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THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DEPARTMENT OF DEVELOPMENT

B R O O K L Y N B R I D G E S O U T H E A S T
(M A N H A T T A N L A N D I N G)
U R B A N R E N E W A L P R O J E C T

SIXTH AMENDED URBAN RENEWAL PLAN
February 28, 1983

BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL AREA

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission: May 26, 1969 (CP-20533)
Adopted by the Board of Estimate: July 24, 1969 (Cal.No. 3)

First Amended Urban Renewal Plan

Approved by the City Planning Commission: July 24, 1970 (CP-21222)
Adopted by the Board of Estimate: July 23, 1970 (Cal.No. 7)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission: May 17, 1972 (CP-21962)
Adopted by the Board of Estimate: July 20, 1972 (Cal.No. 18)

Third Amended Urban Renewal Plan

Approved by the City Planning Commission: November 7, 1973 (CP-22500)
Adopted by the Board of Estimate: December 28, 1973 (Cal.No. 4)

Fourth Amended Urban Renewal Plan

Approved by the City Planning Commission: December 28, 1978 (C780522HUM)
Adopted by the Board of Estimate: January 25, 1979 (Cal.No. 6)

Fifth Amended Urban Renewal Plan

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Adopted by the Board of Estimate: October 22, 1981 (Cal.No. 20)

Sixth Amended Urban Renewal Plan

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BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PROJECT
THE CITY OF NEW YORK
FIFTH AMENDED URBAN RENEWAL PLAN

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MAPS ATTACHED TO PLAN

MAP I	Project Boundary Map (Dated May 30, 1980**)
MAP II	Land Use Plan (Dated May 30, 1980**)
MAP III	Internal Roadway Plan (Dated May 30, 1980**)
MAP IV	Seaport Area Public Facilities Plans (Dated April 1, 1983)
MAP V	Seaport Area Outdoor Vending and Canopy Area Plans (Dated June 22, 1983)

SECTION II. DESCRIPTION OF PROJECT

A. Boundaries of the Urban Renewal Area

The boundaries of the urban renewal area (the "project area") are as shown on the attached Map I, entitled "Project Boundary Map", dated May 30, 1980**, and are described in the attached Exhibit "A", entitled "Boundary Description".

B. Urban Renewal Plan Objectives

The overall objective of this Urban Renewal Plan is the establishment within the project area of a viable development consisting of residential, commercial, fish market, public, cultural and regional recreational facilities. Further objectives of the Plan are:

1. The removal or rehabilitation of substandard, insanitary and obsolete structures, evidenced by obsolete building types containing warehousing, manufacturing and other commercial activities, obsolete structures, non-fireproof construction, inadequate maintenance and vacant or partially vacant and "boarded up" buildings.
2. The elimination of blighting influences and the general character of obsolescence from the project area, such as existing obsolete piers, lack of off-street loading and parking facilities, physical and psychological barriers preventing public utilization of the East River waterfront.
3. The elimination of impediments to land disposition and redevelopment, especially a narrow, irregular and inefficient street pattern and obsolete platting for contemporary development.
4. The restoration and preservation of buildings and ships and the development of related facilities which form an environmental museum documenting the role played by New York City's seaport in the development of the city, state and nation (such museum and related cultural, recreational and commercial development being herein referred to as the "South Street Seaport").

5. The creation, in the vicinity of the South Street Seaport, of a regional cultural-commercial complex (including retail, museum, office and residential uses) - utilizing existing and new structures both on land and over the water.
6. The restoration and preservation of buildings of historical and architectural distinction.
7. The retention and upgrading of the Fulton Fish Market.
8. The creation of a circulation system which separates pedestrian and vehicular movement.
9. The full utilization for residential, commercial and community development of the project area's land and land under water extending to the pierhead line in the East River which now is characterized by decay and nonuse.
10. The provision of necessary retail and community space for new and existing residents of Lower Manhattan.
11. The integration of the new residents in the project area with Lower Manhattan's existing neighboring residential communities to the north and west and its commercial developments to the west.
12. The establishment of a public transportation network consisting of the Water Street Subway, a peripheral public transportation system and public pedestrian connections from existing and planned development to such subway and peripheral systems.
13. The achievement of a high quality of urban design and architecture which fulfills the needs of the individuals who live and work in Lower Manhattan.

C. Types of Proposed Renewal Actions

All real property or interests therein (and structures) in the project area, not presently owned by the City or the United States of America, excepting the real property or interests therein (and structures thereon marked "Q" and identified as Parcels 15 and 20 on the attached Map II, entitled "Land Use Plan", dated May 30, 1980**, are subject to acquisition. Real property within the project area will be sold, leased or otherwise disposed of to redevelopers to be developed, preserved and restored or demolished and redeveloped for residential, commercial, public and semi-public uses, in a manner consistent with the objectives of this Plan. The street system in the Urban Renewal Area will be modified in accordance with the Plan's objectives. Such modification shall consist of street widenings, street closings, the vertical separation of pedestrian and vehicular movement by the construction of public pedestrianways over streets and along the waterfront and the creation of street precincts which are open for solely pedestrian use. The unused floor area ratio (i.e., air rights) from such closed streets shall be conveyed for development consistent with the provisions of this Plan. Proposed public improvements within the project area and immediate vicinity include the reconstruction of the East River Drive Elevated Highway, the construction of the Water Street Subway, the construction of a municipal parking garage, the provision of waterfront parks and pedestrianways and assistance in the development of the South Street Seaport. The Comprehensive Amendment to the Zoning Resolution of the City of New York, as amended to date, will be further amended to permit development in the project area consistent with this Plan (such Zoning Resolution as heretofore and hereafter amended is herein referred to as the "Zoning Resolution").

SECTION III. LAND USE PLAN

A. Land Use and Urban Design Concepts

Attached Map II, entitled "Land Use Plan", dated May 30, 1980**, shows:

1. Existing thoroughfares and street right-of-way to be retained; and
2. All existing land uses to be retained and new land uses to be established in the project area.

Urban design concepts are shown on the District Plan for the Special Manhattan Landing Development District, of the Zoning Resolution. The urban design concepts generally consist of:

1. The establishment of certain visual corridors within the project area; and
2. The provision of public pedestrianways and pedestrian bridges within the project area.

B. Land Use; Zoning and Urban Design Requirements

The controls set forth in this Urban Renewal Plan covering land use and zoning requirements, including permitted use of redevelopment parcels, maximum residential densities (maximum zoning rooms), and maximum commercial floor area, shall be as defined in the Zoning Resolution, except as expressly noted herein. Wherever both specific controls covering land use and zoning requirements in the Urban Renewal Plan and references to the Zoning Resolution are used, in cases of conflict, the more restrictive controls shall govern.

1. Permitted Land Uses

As shown on the attached Land Use Plan the following uses shall be permitted:

a. Residential

Residential uses shall include residential development as permitted in the Zoning Resolution with appurtenant commercial uses, recreational areas and community facilities and parking garages and areas.

b. Commercial

Commercial uses shall include commercial development as permitted in the Zoning Resolution.

c. Public

Public uses shall include uses of a public or semi-public nature such as parks, open space, institutions and accessory uses and other uses of a public nature.

d. Commercial-Residential

Commercial-Residential uses shall include commercial and/or residential development as permitted in the Zoning Resolution.

e. Commercial-Public

Commercial-Residential uses shall include commercial development as permitted in the underlying mapped zoning districts which is compatible with the theme and concept of the South Street Seaport, and uses of public or semi-public nature such as parks, pedestrian thoroughfares, open space, institutional and accessory uses and other uses of a public nature, and Fulton Fish Market uses as permitted in the Zoning Resolution (Special Manhattan Landing Development District).

f. Commercial-Residential-Public

Commercial-Residential-Public uses shall include commercial, residential and/or public development as permitted in the Zoning Resolution which is compatible with the theme and concept of the South Street Seaport, and Fulton Fish Market uses as permitted in the Zoning Resolution (Special Manhattan Landing Development District).

2. Additional Zoning Regulations, Controls or Restrictions

a. Additional Controls

Controls to cover residential and commercial floor area ratios shall be as set forth in Table 1 below:

TABLE I

This Table and the accompanying notes are the "Additional Controls" referred to in Section III-B-2-a of this Urban Renewal Plan and is an integral part of such Plan. All terms shall be as defined in the Zoning Resolution.

<u>Parcel Number(a)</u>	<u>Permitted Uses</u>	<u>Zoning Districts</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum Commercial Floor Area Ratio</u>	<u>See Notes on following Pages</u>
1.	Commercial-Residential	*	*	*	(f), (t)
2.	Commercial-Residential	*	*	*	
3.	Commercial-Residential	*	*	*	(b), (t)
4.	Commercial-Residential	*	*	*	(b), (t)
5.	Public	*	*	*	
6.	Commercial-Public	*	*	*	(b), (c)
7.	Commercial-Public	*	*	*	(b), (c), (t)
8.	Commercial-Residential	*	*	*	(f), (k), (u)
9.	Commercial-Residential-Public	*	*	*	(b), (c), (d)

TABLE 1 (continued)

<u>Parcel Number(a)</u>	<u>Permitted Uses</u>	<u>Zoning Districts</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum Commercial Floor Area Ratio</u>	<u>See Notes on follow- ing Pages</u>
10.	Commercial-Public	*	*	*	(s), (h), (j)
11.	Commercial-Public	*	*	*	(s), (h)
12.	Commercial-Public	*	*	*	(h), (o), (s) (t)
13.	Commercial-Public	*	*	*	(h), (s), (t)
13a.	Commercial-Public	*			(p), (s), (t)
14.	Residential	*	*	*	(h), (j), (k), (l), (s)
15.	Commercial-Residential	*	*	*	(f), (g), (h), (j), (k), (l), (q), (s)
16.	Commercial-Residential	*	*	*	(g), (h), (j), (k), (l), (f), (s)
17.	Residential	*	*	*	(g), (h), (i), (j), (k), (l), (s)
18.	Residential	*	*	*	(g), (h), (i), (j), (k), (l), (s)
19.	Commercial-Residential	*	*	*	(d), (k), (s)
20.	Commercial-Residential	*	*	*	(f), (k), (q)
21.	Commercial-Residential	*	*	*	(d), (f), (k)
22.	Commercial-Public	*	*	*	(d), (r)

TABLE 1 (continued)

NOTES:

- * No restriction or control other than the requirements of the Zoning Resolution.
- (a) Parcels 1 through 22 are shown and numbered on Map II, Land Use Plan, dated May 30, 1980**. The parcel boundary lines shown on such Plan are intended to provide an approximate indication of each redevelopment parcel.
- (b) The upper stories of structures acquired for preservation and restoration and structures constructed on such parcel may be developed for museum, commercial, and residential uses.
- (c) Because of the extensive preservation and restoration of existing structures of historic and architectural merit on such parcel and/or the construction of new structures thereon which shall foster the objectives of this Urban Renewal Plan, unused floor area ratio (i.e., air rights) from such parcel may be sold, leased or otherwise disposed of and redistributed to other specified receiving lots within the project area as set forth in the Special South Street Seaport District promulgated as an amendment to the Zoning Resolution in pursuance of this Plan's objectives.
- (d) Such parcel is the location of buildings, facades and structures designated as city landmarks by the New York City Landmarks Preservation Commission. Redevelopment of such parcel shall be consistent with the preservation and restoration of such landmarks.
- (e) The boundaries of Parcels 10 and 11 may change if such changed location better serves the objectives of this Plan. Such change of location shall be treated as a minor change.
- (f) Unused floor area (i.e., air rights) attributed to and transferred from a granting lot and the closed streets referred to in Section IV-C of this Plan may be sold, leased or otherwise disposed of to the developer of a zoning lot on such parcel as set forth in the Special South Street Seaport District promulgated as an amendment to the Zoning Resolution in pursuance of this Plan's objectives. Development which incorporates such transferred air rights shall proceed in a manner which conforms to the pedestrian circulation objectives of this Plan.

TABLE 1 (continued)

- (g) Such parcel shall provide visual corridors as provided in Section III-B-3-a of this Plan.
- (h) Such parcel shall provide pedestrianways as provided in Section III-B-3-b of this Plan.
- (i) Such parcel shall provide pedestrian bridges as provided in Section III-B-3-d.
- (j) Such parcel shall provide park and open space as provided in Section III-B-3-e.
- (k) Such parcel shall be developed in a manner consistent with the proposed public transportation network as provided in Section III-B-3-f.
- (l) Such parcel shall make provision for streets and service roads as provided in Section III-B-3-g.
- (o) Redevelopment of such parcel may include a hotel, oceanographic center and retail space which is compatible with the theme and concept of the South Street Seaport.
- (p) Such parcel shall be formed by the closing of portions of streets as described in Section IV.C. hereof and shall otherwise conform to the provisions of that section.
- (q) Such parcel (or interest therein) is not subject to acquisition but is otherwise subject to the controls of this Urban Renewal Plan as set forth herein.
- (r) Redevelopment of the area within the arches of the Brooklyn Bridge may be undertaken in a manner which is consistent with the objectives of this Urban Renewal Plan.
- (s) The parcel boundaries of such parcel may be shifted and the lot area of such parcel and adjacent parcels adjusted to reflect such shift if such actions better serve the objectives of this Plan. Such revised boundary lines shall be treated as a minor change.
- (t) On such parcel Fulton Fish Market uses are permitted subject to the requirements of the Special Manhattan Landing Development District promulgated as an amendment to the Zoning Resolution.

TABLE 1 (continued)

- (u) On such site The City Planning Commission or its designee shall review the proposed construction for determination of compliance with the intent and controls of the Urban Renewal Plan, and shall approve or disapprove the design, taking into consideration appropriateness to the Lower Manhattan context in the vicinity of the South Street Seaport (not to be construed as a constraint on the total zoning floor area and coverage permitted by the Zoning Resolution), design quality and character, architectural relationship to surrounding buildings, and appropriateness of materials. The developer shall submit such site plans, architectural drawings, outline specifications, and such other materials as the Commission or its designee shall request, in sufficient detail for a determination to be made. The Commission shall notify the developer of its decision in writing, within 30 days of receipt of such submission. However, such review shall not be required in connection with a development in strict accordance with the Special Permit pursuant to Section 74-72 of the Zoning Resolution affecting such site (CP-22019), as last amended pursuant to City Planning Commission action of May 2, 1973 and not modified thereafter.

2. Additional Zoning Regulations, Controls or Restrictions (continued)

b. Height and Setback in Yards

In all parcels, heights of buildings, minimized setbacks, and yards shall be in conformity with the requirements of the Zoning Resolution.

c. Treatment of Open Areas

All areas left open, including roof areas qualifying as open space, shall be suitably surfaced and/or landscaped. In addition, roof areas used as open space shall be suitably maintained and protected by fencing or other safeguards, as necessary, to protect use of such areas.

d. Off-Street Parking and Loading

Off-street parking spaces and off-street loading berths shall be provided for all uses as required by the Zoning Resolution.

e. Underground Utility Lines

Improvement of public and private utilities and placement of all utility lines underground, wherever feasible, is herein proposed.

3. Additional Urban Design Regulations, Controls or Restrictions

a. Visual Corridors

Redeveloped Parcels 16, 17 and 18 shall contain visual corridors in the vicinity of Broad Street, Coenties Slip and Old Slip, extending from the marginal street through such parcels. Each of the visual corridors shall provide a substantially unobstructed view from the adjacent upland area to the East River and its approximate location is set forth in the District Plan for the Special Manhattan Landing Development District of the Zoning Resolution.

b. Pedestrianway

Redeveloped Parcels 10, 11, 12, and 13 and/or 13a and 14, 15, 16, 17 and 18 shall contain a pedestrianway extending approximately from Parcel 10 along the existing bulkhead line to Parcel 14, except in the vicinity of the Fish Market, thence along the northern edge of Parcel 14 to the water's edge, then along such water's edge through Parcels 14, 15, 16, 17 and 18 to the southern boundary of Parcel 18, thence along such boundary to the intersection of South and Broad Streets. Redeveloped Parcels 16 and 17 and 18 shall also contain pedestrianways in the approximate location of the Old Slip and Coenties Slip scenic corridors. Such pedestrianways are set forth in the District Plan for the Special Manhattan Landing Development District of the Zoning Resolution.

c. South Street Seaport Pedestrian Precinct

See Section IV-C hereof.

d. Pedestrian Bridges

- 1) Parcel 17 shall provide a pedestrian bridge connecting such parcel with the 55 Water Street development.
- 2) Parcel 18 shall provide a pedestrian bridge connecting such parcel with an area in the vicinity of Broad Street.

e. Parks and Open Space

Redeveloped Parcels 17 and 18 shall extend Jeanette Park over the East River Drive Elevated Highway and along and across the common boundary of such parcels to the water's edge. Such extended park shall provide commodious access over such highway. Redeveloped Parcel 10 shall consist of a park to be used generally by the public with specific and active use by the students of the approved downtown commercial high school. Provision shall be made for open space areas adjacent to the pedestrianway extending along the water's edge of redeveloped Parcels 14, 15, 16, 17 and 18.

f. Provision for Public Transportation Network

Redeveloped Parcels 8, 20 and 21 shall provide for the connection of new development thereon with the Water Street Subway. Redeveloped Parcels 14, 15, 16, 17, 18 and 19 shall provide a right-of-way for a transit system.

g. Streets and Service Roads in Waterfront Development

Redeveloped Parcels 14, 15, 16, 17 and 18 shall provide for a service road extending along South Street and within the foundation platforms erected for such redevelopment. Basements shall be provided for automotive and pedestrian access and for street improvements as necessary in accordance with this Urban Renewal Plan. The approximate alignment of the required roadways within such Parcels and the location of access roadways are shown on Map III, Internal Roadway Plan, and are described below. On all such parcels the required two-way roadway shall meet the following minimum specifications:

- 1) The total street width shall be not less than 45.5 feet. The minimum two-way roadway width shall be 38.0 feet; a minimum median of 2.5 feet shall be provided, separating traffic flows in each direction, or 4.0 feet where a pedestrian crossing exists; and a minimum curb width of 2.5 feet shall be provided at each side of the roadway.
- 2) A minimum clear height of 14.5 feet shall be provided continuously along the internal roadway and a minimum clear height of 20.0 feet in areas where the operation of sanitation trucks will take place.

- 3) Adequate turning radius shall be provided.
 - 4) The roadway shall meet New York City highway standards.
- h. Access to the designated parcels for the internal roadway from streets outside the parcel boundaries shall be provided only at the places specified below. Access to parking or loading facilities within such parcels shall be provided only from the internal roadway. The point of intersection of the access roadway with that parcel's segment of the internal roadway shall be as specified:
- 1) Access to, and an internal roadway within, Parcel 19 is permitted but not required. Access may be provided within the alignment of Whitehall Street extended. The intersection of the access roadway with the centerline of the internal roadway may be not less than 280 feet measured perpendicular from the westerly street line of Marginal Street.
 - 2) Access to Parcel 18 shall be provided within the alignment of Broad Street extended. The intersection of the access roadway with the centerline of the internal roadway shall be not less than 280 feet measured perpendicular from the westerly street line of Marginal Street. The internal roadway shall provide for connection with the internal roadway for Parcel 17.
 - 3) Access to Parcel 16 and 17 shall be provided within the alignment of Old Slip extended. The intersection of the access roadway with the centerline of the internal roadway shall be not less than 200 feet measured perpendicular from the westerly street line of Marginal Street. The internal roadway shall provide for connection with the internal roadways of Parcels 15 and 17.

- 4) Access to Parcel 14 shall be provided within the alignment of Maiden Lane extended. The intersection of the access roadway with the centerline of the internal roadway shall be not less than 213 feet measured perpendicular from the westerly street line of South Street.

SECTION IV. PROJECT PROPOSALS

A. Restoration, Clearance and Redevelopment; Historic Preservation and Restoration

All properties and interests therein not presently owned by the City or the United States of America within the project area as shown on the Land Use Plan and described in the Boundary Description are subject to acquisition, excepting the real property or interests therein (and structures thereon) identified as Parcels 15 and 20. Buildings which have been designated as city landmarks by the New York City Landmarks Preservation Commission and certain other buildings and structures which have special historic or architectural merit shall be preserved and restored. All other properties and the buildings thereon may be restored or cleared and redeveloped in accordance with this Plan.

B. Disposition of City-Owned Property between the Bulkhead and Pierhead Lines

All properties owned by the City which shall not continue to be municipally used within the project area between the pierhead and the bulkhead lines, as shown the Land Use Plan and described in the Boundary Description shall be sold, leased or otherwise disposed of by the City in accordance with applicable regulations and the provisions of this Urban Renewal Plan.

C. Street Closings and Conveyances To Effect Urban
Renewal Plan

The City shall close and discontinue, in whole or in part, with or without reservations of easements, and dispose of the property and air rights associated therewith, Burling Slip between Front and South Streets, Fulton Street between Water and South Streets, Front Street between John Street and Beekman Street, and portions of the marginal street to accomplish the redevelopment of Parcels 5, 6, 7, 9, 13 and 13a into the South Street Seaport. Fulton Street between Water and South Streets, Front Street between John Street and Beekman Street, Water Street between Fulton and Beekman Streets and portions of South Street shall be closed, discontinued and eliminated above a lower limiting plane for the purpose of incorporating the surface and upper portions of such streets into the South Street Seaport. Such areas of former streets shall be combined into the disposition to the sponsor of Sites 5, 6, 7, 9, 13 and 13a. Such areas of former streets shall be used only as a pedestrian thoroughfare, including service access to abutting uses and passage of emergency vehicles. The operation of pushcarts or other mobile vending activities and unenclosed sidewalk cafes shall be permitted on the pedestrian thoroughfare. Such pushcarts or other mobile vending activities and unenclosed sidewalk cafes shall be operated only as a component of, and under unified management with the commercial operations on the adjoining blocks.

The City shall close and discontinue DePeyster Street from South Street, and shall create a Pedestrian Way in former Pine Street between South Street and Front Street. The City shall also modify, alter, close or discontinue such other streets, in whole or in part, in the project area as necessary to fulfill the objectives of this Urban Renewal Plan.

D. Amendment to the Zoning Resolution

The Zoning Resolution shall be amended to permit the uses and redevelopment program set forth in this Plan and to permit air rights from Parcels 6, 7 and 9 and the closed portions of streets abutting such parcels to be transferred to designated receiving sites in furtherance of the objective of redeveloping such parcels and closed street area into the South Street Seaport and a pedestrian precinct.

E. Residential Redevelopment

As set forth in Section III hereof, Parcels 14, 17 and 18 shall be redeveloped with residential uses. To assist in making such residencies available to the broadest cross-section of the populace, redevelopment of the land under water comprising such parcels shall be undertaken pursuant to (i) leases entered into for nominal consideration between the City and the respective redevelopers, and/or (ii) the provisions of the Private Housing Finance Law, including, without limitation, authorization of a tax exemption so that the amount of taxes to be paid shall be not greater than ten per cent of the annual shelter rent (as defined in section 33 of such law) for the purposes of implementing the objectives of this Plan, (iii) the provisions of Section 421 of the Real Property Tax Law and (iv) provision for combined use construction whereunder the residential development may benefit from the placement of uses, such as private and municipal parking garages, in the base of the project.

F. Redeveloper's Obligations

1. The regulations and controls set forth herein will be implemented, by appropriate covenants or other provisions in agreements for land disposition and conveyance or leases executed pursuant hereto.
2. The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.

3. The redevelopers shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts and leases within a reasonable time, as determined and set forth in such contracts or leases between The City of New York and the respective developers.
4. The redeveloper or redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York, except as set forth in the contracts or leases between The City of New York and the respective redevelopers.
5. No covenant, lease, agreement, conveyance or other instrument shall be effected or executed by The City of New York, or by a redeveloper or any of his successors, assigns, or sublessees whereby land in the project area is restricted upon basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
6. Except as specifically set forth in contracts or leases between The City of New York and any of the respective redevelopers, (i) site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of improvements on the land or land under water, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by each of the respective redevelopers prior to commencement of construction; (ii) any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall be similarly submitted for review and approval; (iii) as-built drawings shall also be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

G. Duration of Land Use Provisions and Building and Urban Design Requirements

The regulations, controls and restrictions contained herein shall remain in effect for a period of ninety-nine (99) years from the date of approval of the Urban Renewal Plan by the Board of Estimate of The City of New York, i.e., until July 24, 2068 except as provided in Section VI hereof.

H. Urban Renewal Plan as Waterfront Plan

This Urban Renewal Plan, and the amendments hereto, constitutes the waterfront plan, as referred to in Section 705 of the City Charter (Section 1304 of the 1963 City Charter), for that portion of the City's waterfront which is within the project area. The land under water and waterfront property included in this Plan, whether it be waterfront, landings, wharves, docks, or streets are not required for waterfront purposes except as provided herein, and such property may be improved by means of land fill, pile platforms or other fabricated means of construction and developed with improvements thereon, all in accordance with the objectives of this Urban Renewal Plan and disposed of as provided herein either prior to, simultaneous with, or subsequent to the making of such improvements.

Piers 17 and 18, as such existed on May 30, 1980 shall be removed. A single new pier shall be constructed occupying (i) the space formerly occupied by such piers and their intervening slip, and (ii) a portion of the slip between Pier 16, and Pier 17 as such pier existed on May 30, 1980.

SECTION V. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and, more particularly, Section 501, subdivision 7 thereof:

1. Statement of Proposed Land Uses - See Section III of this Urban Renewal Plan.

2. Proposed Land Acquisition, Demolition and Removal of Structures - See Section IV of this Urban Renewal Plan.
3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section III of this Urban Renewal Plan.
4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new codes or ordinances are required to effectuate this Urban Renewal Plan; however, amendments to the existing zoning regulations within the project area will be required to effectuate this plan.
5. Proposed Acquisition of Air Rights and Concomitant Easements or other Rights of user necessary for the use and development of such rights - See Table I and Section IV of this Urban Renewal Plan.
6. Proposed Methods or Techniques of Urban Renewal - See Section II of this Urban Renewal Plan.
7. Proposed Program of Code Enforcement - The standard program of code enforcement presently existing in and applicable to The City of New York will be in effect within the project area.
8. Proposed Time Schedule for the Effectuation of this Urban Renewal Plan - Estimated Completion Date of Project: December 2001

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	1972	
b. Relocation of Site Occupants	1972	
c. Demolition and Site Clearance	1972	
d. Site Preparation including Installation of Project Improvements	1972	
e. Disposition of land in the Project Area	1972	
f. Completion of Development		2001

SECTION VI. PROVISIONS FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be amended at any time by The City of New York, acting through the Board of Estimate upon the recommendation of the City Planning Commission pursuant to the same procedures applicable to the approval of an urban renewal plan, provided that if amended after the disposition of any land in the project area such amendment must be consented to, in writing, by the purchaser or lessee of the specific property directly affected by such amendment; such consent shall not be unreasonably withheld.

This provision shall not be construed to require the consent of the purchaser or lessee of any other parcel in the project area.

SECTION VII. MINOR CHANGES

Whenever the City Planning Commission, upon the application of the Department of Housing Preservation and Development, shall determine that enforcement of any of the provisions of Sections II, III, and IV of this Plan would result in unnecessary hardship, involve practical difficulties, or be unreasonable in light of the objectives of this Plan, the City Planning Commission shall have the power to modify or permit variations from any such provisions in specific cases, provided, any such modification or variation (i) is not of such magnitude as to constitute an amendment of this Plan and (ii) is in conformance with the expressed intent and objectives of this Plan.

SECTION VIII. PROVISIONS WITH RESPECT TO STREET CLOSINGS IN THE SOUTH STREET SEAPORT AREA

This Sixth Amendment shall not alter or affect any public rights of pedestrian circulation on, access to, expression on, or assembly on, former Fulton, Front, Water and South Streets as more particularly described in Section IV C, hereof which were enjoyed when they appeared on the City Map. This Sixth Amendment shall not in any way alter or affect any federal or state constitutional, statutory or common law rights.

The former Streets shall remain open and unobstructed from the at-grade circulation level up to the sky, and no building or other structure or similar obstruction shall be located thereon; provided, however, that the following obstructions may be located on the former streets, subject to the approval of all interested City agencies to the extent of their jurisdiction:

- a) certain public facilities, customarily located on a street shown on the City Map, which are situated in their customary places, substantially as indicated on the plans dated April 1, 1983 (Map IV, hereof); or

- b) those facilities permitted to be located on a street shown on the City Map, including without limitation, transitory fixtures or objects unattached to the real property encompassed by the former streets, provided, however, that open air cafes, canopies, and mobile or impermanent vending units shall be located within their designated areas only, as indicated on the plans dated June 22, 1983 (Map V hereof).

With respect to subdivision(b) hereinabove, any substantial modification of the area designated for the location of open air-cafes, canopies and mobile or impermanent vending units, as indicated in the plans dated June 22, 1983, without limitation, shall be considered a major modification of the Urban Renewal Plan.

There shall be compliance with the requirements, standards and regulations of all other City agencies respecting the development, maintenance, operation and use of the former streets and the subsurface mapped streets.

EXHIBIT A

BOUNDARY DESCRIPTION

All those parcels of land and land under water in the borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the intersection of the southerly face of the Manhattan Bridge and the northwesterly line of South Street;

Thence along the southerly face of the Manhattan Bridge to its intersection with the pierhead line of the East River;

Thence westerly and southerly along said pierhead line to its intersection with a line formed by the extension of the southeasterly boundary of Battery Park;

Thence northeasterly along said line to its intersection with the southerly line of South Street;

Thence easterly along said southerly line of South Street to its intersection with a line perpendicular to the northwesterly line of South Street at a point 90 feet southwest of the southwesterly line of Broad Street;

Thence northwesterly along said line to its intersection with said northwesterly line of South street;

Thence northeasterly along the northwesterly line of South Street to its intersection with the southwesterly line of Pine Street;

Thence northwesterly along said southwesterly line of Pine Street to its intersection with the northwesterly line of Front Street;

Thence northeasterly along said northwesterly line of Front Street to its intersection with the southwesterly line of Maiden Lane;

Thence northwesterly along said southwesterly line of Maiden Lane to its intersection with the northwesterly line of Water Street;

Thence northeasterly along said northwesterly line of Water Street to a point which is the northwesterly projection of the southwesterly line of Fulton Street;

Thence southeasterly along said projected line to its intersection with the southeasterly line of Water Street and southwesterly line of Fulton Street;

Thence northeasterly along the southeasterly line of Pearl Street to the intersection of the northeasterly face of the Brooklyn Bridge Span;

Thence southeasterly along said northeasterly face of the Brooklyn Bridge Span to its intersection with the northwesterly line of South Street;

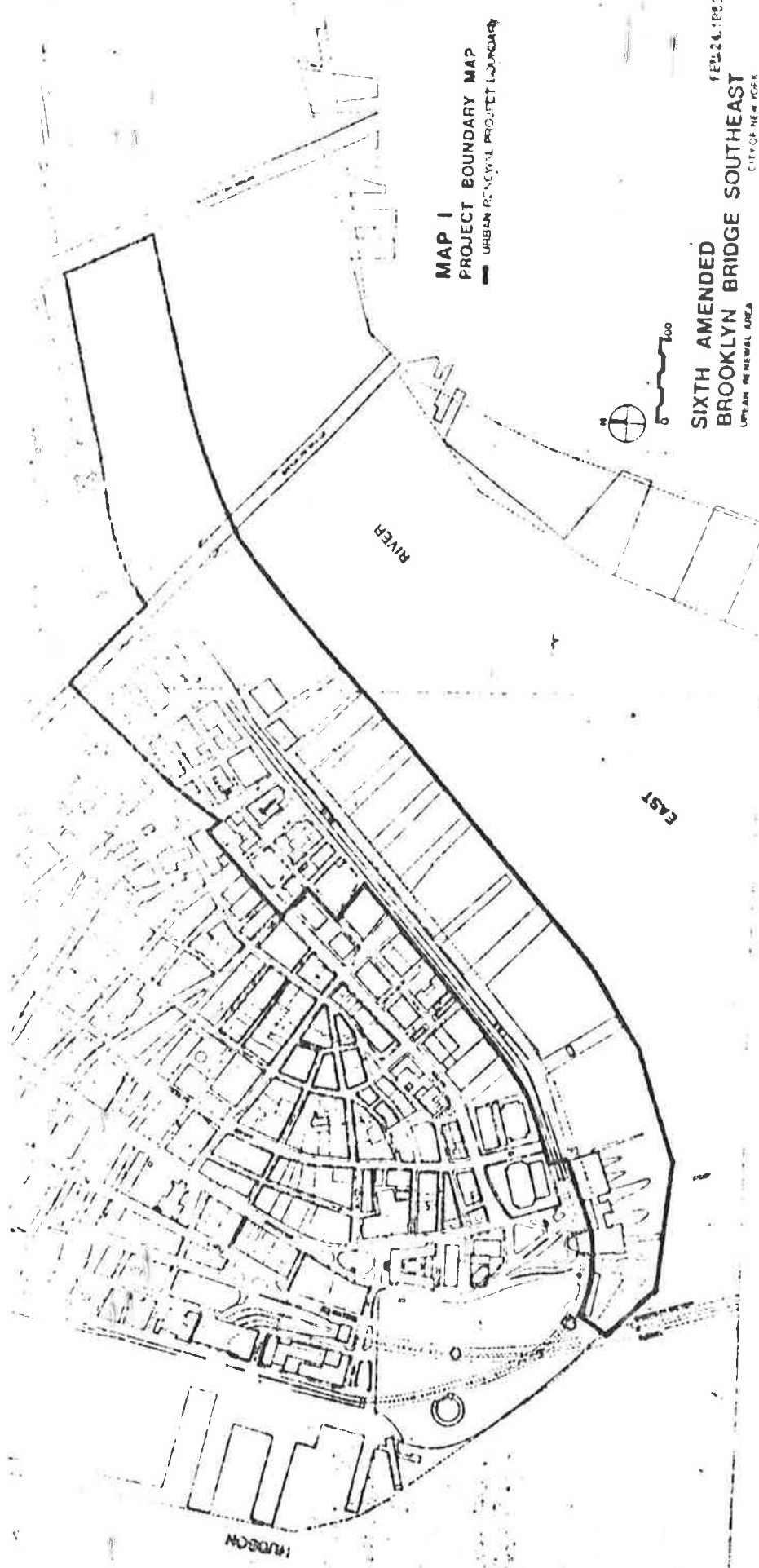
Thence northeasterly and easterly along said northwesterly line of South Street to the intersection of the southerly face of the Manhattan Bridge to the point or place of BEGINNING.

EXHIBIT B

ACQUIRED PROPERTIES

See Section IV.A., and Board of Estimate Resolution
(Cal. No. 18-B) dated July 20, 1972 attached hereto.

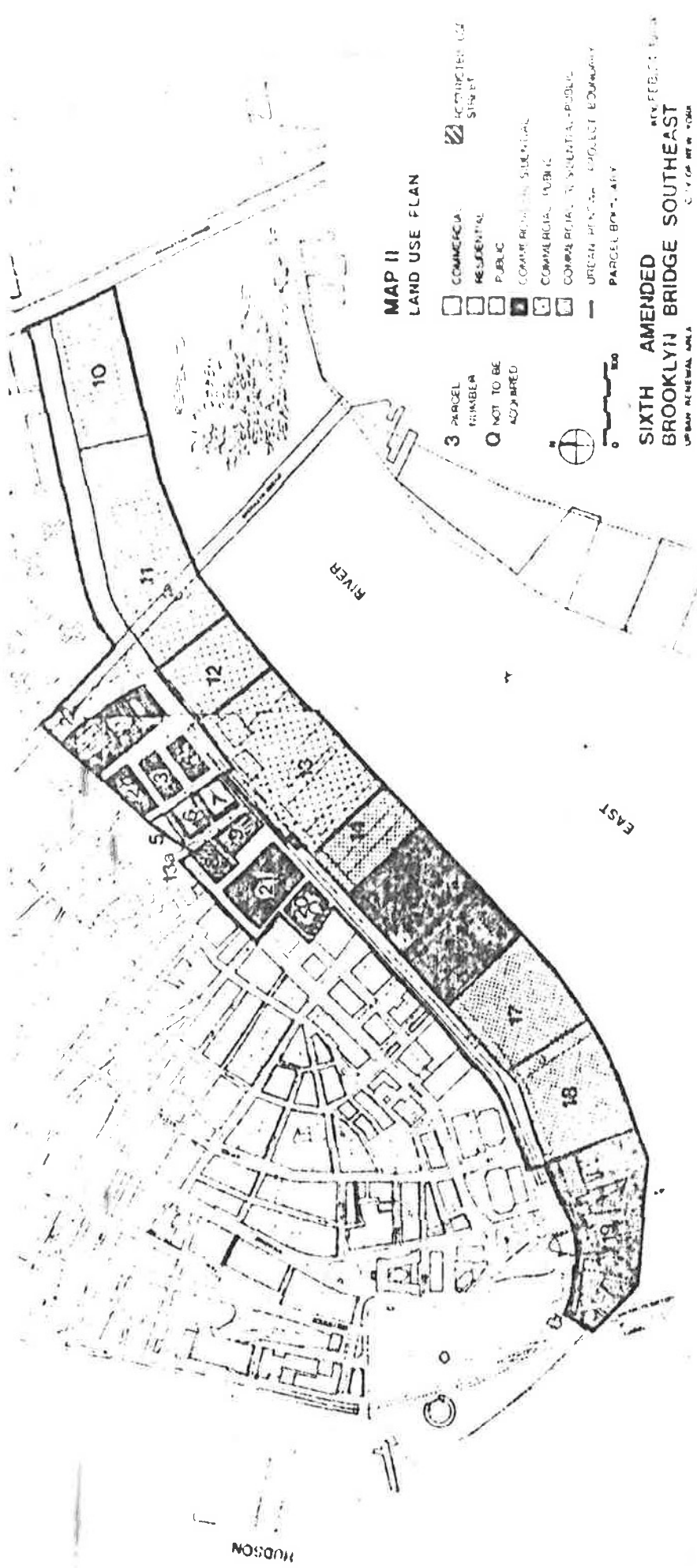
All properties and interests therein not presently owned by the City or the United States of America within the project area as shown on the Land Use Plan and described in the Boundary Description are subject to acquisition, excepting the real property or interests therein (and structures thereon) identified as Parcels 15 and 20. The City will not acquire any new property not already mapped for acquisition.



MAP 1
PROJECT BOUNDARY MAP
— URBAN RENEWAL PROJECT BOUNDARY



SIXTH AMENDED
BROOKLYN BRIDGE SOUTHEAST
URBAN RENEWAL AREA
FEB. 24, 1963
CITY OF NEW YORK

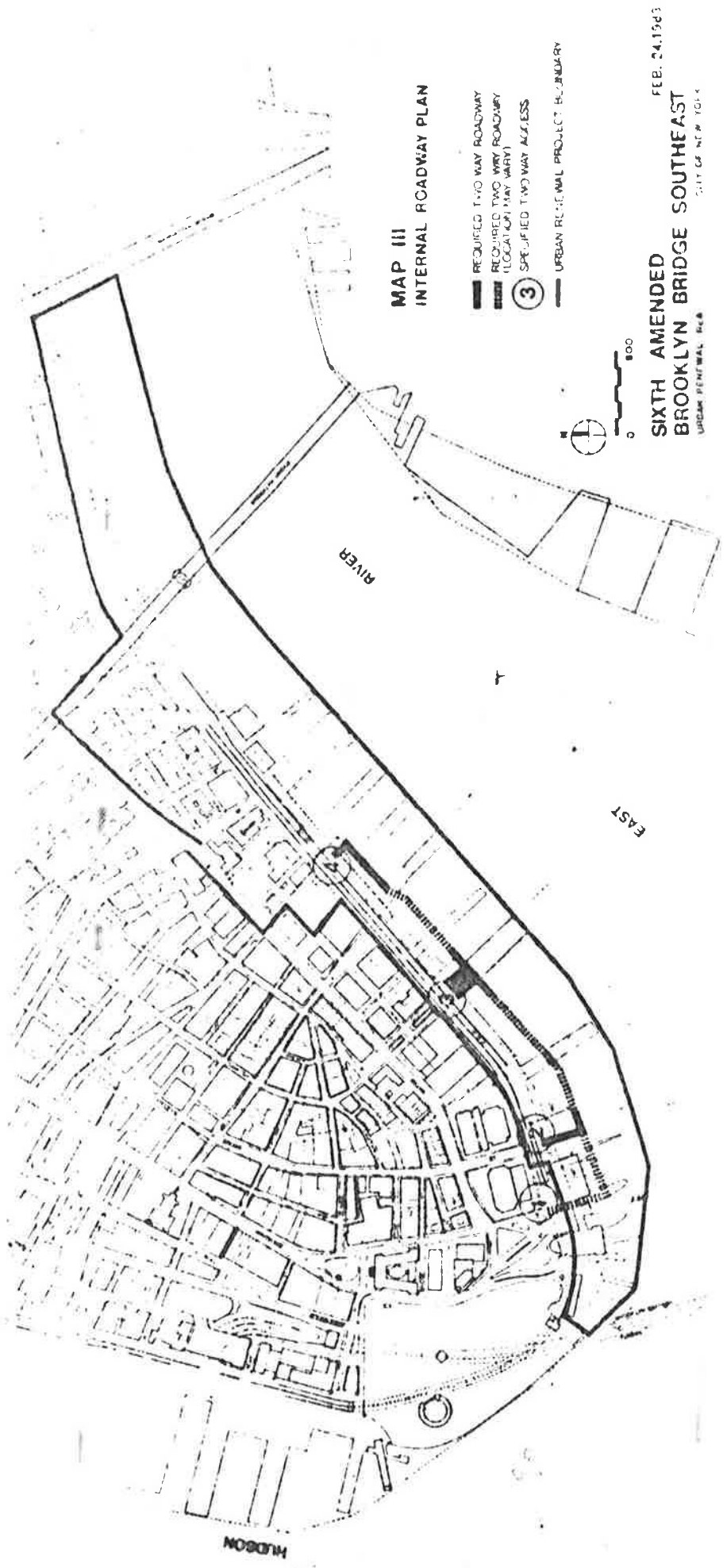


**MAP II
LAND USE PLAN**

- 3 PARCEL NUMBER
- NOT TO BE ACQUIRED
- COMMERCIAL
- RESIDENTIAL
- PUBLIC
- COMMERCIAL - SUBSTANTIAL
- COMMERCIAL - PUBLIC
- COMMERCIAL - SUBSTANTIAL - PUBLIC
- URBAN PROJECT PROJECT BOUNDARY
- PARCEL BOUNDARY

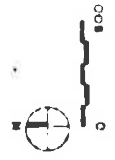


**SIXTH AMENDED
BROOKLYN BRIDGE SOUTHEAST**
APRIL 1964
CITY OF NEW YORK



MAP III
INTERNAL ROADWAY PLAN

- REQUIRED TWO WAY ROADWAY
- - - REQUIRED TWO WAY ROADWAY
(LOCATION MAY VARY)
- ③ SPECIFIED TWO WAY ACCESS
- URBAN RENEWAL PROJECT BOUNDARY



SIXTH AMENDED
BROOKLYN BRIDGE SOUTHEAST
FEB. 24, 1963
CITY OF NEW YORK

SIXTH AMENDED BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN
MAP IV-A

MP 82 - 55

THE CITY OF NEW YORK
DEPARTMENT OF GENERAL SERVICES
DIVISION OF PUBLIC STRUCTURES
BUREAU OF BUILDING DESIGN

CAPITAL BUDGET No. NYC/ED-387

SOUTH STREET SEAPORT

STREETSCAPE UPLANDS AREA

PUBLIC DEVELOPMENT CORPORATION



SEAPORT
APR 6 REC
RECEIVED

CLARKE + RAPUANO INC.
Site Engineers & Landscape Architects

BENJAMIN THOMPSON ASSO
Design Consultant



THE EGERS GROUP P.C.
Architects and Planners
1574 Avenue, New York, N.Y. 10016

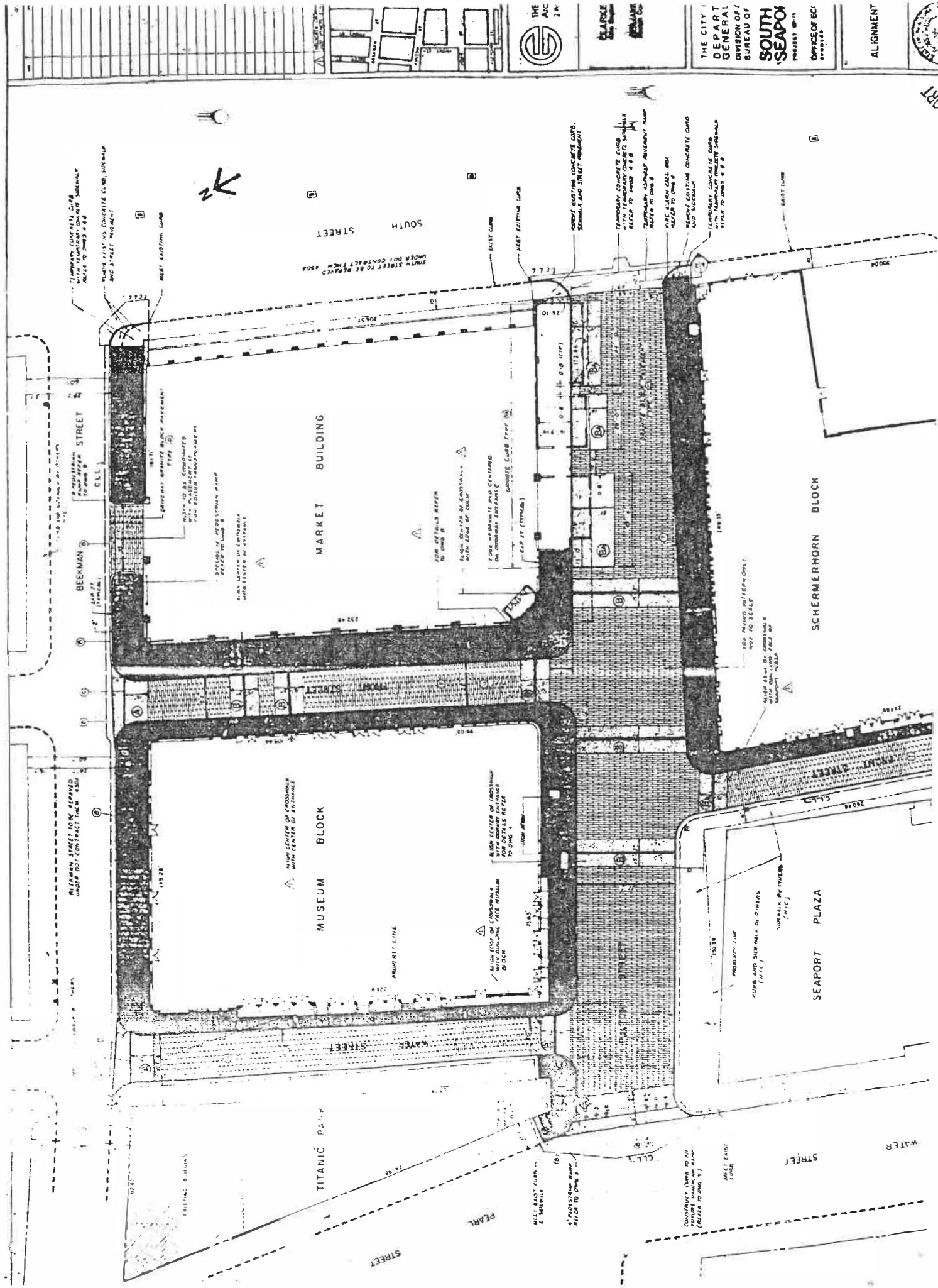
COMMISSIONER _____ DATE _____

APPROVED _____ DATE _____

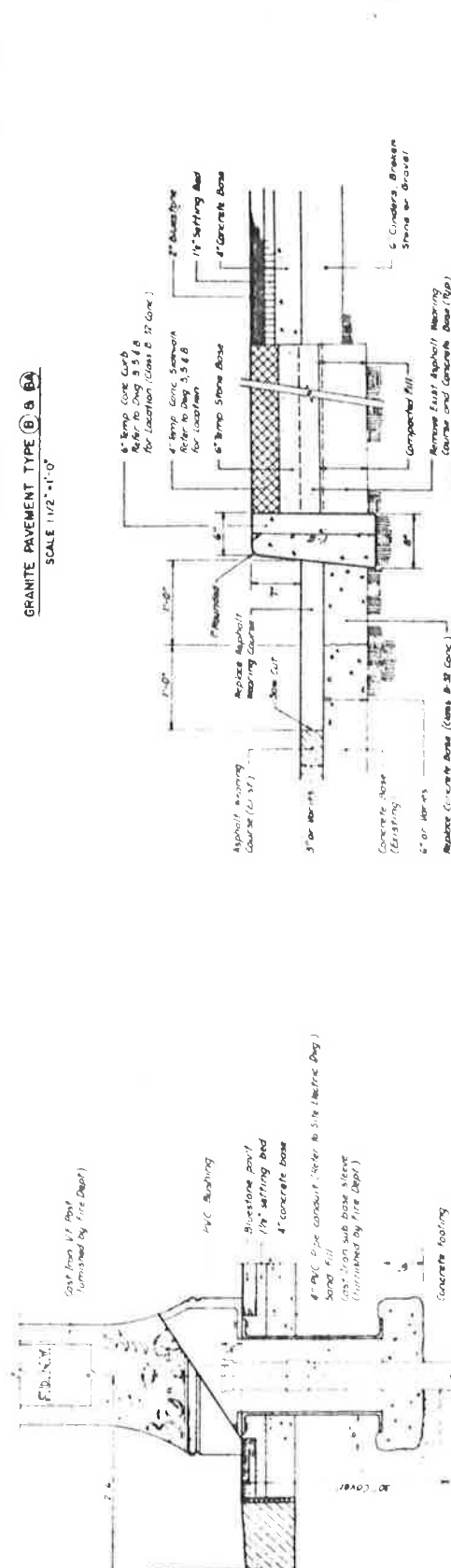
DIRECTOR _____

R.A. DATE _____

SIXTH AMENDED BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN MAP IV-C



Architectural site plan of Seaport Plaza. The plan shows the intersection of John Street, South Street, and Front Street. A large building footprint is labeled 'SEAPORT PLAZA'. A smaller building footprint is labeled '175 WATER STREET'. The plan includes various annotations such as 'SEAPORT PLAZA', 'JOHN STREET', 'SOUTH STREET', 'FRONT STREET', '175 WATER STREET', '175 SE 15', '175 SE 16', '175 SE 17', '175 SE 18', '175 SE 19', '175 SE 20', '175 SE 21', '175 SE 22', '175 SE 23', '175 SE 24', '175 SE 25', '175 SE 26', '175 SE 27', '175 SE 28', '175 SE 29', '175 SE 30', '175 SE 31', '175 SE 32', '175 SE 33', '175 SE 34', '175 SE 35', '175 SE 36', '175 SE 37', '175 SE 38', '175 SE 39', '175 SE 40', '175 SE 41', '175 SE 42', '175 SE 43', '175 SE 44', '175 SE 45', '175 SE 46', '175 SE 47', '175 SE 48', '175 SE 49', '175 SE 50', '175 SE 51', '175 SE 52', '175 SE 53', '175 SE 54', '175 SE 55', '175 SE 56', '175 SE 57', '175 SE 58', '175 SE 59', '175 SE 60', '175 SE 61', '175 SE 62', '175 SE 63', '175 SE 64', '175 SE 65', '175 SE 66', '175 SE 67', '175 SE 68', '175 SE 69', '175 SE 70', '175 SE 71', '175 SE 72', '175 SE 73', '175 SE 74', '175 SE 75', '175 SE 76', '175 SE 77', '175 SE 78', '175 SE 79', '175 SE 80', '175 SE 81', '175 SE 82', '175 SE 83', '175 SE 84', '175 SE 85', '175 SE 86', '175 SE 87', '175 SE 88', '175 SE 89', '175 SE 90', '175 SE 91', '175 SE 92', '175 SE 93', '175 SE 94', '175 SE 95', '175 SE 96', '175 SE 97', '175 SE 98', '175 SE 99', '175 SE 100'.



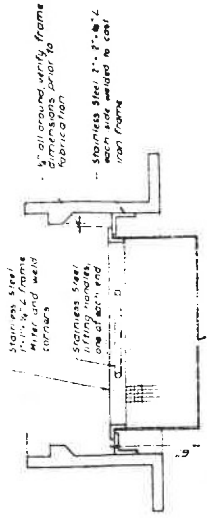
NOTE: A work shall be in accordance with MTC DOT Bureau of Highway Operations to standards and specifications.

CLARKE • RAMP
and Engineers & Ltd

THE CITY OF NEW
DEPARTMENT
GENERAL SER
DIVISION OF PUBLIC
BUREAU OF BUILD
SOUTH ST
SEAPORT
PROJECT NO. 10 000-001
OFFICE OF ECONOMIC
DEVELOPMENT

ALIGNMENT B PA1

SIXTH AMENDED BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN MAP IV-E



NOTE: SEE DETAIL FOR BASIN. ALL CONCRETE SHALL BE 3000 PSI. ALL STEEL SHALL BE A36.

SEDIMENT BASKET (TYPICAL FOR ALL MODIFIED BASINS)

NOT TO SCALE

DRAINAGE CASTING

(TYPICAL FOR ALL MODIFIED BASINS)

NYC DEP Pedestrian Catch Basin Gate, Campbell Foundry Company, Pattern No. 3425 or approved equal.

SECTION B-B

Revised construction details read between any successive pages.

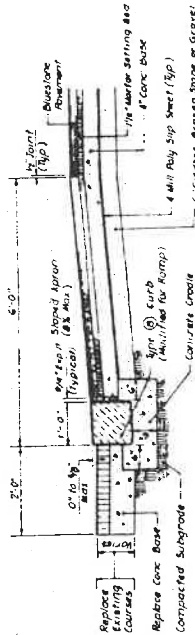
Concrete Class 35

CATCH BASIN TYPE 2 MODIFIED

NOT TO SCALE

CATCH BASIN TYPE 3 REVERSE MODIFIED

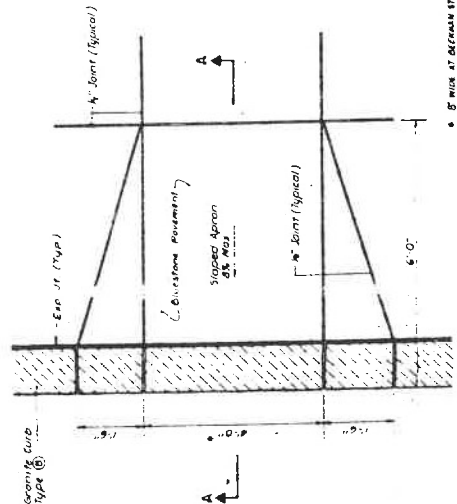
NOT TO SCALE



PEDESTRIAN RAMP

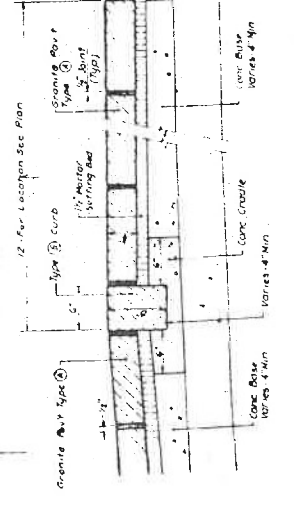
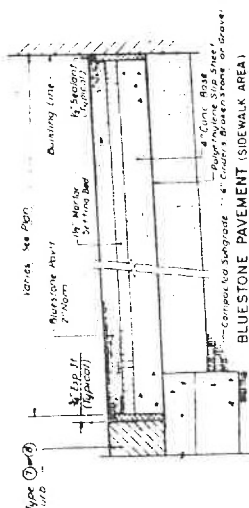
SECTION A-A

Scale 1/8"=1'-0"



PEDESTRIAN RAMP

Scale 1/8"=1'-0"



TYPE 5 CURB

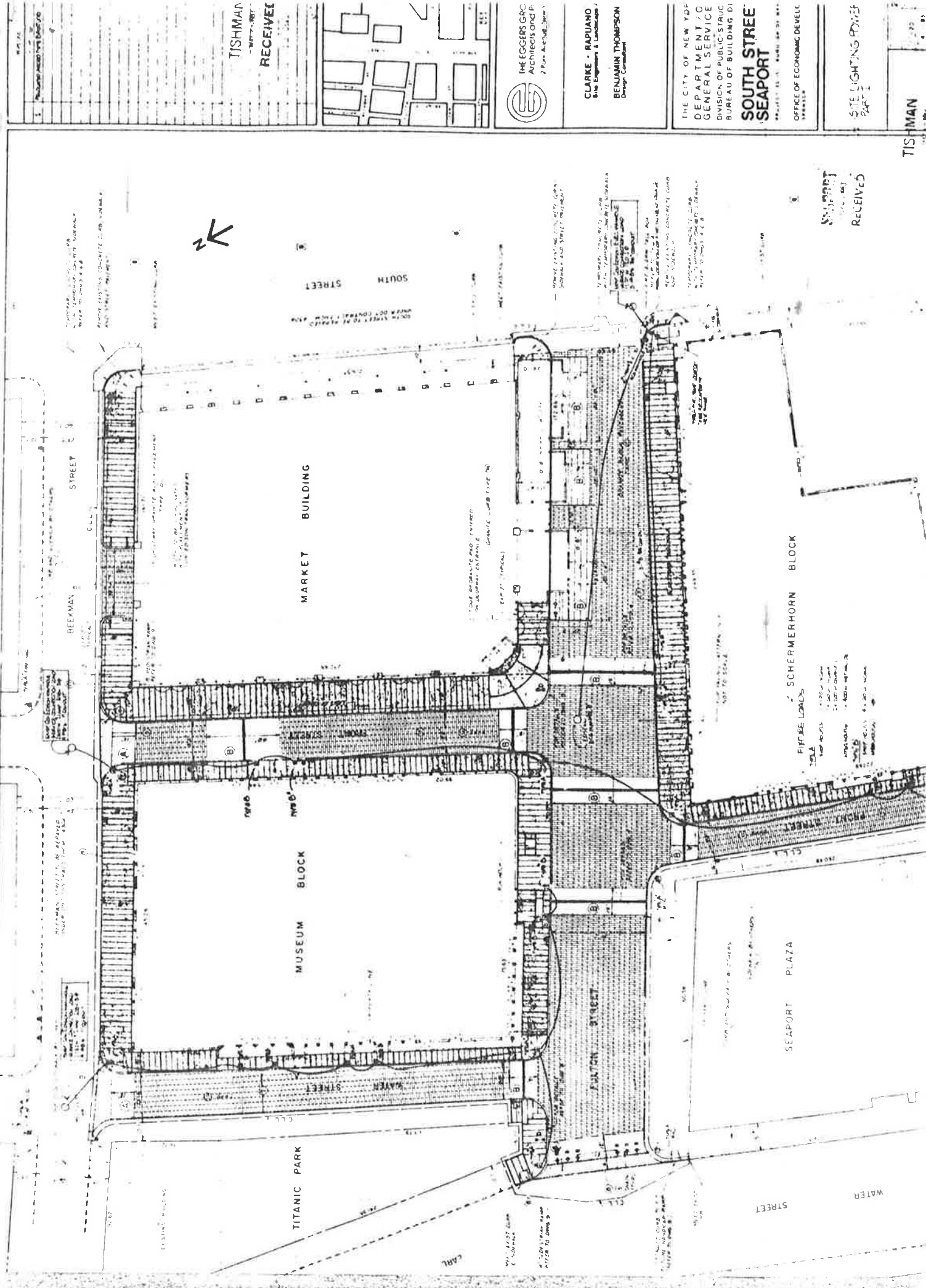
Scale 1/8"=1'-0"

GRANITE PAVEMENT TYPE A B C

Scale 1/8"=1'-0"


RECEIVED
APR 6 1968
SUPPORT
GRANITE CURB TYPE (B)

SIXTH AMENDED BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN MAP IV-F



TISHMAN
RECEIVED

RECEIVED



THE EGGERS GROUP
Architects and Planners

CLARKE • RAPUANO
Site Engineers & Landscape Architects

THE CITY OF NEW YORK
DEPARTMENT OF
GENERAL SERVICE
DIVISION OF PUBLIC-STRUCTURE
BUREAU OF BUILDING DESIGN

SOUTH STREET
SEAPORT

OFFICE OF ECONOMIC DEVELOPMENT

THE LIGHTING POWER

TISHMAN

JOHN STREET

WATER STREET

SIDEWALK EASEMENT

199 WATER ST.
BLOCK 74
LOT 40

SIDEWALK EASEMENT

FRONT STREET

BLOCK 74
LOT 20

SCHERMERHORN
ROW BLOCK (NYS)
BLOCK 74
LOT 1

(NYS)
BLOCK 74
LOT 1

FULTON STREET

SOUTH STREET

PEARL STREET

BLOCK 95

WATER STREET

MUSEUM BLOCK
BLOCK 96W

BEEKMAN STREET

FRONT STREET

MARKET BLOCK
BLOCK 96E

PLAN

SHOWING LOCATION OF
PUSHCARTS OR OTHER MOBILE
VENDING ACTIVITIES AND UNENCLOSED
SIDEWALK CAFES
TO BE PERMITTED IN
FULTON AND FRONT STREETS
BOROUGH OF MANHATTAN



SCALE 1"=20'
JUNE 22, 1983

LEGEND



STREET
MERCHANDISING
AREA

PERMITTED PUSHCARTS

LINE OF CANOPY