

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

BROOKLYN BRIDGE SOUTHEAST
URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN
October 28, 1968

FIRST AMENDED URBAN RENEWAL PLAN
May 25, 1970

BROOKLYN BRIDGE SOUTHEAST URBAN RENEWAL PLAN

HOUSING AND DEVELOPMENT ADMINISTRATION

THE CITY OF NEW YORK

SECTION	I	Contents of Plan
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
MAP I		Project Boundary Map (Dated May 25, 1970)
MAP II		Land Use Plan (Dated May 25, 1970)

Brooklyn Bridge Southeast
May 25, 1970

SECTION II.

DESCRIPTION OF PROJECT

A.

Boundary of the Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on the attached Project Boundary Map, dated May 25, 1970 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, a circulation system where vehicles and pedestrians are separated horizontally, and the proposed Second Avenue subway. Further, the plan provides for the restoration and preservation of buildings and ships which form an environmental museum documenting the sailing ship era, and providing regional cultural and recreational uses 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, and 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 attached Land Use Plan Map dated May 25, 1970 shows:

1. All thoroughfares and streets.
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 parcels), 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 attached Land Use Plan Map the following used 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
- (iv) 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 system including Peck Slip and Burling Slip (John Street) and extending between them 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 to Area Ratio	Maximum Commercial Floor Area (4)	Setbacks	Off-Street Parking and Loading
1.	Residential-Commercial (3)	8,500	* (5)	(6)	*	*
2.	Commercial	-----	* (5)	*	*	*
3.	Residential-Commercial Public-Semi-Public	(4)	*	*	*	*
4.	Residential-Commercial Public-Semi-Public	(4)	*	*	*	*
5.	Residential Commercial Public-Semi-Public	(4)	*	100,000	*	*
6.	Residential-Commercial Public-Semi-Public	(4)	*	*	*	*
7.	Residential-Commercial Public-Semi-Public	(4)	*	30,000	*	*
8.	Residential-Commercial Public-Semi-Public	(4)	* (5)	*	*	*
9.	Public-Semi-Public	-----	* (7)	-----	*	*
10.	Public-Semi-Public	-----	* (7)	-----	*	*

Brooklyn Bridge Southeast
May 25, 1970

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

NOTES

- (1) Parcels 1,2,3,4,5,6,7,8,9 and 10 are shown and numbered on Land Use Plan Map.
- (2) Permitted Uses in residential parcels may include Floor areas for Community Facility Uses as approved by HDA.
- (3) Any roof areas of platforms, that are used to qualify as open space under the Zoning Resolution, shall be devoted to outdoor uses, such as landscaped areas, or walks, and shall be designed and maintained as open usable area, suitably surfaced and landscaped, and 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 3, 4,6,7 and 8, 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 1. The remaining Floor Area attributable to Parcel 1 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 Southeast
May 25, 1970

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 of architectural or historic value 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 disposition 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. To permit determination of compliance with the spirit and intent of the Urban Renewal Plan, each redeveloper shall submit to the Housing and Development Administration, during the preliminary design stage, conceptual site plans and schematic architectural drawings. Construction documents for the improvements on the land including site plans, architectural drawings, outline specifications and schedules of materials and finish in sufficient detail to permit determination of: compliance with the intent of the Urban Renewal Plan; the quality of design; and the character of the proposed construction, shall be submitted to the Housing and Development Administration for review and approval. Samples of materials in sufficient quantity to establish color, texture and combinations of materials shall be submitted for review and approval as required. A certified set of drawings as completed shall also be submitted to the Housing and Development Administration following 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: December 1975

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	July 1968	December 1970
2. Relocation of Site Occupants (including relocation of Fulton Fish Market to Hunt's Point)	As required for project development.	
3. Demolition and Site Clearance	July 1969	April 1972
4. Site Preparation including Installation of Project Improvements	December 1970	December 1975

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
5. Disposition of land in the Project Area	July 1970	December 1973

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;

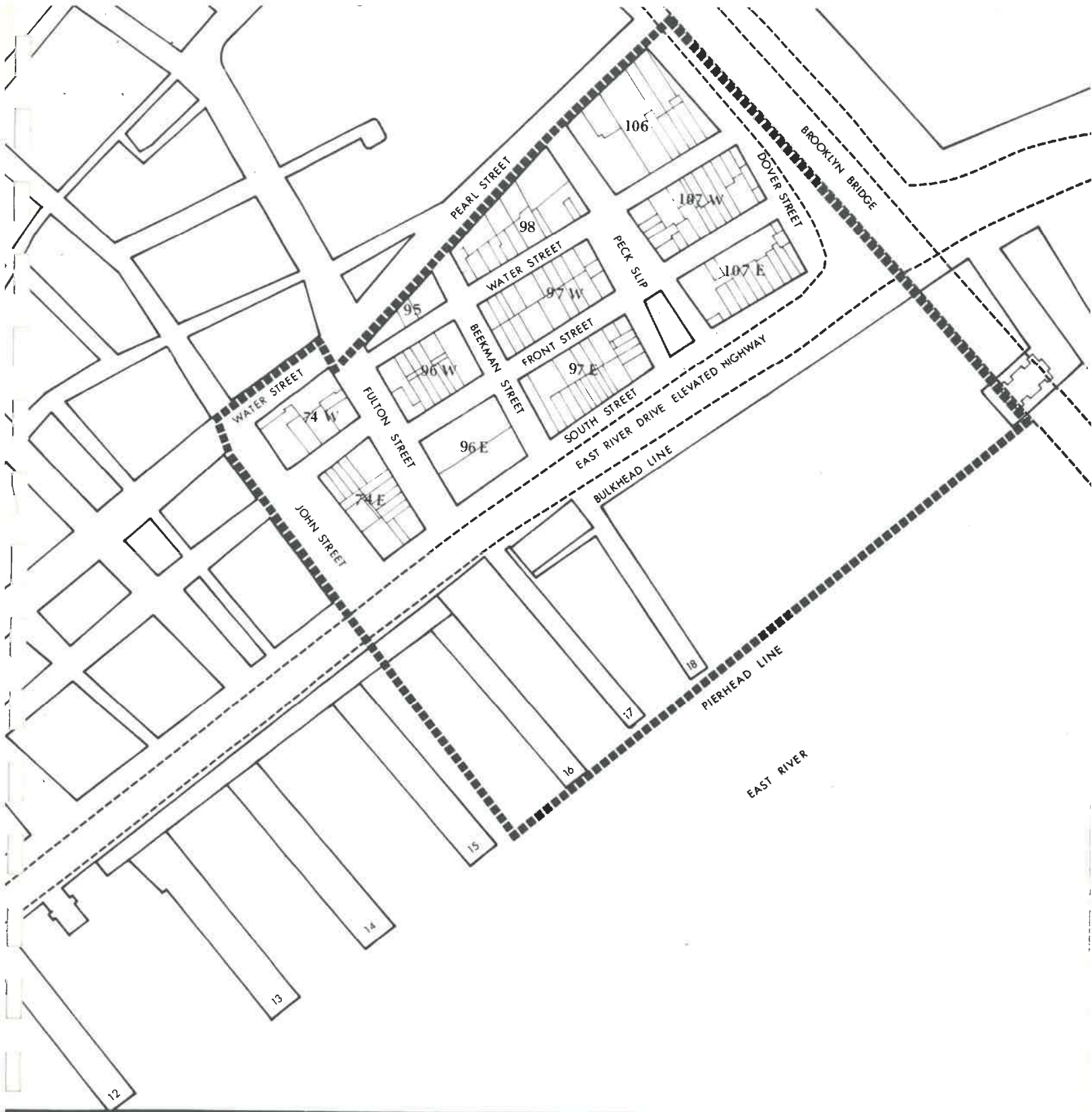
Thence westerly along the southerly line of John Street to its intersection with the westerly line of Water Street;

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.



PROJECT BOUNDARY MAP

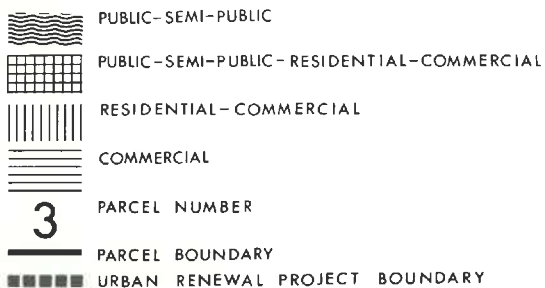
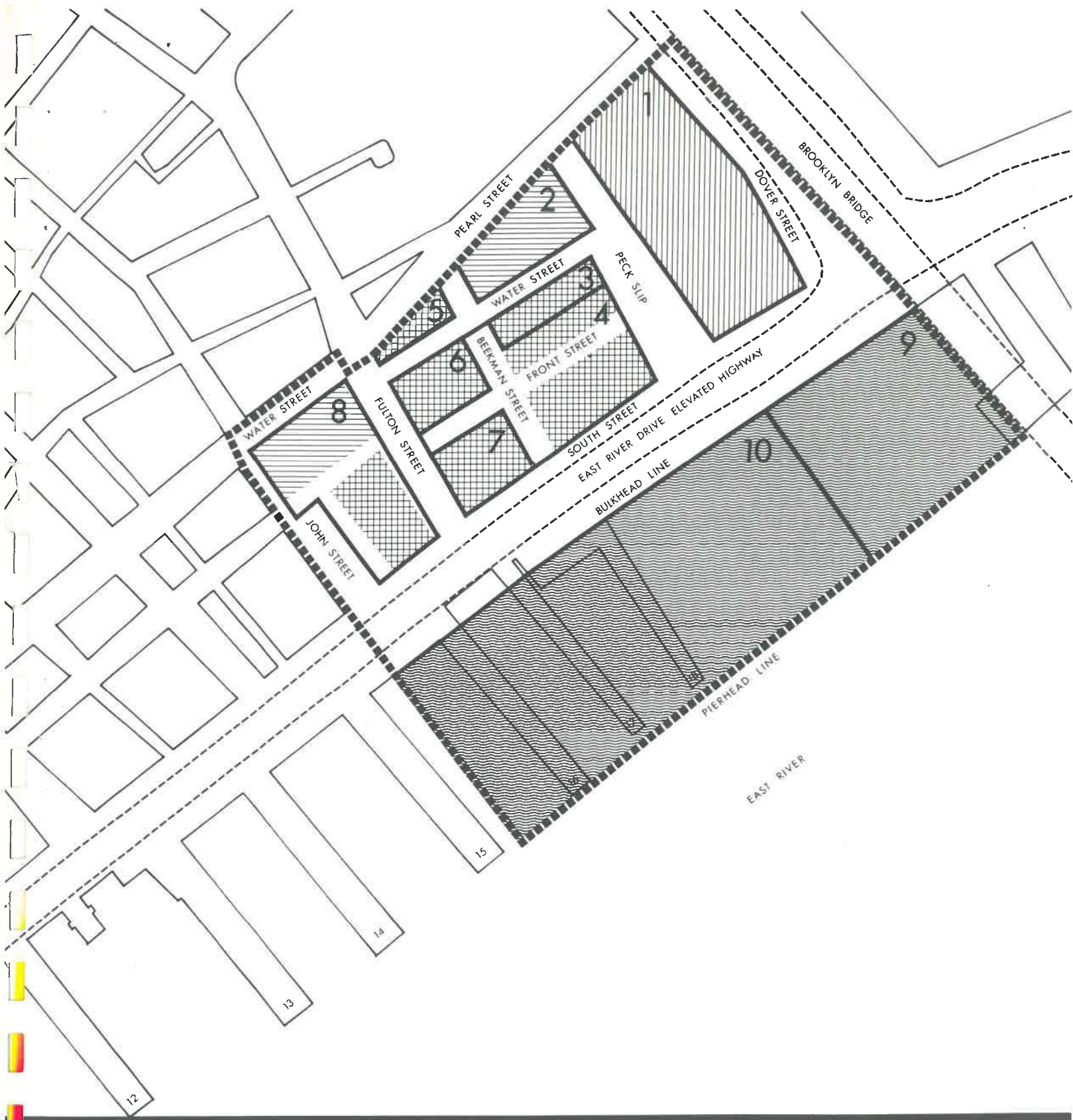


BROOKLYN BRIDGE SOUTHEAST

URBAN RENEWAL AREA
HOUSING AND DEVELOPMENT ADMINISTRATION, PLANNING, DESIGN AND RESEARCH
CITY OF NEW YORK
MAY 25, 1970

96 BLOCK NUMBER
■■■■■ URBAN RENEWAL PROJECT BOUNDARY

100 0 100 200 300 400



LAND USE PLAN



BROOKLYN BRIDGE SOUTHEAST

URBAN RENEWAL AREA
HOUSING AND DEVELOPMENT ADMINISTRATION, PLANNING, DESIGN AND RESEARCH
100 0 100 200 300 400
MAY 25, 1970

The City of New York
Housing and Development Administration

Brooklyn Bridge Southeast

First Amended Urban Renewal Plan

May 25, 1970

SUPPORTING DOCUMENTATION

(This material is Not a Part of the Urban Renewal Plan)

1. Summary of Changes
2. Detailed List of Plan Changes

SUMMARY OF CHANGES

This second amendment to the Brooklyn Bridge Southeast Urban Renewal Plan makes the following changes in the plan revised to May 25, 1970.

1. The controls defining numerical limits on F.A.R. which do not reflect zoning allowances including bonuses, are revised to reflect the requirements of the zoning ordinance.
2. The configuration of land area of the environmental museum and the proposed office building which utilizes "air-rights" from the museum blocks and demapped streets are defined.
3. Portions of Front and Beekman Streets are demapped to create a portion of Parcel 4.
4. Portions of Front, Fulton, John and Water Streets are demapped to create a portion of Parcel 8.

DETAILED NARRATIVE STATEMENT OF PLAN CHANGES

SECTION II. Urban Renewal Plan Objectives.

Description of proposed environmental Museum is included.

SECTION III.A.1. Fulton Street between Water and Pearl Streets is indicated with presently mapped widenings.

SECTION III. B Parcel numbers and configurations are revised to define the configuration of the land area of the environmental museum and the office building which utilizes "air-rights" from the museum blocks as well as from demapped streets. In the controls, the numerical limits on F.A.R. which did not reflect zoning allowances including bonuses are revised to reflect the requirements of the zoning ordinance.

SECTION III.B.1. The land use category, commercial public is eliminated.

SECTION IV.C.1 Redevelopers' Obligations

The section is expanded to meet current standards of the Housing and Development Administration.

SECTION V.E. Proposed time schedule for the Effectuation of this Urban Renewal Plan

The table has been adjusted to reflect actual dates.