

CAPZ WORKING TEAM MEETING REPORT– March 31, 2014 – CB#1-49-51 Chambers Street – Suite 715

Present:

Voting CWG Members:

Michael Levine	CB#1	Bethany Li,	AALDEF
Victor Papa	Two Bridges Neighborhood Council	Ginger Lopez	GOLES
Eva Hanhardt	Pratt		
Wilson Soo	Chinatown Working Group		
Irving Lee	Property Tax Payers		
Josephine Lee	CSWA		
David Tieu	NMASS		
MyPhuong Chung	CB#3		
Anj Chaudhry	CAAAV		

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

Victor Papa and Michael Levine, presided as CAPZ WORKING TEAM Co-chairs

The meeting was presided over by M. Levine and Victor Papa and facilitated by Eva Hanhardt of the Pratt Institute. As requested, the CAPZ meeting revisited and discussed all of the options of both Subsections A & B, which at prior meetings were discussed with no clear resolution.

E. Handhardt again presented details of the options of both Subsections A & B. The CAPZ voting members present thoroughly discussed the options ultimately arriving at a consensus of both. Said consensus will be presented as report at the April 7th full CWG meeting.

Attached are the CAPZ recommendations for both Subdistricts A and B. The first section in each is a general summary and is followed by the actual proposal.

Chinatown Working Group – CAPZ Committee
 5:00PM - 3/31/14
 Community Board 1 – 49-51 Chambers Street NYC

NAME	ORGANIZATION	EMAIL	PHONE
VICTOR PAPA	TWO BRIDGES	[REDACTED]	[REDACTED]
Wilson See	Two Bridges	[REDACTED]	[REDACTED]
IRVING LEE	Property TAX Project	[REDACTED]	[REDACTED]
Sarah Bourjardine	of French Student	[REDACTED]	[REDACTED]
David Tian	NMASS	[REDACTED]	[REDACTED]
Yolanda J. Junte	Lois M. Kopman	[REDACTED]	[REDACTED]
April Xu	Sing Tao Daily	[REDACTED]	[REDACTED]
Guojin Lopez	GOLES	[REDACTED]	[REDACTED]
Rob Hollander		[REDACTED]	[REDACTED]
MyPhuong Chung	CB3	[REDACTED]	[REDACTED]
Arij Chaudhry	CAAAV	[REDACTED]	[REDACTED]
Joseph Lee	CSWA	[REDACTED]	[REDACTED]
Benhan Li	BRIDGE	[REDACTED]	[REDACTED]
Harvey Epstein	Urban Justice	[REDACTED]	[REDACTED]
M. Wang	PTP	[REDACTED]	[REDACTED]
MICHAEL LEVINE	CA	[REDACTED]	[REDACTED]

Subdistrict A: Preservation Area - CAPZ Recommendations 3/31/14

1. **Option 1** with the following additions (additions highlighted in yellow)

- 1) The inclusion of a “Preservation of Existing Affordable Housing” property tax exemption or abatement and cap for small property owners with low- income tenants
- 2) Increase in affordable housing requirement if building to FAR 6 from 45% to 50% (from 25% to 30% for upzoning from 3.44 to 6)
- 3) Inclusion of a provision for preference to local residents for living wage job

CURRENT ZONING:

C6-1, C6-1G -	FAR: C6, R.87-3.44, CF6.5	Height Factor Building (no set height limit)
C6-2, C6-2G -	FAR: C6, R.94-6.02, CF6.5	Height Factor Building (no set height limit)
R7-2 (C2 Overlay) -	FAR: C2, R.87-3.44, CF6.5	Height Factor Building(no set height limit)

PROPOSED ZONING:

Underlying: C4-4A/G Modified FAR: C4, R 4.8-6, CF4 Height limit: 85 ft.

AFFORDABILITY PROVISIONS: (affordable to lowest 2 bands of AMI)

In areas currently zoned C6-1, C6-1G, R7-2 :

- **If building up to FAR of 4.8_– requires 40%** guaranteed permanently affordable housing on site, comprised of:

- **20+%** guaranteed permanently affordable housing based on citywide requirement

PLUS...

- **20%** guaranteed permanently affordable housing for upzoning (from R3.44 to R4.8 in C6-1 and R7-2 and from C2 to C4 in R7-2)

HOWEVER...

- **If there is no Citywide requirement – Special District requirement remains 40%** guaranteed permanently affordable housing on site.

- **If building up to a FAR of 6 – requires 50%** guaranteed permanently affordable housing on site, comprised of:

➤ **20+%** guaranteed permanently affordable housing based on citywide requirement

PLUS...

➤ **30%** guaranteed permanently affordable housing for upzoning. (from R3.44 to R6 in C6-1 and R7-2 and from C2 to C4 in R7-2)

HOWEVER...

➤ **If there is no Citywide requirement – Special District requirement remains 50%** guaranteed permanently affordable housing on site.

In areas currently zoned C6-2G & C6-2

➤ **20+%** guaranteed permanently affordable housing based on citywide requirement

OTHER PROVISIONS:

- Requires anti-harassment/anti-demolition certification.
 - Includes “G” protections for existing manufacturing.
 - Adds new permitted uses.
 - Limits some commercial uses to 2,500 sq. ft.
 - Selected uses prohibited or require Special Permit.
 - Legalizes existing signage except illuminated signs above first floor.
 - Adds Buildings/Spaces of Significance.
- Allows Transfer of Development Rights to Subdistricts C and D
 - **Includes a “Preservation of Existing Affordable Housing” property tax exemption or abatement and cap for small property owners with low- income tenants.**
 - **Includes a provision for preference to local residents for living wage job**

Subdistrict B – Community Preservation and Resilience Area – CAPZ Recommendations 3/31/14

1. **Option 2** - in Subdistrict B of the Special Chinatown and Lower East River District and..
2. **Option 1** - for large scale planned communities outside of the Special Chinatown and Lower East River District boundary.
3. Change language to clarify that rents “will be affordable to the income groups presently living in each planned community.”
4. Also it was recommended that additional outreach to the residents in the NYCHA large scale planned communities take place and that their views be incorporated.

CURRENT ZONING:

R7-2

FAR: C2, R0.87-3.44, CF6.5

Height Factor Building

PROPOSED ZONING: OPTION 2 - in Subdistrict B

1. **Where existing FAR is 2.43 or under:** **Underlying:** R6/C2 Modified **FAR:** C2, R 0.78-2.43, CF 4.8
2. **Where existing FAR is over 2.43:** **Underlying:** R7-2/C2 Modified **FAR:** C2, R 0.87-3.44, CF6.5
3. **In each large-scale planned community in Subdistrict B** - new development, demolition or enlargements would require a Special Permit based on the following findings:
 - 1) New housing construction or enlargement is at rents that will be affordable to the income groups presently living in each planned community development nor reduce the number of units.
 - 2) New development or enlargements relate to the existing buildings or other structures in scale and design, and the development will not seriously alter the scenic amenity and the environmental quality of each planned community development.
 - 3) Development or enlargement maximizes Climate Change resilience and adaptation measures relating to built form and permeable surfaces and is sited so as to preserve the greatest amount of open space and landscaping that presently exists in each planned community development so as to potentially accommodate water detention green infrastructure and retention tanks.

OTHER PROVISIONS:

1. Anti-harassment and anti-demolition certification.

PROPOSED ZONING: OPTION 1 - Outside of the Special Chinatown and Lower East River District study area boundary

1. Map each large-scale development as a separate **Special Planned Community Preservation District (SPCPD)** overlay on Subdistrict B of Special the Chinatown and Lower East River District. Changes require Special Permit, with specific findings that goes through ULURP.
2. **Where existing FAR is 2.43 or under: Underlying:** R6/C2 Modified **FAR:** C2, R0.78-2.43, CF4.8
3. **Where existing FAR is over 2.43: Underlying:** R7-2/C2 Modified **FAR:** C2, R0.87-3.44, CF6.5

ADDED FINDINGS to Special Planned Community Preservation District

1. Add Special Permit finding to existing Planned Community Preservation District language that new housing construction is in character with existing scale and at rents **that will be affordable to the income groups** presently living in the SPCPD nor reduce the number of units
2. Add Climate Change/Resilience built form, landscape, and open space provisions to potentially accommodate water detention green infrastructure and retention tanks
3. Anti-harassment and anti-demolition certification.