

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
Office of Development

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

3rd AMENDED URBAN RENEWAL PLAN

April, 1984

## TWO BRIDGES URBAN RENEWAL AREA

### History of Prior Approvals

#### Original Urban Renewal Plan

Approved by the City Planning Commission: May 11, 1967 (CP-19779)  
Adopted by the Board of Estimate: June 9, 1967 (Cal.No. 12)

#### First Amended Urban Renewal Plan

Approved by the City Planning Commission: March 6, 1972 (CP-21750A)  
Adopted by the Board of Estimate: April 20, 1972 (Cal.No. 2)

#### Minor Change

Approved by the City Planning Commission: July 25, 1973 (C-760144-HCM)

#### Second Amended Urban Renewal Plan

Approved by the City Planning Commission: September 24, 1980 (C-800449-HUM)  
Adopted by the Board of Estimate: November 13, 1980 (Cal.No. 5)

#### Third Amended Urban Renewal Plan

Approved by the City Planning Commission: August 7, 1985 (C850043HUM)  
Adopted by the Board of Estimate: October 10, 1985 (Cal.No. 9)

Two Bridges  
April, 1984

TWO BRIDGES URBAN RENEWAL PROJECT

N.Y. R-117

Section A.	Contents of Plan
Section B.	Description of Project
Section C.	Land Use Plan
Section D.	Project Proposals
Section E.	Redeveloper's Obligations
Section F.	Other Provisions Necessary to meet State and Local Requirements
Section G.	Provisions for Modifying Plan

EXHIBITS

Exhibit A.	Boundary Description
------------	----------------------

MAPS

Map 1.	Boundary Map - Dated May 27, 1965, Revised April, 1984
Map 2.	Land Use Plan-Dated May 27, 1965, Revised April, 1984

## 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 April, 1984 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.

SECTION C. LAND USE PLAN

1. Map 2, Land Use Plan, dated May 27, 1965, revised April, 1984 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 April, 1984 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. A majority of 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", the aforementioned Zoning Resolution.

2. Commercial

Parcel 8A is to be developed as a supermarket. Parcel 4B may be developed with a commercial component.

Parcel 4C is to be developed for commercial use only.

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 Public Use as bridge reinforcement. At the time that such use is no longer necessary, Parcel 9 may be used for commercial purposes.

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 April, 1984. 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

All Projects are subject to the requirements of Part 617 of The New York State Environmental Quality Review Act of 1976. This Act is implemented in The City by Executive Order 91 of 1977, City Environmental Quality Review (CEQR).

Federally funded projects are also subject to the National Environmental Protection Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wetlands, Coastal Zones, Air Quality, Water Quality, Wildlife, Endangered Species and Solid Waste.

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	**	5.0		375	**
4B	Residential/Commercial	**	**	90,000 SF	**	**
4C	Commercial	**	2.0	24,000 SF	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 sf		**
9	Public/Commercial		1.0			

NOTES

- (a) All parcels are as shown and numbered on Map 2, Land Use Plan, dated May 27, 1965, revised April, 1984.
- (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 April, 1984.

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

Block 245, Lots 7, 28, 36  
Portion of Water Street between Lots 7 and 36, Bl. 245  
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

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe, and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals and reasonably accessible to their places of employment.



SECTION D. PROJECT PROPOSALS (continued)

3. Relocation (continued)

The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505 sub-section 4(e) of Article 15 of the General Municipal Law. Tenants on sites subject to Federal funding if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

## SECTION E. 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 portion of the housing is made available at a sale price or rental that low or moderate income persons or families can afford. Parcel 4B is exempt.
- 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.

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.

SECTION F. 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, 1984
3) Demolition & Site Clearance	March, 1970	December, 1984

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
4) Site Preparation including Installation of Project Improvements	October, 1971	December, 1986
5) Disposition of Land in Project Area	October, 1971	June, 1986
6) Completion of Development	July, 1975	December, 1988

## SECTION G: PROVISIONS FOR MODIFYING PLAN

### 1. Amendments

This Urban Renewal Plan may be amended at any time by The City of New York pursuant to Section 505 of Article 15 of the General Municipal Law of The State of New York and Section 197(c) of The New York City Charter.

### 2. Minor Changes

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth 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 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 as conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modifications 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  
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.

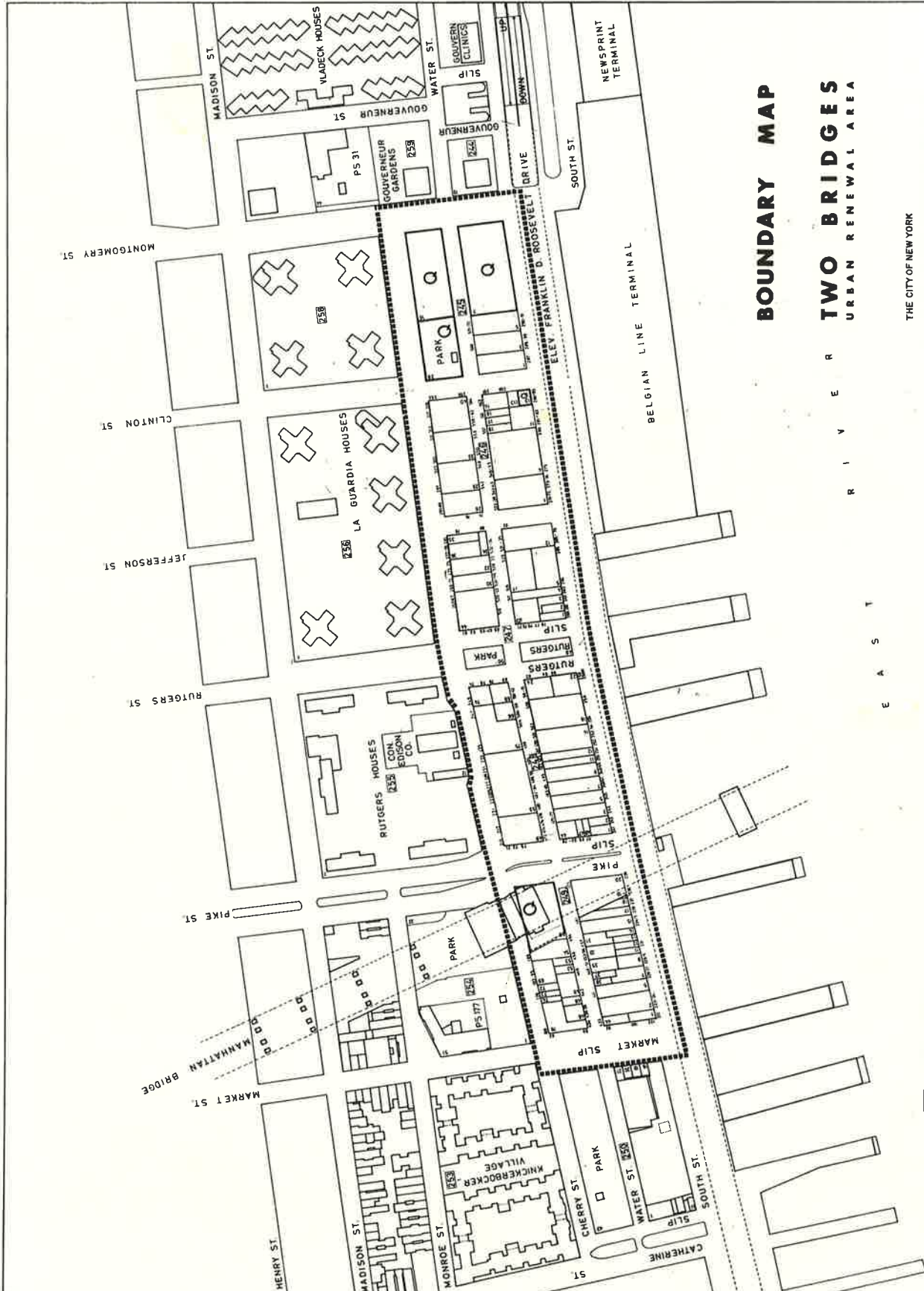
BEGINNING at the corner formed by the intersection of the westerly line of Montgomery Street with the northerly line of Cherry Street; running thence

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



EXHIBIT A (continued)

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:



# **BOUNDARY MAP** **TWO BRIDGES** **URBAN RENEWAL AREA**

R  
I  
V  
E  
R

E  
A  
S  
T

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT

SCALE 1" = 100'

100 0 100 200 300

NORTH

PROJECT NO. N.Y. R-117

DATE: MAY 27/65

REVISIONS: FEB. 1979; APRIL 1984

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





