

SEWARD PARK EXTENSION URBAN RENEWAL PROJECT

CITY OF NEW YORK

N.Y. R-51

URBAN RENEWAL PLAN

SECTION A	<u>CONTENTS OF PLAN</u>
SECTION B	Description of Project
SECTION C	Land Use Plan
SECTION D	Project Proposals
SECTION E	Other Provisions Necessary to Meet State and Local Requirements
SECTION F	Provisions for Changes in Approved Plan
SECTION G	Minor Changes

EXHIBITS

EXHIBIT A	Boundary Description
EXHIBIT B	Property Rehabilitation Controls - "C" Buildings
EXHIBIT C	PROPERTY REHABILITATION CONTROLS - Acquired Buildings

MAPS

MAP 1	Boundary Map (revised to June 10, 1965)
MAP 2	LAND USE PLAN (revised to March '71)

(B) Description of Project

(1) Boundaries of the Urban Renewal Area

The boundaries of the Urban Renewal Area are as shown on Map 1, Boundary Map, revised to June 10, 1965, and are described in the attached Exhibit A.

(2) Types of Proposed Renewal Actions

All but one of the structures in the project area which are to be acquired will be demolished and the cleared land will be redeveloped for residential, retail-commercial, and public and semi-public use, except as provided for in Section (D) (1) (b) of the Urban Renewal Plan. The acquired structure not to be demolished will be rehabilitated according to Section (D) (1) (a) 3. In addition, land will be made available to provide for necessary street widenings.

Structures which are "not to be acquired" (Q) shall be subject to the Property Rehabilitation Controls as set forth in Exhibit "B" of this Urban Renewal Plan.

(C) Land Use Plan

(1) Land Use Map

Map 2, Land Use Plan, revised to March, 1971 shows:

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

(2) Land Use Provisions and Building Requirements

Reference in the controls set forth in this Urban Renewal Plan on the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, maximum residential densities (rooms and dwelling units per acre), required setbacks, maximum land coverage 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 on Nov. 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, and as amended to date. Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

(a) Permitted Uses

As shown on Map 2, Land Use Plan, revised to March, 1971, the following uses shall be permitted and all other uses shall be excluded:

1. Residential

Residential with appurtenant recreational, community, commercial and parking facilities. Any areas left unbuilt upon, shall be suitably surfaced or landscaped. No new hotel or other structure for transient residential use is permitted within the project area.

New and rehabilitated housing shall be developed for occupancy by families of low and moderate income. The new and rehabilitated housing to be developed for families of moderate income shall be developed, regulated and controlled to the extent authorized by the provisions of the Private Housing Finance Law of the State of New York.

Commercial uses permitted within specific residential parcels as indicated in Table I of this Urban Renewal Plan shall be limited to local retail and service establishments. Such uses will be subject to the provisions and restrictions of Section 70-13; Special Regulations Applying to Large Scale Residential Developments, of the aforementioned Zoning Resolution.

2. Public and Semi-Public

a. Related to Residential

1. Expansion of existing on-site community facilities.
2. Provision of an area for development of a combined police and fire station.

b. Institutional

1. Expansion of existing on-site community facilities.
2. Provision of a development site for a relocated parochial school.
3. Recreation and parking facilities for an existing home for the elderly.
4. Development of a public parking and/or recreational facility.

(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, maximum number of zoning rooms (in residential use areas), lot coverage, floor area ratio, commercial floor area, setback and off street parking and loading shall be as set forth in the following Table I on Pages 5 and 6 of this urban renewal plan.

In no case, shall the number of zoning rooms, total lot coverage, total building floor area and commercial floor area for the entire project exceed the following:

<u>Zoning Rooms</u>	<u>Lot Coverage</u>	<u>Total Flr. Area</u>	<u>Commercial Flr. Area</u>
8900	132,000 S.F.	1,870,000 S.F.	23,500 S.F.

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 # (a)	Permitted Uses	Maximum Zoning Rms.	Lot Coverage Maximum (b)	Maximum Flr. Area Ratio(c)	Max. Comm. Flr. Area S.F.(d)	Set- backs parking and loading(f)
1A & 1B 4A & 4B	residential (low inc.)	1600	17 18	3.77 3.87		*
2, 7A, 7B	residential(g)	7300	28	3.27	7500	*
3A	residential		44.1	3.61	16000	*
3B	residential		17.4	2.59		*
3C	residential		23.4	5.77		*
5	residential (low income)					*
3R	residential		28	5.99		*
6 & 7	Public and Semi Public (institutional)		see note (h) below			*
8	Public and Semi Public (related to residential)		see note (g) below			*
9	Public and Semi Public (institutional)		*	*		*
10	Public and Semi Public (institutional)		see note (i) below			*
11	Public and Semi Public (related to residential)		*	2.00		*
12	Public and Semi Public (related to residential)		*	*		*
13	Public and Semi Public (institutional)		see note(j) below			*

\*No restriction or of control other than the requirements of the zoning resolution.

Seward Park Extension  
May 22, 1964  
revised April 1971

TABLE I (continued)

Notes:

- (a) Parcels 1 through 13 are as shown on Map 2, Land Use Plan, revised to March, 1971.
- (b) Lot coverage by buildings is expressed as a percentage of parcel area. Any area left unbuilt upon in all parcels shall be suitably surfaced and/or landscaped.
- (c) 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.
- (d) Commercial uses shall be restricted to Parcels 2 and 3 and shall be built at ground floor level.
- (e) Additional required building setback areas are set forth on Map 2, Land Use Plan, revised to March, 1971. Specific setback restrictions for Parcel 12 are set forth in note (j) below.
- (f) Off-street parking areas for middle income residential use developments will be enclosed. Roof parking will be permitted on Parcels 3A and 3B. Parcels 7A and 7B shall be used for public parking and/or recreational purposes in conjunction with Parcel 2.
- (g) Land uses for Parcels 6 and 7 shall remain as designated for Public and Semi-Public Uses.
- (h) The existing number of rooms, lot coverage and floor area ratio in Parcel 3R will remain. Any changes in these will be within the limitations of the Multiple Dwelling Law and the Building Code for a rehabilitated building.
- (i) Parcel 9 shall be developed as an area for outdoor passive recreation and/or off-street parking purposes for the adjacent institution. No structures shall be erected on this parcel.
- (j) Any structure erected on Parcel 12 shall be limited to a height of two stories or a maximum of 30 feet. Such structure may encroach upon the setback area shown on Parcel 12, Map 2, Land Use Plan, provided that the roof of any structure built within this setback area shall not exceed a height of three feet above curb elevation and provided further that the roof of such structure is developed as a landscaped plaza. No portion of said structure may be built upon that portion of the setback area on Parcel 12, which is within 7 feet 6 inches of the Pitt Street Property Line.

(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 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 (F) hereunder.

(d) Applicability of Land Use provisions and Building Requirements to Properties which are not to be Acquired

The provisions and requirements set forth under (C) (2) (a) and (C) (2) (b) will not apply to real property "not to be acquired". All properties which are "not to be acquired" will be subject to Property Rehabilitation Controls as set forth under (D) (2) of this Urban Renewal Plan. In the event that the use of any property which is "not to be acquired" 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 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 or rehabilitation. Such properties are shown on Map 1, Boundary Map, revised to June 10, 1965.

PROPERTIES WHICH are "Not to be Acquired" (2)

Block 335	lots 17,28
337	29
341W	26
342E	65
351E	37
352W	1

2. Public Facilities

Land is to be acquired for the development of a public parking and/or recreational facility and a combined police and fire station. In addition, land is to be acquired to permit the widening of several streets which are to remain open.

### 3. Conservation and Rehabilitation

The acquired building to be rehabilitated will be rehabilitated in accordance with Exhibit C- Property Rehabilitation Controls for Acquired Building.

#### (b) Special Conditions Under Which Properties Not Designated For Acquisition May be Acquired

A continuous and vigorous enforcement of applicable existing laws, codes, ordinances and regulations of the City of New York will be in effect and in force within all areas designated as " Not to be Acquired ". All properties shall be required to meet at least the minimum standards contained in these City codes and ordinances and all applicable laws, codes, and regulations of the State of New York.

In addition, owners of all buildings in these areas will be encouraged to renovate said structures in compliance with the rehabilitation controls contained in this Urban Renewal Plan, within a reasonable period of time, as determined by the Housing and Development Administration. In order to insure the elimination of all substandard conditions in areas designated as " Not to be Acquired ", the City reserves the right to acquire any property wherein the owner does not undertake to correct all outstanding building violations in addition to making such necessary improvements as may be required to bring the building into compliance with the Property Rehabilitation Controls contained in Exhibit "B" of this Urban Renewal Plan.

If and when it becomes necessary to acquire any property designated " Not to be acquired ", the LPA will determine the most desirable future use of such property and will undertake to amend the Urban Renewal Plan accordingly.

#### (c) Special Conditions Under Which Properties Identified for Acquisition May be Excluded Therefrom-NOT APPLICABLE

#### (2) Rehabilitation and Conservation

All buildings to remain and designated " Not to be Acquired " (2) on Map 1, Boundary Map, revised June 10, 1965, are to be kept at a high level of maintenance. If any structure is demolished and new construction is to take place in an area designated " Not to be Acquired ", the provisions of Section (D) (3) (f) of this Urban Renewal Plan shall apply in order to insure harmonious redevelopment. Property Rehabilitation Controls are contained in Exhibit "B" which is attached hereto and is a part of this Urban Renewal Plan.

(3) Redeveloper's Obligations

- (a) The regulations and controls set forth in Section C hereof, 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 this Urban Renewal Plan.
- (c) The redevelopers 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 contract within a reasonable time, as determined and set forth in the contract between the City of New York and each redeveloper.
- (d) The 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 each redeveloper.
- (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, religion, sex, 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.
- (f) Site plans, architectural drawings, outline specific plans 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 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 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. As-built drawings shall also be submitted to the Housing and Development Administration after construction for final determination of compliance.

(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 Removal of Structures

See Section (D) of this Urban Renewal Plan.

(c) Proposed Methods or Techniques of Urban Renewal

See Section (D) of this Urban Renewal Plan.

(d) Proposed Public, Semi-Public, Private or Community Facilities or Utilities

See Section (C) of this Urban Renewal Plan.

(e) 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 portions of the project area are anticipated.

(f) Proposed Time Schedule for the Effectuation of this Urban Renewal Plan

Estimated Completion Date of Project: June 1974

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a- Land Acquisition	March 67	Nov. 67
b- relocation of site tenants	Nov. 67	June 72
c- Demolition and Site Clearance	March 67	Dec. 72
d- Site Preparation including installation of project improvements	Oct. 70	June 74
e- Disposition of Land in Project Area	May 70	Dec. 72

(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.

In all cases involving modification of the Urban Renewal Plan, Department of Housing and Urban Development concurrence shall be obtained.

(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) and (D) 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 minor change of the terms of those 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 Department of Housing and Urban Development concurrence is obtained.

EXHIBIT A

SEWARD PARK EXTENSION BOUNDARY DESCRIPTION

Situated in the Borough of Manhattan, City of New York, New York.

Beginning at the intersection of the Westerly line of Essex Street with the Southerly line of Grand Street;

Thence Easterly along the Southerly line of Grand Street a distance of 1816.00 feet to the intersection with the Easterly line of Willett Street;

Thence Northerly along the Easterly line of Willett Street a distance of 696.60 feet to the intersection with the South face of Williamsburg Bridge;

Thence Westerly a distance of 565.67 feet along the South face of Williamsburg Bridge to its intersection with the Westerly line of Ridge Street;

Thence Southerly along the Westerly line of Ridge Street a distance of 13.25 feet to its intersection with the southerly face of the granite coping of Williamsburg Bridge abutment;

Thence Westerly along the Southerly line of the coping and its prolongation, a distance of 1002.10 feet to its intersection with the Westerly line of Norfolk Street;

Thence Northerly along the Westerly line of Norfolk Street a distance of 17.90 feet to its intersection with the Southerly line of Delancey Street;

Thence Westerly along the Southerly line of Delancey Street a distance of 250.00 feet to its intersection with the Westerly line of Essex Street.

Thence Southerly along the Westerly line of Essex Street a distance of 703.35 feet to the place or point of Beginning.

The following Parcels are designated as "Not to be Acquired" (Q):

Block 336 - Lot 17	7,371 S.F.
Block 336 - Lot 28	5,007 S.F.
Block 337 - Lot 29	8,203 S.F.
Block 341W - Lot 26	26,392 S.F.
Block 342E - Lot 65	6,269 S.F.
Block 351E - Lot 37	7,443 S.F.
Block 352W - Lot 1	15,444 S.F.

EXHIBIT B

PROPERTY REHABILITATION CONTROLS  
FOR NOT TO BE ACQUIRED (Q) BUILDINGS

1. Block 336 - Lot 17 (Bialystoker Synagogue)
  - (a) Spot point and steam-clean masonry walls
  - (b) Repair joints of front steps
  - (c) Reset slate and level the front terrace at top of steps
  - (d) Scrape and paint W.I. fence
  - (e) Replace wood stairs from main floor to basement with metal stairs
  - (f) Replace sidewalk where required.
  
2. Block 336 - Lot 28 (Henry Street Settlement)
  - (a) Repair, point and provide acceptable smooth finishes of side and rear walls scheduled to become exposed after completion of the demolition operations of adjacent buildings. The finish of these walls shall harmonize and blend in with the main structure.
  - (b) Any portion of the converted building north of the main structure which is to be retained for use as a scenery workshop, shall be modernized on the exterior as well as the interior. All exterior surfaces shall be properly finished to harmonize and blend with the main structure.
  
3. Block 337 - Lot 29 (Sages of Israel)
  - (a) The exposed exterior steel framework shall be wire-brushed and painted prior to the completion of the structure.
  - (b) The design of the remaining structure around the existing structural framework shall harmonize and blend with the design of the completed portion of the building.
  
4. Block 341W-Lot 26 (St. Mary's Church and Rectory)
  - (a) Remove peeling old paint from face of brickwork on Grand Street, by wire-brushing or sandblasting as required.
  - (b) Scrape, repair and paint wood windows, including frames, sash and trim.
  - (c) Replace broken glass in stained glass windows where required.

EXHIBIT B (Continued)

- (d) Replace missing asphalt shingles in roofs of south and north steeples.
  - (e) Spot-point brickwork where required.
  - (f) Scrape and paint brownstone base, front steps, and wood front and side doors.
  - (g) Repair brownstone trim around Ridge Street entrance door.
  - (h) Scrape and paint C.L. fence, including iron railings.
  - (i) Apply stucco finish to exposed north walls and finish in color to harmonize with the basic structure.
  - (j) Point and steam-clean masonry wall facing Ridge Street.
  - (k) Remove stains from copper cornices.
  - (l) Repair or replace caulking around doors and windows.
5. Block 351E - Lot 37 (Beth Hamadrach Hagodol)
- (a) Repair, replace and restore wood windows, including frames and sash as required.
  - (b) Caulk all window frames as required.
  - (c) Replace all wood window sills and stools as required.
  - (d) Install fire doors with panic bolts to replace existing wood windows which provide access to fire escapes from balcony.
  - (e) Provide direct ventilation in boiler room in lieu of the present indirect method of ventilation.
  - (f) Whitewash walls and ceiling in boiler room.
  - (g) Replace broken doors in ground floor synagogue, both exterior and interior.
  - (h) Replace rotted windows and repair defective plaster in ground floor office.
  - (i) Spot-point and steam-clean exterior walls.

EXHIBIT B (Continued)

6. Block 342E - Lot 65 (Downtown Talmud Torah)

- (a) Steam-clean walls facing Broome and Ridge Streets.
- (b) Prepare and paint the following items:

Chain Link fence along Broome Street  
Broome Street entrance - doors and frame  
and concrete soffit above.  
Metal Louver on east wall  
Steel lintels over all windows  
At basement entrance - door, frame and  
pipe railing around entrance.

- (c) Replace missing fresh air inlet cover on Broome Street wall.
- (d) Replace broken glass in luminaries flanking main entrance - Broome Street.
- (e) Install Kickplate at bottom of rear stairwell door (northeast corner) - prepare and paint door and frame.
- (f) Clean aluminum main entrance doors (Broome Street) and all aluminum and enameled paneled window assemblies (Broome and Ridge Streets).
- (g) Clean and paint, or provide other acceptable surface finish, rear (north) concrete block wall which will be exposed after demolition of adjacent building (S.R.O.)
- (h) Repair and weatherstrip roof bulkhead door, seal frame and replace saddle with weatherproof saddle to prevent water leakage.
- (i) Provide waterproofing compound around base flashing at roof bulkhead.
- (j) Clean yard drain and install new drain cover.
- (k) Replace stone curb with concrete curb.
- (l) Prepare and paint following items:
  - Exposed metal surfaces on boiler room stairs
  - Wainscot - basement auditorium
  - Whitewash walls and ceiling in Boiler Room
  - Repair damaged plaster at bulkhead door and paint to match adjacent walls.

EXHIBIT C

PROPOSED REHABILITATION CONTROL FOR 36 ATTORNEY STREET

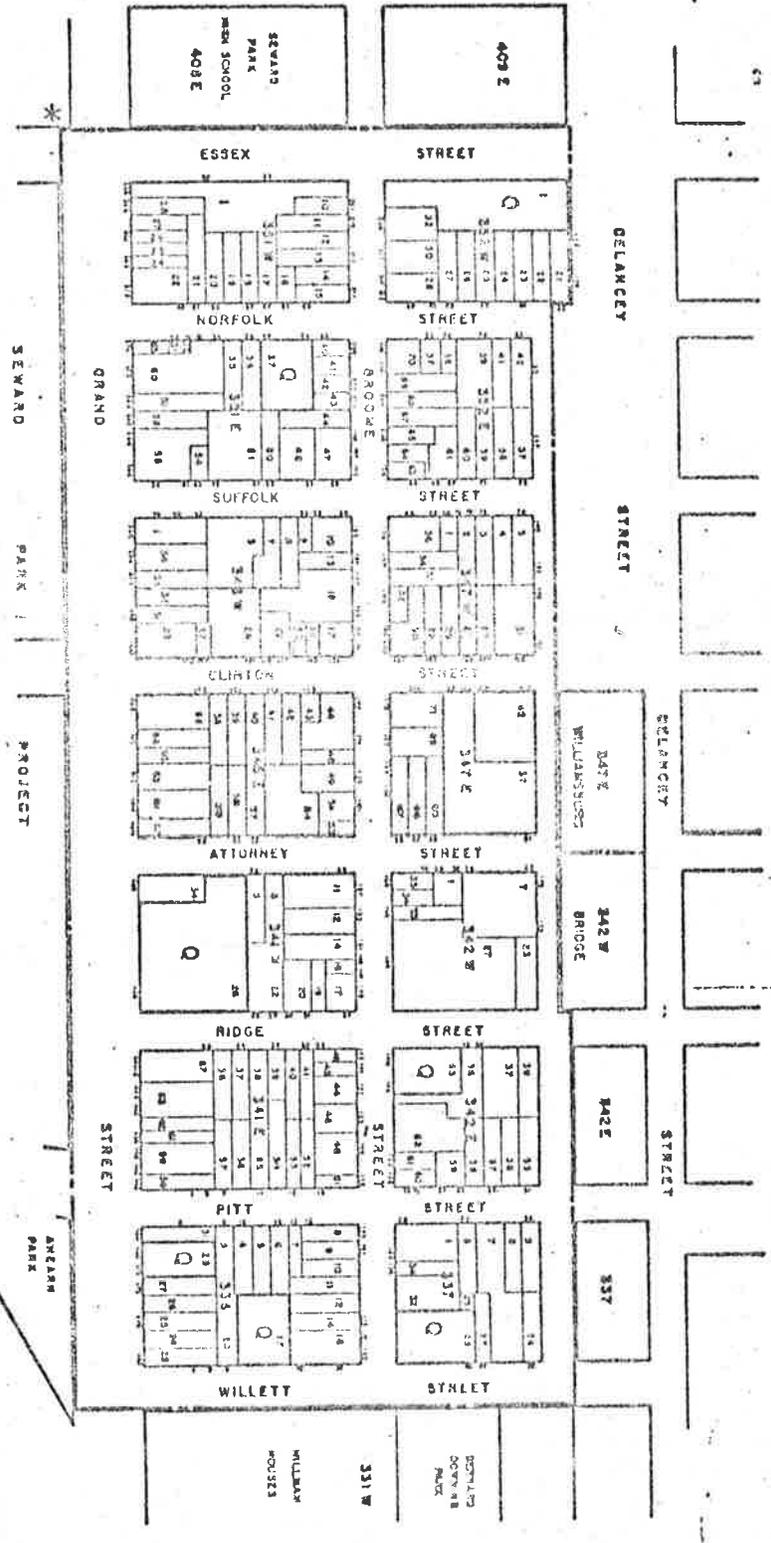
EXTERIOR

1. Repair and point up brick-work and rebuild cornice as required.
2. Cover blocked-up bath windows with appropriate masonry material.
3. Steam clean all exterior walls.
4. Stucco walls that have become exposed by demolition of adjacent buildings.
5. Scrape and paint fire escapes and bring entire system into compliance with Code.
6. Replace existing doors, and paint doors, windows and trim.
7. Repair roof as required.

INTERIOR

1. Provide new boiler, and repair elevator and controls.
2. Fill openings in interior bearing walls or provide adequate support by intersection of lintel angles as required by Code.
3. Maintain interior in accordance with existing Codes and Ordinances.

**LEGEND**  
 ——— PROJECT BOUNDARY  
 □ NOT TO BE ACQUIRED  
 \* POINT OF BEGINNING OF BOUNDARY DESCRIPTION

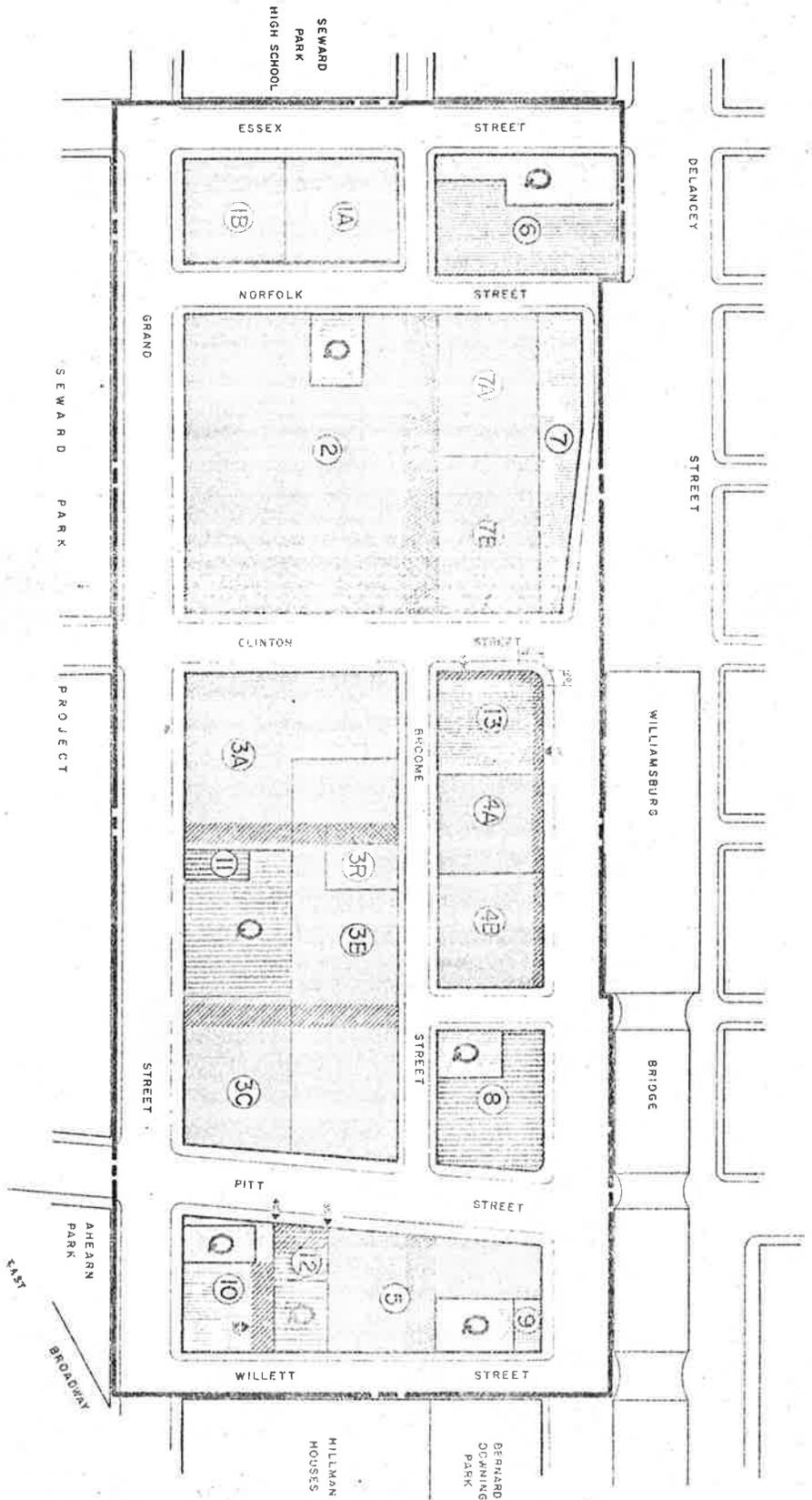


FINAL PROJECT REPORT (URBAN RENOVATION PLAN)  
 SEWARD PARK EXTENSION  
 THE CITY OF NEW YORK  
 HOUSING & REDEVELOPMENT BOARD

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

DATE: MAY 22, 1964; REVISED APRIL 23, 1965, JUNE 6, 1965  
 CODE No. R-213





- LEGEND**
- RESIDENTIAL
  - COMMERCIAL
  - PUBLIC & SEMI-PUBLIC (INSTITUTIONAL)
  - PUBLIC & SEMI-PUBLIC (RESIDENTIAL)

- UTILITY EASEMENT
- BUILDING SETBACK AREA
- NOT TO BE ACQUIRED
- PARCEL NUMBER
- PROJECT BOUNDARY
- VEHICULAR & PUBLIC ACCESS EASEMENT



FINAL PROJECT REPORT (URBAN RENEWAL PLAN)  
**SEWARD PARK EXTENSION**  
 THE CITY OF NEW YORK  
 HOUSING & DEVELOPMENT ADMINISTRATION

**LAND USE PLAN**

DATE: MAY 22, 1964. REVISED APRIL 23, 1965, JUNE 10, 1965  
 CODE NO. S-213 APRIL 8, 1968 MARCH 25, 1970  
 SEPT. 1970 MARCH 2, 1971