

Rezoning the Waterfront

Our ask: We — waterfront tenant leaders, CAAAV, and GOLES — ask Community Board 3 and Borough President Gale Brewer to be co-applicants on a 197-c and vocally support this endeavor, in order to strengthen our community’s call for long-term protections on the waterfront.

Why Rezone the Waterfront?

Our waterfront needs protections — now! The Extell building is rising above our neighborhood, and three more luxury megatowers just like it have been proposed by huge real estate developers.

If rezoning protections are passed, those companies will have to follow new rules that seriously limit their height of their buildings and mandate permanently affordable housing. These rules will also cover any other sites along the waterfront vulnerable to development, like the Manhattan Mini Storage site at 220 South Street.

Rezoning is the best way for our community to both fight the proposed massive luxury developments and guarantee long-term protections for the future of our neighborhood!

Current Zoning

The current zoning along the section of Cherry Street and South Street where the mega towers have been proposed is **C6-4**. This zoning is for “high-bulk commercial uses”, including “corporate headquarters, large hotels, department stores and entertainment facilities”.

According to the city, it is “typically mapped within the city’s major business districts”¹. The area between City Hall and Brooklyn Bridge in the Financial District, and the portion of Tribeca around the World Trade Center are other examples of C6-4 zoning.

Other zoning types along the waterfront include M1-4, M1-6, and C2-8.



Image: Map of the current zoning along the waterfront

¹ <https://www1.nyc.gov/site/planning/zoning/districts-tools/c6.page>

How Will Rezoning Protect the Waterfront?

The Chinatown Working Group rezoning plan has defined the area along the waterfront as Subdistrict D.

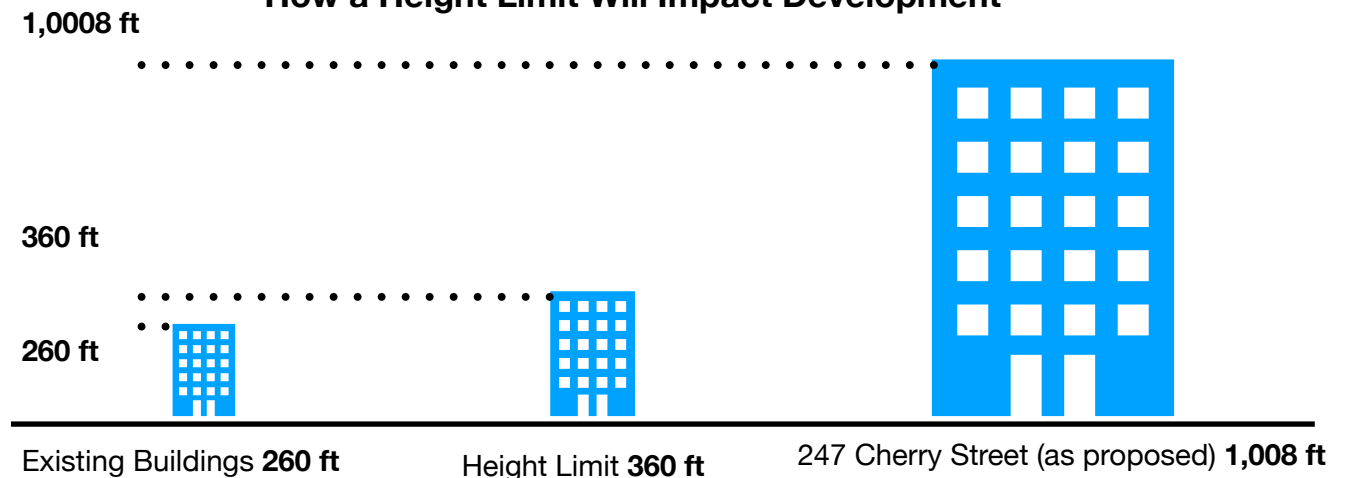


Image: Subdistrict D of the Chinatown Working Group Plan.

If we rezone Subdistrict D according to Option 1 of the Chinatown Working Group plan, we will create:

- ◆ 350 ft height limit for all new buildings
- ◆ Requirement for up to 50% guaranteed on site permanently affordable housing in C6-4 and 55% guaranteed on site permanently affordable housing in M1-6 in district.
- ◆ Requirement for maximum open space development
- ◆ Requirement for hotels, big box stores, bars and clubs to acquire Special Permits and undergo public review
- ◆ Requirement for anti-harassment certification (as already required in Clinton Special District)

How a Height Limit Will Impact Development



What is Needed to Pass Rezoning?

- ◆ An 197-C Land Use Application must be submitted to and certified by the Department of City Planning.
- ◆ The City Planning Commission must approve the application.
- ◆ The City Council must vote in favor of the application.

Waterfront tenant leaders, working with GOLES and CAAAV, plan to submit a 197-C land use application for Subdistrict D, Option 1 of the Chinatown Working Group Plan.

We ask Community Board 3 and Borough President Gale Brewer to be co-applicants and vocally support this endeavor, in order to strengthen our community's call for long-term protections on the waterfront.

The Land Use Committee of Community Board 3 **already voted in support of this plan** on November 9th, 2015.

Excerpt from the Community Board 3 (CB 3) resolution regarding the Chinatown Working Group (CWG) Plan for Subdistricts D (Lower East River Waterfront) and F (Under Bridge General Services):

"...WHEREAS, the majority of the population is low income and older, and high rise moderate income and affordable senior housing has been built on the north side of South Street; and

WHEREAS, the entire Subdistrict D is vulnerable to the impacts of Climate Change; and

WHEREAS, in the absence of height limits, inappropriate developments (such as very tall condos) are beginning to appear within the Subdistrict; and

WHEREAS, the CWG plan for Chinatown, as it applies to Subdistrict D (the Lower East River Waterfront Area), provides for a 350 foot height limit; and

WHEREAS, the CWG plan for Subdistrict D requires 50% guaranteed permanent Affordable Housing, -- if 20% is achieved through a 421a tax abatement, then an additional 30% guaranteed permanent Affordable Housing must be added; and

WHEREAS, the CWG plan provides for an additional .5 FAR for Culture either on site or as a contribution to a cultural resource fund; and

WHEREAS, the CWG plan requires special permits in Subdistrict D for certain commercial businesses such as hotels, universities, dormitories, hospitals, hospital staff dwellings, bars, clubs, and limits the size of most stores and businesses to 2,500 square feet....

THEREFORE BE IT RESOLVED, CB 3 supports Option 1 of the CWG plan for Subdistrict D as well as the plan for Subdistrict F. "