

The City of New York  
Housing and Redevelopment Board

BROOKLYN BRIDGE SOUTHWEST  
URBAN RENEWAL PROJECT

Project No. N.Y. R-67

AMENDED URBAN RENEWAL PLAN

May 31, 1967



Submitted to  
Renewal Assistance Administration  
Department of Housing and Urban Development

BROOKLYN BRIDGE SOUTHWEST URBAN RENEWAL PROJECT

CITY OF NEW YORK, N. Y.

N. Y. E-67

AMENDED URBAN RENEWAL PLAN

Section A

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(B) DESCRIPTION OF PROJECT

(1) Boundaries of Urban Renewal Plan

The boundaries of the Urban Renewal Area are as shown on Map 1, Project Boundary Map, dated January 15, 1962, and are described in the attached Exhibit A.

(2) Types of Proposed Renewal Actions

All structures in the project area which are to be acquired will be demolished and the land will be redeveloped for commercial, institutional and residential use. Land will be provided for street widening in accordance with the Urban Renewal Plan.

(C) LAND USE PLAN

(1) Land Use Map

Map No. 2 Land Use Plan, revised to May 31, 1967 shows:

- (a) All thoroughfares and street rights-of-way;
- (b) All other public uses and institutional or special uses, including easements;
- (c) All other existing land uses to be retained and new residential, institutional and commercial uses to be established.

(2) Land Use Provisions and Building Requirements

The controls set forth in this Urban Renewal Plan covering land use and building requirements including permitted use of re-development parcels, maximum residential densities (maximum zoning rooms), maximum floor area, required setbacks, maximum land coverage, and required off street parking and loading areas, etc., shall be as defined in the Zoning Resolution.

Wherever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in cases of conflict, the more restrictive control shall govern. The Zoning Resolution referred to here and elsewhere throughout this plan is more fully described as the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960, as amended to May 18, 1967.

(a) Permitted Uses

As shown on Map 2, Land Use Plan, dated January 15, 1962, as revised to May 31, 1967 the following uses shall be permitted:

1. Residential

Residential, with appurtenant recreational, community, commercial, and parking facilities. No new hotel or other structure for transient residential use is permitted within the project area.

Housing in the project area shall be for occupancy by families of moderate income and shall be developed pursuant to the provisions of the Limited Profit Housing Companies Law (Article II of the Private Housing Finance Law). Appropriate tax-abatement shall be granted.

Commercial uses permitted within specific residential parcels as indicated in Table I of this Urban Renewal Plan shall be limited to:

- a. Local commercial uses subject to the provisions and restrictions of Section 78-13, Special Regulations Applying to Large Scale Residential Developments, of the Zoning Resolution.
- b. Local retail and service uses and community facilities in Use Groups 3, 4A and C, 6, 8, and 9 as described in the Zoning Resolution.

2. General Central Commercial

Parcel 2B

Commercial uses shall be limited to offices, retail, data processing and business establishments, and service facilities permitted in a C6 district as described in the Zoning Resolution except that uses classified in Use Groups 1, 2, 5, 7, 11B and 12 are prohibited.

Parcel 2A

Commercial uses shall be limited to the above permitted uses with the exception that, of Use Group 10, only "office or business machine stores, sales or rental" and "radio or television studios" shall be permitted.

3. Institutional

Institutional uses shall include:

a. College and University facilities including:

Classrooms, laboratories  
Athletic facilities  
Libraries and study rooms  
Assembly facilities for University functions  
Dormitories or other facilities for faculty  
and students  
Parking facilities

b. Hospital and appurtenant facilities

c. Institutional research, meeting and office facilities

Other normal and customary institutional uses shall not be deemed to be excluded by reason of a failure to be mentioned in the above listing.

(b) Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of All Real Property Acquired

Controls to cover density, coverage, floor area ratios, setbacks, and off-street parking and loading shall be as set forth in Table I which follows on Pages 5 and 6 of this Urban Renewal Plan.

TABLE I

This table and the accompanying notes are the additional regulations, controls, and restrictions referred to in Section (C)(2)(b) of this Urban Renewal Plan at page 4 hereof, and are an integral part of said plan.

Parcel Number	Permitted uses	Maximum Lot Coverage	Maximum Zoning Rooms	Maximum Floor Area Ratio - (d)	Setbacks	Off-Street Parking and Loading (e)
(a)	(b)	(c)	(f)	(d)		(e)
1	Residential	38%	6,310	5.10	*	*
2A	General Central Commercial	75%	-	6.58(f)	*	*
2B	General Central Commercial	88%	-	2.61	*	*
3	Institutional	*	-	6.00	*	*
4	Residential(h)	*	*	*	*	*
5	Institutional	*	-	5.00	*	*
5A	Institutional	-	See note(g)	-	-	-
6	Institutional	*	-	6.00	*	*

\* No restriction or control other than the requirements of the Zoning Resolution

(continued)

TABLE I (Continued)

NOTES:

- (a) Parcels 1 through 6 are as shown and numbered on Map No. 2, Land Use Plan, revised to May 31, 1967.
- (b) Permitted uses in Parcel 1 include a maximum of 18,000 square feet of local retail and service establishments as permitted under the "Special Regulations Applying to Large Scale Residential Developments" of the Zoning Resolution and a maximum of 22,000 square feet of local commercial and community facility uses, as defined by Section (C)(2)(a)1 of this plan, in the area mapped for local service commercial uses on Map 2, Land Use Plan.
- (c) Maximum lot coverage by buildings is expressed as a percentage of parcel area. Any roof areas that are used to qualify as open space under the Zoning Resolution must be designed and maintained as open usable area, suitably surfaced, landscaped for recreational use, and protected by fencing and other safeguards for use by tenants.
- (d) The floor area ratio (F.A.R.) is to be applied to parcel area and is the maximum F.A.R. notwithstanding any provision of the Zoning Resolution. The F.A.R. for Parcel 1 includes the permitted commercial floor area.
- (e) Off-street parking areas in all parcels shall be enclosed.
- (f) The height of the building on Parcel 2A shall not exceed 9 stories.
- (g) Parcel 5A shall be appropriately landscaped. The erection of any structure on this land is prohibited.
- (h) Parcel 4 shall be limited to non-profit hospital staff dwellings.

(c) 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 beginning on 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 (F) hereunder.

(d) Applicability of Provisions and Requirements to Property Not To Be Acquired

The provisions and requirements set forth under Sections (C)(2)(a) and (C)(2)(b) will not apply to "Excluded" parcels. In the event that the use of any excluded parcel is changed or enlarged or a new use is established or a new building is constructed, or if an existing building on such property is enlarged, altered, converted, reconstructed, or relocated, it shall be in accordance with the applicable regulations of the aforementioned Zoning Resolution.



(D) PROJECT PROPOSALS

(1) Land Acquisition

(a) Identification of Real Property Proposed To Be Acquired for:

1. Clearance and Redevelopment

All properties within the project area, except those listed below, will be acquired for clearance and redevelopment. Such properties are shown on Map 1, Project Boundary Map, dated January 15, 1962.

Properties which are excluded:

	<u>Block</u>	<u>Lot</u>
140 Nassau Street	101	26
150 Nassau Street	101	3
Beekman Downtown Hospital	100	12
Power Substation		
New York City Transit Authority	95	43

2. Public Facilities

Land is to be acquired to provide for the widening of Frankfort Street, Fulton Street and Gold Street.

3. Conservation and Reconditioning

Not applicable.

(b) Special Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

Not applicable

(c) Special Conditions Under Which Properties Identified for Acquisition May Be Exempted Therefrom

Not applicable

(2) Rehabilitation and Conservation

Not applicable

(3) Redeveloper's Obligations

- (a) The regulations and controls set forth in Section (C) 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.
- (b) The redevelopers shall devote the land solely to the uses specified in the Urban Renewal Plan.
- (c) Each redeveloper 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 within a reasonable time, as determined and set forth in the contracts between the City of New York and the redevelopers.
- (d) 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 consent of the City of New York.
- (e) No covenant, agreement, lease, conveyance or other instrument shall be effected 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 the 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 such restrictions, shall be included in the disposition instruments.
- (f) Site plans, architectural drawings, outline specifications and schedules of materials and finish for the construction of improvements on the land, 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 Housing and Redevelopment Board by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval from the Housing and Redevelopment Board shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Housing and Redevelopment Board after construction for final determination of compliance.

(4) Pedestrian Crossing

A pedestrian crossing is proposed to be constructed from the sidewalk bounding Parcel 6 or an adjoining area to City Hall Park. This crossing is incorporated in the plan to provide a pedestrian link from the project area across Park Row and a Brooklyn Bridge approach to the planned government center, which is being developed north of City Hall, and to the subway stations along Broadway. The final form of the crossing, whether underpass or overpass, and exact location have not been fixed in order to permit flexibility in the final design of the facility, including integration with the subway stations below Park Row and the Municipal Building.

(E) OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

(1) Compliance with Article 15 of the General Municipal Law

The following statement is set forth to indicate compliance with Article 15 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 (C) of this Urban Renewal Plan.
- (b) Proposed Land Acquisition, Demolition and Renewal of Structures - See Section (D) of this Urban Renewal Plan.
- (c) Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section (C) 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 for the project area are anticipated.
- (e) Proposed Time Schedule for the Effectuation of this Urban Renewal Plan:  
Estimated Completion Date of Project: March, 1970

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	November, 1964	November, 1964
2. Relocation of Site Occupants	November, 1964	August, 1967
3. Demolition and Site Clearance	January, 1966	December, 1967
4. Site Preparation including Installation of Project Improvements	April, 1967	December, 1969
5. Disposition of Land in the Project Area	January, 1967	March, 1968

(F) CHANGES IN 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.

(G) 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 (C) 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 Redevelopment Board shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances and provided that concurrence is obtained from the Federal Department of Housing and Urban Development.

EXHIBIT A

Description of Boundaries for the Brooklyn Bridge Southwest Urban Renewal  
Project (N.Y. R-67) Including Interior and Peripheral Streets

BEGINNING at a point formed by the intersection of the southerly line of the Brooklyn Bridge abutment and the easterly line of Pearl Street:

- 1) Running thence southerly along the easterly line of Pearl Street 1134'-5" to the intersection of the southerly line of Fulton Street with the easterly line of Water Street;
- 2) Thence westerly 91'-1" to the westerly line of Water Street;
- 3) Thence northerly along the westerly line of Water Street, 53'-5" to the intersection with the southerly line of Fulton Street;
- 4) Thence westerly along the southerly line of Fulton Street 705'-11" to the intersection with the westerly line of Gold Street;
- 5) Thence northerly, along the westerly line of Gold Street, 176'-0" to the intersection with the southerly line of Ann Street;
- 6) Thence westerly along the southerly line of Ann Street 71'-8";
- 7) Thence crossing Ann Street in a straight line to the Southwest corner of Lot 34, Block 93;
- 8) Thence along the westerly line of Lot 34, of Block 93, 141'-0" to the intersection with the southerly line of Beekman Street;
- 9) Thence westerly along the southerly line of Beekman Street 646'-8" to the intersection with the westerly line of Nassau Street;
- 10) Thence northerly along the westerly line of Nassau Street, 425'-6" to the easterly line of the ramp approach to the Brooklyn Bridge;
- 11) Thence easterly along the approach ramp, 406'-5" to the intersection with the southerly line of the Brooklyn Bridge abutment;;
- 12) Thence westerly along the southerly line of the Brooklyn Bridge abutment for 1060'-9" to the intersection with the lines of Pearl Street which is the point of BEGINNING.

EXHIBIT A Continued

Excluded Parcel 1

BEGINNING at a point 96'-2" north of the intersection formed by the northerly line of Fulton Street and the easterly line of Cliff Street:

- 1) Running thence northerly along the easterly line of Cliff Street 49'-8 5/8" to a point of intersection with the northerly lot line;
- 2) Thence easterly 100'-4 1/2" to a point of intersection with the easterly lot line;
- 3) Thence southerly 50'-3 3/4" to a point of intersection with the southerly lot line;
- 4) Thence westerly 100'-4 3/4" to a point of intersection with the easterly line of Cliff Street, which is the point of BEGINNING.

Excluded Parcel 2

BEGINNING at a point formed by the intersection of the northerly line of Beekman Street and the easterly line of William Street:

- 1) Running thence northerly along the easterly line of William Street, 193'-1" to a point of intersection with the southerly line of Spruce Street;
- 2) Thence easterly along the southerly line of Spruce Street, 195'-5" to a point of intersection with the easterly lot line;
- 3) Thence southerly 100'-2" to a point of intersection with a line parallel to the northerly line of Beekman Street;
- 4) Thence easterly 25'-0" to a point of intersection with the easterly lot line;
- 5) Thence southerly 87'-6" to a point on the northerly line of Beekman Street;
- 6) Thence westerly 172'-0" along the northerly line of Beekman Street to its intersection with the easterly line of William Street which is the point of BEGINNING.

EXHIBIT A Continued

Excluded Parcel 3

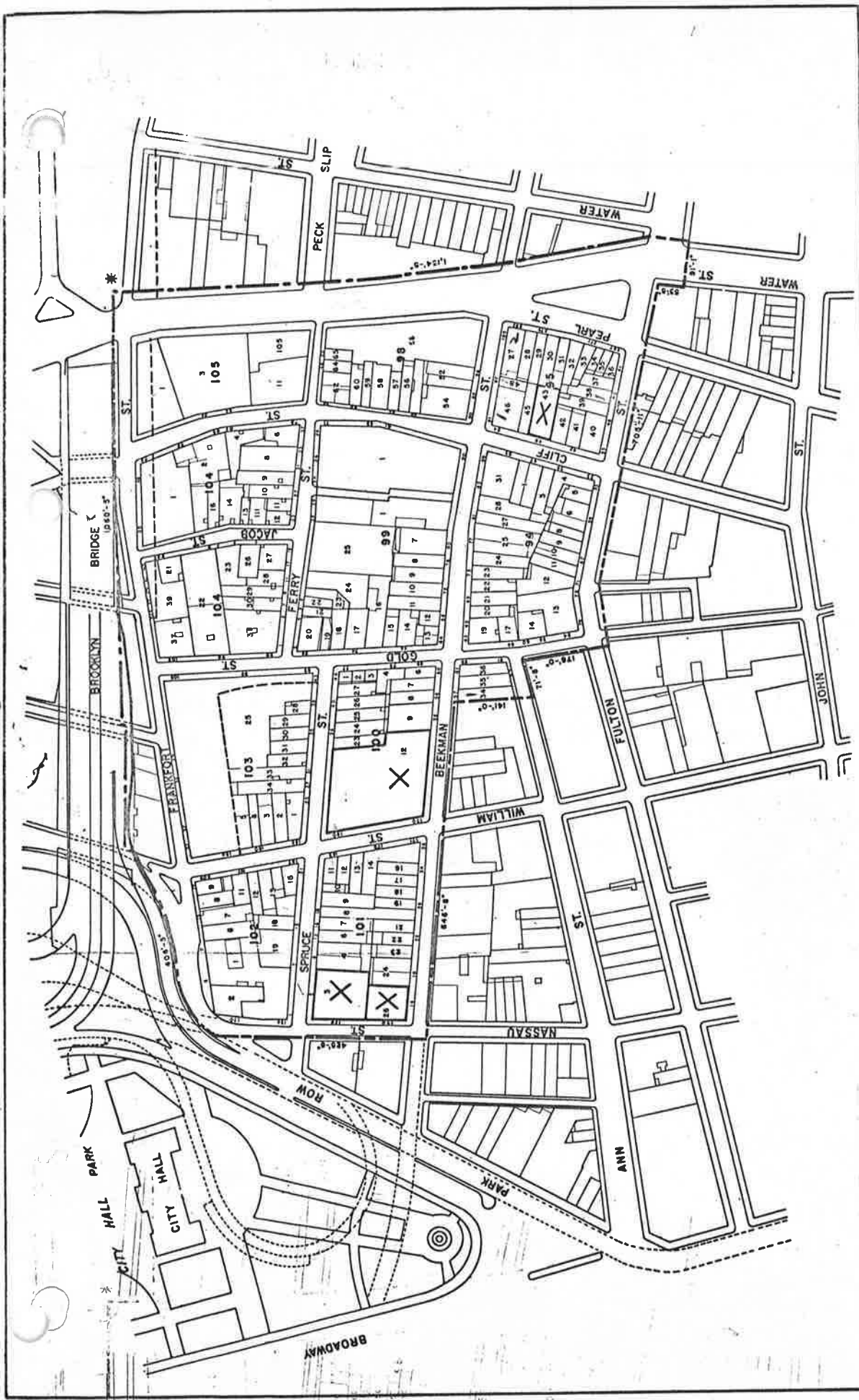
BEGINNING at a point 85'-3 1/2" north of the intersection formed by the northerly line of Beekman Street and the easterly line of Nassau Street:

- 1) Running thence northerly along the easterly line of Nassau Street 100'-6 1/2" to a point of intersection with the southerly line of Spruce Street;
- 2) Thence easterly along the southerly line of Spruce Street 94'-8" to a point of intersection with the easterly lot line;
- 3) Thence southerly 100'-6" to a point of intersection with the southerly lot line;
- 4) Thence westerly 93'-3 1/2" to a point of intersection with the easterly line of Nassau Street, which is the point of BEGINNING.

Excluded Parcel 4

BEGINNING at a point formed by the intersection of the northerly line of Beekman Street and the easterly line of Nassau Street:

- 1) Running thence northerly along the easterly line of Nassau Street 85'-3 1/2" to a point of intersection with the northerly lot line;
- 2) Thence easterly 69'-11" to a point of intersection with the easterly lot line;
- 3) Thence southerly 85'-2 1/2" to a point on the northerly line of Beekman Street;
- 4) Thence westerly 69'-6 1/2" along the northerly line of Beekman Street to the intersection with the easterly line of Nassau Street, which is the point of BEGINNING.



**LEGEND**

— PROJECT BOUNDARY

— EXCLUDED FROM PROJECT

— APPROVED STREET WIDENING BY OTHERS

\* POINT OF BEGINNING OF BOUNDARY DESCRIPTION

URBAN RENEWAL PLAN  
FINAL PROJECT REPORT

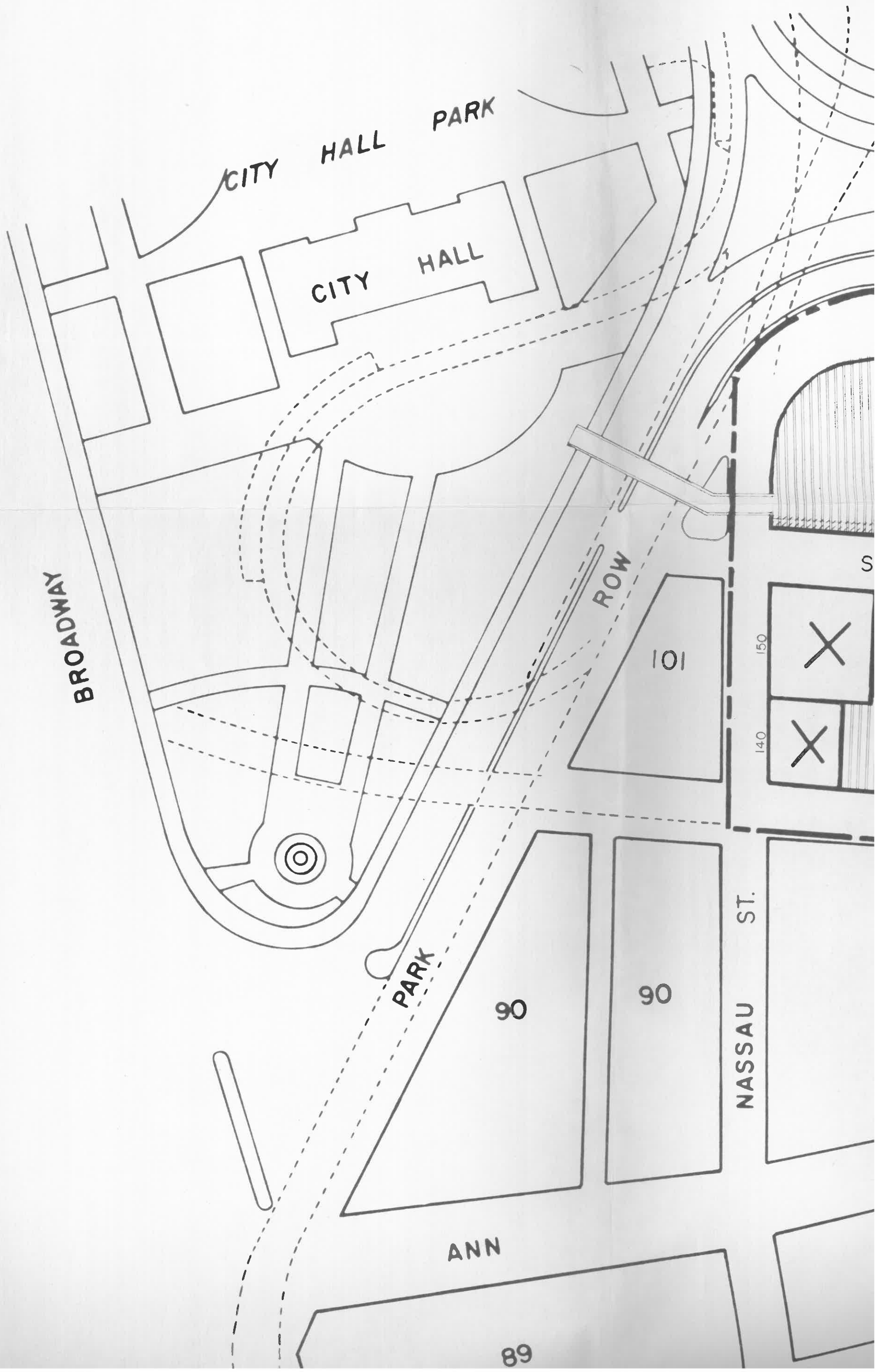
**BROOKLYN BRIDGE SOUTH WEST**

THE CITY OF NEW YORK  
HOUSING & REDEVELOPMENT BOARD

**PROJECT BOUNDARY**  
**BLOCK, LOT, AND HOUSE NUMBERS**

DATE: JANUARY 15, 1962  
CODE No. R-215(6)(1)









BRIDGE

FRANKFORT ST.

2A

I

PEDESTRIAN

STREET

2B

NYCTA

ST.

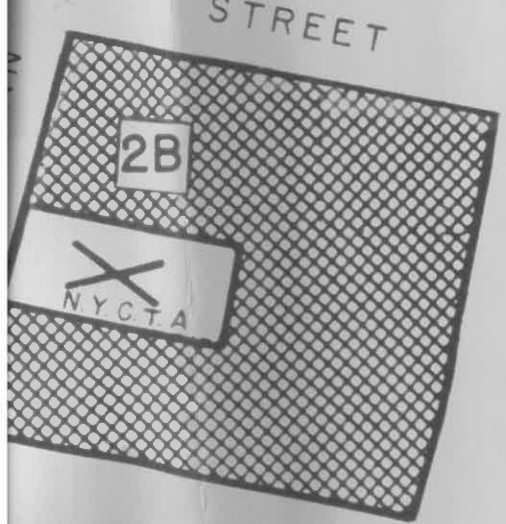
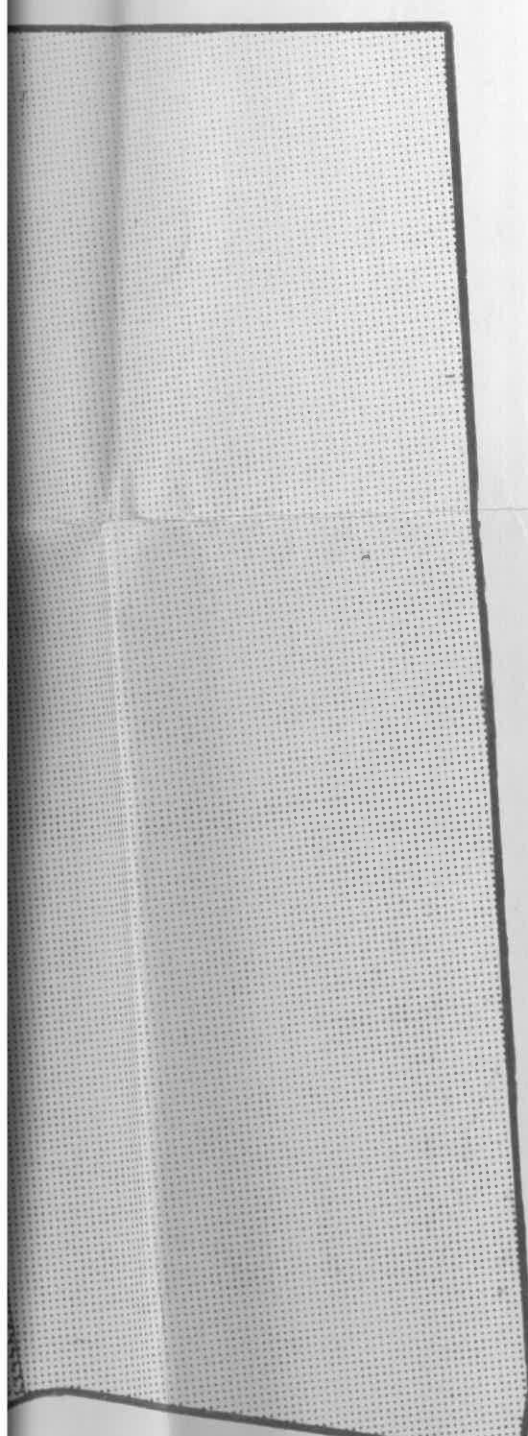
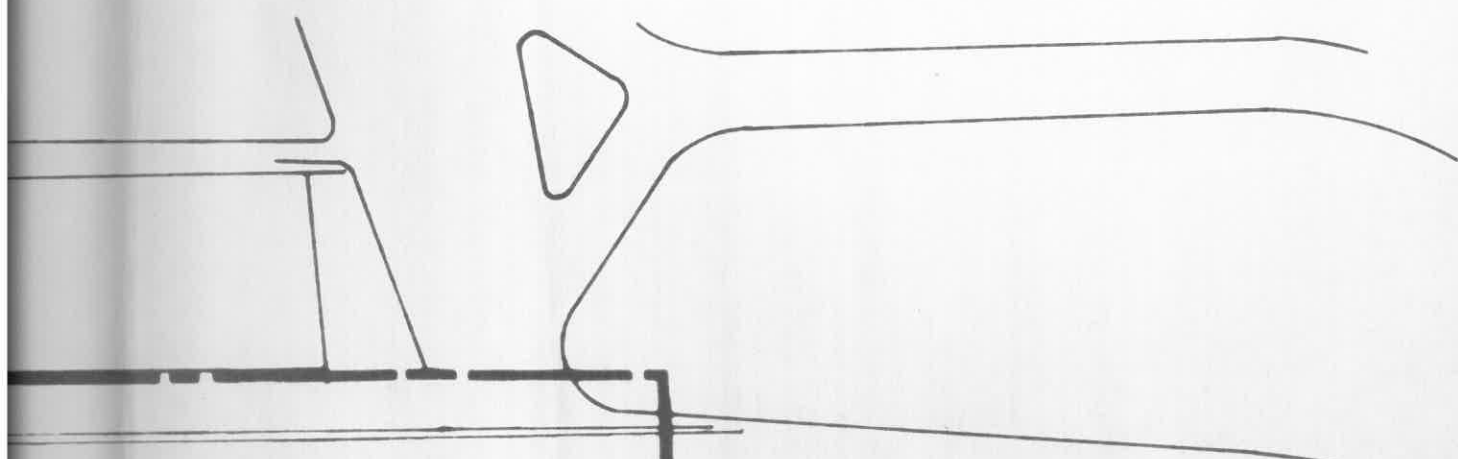
PEARL ST.

106

PECK

98

WATER



PEARL ST.

106

ST.

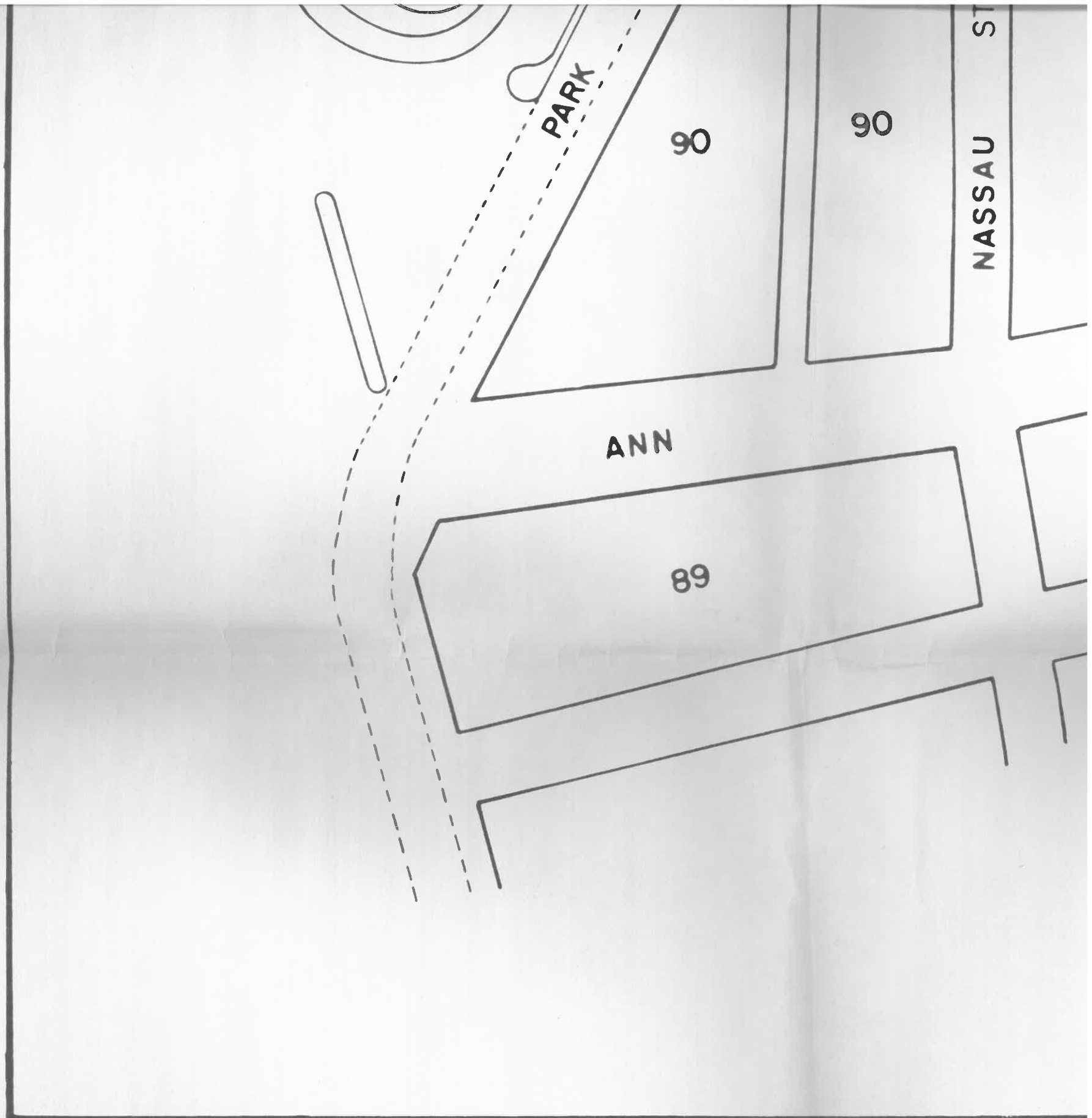
PECK

SLIP

98

WATER

STREET



## LEGEND



RESIDENTIAL (INCLUDING RETAIL COMMERCIAL)



LOCAL SERVICE COMMERCIAL & RESIDENTIAL



GENERAL CENTRAL COMMERCIAL



INSTITUTIONAL



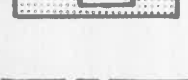
UTILITY EASEMENT



PEDESTRIAN EASEMENT



PARCEL NUMBER



PROJECT BOUNDARY





(INCLUDING RETAIL COMMERCIAL)  
ICE COMMERCIAL & RESIDENTIAL  
NTRAL COMMERCIAL  
AL  
EMENT  
N EASEMENT  
UMBER  
OUNDARY

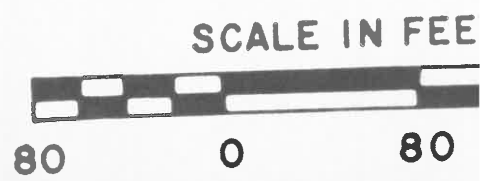


EXCLUDED FROM PROJECT  
PEDESTRIAN CROSSING





EXCLUDED FROM PROJECT  
PEDESTRIAN CROSSING



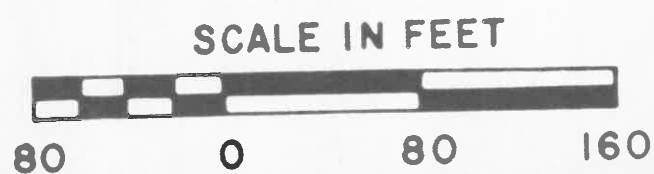


URBAN RENEWAL PLAN  
FINAL PROJECT REPORT

## BROOKLYN BR

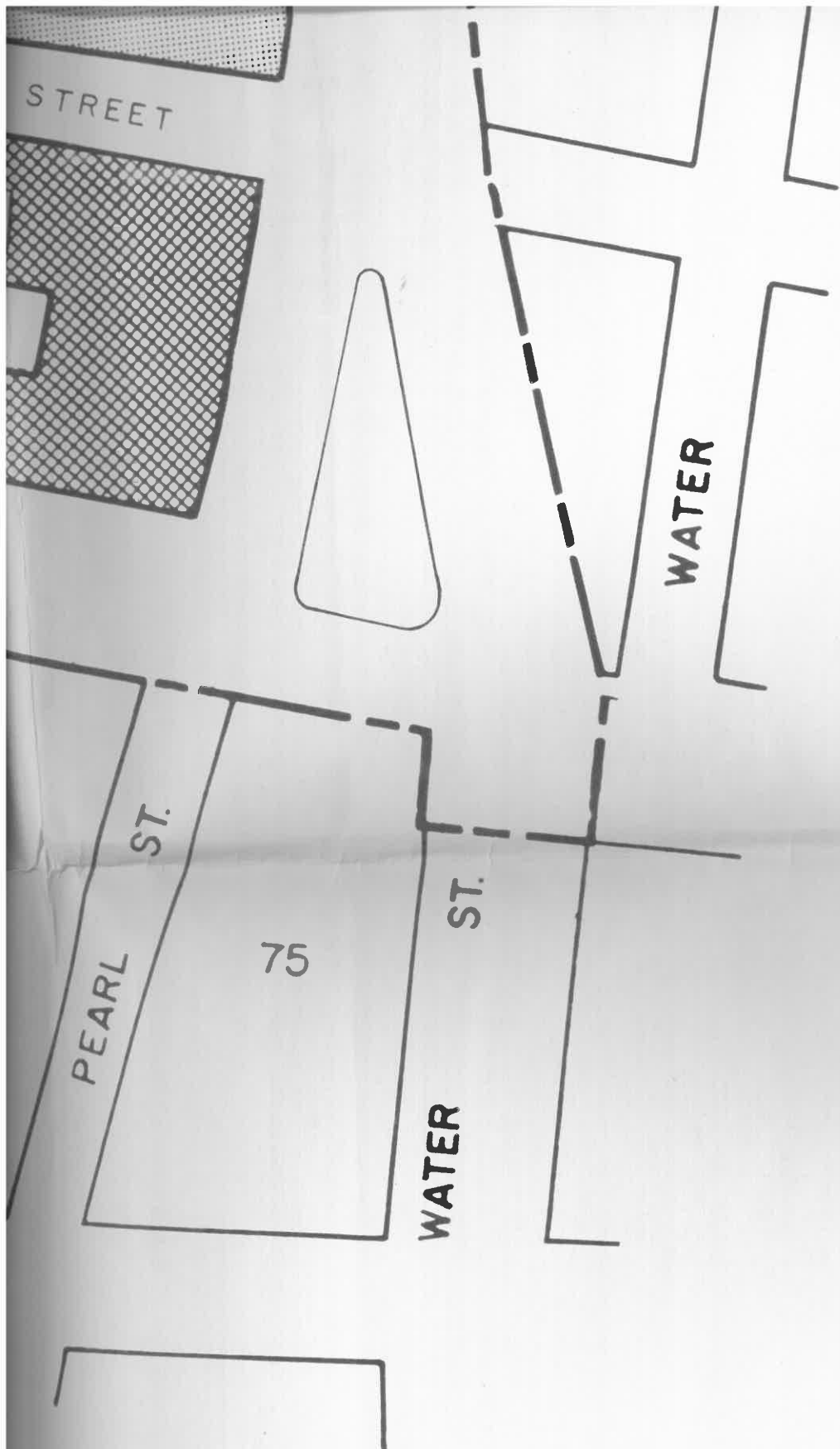
THE CITY OF NEW YORK  
HOUSING & REDEVELOPMENT

## LAND USE



DATE: JANUARY 15, 1962  
CODE No. R-213 (C)(I)





URBAN RENEWAL PLAN  
FINAL PROJECT REPORT

## BROOKLYN BRIDGE SOUTH WEST

THE CITY OF NEW YORK  
HOUSING & REDEVELOPMENT BOARD

# LAND USE PLAN

DATE: JANUARY 15, 1962  
CODE No. R-213 (C)(I)

REV. MAY 31, 1967  
REV. DEC. 1, 1962  
REV. JUNE 14, 1963  
REV. JANUARY 3, 1964

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