The Plan for Chinatown and Surrounding Areas

PRESERVING
AFFORDABILITY
&
AUTHENTICITY

Recommendations to the Chinatown Working Group

Executive Summary

Pratt Center for Community Development
The Collective for Community, Culture, and the Environment
INTRODUCTION

The Plan for Chinatown and Surrounding Areas is both a celebration of New York City’s rich immigrant history and the contributions that waves of immigrants have made and continue to make to New York City’s economy and culture, and a strategy for preserving one of the last remaining islands of affordability in a borough that is becoming increasingly unaffordable for most New York City residents.

Encroaching, speculative market rate development, primarily consisting of hotels and luxury condominiums, and rising property values threaten the loss of this vibrant, mixed-use, affordable urban environment and of the low- and moderate-income residents and small businesses that have inhabited and worked in these neighborhoods for generations. While development and growth are important for the city as a whole, the wave of gentrification that is consuming many older neighborhoods, particularly in Manhattan, has severe implications for the City in terms of affordability, displacement and increasing economic segregation.

CWG background

This plan builds upon a five year community planning process initiated in response to the 2008 East Village / Lower East Side Rezoning and fears that increased development pressure on Chinatown and its surrounding areas as a result of the rezoning would lead to residential and commercial displacement, and loss of significant historic and cultural assets. The Chinatown Working Group (CWG), created in late 2008 at the start of this process, comprises over 50 member organizations, including civic, community and cultural organizations, Community Boards 1, 2 and 3 and other stakeholders.

RFP Mandate

The Pratt Center/Collective Partnership, a collaboration between Pratt Center for Community Development and the Collective for Community, Culture, and the Environment (CCCE) responded to a Request for Proposals (RFP) issued by the CWG in February 2013 for a consultant to develop affordability, economic development, culture and historic preservation, and zoning recommendations and implementation strategies for Chinatown and surrounding areas, building on the work of CWG’s Culture, Affordability, Preservation and Zoning (CAPZ) and Economic Development Working Teams. The primary goal of this project was to provide the CWG with recommendations for a special zoning district for Chinatown and surrounding areas that would form the basis of a zoning action under Section 197-c of the New York City Charter.

Study Area as prescribed in the RFP

The RFP Study Area, which includes portions of Manhattan Community District 3 (CD3) and Manhattan Community District 1 (CD1), comprises a number of sub areas that have both specific similarities and unique characteristics, including the historic Chinatown core, areas immediately south and east of the East Village / Lower East Side rezoning area, the east side of the Bowery up to 9th Street, the area abutting the courts and municipal district south of Canal Street on the west, and the Two Bridges neighborhood and a large section of the lower East River waterfront occupied by NYCHA and other large scale housing developments to the south and east. A larger “context area,” encompassing all of CD3 and parts of CD1 and CD2, provided the framework for much of the research and analysis conducted by the project team.

Integrated Planning and Zoning Strategy

The Plan for Chinatown and Surrounding Areas is built upon an integrated planning strategy that recognizes the linkages between affordability, economic development, arts and culture, and historic preservation issues and how these relate to land use and zoning. It includes general recommendations for each issue area, implemented through specific programs, projects, policies and advocacy, as well as special district recommendations incorporated in the proposed Special Chinatown and Lower East River District.
WHAT IS ZONING?

Zoning is a key tool for carrying out the City’s planning policy and applies to all tax lots in the city. It controls growth and development in the city and organizes the way land is used by determining the size and use of buildings, where they are located, and the density of neighborhoods.

New York City is roughly divided into three zoning categories: Residential (R), Commercial (C), and Manufacturing (M). Each of these three types is further divided on the basis of the density allowed. Under standard zoning all areas mapped with the same zoning designation are subject to the same zoning regulations. Standard zoning regulates permitted uses; the size of the building in relation to the size of the zoning lot, known as the floor area ratio (FAR); for residential uses, the number of dwelling units permitted, the amount of open space and planting required on the zoning lot, and the maximum amount of the lot that can be covered by a building; the distance between the building and the front, side and rear lot lines; the amount of required or permitted parking; and other features applicable to specific residential, commercial or manufacturing districts.

Zoning regulations are contained in the New York City Zoning Resolution as zoning text (specific regulations governing land use and development in different zoning districts) and zoning maps (location and boundaries of zoning districts).

The Zoning Resolution is frequently amended, both to respond to changing conditions and in order for the City Planning Commission (CPC) to fulfill its responsibility under the New York City Charter “for the conduct of planning relating to the orderly growth, improvement and future development of the city.” While zoning text amendments and rezonings are generally proposed by the Department of City Planning (DCP) they can also be initiated by a taxpayer, Community Board, Borough Board, Borough President, the CPC, the City Council, or the Mayor. Zoning map amendments require public review under the Uniform Land Use Review Procedure (Section 197-c of the New York City Charter) for adoption. While zoning text amendments are not subject to ULURP they follow a similar review procedure where they must be approved by the CPC and adopted by the City Council.

For further information on zoning refer to the DCP website at www.nyc.gov/html/dcp/

WHAT IS A SPECIAL ZONING DISTRICT?

Standard zoning is often an inadequate tool for addressing the specific issues and opportunities present in some of New York City’s unique neighborhoods. As a result, since 1969 the City Planning Commission has been designating special zoning districts in order to achieve specific planning and urban design objectives in defined areas with unique characteristics.

These “Special Purpose Districts” as they are called are shown as overlays on the zoning maps. The regulations in special districts are designed to supplement and modify the underlying standard zoning text in order to respond to distinctive neighborhood conditions and qualities that may not lend themselves to generalized standard zoning and development. They have general purposes that are unique to a particular area and may include provisions outside of zoning that provide further protections or encourage certain development.

For further information on special zoning districts refer to the DCP website at www.nyc.gov/html/dcp/

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1 Floor Area Ratio (FAR) is a measure of density. It is the ratio between the total square footage of a building divided by the total lot area. It is used to calculate the total area of a building on a lot. When a lot is built out, it means that the square footage of the building exceeds the total allowed by the applicable FAR.
KEY FINDINGS AND RECOMMENDATIONS

Affordable housing, economic development, arts and culture, historic preservation, and zoning recommendations set forth in The Plan for Chinatown and Surrounding Areas respond to specific CWG principles, goals and objectives, as expressed in the RFP, as well as key research findings for each issue area, as described below.

AFFORDABILITY

CWG GOALS

- Preserve existing affordable housing.
- Develop permanently affordable rental housing, based upon local area median income (AMI).
- Promote affordable homeownership development.
- Any new housing development on public land should be affordable to low-income residents.

KEY FINDINGS

Chinatown has a reputation as a bastion of affordability in Manhattan for new immigrants and others. Affordability has historically been bolstered by the presence of abundant multi-family rent-stabilized buildings, New York City Housing Authority (NYCHA) developments, Mitchell-Lama projects, and various other developments built with public subsidies such as Low Income Housing Tax Credits (LIHTC) and tax abatements. As is the case with the rest of Manhattan, Chinatown is experiencing market pressures that, unchecked, erode affordability and threaten the essential character of the neighborhood. In summary:

- Market rate rentals are not affordable to the existing population. The local area median income (AMI) is very low - $37,362 for a four-person household in 2013 – compared with the citywide AMI of $85,900 determined by the US Department of Housing and Urban Development (HUD) that is used to evaluate income eligibility for housing projects.
- Overcrowding is common.
- Public housing provides a critical measure of affordability, but cannot meet all demand.
- The vast majority of people in the RFP Study Area rent, and over half of all renters have a high rent burden.
- Affordable units in the Study Area and in the larger context area are pricing out of rent regulation or aging out of their affordability requirements.
- Increasing property taxes and maintenance costs in older tenement buildings, coupled with low rental income create a burden for some small property owners.
- Increased potential for tenant harassment.
- Current incentive zoning programs have not produced many affordable units to date.
- NYCHA’s Land Lease Initiative has met with strong opposition on the basis that it has not included adequate public participation and review.

GENERAL RECOMMENDATIONS

1. Increase awareness and use of rental assistance programs such as the Senior Citizen Rent Increase Exemption Program (SCRIE) and the Disability Rent Increase Exemption Program (DRIE) that assist the most vulnerable.
2. Establish a mutual housing association (MHA) for democratic control of all guaranteed and bonused affordable units in inclusionary zoning projects within the Special Zoning District.
3. Encourage tenant ownership of buildings taken by the city through In Rem tax foreclosure proceedings.
4. Consider HPD’s micro-unit pilot program for potential development of affordable supportive housing for formerly homeless and low-income adults, through new construction or rehabilitation.
5. Pursue affordable homeownership development through Inclusionary Zoning, FAR bonuses, Mutual Housing, the NYC Housing Acquisition Fund and the Low-Income Housing Trust Fund.
SPECIAL DISTRICT RECOMMENDATIONS

1. Apply anti-harassment and anti-demolition provisions throughout Chinatown and its surrounding areas, as in the Clinton Special District.
2. Incentivize preservation of rent-regulated units in new and old-law tenement buildings through property tax abatements tied to rental income.
3. Create more affordable rental housing units through existing subsidy and incentive programs, such as 421-a, Low Income Housing Tax Credits, and Inclusionary Zoning.
4. Guaranteed and bonused affordable housing development provisions, with specific requirements tailored to meet local needs.
5. Use local median income to determine affordability levels in publicly subsidized or incentivized residential development. Apply “deep rent skewing,” targeting AMI bands that reflect the average income in the Study Area.
6. Ensure that all new affordable housing units created as a result of upzoning or floor area bonus remain permanently affordable.
7. Promote 100% affordability on NYCHA property and ensure that any new development meets the needs of local residents.
8. Require public review under ULURP of any proposal for development on NYCHA property.

ECO NOMIC DEVELOPMENT

CWG GOALS

• Promote economic development that benefits the residents and businesses of Chinatown and surrounding areas.
• Create well-paying job opportunities for the residents of Chinatown and surrounding areas.
• Build upon the existing base of businesses and commercial activity in Chinatown to continue to serve the local and regional Chinese population.

KEY FINDINGS

Chinatown is home to a vast array of restaurants, grocery stores, pharmacies, factories and other small businesses that have attracted immigrants and visitors alike for generations. Chinatown’s assets are many, including the unique symbiosis that exists between local residents and local businesses, based upon employment and local purchasing, and the variety of goods and services that continue to draw visitors from all over the country. As a vibrant commercial hub brimming with activity, Chinatown is an asset to a city that considers itself one of the greatest in the world.

Despite this vitality, Chinatown now struggles to maintain its cultural and economic identity in the face of rising real estate values and changing demographics. The aftermath of 9/11 and the decline of the garment industry, the ascendency of Downtown Flushing and Sunset Park’s Chinatowns, the influx of hotels and commercial enterprises that serve a more affluent, non-Chinese population, and the displacement of long-term residents have all begun to put pressure on local-serving businesses that are having difficulty maintaining their customer base while facing higher and higher rents.

Additionally, Chinatown’s magnetism for tourists is in jeopardy if its authenticity as a resident Chinese neighborhood cannot be maintained. In summary:

• Chinatown’s economy is very diverse and comprised primarily of clusters of small businesses.
• Chinatown’s residents tend to work in the neighborhood.
• There is a need for job opportunities for local residents, many of whom have limited English skills.
• Industries such as Health Care and Food have absorbed some of the job loss stemming from the decline in Chinatown’s garment industry, but without intervention, sectors such as manufacturing that are particularly vulnerable to high real estate costs, will not be able to meet their growth potential.
• Many businesses are suffering from increased commercial rents and a loss of customers and could benefit from targeted business and marketing assistance to achieve greater operational efficiencies.
• Chinatown has a strong local economic development infrastructure that can be leveraged to further support the growth of its economy.

GENERAL RECOMMENDATIONS

2. Foster the next generation of Chinatown’s economic development leaders. As Chinatown’s population ages, efforts must be taken to groom and attract young entrepreneurs interested in applying their talents in and for Chinatown.
3. Develop sector-based anchor projects such as an Asian Food Center and a Chinatown Jewelry Center that provide multi-use space connected with targeted workforce development programs. Explore additional sector-based workforce development programs in the health care and growing science and technology industries.
4. Revive Chinatown’s customer base by leveraging its cultural and unique business assets (sponsor cultural programs; create a coordinated marketing campaign; encourage local bank philanthropy).
5. Enhance business services to support a vibrant business community and a well-trained and well-connected local workforce (better business practices, marketing, ESL, emergency preparedness, emergency grant pool, Neighborhood Challenge grants for Chinatown BID).
6. Pursue improved transportation and parking options for Chinatown residents, workers and visitors, including the reopening of Park Row; new locations for regional bus parking; improved municipal bus service; and alternative parking locations for government employees.
7. Pursue development and implementation of tax abatement measures as incentives for preserving affordable commercial space.

SPECIAL DISTRICT RECOMMENDATIONS

Maintain affordable commercial space for local businesses to survive and thrive:

1. Limit the size of certain ground floor commercial uses in some areas.
2. Require a Special Permit for certain uses, such as hotels, regardless of size.
3. Allow additional light manufacturing uses that are compatible with a mixed-use neighborhood in commercially zoned areas of the Special District.
4. Include a “G” zoning designation requiring a Special Permit to convert existing manufacturing space.
5. Prohibit or require a Special Permit for certain uses, e.g. universities and very large entertainment or retail establishments that are incompatible with a local residential community.

CULTURE AND HISTORIC PRESERVATION

CWG GOALS

• Preserve sites of cultural significance to the contemporary community, as well as sites of historic significance.
• Preserve and build upon Chinatown’s cultural assets and promote opportunities for artistic and cultural expression.

KEY FINDINGS

The RFP Study Area has a rich and multi-layered immigrant history, marked by successive waves of immigrants over a period of more than 200 years. While the present residents are predominately Chinese American, this Lower East Side neighborhood’s population has changed and boundaries have shifted during this time. It is important to recognize the historic development of this area, celebrate its different cultures, and preserve sites of historic, architectural and cultural significance for current and future generations. In summary:

• This area contains some of the oldest neighborhoods in New York City. Historic buildings, streets and large-scale developments provide an important window on different periods in the city’s history.
• While there is substantial open space associated with large-scale housing developments along the East River waterfront there is little public open space in the RFP Study Area, particularly in the Chinatown core.
• Open storefronts, street vendors, and brightly colored vertical banners and signage, much of it illegal under current zoning, create a vibrant street life and a unique sense of place.
• There are a number of historic and culturally significant resources in and adjacent to the Study Area, including New York City historic landmarks and districts; National Register Historic Districts; potential sites of significance identified by CWG’s Culture and historic Preservation team; and the Special Little Italy District.
• Chinatown has a rich arts and cultural heritage, with strong family, civic and cultural institutions operating since the late 1800s; a large number of businesses that meet ethically and culturally specific needs; and cultural programs and activities produced by Asian American artists and arts and cultural organizations.
• Local artists and performers as well as craftsmen and artisans with unique skills and knowledge serve as valuable creative and cultural assets.
• Arts, cultural, social and civic organizations in the Study Area do not have sufficient programming space to meet their needs. They also face substantial financial challenges with respect to rising rents and operating costs.
• Chinatown and surrounding areas need a performing and visual arts center or campus.
• 70 Mulberry Street serves as a valuable community resource but is not used to its full potential and needs substantial repair as well as better management.
• There is a need for a local movie theater to showcase Hollywood, non-Hollywood and independent Chinese and Asian American films.

GENERAL RECOMMENDATIONS

Landmarking
1. Consider landmark designation for a Henry Street Historic District, roughly delineated by Henry Street, Madison Street and Monroe Street and including Market Street and Mechanics Alley.
2. Consider a small historic district on the west side of Oliver Street, between Madison Street and St. James Place/Kimlau Square.
3. Consider landmarking for the historic “Five Points” street plan, delineated by Bayard Street, Worth Street, the Bowery, and Baxter Street.
4. Support Friends of the Lower East Side’s efforts toward an historic district on Orchard Street, as well as Two Bridges Neighborhood Council’s and the Lower East Side Tenement Museum’s local landmarking efforts.
5. Ensure that owners of property listed on the National Register of Historic Places are aware of and can access Historic Preservation Tax Credits for substantial rehabilitation of their property.

Streetscapes and Signage
6. Explore the potential use of bank windows to showcase local art.

Arts and Culture
7. Continue efforts to develop a Chinatown Arts Center or Campus, initiated by CREATE in Chinatown.
8. Pursue a two-tiered strategy to advance CREATE’s recommendations for more effective use of 70 Mulberry Street aimed at (a) strengthening the capacity of the existing tenants and (b) strengthening and enhancing the building’s physical infrastructure, management and operations.
9. Promote development of a local movie theater for Chinatown and its surrounding areas.
10. Celebrate and promote the wide range of craft / artisanal skills and services available in Chinatown. Leverage Chinatown’s unique cultural assets as a means of encouraging local economic development.
11. Advocate better promotion of Chinatown and its cultural assets by the Chinatown Visitor Kiosk on Canal and Baxter.
12. Provide better access to and programming of public spaces such as parks, libraries and schools.
13. Promote use of the Confucius Plaza “amphitheater” as a place for public gathering. Redevelop as public open space to support cultural performances; exhibitions; food, crafts or street fairs; and markets.
14. Explore the use of property tax abatements and other incentives to encourage landlords to rent affordable space to community organizations

SPECIAL DISTRICT RECOMMENDATIONS

Sites of Significance

1. Incorporate sites of significance into the Chinatown and Lower East River Special District text as “Buildings of Special Significance” modelled on the Special Little Italy District, following close consultation with individual property owners. CWG’s Culture and Historic Preservation Action Group should convene a special committee that includes representation from property owners, to engage with individual owners in determining which sites of significance might be possible candidates for designation as Buildings of Special Significance.

2. Explore individual interventions for identified sites of significance that fall outside the boundaries of the proposed Chinatown and Lower East River Special District, in consultation with property owners, local groups and the affected Community Board.

Streetscapes and Signage

3. Include signage regulations that legalize existing signage, except illuminated signs above the first floor.

Arts and Culture

4. Incentivize or mandate affordable arts and cultural uses within new construction.

5. Use Transfer of Development Rights from Subdistrict A and from buildings determined to be of cultural, historic or architectural significance to develop cultural uses.

6. Include contribution to a Cultural Resources Fund in exchange for a floor area bonus, as an alternative to incorporating cultural uses in new development.

7. Establish a Local Arts and Cultural Conservancy to: (a) guide the implementation of culture bonuses in new development; (b) manage a Cultural Resources Fund; and (c) support cultural events and programming as well as local arts and cultural organizations.

ZONING

CWG GOALS

• Counter involuntary displacement of existing low income residents and small businesses in Chinatown and surrounding areas.
• Preserve Chinatown as a first destination for immigrants.
• Protect Chinatown and the surrounding areas’ long time residential population and small businesses;
• Promote commercial stability, preservation, growth and revitalization.
• Encourage balanced economic growth appropriate to this low-cost and affordable neighborhood, in particular to small businesses, non-profits and culturally-based enterprises.
• Protect historical structures, distinctive architecture, notable streetscapes and other characteristic elements of the community while encouraging imaginative new designs that respect the significant architecture in the neighborhood.

KEY FINDINGS

Manhattan’s Chinatown and its surrounding areas are characterized by a unique mix of land uses, streetscapes and historic structures that reflect New York City’s immigrant and industrial past and continue to serve a predominantly low-income immigrant population.

The 1961 zoning designations do not reflect these land uses for the most part. Rather they were mapped with the expectation of high-density commercial uses in mind. Resulting high levels of unused FAR and the absence of height caps make this area particularly vulnerable to new market-rate development. Increasing real estate values and development
interest threaten to destroy the historic mixed-use urban fabric of Chinatown and its surrounding areas and displace the existing low-income and immigrant communities and small businesses that serve them. In summary:

- Various parts of the RFP Study Area and even individual buildings are characterized by a mix of commercial, residential, institutional, manufacturing and industrial uses.
- Except for East River Park there is little open space and parkland in the RFP Study Area. While East River Park accounts for most of the open space it is separated from the inland neighborhoods by the FDR drive and South Street and has limited access.
- The RFP Study Area is composed of several neighborhoods, each characterized by different zoning, building heights, architecture and urban design.
- The existing zoning throughout the RFP Study Area allows denser development and much taller buildings than currently exist. Roughly 21% of the total developed square footage in the Study Area is comprised of lots that are built at or beyond the allowable FAR, while the remaining 79% is underbuilt.
- The RFP Study Area contains a number of soft sites – properties that have the potential to be developed or redeveloped based on several criteria, which often include being vacant or underutilized.
- The RFP Study Area is the only part of Lower Manhattan without special district zoning or contextual zoning to protect against speculative, inappropriate and out-of-scale development. Most Chinatowns in other cities have some form of Special District or other land use regulation to preserve their unique character and community.

**SPECIAL DISTRICT RECOMMENDATIONS**

- **Establish a Special Chinatown and Lower East River District**

Chinatown and its surrounding areas have maintained a very special place throughout New York City’s history, from the early immigrant settlements to the multilayered, creative, bustling, entrepreneurial neighborhoods of today that continue to serve both old and new immigrant populations and excite and inspire both New York City residents and travelers from all parts of the world. Yet the very qualities that support income diversity, small businesses, and the unique cultural and historic assets of these Lower Manhattan communities stand to be lost in the face of encroaching out-of-scale market-rate development.

A Special Zoning District that integrates affordability, economic development, cultural, and historic preservation strategies could protect against such losses and allow appropriate development to take place. Although different parts of the RFP Study Area vary in many respects such as use, scale, community character, and context there are also a number of significant similarities that make the creation of a single Special District with Subdistricts appropriate, including:

- a rich immigrant history;
- a diverse mix of land uses;
- unique signage and streetscapes;
- a concentration of tenements and large scale developments built for working class residents;
- a high percentage of low-income residents;
- a high percentage of rent regulated units and rent burdened and overcrowded households;
- a high percentage of residents who walk to work; and
- numerous small businesses that provide culturally specialized goods and services for the local and regional community.

- **General Purposes of the Special Chinatown and Lower East River District**

In order to address the unique characteristics and issues of Chinatown and its surrounding areas, the general purposes of a proposed Special Chinatown and Lower East River District would include:

1. Recognizing and preserving the area’s unique history and culture.
2. Retaining the mixed-use character for residents and workers.
3. Preserving the existing scale and built form.
4. Preserving the area’s unique urban design and streetscape.
5. Preserving and developing cultural and community facilities.
6. Protecting the existing low income population from displacement through provisions such as anti-harassment and anti-demolition certification.
7. Encouraging the provision of new housing affordable to low income residents.
8. Preserving the small-scale character and variety of stores and activities and prohibiting or limiting incompatible uses.

- **Structure of the Special Chinatown and Lower East River District**

The proposed Special Chinatown and Lower East River District encompasses the entire RFP Study Area. However, it is divided into seven Subdistricts, listed below, in order to respond to the specific characteristics, challenges and opportunities in different neighborhoods.

Subdistrict A: Preservation Area
Subdistrict B: Planned Community Preservation and Resilience Area
Subdistrict C: Higher Density Mixed Use
Subdistrict D: Lower East River Waterfront
Subdistrict E1: Bowery Corridor - Grand to Bleecker
Subdistrict E2: Bowery Corridor - Bleecker to East 9th Street
Subdistrict F: Under Bridge General Services

Additional recommendations are made for areas outside of the Special District that have similar cultural, demographic and built form characteristics and challenges, as follows:

Recommendation Area 1: Special Little Italy District
Recommendation Area 2: North of Preservation Subdistrict A
Recommendation Area 3: North of East Broadway

- **District Wide Recommendations**

The following would apply to the entire Special District, including all Subdistricts:

1. Zoning density (permissible floor area) and height limits that reflect the existing scale of each Subdistrict.
2. Anti-harassment/anti-demolition certification by the Department of Housing Preservation and Development (HPD), based on the Clinton Special District.
4. Use modifications allowing greater diversity of uses than allowed in existing Commercial zones, such as some light industrial uses.
5. A “G” designation that regulates the conversion of non-residential uses to residential use.
6. Prohibit or Special Permit for certain uses such as hotels and some large commercial uses.
7. Guaranteed requirement or bonus for permanently affordable housing (defined as up to 50% of AMI).
8. Guaranteed requirement for all housing development on public land to be permanently affordable to local residents.

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<th>OPTIONS FOR CONSIDERATION BY CWG</th>
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<tr>
<td><strong>OPTION 1:</strong> Establish a SINGLE Special Chinatown and Lower East River District with several Subdistricts that represent the different characteristics of each sub-area.</td>
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<td><strong>OPTION 2:</strong> Establish each of the Subdistricts as either separate Special Districts or as discrete zoning actions.</td>
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SUBDISTRICT RECOMMENDATIONS

The defining characteristics of each of the proposed Subdistricts is presented below, along with a comparison between existing zoning and proposed special district zoning in terms of permitted uses, densities and requirements. Proposed special district zoning includes both district wide recommendations listed above and specific provisions tailored to each subdistrict.

SUBDISTRICT A: PRESERVATION AREA

Includes the historic core of Chinatown and adjoining blocks with similar lot size, built form, character and socio-economic conditions.

CWG Goals: To preserve the historic core of Chinatown and maintain residential and commercial affordability.

Defining Characteristics

- Primary destination for immigrants from all over the world since the early 18th Century until today.
- Relatively older, poorer population than New York City. Nearly all renters. Many live in overcrowded conditions paying over 50% of their income for rent.
- Streetscape characterized by unique and vibrant signage, open storefront displays and sidewalk vending.
- Many businesses provide culturally specialized goods and services.
- Most buildings are mixed use (stores, restaurants, and sometimes light manufacturing uses below; residential and also commercial uses above).
- Mostly 5-9 story buildings on long, narrow lots.
- One of New York City’s last remaining large concentrations of old and new law tenement buildings, mostly with rent regulated apartments.

Existing Zoning

C6-1, C6-1G (FAR: C6, R 0.87-3.44, CF6.5)

No specified height cap

C6-2, C6-2G (FAR: C6, R0.94-6.02, CF6.5)

No specified height cap

R7-2 with C2 Overlay (FAR: C2, R0.87-3.44, CF6.5)

No specified height cap

C6 districts permit a wide range of high-bulk commercial uses. C6-1G and C6-2G have rules for the conversion of non-residential space to residential use. R7-2 districts are medium-density apartment house districts. Although building height is not specified height factor regulations encourage lower apartment buildings on smaller zoning lots and taller buildings, with less lot coverage, on larger lots. In mixed use buildings the C2 overlay limits commercial development to the lower 2 floors.

1. Permits taller buildings (no specified building height limit).
2. Permits bigger buildings (greater permissible floor area).
3. Allows more commercial and community facility development and less residential development in most of the area.
4. Does not require on site permanently affordable housing.
5. Allows hotels and big box stores.
6. Does not limit the size of commercial uses.
7. Protects existing manufacturing only in some areas and does not allow most new manufacturing uses.
8. Permits the transfer of unused development rights (permissible floor area) to neighboring lots only.
9. Does not include any tax or other financial benefits for preserving existing affordable housing.

**Proposed Special District Zoning**

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<th>OPTIONS FOR CONSIDERATION BY CWG</th>
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<td><strong>OPTION 1</strong></td>
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<tr>
<td><strong>Underlying zoning:</strong></td>
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<tr>
<td>C4-4A/G Modified</td>
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<tr>
<td>FAR: C4, R4.8-6, CF4</td>
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<td><strong>Height limit:</strong></td>
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<td>85 ft.</td>
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<td><em>Decrease in permitted floor area for community facility uses and in some areas for commercial uses, and increase in residential floor area. More reflective of existing scale and use.</em></td>
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1. Imposes an 85 ft. height limit (about 8 stories) on new development.
2. Restricts building size (slightly lower permissible floor area).
3. Allows less commercial and community facility development and more residential development.
4. Affordability provisions for both options require up to 50% on site permanently affordable housing (targeting the lowest two bands of Area Median Income, i.e. an annual income below $41,950 for a four-person household).*
5. Prohibits certain large commercial uses such as hotels and big box stores and requires a Special Permit (with public review) for bars and clubs.
6. Limits the size of most ground floor stores and businesses, except food related, to 2,500sq ft.
8. Encourages preservation of existing buildings by allowing owners to sell unused development rights (permissible floor area) to other parts of the Special District.
9. Includes a “Preservation of Existing Affordable Housing” property tax exemption or abatement and cap for small property owners with low-income tenants.*
11. Legalizes existing signage except illuminated signs above the first floor.

*Reflects modifications made by the CAPZ Working Team in March, 2014*

**SUBDISTRICT B: PLANNED COMMUNITY PRESERVATION & RESILIENCE AREA**

Concentration of large public housing developments constructed for low and moderate income New Yorkers along the lower East River in the 1930s, 40s and 50s.

**CWG Goals:** To preserve existing affordable housing, ensure that any new housing development on public land is affordable to low-income residents, and require public review.

**Defining Characteristics**

- New York City Housing Authority developments have served generations of New Yorkers and created valuable communities.
- Built in a “tower in the park” architectural style influenced by the ideas of the European architect Le Corbusier. Characterized by large-scale site plans with significant open space and internal pedestrian walkways.
• Several middle income and market rate coops and rental buildings in Subdistrict B were also developed with large-scale site plans and significant open space.

• Considerable unused floor area available under current R7-2 zoning. Height factor buildings are often set back from the street and surrounded by open space and on-site parking. NYCHA is exploring potential development opportunities for affordable housing, local retail and community facilities on underused land.

• The entire Subdistrict B is vulnerable to the impacts of Climate Change. Most developments lie within FEMA storm surge areas even in a Category 1 Hurricane.

**Existing Zoning**

R7-2 (FAR: C2, R0.87-3.44, CF6.5)

*No specified height cap*

R7-2 is a medium-density apartment house district. Height factor regulations encourage lower apartment buildings on smaller zoning lots and taller buildings, with less lot coverage, on larger lots.

1. Allows for more development.
2. Does not require public review.
3. Does not require affordable housing.
4. Does not consider climate change and open space preservation needs.
5. Does not recognize unique design, height, and landscape plans.

**Proposed Special District Zoning**

• Where the existing FAR is 2.43 or under:
  
  Underlying zoning: R6/C2 Modified
  FAR: C2, R0.78-2.43, CF4.8

• Where the existing FAR is over 2.43:
  
  Underlying zoning: R7-2/C2 Modified
  FAR: C2, R0.87-3.44, CF6.5

### OPTIONS FOR CONSIDERATION BY CWG

<table>
<thead>
<tr>
<th>OPTION 1</th>
<th>OPTION 2</th>
</tr>
</thead>
</table>
| **1.** Map each large-scale development as a Special Planned Community Preservation District.  
Changes require a Special Permit (with specific findings) that goes though ULURP.  
The Special Planned Community Preservation District already exists and is mapped in other large-scale developments in New York City. | **1.** In all of Subdistrict B: Require a Special Permit for new development, demolition or enlargement in each existing large-scale development, based on the following findings:  
• New housing construction or enlargement is at rents that will not substantially alter the present mix of income groups or reduce the number of units.  
• New development or enlargements relate to the existing buildings or other structures in scale and design, and will not seriously alter the scenic amenity and the environmental quality.  
• Development or enlargement maximizes Climate Change resilience and adaptation measures relating to built form and permeable surfaces, and |
preserves the greatest amount of open space and landscaping.

*Would involve fewer mapping actions than Option 1 while still incorporating many of the Special Planned Community Preservation District provisions.*

1. Lowers permissible floor area (FAR) in some areas to reflect existing development.
2. Requires public review for all development.
3. Requires that new housing construction or enlargement is at rents that will not change the mix of income groups presently living in the specific development or reduce the number of units.
4. Development or enlargement must include climate change resilience and adaptation measures and preserve existing open space.
5. New development or enlargements must relate to existing buildings in size, height and design, and to the landscape plan.
6. Anti-harassment and anti-demolition certification.

**SUBDISTRICT C: HIGHER DENSITY MIXED USE**

Medium to high-density commercial and light manufacturing zones near transit hubs along the western boundary of the RFP Study Area, with some potential development opportunities.

**CWG Goals:** To promote mixed-use development that enhances the long-term commercial viability of Chinatown; produces new affordable housing; and provides an outlet for transfer of unused development rights from the Preservation Area and from Buildings of Significance.

**Defining Characteristics**

- Historically housed manufacturing uses, some of which still remain. Even though many loft buildings are only 8-10 stories, they are often taller than buildings in Subdistrict A because of manufacturers’ need for greater ceiling heights.
- A small section of the Tribeca East Historic District extends into the western-most edge of the area.
- There are a number of potential development sites with unused floor area, including parking lots and several 1 and 2 story buildings (Canal/Lafayette).
- Part of Subdistrict C between Canal Street and Walker Street is zoned M1-5 reflecting its manufacturing past and present. There is a real mix of uses in this area.
- South of Walker is zoned C6-2A with a height cap of 120 ft. west of Lafayette Street, and C6-4 with no height cap) to the south and east.
- Built form and uses south of White are quite different, with primarily institutional/governmental facilities between Centre Street and Baxter and high rise residential cooperatives ranging in height from 10-30 stories on both sides of Park Row to the south east. The resident population in this area has a somewhat higher median income than those in the other Subdistricts and the price of recent cooperative sales has increased significantly.

**Existing Zoning**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
<th>FAR</th>
<th>Height Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>C6-4</td>
<td>(FAR: C10, R10, CF10)</td>
<td><em>No specified height cap</em></td>
<td></td>
</tr>
<tr>
<td>C6-2A</td>
<td>(FAR: C6, R 6.02, CF 6.5)</td>
<td><em>Height Limit: 120 ft.</em></td>
<td></td>
</tr>
<tr>
<td>C6-1</td>
<td>(FAR: C6, R0.87-3.44, CF6.5)</td>
<td><em>No specified height cap</em></td>
<td></td>
</tr>
<tr>
<td>R7-2</td>
<td>(FAR: C2, R0.87-3.44, CF6.5)</td>
<td><em>No specified height cap</em></td>
<td></td>
</tr>
</tbody>
</table>
M1-5 (FAR: C5, M5, CF6.5)

No specified height cap

C6 districts permit a wide range of high-bulk commercial uses, including corporate headquarters, large hotels, department stores and entertainment facilities in high rise mixed buildings. C6-2A is a contextual district with a maximum building height consistent with existing neighborhood character. R7-2 districts are medium-density apartment house districts. M1 districts typically include light industrial uses such as repair shops, wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted.

1. Most of the area has no height limit.
2. There is no requirement for guaranteed on site permanently affordable housing.
3. Hotels and big box stores are allowed.
4. Does not limit size of commercial uses.
5. Except in the manufacturing zone, there are no protections for conversion of existing manufacturing and most new manufacturing is not allowed.
6. Transfer of unused “FAR” allowed only to neighboring lots.

Proposed Special District Zoning

- Retain existing C6-4, C6-1 and R7-2 zoning

  Note: Although there would be no zoning change, district wide provisions, including anti-harassment/anti-demolition certification, signage regulations, and Buildings/Spaces of Significance, would still apply.

- For areas currently zoned M1-5 and C6-2A:

  Underlying zoning: C6-2A Modified
  FAR: C6, R7.2, CF6.5
  Height limit: 120 ft.

1. Extends the 120 ft. height limit in the existing C6-2A zone to the area that is currently zoned manufacturing.
2. Requires up to 50% guaranteed onsite permanently affordable housing.
3. Requires a Special Permit (ULURP public review) for certain commercial businesses such as hotels, big box stores, bars and clubs.
4. Limits the size of certain commercial uses.
5. Adds “G” protections for manufacturing throughout Subdistrict C and allows new compatible manufacturing uses.
6. Allows receipt of unused FAR from Subdistrict A and from certain building of historic and cultural significance so long as height limits are maintained and the permissible floor area on the receiver site is increased by no more than 1 FAR.
7. Requires anti-harassment/anti-demolition certification.
8. Allows signage except illuminated signs above the first floor.

SUBDISTRICT D: LOWER EAST RIVER WATERFRONT

High-density commercial and light manufacturing zones along the East River waterfront with several large open space and recreational areas.

CWG Goals: To promote mixed-use development that produces new affordable housing, provide an outlet for transfer of unused development rights from the Preservation Area and from Buildings of Significance, encourage the development of arts and cultural facilities, and protect open space from speculative development.
**Defining Characteristics**

- Nothing is left of historic port and maritime uses. Piers 35, 36 and 42, currently used for recreation, are slated for park development, though still zoned manufacturing.
- Currently little direct public access to the waterfront because of South Street and the elevated FDR Drive.
- Largely low income and older population. High rise moderate income and affordable senior housing on the north side of South Street.
- Several large development sites proposed for high rise housing, including the Pathmark site at 250 South Street and Edison mini-storage facility and parking at 220 South Street.
- A large sports field on the south side of the Manhattan Bridge, used by Murray Bergtraum High School, is still zoned manufacturing and is generally not accessible to the public.
- Several municipal utility uses under the Manhattan Bridge overpass.
- The entire Subdistrict D is vulnerable to the impacts of Climate Change, with most developments in FEMA storm surge areas even in a Category 1 Hurricane.

**Existing Zoning**

- **C6-4** (FAR: C10 R10, CF10)
  - No specified height cap
- **M1-4** (FAR: C2, M2, CF6.5)
  - No specified height cap
- **M1-6** (FAR: C10, M10, CF10)
  - No specified height cap
- **C2-8** (FAR: C2, R10, CF10)

C6 districts permit a wide range of high-bulk commercial uses, including corporate headquarters, large hotels, department stores and entertainment facilities in high rise mixed buildings. M1 districts typically include light industrial uses such as repair shops, wholesale service and storage facilities. They also permit hotels and most retail uses. C2-8 districts are commercial districts that are predominantly high density residential in character.

1. No height limit.
2. No requirement for guaranteed on site permanently affordable housing.
3. No requirement to maximize open space and permeable surfaces.
4. No provisions for waterfront access or climate change resilience.
5. Hotels and big box stores are allowed.
6. No limit on type of commercial uses.
7. Except in the manufacturing zone, no protections for conversion of existing manufacturing and most new manufacturing is not allowed.
8. Support for cultural uses not promoted.
9. Transfer of unused development rights “FAR” allowed only to neighboring lots.

**Proposed Special District Zoning**

<table>
<thead>
<tr>
<th>OPTIONS FOR CONSIDERATION BY CWG</th>
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</thead>
<tbody>
<tr>
<td><strong>OPTION 1</strong></td>
</tr>
<tr>
<td>M1-4 pier area and sports field and C2-8 walkway are mapped as Parkland.</td>
</tr>
<tr>
<td><strong>OPTION 2</strong></td>
</tr>
<tr>
<td>M1-5 pier area and sports field and C2-8 walkway are mapped as Parkland. Retain M1-6.</td>
</tr>
</tbody>
</table>
1. Underlying zoning: C6-4 Modified
   FAR: C10, R10, CF10
   Height Limit: 350 ft.
   Offers guarantee of affordable housing and incorporates provisions for resilience.

2. Underlying zoning: C6-4 Modified
   FAR: C10, R10, CF10
   Height Limit: 350 ft.
   Produces less new residential development in flood and storm surge areas.

1. 350 ft. height limit.
2. Requires up to 55% guaranteed on site permanently affordable housing.
3. Requires maximum open space development and permeable surfaces.
4. Hotels, big box stores, bars and clubs would require a Special Permit (with public review).
5. Restrictions certain commercial and community facility uses and requires certain waterfront related/community supportive facility uses on the ground level, such as schools, food markets or non-profit recreation centers.
6. Adds protections for existing manufacturing and allows new compatible manufacturing uses.
7. Increases permissible floor area by up to 0.5 FAR (so long as height limits are maintained) for cultural facilities on site or a contribution to a cultural resources fund.
8. Allows receipt of unused FAR from Subdistrict A and from certain building of historic and cultural significance so long as height limits are maintained and the permissible floor area on the receiver site is increased by no more than 0.5 FAR.
9. Adds waterfront access and climate change resilience provisions.
10. Requires anti-harassment and anti-demolition certification.
11. Requires certain waterfront related/community supportive facility uses on the ground level.
12. Recognition of Buildings/Spaces of Significance.

**SUBDISTRICT E1: BOWERY CORRIDOR – GRAND TO BLEECKER**

Lots fronting the east side of the Bowery adjacent to the East Village/Lower East Side Rezoning.

**CWG Goals:** To promote development on both sides of the Bowery that is consistent with neighborhood character and recognizes the Bowery’s historic significance.

**Defining Characteristics**

- The Bowery is New York City’s oldest thoroughfare. Early center for theater and entertainment.
- Parts of the Bowery declined in the mid-20th Century.
- Significant new out-of-scale development in recent years, in particular hotels and high rise luxury housing.
- Over 11 new hotels concentrated along and near the Bowery significantly change the scale and character of the area.
- Current C6-1 zoning on the east side of the Bowery in CD3 does not have a contextual height limit like the west side of the Bowery, which restricts building heights to 85 ft. as part of the Special Little Italy District, mapped entirely in CD2.
- A number of older tenements and other affordable residential buildings remain along the corridor.
- Concentration of restaurant supply, furniture and lighting wholesale businesses in the southern section of the Bowery.

**Existing Zoning**

**C6-1 (FAR: C6, R 0.87-3.44, CF 6.5)**

No specified height cap

C6 districts permit a wide range of high-bulk commercial uses, including corporate headquarters, large hotels, department stores and entertainment facilities in high rise mixed buildings.

1. Permits taller buildings (no specified building height limit).
2. Permits bigger buildings (greater permissible floor area).
3. Allows more commercial and community facility development but less residential development in most of the area.
4. Does not require on site permanently affordable housing
5. Allows hotels and big box stores.
6. Does not limit the size of commercial uses
7. Protects existing manufacturing only in some areas and does not allow most new manufacturing uses.
8. Permits the transfer of unused development rights (permissible floor area) only to neighboring lots.

Proposed Special District Zoning

<table>
<thead>
<tr>
<th>OPTIONS FOR CONSIDERATION BY CWG</th>
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<tbody>
<tr>
<td><strong>OPTION 1</strong></td>
</tr>
<tr>
<td>Underlying zoning: C6-1G Modified</td>
</tr>
<tr>
<td>FAR: C6, R4.6, CF6</td>
</tr>
<tr>
<td>Height limit: 85 ft.</td>
</tr>
<tr>
<td>Offers contextual development and guarantees additional affordable housing.</td>
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</tbody>
</table>

1. 85 ft. height limit (about 8 stories)
2. Slightly reduces the overall permissible square footage
3. More residential floor area allowed or bonused
4. Provides for up to 40% on site permanently affordable housing
5. Hotels, big box stores, bars and clubs would require Special Permit (with public review)
7. Identifies Buildings of Significance and allows owners to sell unused development rights “FAR” to Subdistricts C and D.

SUBDISTRICT E2: BOWERYCORRIDOR – BLEECKER TO EAST 9TH STREET

Lots facing the east side of the Bowery adjacent to the East Village/Lower East Side Rezoning.

**CWG Goals**: To promote development along the entire length of the Bowery that is consistent and recognizes its historic importance.

**Defining Characteristics**

- Important part of New York City’s history, like the Bowery to the south. Also experiencing significant new out-of-scale development.
- While the west side of the Bowery is in parts protected by NOHO, NOHO Extension and NOHO East NYC Historic District designations, the east side of the Bowery is left with only the non-contextual C6-1 zone.
- Hotels have been constructed in recent years. Universities such as Cooper Union have capitalized on their classification as community facilities and built out of scale and character academic and commercial facilities in the northern-most section of the area.
• Although far fewer than along the Bowery further south, there are still several buildings housing low and moderate income residents, including a senior housing development.

**Existing Zoning**

C6-1 (FAR: C6, R 0.87-3.44, CF 6.5)

*No specified height cap*

**Proposed Special District Zoning**

Underlying zoning: C6-1G

FAR: C6, R4.6, CF 6.5

Height limit: 85 ft.

Same comparison between existing and proposed zoning as in Subdistrict E1 above.

**SUBDISTRICT F: UNDER BRIDGE GENERAL SERVICES**

**CWG Goals:** To preserve existing recreational uses and provide a potential location for government parking or regional bus parking.

**Defining Characteristics**

This area, located under the Manhattan Bridge, currently houses a skate park and the DEP Parking facility. It also houses several utility facilities.

**Existing Zoning**

C8-4 (FAR: C5, CF 6.5)

1. Allows for moderate density heavy commercial, manufacturing and automotive uses, including some recreational uses, but does not permit housing.
2. No height limit (limited by Bridge)

**Proposed Special District Zoning**

Keep existing C8-4 Zoning (FAR: C5, CF 6.5)

*No specified height cap*

**RECOMMENDATION AREAS**

**RECOMMENDATION AREA 1: SPECIAL LITTLE ITALY DISTRICT**

**Defining Characteristics**

• Historically distinguished by its significant concentration of Italian small businesses and residents.
• As a result of the Special District, Mulberry Street has retained many ethnically specialized stores, restaurants and buildings of cultural and historic significance.
• Signage, streetscape and commercial uses on most streets in the southern portion of the Special District are essentially the same as in the Chinatown Core.
• As a result of the Special District’s height cap and demolition restrictions Little Italy remains characterized by lower rise, renter occupied and rent-stabilized tenement buildings with commercial uses on the lower floors and a very diverse mixture of land uses.

• Residents, especially those in the southern part of the Special District, have low incomes, experience a high rent burden and are vulnerable to displacement pressures as a result of rising rents.

**Recommendations**

Because of similarities with Subdistrict A, amend the Special Little Italy District to include some of the same provisions.

• Extend 85ft. height limit to the other half of Bowery.
• Guarantee at least 20% Affordable Housing.
• Promote additional Affordable Housing.
• Add anti-harassment/anti-demolition certification requirement.
• Include a “G” designation for the entire Special Little Italy District.
• Add new buildings to the list of Buildings of Significance.
• Modify allowed and excluded uses.
• Modify signage regulations.

**RECOMMENDATION AREA 2: NORTH OF PRESERVATION SUBDISTRICT A**

**Defining Characteristics**

• Shares almost all of the same characteristics in terms of population, income, built form and uses as Subdistrict A.
• Home to countless numbers of immigrants. Still home to second and third generation ethnic residents and ethnically specialized stores. Currently a large presence of Chinese immigrants and small businesses.
• Characterized by lower rise, renter occupied and rent-stabilized tenement buildings with commercial uses on the lower floors and a very diverse mixture of land uses including some light manufacturing, service and repair facilities and wholesale and distribution businesses.
• Over the last few years many small ethnic specialty stores and restaurants have been replaced with art galleries, clubs and bars.
• Although the area is predominantly low rise in scale, there have been an increasing number of new higher density developments especially around Delancey and Houston Streets and many residents express concern over harassment and displacement pressures.

**Recommendations**

Adopt selected provisions similar to Subdistrict A

1. Add anti-harassment/anti-demolition certification requirement
2. Guarantee at least 20% affordable housing.
3. Add guarantee or bonus for additional affordable housing
4. Include “G” designation to protect manufacturing
5. Add Buildings of Significance
6. Modify allowed and excluded uses
7. Modify signage regulation
### OPTIONS FOR CONSIDERATION BY COMMUNITY BOARD 3

<table>
<thead>
<tr>
<th>OPTION 1</th>
<th>OPTION 2</th>
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</table>
| CB3 could agree to expand the RFP Boundary to include this area and add it to the Special Chinatown and Lower East River District as Subdistrict A2: North of Preservation Subdistrict A. The provisions of this new Subdistrict would be very similar to those in proposed Subdistrict A.  
Special District designation makes adoption of provisions simpler.       | Should CB3 decide not to add the area as another Subdistrict of the Special District, they would need to approach DCP and HPD regarding adoption of selected provisions similar to Subdistrict A, such as anti-harassment/anti-demolition certification, adding Buildings of Significance, and modifying allowed and excluded uses.  
This option would not require extending the boundaries of the Special District. |

### RECOMMENDATION AREA 3: NORTH OF EAST BROADWAY

**Characteristics**

- Although this area has been rezoned as part of the Seward Park Mixed-Use Development Project and a developer has recently been chosen no provision for anti-harassment or anti-demolition certification was included at the time of the rezoning.
- Some residents fear that they will be vulnerable to displacement pressures with redevelopment of the area.

**Recommendation**

Community Board 3 should consider adding anti-harassment/anti-demolition certification requirements in this area to provide additional protection for any existing tenants.
The CWG should undertake the following steps in advocating for and implementing the proposed 197-c:

- Finalize decisions on zoning options
- Establish a Zoning Action Group

Once established, the Zoning Action Group should:

- Convene a multi-stakeholder group, including property owners, to determine if and how to structure a Buildings of Significance provision for the Special District.
- Coordinate with other CWG groups and other community organizations and elected officials.
- Meet with Community Boards 1, 2 and 3.
- Initiate preliminary discussions with zoning staff at DCP’s Manhattan Office. Identify additional tasks that need to be done.
- Work with HPD, NYCHA and other city agencies on zoning related affordability, public housing and other recommendations.
- Decide who is going to formally submit the 197-c application to DCP. Note that 197-c Zoning Actions require Environmental Review, the cost of which is borne by the applicant and can be prohibitive.
- Work with DCP in finalizing the Special District text.
- Submit 197-C zoning proposal to DCP.
- Engage with community residents, organizations, elected officials and others through the 197-c public review process.

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Andrew M. Cuomo, Governor, New York State
Michael R. Bloomberg, Mayor, New York City
David Emil, President, LMDC
Avi Schick, Chairman, LMDC Board of Directors

For more information and to download a copy of the full report see the Chinatown Working Group website at www.chinatownworkinggroup.org