Present:
Voting CWG Members:
- Michael Levine  CB#1
- Victor Papa  Two Bridges Neighborhood Council
- Jean Standish  Bowery Alliance of Neighbors
- David Tieu  NMASS
- Keun Tang  CAAAV/Chinatown Tenants Union
- Wendy Cheung  CSWA
- Louise Velez  NMASS
- Wah Lee  CSWA
- Anj Chaudhry  CAAAV
- Undecipherable  CAAAV
- Douglas Woodward  Chinatown Business and Property Owners
- Gigi Li  Community Board #3

Non-CWG Present (See Attachment #1 - Attendance Sheet)

Messrs. Levine and Papa presided as CAPZ WORKING TEAM Co-chair

The meeting convened to discuss Subdistricts D & C

SUBSECTION D - Mr. Papa opened the meeting and reported that, in the ensuing period following the October 27th CAPZ meeting to this current CAPZ meeting, the Co-Chairs allowed for the Chinatown Business and Property Owners group and Pratt Institute to work out an arrangement, whereby the Chinatown Business and Property Owners, which had questioned the Pratt Institute about the basis and methodology of the Subsection D analysis of the Pratt Plan at the 10-27-14 CAPZ meeting, and at that included a request that Pratt disclose the identity of the private consultant Pratt Institute hired to analyze said Subsection D, had finally resulted in Pratt’s declination of such requests as the two attached copies of emails (Attachment A & B) will demonstrate.

Gigi Li also updated the group by mentioning the timeline for CB#3’s full and the Land Use Committee’s review of the CAPZ proceedings and votes.

Discussion followed with a consensus that CAPZ vote of SUBSECTION D as is in the Pratt Plan. The vote was as follows: 5 in favor, 2 abstentions and 1 against.

Mr. Woodward also provided the attached letter for the record (Attachment C).

SUBSECTION C – Mr. Levine guided the discussion on this subsection which resulted, at first, in a NO vote by all groups. This led to a decision to allow Anj Chaudhry to compose an alternative option, heretofore referred to a SUBSECTION C- Option B, the former known as SUBSECTION C-Option A. Ms. Chaudhry was asked to do all she could to have the Option B alternative ready for the CWG plenary meeting on December 1.

The meeting ended by the Co-Chairs announcing that the next CAPZ meeting will be announced.
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Hi Victor,

Thanks so much for taking the time to chat with me today. As we discussed, the Pratt planning team understands that individual stakeholders and property owners may want to explore some of our recommendations by conducting their own investigations and analysis where their property is concerned. We certainly respect that. To do so does not require our involvement, and since the contract concluded close to a year ago we consider our work on the project to be complete. We're very proud of the report the team of professionals and experts produced under the contract, and our hope is that you and the Chinatown community of stakeholders find it useful and can pursue many of its recommendations.

Thank you again. If you have any further questions, please do not hesitate to get in touch.

Best,

Vicki

Vicki Weiner
Deputy Director
Pratt Center for Community Development
200 Willoughby Avenue
Brooklyn NY 11205
718-637-8645
vweiner@prattcenter.net
www.prattcenter.net
Victor Papa <victorpapa@twobridges.org>
To: Michael Levine <MiLevine@cb.nyc.gov>

[Quoted text hidden]

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Victor J. Papa
917-881-5008

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We are disappointed that Pratt has withdrawn the offer that Eva Hanhardt made publicly to CAPZ and the CWG that the Institute hire an independent consultant to redo the real estate analysis on which the recommendations for the subareas relied. We continue to be troubled that Pratt has refused to divulge the identity and credentials of the subconsultant who performed the analysis or to share the work that led to the recommendations in the Final Report, despite having been asked by members of the CWG, its client, to do so, and despite the fact that the recommendations appear in a report paid for with public funds provided by LMDC.

Pratt’s statement that it “stands behind” the work of the subconsultant is meaningless unless that work is available for public, professional, and independent review and verification.

We understand from our own investigation that the subconsultant was not a trained real estate analyst but rather a project manager with a background in planning and art history and less than two years of experience at a development firm which he has recently left.

We believe that the circumstances surrounding how the recommendations were generated be disclosed at any presentations to or meetings with community boards, City agencies, or the public at which the report is discussed.
to me, Michael

Victor-

Vicki Weiner’s e-mail to you made it clear that Pratt stands by its work, but understands that others are free to disagree with it. Individual CWG members may want to explore some of the recommendations by conducting their own investigations and analysis. However, that does not require Pratt’s involvement since the contract ended almost a year ago.

The report provided recommendations and it is now up to CWG to decide which, if any, of our recommendations they adopt, modify or reject. CAPZ and ultimately the full CWG can vote to delete or modify the affordable housing percentage recommendations or any other recommendations, as they see fit.

I am not able to attend the meeting this coming Monday, Nov 24th. Both you and Michael have my power points for Subdistricts C and D and I will forward a larger scale map of C tonight. I am certain that with your leadership the CAPZ group can proceed to make a decision without my presence.

Sincerely,
Eva

Also, in reviewing the Pratt payments it was found that the consultant did not get paid for the "back of the envelope" financial estimate but rather did the work pro-bono and, thus, no public money was spent.
Subdistrict C: Higher Density Mixed Use (Medium Rise/ Medium Density/Mixed Use)

CURRENT ZONING

C6-4
FAR: C10, R10, CF10
Height Factor Building

C6-2A
FAR: C6, R6.02, CF6.5
Height Limit: 120 ft.

C6-1
FAR: C6, R0.87-3.44, CF6.5
Height Factor Building

R7-2
FAR: C2, R0.87-3.44, CF6.5
Height Factor Building

M1-5
FAR: C5, M5, CF6.5
Height Factor Building

PROPOSED ZONING

Retain existing C6-4, C6-1 and R7-2 zoning in Subdistrict C, with additional provisions below.

Underlying: C6-2A/G Modified
FAR: C6, R7.2, CF6.5
Height limit: 120 ft.

Pro: Offers more contextual development in areas zoned C6-2A and M1-5.

Affordability Provisions:

1. Guaranteed 20% permanently Affordable Housing (with 421a tax abatement).

2. In existing C6-2A - Guaranteed 20% (40% if not using 421a) additional permanently Affordable Housing for residential increase from FAR 6.02 to 7.2.

3. In existing M1-5 - Guaranteed 30% (50% if not using 421a) additional permanently Affordable Housing for rezoning of M1-5 and increased FAR from 5-7.2.

4. Additional 1 FAR bonus for Transfer of Development Rights from Area A and from Buildings of Significance.

OTHER PROVISIONS

1. Require anti-harassment / anti-demolition certification.

2. Include “G” protections for existing manufacturing.

3. Use and size modifications (would allow as-of-right development).

4. Special Permit for certain sizes and/or uses.

5. Signage allowed except illuminated above first floor.

6. Add Buildings/Spaces of Significance.
Sub-District C:
HIGHER DENSITY MIXED USE

Existing Zoning:

C6-4
FAR: C 10, R 10, CF 10
Height Factor Building

C6-2A
FAR: C 6, R 6.02, CF 6.5
Ht. Limit: 120 ft.

C6-1
FAR: C 6, R 87.34, CF 6.5
Height Factor Building

R7-2
FAR: C 2, R 87.34, CF 6.5
Height Factor Building

M1-5
FAR: C 5, M 5, CF 6.5
Height Factor Building

Proposed Zoning:
For areas currently zoned M1-5 and C6-2A
- Underlying: C6-2A Modified
- FAR: C 6, R 7.2, CF 6.5
- Ht. Limit: 120 ft
Proposed Zoning:
For areas currently zoned M1-5 and C6-2A

- **Underlying:** C6-2A Modified
- **FAR:** C 6, R 7.2, CF 6.5
- **Ht. Limit:** 120ft
**Subdistrict C Comparison**

Includes everything that applies to the Entire Special District PLUS the following:

N- New  P- Preservation

**Existing Zoning**

1. Most of the area has no height limit.

2. There is no requirement for guaranteed on site permanently affordable housing.

3. Hotels and big box are allowed.

4. Does not limit size of commercial uses.

5. Except in the manufacturing zone, no protections for conversion of existing manufacturing and most new manufacturing is not allowed.

6. Transfer of unused “FAR” allowed only to neighboring lots.

**Proposed Special District Zoning**

1. 120 ft. height limit for the area that is zoned manufacturing and the area that currently has a 120 height limit. The rest of the area will stay the same as the existing zoning.
   
   P – Reflect existing heights

2. Requires 40 & 50% guaranteed onsite permanently affordable housing - N - Provides potentially 70 new affordable housing units on soft sites.

3. Requires a special permit (ULURP public review) for certain commercial business such as Hotels big box stores, bars and clubs.
   
   P – Protects from oversaturation of certain uses and preserves local businesses

4. Limits the size of certain commercial uses - P - preserves smaller local businesses and neighborhood character.


6. Allows receipt of unused FAR from sub-district A and from certain building of historic and cultural significance so long as height limits are kept and receiver site’s allowed FAR is only increased 1 FAR.
   
   P &N– keeps contextual heights in both C and A while allowing some limited new development.