

The City of New York  
Department of Housing Preservation and Development

BROOKLYN BRIDGE SOUTHWEST  
URBAN RENEWAL PROJECT

Project No. N.Y. R-67

THIRD AMENDED URBAN RENEWAL PLAN

April, 1978

APPROVED BY CPC (BOE ADOPTION NEEDED)	
Date <u>11-20-78</u>	File No. <u>780358 HUM</u>

ADOPTED BY BOE	
Date <u>1-11-79</u>	Cal. No. <u>4</u>

BROOKLYN BRIDGE SOUTHWEST URBAN RENEWAL AREA

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission: March 11, 1964 (CP-18244)  
Adopted by the Board of Estimate: April 9, 1964 (Cal.No. 8)

First Amended Urban Renewal Plan

Approved by the City Planning Commission: December 12, 1967 (CP-20048)  
Adopted by the Board of Estimate: January 25, 1968 (Cal.No. 7)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission: October 8, 1969 (CP-20879)  
Adopted by the Board of Estimate: January 8, 1970 (Cal.No. 5)

Minor Change

Approved by the City Planning Commission: December 22, 1969 (CP-20879)

Third Amended Urban Renewal Plan

Approved by the City Planning Commission: November 20, 1978 (C-780358-HUM)  
Adopted by the Board of Estimate: July 19, 1979 (Cal.No. 639)

BROOKLYN BRIDGE SOUTHWEST URBAN RENEWAL PROJECT

CITY OF NEW YORK, N.Y.

N.Y. R-67

THIRD AMENDED URBAN RENEWAL PLAN

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Map 2.	Land Use Plan (revised to April, 1978)

## II. DESCRIPTION OF PROJECT

### A. 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.

### B. Plan Objectives

The overall objective of this Urban Renewal Plan is the diversified and economically sound development of the project area within the framework of the Lower Manhattan Plan.

Specific objectives are:

- a. Achievement of high quality urban design, architecture, street and open space elements.
- b. Demolition of all acquired structures in the project area with diversified redevelopment for residential, commercial and institutional use.
- c. Expanded facilities for Beekman Downtown Hospital and Pace College.
- d. Provision for new housing for families of low, moderate or middle income, built to high standards of construction and environmental design.
- e. Provision of office and retail facilities to service the expanding needs of Lower Manhattan.
- f. Provision of public amenities, including where possible arcades.

### C. 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 residential, commercial and institutional use. Land will be provided for street widening in accordance with the Urban Renewal Plan.

Proposed public improvements include street closings and development of a Pedestrian Street. In addition, access to the proposed subway line on Water Street may be provided at such time as is feasible and desirable.

## III. LAND USE PLAN

### A. Land Use Map

Map No. 2 Land Use Plan, dated April, 1978 shows:

1. All thoroughfares, and street rights-of way;

2. All other public uses and institutional or special uses, including easements;
3. All other existing land uses to be retained and new residential, commercial, institutional, and public-semi-public uses to be established.

B. 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 redevelopment parcels, 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, except as noted.

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, and as amended to the date application is filed with the Department of Buildings for the construction or alteration of property improvements pursuant to this plan.

1. Permitted Uses

As shown on Map 2, Land Use Plan, dated April, 1978.

a. 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 low, moderate or middle income. Appropriate tax-abatement may be granted.

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

- (1) 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.
- (2) Local Retail and service uses and community facilities in Use Groups 3, 4A and C, and 6 as described in the Zoning Resolution.

b. General Central Commercial

Parcel 2A

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. Of Use Group 10, only "offices or business-machine stores, sales or rental" and "radio or television studios" shall be permitted.

c. Institutional

Institutional uses shall include:

- (1) College and University facilities including: classrooms, laboratories; athletic facilities for university functions; dormitories or other facilities for faculty and students; parking facilities.
- (2) Hospital and appurtenant facilities.
- (3) Institutional research, meeting and office facilities.

Other normal and customary institutional uses shall not be deemed to be excluded by reason of omission from the above listing.

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

- a. Property to be acquired for development with housing shall be made available at prices established pursuant to Section 107 of Title I for low and moderate or middle income housing.

b. Environmental controls

No building shall be sited so that any residential portion is subject to external noise exposure described as "unacceptable" in HUD noise policy as defined in Circular 1390.2.

Any residential portion of any building which is subject to external noise exposure described as "Discretionary-Normally Unacceptable" in the HUD noise policy shall require noise attenuation measures in design and/or construction.

These measures shall be sufficient to attain an interior acoustical environment which meets HUD standards, as defined in the above circular, which sufficiency shall be determined at any time prior to the approval of working drawings. For any project already advanced beyond this point of processing at the time of the incorporation of this control into the Urban Renewal Plan, the necessary measures shall be determined at any time prior to the commencement of construction.

- c. Controls to cover density, coverage, floor area ratios, setbacks, and off-street parking and loading shall be as set forth in Table 1, which follows on Pages 6 and 7 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 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 VI hereunder.
  
4. Applicability of Provisions and Requirements to Property Not to be Acquired  
The provision and requirements set forth under Sections III (B)(1) and III (B) (2) 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.

TABLE I

This table and the accompanying notes are the additional regulations, controls, and restrictions referred to in Section III B2.c of this Urban Renewal Plan at page 5 hereof, and are an integral part of said plan.

Parcel Number (a)	Permitted Uses (b)	Maximum Lot Coverage (c)	Maximum Zoning Rooms	Maximum Floor Area (d)	Setbacks	Off-Street Parking and Loading (e)
1	Residential	38%	6,310	5.10	*	*
2A	General Central Commercial-Public Semi-Public	75%	-----	6.58 (F)	*	*
2B	Residential	70%	910	7.00	(i)	(i)
3	Institutional	*	-----	6.00	*	*
4	Residential (g)	*	*	*	*	*
5	Institutional	*	-----	5.00	*	*
5A	Institutional	-----	see note (h)--	-----	-----	-----
6	Institutional	*	-----	6.00	*	*

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

TABLE I (Continued)

- NOTES:
- (a) Parcels 1 through 6 are as shown and numbered on Map No. 2, Land Use Plan, revised to April, 1978.
  - (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 III (B)(1)(a) 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 areas 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 and loading in all parcels shall be enclosed.
  - (f) The height of the building on Parcel 2A shall not exceed 9 stories.
  - (g) Parcel 4 shall be limited to non-profit hospital staff residential use.
  - (h) Parcel 5A shall be appropriately landscaped and the erection of any structure on this land is prohibited.
  - (i) No restriction or control other than the requirements of the Zoning Resolution, or variances granted by the Board of Standards and Appeals.

IV. PROJECT PROPOSALS

A. Land Acquisition

1. Identification of Real Property Proposed To Be Acquired for:

a. 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 Power Substation	100	12
New York City Transit Authority	95	43

b. Public Facilities

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

c. Conservation and Reconditioning

Not applicable.

2. Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

Not applicable.

3. Special Conditions Under Which Properties Identified for Acquisition May Be Exempted Therefrom

Not applicable.

B. Rehabilitation and Conservation

Not applicable.

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 redevelopers shall devote the land solely to the uses specified in the Urban Renewal Plan.

3. 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.
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 consent of the City of New York.
5. Where appropriate, developers will be required by the land disposition agreement to develop housing that individuals and families of low and moderate income can afford.
6. 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 sex, 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.
7. To permit determination of compliance with the spirit and intent of the Urban Renewal Plan, each redeveloper shall submit to the Department of Housing Preservation and Development, 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 Department of Housing Preservation and Development 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 Department of Housing Preservation and Development following construction for final determination of compliance.
8. The developer of Parcel 2B shall be required to develop the Pedestrian Street bordering Parcel 2B on two sides, in a manner to complete and complement development of Parcels 2B and 1, subject to approval by the Department of Housing Preservation and Development.

V. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

A. 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.

1. Statement of Proposed Land Uses - See Section III of this Urban Renewal Plan.
2. Proposed Property Acquisition, Demolition and Removal of Structures - See Section IV of this Urban Renewal Plan.
3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section III of this Urban Renewal Plan.
4. Proposed acquisition of air rights and concomitant easements on other rights of user necessary for the use and development of such air rights:  
None.
5. Proposed methods or techniques of urban renewal: See Section II C.
6. Proposed program of code enforcement: The standard program of code enforcement in effect throughout the City of New York will be in effect in the Urban Renewal Area.
7. 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.
8. Proposed Time Schedule for the Effectuation of this Urban Renewal Plan:  
Estimated Completion Date of Project: December, 1982.

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	November, 1964	November, 1964
b. Relocation of Site Occupants	November, 1964	November, 1975
c. Demolition and Site Clearance	January, 1966	November, 1968
d. Site Preparation including Installation of Project Improvements	April, 1967	December, 1980
e. Disposition of Land in the Project Area	January, 1967	December, 1978

VI. CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be modified at any time by the City of New York provided that, if modified prior to the termination of the Government's financial obligation under the Capital Grant Contract, such modifications be concurred in by the Department (HUD) and provided further that if modified after the disposition of any land in the project area, such modification must be consented to in writing by the purchaser of any such property directly affected by the modification, which consent shall not be unreasonably withheld.

VII. MINOR CHANGES

Where, owing to special conditions, literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Section III 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 Department of Housing Preservation and Development 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 further that concurrence is obtained from the City Planning Commission.

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 57'-4 1/2" 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 along the northerly lot line of Tax Lot 43, Tax Block 95, 100'-4 1/2" to a point of intersection with the easterly lot line of Tax Lot 43, Tax Block 95.,
- 3) Thence southerly along the easterly lot line of Tax Lot 43, Tax Block 95 50'-3 3/4" to a point of intersection with the southerly lot line of Tax Lot 43, Tax Block 95.,
- 4) Thence westerly along the southerly lot line of Tax Lot 43, Tax Block 95, 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, 170'-0 5/16" to a point of intersection with the easterly lot line of Tax Lot 12, Tax Block 100.,
- 3) Thence southerly 100'-6 1/2" to a point of intersection with a line parallel to the northerly line of Beekman Street;
- 4) Thence easterly 27'- 5 1/4" to a point of intersection with the easterly lot line of Tax Lot 12, Tax Block 100.,
- 5) Thence southerly 87'- 4 5/8" to a point on the northerly line of Beekman Street;
- 6) Thence westerly 171'-4 3/8" 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 of Tax Lot 20, Tax Block 100.,
- 3) Thence southerly along the easterly lot line of Tax Lot 20, Tax Block 100, 100'-6" to a point of intersection with the southerly lot line of Tax Lot 20, Tax Block 100.,
- 4) Thence westerly along the southerly lot line of Tax Lot 20, Tax Block 100, 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 of Tax Lot 26, Tax Block 100.,
- 2) Thence easterly, along the northerly lot line of Tax Lot 26, Tax Block 100 69'-11" to a point of intersection with the easterly lot line of Tax Lot 26, Tax Block 100.,
- 3) Thence southerly, along the easterly lot line of Tax Lot 26, Tax Block 100, 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.

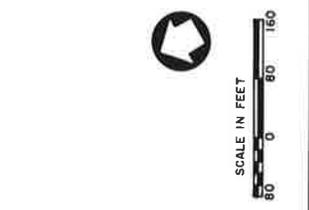


URBAN RENEWAL PLAN  
FINAL PROJECT REPORT

**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-213(B)(1)



**LEGEND**

— PROJECT BOUNDARY

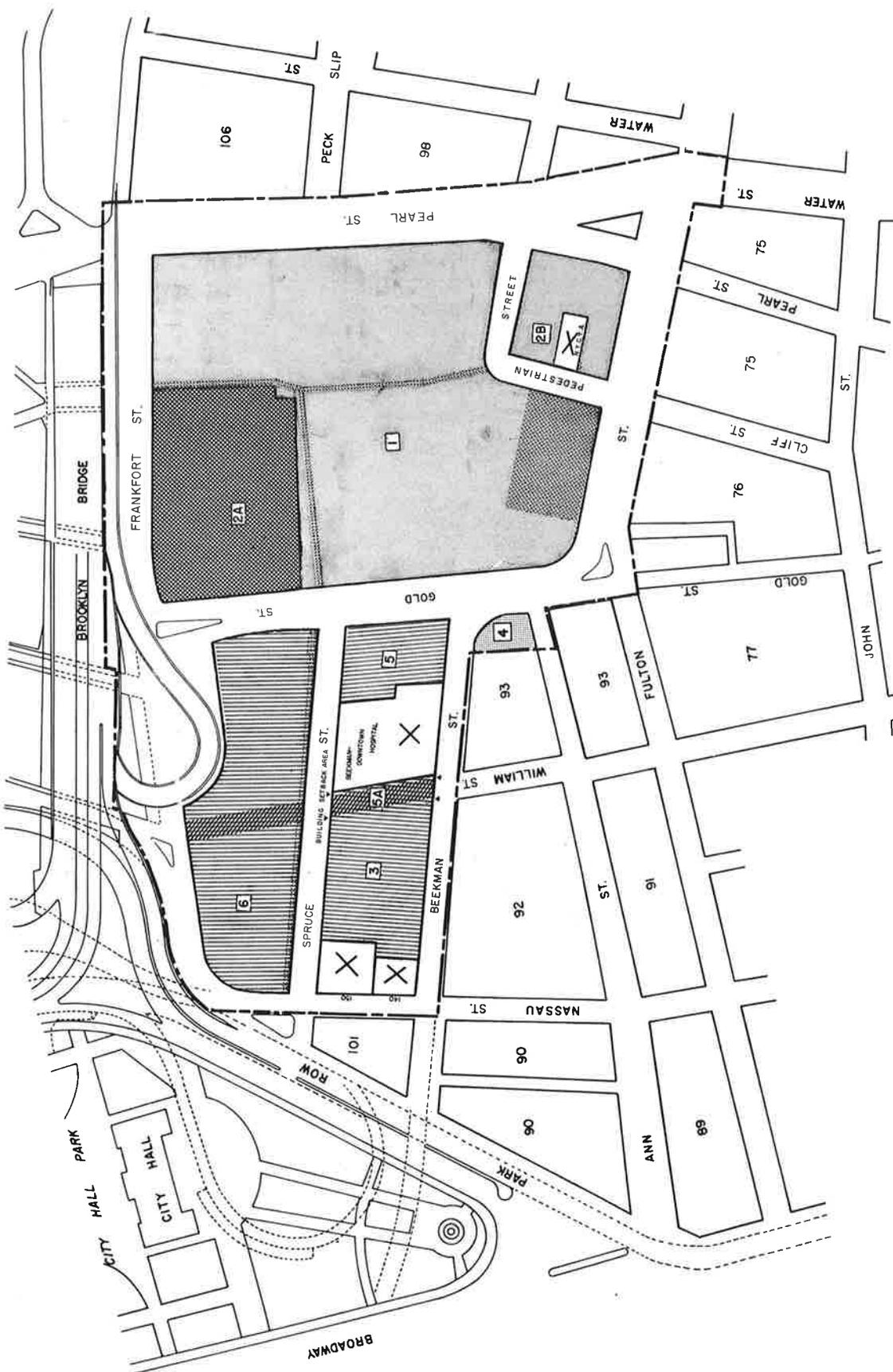
- - - EXCLUDED FROM PROJECT

- - - X - - - APPROVED STREET WIDENING BY OTHERS

\* POINT OF BEGINNING OF BOUNDARY DESCRIPTION

SCALE IN FEET

0 80 160



**URBAN RENEWAL PLAN**  
FINAL PROJECT REPORT

**BROOKLYN BRIDGE SOUTH WEST**

THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

**LAND USE PLAN**

SCALE IN FEET

DATE: JANUARY 15, 1962    REV. DEC. 1, 1962    JULY 19, 1969  
 JUNE 14, 1963    MAY 1974  
 MAY 31, 1964    MAY 1974  
 CODE No. R-213 (C)(1)    APRIL 1978

**LEGEND**

<ul style="list-style-type: none"> <li> RESIDENTIAL (INCLUDING RETAIL COMMERCIAL)</li> <li> LOCAL SERVICE COMMERCIAL &amp; RESIDENTIAL</li> <li> GENERAL CENTRAL COMMERCIAL</li> <li> INSTITUTIONAL</li> <li> UTILITY EASEMENT</li> <li> PEDESTRIAN EASEMENT</li> <li> PARCEL NUMBER</li> </ul>	<ul style="list-style-type: none"> <li> EXCLUDED FROM PROJECT</li> <li> PEDESTRIAN CROSSING</li> <li> PROJECT BOUNDARY</li> </ul>
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