

BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN

HOUSING AND DEVELOPMENT ADMINISTRATION

THE CITY OF NEW YORK

SECTION I	<u>CONTENTS OF PLAN</u>
SECTION II.	Description of Project
SECTION III.	Land Use Plan
SECTION IV.	Project Proposals
SECTION V.	Other Provisions Necessary to Meet State and Local Requirements
SECTION VI.	Provisions for Changes In Approved Plan
SECTION VII.	Minor Changes
EXHIBIT A.	Boundary Description

MAPS

Project Boundary Map (Dated October 28, 1968  
revised May 10, 1969)

Land Use Plan (Dated October 28, 1968  
revised May 10, 1969)

NOTE: Pages 3,4,5,6,7,8,11,12 revised May 10, 1969

Brooklyn Bridge S.E.  
October 28, 1968  
Revised May 10, 1969

## SECTION II.

### DESCRIPTION OF PROJECT

#### A. Boundary of the Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Map No. 1, Project Boundary Map, dated October 28, 1968 revised May 10, 1969, July 1969 and are described in the attached Exhibit "A" Boundary Description.

#### B. Urban Renewal Plan Objectives

The objectives of the Urban Renewal Plan are the elimination of blighting influences from the Urban Renewal Area; the removal or rehabilitation of substandard and insanitary structures from the Urban Renewal Area; i.e. market structures which are obsolete; the elimination of impediments to land disposition and development by the physical improvement of the street pattern; and the establishment of land use patterns consistent with modern planning concepts and conducive to the creation of a superior living environment.

The plan seeks to create a viable community integrating housing, cultural and regional recreation facilities, the proposed Second Avenue subway and an improved working environment. Further, the plan provides for the preservation and restoration of historic buildings and slips which will create an appropriate environment for proposed museum, cultural and regional recreational uses, as well as for the new residential community and an enhanced environment for the downtown business community.

The area is eligible under State and Local Law for the actions proposed and has been delineated so as to provide reasonable protection of the area after the renewal by constituting a stable area in itself and by reflecting a beneficial influence on abutting private development, public

uses, improvement and other programs in the immediate and general area.

The following types of deficiencies are present and adversely affect living conditions in the project area and in the immediate neighborhood:

1. Substandard and insanitary buildings.
2. General characteristics of obsolescence tending to reduce neighborhood stability.
3. Obsolete building types, i.e. warehousing, parking, manufacturing and other commercial activities occupy old and obsolescent buildings.
4. Non-fireproof construction, inadequate maintenance characterize most of the buildings. In several cases the upper floors of buildings are boarded up and vacant.
5. Lack of off-street loading and parking facilities aggravated by a narrow, irregular and inefficient street system.
6. Inadequate retail facilities for the residential and transient population of the general neighborhood.
7. Present land use incompatible with residential developments to the north and west and with commercial developments, existing and proposed, to the south.
8. Underutilization of land relative to development in Lower Manhattan, obsolete and inadequate street pattern, and obsolete platting for contemporary development.

C. Types of Proposed Renewal Actions

All structures in the project area are subject to acquisition and, after acquisition, will be preserved and restored or demolished and redeveloped for residential, commercial, semi-public and public use, as set forth under Section III following.

Proposed public improvements include the eventual lowering of East River Drive Elevated Highway, the creation of a pedestrian plaza and parks along the waterfront, and construction of the South Street Maritime Museum, a State-authorized facility.



### SECTION III.

#### LAND USE PLAN

##### A.

##### Land Use Map

The Land Use Plan Map dated October 28, 1968 Revised May 10, 1969, July, 1969 shows:

1. All thoroughfares and streets. The lines of Fulton Street within the project boundaries are shown without mapped widenings. Action will be required to de-map these widenings.
2. New residential, commercial and related public and semi-public uses to be established.
3. New public and semi-public uses to be established in the area of the East River between the bulkhead and the pierhead lines bound by the projection of John Street and the southerly face of the Brooklyn Bridge span.

##### B.

##### Land Use Provisions and Building Requirements

Reference in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, maximum residential densities (rooms per parcel), required setbacks, maximum heights of buildings and required off-street parking and loading areas, etc. shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record of November 10, 1960 and as amended. Wherever both specific controls 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 Uses

As shown on the Land Use Plan Map dated October 28, 1968 revised May 10, 1969, July, 1969 the following uses shall be permitted.

(a) Public and Semi-Public

- (i) Nautical exhibition uses as permitted in an M1-4 District

(b) Commercial

- (i) General Commercial uses as permitted in C6 4 and C6 9 Districts

(c) Commercial-Residential

- (i) General commercial and residential uses as permitted in a C6 4 District

(d) Commercial-Residential-Public-Semi-Public

- (i) Museum, cultural and regional recreational uses as permitted in a C6 4 District

- (ii) Residential uses as permitted in a C6 4 District

- (iii) General Commercial uses as permitted in a C6 4 District and which are compatible with an environmental museum.

(e) Commercial-Public-Semi-Public

- (i) General commercial uses as permitted in a C6 4 District

(f) Commercial-Public

- (i) General commercial uses as permitted in a C6 4 District

- (ii) Concourse level connections with stations of the proposed subway line may be required as feasible and as determined by station locations

2. Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of all Real Property Acquired

- (a) Controls to cover density (maximum number of zoning rooms), floor area ratio, coverage, height, setbacks, off-street parking and loading, shall be as set forth in the following Table 1 of the Urban Renewal Plan.
- (b) A pedestrian plaza extending between Peck Slip and John Street (Burling Slip) along the waterfront shall be developed for public use after lowering of the East River Drive Elevated Highway.
- (c) Public access easements throughout the Urban Renewal Area are to be determined by the Housing and Development Administration in consultation with appropriate governmental agencies. Following the development of the proposed Second Avenue Subway, connections to the concourse level should be considered in the Water Street area. To facilitate a modern and efficient circulation system in which pedestrian and vehicular traffic are separated vertically, connection is to be studied to the pedestrian system in Brooklyn Bridge Southwest Urban Renewal Area.
- (d) Provision shall be made for an adequate system of pedestrian circulation. The open space and pedestrian walks developed to fulfill the requirements of the plan shall be accessible to the general public and subject to the provisions of Section IV. C. 6. of this Urban Renewal Plan.

3. Duration of Land Use Provisions and Building Requirements

The foregoing land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of approval of the Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section VI, hereunder.

TABLE I

Parcel Number (1)	Permitted Uses (2)	Minimum Zoning Rooms	Maximum Floor Areas Ratio	Maximum Commercial Floor Area (4)	Setbacks	Off-Street Parking and Loading
1A	Residential-Commercial	8,500	10(5)	(6)	*	*
1B	Commercial	---	10(5)	*	*	*
1C	Residential-Commercial Public-Semi-Public	(4)	10(5)	*	*	*
2A	Residential-Commercial Public-Semi-Public	(4)	10	100,000	*	*
2B	Residential-Commercial Public-Semi-Public	(4)	15	30,000	*	*
3	Commercial-Public	--	10	*	*	*
4	Commercial Public-Semi-Public	--	10(5)	*	*	*
5	Commercial	--	15(5)	*	*	*
6	Public-Semi-Public	--	(7)	-	*	*
7	Public-Semi-Public	--	(7)	-	*	*

Brooklyn Bridge S. E.  
October 28, 1968  
Revised May 10, 1969

\*No restriction or control other than the requirement of the Zoning Ordinance.

#### NOTES

- (1) Parcels 1A, 1B, 1C, 2A, 2B, 3, 5, 6 and 7 are shown and numbered on Land Use Plan Map dated October 28, 1968, revised May 10, 1969.
- (2) Permitted Uses in residential parcels may include Floor areas for Community Facility Uses as approved by HDA.
- (3) Any roof areas or platforms, that are used to qualify as open space under the Zoning Resolution, shall be devoted to outdoor uses, such as landscaped areas, walks and shall be designed and maintained as open usable area, suitably surfaced and landscaped, protected with acceptable safeguards for use by tenants.
- (4) The upper stories of structures acquired for preservation and restoration may be developed for residential use without limitation other than zoning, building code and other applicable requirements.
- (5) Because of the extensive preservation and restoration of existing small structures in Parcels 2A and 2B, unused FAR in these parcels may be redistributed over other parcels as permitted by HDA and as approved by the CPC.
- (6) A minimum of 8500 zoning rooms shall be developed for residential use on Parcel 1A. The remaining Floor Area attributable to Parcel 1A, including bonuses as well as any Floor Area allocated to this parcel under (5) above, may be developed for Commercial purposes.
- (7) Area between bulkhead and pierhead lines is for uses supportive to and compatible with upland uses, including docking and exhibits of ships etc.

Brooklyn Bridge S. E.  
October 28, 1968  
Revised May 10, 1969  
Revised July, 1969

#### SECTION IV. PROJECT PROPOSALS

##### A. Land Acquisition

1. All properties within the project area as shown on the Land Use Plan and as described in the attached Exhibit "A" are subject to acquisition.

##### (a) Clearance and Redevelopment

Within clearance and redevelopment areas, buildings of special historic or architectural interest will not be demolished without prior approval of the Housing and Development Administration.

##### (b) Preservation and Restoration

It is intended that selected properties shall be acquired for preservation and restoration with the exception of incompatible buildings which shall be cleared. Such preservation and restoration shall be carried out in accordance with standards of quality and historic accuracy established and approved jointly by the Housing & Development Administration and the Landmarks Preservation Commission.

##### B. Disposition of Property between Bulkhead and Pierhead Lines

All the property within the project area between the bulkhead and pierhead lines, as shown on the Land Use Plan and as described in the attached Exhibit "A", is to be retained by the City of New York, but may be leased, in accordance with applicable regulations, for uses supportive to and compatible with land uses described in Section III, A and B.

##### C. Redeveloper's Obligations

1. The regulations and controls set forth in Section III hereof, Land Use Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land desposition and conveyance, executed pursuant thereto.

2. The redeveloper shall devote the land solely to the use specified in this Urban Renewal Plan.
3. The redeveloper shall begin and complete the development of the land for the use required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract within a reasonable time, as determined and set forth in the contract between the City of New York and the redeveloper.
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 contract between the City of New York and the redeveloper.
5. No covenant, lease, agreement, conveyance or other instrument shall be affected or executed by the City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon basis of race, creed, color or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
6. Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the Urban Renewal Plan, the quality of design, and the character of proposed construction, shall be submitted for review and approval to the Housing and Development Administration by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration, shall be similarly submitted for review and approval. Samples of materials in sufficient quantity to establish color, texture and combinations of materials shall be submitted as required. As-built drawings shall also be submitted to Housing and Development Administration, after construction for final determination of compliance.

SECTION V.

OTHER PROVISIONS TO MEET STATE  
AND LOCAL REQUIREMENTS

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.

- A. Statement of Proposed Land Uses - See Section III of this Urban Renewal Plan;
- B. Proposed Land Acquisition Demolition and Renewal of Structures - See Section IV of this Urban Renewal Plan;
- C. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section III of this Urban Renewal Plan;
- D. 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.
- E. Proposed Time Schedule for the Effectuation of this Urban Renewal Plan;

Estimated Completion Date of Project: September 1975

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	Summer, 1969	Winter, 1969
2. Relocation of Site Occupants (including relocation of Fulton Fish Market to Hunt's Point)	Summer, 1969	Winter, 1970
3. Demolition and Site Clearance	Autumn, 1969	Spring, 1971
4. Site Preparation including Installation of Project Improvements	Winter, 1970	Spring, 1975



<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
5. Disposition of Land in the Project Area	-	Winter, 1969

SECTION VI.

PROVISIONS FOR CHANGES IN THE APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that if modified, after the disposition of any land in the project area such modification must be consented to, in writing, by the purchaser or lessee of the specific property covered by the modification.

This 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

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Section II, III, and IV of this Urban Renewal Plan, would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Housing and Development Administration, shall have the power, upon appeal in specific cases, to authorize such variation or modification of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan provided that no change or modification shall be permitted by the Housing and Development Administration, which is less restrictive than or contrary to applicable state and local codes or ordinances.

URBAN RENEWAL PLAN EXHIBIT "A"

BOUNDARY DESCRIPTION

All those parcels of land 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 Brooklyn Bridge Span and the westerly pierhead line of the East River;

Thence southerly along said westerly pierhead line of its intersection with the easterly projection of the southerly line of John Street;

Thence westerly along said projected southerly line of John Street to its intersection with the westerly line of Front Street;

Thence northerly along the westerly line of Front Street to its intersection with the southerly line of John Street;

Thence westerly along the southerly line of John Street to its intersection with the westerly line of Water Street;

Thence northerly along said westerly line of Water Street to a point which is the westerly projection of the southerly line of Fulton Street;

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

Thence northerly along the easterly line of Water and Pearl Street to the intersection of the southerly face of the Brooklyn Bridge Span;

Thence easterly along said southerly face of the Brooklyn Bridge Span to its intersection with the westerly pierhead line of the East River to the point or place of BEGINNING.



BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN  
THE CITY OF NEW YORK HOUSING AND DEVELOPMENT ADMINISTRATION

OCTOBER 22 1969  
REV MAY 10 1969

SCALE IN FEET

PROJECT BOUNDARY MAP  
Revised July, 1969



- PROJECT BOUNDARY
- PUBLIC - SEMI PUBLIC
- COMMERCIAL
- COMMERCIAL - RESIDENTIAL
- COMMERCIAL - RESIDENTIAL - PUBLIC - SEMI PUBLIC
- COMMERCIAL - PUBLIC
- COMMERCIAL - PUBLIC - SEMI PUBLIC
- PARCEL NUMBERS

**BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN**  
 THE CITY OF NEW YORK      HOUSING AND DEVELOPMENT ADMINISTRATION

OCTOBER 22 1968  
 REV MAY 15 1969

SCALE IN FEET

**LAND USE PLAN**  
 Revised July, 1969

# BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL AREA

## Computation of Floor Area Available For Commercial Usage

<u>Parcel No.</u>	<u>Land Area</u>	<u>FAR</u>	<u>Floor Area</u>	<u>Bonus</u>	<u>Floor Area With Bonus</u>
1A	161,756	10	1,617,560	2	1,620,795
1B	45,270	10	452,700	2	453,605
+ 1C	21,569	10	107,845 (107,845)*	2	108,276
+2A	127,514	10	637,570 (637,570)*	2	640,120
+2B	32,360	15	242,700 (242,700)*	3	243,671
3	11,900	10	119,000	2	119,238
4	36,500	10	365,000	2	365,730
5	26,171	15	392,565	3	393,350
	TOTAL		4,923,055		3,944,785

+used floor area is five times land average

\*existing floor area

Brooklyn Bridge Southeast  
May 10, 1969

# BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL AREA

## Land Disposition Area Tabulation

<u>Parcel No.</u>		<u>Square Feet</u>	<u>Acres</u>
1A	Commercial - Residential	161,756	3.7
1B	Commercial	45,270	1.0
1C	Commercial - Residential - Public - Semi-Public	21,569	.5
2A	Commercial - Residential - Public - Semi-Public	127,514	2.9
2B	Commercial - Residential - Public - Semi-Public	32,360	.7
3	Commercial - Public	11,900	.3
4	Commercial - Public - Semi-Public	36,500	.8
5	Commercial	26,171	.6
	SUBTOTAL	<u>163,040</u>	<u>10.6</u>
6	Public - Semi-Public	510,000	11.7
7	Public - Semi-Public	202,400	4.6
	TOTAL	<u>1,175,140</u>	<u>26.9</u>