

**CAPZ WORKING TEAM MEETING REPORT– September 15, 2014**

**Hamilton-Madison House, 50 Madison Street**

**Present:**

**Voting CWG Members:**

Michael Levine	CB#1
Victor Papa	Two Bridges Neighborhood Council
Wilson Soo	Chinatown Working Group
Rob Hollander	Member
Anj Chaudhry	CAAAV
Mitchell Gruber	BAN
David Tieu	NMASS
MyPhuong Chung	CB#3
Wendy Cheng	CSWA
Damaris Reyes	GOLES

**Presenter:**

Eva Handhart                      Pratt

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

**Michael Levine/Victor Papa presided as CAPZ WORKING TEAM Co-chairs**

Mr. Papa gave an overview on the purpose of the meeting and the goals that the CAPZ group should try to reach conclusion about concerning Subsection B. He also itemized the extensive list of invitees that he invited, (SEE Attachment #1), including Resident Associations and officials of NYCHA housing.

Then Mr. Levine spoke and gave an outline of the roles of the CWG and their work in relation to the community boards affected, including the role of the NYC Planning Commission. He then outlined the issues pertaining to Subsection B and introduced Eva Handhart from the Pratt Institute to give a broad power point outline of the issues involved.

After Ms. Handhart's presentation, several questions arose and discussion followed. This resulted in a call for a vote for Options 1 and 2 of Subsection B, which the CAPZ group was reminded was already voted on previous, but that this vote would represent an affirmation.

The CAPZ group then voted accordingly: For option 2 for areas within the study boundaries, and Option 1 for areas outside of the boundaries.

Mr. Papa announced that the next convening of the CAPZ sub-committee would be October 20, 2014 at CB#1, 51 Chambers Street, 7<sup>th</sup> Floor at 5:00 PM.

*See Attached Material Prepared by Two Bridges for the meeting.*

Chinatown Working Group – CAPZ Working Team  
 September 15, 2014 – 6:30pm  
 Hamilton Madison House – 50 Madison Street

NAME	TITLE	ORGANIZATION
Lucian Reynolds	Urban Planner	Manhattan Borough President
Trevor Holman	Resident	TB Tower Assoc
Ita Xu	Reporter	Sing Tao Daily
David Ten		NMAA
Frank Yee	President	Yee Family Ass
Anj Chaudhry	Lead Organizer	CAAAV
Rose Martinez	student	NYU
Wendy Cheung		CSWA
Damaris Reyes	Executive Director	GOLES
Marcos "Gig" Lopez	P.H. Organizer	GOLES
Rob Hollander		
JONATHAN GARDENHIRE	VICE PRESIDENT	Alfred E. Smith Resident Association
VICTOR PAPA		TBNC





Wilson Soo [redacted]

**FOR YOUR REVIEW - Annotated Agenda - September 15 Meeting**

Victor Papa [redacted] Wed, Aug 6, 2014 at 11:33 AM  
To: Michael Levine [redacted], Eva Hanhardt [redacted], Antony Wong [redacted], Wilson Soo [redacted]  
[redacted], Zella Jones [redacted]  
Cc: "cb3chair" [redacted]

**CAPZ Meeting Annotated Agenda – Subdistrict B - September 15, 2014**

- |    |  |                       |               |
|----|--|-----------------------|---------------|
| 1. | <b><u>Welcome &amp; Introduction</u></b><br>-Brief introductory remarks about CWG & CAPZ<br>-Order of Meeting-Procedure – 2 Attendance: CAPZ Members & Others<br>-Minutes of last CAPZ Meeting | <b>Victor Papa</b>    | <b>5 Min</b>  |
| 2. | <b><u>Introduction of Issue: Subdistrict B</u></b><br>-Role of CBs and City Planning Commission-<br>-NYCHA Housing<br>-Role of Pratt<br>-Introduction of Eva                                   | <b>Michael Levine</b> | <b>10 Min</b> |
| 3. | <b><u>Pratt Presentation</u></b><br>- Power Point<br>-Discussion/Questions   | <b>Eva Handhart</b>   | <b>45 Min</b> |
| 4. | <b><u>Voting</u></b>   | <b>Co-Chairs</b>      | <b>20 Min</b> |

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**Victor J. Papa**  
[redacted]

CAPZ September 15<sup>th</sup> Meeting:

Dear All:

Attached please find for your review the following:

1. **GENERAL SCHEDULE OF UPCOMING CAPZ MEETINGS** – For CAPZ and CWG members. Can be sent immediately from CWG chairs and perhaps separately again to CAPZ members by CAPZ chairs.
2. **LETTER TO CAPZ MEMBERS FROM CAPZ CHAIRS**, Will be sent to CAPZ members once Rutgers Community Center date is scheduled. Please note that we will also schedule but not publish September 22 as a possible follow-up meeting for Subdistrict B. The alternative venue could be Hamilton Madison House gym.
3. **LETTER TO NYCHA RESIDENT LEADERS FROM CAPZ CHAIRS**. Will be sent once venue is confirmed. A copy of this letter will be sent to Damaris Reyes, GOLES advocates for NYCHA issues.
4. **LETTER OF INVITATION TO NYCHA CHAIRWOMAN, AND**
5. **A SEPARATE TO DEIDRA GILLIARD**, Interim Executive Vice President for Community Programs and Development.
6. **6.LETTER TO ELECTED OFFICIALS-CB3 Chair and Land use Chair** – Who sends this?

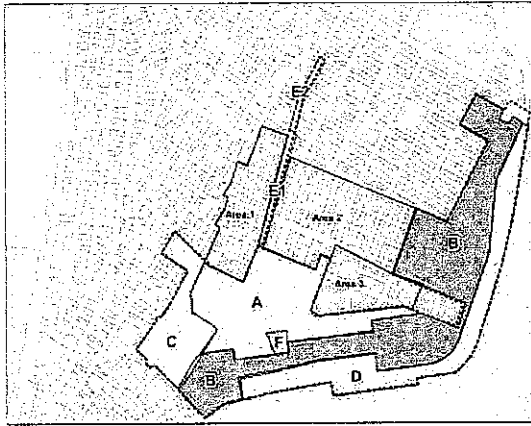
This may all seem ambitious and over compensating, but the method is to be inclusive and provide for little reason for complaints. I am also thinking of inviting into this planning reps from Chinese Staff and CAAAV.

Antony, the Land Use Review Committee meets on September 10 - before this meeting

Unless I am wrong, this Subdistrict B should have very few if any controversy. But it is laden with important peripheral reasons regarding NYCHA development plans for future in-fill development.

Please give me your comments so that we can get these various communications out by the end of this week.

Culture, Affordability, Preservation and Zoning (CAPZ) – Subdistrict B: Planned Community Preservation & Resilience Area  
**SUBDISTRICT B: PLANNED COMMUNITY PRESERVATION & RESILIENCE AREA**

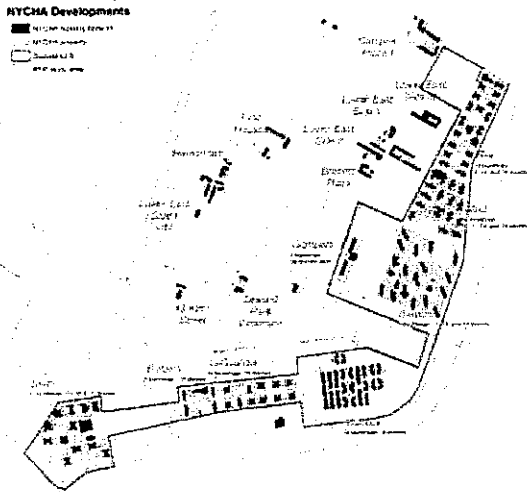


Concentration of large public housing developments constructed for low and moderate income New Yorkers along the lower East River in the 1930s, 40s and 50s.

**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**

**OPTION 1**

**1. Map each large-scale development as a Special Planned Community Preservation District.**

Changes require a Special Permit (with specific findings) that goes through ULURP.

*The Special Planned Community Preservation District already exists and is mapped in other large-scale developments in New York City.*

**OPTION 2**

**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.



### **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)<sup>1</sup>; 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/](http://www.nyc.gov/html/dcp/)*

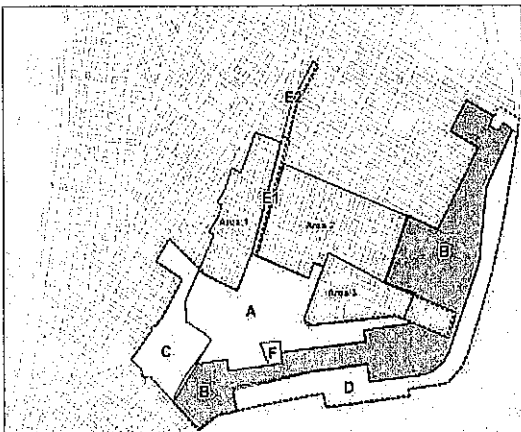
### **WHAT IS A SPECIAL ZONING DISTRICT?**

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/](http://www.nyc.gov/html/dcp/)*

Dear CAPZ MEMBER:

This is to advise that of a CAPZ (Cultural, Affordability, Preservation and Zoning) working group meeting on September 15<sup>th</sup>. The meeting will begin promptly at 6:30 and end at 8:00 PM at the Hamilton Madison House Gymnasium, 50 Madison Street (@ Oliver Street).



The purpose of the meeting is to discuss zoning recommendations of the **SUBDISTRICT B: PLANNED COMMUNITY PRESERVATION & RESILIENCE AREA**, (See Map). This area has a concentration of large NYCHA public housing developments constructed for low and moderate income New Yorkers along the lower East River in the 1930s, 40s and 50s. It continues to serve generations of New Yorkers and has created valuable communities.

The CAPZ working group will focus and decide on either of two options comprised of several re-zoning recommendations. The current zoning (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, and (5) Does not recognize unique design, height, and landscape plans. The recommendations derive from the Pratt Center for Community Development, contracted by the CWG to develop zoning recommendations and implementation strategies for providing the CWG with recommendations for a special zoning district for Chinatown and the surrounding areas that would form the basis of a zoning action under Section 197-c of the New York City Charter. A Pratt representative will moderate the meeting.

The meeting will allow for public input. The results and decisions of the CAPZ meeting be forwarded to the CWG and eventually to Community Board #3. Also invited will be elected and NYCHA officials, as well as NYCHA resident leaders and members of Community Board #3.

Sincerely:

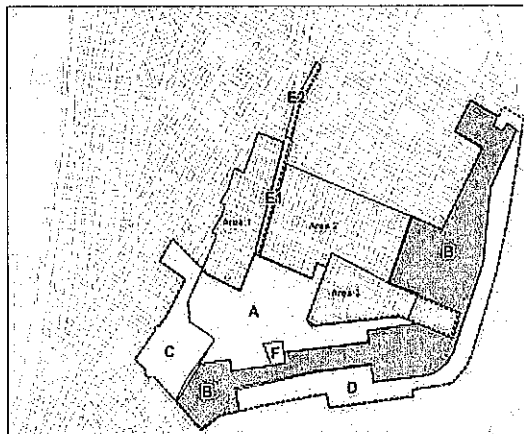
Michael Levine

Victor J. Papa

Co-Chairs, CAPZ

Dear Resident Leader:

You are invited to attend a CAPZ (Cultural, Affordability, Preservation and Zoning) working group meeting on September 15<sup>th</sup>. The meeting will begin promptly at 6:30 and end at 8:00 PM at the Hamilton Madison House Gymnasium, 50 Madison Street (@ Oliver Street).



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The meeting will allow for public input. You are encouraged to attend as a resident leader, since you might be interested in hearing these recommendations which will eventually be forwarded to Community Board #3. Also invited will be elected officials and those of NYCHA.

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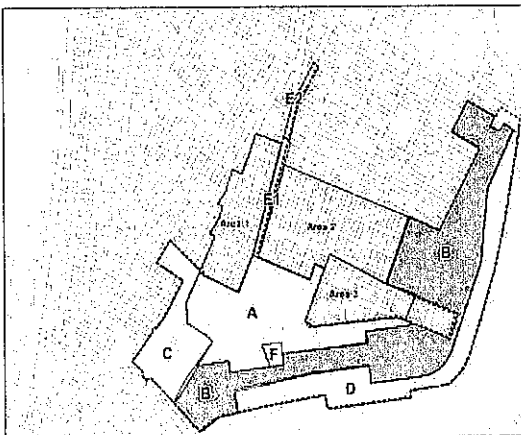
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Chairwoman Shola Olatoye  
Chair and Chief Executive Officer  
NYC Housing Authority  
250 Broadway  
New York, NY 10007

Dear Chairwoman Olatoye:

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We encourage you or a representative of your office to attend. Your recommendations or observations will be extremely valuable to the work of the CWG, especially regarding the aforementioned matter. NYCHA resident leaders of the subject area, elected officials, community leaders and community board representatives will also invited. After this meeting the finding and recommendations of the CAPZ working group will be forwarded to the full membership of the CWG and then onto Community Board #3.

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Sincerely:

Michael Levine  
Co-Chairs, CAPZ

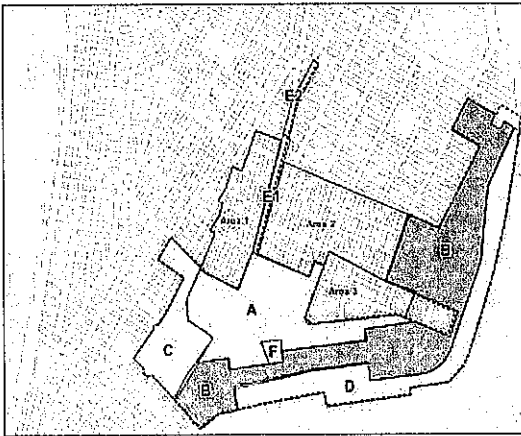
Victor J. Papa

**DEIDRA GILLIARD,**

Interim Executive Vice President for Community Programs & Development  
NYC Housing Authority  
250 Broadway  
New York, NY 10007

Dear Ms. Gilliard:

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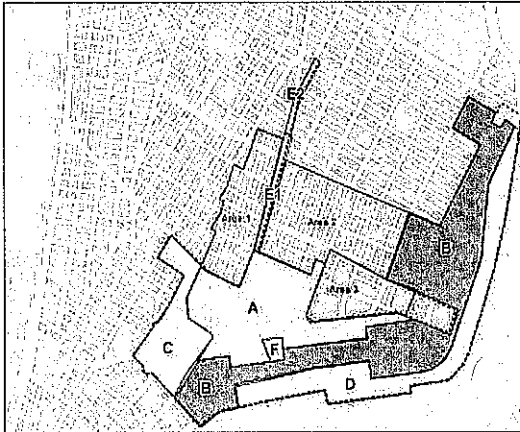
Also, we have invited Chairwoman Olatoye to attend and we encourage you or a representative of your office to attend. Your recommendations or observations will be extremely valuable to the work of the CWG, especially regarding the aforementioned matter. NYCHA resident leaders of the subject area, elected officials, community leaders and community board representatives will also be invited. After this meeting the findings and recommendations of the CAPZ working group will be forwarded to the full membership of the CWG and then onto Community Board #3.

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Sincerely:  
Michael Levine                      Victor J. Papa  
Co-Chairs, CAPZ

Dear Elected Official/Community Board Chair:

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