

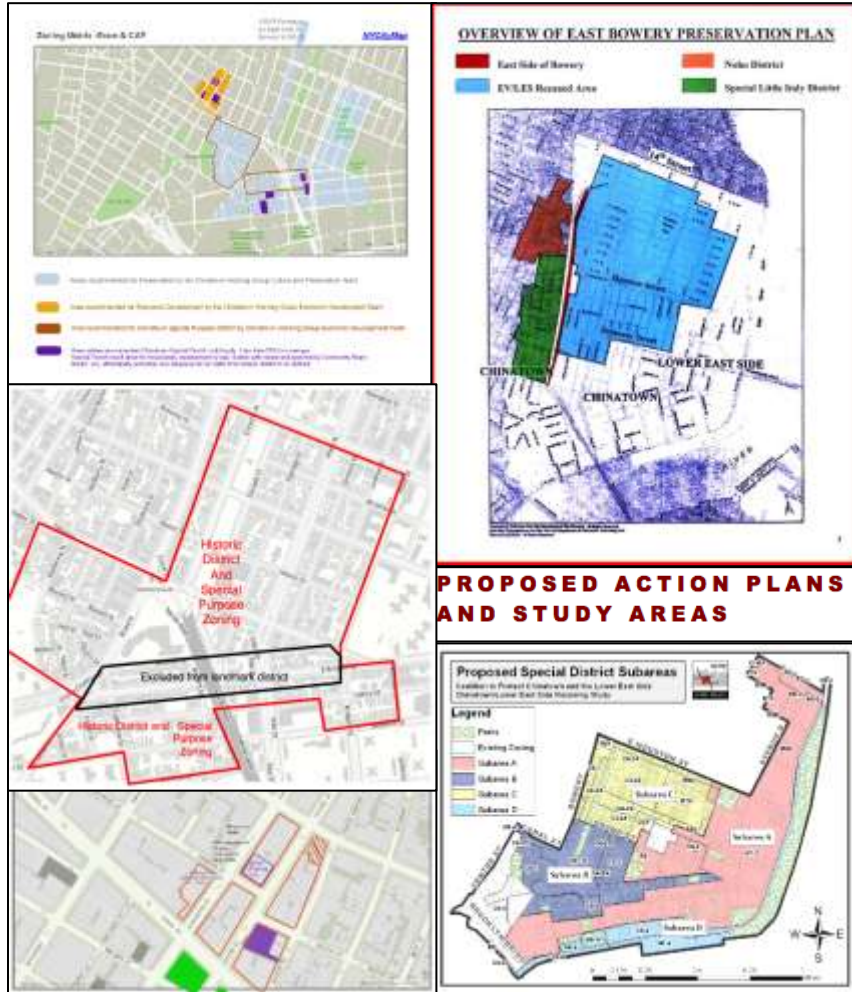
Chinatown Planning and Rezoning Study

Preliminary Report to the Chinatown Working Group

TASK I REVIEW & ANALYSIS



INITIAL ASSESSMENT



Shared Goals

1. Create a Special Zoning District
2. Maintain affordability
3. Promote local job development
4. Support and protect existing residents and small businesses
5. Preserve Chinatown's historic urban fabric
6. Support a contemporary immigrant community
7. Strengthen existing support networks

APPROACH

DETAILED CONSIDERATION OF CWG RECOMMENDATIONS

- CAPZ: Culture & Historic Preservation, Affordability, Zoning
- Economic Development

Identify recommendations that:

- Are citywide, require broad advocacy and involvement
- Apply uniquely to a local issue, could be pursued within the community working with partners
- Can be incorporated in a Special District
- Need further discussion to reach agreement

APPROACH

CONSIDERATION OF APPROVED PROPOSED ACTION PLANS

- Parks, Open Space and Recreation
- Parking, Transportation, Circulation, Security
- Education and Schools
- Immigrant Affairs and Social Services

Identify recommendations that:

- Are citywide, require broad advocacy and involvement.
- Apply uniquely to a local issue, could be pursued within the community working with partners.
- Can be incorporated in CAPZ and ED strategies, specifically as elements of a Special District.

AFFORDABILITY

CWG Recommendation

Define a local Area Median Income (AMI) that reflects the demographic of Chinatown

Considerations

- Long-term goal: AMI is a figure that comes from the federal government to help determine the true cost of housing, to deliver housing subsidies for projects, and to determine rents as a portion of income.
- May be possible to utilize “income bands” within AMI that more accurately represent a local AMI.

AFFORDABILITY

CWG Recommendation

Preserve the existing rent regulated stock in Chinatown and its surrounding areas

Considerations

- The real issue is enforcement of regulations.
- Review subsidized programs, such as Mitchell-Lama.
- Coordinate with Zoning. Anti-harassment provisions could be included in a Special District. Examine Clinton Special District and Greenpoint-Williamsburg Rezoning.

AFFORDABILITY

CWG Recommendation

Create opportunities for affordable homeownership

Considerations

- Some city programs may be appropriate (subject to federal, state, and city affordability terms and open to lottery)
- Consider Mutual Housing Associations. Examine Cooper Square Mutual Housing Association, Lower East Side Peoples Mutual Housing Association and Limited Equity co-ops.
- Review other HPD and New York State programs that yield units for ownership.

AFFORDABILITY

CWG Recommendations

Create more affordable rental housing units

- Encourage use of 421-a incentive program to build affordable housing, targeted to several different income levels.
- Encourage Low Income Housing Tax Credits incentive program to build affordable housing, targeted to several different income levels.
- Define an Inclusionary Zoning program that incentivizes the creation of affordable housing units. Mandate affordable housing when buildings are built to maximum height.
- Call for the development of 100% truly affordable housing at local AMI on New York City Housing Authority (NYCHA) property, and for ULURP review of any redevelopment of NYCHA property.
- Determine if other expired housing programs may be revived to serve Chinatown (i.e. Mitchell-Lama, Homesteading).

AFFORDABILITY

Create more affordable rental housing units

Considerations

- 421-a Program (20% of the units for families earning 60% of AMI): Seek long-term option of increasing 20% affordability level.
- Low Income Housing Tax Credit program (20% of units for families earning 50% or less of MFI): Adjusting income levels may not be under the control of the city, since the money comes from the federal government.
- Inclusionary Zoning: Join with other groups to advocate for a mandatory IZ program as in other cities, to guarantee that affordable units are built.
- NYCHA infill development: Community Service Society is leading an effort to slow down the projects and determine whether they comply with the law. Councilmember Mendez is calling for same. CWG could join coalition.
- Explore potential for development of affordable micro-studio apartments.

CULTURE & HISTORIC PRESERVATION

CWG Recommendations

Create a Special Chinatown Cultural and Historic Preservation Subdistrict (except Division Street and East Broadway)

- Height restrictions
- Transfer of air rights
- 'Percent for Art'
- Legalized signage, street set-ups, storefront display practices
- Protection for buildings of special interest of significance
- Chinatown visual and performing arts center
- Culturally distinct activities and businesses like open air markets
- Chinatown Culture and Historic Preservation Subdistrict Fund
- Support for Two Bridges Chinatown/Little Italy National Register district and Bowery National Register district.
- Education of local landlords on the benefits of landmarking and National Register listing, (e.g. tax credits for preservation and rehabilitation).

CULTURE & HISTORIC PRESERVATION

Create a Special Chinatown Cultural and Historic Preservation Subdistrict (except Division Street and East Broadway)

Considerations

- Coordinate with Zoning: Incorporate some of the above in a Chinatown Special District (e.g. Cultural Use Bonus and Air Rights Transfer. Reference Theatre Subdistrict of Midtown Special District)
- Reconcile desire for preserving the low-rise character of the neighborhood with the need for increased density to support the creation of affordable housing
- Consider tradeoffs associated with local landmarking: protections vs. restrictions
- Establishment and operation of performing arts center will require strong community partnerships

CULTURE & HISTORIC PRESERVATION

CWG Recommendation

Explore alternative methods beyond rent regulation/rent stabilization for retaining current residents and attracting new immigrants and temporary housing for recent immigrants

Considerations

- Coordinate with Zoning and Affordability. Explore potential for development of affordable micro-studio apartments.

CWG Recommendation

Explore City Support for Local Small Businesses

Considerations

- Coordinate with Economic Development

ECONOMIC DEVELOPMENT

BUSINESS ASSISTANCE PROGRAMS

CWG Recommendation

Through City, State and Federal legislation and with mandatory Community Benefit Agreements for relocation or development of colleges and universities as well as corporations within the Chinatown area, incentivize:

- Training and oversight for cooperative and collaborative retail ventures
- Access to capital for investment in business improvements. EDC – Chinatown Initiative linked to Asian Banks
- Advice and assistance to business owners on business strategy, market research and marketing, better business practices, employee wages and benefits, compliance.
- Education (business owners and employees) on cleanliness, customer relations, compliance issues and civic responsibilities.
- Request banks to invest in Chinatown through the Community Reinvestment Act (*Feb. 11 Rev*)
- Use Community Benefit Agreements to support small business entrepreneurs (*Nov. 11 Rev*)

ECONOMIC DEVELOPMENT

BUSINESS ASSISTANCE PROGRAMS (Continued)

Increase use of English in businesses

Strengthen and professionalize business and trade associations

Considerations

- Need local partner/delivery mechanism for all business assistance programs.
- Advising, educating and increasing English activities could be supported through business and trade associations as well as local non-profits.
- Most schools and companies moving into area can likely do so as-of-right and therefore won't need CBAs.
- Community Benefits Agreements can take years to negotiate and can be hard to enforce.
- An EDC program restricted to the Asian community may run up against public contracting issues
- Need to develop a productive dialogue with local banks (not only Chinese-owned banks) re fulfilling CRA obligations.

ECONOMIC DEVELOPMENT

STREETSCAPES, PEDESTRIAN ACCESS AND STREET VENDING

CWG Recommendations

- Extend presence of sidewalk cafes and entertainment.
- Create Sidewalk Vending Regulations for Chinatown (part of CAPZ).
- Incorporate wider sidewalk standards in Special Zoning/Purpose Districts for new building/developments where vending or public plaza space might be allowed.
- Investigate pedestrian ONLY sidewalk plaza spaces with small retail, business etc.
- Utilize Lower Park area on Allen and Pike Street for some cultural/business vending.
- Cultural/Historic Preservation as an Economic enhancement: Utilize signage, sidewalk plaques, compass or directional markets to highlight areas and way-finding to cultural landmarks.

ECONOMIC DEVELOPMENT

STREETSCAPES, PEDESTRIAN ACCESS AND STREET VENDING

Considerations

- Conflicting opinions on increasing sidewalk cafes.
- Conflicting opinions on accommodation of street vendors.
- Need specific provision for enforcement of new vendor regulations. Coordinate with CAPZ.
- Vendors need to organize, perhaps with Street Vendors Project, to ensure better compliance and meeting of larger Chinatown economic development goals.
- Traffic issues may be aggravated by increased plaza and pedestrian only areas. Coordinate with Parking, Transportation, Circulation and Security PAP
- Coordinate with Culture and Historic Preservation recommendations.
- May be addressed in a Special District

ECONOMIC DEVELOPMENT

STREETSCAPES, PEDESTRIAN ACCESS AND STREET VENDING

CWG Recommendations

- Experiment with time-of-day closings. Start with Pell, Doyers and Mosco Streets. If successful, proceed to some combination of Bayard, Elizabeth, Mott and Mulberry Street. Minimize the inconvenience to businesses. Design closings with emergency access in mind.
- Change Verrazano-Narrows Bridge toll structure so that trucks do not use Canal Street to get from Long Island to New Jersey. *(Feb. 11 Rev.)*
- Replace parking spaces lost through closure of municipal parking lot at Police Plaza. *(Feb. 11 Rev.)*
- Developers should be mandated to provide affordable parking. *(Feb. 11 Rev)*

ECONOMIC DEVELOPMENT

STREETSCAPES, PEDESTRIAN ACCESS AND STREET VENDING

Considerations

- Street closings should be coordinated with vendor representatives and be part of a larger marketing strategy to draw customers to Chinatown.
- Closing of Elizabeth Street would impact the 5th Police Precinct.
- Merchants may have difficulty deciding to be part of a street closing program without a BID or block association.
- Changing the toll structure of the Verrazano-Narrows Bridge is a citywide and regional issue. Will likely need to be coordinated with other advocacy efforts.
- Conflict between attraction of regional shoppers with cars and a congested Manhattan location with limited parking.
- Need to accommodate bus and van transportation services in appropriate locations.

ECONOMIC DEVELOPMENT

FOCUS AREAS

CWG Recommendation

Special Purpose District #1: Canal to Worth Street, Baxter to Bowery

- Provide for limited mixed-use development, with a flexible live/work composition that could support more permanently affordable residential units.
- Establish identifiable design standards.

Considerations

- Coordinate with Zoning.
- Design standards should be both flexible, to accommodate the unique character of Chinatown (as some of the PAPs suggest) and perhaps designed for all of Chinatown, rather than specific parts.

ECONOMIC DEVELOPMENT

FOCUS AREAS

CWG Recommendation

Special Purpose District #2: Division and East Broadway, Bowery to Pike

- Provide for limited development
- Retain characteristics of a Commercial Zone
- Recognize historic and cultural context
- Establish identifiable design standards
- Streetscape improvements

Considerations

- Coordinate with Zoning
- Design standards should be both flexible, to accommodate the unique character of Chinatown (as some of the PAPs suggest) and perhaps designed for all of Chinatown, rather than specific parts.

ECONOMIC DEVELOPMENT

FOCUS AREAS

CWG Recommendation

Special Purpose - Economic Opportunity District: Grand to Walker St., Lafayette to Baxter

- Modify existing use groups but preserve light manufacturing opportunities.
- Include anti-displacement criteria
- Create space for business incubators and cooperatives
- Re-purpose garment industry skills
- Reinvent light manufacturing
- Investigate manufacturing cooperatives
- Develop Training Centers
- Incentivize educational, cultural, financial institution and community facilities investment in Chinatown facilities.
- Upzone blocks bordered by Canal, Walker, Lafayette and Baxter

ECONOMIC DEVELOPMENT

FOCUS AREAS

Special Purpose - Economic Opportunity District: Grand to Walker St., Lafayette to Baxter

Considerations

- Coordinate with Zoning where applicable.
- Research examples in New York and other cities that have capitalized on incubators, and repurpose for light industries to preserve and grow manufacturing jobs.
- PAP does not specify zoning for blocks bordered by Canal, Walker, Lafayette and Baxter.

ECONOMIC DEVELOPMENT

FOCUS AREAS

CWG Recommendation

Chinatown Special Permit

- Apply a Chinatown Special Permit in five areas in Chinatown where lots, or groupings of lots, have less than 20% coverage. Potential for development of multi-purpose signature properties.

Considerations

- Coordinate with Zoning. Could be considered in a Special District.
- Give careful consideration to the impact on uses that currently constitute the 20% coverage.

ZONING

CWG Issue:

- NYC Chinatown is the only major North American Chinatown without major zoning protection.

NEED FOR A SPECIAL DISTRICT

Considerations

- Restrictions of Special Districts and re-zonings in areas adjacent to Chinatown are pushing development interests to look at Chinatown since there are no current restrictions there.
- Gentrification is taking place in all the neighborhoods surrounding Chinatown.
- There is a great deal to be learned from positive and negative experiences of Special Districts in other Chinatowns.
- Chinatown's unique characteristics make it a good candidate for a Special District incorporating selected provisions from existing NYC Special Districts and other Chinatown Special Districts.

ZONING

FUNDAMENTALS OF A SPECIAL DISTRICT

CWG Recommendation

Affordable Housing: Develop strong anti-harassment and anti-demolition provisions (cf. Clinton Preservation District)

Considerations

- DCP is reluctant to include the Clinton anti-harassment provisions in new Special Districts. However, the Chinatown Special District would need to combine provisions of Local Law 7 (anti-harassment) with Clinton Special District anti-harassment, demolition and alterations regulations, as the regulations differ.
- Successful provisions in Chinatown Special Districts in other cities can serve as models.

ZONING

FUNDAMENTALS OF A SPECIAL DISTRICT

CWG Recommendation

C&HP: Cultural Use Bonus and Air Rights Transfer (cf. Theatre Subdistrict of Midtown Special District)

Considerations

- Need to define cultural uses and decide if they can be both generators and receivers of bonuses and air rights transfers. Are some community facilities cultural uses?
- Need to examine how much unused FAR currently exists and if it would generate adequate returns to satisfy owners of the generator buildings/lots.
- In new development cultural uses could be bonused or required.
- Should the bonus for cultural use apply throughout the entire Chinatown study area or only on undeveloped land in a Chinatown Cultural Subdistrict or campus?
- Bonuses or air rights transfer for cultural uses might result in non-contextual, development relating to density height, bulk etc. in the receiver locations.
- Allowing bonuses and air rights transfer for cultural uses or community facilities might compete with bonuses and air rights transfer for affordable housing.

ZONING

FUNDAMENTALS OF A SPECIAL DISTRICT

CWG Recommendation

C & HP: Aesthetic controls in special preservation subdistrict

- Streetscape; Building form; Transparency; Signage to emphasize cultural and language diversity.

Considerations

- Special District provisions could be flexible preservation and aesthetic tools.
- The Special District could require height limits and maintenance of the street wall.
- Special District regulations could allow (but not necessarily proscribe) signage and building form and urban design elements that emphasize Chinese cultural diversity.
- Signage on buildings, businesses and all street signs should be in Chinese and (if appropriate) also in English.
- The Special District streetscape regulations could require illumination of the street and sidewalk and storefront transparency.
- The Special District would need to address pedestrian congestion on sidewalks without prohibiting open display of products by stores and vendors.

ZONING

FUNDAMENTALS OF A SPECIAL DISTRICT *OPEN SPACE REQUIREMENTS*

Considerations

- Uneven distribution of open space in Chinatown and its surrounding areas. Many older buildings do not meet current zoning open space requirements, while other areas have more open space than required. New development could help address this imbalance.
- A Special District could provide more flexibility in the design and siting of open space.
- Shading should be considered in the siting, design and height of new development.
- Special District streetscape provisions can require or incentivize culturally specific treatment of open space.
- How will the new Open Space and Park developments along East River Park and in the Seward Park Urban Renewal area affect open space needs and access?
- NYC2030 proposes more accessible open space and parks. This may serve as an argument to provide more accessible and appropriate open space.
- Some of the recommendations of the Parks and Open Space PAP can be integrated into the Special District Zoning language.

ZONING

CWG Recommendation

Explore development opportunities in undeveloped areas

Considerations

- Need to agree on a definition of what is vacant and what is underdeveloped (soft sites)
- Can be addressed in a Special District, but the following questions need to be decided:
 - Should cultural uses and affordable housing be bonused or required?
 - Should all developments in these areas qualify for air rights from the preservation core or cultural and/or affordable housing bonuses?
 - Should new development be restricted to mixed-use or should single use be permitted?
 - Should new development be required to be contextual with height, use and bulk limitations with Special District controls beyond the underlying zoning?
- The treatment of undeveloped areas may depend on whether they are in public or private ownership. Certain requirements may be feasible with public ownership, whereas incentives may be needed with private ownership.

ZONING

CWG Recommendation

Require certain chain stores/chain hotels to obtain a special permit which would require community review to operate in the community

Considerations

- Although many Chinatown Special Districts and zoning in other cities such as San Francisco either prohibit or require special permits for certain uses, the identification of “certain chain stores/chain hotels” may be difficult in NYC.
- It might be advisable to consider size or use restrictions as these are measures already used in NYC. All stores and hotels over that size or in that use group would require a special permit.

ZONING

CWG Recommendation

District-wide Transfer of Development Rights to Preserve Character of Preservation Core

Considerations

- A preservation core boundary needs to be defined and unused FAR needs to be calculated.
- TDR could provide preservation incentives for landowners in the core as well as development incentives for the creation of affordable housing and cultural uses.
- A downzoning in the preservation subdistrict could eliminate unused FAR that could have been transferred.
- Need to specify what kinds of uses are eligible, so they do not conflict/compete with each other i.e. affordable housing vs. cultural facilities.
- The transfer of development rights from the preservation core could result in out-of-scale buildings in receiver areas and could encourage demolition and displacement of existing residents and businesses.
- There may be legal constraints related to proximity of generators to receiver sites.

ZONING

CWG Recommendation

Construction and Building Maintenance Fund

Considerations

- The affordable unit or cultural space bonus or requirement could also be made as payment into a Construction and Building Maintenance Fund for off-site preservation of existing or construction of new affordable housing.
- Need to define where the funds could be applied. Limited to a subdistrict or within the larger study area boundary.
- Need to determine how the fund could be administered and by whom.

ZONING

MECHANICS OF THE DISTRICT: ZONING GOALS AND STRATEGIES

CWG Recommendation

Preservation Core Sub-district: Medium-density residential and mixed-use zoning

Considerations

- Designation of the exact boundary of the Preservation Core Sub-district (s) is primary. Also to identify exactly what elements of the sub-district the zoning is seeking to preserve (height, density, bulk, use, aesthetics, etc.)
- Need to consider how it will interface with other possible subdistricts.
- Successful elements from other Chinatown Special Districts could be adapted.
- Special District provisions or contextual downzoning without strong anti-harassment and demolition provisions could result in “in place” gentrification with landlords using rehabilitation to displace existing tenants.
- Air rights transfer profits could be used to preserve existing affordable housing and small business in the core.
- Limited strategies for preserving small businesses. Special District size and use restrictions should be considered.
- What kind of mixed- use, by building, lot or sub-district is appropriate? For example, requiring a commercial or cultural use on the ground floors?
- A Special District could allow for alternative building standards (small units), congregate housing, and alternative ownership models that focus on low income residents.

ZONING

MECHANICS OF THE DISTRICT: ZONING GOALS AND STRATEGIES

CWG Recommendation

Undeveloped Areas (e.g. Parking Lots): Higher density mixed-use manufacturing zoning that encourages affordable housing

Considerations

- What uses are desired in a mixed-use development? Should the underlying zoning be an existing mixed use designation or a newly defined Special District mixed-use text?
- Need to identify the commercial, service and manufacturing uses currently existing on or near these undeveloped areas, and determine if they might desire to expand.
- Identify new economic development activities that could be incorporated into new developments thus deterring demolition, redesign and displacement of Class B and C offices or manufacturing uses.
- Tie Special District use of bonus or transfer of development rights to employment /training of local workers.
- A Special District could establish a new class of Inclusionary Zoning for private development on publicly-owned land requiring 50-100 % affordable housing using a local AMI. However, DCP, HPD and NYCHA will be very reluctant to do this.
- For private land, the Special District could require more than 20% affordable housing on and/or off site using a local AMI. However, DCP and HPD will be reluctant.

CONSIDERATIONS OF APPROVED PROPOSED ACTION PLANS

Recommendations that may be incorporated in a Special District

Parks, Open Space and Recreation

- Allow for the East River Waterfront redevelopment to include more open green space and free recreational spaces.
- Identify additional city-owned sites/streets that can be converted into viable open/park spaces for public use.
- Allocate capital funding to renovate all of the Allen and Pike Street Malls, from Houston Street to South Street, and expedite capital improvements to James Madison Park.
- Convert underutilized DPR buildings in parks into public facilities, including community centers.
- Create rooftop community gardens.
- Green existing streets and sidewalks.
- Protect and preserve Green Thumb community gardens.
- Protect public parks and open spaces against private uses, which exclude moderate and low-income users. Ensure that any private partners such as vendors and recreational facilities on public land are accessible to all residents.

CONSIDERATIONS OF APPROVED PROPOSED ACTION PLANS

Parks, Open Space and Recreation

Considerations

- Coordinate with Zoning (Fundamentals of a Special District)
- DOT has a number of initiatives that make use of public space (streets / sidewalks) for pedestrian use, including the Complete Streets Program on Division St. and Delancey St., and the Public Plaza program.
- Hester Street Collaborative and AAFE are working on adaptive reuse of buildings in three parks in the area, including the Allen St. Mall, Sarah D. Roosevelt Park and Seward Park.
- NYC DCP's recently approved Zone Green Text Amendment permits the construction of green roofs.
- DPR 's new Greenstreets Infrastructure program, in partnership with DEP, aims to not only green streets but also address storm water capture.

CONSIDERATIONS OF APPROVED PROPOSED ACTION PLANS

Recommendations that may be incorporated in a Special District

Parking, Transportation, Circulation, Security

- Redesign pedestrian / vehicular rights of way and provide protected pedestrian crossings at Manhattan Bridge, Brooklyn Bridge.
- Designs are needed that would create enforceable, adequate pedestrian rights-of-way in sidewalks.
- Redesign Chatham Square. Follow-up on CB3 Chatham Square Taskforce recommendations from the City as well as the Community on the best way to fix the traffic flow and increase pedestrian safety in the Chatham Square area.
- Plan for a central transportation portal/hub for Chinatown. Create more organic connections between major vehicular entry points, buses and subways and identify a suitable location.
- Investigate underground parking including an area just for interstate and tourist buses.
- Re-establish municipal parking. Provide above or below ground parking with better intra Chinatown and Government Center local transit opportunities.

CONSIDERATIONS OF APPROVED PROPOSED ACTION PLANS

Parking, Transportation, Circulation, Security

Considerations

- Design of sidewalks and streetscapes should consider Economic Development, Open Space and Cultural needs.
- Consider vehicular and pedestrian circulation in and around Chatham Square in coordination with Zoning and Economic Development. Also relate to Parks, Open Space and Recreation PAP.
- Consider measures that reduce auto access rather than encourage it. Place additional emphasis on improving subway access and bus service and upgrading subway stations.
- The Special District could consider the location and design of a central transportation/portal hub.

CONSIDERATIONS OF APPROVED PROPOSED ACTION PLANS

Recommendations that may be incorporated in a Special District

Education and Schools

- Protect buildings that house schools and centers from demolition, gentrification and overshadowing (from new construction).
- Ensure adequate school space for the existing community and any future growth in the community (though not inviting overbuilding of the area).
- Provide year-round safe havens, safe corridors, after school facilities and gathering places for teenagers with adequate and well-trained staff.
- Establish a central directory of services in the neighborhood on after-school programs, tutoring, cultural activities and other information for parents, young people and schools. House this information in local libraries so that the information is accessible to all.
- Prioritize traffic and park safety as it affects pedestrian students and seniors.

CONSIDERATIONS OF APPROVED PROPOSED ACTION PLANS

Education and Schools

Considerations

- Protection of schools and centers can be incentivized through Special District Zoning; by allowing Community Facilities to Transfer Development Rights or receive Culture or Preservation Bonuses from other development. Use of a height cap or special permit where new development is near certain community facilities would prevent shading.
- Require a special permit for any demolition or reuse of existing schools or community facilities.
- Require or bonus provision of school space in all new residential and mixed-use development rezonings that put utilization rates in the community above 100%.
- A Community Center or Campus that might function as a one stop information and assistance location or as a community meeting space or youth center could be included in the goals for a Special District, funded through bonuses received through a Cultural Fund or community benefit requirements in new development.
- Traffic and park safety could be addressed through streetscape design criteria in a Special District. Coordinate with Transportation recommendations

CONSIDERATIONS OF APPROVED PROPOSED ACTION PLANS

Recommendations that may be incorporated in a Special District

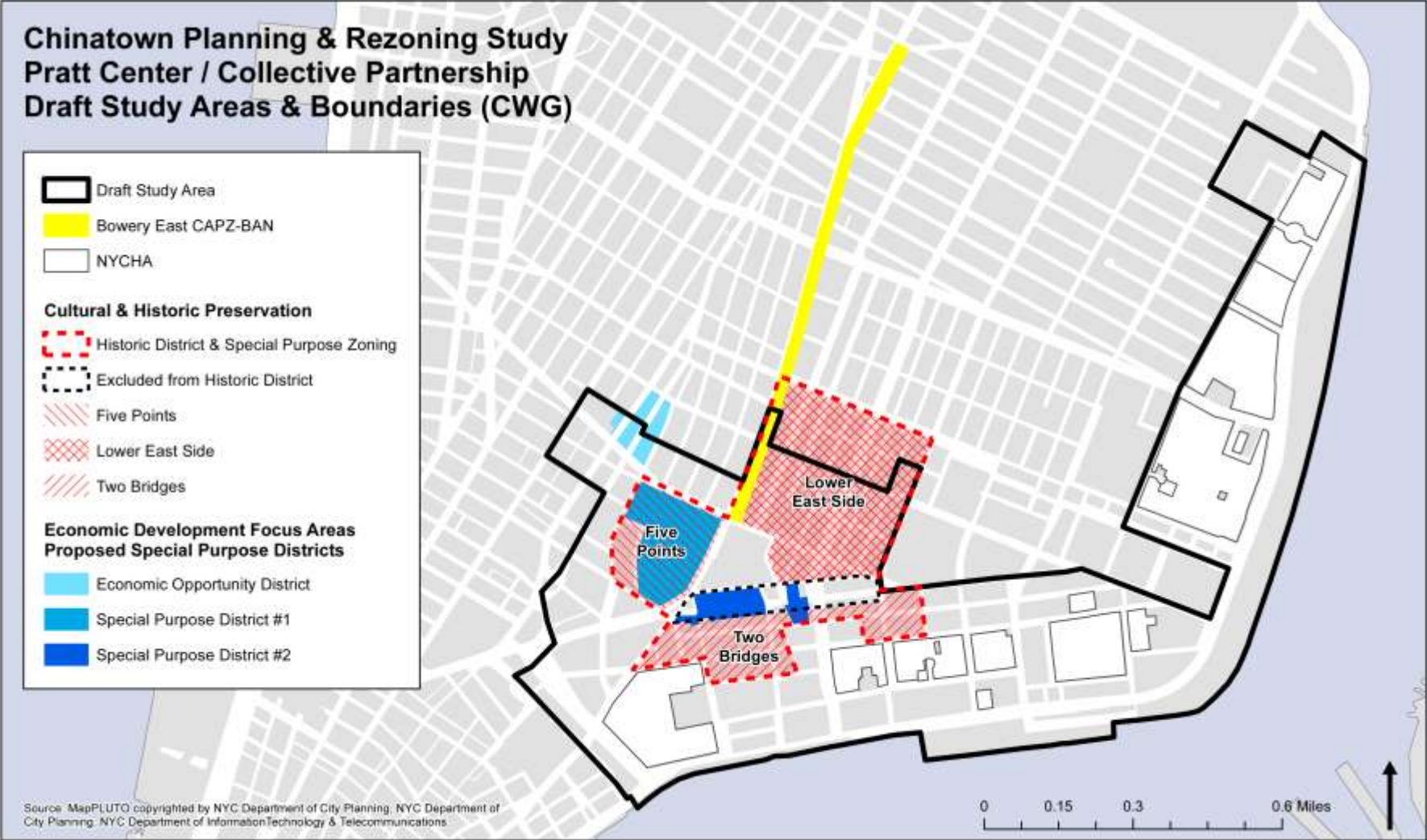
Immigrant Affairs and Social Services

- Increase the amount of affordable, decent community space for programming. Increase access to parks and other outdoor spaces for community programs.
- Conduct a bilingual public education campaign to educate workers about their rights through activities such as workshops, conferences, and literature dissemination.
- Through regulations or incentives, negotiate that a minimum percentage of workers hired in new development contracts be local residents (such as Chatham Square rezoning).

Considerations

- Coordinate with Education and Schools. Workshops and conferences could take place in a Community Information Center, funded through development bonuses. Assess how Parks are being used. Increase community accessibility and programming.
- Potential Special District requirement or Community Benefits Agreements to hire local workers.

CONSIDERATION OF DRAFT STUDY AREAS AND BOUNDARIES



- Final study areas and boundaries to be determined through TASK II research.
- Different strategies / subdistricts might be required for different parts of the study area.

NEXT STEPS

Outstanding Issues

- Need to reconcile desire for preserving the low-rise character of the neighborhood with the need for increased density to support the creation of affordable housing.
- Debate on focus of economic development and potential imbalance between tourism-based businesses and those serving local resident needs.
- Lack of consensus on the permitting of sidewalk cafes and street vendors.
- Disagreements on proposed Chinatown Special Permit for development on lots with less than 20% coverage.
- Different opinions on the availability of high quality commercial space.

NEXT STEPS

Conduct additional research as determined in Task I

Preparation for June 3 Town Hall Meeting

Continue working on Task II