

CAPZ WORKING TEAM MEETING REPORT– December 15, 2014 – CB#1-49-51 Chambers Street – Suite 501

Present:

Voting CWG Members:

Michael Levine	CB#1
Victor Papa	Two Bridges Neighborhood Council
David Tieu	NMASS
Amelia Aoiles	NMASS
Wendy Cheung	CSWA
Louise Velez	Los Luchadores
MyPhuong Chung	CB#3
Wilson Soo	CWG
Wah Lee	CSWA
Anj Chaudhry	CAAAV

Non-CWG Present (See Attachment #1 - Attendance Sheet)

Messrs. Levine and Papa presided as CAPZ WORKING TEAM Co-chair

The meeting convened to discuss Subdistrict C

SUBSECTION C –The meeting was opened and Mr. Levine reminded those present of the alternatives that Anj Chauth had agreed to present stemming from the November 24th CAPZ meeting regarding Subsection C.

Anj Chaudry mentioned that she had consulted with both the Urban Justice Center and the Association of Neighborhood Housing Development (ANHD), and from which it was determined that a change to Residential Zoning could lead to the displacement of the manufacturing industry. She suggested that it be left as a M1-5 with a height cap, since if residential development there would be no reason it would have to be large scale. Thus the safest course of action would be to leave it as is.

Discussion ensued on various alternatives including how a M1-5 zone would allow for hotel development and that the protection of the manufacturing industry could be done with a “G” designation, requiring that the landlord having to prove non-harassment of a tenant and made good faith efforts in marketing “G” properties. Other variations were discussed including what implications of changing the zoning could result in, including some speculation on what DCP would allow.

With no clear resolution since so many questions were raised, Anj Chaudry agreed to do further research with Eva Handhardt at Pratt and ANHD on some other questions that were raised.

The Chairs suggested that this Subsection could actually be raised at the next convening of the CWG if Ang Chaudry was prepared to present it again.

Chinatown Working Group – CAPZ Working Team
 December 15th, 2014 – 5:00pm
 Community Board #1 – 49 Chambers Street

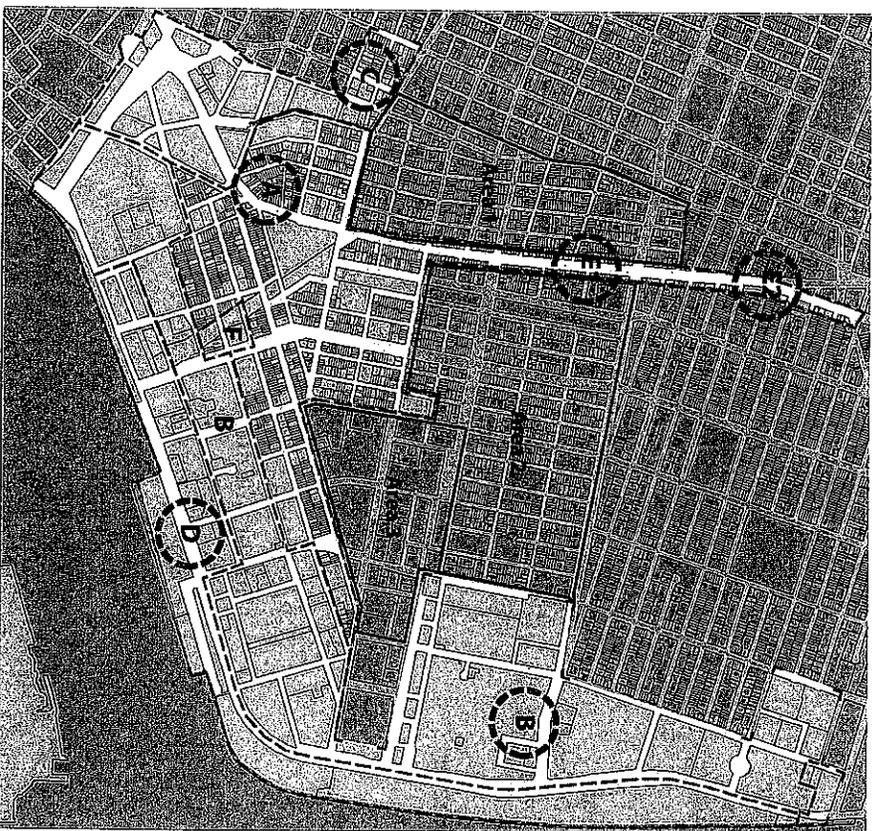
NAME	TITLE	ORGANIZATION	PHONE NUMBER	E-MAIL
David Tien		NMASS		
Amy Chaudhry	Lead Organizer	CFAAV		
Rob Hollander				
Dimitri Doulas		NM Mass		
Louise Weber		Los Baeadores		
Zhang-gang	Artist			
Nanduff Choung		CSWA		
Wah Lee		CSWA		
MyPhuong Chung		CB3		
Vera PARR		TBCE		
Wilson Seo				
Michael Levine				

Map 6-11 provides a comprehensive overview of all of the recommendations and various options for consideration in each of the Subdistricts of the proposed Chinatown and Lower East River Special District.

Proposed Zoning Districts

in the Special Chinatown and Lower East River District

- Sub-District E1: BOWERY CORRIDOR-GRAND to BLECKER and Sub-District E2: BOWERY CORRIDOR-BLECKER to 9th
- Option 1:
 - Underlying: C6-1G Modified
 - FAR: C 6, R 4.6, CF 6
 - Ht. Limit: 85ft
 - Guaranteed 20% PAH (with 421a tax abatement)
 - Guaranteed 20% (40% if no 421a) PAH for increase in R FAR from 3.44 to 4.6
- E1 Option 2:
 - Underlying and Ht. Limit: Same as Option 1
 - FAR: C 6, R 3.44-4.6, CF 6.5
 - Guaranteed 20% PAH (with 421a tax abatement)
 - Bonus to R FAR 4.6 for 20% (40% if no 421a) additional PAH (if accepted as amendment to Special Little Italy District Area C by CB2 & CB3)
- Sub-District G: HIGHER DENSITY MIXED USE
- Option 1:
 - Underlying: C6-2A Modified
 - FAR: C 6, R 7.2, CF 6.5
 - Ht. Limit: 120ft
 - Guaranteed 20% PAH (w 421a tax abatement)
 - In existing C6-2A: Guaranteed 20% (40% if no 421a) for additional PAH for R increase from FAR 6.02-7.2
 - In existing M1-5: Guaranteed 30% (50% if no 421a) PAH for rezoning and increase FAR from 5-7.2
 - Additional 1 FAR TDR from Area A & Bldgs of Signif.
- Sub-District A: PRESERVATION AREA
- Option 1:
 - Underlying: C4-4A/G Modified
 - FAR: C 4, R 4.8-6, CF 4
 - Ht. Limit: 85ft
 - Guaranteed 20% PAH (w 421a tax abatement)
 - In C6-2 and C6-2G: Guarantee 20% PAH (if no 421a)
 - In C6-1 and R7-2: Additional guaranteed 20% PAH (40% if no 421a) for R increase from FAR 3.44-4.8
 - OR Additional guaranteed 25% PAH (45% if no 421a) for R increase from FAR 3.44-6
- Option 2:
 - Underlying: C6-2G Modified
 - FAR: C 6, R 6, CF 6
 - Ht. Limit: 85ft
 - Guaranteed 20% PAH (w 421a tax abatement)
 - In existing C6-2 and C6-2G: guaranteed 20% PAH (if no 421a)
 - In existing C6-1 and R7-2: guaranteed 25% PAH (45% if no 421a) for R increase from FAR 3.44 to 6



PAH-Permanent Affordable Housing

SPCP District-Special Planned Community Preservation District

- Recommendation Area 1: AMENDMENTS TO SPECIAL LITTLE ITALY DISTRICT
 - Extend 85ft Ht. Limit to other half of Bowery
 - Anti-harassment/anti-demolition certification req.
 - Amend Little Italy to incorporate provisions from the Chinatown and Lower East River Special District
- Recommendation Area 2: NORTH OF PRESERVATION SUB-DISTRICT A
 - Anti-harassment/anti-demolition certification req.
 - Include as subdistrict A2 of the Chinatown and Lower East River Special District or adopt provisions similar to Preservation Area A
- Sub-District B: PLANNED COMMUNITY PRESERVATION & RESILIENCE AREA
- Option 1:
 - Map each development as SPCP District overlay requiring special permit and ULURP review
 - Where FAR is 2.43 or under, rezone to R6/C2 Modified
 - Where FAR is over 2.43, retain R7-2/C2
- Option 2:
 - Add SPCPD special permit findings to Subdistrict B
 - Underlying: R6/C2 Modified and R7-2/C2 Modified
 - FAR: C 2, R 0.78-2.43*, CF 4.8*
 - and C 2, R 0.87-3.44*, CF 6.5*
 - *Require Special Permit to achieve maximum zone FAR
- Recommendation Area 3: SEWARD PARK NORTH OF EAST BROADWAY
 - Anti-harassment/anti-demolition certification req.
- Sub-District D: LOWER EAST RIVER WATERFRONT
- Option 1:
 - Underlying: C6-4 Modified; map M1-4 and C2-8 as Parkland
 - FAR: C 10, R 10, CF 10
 - Ht. Limit: 350ft
 - Guaranteed 20% PAH (with 421a)
 - In existing C6-4: Guaranteed 30% (50% if no 421a)
 - In existing M1-6: Guaranteed 35% (55% if no 421a) for rezoning M to C thus allowing residential
 - Additional 5 FAR for culture
 - Additional 5 FAR for TDR from Area A & Bldgs of Signif.
- Option 2:
 - Underlying, FAR, and Ht. Same as Opt 1 but retain M1-6
 - Guaranteed 20% PAH (with 421a)
 - In existing C6-4: Guaranteed 30% (50% if no 421a)
 - Additional 5 FAR for culture onsite or contrib. to cultural resources fund
 - Additional 5 FAR for TDR from Area A & Bldgs of Signif.

CAPZ Summary 12/15/14

Subdistrict A:

For subdistrict A, the CAPZ committee voted by a majority to support Option 1. Option 1 was preferred because it allows for an increase in residential FAR and a decrease in commercial FAR. CB #3 land use also voted in support of Option 1 with no air rights transfers as they were unsure of the potential impact these transfers would have on surround neighborhoods. They agreed to have continued discussions as progress is made within CWG.

Subdistrict A is currently being reviewed by DCP and will be presented to their chair by the end of the year

Subdistrict B:

For subdistrict B, the CAPZ committee voted in support of Option 2 for all areas within the study area boundaries and Option 1 for all areas outside of the study area boundaries.

CB #3 has not adopted a resolution to vote yet. Their only main issue was the wording under Option 2: that "[new] development... will not seriously alter the scenic amenity and environmental quality of each planned community development." Some CB members thought it was too open to interpretation and one could argue that ANY change however slight or beneficial (i.e. additional affordable housing development) would be rejected under the proposed language. There was no objection to the language around the need for a public process (ULURP) for these areas.

Subdistrict C:

Anj Chaudhry of CAAAV will compose an alternative option to be discussed at the CAPZ committee on 12/15/14.

Subdistrict D:

For subdistrict D, the CAPZ committee voted for Option 2 as it is in the Pratt Plan. The vote was 5 in favor, 2 abstentions and 1 against.

Subdistrict E1 & E2:

For subdistrict E1 & E2, the CAPZ committee voted to adopt Option 1 for subdistrict E1 and Option 1 for subdistrict E2.