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 Special District Zoning:

1. Enables affordable housing development, with required up to 50% on-site permanently affordable units.
2. Limits size of commercial to 2,500 sq ft. No hotels or big boxes. Bars and clubs require special permit with public review.
3. Includes a preservation of existing affordable housing tax exemption or abatement for properties with low income tenants.

With Existing Zoning:

Howard Johnson Building

With Special District Zoning:

79 Bridge St

Subdistrict B: Planned Community Preservation and Resilience Area

With Existing Zoning:

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

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 C: Higher Density Mixed Use

With Existing Zoning:

79 Bridge St

With Special District Zoning:

1. 85 ft height limit
2. Enables affordable housing development, with required up to 50% on-site permanently affordable units.
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:

With Special District Zoning:

1. 350 ft height limit
2. Requires up to 55% guaranteed on-site permanently affordable housing.
3. Requires certain waterfront/community supportive facility uses on the ground level such as schools, food markets, or non-profit recreation centers.
4. Requires maximum open space and permeable surfaces.

With Special District Zoning:

Bowery Museum on Bowery

Subdistrict E: Bowery Corridor

With Existing Zoning:

Bowery Museum on Bowery

With Special District Zoning:

1. 85 ft height limit
2. More residential allowed or bonused, providing up to 40% guaranteed on-site affordable housing.
3. Requires a special permit and public review (ULURP) for certain commercial businesses such as hotels, big box stores, bars, and clubs.

With Special District Zoning:

246 Canal St

(A potential new home for 7 families on Canal St and 42 families on Henry St, who are making less than $40,000)

With Special District Zoning:

83 Walker St

(A potential new home for 22 families on Canal St and 9 families on Walker St, who are making less than $40,000)
ZONING FOR THE COMMUNITY
Designating a Special Chinatown and Lower East River District

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

What would change for the district?

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

Key Words
- Anti-harassment certification: a certificate issued by NYC’s housing agency that can protect tenants from harassment and displacement.
- AMI (Area Median Income): a way of showing household income in an area.
- FAR (Floor Area Ratio): a way of calculating the maximum square feet of a building allowed on a lot.
- Height limit: how many feet high a building can be.
- Special Permit: a requirement for public review (ULURP) for certain actions.
- G designation: protects existing industrial businesses by requiring a special permit to develop housing.
- Open Space: a part of a piece of land or lot that is not built on.

What is this project proposing?
A Special Chinatown and Lower East River District

A Special District is needed because it provides certain goals that regular zoning does not.

- 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

What would it provide?

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 (ULURP)
- Engage with community residents, organizations, elected officials and others throughout the public review process

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!

Preserving Chinatown and the 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.

Recognition and preservation of buildings and places of historical & cultural importance except for landmarks

Open Space: a part of a piece of land or lot that is not built on.

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