

CWG/CAPZ Summary 2/27/15

Subdistrict A:

1. For subdistrict A, the CAPZ committee voted by a majority to support Option 1. Option 1 was referred because it allows for an increase in residential FAR and a decrease in commercial FAR.
2. The CWG passed the motion on Option 1 on subdistrict A. Said vote was conveyed to CB #3.
3. 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. (resolution attached)

Subdistrict B:

1. 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.
2. The CWG passed the motion on the proposal for subdistrict B. Said vote was conveyed to CB #3.
3. CB #3 supports the Subdistrict B proposal as updated by its Land Use & Housing Committee at its January 2015 meeting. (resolution attached)

Subdistrict C:

1. The CAPZ committee voted against making any changes to the existing zoned (M1-5), but was in favor of the rest of the affordability provisions & other provisions.

Subdistrict D:

1. 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.
2. The CWG vote was 13 in favor, 6 abstentions for subdistrict D.

Subdistrict E1 & E2:

1. For subdistrict E1 & E2, the CAPZ committee voted to adopt Option 1 for subdistrict E1 and subdistrict E2.
2. The CWG passed the motion on Option 1 for subdistricts E1 & E2.



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
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Gigi Li, Board Chair

Susan Stetzer, District Manager

April 2, 2014

Hon. Carl Weisbrod, Director
Department of City Planning
22 Reade Street
New York, NY 10007

Dear Director Weisbrod:

At its March 2014 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Community Board 3 Resolution Regarding the Chinatown Working Group (CWG) Plan for SubDistrict A (the Chinatown Preservation Area)

Whereas, Manhattan's Chinatown and its surrounding areas are among the oldest immigrant neighborhoods in New York City, housing successive groups of immigrants from Ireland, Germany, China, Italy, Puerto Rico and the Dominican Republic, starting in the early 1800s; and

Whereas, these diverse immigrant neighborhoods, with their historic tenement buildings, vibrant streetscapes, and affordable housing built for low-income working class families shed important light on New York City's past but are also a critical component in the City's future; and

Whereas, most buildings in SubDistrict A are five to nine stories and mixed use (stores, restaurants, and sometimes light manufacturing uses below; residential and commercial uses above); and

Whereas, in the absence of height limits, inappropriate developments (such as large hotels and condos) are beginning to appear within the SubDistrict; and

Whereas, the CWG plan for Chinatown, as it applies to SubDistrict A (the Chinatown Preservation Area), provides for an 85 foot height limit; and

Whereas, the CWG plan prohibits certain commercial business such as hotels and big box stores, requires special permits for bars and clubs, and limits the size of most stores and businesses to 2,500 square feet; and

Whereas, the CWG plans to add "G" designation to commercial and manufacturing zoning districts in SubDistrict A, which will protect existing commercial and

manufacturing uses within the district and allows new compatible manufacturing uses;
so

Therefore be it resolved, Community Board 3 supports the CWG SubDistrict A plan for purposes of casting our vote as members of the CWG with the following caveats:

- Community Board 3 does not support the proposal to allow significant buildings within the preservation area to transfer their air rights to developments outside SubDistrict A.
- While Community Board 3 generally supports the option, it seeks clarification of proposed Zoning "Option 1" regarding allowable FAR.

Be it further resolved, Community Board 3 will review the final, complete CWG plan when it has been agreed to by the CWG.

If you have any questions, please contact the community board office.

Sincerely,



Gigi Li, Chair
Community Board 3



Linda Jones, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Edith Hsu-Chin, Department of City Planning
Joel Kolkmann, Department of City Planning
Matthew Viggiano, Office of Council Member Margaret Chin



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Gigi Li, Board Chair

Susan Stetzer, District Manager

February 4, 2015

Mr. Wilson Soo, Co-Chair
Mr. Antony Wong, Co-Chair
Chinatown Working Group
c/o Community Board #1 Manhattan
49-51 Chambers St., Rm 715
New York, New York 10007

Dear Mr. Soo and Mr. Wong,

At its January 2015 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Community Board 3 Resolution Regarding the Chinatown Working Group (CWG) Plan for Sub-District B (Community Preservation and Resilience Area) and other NYCHA Properties

WHEREAS, Subdistrict B is characterized as a Planned Community Preservation and Resilience Area, consisting of large planned housing developments constructed for low and moderate income New Yorkers along the lower East River in the 1930s, 40s, and 50s; and

WHEREAS, the NYCHA housing developments are built in a unique "tower in the park" architectural style, characterized by large-scale site plans with significant open space and internal pedestrian walkways; and

WHEREAS, the Land Use & Housing Committee reviewed the CWG proposal as written, and proposed revised language which was memorialized by the Committee; and

WHEREAS, the revised proposal insures that in each large-scale planned community development in Subdistrict B, any new development, demolition or enlargements in the Sub-District would require a Special Permit (ULURP) based on the findings summarized below:

- 1) Any new development, demolition or enlargements must be at rents affordable to that specific large-scale planned community development and will not reduce the total number of units and total number of legal occupants;
- 2) New development or enlargements in the specific large-scale planned community development must relate to the existing buildings or other structures in all manner of scale and design and will not seriously alter the scenic amenity and the environmental quality of that large-scale planned community development, or in the alternative, must include alternative amenities or quality factors approved as part of the plan.
- 3) New development or enlargements must maximize Climate Change resilience and adaptation measures relating to built form and permeable surfaces as more specifically

detailed in the proposal approved by the Committee, and be sited so as to preserve the greatest amount of open space and landscaping that presently exists in the specific large-scale planned community development in Subdistrict B so as to potentially accommodate water detention green infrastructure and retention tanks. There can be no reduction in open space within that specific large-scale planned community development in Subdistrict B unless adequate alternative space is provided in that development with the exception of parking areas which can either be placed below or above grade level in any new development;

- 4) It has been certified that no tenant harassment, denial of services or unnecessary demolition has occurred;
- 5) Any new non-residential use development or enlargement addresses the community facility, services and/or commercial use needs of the specific large scale community development in which the development or enlargement is proposed and will not displace existing residential units, commercial businesses or community facilities.

WHEREAS, the current underlying zoning is: R7-2-FAR: C2, R0.87-3.44, CF6.5; and

WHEREAS, the proposed underlying zoning is: Where actual FAR is 2.43 or under: Downzone to - R6/C2 Modified - FAR: C2, R 0.78-2.43, CF 4.8 – and - Where actual FAR is over 2.43: Change to: R7-2/C2 Modified - FAR: C2, R 0.87-3.44, CF6.5

WHEREAS, a key goal of this rezoning proposal is to preserve as a public review process via ULURP for new development, demolition or enlargements in the Sub-District; so

THEREFORE BE IT RESOLVED, CB 3 supports the Sub-District B rezoning proposal as updated by the Land Use & Housing Committee at it January 2015 meeting.

Please contact the community board office with any questions.

Sincerely,



Gigi Li, Chair
Community Board 3



Linda Jones, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Joel Kolkmann, New York City Department of City Planning
Persephone Tan, Office of New York City Council Member Margaret Chin