

## HIGHLIGHTS SUMMARY

### COMPARISON BETWEEN FRAMEWORK TO PRESERVE CHINATOWN / LES AND PROPOSAL FOR A CHINATOWN / LES SPECIAL ZONING DISTRICT

These two plans were reviewed and analyzed to determine commonalities and differences and provide general comments on the feasibility of their recommendations. The Matrix attached contains a detailed analysis of different topics included in the proposals. This is a highlights summary of the Matrix's content.

#### The Plans

The two plans are:

- Framework to Preserve Chinatown/Lower East Side, prepared by R. Gafvert and R. Weber Consulting for Two Bridges Neighborhood Council, April 2011.
- Proposal for a Chinatown/Lower East Side Special Zoning District, prepared by Coalition to Protect Chinatown and the Lower East Side, February 28, 2011.

#### Points of Convergence

- Both proposals seek to protect residents and businesses from displacement, create affordable housing and protect historic buildings and neighborhood fabric.
- Both proposals focus on land use analysis to support major recommendations.
- Both proposals embrace the creation of zoning districts to protect residents and businesses, including Inclusionary Zoning and anti-harassment provisions.
- Both proposals show concerns for the built environment and recommend height restrictions or Floor Area Ratios to prevent over scaled development and produce buildings to match the existing context.
- Both proposals seek to protect existing industrial businesses/jobs by supporting the continuation of the "G" districts.

#### Points of Divergence

- **Nature of the plans:** TBNC's proposal is a framework for development and includes housing and local economic development recommendations. The Coalition's proposal is a rezoning plan and addresses housing and local development issues only through zoning.
- **Methodology:** TBNC's proposal provides an appendix with demographics and socioeconomics analysis as well as a thorough land use analysis to support findings and

recommendations. The Coalition's proposal refers to other studies and provides limited land use analysis to substantiate its recommendations.

- **Recommendations:** TBNC's proposal provides some specific recommendations supported by analyses but mostly suggests further studies to determine the appropriate recommendation. The Coalition's proposal provides specific zoning recommendations for the different subareas although it doesn't provide thorough analyses to substantiate them.

### **Strengths**

- Both proposals focus their efforts in evaluating land use issues that have an impact on and bring undesirable changes in the neighborhoods.
- Both proposals support community participation.
- TBNC's proposal provides a demographic and socioeconomic analysis of the study area by neighborhood that helps understanding population trends.
- TBNC's proposal provides a comprehensive analysis of soft sites that helps to identify sites with potential for future development in the neighborhoods.

### **Weaknesses**

- Both proposals require further study and analysis of different issues to support and/or strengthen their recommendations.
- Two different and simultaneous planning approaches for the same area weaken the potential outcome of the review process. If there is a lack of consensus, the City might take decisions/actions that might not fulfill the community's expectations or even be in detriment of the existing community's stability.

### **Final Comments**

- Consensus among community stakeholders around the type of proposal for the area (Plan or Rezoning) is vital for a successful outcome.
- Either approach will require further study and analysis to support the recommendations.
- Community outreach and education on the issues contained in a proposal is of utmost relevance to earn broad support.