

MOTION: At its May monthly meeting, Community Board #3 passed the following two motions:

Motion 1:

WHEREAS, the Community Board 3 Land Use, Zoning, Public & Private Housing Committee is considering guidelines for the Seward Park Redevelopment Project Environmental Impact Study (EIS); so

THEREFORE, BE IT RESOLVED the committee supports the following Urban Design Principles for Sites 1-6 (those South of Delancey Street):

1. **Height of all buildings.** The buildings should be contextual in design, taking into account the unique crossroads of the two different urban design contexts presented by the area. As such, Sites 1, 3 and 6 should not exceed fourteen stories. Site 2 should not exceed 24 stories. Either Site 4 or 5 can be up to 24 stories, with the other not to exceed 14 stories.
2. **School.** If a school is developed (as preferred), it should be on Site 5, with the entrance on a side street and not Grand Street.
3. **Commercial development.** If commercial development is needed beyond the ground level and second floor (e.g., to comply with the guidelines), the extra commercial development should be placed on either Site 2 or Site 4, with a final determination following the EIS's study of the comparative impacts of the two alternative sites.
4. **Public open space.** Public open space of not less than 10,000 square feet should be provided on the north side of Site 5 or the south side of Sites 2, 3, or 4.
5. **Pedestrian safety.** A pedestrian overpass should be built over Delancey Street, between Site 2 and Site 9.
6. **Parking.** All future parking lots on any of the sites should be underground.
7. **Street grid.** The four streets in the grid should remain and be utilized.
8. **Street life.** The site area's design should be done so as to maximize street life.
9. **Mixed-income quality.** Assure that all of the buildings (with no exceptions) are mixed-income, so as to avoid the problem of uneven distribution of amenities, maintenance, and more; with the exception of senior housing that depends on federal funding that does not allow mixed-income.

Motion 2:

WHEREAS, the SPURA Guidelines approved by the Land Use, Zoning, Public and Private Housing Committee and unanimously by Community Board 3 in January 2011 specify that "with the exception of a possible supermarket, no single retail tenant should exceed 30,000 sf in size" and that "'mid-box' retail is defined as stores equal to 10,000 to 30,000 square feet (sf)"; and

WHEREAS, many chain stores achieve lower prices by paying inadequate wages to their employees; and

WHEREAS, chain stores may fail to provide adequate benefits to their employees; and

WHEREAS, the lower prices thus achieved may force out local small businesses the Guidelines encourage; so

THEREFORE, BE IT RESOLVED stores exceeding 15,000 sf (square feet) are required to hire locally, pay a living wage, and provide appropriate benefits.