



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300 - Fax (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

February 4, 2015

Mr. Wilson Soo, Co-Chair
Mr. Antony Wong, Co-Chair
Chinatown Working Group
c/o Community Board #1 Manhattan
49-51 Chambers St., Rm 715
New York, New York 10007

Dear Mr. Soo and Mr. Wong,

At its January 2015 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Community Board 3 Resolution Regarding the Chinatown Working Group (CWG) Plan for Sub-District B (Community Preservation and Resilience Area) and other NYCHA Properties

WHEREAS, Subdistrict B is characterized as a Planned Community Preservation and Resilience Area, consisting of large planned housing developments constructed for low and moderate income New Yorkers along the lower East River in the 1930s, 40s, and 50s; and

WHEREAS, the NYCHA housing developments are built in a unique "tower in the park" architectural style, characterized by large-scale site plans with significant open space and internal pedestrian walkways; and

WHEREAS, the Land Use & Housing Committee reviewed the CWG proposal as written, and proposed revised language which was memorialized by the Committee; and

WHEREAS, the revised proposal insures that in each large-scale planned community development in Subdistrict B, any new development, demolition or enlargements in the Sub-District would require a Special Permit (ULURP) based on the findings summarized below:

- 1) Any new development, demolition or enlargements must be at rents affordable to that specific large-scale planned community development and will not reduce the total number of units and total number of legal occupants;
- 2) New development or enlargements in the specific large-scale planned community development must relate to the existing buildings or other structures in all manner of scale and design and will not seriously alter the scenic amenity and the environmental quality of that large-scale planned community development, or in the alternative, must include alternative amenities or quality factors approved as part of the plan.
- 3) New development or enlargements must maximize Climate Change resilience and adaptation measures relating to built form and permeable surfaces as more specifically

detailed in the proposal approved by the Committee, and be sited so as to preserve the greatest amount of open space and landscaping that presently exists in the specific large-scale planned community development in Subdistrict B so as to potentially accommodate water detention green infrastructure and retention tanks. There can be no reduction in open space within that specific large-scale planned community development in Subdistrict B unless adequate alternative space is provided in that development with the exception of parking areas which can either be placed below or above grade level in any new development;

- 4) It has been certified that no tenant harassment, denial of services or unnecessary demolition has occurred;
- 5) Any new non-residential use development or enlargement addresses the community facility, services and/or commercial use needs of the specific large scale community development in which the development or enlargement is proposed and will not displace existing residential units, commercial businesses or community facilities.

WHEREAS, the current underlying zoning is: R7-2-FAR: C2, R0.87-3.44, CF6.5; and

WHEREAS, the proposed underlying zoning is: Where actual FAR is 2.43 or under: Downzone to - R6/C2 Modified - FAR: C2, R 0.78-2.43, CF 4.8 – and - Where actual FAR is over 2.43: Change to: R7-2/C2 Modified - FAR: C2, R 0.87-3.44, CF6.5

WHEREAS, a key goal of this rezoning proposal is to preserve as a public review process via ULURP for new development, demolition or enlargements in the Sub-District; so

THEREFORE BE IT RESOLVED, CB 3 supports the Sub-District B rezoning proposal as updated by the Land Use & Housing Committee at it January 2015 meeting.

Please contact the community board office with any questions.

Sincerely,



Gigi Li, Chair
Community Board 3



Linda Jones, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Joel Kolkmann, New York City Department of City Planning
Persephone Tan, Office of New York City Council Member Margaret Chin