

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

**BROOKLYN BRIDGE SOUTHEAST
(MANHATTAN LANDING)
URBAN RENEWAL PROJECT**

**SEVENTH AMENDED URBAN RENEWAL PLAN
April 1994**

BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PROJECT

History of Prior Approvals

Brooklyn Bridge Southeast Urban Renewal Plan (October 28, 1963)

Approved: City Planning Commission; May 26, 1969 (CP No. 20533)

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Brooklyn Bridge Southeast First Amended Urban Renewal Plan (May 25, 1970)

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Brooklyn Bridge Southeast Second Amended Urban Renewal Plan (April 11, 1972)

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Brooklyn Bridge Southeast Third Amended Urban Renewal Plan (October 12, 1973)

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Brooklyn Bridge Southeast Forth Amended Urban Renewal Plan (September 25, 1978)

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Brooklyn Bridge Southeast Fifth Amended Urban Renewal Plan (May 30, 1980)

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Brooklyn Bridge Southeast Sixth Amended Urban Renewal Plan (February 28, 1983)

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Approved: City Planning Commission July 10, 1989

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SEVENTH AMENDED URBAN RENEWAL PLAN

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SECTION I

DESCRIPTION OF PROJECT

A. Boundaries of the Urban Renewal Area

The boundaries of the urban renewal area ("Area") are as shown on the attached Map I, "Project Boundary Map", and are described in the attached Exhibit "A", "Boundary Description".

B. Urban Renewal Plan Objectives

The overall objective of this Urban Renewal Plan ("Plan") is the establishment within the 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 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 pedestrians and vehicular movement.
9. The full utilization for recreational, commercial and community development of the 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 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.
14. The provision for interim, low-scale, commercial development with water-dependant and/or waterfront enhancing uses, with a floor area ratio of less than one, on existing piers and Marginal Street.
15. The retention and upgrading of the Whitehall (Staten Island) Ferry Terminal.

C. Types of Proposed Renewal Actions

All real property or interests therein (and structures) in the 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, "Land Use Plan", are subject to acquisition. Real Property within the 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 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 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 Area consistent with this Plan (such Zoning Resolution as heretofore and hereafter amended is herein referred to as the "Zoning Resolution").

SECTION II

LAND USE PLAN

A. Land Use Map and Urban Design Concepts

Attached Map II, "Land Use Plan", shows:

1. Existing thoroughfares and street rights-of-way to be retained; and
2. All existing land uses to be retained and new land uses to be established in the 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 Area; and
2. The provision of public pedestrianways and pedestrian bridges within the Area.

B. Land Use: Zoning and Urban Design Requirements

The controls set forth in this 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 this Plan and references to the Zoning Resolution are used, in cases of conflict, the more restrictive controls shall govern after acquisition.

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.

Parcels 14 and 17 shall permit commercial uses, recreational areas and uses, and community facilities for any development with a floor area ratio of less than one (1) on existing piers and Marginal Street of the zoning lot, as permitted under the Special Manhattan Landing Development District of the Zoning Resolution as amended.

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, institutional 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-Public 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

The land use and urban design controls set forth in Section II "Land Use Plan" of this Plan shall not, however, apply to any development with a floor area ratio of less than one (1) located on existing piers and the Marginal Street of their zoning lot. All such developments shall comply with only those urban design and land use regulations as set forth in the Special Manhattan Landing Development District of the Zoning Resolution.

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

TABLE 1

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.

Parcel Number (a)	Permitted Uses	Zoning Districts	Maximum Floor Area Ratio	Maximum Commercial Floor Area Ratio	See notes on following pages
1.	Commercial-Residential	*	*	*	(f), (t)
1A.	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)
10.	Commercial-Public	*	*	*	(s), (h), (j)
11.	Commercial-Public	*	*	*	(s), (h)
12.	Commercial-Public	*	*	*	(h), (o), (s), (t)

TABLE 1 (continued)

Table 1 (Continued)				
Parcel Number (a)	Permitted Uses	Zoning Districts	Maximum Floor Area Ratio	Maximum Commercial Floor Area Ratio
13.	Commercial-Public	*	*	* (h), (s), (t)
13a.	Commercial-Public	*		
14.	Residential	*	*	* (p), (s), (t) (h), (j), (k), (l), (s)
15.	(Q Parcel)	*	*	* (g), (h), (j), (k), (l), (f), (s)
16.	Commercial-Residential	*	*	* (g), (h), (j), (j), (k), (l), (s)
17.	Residential	*	*	* (g), (h), (j), (j), (k), (l), (s)
18.	Residential	*	*	* (g), (h), (j), (j), (k), (l), (s)
19.	Commercial-Residential	*	*	* (d), (k), (s)
20.	(Q Parcel)	*	*	* (d), (f), (k)
21.	Commercial-Residential	*	*	* (d), (r)
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. The parcel boundary lines shown on such Land Use 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 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 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 III-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 II-B-3-a of this Plan.
- (h) Such parcel shall provide pedestrianways as provided in Section II-B-3-b of this Plan.
- (i) Such parcel shall provide pedestrian bridges as provided in Section II-B-3-d of this Plan.
- (j) Such parcel shall provide park and open spaces as provided in Section II-B-3-e of this Plan.
- (k) Such parcel shall be developed in a manner consistent with the proposed public transportation network as provided in Section II-B-3-f of this Plan.
- (l) Such parcel shall make provision for streets and service roads as provided in Section II-B-3-g of this Plan.
- (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 III-C hereof and shall otherwise conform to the provisions of that section.
- (q) Such parcel is not subject to acquisition.
- (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 Plan.
- (s) The parcel boundaries of such parcel may be shifted and 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 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: Yards

In all parcels, heights of buildings, minimum 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 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. Pedestrianways

Redeveloped Parcels 10, 11, 12, and 13 and/or 13a, and 14, 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 Parcel 14, 16, 17 and 18 to the southern boundary of Parcel 18, thence along such boundary to the intersection of South and Broad Streets. Redeveloped Parcel 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 III-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, 16, 17 and 18.

f. Provision for Public Transportation Network

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

g. Streets and Service Roads in Waterfront Developments

Redeveloped Parcels 14,16,17 and 18 shall provide for a service road extending along South Street and within the foundation platforms erected for such redevelopment. Easements shall be provided for automotive and pedestrian access and for street improvements as necessary in accordance with this 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 parcel 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 interior roadway shall be as specified:

- (1) Access to, and an internal roadway within, Parcel 19 is permitted, but not required. Access may be provided only within the alignment of Whitehall Street extended. The intersection of the access roadway with the centerline to the internal roadway may be not less than 280 feet, and 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 18.
- (3) Access to Parcel 16 and 17 shall be provided within 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 III: PROJECT PROPOSALS

A. Land Acquisition; Clearance and Redevelopment; Historic Preservation and Restoration

All properties and interest therein not presently owned by the City or the United States of America within the project 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 means 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 continued to be municipally used within the Area between the pierhead and the bulkhead lines, as shown on the Land Use Plan and described in the Boundary Description shall be sold, leased or otherwise disposed of by the City in accord with applicable regulations and the provisions of this 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 street 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 also shall modify, alter, close or discontinue such other streets, in whole or in part, in the Area as necessary to fulfill the objectives of this 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 II 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 percent 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 Plan.
3. The redevelopers shall begin and complete the development of the land for the uses required in this 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 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, architecture 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 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.
7. Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or

other instrument whereby such land or any part thereof is restricted upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy thereof, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

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 IV hereof.

H. Urban Renewal Plan as Waterfront Plan

This 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 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 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 17 as such pier existed on May 30, 1980.

SECTION IV

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 502, subdivision 7 thereof:
1. Statement of Proposed Land Uses - See Section II of this Plan.
 2. Proposed Land Acquisition, Demolition and Removal of Structures - See Section III of this Plan.
 3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section II of this Plan.
 4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new codes or ordinances are required to effectuate this Plan; however, amendments to the existing zoning regulations within the 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 III of this Plan.
 6. Proposed Methods or Techniques of Urban Renewal - See Section I of this 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 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	1974
b. Relocation of Site Occupants	1972	1975
c. Demolition and Site Clearance	1972	1975
d. Site Preparation including Installation of Project Improvements	1972	1998
e. Disposition of land in the Project Area	1972	1998
f. Completion of Development		2005

SECTION V

MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Section 197-C of the Charter.

2. MINOR CHANGES

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

3. MERGERS AND SUBDIVISIONS

The merger and/or subdivision of any of the development sites in the Area will be permitted where HPD determines in writing that (i) the site plan compiles with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The merger and/or subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified to indicate such merger and/or subdivision, will be filed with the Department of City Planning for information purposes.

SECTION VI.

PROVISIONS WITH RESPECT TO STREET CLOSINGS IN
THE SOUTH STREET SEAPORT AREA

The 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 III C, hereof which were enjoyed when they appeared on the City map. The 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 structure 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, 1993 (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;

Then 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 III.A., and Board of Estimate Resolution (Cal. No. 13-3) 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 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

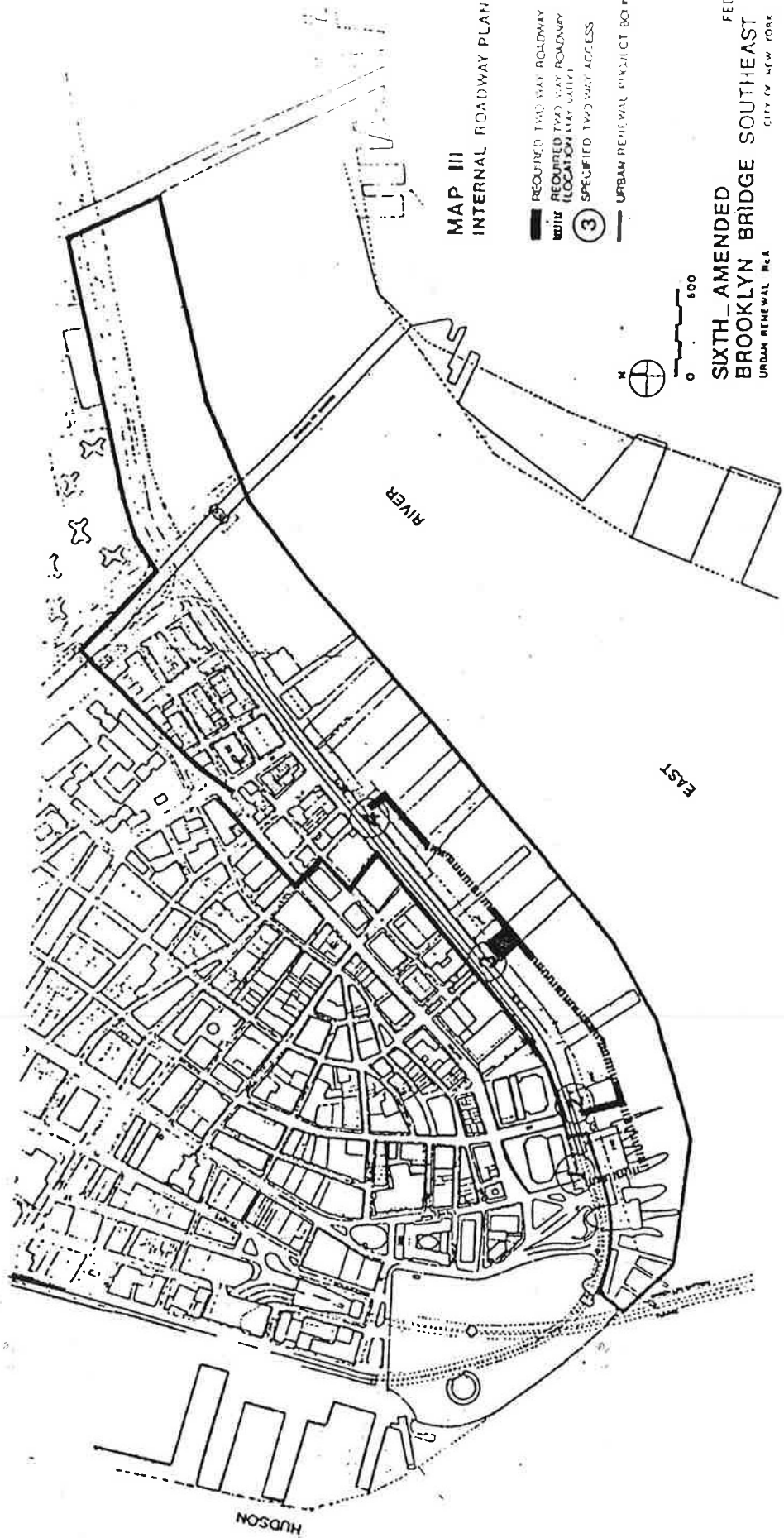
3 BLOCK
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**SIXTH AMENDED
BROOKLYN BRIDGE SOUTHEAST**
URBAN RENEWAL AREA

REV. FEB. 1960
OCT. '63
CITY OF NEW YORK JUN. 1 '69



SIXTH AMENDED
 BROOKLYN BRIDGE SOUTHEAST
 URBAN RENEWAL No. 4
 CITY OF NEW YORK

FEB. 24 '51

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

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

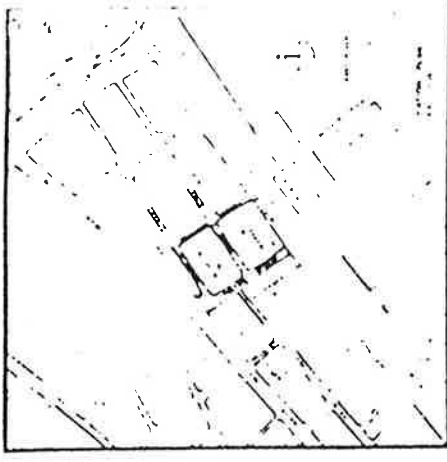
CAPITAL BUDGET No. NYC/ED-387

SOUTH STREET SEAPORT

STREETSCAPE UPLANDS AREA

PUBLIC DEVELOPMENT CORPORATION

MP 82-55



SEAL
JUN
1966

CLARKE • RAPUANO INC
Site Engineers & Landscape Archi

BENJAMIN THOMPSON ASS
Design Consultant



COMMISSIONER

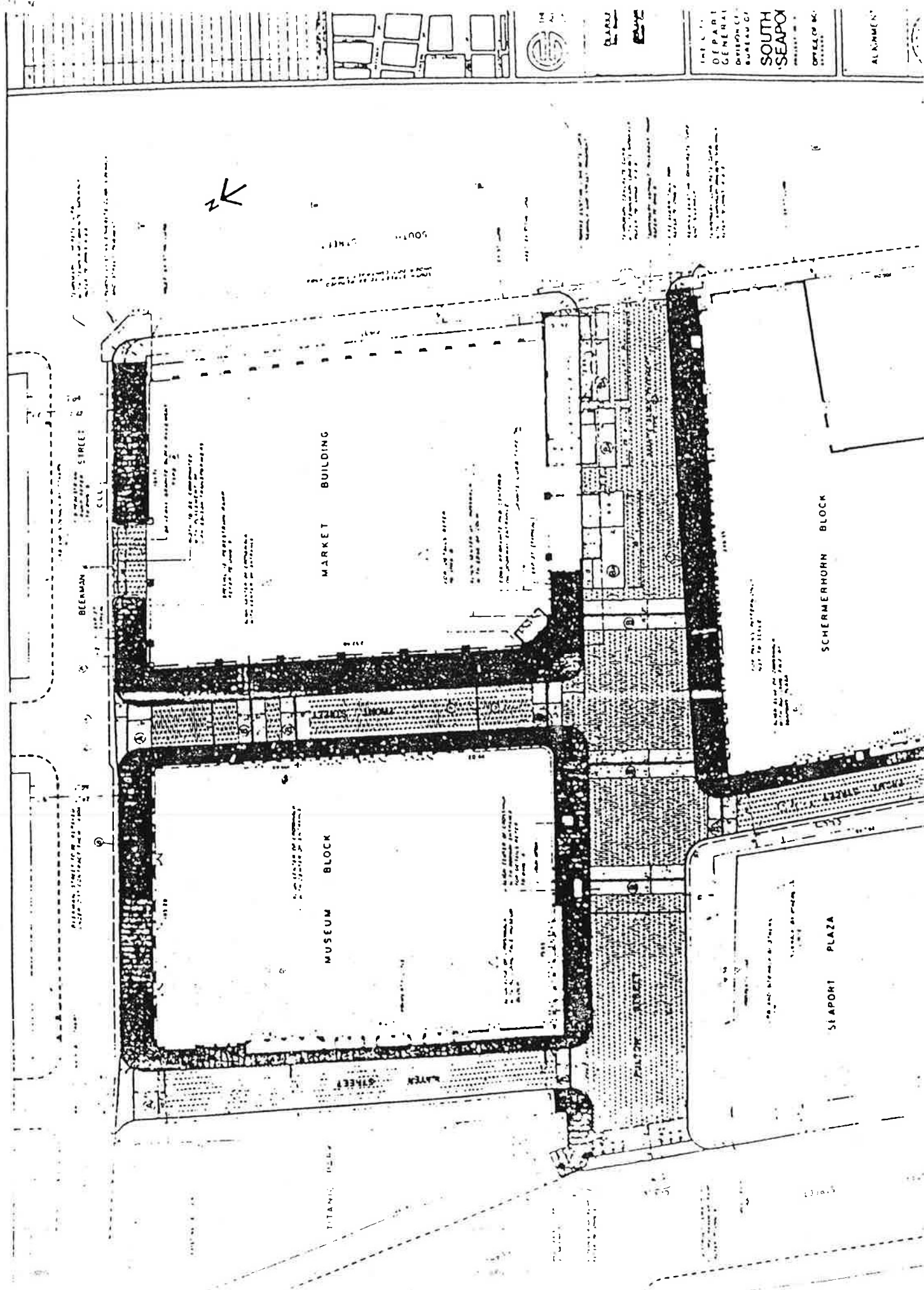
DATE

DATE
DEP. COMMISSIONER

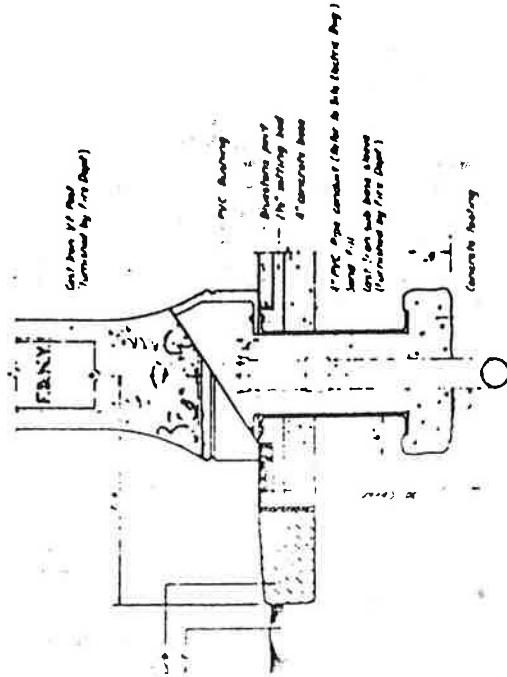
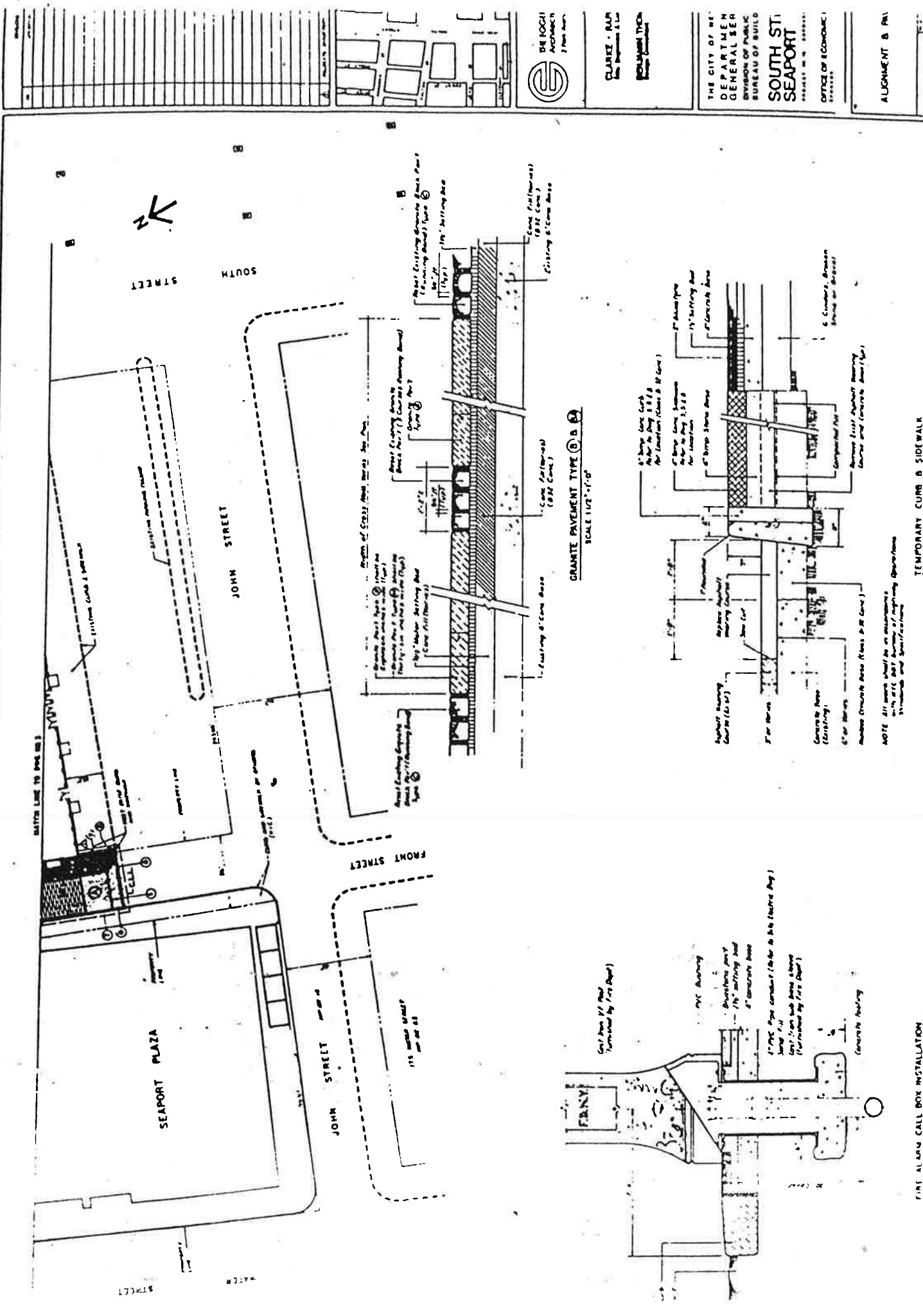
DIRECTOR

R A DATE

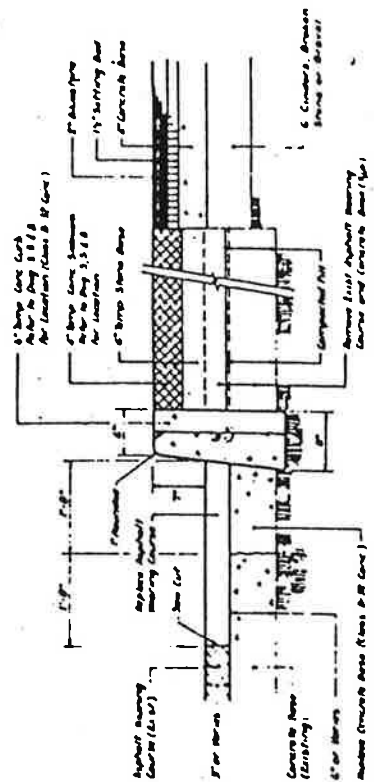
MAP IV-1



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



GRANITE PAVEMENT TYPE (A) & (B)
SCALE 1/8" = 1'-0"



NOTE: All work shall be in accordance with the latest edition of the New York City Department of Public Works Specifications and Standards.

FIRE ALARM CALL BOX INSTALLATION

TEMPORARY CURB & SIDEWALK

ALIGNMENT B. PLAN

OFFICE OF ECONOMIC DEVELOPMENT

SOUTH ST. SEAPORT

DEPARTMENT OF PUBLIC WORKS

REDACTED

CLARK & BARR

DE NOCHI ARCHITECTS

TISHMAN
RECEIVED



CLARKE - RAPUANO
BENJAMIN THOMPSON

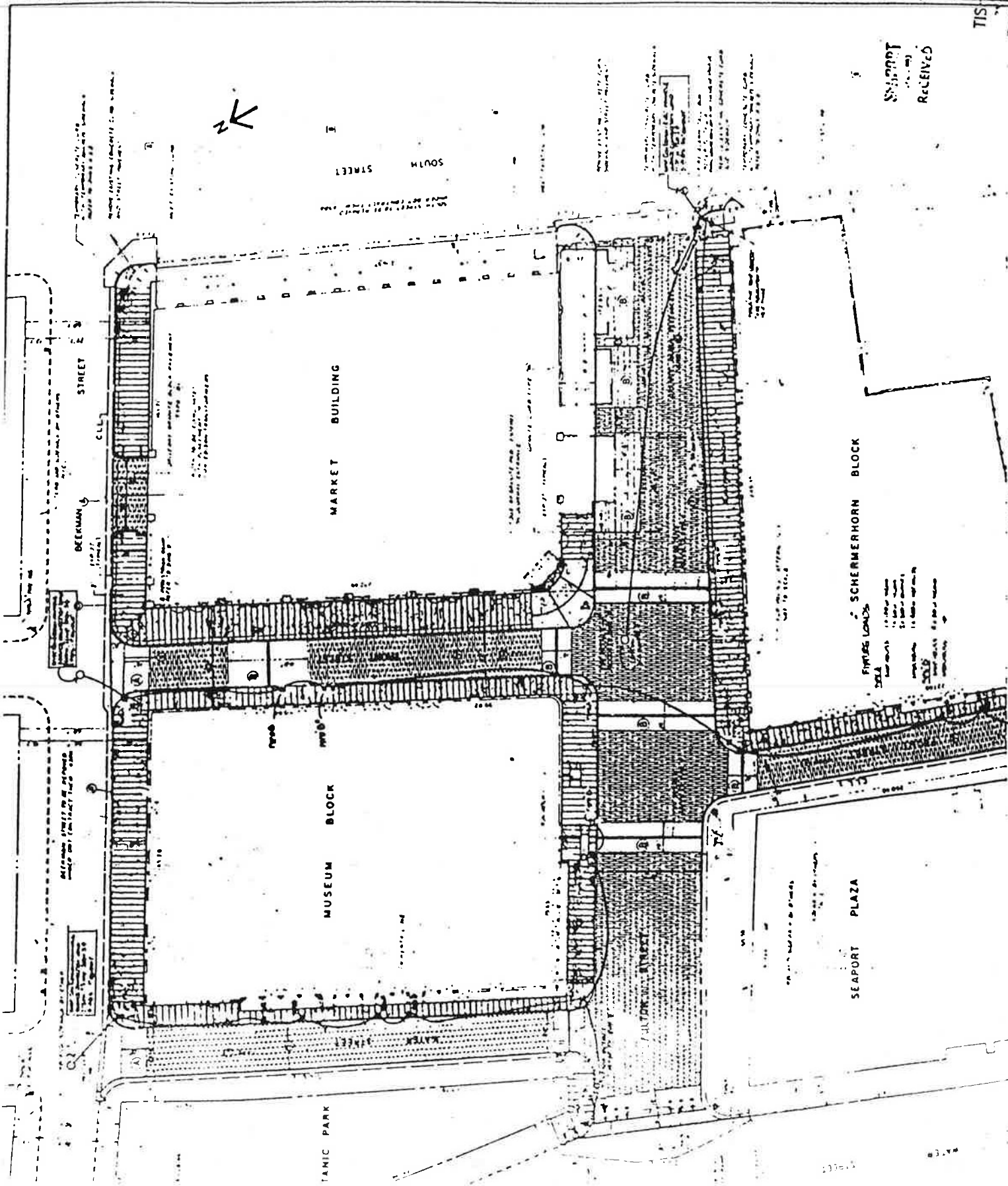
THE CITY OF NEW YORK
DEPARTMENT OF
GENERAL SERVICE
DIVISION OF PUBLIC WORKS
BUREAU OF BUILDING

SOUTH STREET
SEAPORT

OFFICE OF ECONOMIC DEVELOPMENT

TISHMAN
RECEIVED

MAP IV-F



RECEIVED

SCHERMERHORN BLOCK

SEAPORT PLAZA

PHYSICAL LOTS
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100. 1.1 Acre

SIXTH AMENDED BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN MAP V

PEARL STREET

WATER STREET

SIDEWALK EASEMENT

199 WATER ST.
BLOCK 74
LOT 40

FRONT STREET

BLOCK 74
LOT 20

SCHERMERHORN
ROW BLOCK (NYS)
BLOCK 74
LOT 1

(NYS)
BLOCK 74
LOT 1

BLOCK 95

WATER STREET

MUSEUM BLOCK
BLOCK 96W

FRONT STREET

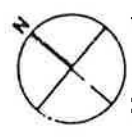
MARKET BLOCK
BLOCK 96E

FULTON STREET

SOUTH STREET

BEEKMAN STREET

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"=40'
JUNE 22, 1983

LEGEND

