

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

TWO BRIDGES
URBAN RENEWAL PROJECT
N. Y. R-117

APPROVED BY CPC
(BOE ADOPTION NEEDED)
Date 9/24/80 File No. C800449HUM

ADOPTED BY BOE
Date 11/13/80 Cal. No. 5415

2nd AMENDED URBAN RENEWAL PLAN

MARCH, 1980

TWO BRIDGES URBAN RENEWAL PLAN

History of Prior Approvals

Original Urban Renewal Plan (May 27, 1965; rev. February 1, 1967)

Approved City Planning Commission: May 11, 1967 (CP 19779)

Adopted by Board of Estimate: June 9, 1967 (Cal. No. 12)

First Amended Urban Renewal Plan

Approved by City Planning Commission: March 6, 1972 (CP21750A)

Adopted by Board of Estimate: April 20, 1972 (Cal No. 2)

Minor Change

Approved by City Planning Commission: July 25, 1973 (C760142HCM)

TWO BRIDGES URBAN RENEWAL PROJECT

N.Y. R-117

URBAN RENEWAL PLAN

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Section F.	Procedure for Changes in Approved Plan
Section G.	Minor Changes

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SECTION B. DESCRIPTION OF PROJECT

1. Boundaries of the Urban Renewal Plan

The boundaries of the Urban Renewal Area are as shown on Map 1, Boundary Map, dated May 27, 1965, revised March, 1980, and are described in the attached Exhibit A.

2. Objectives of the Urban Renewal Plan

The overall objective of this Urban Renewal Plan is the diversified and economically sound development of the project area within the framework of the Master Plan for the Lower Manhattan Area. Specific objectives are:

- a. Removal of structurally substandard and obsolete buildings, not feasible for rehabilitation.
- b. Removal of impediments to land redevelopment, especially the multiplicity of ownerships.
- c. Achievement of high quality urban design, architecture, street and open space elements.
- d. Provision for a broad range of new housing for varied income levels, built to high standards of construction and environmental design.
- e. Provision for a substantial number of housing units of low or moderate cost on land to be disposed of for residential purposes.
- f. Provision for necessary commercial and community facility space within the residential parcels.
- g. Provision for a public park with recreational and athletic facilities for the community.
- h. Provision of redevelopment areas for unique major commercial/ industrial enterprises now in the project area.

3. Types of Proposed Renewal Actions

All structures in the project area which are to be acquired will be demolished. Cleared land will be redeveloped for residential, commercial, recreational open space and public use. In addition land will be made available to provide for necessary street widenings.

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SECTION C. LAND USE PLAN

1. Map 2, Land Use Plan, dated May 27, 1965, revised March, 1980 shows:
 - a. All thoroughfares and street rights-of-way.
 - b. All other public uses or special uses, including easements.
 - c. All other existing land uses to be retained and new residential, commercial, recreational open space and public uses to be established.
2. Land Use Provisions and Buildings Requirements

Reference 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 (zoning rooms and dwelling units per acre) required set-backs, maximum land coverage, 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 November 10, 1960, approved by the Board of Estimate on December 15, 1960, and as amended to the date of this Urban Renewal Plan. Wherever both specific controls in this Urban Renewal Plan and references to the Zoning Resolution are used, in case of conflict the more restrictive control shall govern.

a. Permitted Land Uses

As shown on Map 2, Land Use Plan, dated May 27, 1965, revised March, 1980, the following uses shall be permitted and all other uses shall be excluded:

1) Residential

Residential with appurtenant recreational, community, local commercial and parking facilities. No new hotel or other structure for transient residential use is permitted within the project area. The new housing is to be constructed for families of low and moderate income. **Local commercial** uses shall be permitted within the residential development area as indicated in Table I of this Urban Renewal Plan. Such uses shall be subject to the provisions and restrictions of Section 78-22, - "Special Regulations Applying to Large Scale Residential Developments," of the aforementioned Zoning Resolution.

2) Commercial

Parcel 8A is to be developed as a supermarket.

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3) Recreational Open Space

Parcel 2 is to be developed as a recreational open space facility.

4) Bridge Reinforcement

Parcel 9 is to be reserved for bridge reinforcement. This however, does not preclude the establishment of an easement thereon for the extension of a recreational facility proposed for Parcel 2.

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

1) Controls to cover Lot Coverage, Floor Area, Maximum Number of Zoning Rooms, Open Space, Off Street Parking and Loading Facilities and Commercial Area: Set forth in Table I of this Plan

2) Easements and Building Setbacks

Access and utility easements shall be provided as shown on the Land Use Plan dated May 27, 1965, revised March, 1980. All building setbacks required by the Zoning Resolution or as modified under a Large Scale Plan shall be provided.

3) Low and Moderate Income Housing

A major portion of the Project will be made available for development of new housing for families or individuals of low or moderate income. Tax abatement and/or other public subsidies will be provided for this housing.

4) Environmental Controls

The following controls shall apply to residential sites subject to the adverse effects of noise pollution:

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. Duration of Requirements

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

d. Applicability of Provisions and Requirements to Property Not to be Acquired.

All properties within the Urban Renewal Plan which are designated "Q" not to be acquired, are in the ownership of the City of New York. Liaison, as required, will be maintained with appropriate City agencies to promote compatibility of the use and maintenance of such properties with the proposed redevelopment.

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 and are an integral part of said plan

Parcel Number (a)	Permitted Uses	Maximum Lot Coverage (Percent) (b,c)	Maximum Floor Area Ratio (d)	Maximum Commercial Floor Area (S.F.)	Maximum Zoning Rooms (Total)	Off-Street Parking and Loading
2	Recreational Open Space	3.0 (Excludes Bleachers)	0.03	-	-	-
4A	Residential	35%	4.2	} *10,000 S.F. }	} 7,000	**
5	Residential	34%	4.4			
6A	Residential	25%	3.7			
6B	Residential	50%	2.5			
7	Residential	43%	9.0			
8A	Commercial	50%	0.5	45,000 S.F.	-	**
9	Public (Bridge Easement)					

NOTES

- (a) All parcels are as shown and numbered on Map 2, Land Use Plan, dated May 27, 1965, revised March, 1980.
- (b) Any Area left open and unbuilt upon in all parcels shall be suitably surfaced and/or landscaped.
- (c) Maximum zoning lot coverage by buildings is expressed as a percent of reuse parcel area.
- (d) The maximum floor area ratio is modified F.A.R. applicable to reuse parcel area and is inclusive of all floor area bonuses for plazas, arcades, etc., which are permitted by the Zoning Resolution.

* Total Commercial space on Residential sites only.
 ** No restrictions or controls other than the requirements of the Zoning Resolution.

SECTION 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. The properties are shown on Map 1, Boundary Map dated May 27, 1965, revised March, 1980.

Properties which are not to be acquired ("Q" Parcels)

Block 245, Lots 7, 28, 36
Block 246, Lot 13
Block 249, Lot 56 (part)

2) Public Facilities

Land is to be acquired to create a recreational open space facility near the western end of the project. In addition, land is to be acquired to permit the widening of existing streets and the realignment of a street to conform with its extension north of the project.

3) Rehabilitation - 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 Excluded Therefrom.

Not Applicable

2. Rehabilitation - Not Applicable

3. Relocation

All tenants residing on the lands to be acquired will receive the full benefits and services provided by the Relocation Division of the Department of Housing Preservation and Development.

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4. Redeveloper's Obligations

- a) The regulations and controls set forth in Section C of this Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in all disposition agreements, conveyances or leases executed pursuant to this Plan.
- b) The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c) The redeveloper shall begin and complete the development of the land for the uses required in this Urban Renewal Plan and complete the redevelopment of the project area in accordance with this Urban Renewal Plan and the redevelopment agreements to be entered into with each of them, all within a reasonable time as set forth in each of such agreements, and each to the extent of the obligations assumed by each such redeveloper.
- d) No redeveloper may sell, lease or otherwise transfer or convey project land or any interest therein, at any time, prior to completion of the redevelopment required by this Urban Renewal Plan and the redevelopment agreement, without the prior written consent of The City of New York, except as may be set forth in the contract between The City of New York and the respective redevelopers.
- e) The redeveloper must insure that a substantial proportion of the housing is made available at a sale price or rental that low or moderate income persons or families can afford.
- f) 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 the land in the project area, or any interest therein, is restricted on the basis of race, creed, sex, color or national origin, in the sale, lease, use or occupancy thereof. There shall be included in any disposition instrument appropriate **covenants**, running with the land, which will prohibit any such restrictions.
- g) Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of the required improvements on the land, all in sufficient detail to permit determination of compliance with the intent and the controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by each redeveloper at design concept stage, at preliminary design stage, and prior to commencement of construction.

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Any material **change** proposed after receipt of such approval by the Department of Housing Preservation and Development, shall be similarly submitted for review and approval. As-built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

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SECTION E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. 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 Public, Semi-Public, Private or Community Facilities or Utilities

See Section C and D of this Urban Renewal Plan.

d) Proposed New Codes, Ordinances and Amendments to Existing Codes and Ordinances

No new codes or ordinances are required to effectuate this Urban Renewal Plan; however amendments to existing zoning for portions of the project area are anticipated.

e) Proposed Methods or Techniques of Urban Renewal

See Section D of this Urban Renewal Plan.

f) Proposed Acquisition of Air-Rights and Concomitant Easements or Other Right of User Necessary for the Use and Development of such Air-Rights.

Not Applicable.

g) Proposed Program of Code Enforcement

Not Applicable

h) Proposed Time Schedule for the Effectuation of this Urban Renewal Plan.

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1) Land Acquisition	July, 1969	July, 1969
2) Relocation of Site Occupancy	August, 1969	December, 1981
3) Demolition & Site Clearance	March, 1970	March, 1982

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<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
4) Site Preparation including Installation of Project Improvements	October, 1971	December, 1982
5) Disposition of Land in Project Area	October, 1971	June, 1982
6) Completion of Development	July, 1975	December, 1983

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SECTION F. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be amended 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 modification must be concurred in by the Department of Housing and Urban Development and provided that if any such modification is the sole opinion of the Department of Housing Preservation and Development substantially, directly and adversely affects any real property previously disposed of by The City of New York, consent to such modification must be obtained from the purchaser or lessee of the specific property affected. Any such approval shall not unreasonably be withheld.

SECTION G. 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 C and D of this Urban Renewal Plan would result in unnecessary hardship, involve particular difficulties or 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 or contrary to applicable State and Local codes and ordinances and provided that the concurrence of the City Planning Commission is obtained.

EXHIBIT A
BOUNDARY DESCRIPTION

NOTE: Bearings which appear in the following description refer to the meridian used on the Borough Survey of the Borough President's Office, Manhattan.

BEGINNING at the corner formed by the intersection of the westerly line of Montgomery Street with the northerly line of Cherry Street; running thence

1. North 53 degrees-40'-18" east, 90.01 feet to a point in the easterly line Montgomery Street; thence
2. South 35 degrees-23'-40" east, along the easterly line of Montgomery Street and its prolongation, crossing Water Street and a portion of Franklin D. Roosevelt Drive, 450.27 feet to a point in the easterly prolongation of the southerly line of South Street; thence
3. South 52 degrees-13'-20" west, along the southerly line of South Street and its easterly prolongation, 547.35 feet; thence
4. South 52 degrees-30'-50" west, still along the southerly line of South Street, 421.77 feet; thence
5. South 52 degrees-31'-36" west, still along the southerly line of South Street, 59.82 feet; thence
6. South 52 degrees-26'-20" west, still along the southerly line of South Street, 294.90 feet; thence
7. South 51 degrees -33'-07" west, still along the southerly line of South Street, 172.42 feet; thence
8. South 50 degrees -15'-20" west, still along the southerly line of South Street, 496.37 feet; thence
9. South 49 degrees-42'-13" west, still along the southerly line of South Street, 128.03 feet; thence
10. South 49 degrees-28'-10" west, still along the southerly line of South Street, 463.81 feet; thence
11. South 55 degrees-55'-55" west, still along the southerly line of South Street, 129.50 feet; thence
12. North 37 degrees-17'-17" west, 70.11 feet to the northwest corner of South Street and Market Slip; thence
13. North 34 degrees-59'-44" west, along the westerly line of Market Slip, 145.51 feet to the southwest corner of Market Slip and Water Street; thence
14. North 33 degrees-03'-00" west, 60.51 feet to the northwest corner of Market Slip and Water Street; thence

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15. North 35 degrees - 100' - 41" west, along the westerly line of Market Slip and its prolongation, 170.15 feet to a point in the northerly line of Cherry Street; thence
16. North 49 degrees-37'-51" east, along the northerly line of Cherry Street 34.12 feet to the northwest corner of Cherry and Market Streets; thence
17. North 48 degrees-52'-25" east, 60.32 feet to the northeast corner of Cherry Street and Market Street; thence
18. North 49 degrees-22'-42" east, along the northerly line of Cherry Street, 471.33 feet to the northwest corner of Cherry and Pike Streets; thence
19. North 41 degrees-05'-38" east, 133.87 feet to the northeast corner of Cherry and Pike Streets; thence
20. North 50 degrees-20'-43" east, along the northerly line of Cherry Street, 226.02 feet; thence
21. North 61 degrees-14'-18" east, still along the northerly line of Cherry Street, 20.02 feet; thence
22. North 53 degrees-14'-06" east, still along the northerly line of Cherry Street, 172.17 feet; thence
23. North 39 degrees-16'-52" east, still along the northerly line of Cherry Street, 33.07 feet; thence
24. North 47 degrees-03'-18" east, still along the northerly line of Cherry Street, 106.62 feet to the northwest corner of Cherry and Rutgers Streets; thence
25. North 51 degrees-38'-47" east, 100.12 feet to the northeast corner of Cherry and Rutgers Streets; thence
26. North 53 degrees-40'-18" east, along the northerly line of Cherry Street, crossing Clinton Street, 1268.27 feet to the point or place of BEGINNING; excepting and excluding therefrom the four following described parcels:

PARCELS NOT TO BE ACQUIRED

NOT TO BE ACQUIRED PARCELS NO. 1

BEGINNING at the corner formed by the intersection of the southerly line of Cherry Street with the westerly line of Montgomery Street; running thence

1. South 35 degrees-23'-15" east, along the westerly line of Montgomery Street, 302.48 feet to the northwest corner of Montgomery and South Streets; thence

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BOUNDARY DESCRIPTION

2. South 52 degrees-13'-20" west, along the northerly line of South Street, 277.71 feet; thence
3. North 35 degrees-47'-53" west, 144.54 feet to a point in the southerly line of Water Street; thence
4. North 53 degrees-10'05" east, along the southerly line of Water Street, 0.17 feet to the easterly end of Water Street, thence
5. North 36 degrees-49'-55" west, along the easterly end of Water Street, 50.00 feet to a point in the northerly line of Water Street; thence
6. North 53 degrees-10'05" east, along the easterly prolongation of the northerly line of Water Street, 0.61 feet; thence
7. North 35 degrees-33' -20" west 114.61 feet to a point in the southerly line of Cherry Street; thence
8. North 53 degrees-36'-15" east, along the southerly line of Cherry Street, 279.36 feet to the point or place of BEGINNING.

NOT TO BE ACQUIRED PARCEL NO. 2

BEGINNING at the corner formed by the intersection of the easterly line of Clinton Street with the southerly line of Cherry Street; running thence

1. North 53 degrees-36'-15" east, along the southerly line of Cherry Street, 181.33 feet; thence
2. South 35 degrees-33'20" east, 114.61 feet to a point in the easterly prolongation of the northerly line of Water Street; thence
3. South 53 degrees-10'05" west, along the northerly line of Water Street and its easterly prolongation, 181.33 feet to the northeast corner of Water and Clinton Streets; thence
4. North 35 degrees-34'-05" west, along the easterly line of Clinton Street, 115.99 feet to the point or place of BEGINNING.

NOT TO BE ACQUIRED PARCEL NO. 3

BEGINNING at the corner formed by the intersection of the westerly line of Clinton Street with the northerly line of South Street; running thence

1. South 52 degrees-30'-50" west, along the northerly line of South Street, 48.00 feet; thence
2. North 35 degrees-37'-20" west, 41.98 feet; thence
3. North 54 degrees-23'00" east, 47.98 feet to a point in the westerly line of

EXHIBIT A
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Clinton Street; thence

4. South 35 degree -37'00" east, along the westerly line of Clinton Street, 40.42 feet to the point or place of BEGINNING.

Not TO BE ACQUIRED PARCEL NO. 4

BEGINNING at the corner formed by the intersection of the southerly line of Cherry Street with the westerly line of Pike Slip; running thence

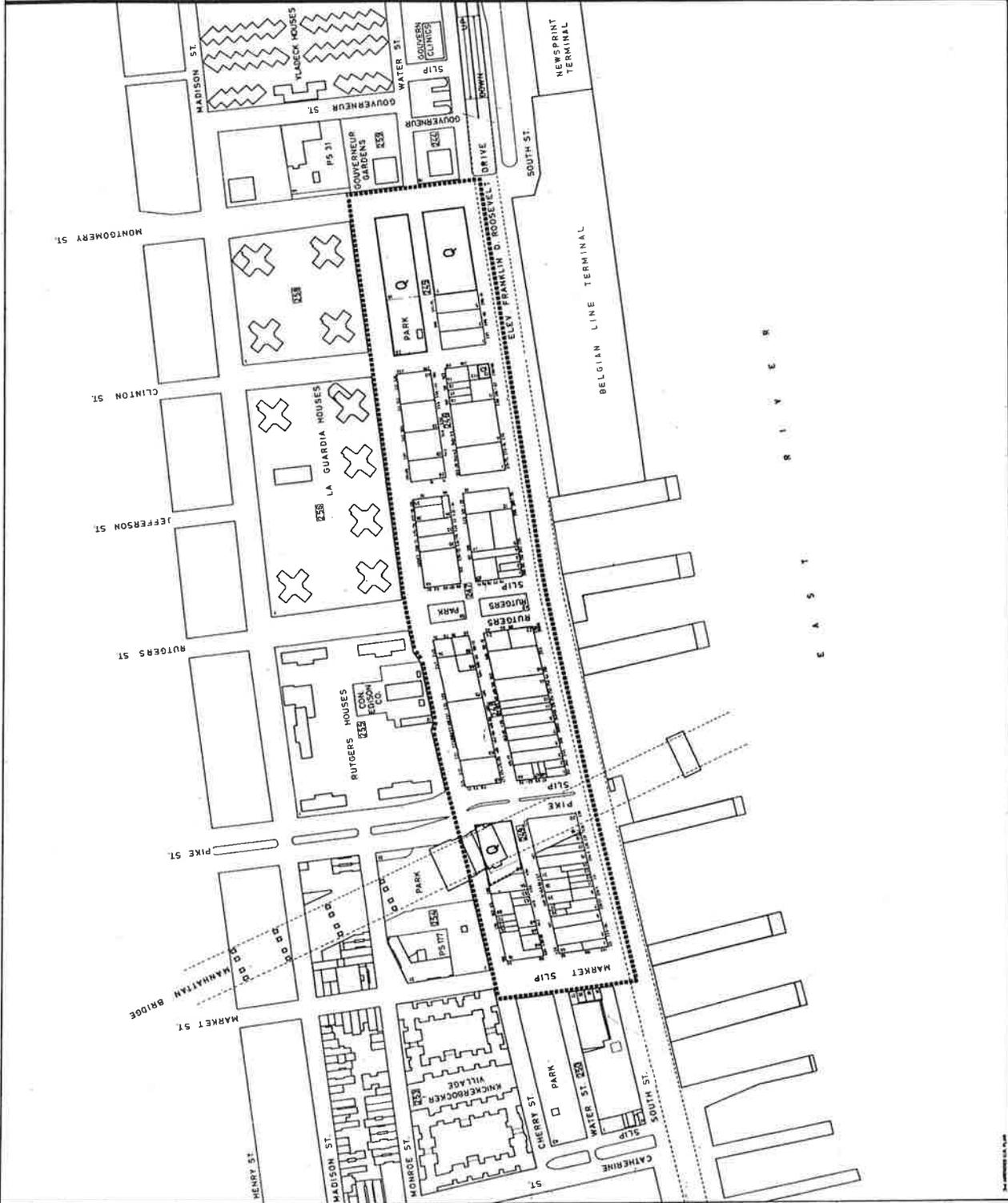
1. South 35 degrees-55'-20" east, along the westerly line of Pike Slip, 120.15 feet to the northwest corner of Pike Slip and Water Street; thence
2. South 49 degrees-25'-20" west, along the northerly line of Water Street, 164.78 feet; thence
3. North 52 degrees-00'-00" west, 122.36 feet to a point in the southerly line of Cherry Street; thence
4. North 49 degrees-28'-30" east, along the southerly line of Cherry Street, 198.76 feet to the point of place of BEGINNING.

The area contained within the lines herein described, not including the four excluded parcels described above, is 1,138,117 square feet.

(No Change from Original Boundary Description)

BOUNDARY MAP

-  BLOCK NUMBER
-  LOT NUMBER
-  HOUSE NUMBER
-  NOT TO BE ACQUIRED
-  PROJECT BOUNDARY



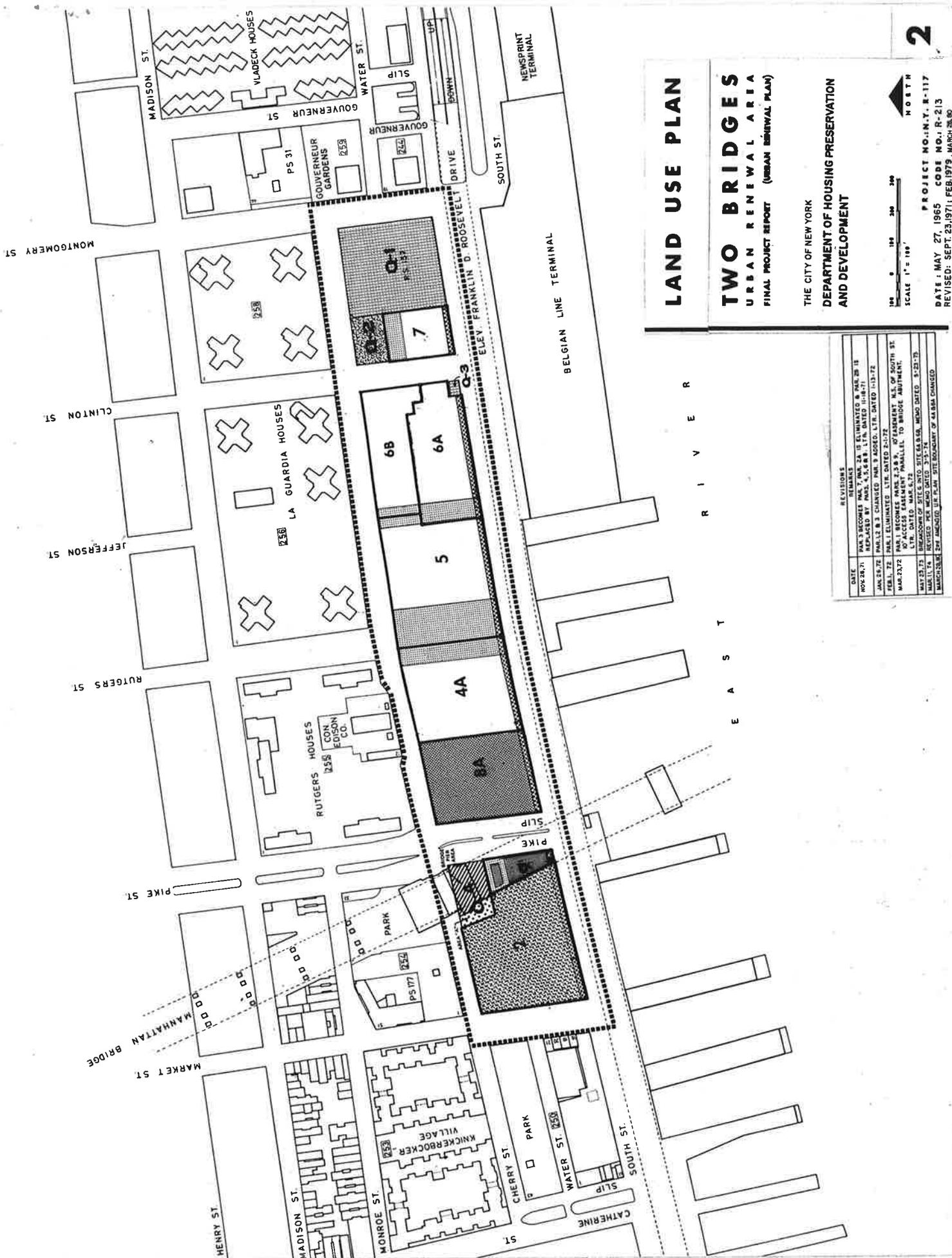
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URBAN RENEWAL AREA
FINAL PROJECT REPORT URBAN RENEWAL PLAN

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

SCALE 1" = 100'
PROJECT NO. H.P. R-117
DATE: MAY 27, 65
REVISION 1 FEB 67

PLANNING & DESIGN



LAND USE PLAN
TWO BRIDGES
 URBAN RENEWAL AREA
 FINAL PROJECT REPORT (URBAN RENEWAL PLAN)

THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION
 AND DEVELOPMENT

SCALE 1" = 100'
 PROJECT NO. N.Y. R-117
 DATE: MAY 27, 1965
 CODE NO.: R-213
 REVISED: SEPT. 23, 1971; FEB. 1979; MARCH 20, 1980

DATE	REVISIONS	REMARKS
NOV 28 71	PARK 3 BECOMES PARK 2	PARK 2 & 3 BECOMES PARK 2 & 3
NOV 28 71	REPLACED BY	REPLACED BY
JAN 29 72	PARK 12 B.3 CHANGED	PARK 3 ADDED. LTR. DATED 11-13-72
FEB 1 72	PARK 1 ELIMINATED	LTR. DATED 2-2-72
MAR 23 72	PARK 2 ELIMINATED	APPROXIMATE PARK 2 S.A.S. OF PARISHMENT N.Y. OF SOUTH ST. LTR. DATED MAR 5 72
MAY 27 75	REVISIONS OF SITE PLAN	APPROXIMATE PARK 2 S.A.S. OF PARISHMENT N.Y. OF SOUTH ST. LTR. DATED MAR 5 72
MAY 27 75	REVISIONS OF SITE PLAN	APPROXIMATE PARK 2 S.A.S. OF PARISHMENT N.Y. OF SOUTH ST. LTR. DATED MAR 5 72
MAY 27 75	REVISIONS OF SITE PLAN	APPROXIMATE PARK 2 S.A.S. OF PARISHMENT N.Y. OF SOUTH ST. LTR. DATED MAR 5 72
MAY 27 75	REVISIONS OF SITE PLAN	APPROXIMATE PARK 2 S.A.S. OF PARISHMENT N.Y. OF SOUTH ST. LTR. DATED MAR 5 72