



THE COUNCIL OF THE CITY OF NEW YORK

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CM CHIN PUSHES TO SECURE HEALTH AND SAFETY PLAN FOR CHUNG PAK SENIORS AND CONSTRUCTION MITIGATIONS FOR CHINATOWN

City Hall –Today, in a 11 to 5 vote with no abstentions, the New York City Council Committee on Land Use voted to approve the City’s plan to close Rikers Island and shift to a smaller system of modern, service-centered facilities located closer to the courts – bringing the plan to a full Council vote on Thursday. Since the beginning of the public review process, Council Member Chin has stood with residents to highlight concerns around safety, construction mitigation, small business protections and community investments.

With the Manhattan Detention Center in close proximity to Chung Pak, a low-income senior housing building, Council Member Chin has consistently amplified the community’s demands for a robust mitigation plan to protect Chung Pak seniors and residents of surrounding buildings from construction impacts.

Initial renderings called for construction to take place directly against the Chung Pak senior building, which raised immediate health and quality of life concerns. As a result of the community’s advocacy efforts, the City committed to creating a 40-foot setback, increasing the distance between the senior building and the Manhattan Detention Center. To protect the building’s rooftop garden from dust, the City committed to the construction of a rooftop enclosure on the terrace of the building as well as heating ventilation and air conditioning and windows upgrades. In addition, the Department of Housing Preservation and Development committed to a long term preservation plan to extend the affordability of the 88 senior units.

Construction mitigation for the entire community remains a top priority. Together, the New York City Department of Design and Construction (DDC) and a design and program consultant will hold engagement workshops throughout the demolition and construction process. An on-site construction office will provide residents with a direct line of communication to key city

agencies regarding any issue related to construction and further ensure the Administration's accountability to community concerns. All construction must comply with the Occupational Safety and Health Administration's federal guidelines and rules.

With small businesses on Walker, Baxter and Centre Streets fearing displacement from prolonged construction, the Council Member urged for a strong protection plan—including rent credits to Chung Pak in the amount of **\$1.3 million** to be waived annually starting from demolition and lasting for the duration of construction. DDC will also provide for umbrella scaffolding along Baxter and Centre Street to minimize the impacts of sidewalk sheds on the visibility of small businesses. The City also extended the commercial lease with Chung Pak to 2078—ensuring the building will continue to be a space where Chinatown's small businesses can thrive for years to come.

In response to the community's concerns around preserving access to Columbus Park during construction, Council Member Chin secured a legally-binding commitment that no open space will be used for staging or any construction-related activities. Columbus Park also obtained nearly **\$10 million** in capital investments to support long-awaited upgrades—including the reconstruction of the park pavilion and the comfort station by the playground. The comfort station will also feature improvements to make the restrooms ADA-compliant.

The Chinatown community also secured additional investments for a new cultural performance space. Additionally, at 70 Mulberry, an elevator will be installed, bringing a critical accessibility upgrade to a space that houses multiple Chinatown non-profits and cultural organizations.

Last week, the Administration announced substantial height and bulk reductions of the four facilities, as well as deep citywide commitments to transform New York's criminal justice system—including an expansion of re-entry services, job training for formerly incarcerated individuals and the development of alternatives to incarceration for those with mental health needs. The proposed height for 124/125 White Street saw a 155-foot reduction from 450 feet to 295 feet—the largest height reduction out of the four facilities in the plan.

The plan will go to the New York City Council for a full vote at Thursday's Stated meeting at **1:30 pm**.

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