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Brad Hoylman-Sigal, Borough President

January 16, 2026

**Recommendation on ULURP Application Nos. C250306MMM and N250307ZRM –
Allen Street Mall Demapping
by The New York City Department of Parks and Recreation**

PROPOSED ACTIONS

The New York City Department of Parks and Recreation (“Parks”) (the “Applicant”) is proposing multiple land use actions to facilitate a future concession and reactivation of a shuttered restroom facility (the “Proposed Project”) located at Allen Street between Delancey Street and Rivington Street (Block 415, Lot 150), in Manhattan Community District 3 (the “Site”).

The Applicant proposes the following actions:

1. Changes to the City Map to eliminate, discontinue, and close a portion of Allen Street between Delancey and Rivington Streets, and establish that section of Allen Street as parkland; and
2. A zoning text amendment to Section 12-10 of the New York City Zoning Resolution (ZR) to allow the roadways of Allen Street between Rivington and Delancey Streets in Manhattan Community District 3, separated by a mapped public park, to be considered a wide street.

These actions would facilitate Parks taking control of the Site and having the authority to repurpose the restroom building, while maintaining Allen Street as a wide street.

BACKGROUND

In the mid-1920s, the Office of the Manhattan Borough President was responsible for the construction of the Allen Street Malls and the subsequent construction of the restroom facility at the Site in the 1930s. In 1929, Manhattan Borough President Julius Miller entered into an agreement with Parks to maintain the Allen Street Malls. In 1938, the Board of Estimate approved a resolution that gave Parks jurisdiction over restroom

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facilities in Manhattan, including the Allen Street restroom. In the 1950s, the restroom closed, and the building has been vacant since.

The Allen Street Malls comprise nine sections totaling 1.6 acres, spanning from East Broadway to East Houston Street. The malls are located within Allen Street, which is mapped as a wide street, under New York City Department of Transportation (“DOT”) jurisdiction. Parks, through an informal agreement, maintains the malls as landscaped properties.

Manhattan Community Board 3 (“CB 3”) has requested that Parks reactivate the restroom facility for many years. Parks and DOT determined that the proposed actions are necessary for Parks to have control of the Site.

Proposed Development

The proposed actions would facilitate approximately 9,300 square feet of the Allen Street Malls to be eliminated, discontinued, and closed as right-of-way, and then mapped as a public park. This would give Parks exclusive control of the Site and enable the reactivation of the shuttered 1,075-square-foot restroom building with a potential future concession.

Allen Street between Delancey Street and Rivington Street is currently mapped at 138 feet, with 44-foot-wide travel lanes and 13-foot-wide sidewalks on either side of the mall. Per the NYC Zoning Resolution, a wide street is 75 feet or more in width. Demapping the mall without an additional zoning action would result in two narrow streets on either side, instead of the existing wide street. The proposed zoning text amendment would maintain the Site as a wide street, keeping the existing lots in compliance with regulations for fronting a wide street.

While the plan for the future of the restroom building has not been finalized, the Applicant has issued a notice of intent to seek Franchise and Concession Review Committee (FCRC) approval to issue a Request for Proposals (RFP) for a food service concession at the Site. The Applicant has also said they will work with the community on the future of the facility.

Area Context

The Site is located in Manhattan Community District 3 in the Lower East Side neighborhood. The surrounding area is primarily zoned C4-4A and C6-2A. The Site is well served by transit by the F, M, J, and Z trains at Delancey Street-Essex Street and the M15, B39, and nearby M9 and M14A buses. The Site is located within the Lower East Side Business Improvement District (BID).

COMMUNITY BOARD RESOLUTION

On December 18, 2025, CB 3 voted 31-0 to recommend approval of the project. CB 3 also requested that Parks continue to work with the community board and local residents on the plan for reactivating the restroom building to ensure that the new use benefits the neighborhood.

BOROUGH PRESIDENT'S COMMENTS

I welcome this opportunity to improve the public realm of the Allen Street Malls by transforming a long-shuttered restroom building into a vibrant community asset. The restroom building, last operational in the 1950s, is fenced off, in obvious disrepair, and does not serve the community in its current state.

I commend Parks for taking this crucial step toward revitalizing the building into an activated public amenity that could become a neighborhood focal point. Simultaneously, Parks has kicked off the process to release an RFP for a food service facility at the Site. I urge Parks to work directly with Community Board 3 and other local residents throughout the RFP process to ensure that their priorities are reflected in the RFP language. Any further improvements to the public realm as part of the reactivation of the restroom building should also go through community-based planning processes.

I am pleased that local advocacy has gotten us to this point, and I look forward to seeing this project become a reality through continued partnership with the community.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application Nos. C250306MMM and N250307ZRM.



Brad Hoylman-Sigal
Manhattan Borough President