

Guidelines to Accompany the 124 East 14th Street Request for Proposals by EDC

WHEREAS, the NYC Economic Development Corporation (NYC EDC) released a Request for Proposals (RFP) for the PC Richard & Son site on 14th Street on November 5, 2015, for which proposals are due on February 26, 2016, and

WHEREAS, the site is not built to the full extent of what is allowable under existing zoning, and that site is currently occupied by PC Richard & Son, which has a lease that expires on February 26, 2016, and

WHEREAS, the RFP seeks proposals that, among other things, "support the development of 21st century workforce skills, create high density of jobs per foot, and/or propose the formation of next generation companies and industries in the City," and

WHEREAS, Community Board 3 (CB 3) has long advocated for a strong local economy that is diverse, affordable, supportive of independent small businesses, and reflective of this residential community, and

WHEREAS, while CB 3 strongly supports modern job creation within the District, CB 3 is disappointed that it was not afforded an opportunity to advise on the RFP before it was drafted and released, especially since there is precedent for successful collaboration between CB 3 and NYC EDC, so

THEREFORE, BE IT RESOLVED, that with regard to any retail use on site CB3 supports a diverse mix of uses on-site, CB 3 will not support a chain store being situated on site unless it is that of the existing business (PC Richard & Son), will not support an eating or drinking establishment serving alcohol being situated on site due to an over-proliferation of such uses in the District, and will only support retail that is affordable to the local community, so

THEREFORE, BE IT FURTHER RESOLVED, that with regard to any housing on site, CB 3 will only support proposals for housing that are 100% permanently affordable, and in absolutely no instance will CB 3 support a dormitory at the site, so

THEREFORE, BE IT FURTHER RESOLVED, that CB 3 strongly supports a required prevailing wage for all jobs on site, and urges Proposers and NYC EDC to collaborate with the Lower East Side Employment Network (LESEN) when hiring for permanent jobs, so

FINALLY, THEREFORE BE IT FURTHER RESOLVED, that CB 3 strongly requests that NYC EDC make all proposers aware of CB 3's position on the RFP by referring them to the CB 3 website as soon as possible before the RFP due date.