

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

WASHINGTON STREET
URBAN RENEWAL PROJECT

NINTH AMENDED URBAN RENEWAL PLAN
March 1992

URP
EXPIRED
1-25-02

Washington Street Urban Renewal Project

History of Prior Approvals

Original Urban Renewal Plan

Approved: City Planning Commission - December 13, 1961 (CP No. 16968)
Adopted: Board of Estimate - January 25, 1962 (Cal. No. 2A, 2C)

Minor Change

Approved: City Planning Commission - January 17, 1962 (CP No. 17144)

First Amended Urban Renewal Plan (November 25, 1968)

Approved: City Planning Commission - June 23, 1969 (CP No. 20774)
Adopted: Board of Estimate - July 24, 1969 (Cal. No. 5)

Minor Change (December 22, 1969)

Approved: City Planning Commission - January 5, 1970 (CP No. 20774)

Minor Change (October 29, 1970)

Approved: City Planning Commission - December 7, 1970 (CP No. 20774A)

Second Amended Urban Renewal Plan (May 1972)

Approved: City Planning Commission - August 2, 1972 (CP No. 22016)
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Third Amended Urban Renewal Plan (March 1973)

Approved: City Planning Commission - April 4, 1973 (CP No. 22300)
Adopted: Board of Estimate - May 24, 1973 (Cal. No. 3)

Fourth Amended Urban Renewal Plan (March 1, 1980)

Approved: City Planning Commission - August 18, 1980 (C800475HUM)
Adopted: Board of Estimate - September 18, 1980 (Cal. No. 22)

Fifth Amended Urban Renewal Plan (June, 1981)

Approved: City Planning Commission - March 1, 1982 (C820181HUM)
Adopted: Board of Estimate - April 16, 1982 (Cal. No. 19)

Sixth Amended Urban Renewal Plan (January 30, 1984)

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Adopted: Board of Estimate - June 28, 1984 (Cal.No. 20)

Minor Change

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Seventh Amended Urban Renewal Plan (December 1988)

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Adopted: Board of Estimate

Eighth Amended Urban Renewal Plan (January 1990)

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Adopted: City Council - June 20, 1991

Ninth Amended Urban Renewal Plan (July, 1991)

Approved: City Planning Commission - *August 1991 (C910000HUM)*
Adopted: City Council - *March 20, 1992*

Urban Renewal Plan

WASHINGTON STREET URBAN RENEWAL PROJECT

NINTH AMENDED URBAN RENEWAL PLAN

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MAPS

Map 1	Project Boundary Map dated July 31, 1961 Revised August, 1983
Map 2	Land Use Plan dated July 31, 1961, Revised July, 1991, Revised January, 1992

EXHIBITS

Exhibit A	Boundary Description
Exhibit B	Property Rehabilitation Standards (dated November 25, 1968)
Exhibit C	Maintenance Specifications for Parcel 4 (Washington Market Park)
Exhibit D	Site Plan for Parcel 1
Exhibit E 1	Site and Roof Plan for Parcel 5B
Exhibit E 2	Ground Floor Plan for Parcel 5B
Exhibit E 3	Landscape Plan for Parcel 5B

SECTION A: DESCRIPTION OF PROJECT AREA

1. Boundaries of the Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Map 1, Project Boundary Map, dated July 31, 1961 revised August 1983, and are as described in the attached Exhibit A, Boundary Description.

2. Objectives of the Urban Renewal Plan

The overall objective of this Urban Renewal Plan (hereinafter referred to as the "Urban Renewal Plan" or "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. Restoration and preservation of buildings of historical and architectural merit.
- c. Removal of impediments to land redevelopment, especially the multiplicity of ownerships.
- d. Achievement of high quality urban design, architecture, street and public open space elements.
- e. Provision for a broad range of new housing for varied income levels.
- f. Provision for necessary commercial and community space within the residential parcels.
- g. Provision for campus space for the Borough of Manhattan Community College, a unit of The City University of New York.
- h. Provision for office and commercial facilities.
- i. The establishment of a modern and efficient circulation system, including possible connection to the proposed Battery Park City Development.
- j. The enhancement of employment opportunities.

SECTION A: DESCRIPTION OF PROJECT AREA (continued)

3. Types of Proposed Renewal Action

All structures in the project area are to be acquired and demolished except for those buildings designated for retention for their architectural and historical merit. Buildings so designated will be restored and preserved with public and/or private funds on their existing sites or on new sites. Cleared land will be provided for residential, commercial, institutional and public open space uses. Land will also be made available for street widenings.

SECTION B: LAND USE PLAN

1. Land Use Map

Map 2, Land Use Plan dated July 31, 1961, as amended July, 1991 shows:

- a. All thoroughfares and street rights-of-way;
- b. All other public and special uses including easements;
- c. All other existing land uses to be retained and new land uses to be established.

2. Land Use Provisions and Building Requirements

The meaning of technical terms used in this Plan to establish the controls on development, including the permitted use of redevelopment parcels, limits on building bulk, and required off-street parking and loading etc., shall be as defined in the Zoning Resolution of the City of New York. In any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern after acquisition.

The Zoning Resolution referred to in this Urban Renewal Plan is the Comprehensive Amendment to the Zoning Resolution of the City of New York as published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended, including applicable special permit approvals issued pursuant thereto, to the date of application is filed with the Department of Buildings of The City of New York for the construction or alteration of property improvements pursuant to the Plan.

a. Permitted Uses

As shown on Map 2, Land Use Plan, the following uses shall be permitted and all other uses shall be excluded.

(1) Residential

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

Accessory 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 uses and community facilities in Use Groups 3, 4A, 4C, 6 and 8A, as described in the Zoning Resolution.

SECTION B: LAND USE PLAN (continued)

(2) Historic Preservation Area

Buildings to be retained may be used for commercial, residential and/or institutional and related uses. Parcel 7 as indicated on Map 2, Land Use Plan, is expected to be the general area where most of the historic buildings will be located. Such preservation and restoration shall be carried out in accordance with standards of quality and historic accuracy established and approved jointly by the Department of Housing Preservation and Development and the Landmarks Preservation Commission.

The rehabilitation of these historic buildings shall be further subject to all local laws related to zoning, housing construction, maintenance and occupancy of properties.

All architectural and development plans prepared in connection with the rehabilitation of such structures will be subject to review and approval by the Department of Housing Preservation and Development as provided under Section D.6. of this Plan.

(3) Public Open Space

A new public open space is proposed on Site 4.

(4) Commercial

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

(5) Institutional

University and college facilities including but not limited to classrooms, laboratories, offices, libraries, book stores, assembly halls, athletic and parking facilities, housing, and dining facilities for faculty and students and public schools are permitted. Other normal and customary education and/or institutional uses shall not be deemed to be excluded by reason of a failure to be mentioned in the above listing.

(6) Public Access Easement

An area for public access is proposed on site 4A.

SECTION B: LAND USE PLAN (continued)

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

Controls regulating density, maximum number of zoning rooms, floor area, coverage, open space, off-street parking and loading, yards and heights and setbacks of buildings are as set forth in Table I below and in its accompanying notes.

TABLE I

This table and the accompanying notes are additional regulations, controls and restrictions referred to in Section B.2.b. of this Urban Renewal Plan and are an integral part of said plan.

All terms shall be as defined in the Comprehensive Amendment to the Zoning Resolution of The City of New York as approved by resolution of the Board of Estimate dated December 15, 1960 and as subsequently amended including applicable special permit approvals issued pursuant thereto. Regulations regarding lot coverage, open space, off-street parking and loading, yards, setbacks, etc., shall be as established in the Zoning Resolution.

<u>PARCEL NO.</u>	<u>PERMITTED USES</u>	<u>MAXIMUM FLOOR AREA (s.f.)</u>	<u>MAXIMUM COMMERCIAL/RETAIL FLOOR AREA (s.f.)</u>	<u>MAXIMUM ZONING ROOMS</u>	<u>SEE NOTES ON PAGES 9 thru 18</u>
1	Commercial and/or Community Facilities	2,068,644	*	--	(a),(f), (g),(j) (o)
2A,2B,2C	Institutional	1,000,000	--	--	(a),(b), (f),(g) (h),(i)
3A,3B,3C	Residential	1,510,000	40,000	5,200	(a),(b), (d),(f), (g),(i)
4	Public Open Space	--	--	--	(a),(f), (h),(i), (m),(n)
4A	Public Access Easement	*	--	--	(a),(i) (m),(q)
5A	Institutional	(e)	--	N/A	(a),(e), (f),(g)

SECTION B: LAND USE PLAN (continued)TABLE I (continued)

<u>PARCEL NO.</u>	<u>PERMITTED USES</u>	<u>MAXIMUM FLOOR AREA (s.f.)</u>	<u>MAXIMUM COMMERCIAL/ RETAIL FLOOR AREA (s.f.)</u>	<u>MAXIMUM ZONING ROOMS</u>	<u>SEE NOTES ON PAGES 9 thru 18</u>
5B	Residential and/or Commercial	**	**	*	(a),(f), (g),(i), (j),(n), (r)
5C	Residential and/or Commercial	300,000	300,000	(1)	(a),(f), (g),(l), (m),(n), (s)
5D	Commercial/ Institutional	*	*	*	(a),(f), (g),(m), (p)
6	Commercial	994,780	--	--	(a),(f), (g),(j), (k)
7	Residential, Commercial and/or Institutional (Historic Area)	25,480	--	*	(a),(c), (f),(g)

*No control other than zoning.

** No control other than zoning and other applicable controls.

--Indicates no floor area or rooms allowed

NOTES:

- (a) Parcels 1 through 7 are as shown and numbered on Map 2, Land Use Plan.
- (b) Parcels 2B and 3B are established by the use of air rights over a public street (Harrison Street) which will remain open for public use to a minimum height of 18 feet except

SECTION B: LAND USE PLAN (continued)

Table I (continued)

as required for building columns to support bridge construction above. Column locations and designs, if any, shall be approved by The City of New York. Any construction over public streets shall be contiguous with adjoining structures.

- (c) Parcel 7 is the location of the historic buildings. These buildings may be used for commercial, residential and/or institutional and related uses.
- (d) Permitted uses in Parcels 3A, 3B and 3C may include a maximum floor area of 20,000 square feet for Community Facilities out of which 19,000 square feet of floor area is reserved for school use.
- (e) Parcel 5A shall be limited to a maximum floor area ratio of 10.00.
- (f) Treatment of Open Areas
Any roof areas that are used to qualify as open space under the Zoning Resolution must be designed and maintained as an open usable area, suitably surfaced, landscaped for recreational use and protected by fencing and other safeguards. Any area not built upon in all parcels shall be suitably surfaced and/or landscaped.
- (g) Off-street parking and loading facilities shall be provided as required by the Zoning Resolution. Off-street parking areas in all Parcels shall be enclosed or underground.
- (h) The development of the southerly portion of Parcel 2C abutting the public open space (Parcel 4) shall be coordinated and integrated with the design of the public open space. Uses in this area may include auditorium and/or other related uses. Maximum heights of buildings in this portion of the parcel shall not exceed a height of 35.0 feet above the public open space level.
- (i) Access to Pedestrian Easements
Access must be provided from the elevated pedestrian easement on Parcel 3 to grade at Greenwich Street.

SECTION B: LAND USE PLAN (continued)

TABLE I (continued)

The developer of Parcel 2C shall provide access from the elevated pedestrian easement through that Parcel to the ramp or stairs to be constructed in the pedestrian easement through Parcel 4.

The City of New York shall provide access from the easement through Parcel 4 both to Chambers Street at sidewalk level and to the elevated easement through Parcel 2C at the level of that easement.

The City of New York shall provide access through parcel 4A to the pedestrian bridge which will provide alternate second level access from parcel 4A to Stuyvesant High School in Battery Park City over Route 9A.

The Developer of Parcel 5B shall provide an approximately 9,960 square feet area to be developed as a public grade level plaza on the southeastern area of the site which is designated as public plaza area in the Land Use Plan, Map 2.

- (j) The frontage at grade of Parcels 1, 5B and and 6 on Greenwich Street shall be developed for commercial-retail facilities.
- (k) The developer of Parcel 6 shall provide a pedestrian and vehicular easement at grade from Murray Street to the building on Block 128, Lot 26. The developer of Parcel 6 and shall also provide an at-grade pedestrian easement, 15 feet in width, on the northerly side of Parcel 6 adjacent to and extending along the southerly side of Murray Street, not more than 345 feet from the corner of West Street. The developer of Parcel 6 and the owner of the adjacent property at the northeast corner of Barclay Street and West Street (125 Barclay Street) are to have the right to approve design and construction of any structure developed on the easement.
- (l) Parcel 5C, if developed for Residential use, shall be limited to a minimum lot area per zoning room of 30 square feet.
- (m) Parcels 4, 4A, 5C and 5D shall provide sidewalk easements along Chambers Street if required to accomodate street widenings.

TABLE I (continued)

(n) Parcel 4, having been developed by The City of New York as public open space, shall be maintained in the following manner. The long term maintenance of Parcel 4 will be the responsibility of the commercial developer of Parcel 5B. The long term maintenance obligation shall begin at the time Parcel 5B is disposed of and shall continue for a period of 40 years. Maintenance shall be in accordance with the specification standards set forth in Exhibit C.

(o) Parcel 1 shall be developed in a two phase commercial development substantially as described below and as shown in the Site Plan annexed as Exhibit "D". The Phase I Building, a nine story plus mechanical penthouse building containing approximately 540,000 square feet of floor area, will be constructed first. The building will abut Hubert Street, on the northern half of Parcel 1, and will be used for computer operations, thus necessitating large floor heights, special electrical distribution equipment and emergency diesel generators. The building will be 198 feet tall and rise without setback from its initial at grade setbacks of 15 feet on Greenwich Street, 15 feet on Hubert Street and 26 feet on West Street and be accompanied by the provision of an interim public open space site improvement, hereinafter referred to as the Phase II Building site. The Phase II Building is expected to be a 39 story tower which will be approximately 490 feet tall and contain approximately 1,460,000 square feet of floor area. The building will rise without setback from its initial at-grade setback of approximately 48 feet on West Street, approximately 32 feet on North Moore Street, and from the public plaza to be located in the southeastern corner of the site. (This building is hereinafter referred to as the "Phase II Building"). The total development on Parcel 1 will equal approximately 2,000,000 square feet of zoning floor area.

TABLE I (continued)

An approximately 23,000 square foot public plaza, open to the general public 24 hours a day shall be built in the same location shown in Exhibit D and on Map 2, Land Use Plan. The design of the public plaza shall approximate, as closely as possible, the Zoning Resolution Section 12-10 definition of an "Urban Open Space-Urban Plaza," with amenities such as seating, planting, fountains, and statuary, that are consistent with the plaza's ability to generate a floor area bonus, pursuant to the Zoning Resolution Section 12-10 definition of "Plaza" or successor provisions thereto applicable for Parcel 1. The design of the public plaza shall be determined by the developer after presentation to the appropriate committee of Community Board No. 1 and certified by the Chairman of the City Planning Commission. The plaza should be substantially complete and usable by the general public by the date of the issuance of the first temporary or permanent certificate of occupancy for any portion of the Phase II Building.

The public plaza shall be maintained, without obligation to The City of New York, by the developer of the Phase I Building, the Phase II building, their successors in interest, the major tenant or tenants of the Phase I and Phase II Buildings and any fee owner of the Parcel 1 property except The City of New York, who shall be jointly and severally responsible and liable to the extent determined by PDC, for maintaining the plaza in good and accessible condition and good state of repair, for the duration of the life of the Phase I Building and the Phase II Building.

In addition to the requirements described above, the Phase I Building shall be developed with the maximum feasible frontage for retail facilities at grade on Greenwich Street.

Table I (continued)

- (p) On Parcel 5D, a 685 seat public elementary school shall be built that conforms to all applicable standards and specifications of the Board of Education.
- (q) On Parcel 4A, the Battery Park City Authority will construct the eastern abutments of a pedestrian bridge which will extend over and across Route 9A, and vertical connections appended thereto, including but not limited to stairs, an elevator, an elevator enclosure, ramps and public art.
- (r) Parcel 5B shall be developed as a commercial building in accordance with subsection 1. or 2. set forth below. Any development of Parcel 5B inconsistent with this note (r) shall require amendment of this urban renewal plan.

1. The President of the New York City Economic Development Corporation or its successor agency shall determine the growth needs of the commodities and futures industry occupying the building and shall certify to the Speaker of the City Council and to the Department of Buildings before issuance of a building permit that the development as described in this subsection (1) is appropriate. Parcel 5B shall be developed pursuant to a New York State Urban Development Corporation General Project Plan which includes an override of zoning in a manner substantially consistent with the site plan annexed as Exhibit "E-1A" ("Site Plan") (as amended March 1992) and "E-2A" ("Ground Floor Plan").

Above the height of 105 feet (as established by the curb level of the Site) all portions of the building (other than obstructions permitted to penetrate a sky exposure plane as set forth in Zoning Resolution Section 33-42) are set back at least 10 feet from the street lines of West and Warren Streets and the Plaza. No minimum setback from Greenwich Street is required.

The building is not to exceed 355 feet (22 stories) above the average curb level of Parcel 5B.

Except for those portions of the street level frontages of the building facing Greenwich Street and adjoining the Plaza on Site 5B occupied by entrances and/or exits for non-retail uses within the building, the street level frontages facing Greenwich Street and the Plaza are occupied by retail and service establishments for a maximum of 250 feet and a minimum of 175 feet. All retail and service establishments with frontage on the Plaza and/or Greenwich Street shall have entrances to the Plaza and/or Greenwich Street.

Lobby entrances to non-retail uses in the building are located on Greenwich Street and the Plaza and may be located on other streets. The linear footage of the lobby entrances on Greenwich Street and the Plaza shall be no greater than 60 and 40 feet, respectively.

If provided, entrances to the parking garage and loading bays will be located on Warren Street.

The Plaza, Greenwich Street sidewalk, and street trees on Murray, West and Warren Streets are being developed substantially in accordance with the Plaza plan annexed as Exhibit "E-3". No temporary certificate of occupancy will be issued by the Department of Buildings for floor area above the 16th story until completion of the Plaza, Greenwich Street sidewalk and street trees on Murray, West and Warren Streets, except as provided below.

In the event that a "Force Majeure", as defined hereinafter, delays the completion of the Plaza, sidewalk improvements or street trees, the developer may be entitled to receive a temporary certificate of occupancy for floor area above the 16th story if (1) the Chairperson of CPC determines that a Force Majeure existed and determines the number of days for which it existed; (2) a written request to issue a temporary certificate of occupancy is made by the Chairperson of CPC to the Commissioner of the Department of Buildings; (3) the developer posts a bond or other security in a form and an amount acceptable to the Chairperson of CPC to secure the completion of the Plaza; and (4) the Chairperson of CPC is furnished with a certificate in a form satisfactory to the Chairperson, that the Plaza can be completed within a period of time equal to the aggregate period of the delay determined by the Chairperson of the CPC attributable to the Force Majeure.

Force Majeure shall refer to any unavoidable delay, including, with limitation, an act of God, an inability to obtain labor, equipment, supplies or materials in the open market, an enemy action, a civil commotion, an earthquake, a flood, a fire or any other casualty, a war, hostilities, an invasion, an insurrection, a riot, mob violence, malicious mischief, sabotage, an unusual failure of transportation, a strike of any labor union, a lockout, a condemnation, a litigation of any law, order or regulation of any governmental, quasi-governmental, judicial or military authority, inclement weather of such a nature as to make completion of the Plaza, sidewalk improvements or street trees or a material portion thereof not feasible, underground water and utility conditions that were not and could not reasonably have been foreseen by the developer prior to their discovery or occurrence insofar as they

affect any required excavation, delays by the City, State, or United States Government, or any agency or instrumentality thereof, in the performance of any work or processing or approval, or unreasonable denial by any such entity, of any applications required in order to permit developer to carry out the Plaza, sidewalk improvements or street trees, or any other similar cause not within the reasonable control of the developer (not including the developer's insolvency or financial condition) of which the developer shall have notified the CPC by notice given not later than ten (10) days after knowledge of the occurrence thereof, and which has the effect of delaying the developer's performance of its obligations hereunder, which unavoidable delay shall be deemed to continue only as long as the developer shall be using reasonable efforts promptly to minimize the effects thereof.

In the event that this subsection 1 of this Note (r) shall be deemed decreed, adjudged or determined to be invalid or unlawful by a court of competent jurisdiction, such provision shall be severed and the remainder of this Note (r) and the balance of the Urban Renewal Plan shall continue to be of full force and effect.

2. In the absence of a certification by the President of the Economic Development Corporation or its successor agency as described in Subsection 1 above, Parcel 5B shall be developed as a commercial building for the commodities and futures industry in accordance with this subsection (2). Parcel 5B shall be developed pursuant to a New York State Urban Development Corporation General Project Plan which includes an override of zoning in a manner substantially consistent with the site plan annexed as Exhibit "E-1B" ("Site Plan") (as amended March 1992) and "E-2B" ("Ground Floor Plan").

Above the height of 105 feet (as established by the curb level of the Site) all portions of the building (other than obstructions permitted to penetrate a sky exposure plane as set forth in the Zoning Resolution Section 33-42) are set back at least 10 feet from the street lines of West, Warren and Greenwich Streets and the Plaza.

The building is not to exceed 299 feet (18 stories) above the average curb level of Parcel 5B.

Except for those portions of the street level frontages of the building facing Greenwich Street and adjoining the Plaza on Site 5B occupied by entrances and/or exits for non-retail uses within the building, the street level frontages facing Greenwich Street and the Plaza are occupied by retail and service establishments for a maximum of 250 feet and a minimum of 175 feet. All retail and service establishments with frontage on the Plaza and/or Greenwich Street shall have entrances to the Plaza and/or Greenwich Street.

Lobby entrances to non-retail uses in the building are located on Greenwich Street and the Plaza and may be located on other streets. The linear footage of the lobby entrances on Greenwich Street and the Plaza shall be no greater than 60 and 40 feet, respectively.

If provided, entrances to the parking garage and loading days will be located on Warren Street and the garage entrance will be at least 300 feet west of Greenwich Street but no less than 50 feet east of West Street. The garage is limited to 264 spaces.

The Plaza, Greenwich Street sidewalk, and street trees on Murray, West and Warren Streets are being developed substantially in accordance with the Plaza plan annexed as Exhibit "E-3". No temporary certificate of occupancy will be issued by the Department of Buildings for floor area above the 12th story until completion of the Plaza, Greenwich Street sidewalk and street trees on Murray, West and Warren Streets, except as provided below.

In the event that a "Force Majeure", as defined hereinafter, delays the completion of the Plaza, sidewalk improvements or street trees, the developer may be entitled to receive a temporary certificate of occupancy for floor area above the 12th story if (1) the Chairperson of CPC determines that a Force Majeure existed and determines the number of days for which it existed; (2) a written request to issue a temporary certificate of occupancy is made by the Chairperson of CPC to the Commissioner of the Department of Buildings; (3) the developer posts a bond or other security in a form and an amount acceptable to the Chairperson of CPC to secure the completion of the Plaza, and (4) the Chairperson of CPC is furnished with a certificate in a form satisfactory to the Chairperson, that the Plaza can be completed within a period of time equal to the aggregate period of the delay determined by the Chairperson of the CPC attributable to the Force Majeure.

Force Majeure shall refer to any unavoidable delay, including, with limitation, an act of God, an inability to obtain labor, equipment, supplies or materials in the open market, an enemy action, a civil commotion, an earthquake, a flood, a fire or any other casualty, a war, hostilities, an invasion, an insurrection, a riot, mob violence, malicious mischief, sabotage, an unusual failure of transportation, a strike of any labor union, a lockout, a condemnation, a litigation of any law, order or regulation of any governmental, quasi-governmental, judicial or military authority, inclement weather of such a nature as to make completion of the Plaza, sidewalk improvements or street trees or a material portion thereof not feasible, Urban Renewal Plan

underground water and utility conditions that were not and could not reasonably have been foreseen by the developer prior to their discovery or occurrence insofar as they affect any required excavation, delays by the City, State, or United States Government, or any agency or instrumentality thereof, in the performance of any work or processing or approval, or unreasonable denial by any such entity, of any applications required in order to permit developer to carry out the Plaza, sidewalk improvements or street trees, or any other similar cause not within the reasonable control of the developer (not including the developer's insolvency or financial condition) of which the developer shall have notified the CPC by notice given not later than ten (10) days after knowledge of the occurrence thereof, and which has the effect of delaying the developer's performance of its obligations hereunder, which unavoidable delay shall be deemed to continue only as long as the developer shall be using reasonable efforts promptly to minimize the effects thereof.

In the event that this subsection 2 of this Note (r) shall be deemed decreed, adjudged or determined to be invalid or unlawful by a court of competent jurisdiction, such provision shall be severed and the remainder of this Note (r) and the balance of the Urban Renewal Plan shall continue to be of full force and effect.

(s) On Parcel 5C, any development shall be limited to a height of 135 feet.

3. Environmental Review

All Projects for the redevelopment of the Area are subject to the requirements of Article 8 ("SEQRA") of the State's Environmental Conservation Law. SEQRA is implemented in the City by Executive Order 91 of 1977, the City Environmental Quality Review ("CEQR").

Any project for the redevelopment of the Area which requires a future discretionary act (including, but not limited to, the decision to provide funding) by the United States ("Federal") government will also be subject to the requirements of the National Environmental Policy Act at 42 U.S.C. 4321 ("NEPA"). NEPA is implemented through (i) regulations at 40 CFR 1500-1508 governing all Federal projects, (ii) supplementary regulations at 24 CFR 50 governing projects funded by the Federal Department of Housing and Urban Development ("HUD"), and (iii) supplementary regulations at 24 CFR 58 governing projects using Federal Community Development Block Grant, Rental Rehabilitation, or Housing Development Grant funds. The Federal environmental review process must consider, where applicable, criteria, standards, policies, and regulations concerning noise impact, historic properties, flood Urban Renewal Plan

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan by the City's Board of Estimate, except as provided in Section F.

4. Duration of Land Use
plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species, and solid waste.

SECTION C: PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Real Property to be Acquired for:

(1) Clearance and Redevelopment

All properties within the project area have been acquired, and are shown on Map 1, Project Boundary Map. Certain properties as identified in Section C:1.a(5) below, will be preserved and restored. All other properties will be cleared and redeveloped.

(2) Supporting Facilities and Project Improvements

Land is to be acquired to permit the widening of several streets and for the provision of sites for The Borough of Manhattan Community College and a public open space. Land may also be used for other public uses compatible with this Plan.

(3) Pedestrian Walks, Public Plaza, and Open Space

Pedestrian walkways are proposed at the platform levels of Parcels 2A, 2B, 2C, 3A, 3B, and 3C, and Harrison Street. A grade level public plaza is proposed on Parcel 5B and a grade level pedestrian walkway is proposed through Parcel 5C. The public plaza area and walkways are shown on Map 2, Land Use Plan in the form of easements to provide pedestrian links across the project area. Portions of the walkways may be enclosed. The final form and exact locations are to be determined in final site design.

(4) Rehabilitation

Not Applicable except for Section C:1.a(5).

(5) Historic and Architectural Preservation

It is intended, as indicated in (a) and (b) below, that selected properties of historic and architectural value shall be acquired for preservation and restoration. Such preservation shall be carried out in accordance with Exhibit B, Property Rehabilitation Standards, which is attached to, and is part of this Urban Renewal Plan.

SECTION C. PROJECT PROPOSALS (continued)

(a) The following properties are to be retained on their present sites.

Address	Block	Lot	New Address to Be
327 Washington St.	182	3	41 Harrison St.
329 Washington St.	182	4	39 Harrison St.
331 Washington St.	182	5	37 Harrison St.
29 Harrison St.			29 Harrison St.
31 Harrison St.	182	6	31 Harrison St.
33 Harrison St.			33 Harrison St.

(b) The following properties may be retained and transferred to a common site adjoining those listed above, where they will be restored.

Address	Block	Lot	New Address to Be
327 Washington St.	142	37	25 Harrison St.
315 Washington St.	142	11	25A Harrison St.
317 Washington St.	142	12	27 Harrison St.

(c) The structures on the following properties have a common facade that has been found to be worthy of preservation. The structures are among the earliest cast iron faced buildings in America. It is the intention of this Plan that these facades be removed from the buildings and be stored in the project area or at a suitable location until they can be installed on a new building within or outside the project area or conveyed to an interested museum.

Address	Block	Lot
97 Murray Street	131	21
258 Washington Street	131	45
258 1/2 Washington Street	131	44
260 Washington Street	131	42
260 Washington Street	131	43

(d) For the purpose of relocating and rehabilitating all the structures listed in this subsection, it is intended to make use of funds available under Title I, of the National Housing Act of 1949, as amended.

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 except for Section C:1.a(5) above.

3. Relocation

a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.

b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe and sanitary dwellings, which are or will be provided in the 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: REDEVELOPERS' OBLIGATIONS

1. Regulations and Controls to be Implemented by Recordable Agreements

The regulations and controls set forth in Section B: hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
2. Land Use Restriction

The redevelopers shall devote the land solely to the uses specified in the Urban Renewal Plan.
3. Timely Performance

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 contracts within a reasonable time, as determined and set forth in the contracts between the City of New York and the respective redevelopers.
4. Restriction on Transfer Prior to Completion

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 written consent of The City of New York and the respective redevelopers.
5. Non-Discrimination

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, sex, religion, creed, color 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.
6. Design Review

Site plans, architectural drawings, outline specifications 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 Department of Housing Preservation

and Development or, for sites 1, 5B, 5C, and 5D to the Public Development Corporation and the Department of Housing Preservation and Development by each redeveloper at Design Concept, at Preliminary Design and prior to commencement of construction. Any material changes proposed after receipt of such approval from the Department of Housing Preservation and Development or the Public Development Corporation shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Department of Housing Preservation and Development and for Sites 1, 5B, 5C, and 5D the Public Development Corporation, as appropriate after construction for final determination of compliance.

SECTION D: REDEVELOPERS' OBLIGATION (continued)

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

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of The State of New York and more particularly, Section 502, subsection 7 thereof.

1. Statement of Proposed Land Uses
See Section B of This Urban Renewal Plan.
2. Proposed Land Acquisition, Demolition and Removal of Structures
See Section C of this Urban Renewal Plan.
3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities
See Section B of this Urban Renewal Plan.
4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances
No changes are proposed.
5. Proposed Acquisition of Air-Rights and Concomitant Easements or Other Rights of User Necessary for the Use and Development of Such Rights
See note (b) of Table I of this Urban Renewal Plan.
6. Proposed Methods or Techniques of Urban Renewal
See Section C of this Urban Renewal Plan.
7. Proposed Program of Code Enforcement
The standard program of code enforcement presently existing in and applicable to The City of New York will be in effect in the urban renewal area.

SECTION E: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS (continued)

8. Time Schedule for the Effectuation of the Urban Renewal Plan

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	March 1965	March 1965
b. Relocation of Occupants	March 1965	May 1993
c. Demolition & Site Clearance	September 1965	September 1993
d. Site Preparation, Including Installation of Project Improvements	February 1971	December 1993
e. Disposition of Land in Project Area	November 1971	June 1994
f. Completion of Development	-	January 1996

SECTION F: 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 Sections 197-c and 197-d of The New York City Charter.

2. Minor Changes

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

EXHIBIT B

PROPERTY REHABILITATION STANDARDS

CONTROLS FOR RESTORATION OF SMALL, EARLY 19TH CENTURY HOUSES,
DESIGNATED LANDMARKS IN URBAN RENEMAL AREAS

1. All buildings shall be of heights and floor levels as originally designed.
2. Exterior walls are to be of brick. Where masonry is to be restored it will match existing in all respects including bond (common or Flemish). Old brick of the same period is to be used.
3. Gabled roofs and brick chimneys, where existing, are to be retained. Where, as a result of alteration, they do not exist, they are to be restored according to the design of those that do exist, unless substantial evidence suggests that a slight modification is appropriate or unless the particular house was designed by a noted architect and there is substantial evidence that he handled the roofing differently. The original roofing material must be used.
4. Dormers are to be retained and repaired. Where they have been removed, they must be restored according to well-known early 19th century designs -- the dormers existing on Washington Street are good examples.
5. Wood cornices are to be retained and repaired. Where they have been removed, they must be restored according to well-known early 19th century designs -- the cornice existing on Washington Street is a good example.
6. Window lintels are to be retained, etc. Brownstone or brown, fine-grained cast stone may be used for restoration.
7. Windows are to be shuttered with three paneled, non-louvered shutters. Windows are to be "six-over-six".
8. The original parlor floor line is to be restored and the front doorway is to be restored. The lintel is to match the window lintels, proper adjustment being made for size. The door entrance is to be of wood, of the simplest early 19th century design. It is to be entirely within the masonry reveal. The door is to be of the standard six or eight panel early 19th century design. The transom is to be leaded.
9. The front steps and the stoop are to be restored in brownstone or brown, fine-grained cast stone. Treads shall have bull-noses. There shall be approximately five risers, depending on the height of the parlor floor.

EXHIBIT B
(continued)

10. Basement is to be of brownstone or brown, fine-grained case stone.
11. Exterior hardware is to match original.
12. Wrought iron stoop-railing, fence and gate are to be restored.
13. There may be small planting areas in the front areaway.

Research will be undertaken to determine if sidewalk originally consisted of bricks or bluestone. The appropriate material will be used. A place will be left for a tree.

Stone or brick is to be unpainted, wood is to be painted off-white. Certain other colors will be permitted with Landmarks Preservation Commission approval.

The requirements set forth herein supplement all State and Local Codes and Ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to the following:

- (a) Building Code, Chapter 26, Title C of the Administrative Code of The City of New York;

- (b) Housing Maintenance, Chapter 26, Title D of the Administrative Code of The City of New York;

- (c) Multiple Dwelling Law, Chapter 713, L. 1929, as amended;

- (d) Zoning Resolution of The City of New York;

- (e) Electrical Code, Chapter 30, Title D of the Administrative Code of The City of New York;

- (f) Health Code, Chapter 22 of the Administrative Code of The City of New York.

The Landmarks Preservation Commission, in addition to the Department of Housing Preservation and Development, must approve preliminary and final drawings and specifications.

EXHIBIT C

MAINTENANCE SPECIFICATIONS FOR PARCEL 4
(WASHINGTON MARKET PARK)

1. Park Hours
Park is to be opened 7 days a week, opening at 8 A.M. and closing at 10 P.M.
2. Sanitation
Sanitation will be performed on a continuing basis and will include general cleanup, removal of litter in plant beds, picking up of debris, sweeping and emptying of trash receptacles. Trash receptacles will be emptied into dumpster or compactors located in pick up areas designated by the Department of Sanitation. It is expected that the Department of Sanitation will provide daily pick up service.
3. Mowing
Lawn areas will be maintained in a neat and orderly way and will be mowed on an "as needed" basis not less than once a week during growth season.
Areas adjoining walks and planting beds will be trimmed and edged also on an "as needed" basis not less than weekly. Grass cuttings will be bagged and placed with other rubbish in the designated Department of Sanitation area for their daily pick-up and removal.
4. Pruning
All trees, shrubs and evergreens will be pruned as required and in accordance with generally accepted horticultural procedures (GAHP). All pruning cuts over 1/2 inch in diameter will be painted with tree wound paint. All pruned limbs, etc. will be bagged and placed in the designated sanitation area.
5. Cultivation
All tree pits and plant beds shall be weeded on a regular weekly or "as required" basis to assure neat, weed-free areas.
6. Feeding
Trees shrubs and evergreens will be adequately fertilized each spring and fall. Lawn areas will be adequately fertilized in spring, summer and fall.

Once a year, in the spring, soil samples will be taken to determine the nitrogen, potassium, phosphate and PH level in the soil. If the PH level is shown to fall below 5.5 or above 7.5, the following treatments will be applied:

(i) dolomitic limestone at the rate of 5 pounds per 100 sq.ft. to raise PH 0.5.

(ii) iron sulphate at the rate of 3lbs. per 100 sq. ft. to lower PH 0.5.

7. Irrigation

The frequency of watering varies depending upon environmental factors and therefore will be applied on an "as required" basis in order to maintain the planting and lawn area in a healthy growing condition. All water necessary should be available at the site. All lawn areas will be watered at least two to three times a week during periods of drought.

Major trees will receive a minimum of 2 inches of water per week from a combination of both natural rainfall and irrigation. Minor trees and evergreens will receive a minimum of 1 inch of water per week from a combination of both rain and irrigation. It shall be understood that if a water emergency arises restricting the usage of water at the site, the City will provide said water. Should any plants die due to insufficiently of water supply, said plants will be replaced on a "Cost Plus Basis" payable by the City.

8. Pest Control Spraying

Pest control shall include application of insecticides, miticides, herbicides and fungicides with nationally recognized material and removal of infested plant parts.

All pest control methods, including spray formulations, shall be based upon the identification of the target pest and the recommendations of Cornell University for Nurser and Floricultural Crops. Applications will be made on an "as needed" basis. In addition, all trees, shrubs, and evergreens, will receive oil spray in the early spring and anti-desiccant transparent in the late fall.

9. Mulching

All plant beds and tree pits in lawn areas are presently mulched with approximately 3 inches of clean hardwood wood chips. To maintain this level, wood chips will be periodically added.

10. Snow Removal

Snow and ice will be removed from all paths, entryways and staircases and abutting sidewalks, commencing within 4 hours after the snow ceases to fall. The time between 5:00 P.M. and 8:00 A.M. will not be included in the four hours. If the snow and/or ice is frozen so hard that it cannot be removed without injury to the pavement, either ashes, sand, sawdust or other suitable material will be applied and cleaned up as soon as weather permits.

The hard surface play area (handball & basketball courts, etc.) are not included and snow will not be removed from these areas. The snow removal applies to all snows or snowfalls up to 4 inches. For snowfalls in excess of 4 inches, a path of not less than 4 feet wide will be provided. During a City declared Snow Emergency the park will remain closed.

11. Replacements of Plant Material

Presently the plant material is being guaranteed under a separate contract for a period of one year from the date of HPD final acceptance. If after the guarantee period expires a plant dies and replacement is required, it will be performed on a "Cost Plus Basis" payable by the City.

12. Replacement of Sod

Sod areas that need replacement due to damage caused by ordinary wear and usage will be resodded. Sod replacement shall be limited to 5,000 square feet per year. Any seeding required will also be performed.

13. Minor Repairs/Miscellaneous Items

Minor repairs and replacements will be performed on an "as required" basis and will include replenishing sand in children's play area, tightening of nuts and bolts on equipment and benches, changing of light bulbs and removal of graffiti.

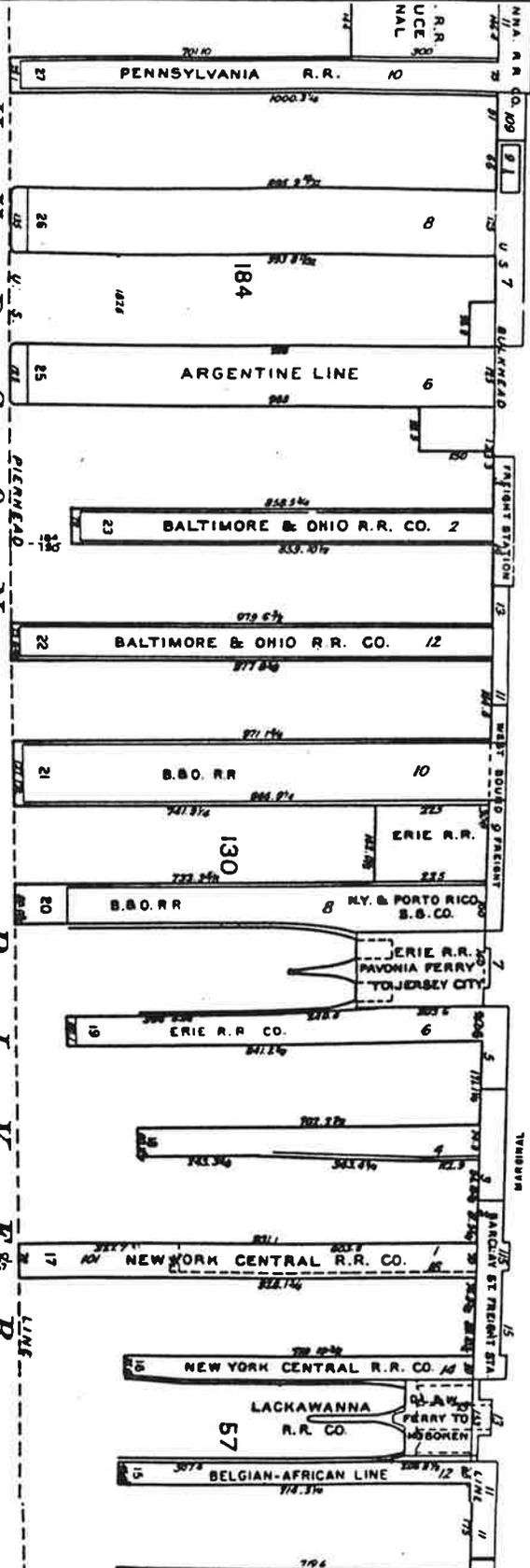
14. Major Capital Repairs

Repairs and/or replacements of the Washington Market Park furnishings will be performed on an "as required" basis and will be paid for either on a "Time and Material" or a "Price Negotiated" basis between the interested parties. These repairs and replacements will include but will not be limited to the following items:

- A. Benches
- B. Pavements, Sidewalks
- C. Fencing, Walls
- D. Children's Play Area
- E. Hard Court Surfaces - Basketball Courts
- F. Painting
- G. Lighting, Electrical Work
- H. Plumbing

All repairs and/or replacements will be made to conform with previously existing conditions.

H U D S O N R I V E R



**WASHINGTON STREET
URBAN RENEWAL AREA**

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

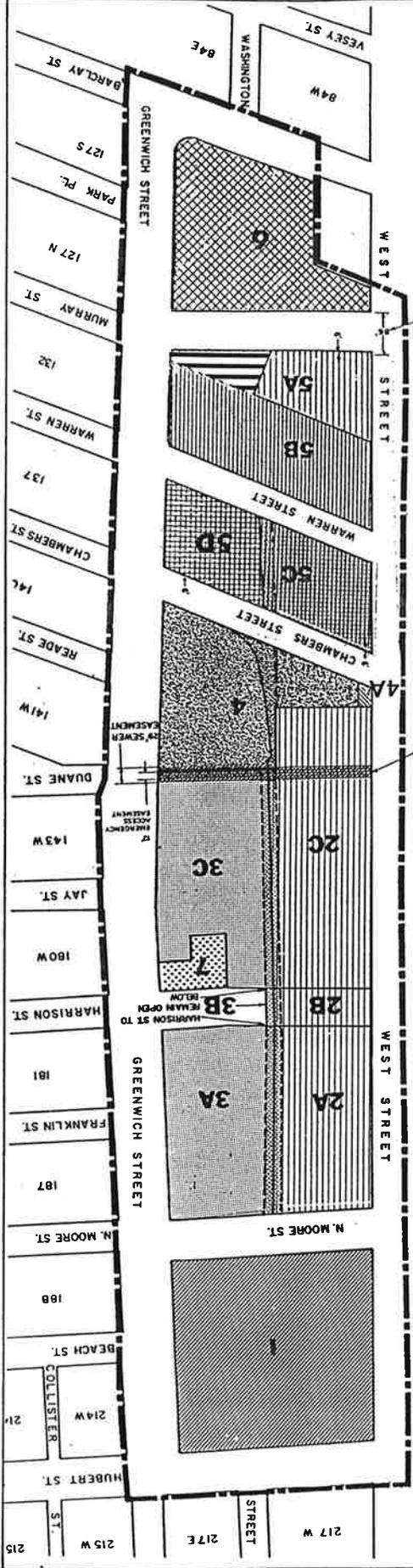
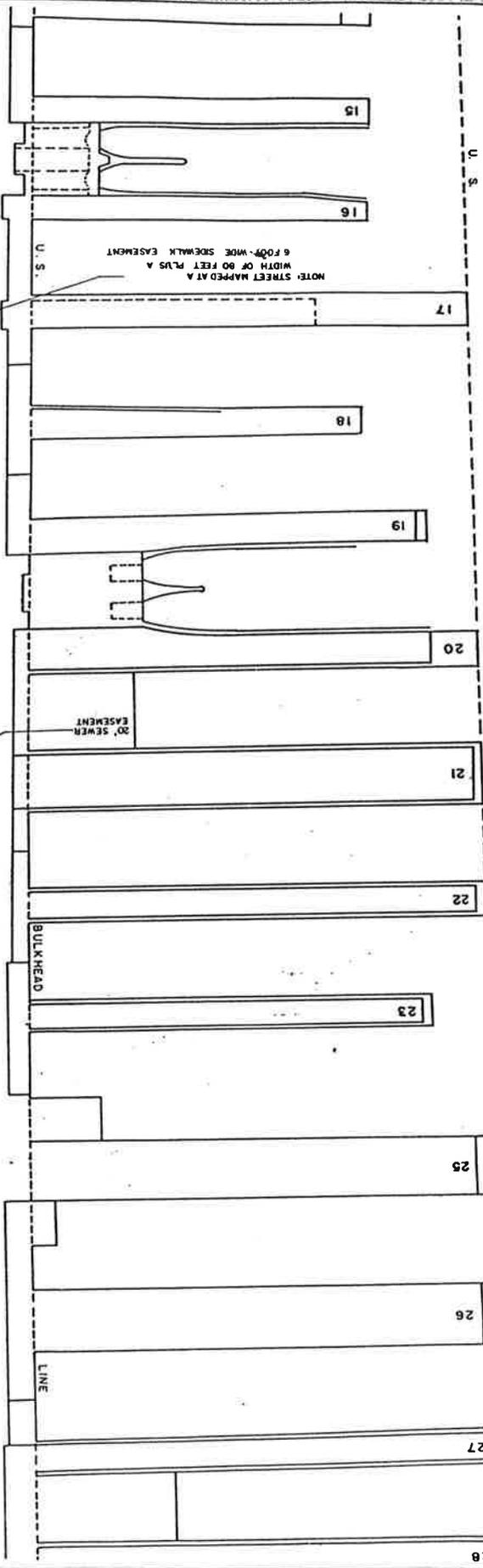
PROJECT BOUNDARY

DATE: JULY 31, 1961



REVISED: AUG. 1963

LEGEND
 --- PROJECT BOUNDARY
 * POINT OF BEGINNING OF BOUNDARY DESCRIPTION



- LEGEND**
- PROJECT BOUNDARY
 - RESIDENTIAL
 - COMMERCIAL
 - RESIDENTIAL/COMMERCIAL
 - INSTITUTIONAL
 - PEDESTRIAN EASEMENT
 - COMMERCIAL/COMMUNITY FACILITY
 - SEWER EASEMENT
 - HISTORIC AREA
 - PUBLIC OPEN SPACE
 - EMERGENCY ACCESS
 - COMMERCIAL/INSTITUTIONAL
 - SIDEWALK EASEMENT
 - PUBLIC ACCESS EASEMENT
 - PUBLIC PLAZA



REVISED: NOV. 1968, MAY 1972, MAR. 1973
 MAR. 1980, JUNE 1981, AUG. 1983
 JAN. 1984; DEC. 1988;
 JAN. 1990; JULY 1991

**WASHINGTON STREET
 URBAN RENEWAL AREA**

THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION
 AND DEVELOPMENT

LAND USE PLAN

DATE: JULY 31, 1991

