



Preserve the cultural/historic/economic character of this core Chinatown area, similarly to Little Italy Special Purpose District. Currently zoned as C6-1* and C6-1G**, the built environment is predominantly 5-6 stories with commercial uses in below grade, first and second stories. The area is populated by small merchants, small property owners - with a few notable institutional, commercial and residential exceptions of later vintage. Residency is largely of tenement type in old buildings and above the area of the second floor.

The Special Purpose District should recognize the cultural commercial character of the area in store-fronts and signage; provide for sidewalk commerce while protecting pedestrian right of way and safe compatible sanitary/DOH guidelines. Other provisions as maximum height allowances, set-backs, rear yard allowances should reflect contextuality with the current built environment and the large number of potential individual landmark designations within the area. Such provisions should provide reasonable incentive for the few undeveloped or underdeveloped lots and encourage small property owners with tenement-style residencies to improve living conditions - e.g. safer entrance and exits, ventilation, moderate roof-top extensions with site-plane set-backs where applicable within the maximum height allowance.

The Economic Working Team is apprehensive about an alternative Historic District designation for its economic impact on small businesses and small property owners, as well as the potential difficulty in resolving residential safety with historic design guidelines.

The Economic Working Team is in favor of designation for individual landmarks, however.

* C6-1 zones allow Commercial FAR of 6.0 and Residential FAR of 0.87-3.44

**C6-1G zones have special regulations governing conversions of non-residential space to residential use.