

# What would change for the district?

With Existing Zoning	With Special District Zoning
Landowners can renovate or demolish buildings to rent at market-rate prices, displacing current residents, with no anti-harassment certification	Landowners cannot make major renovations nor demolish buildings unless they have received an anti-harassment certification
Developers build luxury housing with no requirement for on-site permanently affordable housing	New developers are required to guarantee on-site permanently affordable housing, affordable to existing low-income families (lowest bands of AMI)
Allows incompatible large buildings at unlimited heights	The size of new buildings reflects the existing scale and character of the neighborhood
Allows large commercial developments such as hotels and big box stores.	Supports diverse small businesses; developments such as big box stores and hotels prohibited in some areas and require special permits elsewhere
Manufacturing is only protected in some areas, left vulnerable to displacement.	Existing manufacturing is protected from displacement ("G" designation)
No protections for buildings and places of historical & cultural importance except for landmarks	Preservation of buildings and places of historical and cultural importance is promoted throughout the district
Existing signage is not legal	Existing and new characteristic signage allowed

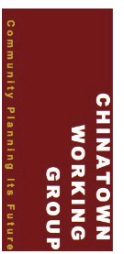
## What happens next?

- Outreach to and review recommendations with the community and build public support
- Work with Community Boards 1, 2 & 3 and with the NYC Department of City Planning and other city agencies on zoning recommendations
- Submit final zoning proposal to City Planning for public review process (UURP)
- Engage with community residents, organizations, elected officials and others throughout the public review process

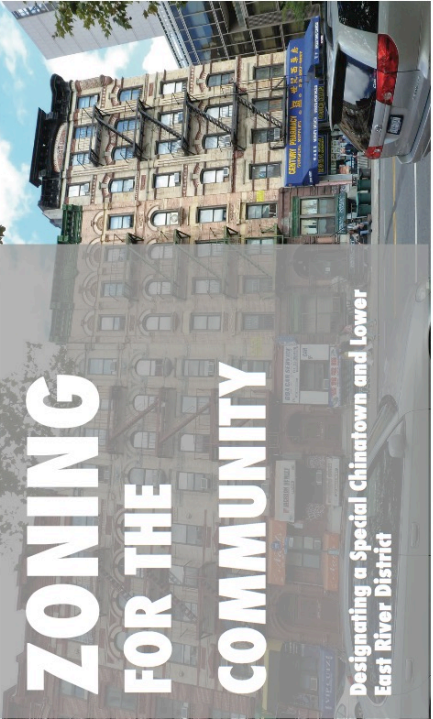


## Preserving Lower East River Neighborhood

### About this Project



**Mission:** Develop zoning recommendations that address the concerns and needs of the existing community and the unique character of Chinatown and surrounding areas.



## The Issues impacting Chinatown/LES

Local job opportunities for residents are disappearing!

New housing is not affordable to the existing low-income population!

Commercial and Residential Gentrification are displacing low-income people and small businesses!

Development pressures are threatening historical and cultural sites!

New buildings are often much taller, changing our neighborhood character!

## What is this project proposing?

### A Special Chinatown and Lower East River District

A Special District designation is about preserving the unique character of the community, ensuring future development is compatible and benefits existing residents, businesses, workers, buildings, and cultures. A Special District is needed because it provides certain goals that regular zoning does not.

## What would it provide?

- ☑ Recognition and preservation of the area's unique cultural character and historical significance as a gateway for immigrants
- ☑ Protection of existing low-income population from displacement
- ☑ Creation of new affordable housing affordable to low income residents
- ☑ Promoting existing building size, street life and signage
- ☑ Support for a diverse small businesses environment, prohibiting and limiting hotels and big box stores
- ☑ Preservation of businesses that provide local job opportunities in the neighborhood
- ☑ Preservation and support of the development of cultural and community facilities and open public spaces



In order to recognize the unique characteristics of the neighborhood, the Special District is divided into **5 Subdistricts** and each includes district-wide provisions.



See specifics in each.

## Subdistrict A: Preservation Area

**With Existing Zoning:** Howard Johnson Building

**With Special District Zoning:**

1 85 ft height limit

79 Elidge St

2 Enables affordable housing development, with required up to **45%** on-site permanently affordable units (A potential new home for 7 families on Canal St and 42 families on Henry St, who are making less than \$40,000)

49 Henry St

Enables affordable housing development, with required up to **45%** on-site permanently affordable units (A potential new home for 7 families on Canal St and 42 families on Henry St, who are making less than \$40,000)

**With Existing Zoning:** Wynham Garden Hotel

**With Special District Zoning:**

3 Limits size of commercial to 2,500 sq ft. No hotels or big boxes. Bars and clubs require special permit with public review.

## Subdistrict B: Planned Community Preservation and Resilience Area

**With Existing Zoning:** NYCHA Infill plan to build luxury condos in towers open spaces

**With Special District Zoning:**

1 Requires special permit and public review (ULURP) for all new development or enlargement.

2 Requires that new housing is at rents that will not change the mix of income groups presently living in the development nor reduce the number of units.

3 Development or enlargement must include climate change resiliency and adaptation measures & preserve open space.

## Subdistrict E: Bowery Corridor

**With Existing Zoning:** Bowery Museum on Bowery

**With Special District Zoning:**

1 120 ft height limit

2 More residential allowed or bonused, providing up to 40% guaranteed on-site affordable housing. (A potential new home for 14 families on Bowery making less than \$40,000)

139 Bowery St

3 Requires a special permit and public review (ULURP) for certain commercial businesses such as hotels, big box stores, bars, and clubs.

## Subdistrict C: Higher Density Mixed Use

**With Existing Zoning:** Commercial office, big box store, or hotel

**With Special District Zoning:**

1 120 ft height limit

246 Canal St

2 Enables affordable housing development, with required up to **50%** on-site permanently affordable units (A potential new home for 22 families on Canal St and 9 families on Walker St, who are making less than \$40,000)

83 Walker St

3 Limits size of certain commercial uses. Requires a special permit for hotels, big box stores, bars, and clubs.

## Subdistrict D: Lower East River Waterfront

**With Existing Zoning:** A proposed 55 or 70 story luxury condo with no affordable housing

**With Special District Zoning:**

1 350 ft height limit

220 South St

220 South St

250 South St

2 Requires up to **55%** guaranteed on-site permanently affordable housing (A potential new home for 673 families at 220 South St and 782 families on 250 South St, who are making less than \$40,000)

3 Hotels, big box stores, bars, and clubs would require special permit involving public review (ULURP).

4 Requires maximum open space and permeable surfaces.

5 Requires certain waterfront/community supportive facility uses on the ground level such as schools, food markets, or non-profit recreation centers.

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