

The City of New York
Department of Housing Preservation and Development

WASHINGTON STREET
URBAN RENEWAL PROJECT

N. Y. R-76

FIFTH AMENDED URBAN RENEWAL PLAN

June, 1981
Revised: December, 1981
February, 1982

Superseded

Washington Street Urban Renewal Project

History of Prior Approvals

Washington Street 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)

Washington Street 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)

Washington Street Second Amended Urban Renewal Plan (May, 1972)

Approved: City Planning Commission; August 2, 1972 (CP No. 22016)

Adopted: Board of Estimate; October 12, 1972 (Cal. No. 12)

Washington Street 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)

Washington Street 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)

R-213 (Fifth Amended Urban Renewal Plan)

Washington Street
June, 1981

WASHINGTON STREET URBAN RENEWAL PROJECT

CITY OF NEW YORK, NEW YORK N.Y. R-76

FIFTH AMENDED URBAN RENEWAL PLAN

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

MAPS

Map 1	Project Boundary Map (dated July 31, 1961)
Map 2	Land Use Plan (revised to June, 1981)

EXHIBITS

Exhibit A	Boundary Description
Exhibit B	Property Rehabilitation Standards (dated November 25, 1968)

B. DESCRIPTION OF PROJECT

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, and are as 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. 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 open space elements.
- e. Provision for a broad range of new housing for varied income levels, a substantial number of which will be of low or moderate cost on land to be disposed of for residential purposes.
- 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 adjoining the World Trade Center.
- i. The establishment of a modern and efficient circulation system. This system is designed for westerly extension when offshore development occurs.

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, and institutional uses. Land will also be made available for street widenings.

C. LAND USE PLAN

1. Map 2, Land Use Plan 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. 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 to the date 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:

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 and 4C, 6 and 8A, as described in the Zoning Resolution.

Historic Preservation

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. 3. f. of this Plan.

Public Recreational Open Space

A new public recreational open space.

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, 5 and 11 are prohibited.

Institutional

College and university 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 are permitted. Other normal and customary education institutional uses shall not be deemed to be excluded by reason of a failure to be mentioned in the above listing.

- 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 C.2.b. of the Urban Renewal Plan at Page 5 hereof, 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.
 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 (Sq. Ft.)</u>	<u>MAXIMUM COMMERCIAL/RETAIL FLOOR AREA (S.F.)</u>	<u>MAXIMUM ZONING ROOMS</u>	<u>SEE NOTES ON PAGES 7 and 8</u>
1	Residential	899,250	16,000	3,000	(a), (f), (g)
2a, 2b, 2c	Institutional	1,000,000	-----	---	(a), (b), (f), (g) (h), (j)
3a, 3b, 3c	Residential	1,510,000	40,000	5,200	(a), (b), (d), (f), (g), (j)
4	Public Open Space	-----	-----	----	(a), (f), (h), (j) (n), (o)
5a	Institutional	(e)	*	N/A	(a), (f), (g)
5b	Residential and/or Commercial	*	*	*	(a), (f), (g), (k)
5c	Residential	(e)	*	(m)	(a), (f), (g), (k)(n)(o)(m)
6	Commercial	994,780	-----	----	(a), (b), (f), (g), (i), (j), (k), (l)
7	Residential Commercial and/or Institutional	25,480	-----	----	(a), (c), (f), (g)

*No control other than zoning.

TABLE I
(continued)

NOTES:

- (a) Parcels 1 through 7 are 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 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) Parcels 5a and 5c 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.
- (h) The development of the southerly portion of Parcel 2c abutting the park (Parcel 4) shall be coordinated and integrated with the design of the park. 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 park level.
- (i) The developer of Parcel 6 shall construct and maintain an elevated pedestrian walkway within the pedestrian easement through Parcel 6 from (New) Murray Street to Barclay Street.

The developer of Parcel 6 shall provide for the extension of the elevated pedestrian easement across Barclay Street to the "Keystone Site" (Block 84, Lot 36) and shall construct an elevated walkway therefor at such time as the Keystone site is developed, or at such time that some other provision

is made to connect the pedestrian easement across Barclay Street to the main World Trade Center complex. The elevated pedestrian easement shall be located within or adjacent to the alignment of Washington Street and (i) shall be extended at least 30 feet south of the northwest corner of the Keystone Site if connected thereto within the Washington Street corridor; or (ii) shall be located within 30 feet of the northwest corner of the Keystone Site if connected thereto along Barclay Street; and shall be integrated with the pedestrian easement system of the Keystone site.

The developer of Parcel 6 shall also provide an easement, in the Northwest corner of Parcel 6, for the landing of a pedestrian bridge from Battery Park City.

(j) Access to Pedestrian Easements

Access must be provided from the elevated pedestrian easement on Parcel 3 to grade at Greenwich Street.

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.

Access to grade from the elevated pedestrian easement on Parcel 6 shall be provided at or near Barclay Street and at (New) Murray Street upon completion of the elevated bridge required by this Plan from Parcel 6 across Barclay Street; and may be provided at other points.

- (k) The frontage at grade of Parcels 5b, 5c and 6 on Greenwich Street shall be developed for commercial-retail facilities.
- (l) The development of Parcel 6 shall provide a pedestrian and vehicular easement at grade from Murray Street to the building on Block 128, Lot 26. The development of Parcel 6 shall also provide an at-grade pedestrian easement, 15 feet in width, on the northerly side of Parcel 6 between West Street and the elevated pedestrian easement across Murray 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.
- (m) Parcel 5c shall be limited to a minimum lot area per zoning room of 30 square feet.
- (n) Parcel 4 and 5c shall provide sidewalk easements along Chambers Street frontages if required to accommodate street widening.
- (o) Parcel 4 will be developed by the City of New York as a public recreational open space and maintained by the developer of Parcel 5c.

c. Duration of Land Use Provisions and Building Requirements

The foregoing land use provisions, and building requirements shall remain in effect until January 25, 2002, that being a period of forty (40) years from the date of approval of the original Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section F hereunder.

d. Application of Land Use Provisions and Building Requirements to Properties Which are not to be Acquired

Not applicable.

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 have been acquired, and are shown on Map 1, Project Boundary Map. Certain properties as identified in Section D. 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 park. Land may also be used for other public uses compatible with this plan.

(3) Public Pedestrian Walks and Plaza: Pedestrian walkways are proposed at the platform levels of Parcels 2(a,b,c), 3(a, b,c) and 6 and above North Moore Street, Harrison Street and Barclay Street. Grade level pedestrian walkways are proposed through Parcels 5B and 5C. A grade level pedestrian plaza is proposed on Parcels 5A and 5B. The walkway and plaza are shown on Map 2, Land Use Plan, in the form of easements to provide pedestrian links across the project area. Portions of the walkway may be enclosed. The final form and exact location are to be determined in final site design.

(4) Rehabilitation

Not applicable except for Section D. 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 the property rehabilitation standards contained in Exhibit B which is attached to and is part of this Urban Renewal Plan.

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

<u>Address</u>	<u>Block</u>	<u>Lot</u>	<u>New Address to Be:</u>
327 Washington Street	182	3	41 Harrison Street-
329 Washington Street	182	4	39 Harrison Street
331 Washington Street	182	5	37 Harrison Street
29 Harrison Street)			29 Harrison Street
31 Harrison Street)	182	6	31 Harrison Street
33 Harrison Street)			33 Harrison Street

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

<u>Address</u>	<u>Block</u>	<u>Lot</u>	<u>New Address to Be:</u>
314 Washington Street	142	37	25 Harrison Street
315 Washington Street	142	11	27A Harrison Street
317 Washington Street	142	12	27 Harrison Street

- (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.

<u>Address</u>	<u>Block</u>	<u>Lot</u>
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.

e. Special Conditions Under Which Properties Not Designated For Acquisition May be Acquired

Not applicable.

f. Special Conditions Under Which Properties Identified for Acquisition May be Excluded Therefrom

Not applicable.

2. Rehabilitation

Not applicable. except for Section D. 1. a(5) above.

3. Redeveloper's Obligations

- a. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redevelopers shall devote the land solely to the uses specified in the Urban Renewal Plan.
- c. The redevelopers shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable time, as determined and set forth in the contracts between The City of New York and the respective redevelopers.
- d. The redevelopers of project land shall not sell, lease, or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without written consent of The City of New York and the respective redevelopers.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of New York or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, 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.

- f. 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 by each redeveloper at Design Concept, at Preliminary Design and prior to commencement of construction. Any material changes 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 also be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

E. OTHER PROVISIONS 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, subdivision 7 thereof.

1. Statement of Proposed Land Uses - See Section C of this Urban Renewal Plan;
2. Proposed Land Acquisition, Demolition and Removal of Structures - See Section D of this Urban Renewal Plan;
3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section C of this Urban Renewal Plan;
4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - Appropriate changes to the existing zoning will be made to permit the implementation of the project proposals;
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 D 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.
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	January 1982
c. Demolition & Site Clearance	September 1965	January 1982
d. Site Preparation, Including Installation of Project Improvements	February 1971	December 1984
e. Disposition of Land in Project Area	November 1971	December 1983
f. Completion of Development		June 1985

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that if any such modification adversely, directly and substantially 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 such real property. Such consent shall not unreasonably be withheld. This shall not be construed to require the consent of the purchaser or lessee of any other parcel in the project area.

G. MINOR CHANGES

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Sections C and D of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Department of Housing Preservation and Development, with the concurrence of the City Planning Commission shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances.

EXHIBIT A

DESCRIPTION OF BOUNDARIES OF THE URBAN RENEWAL AREA

FOR THE WASHINGTON STREET URBAN RENEWAL AREA (N.Y. R-76)

INCLUDES INTERIOR AND PERIPHERAL STREETS

Beginning at the corner formed by the intersection of the Southerly line of BARCLAY STREET and the Easterly line of GREENWICH STREET:

Running thence Northerly, along the Easterly line of GREENWICH STREET approximately 2983.5 feet to the intersection of the Northerly line of HUBERT STREET with the Easterly line of GREENWICH STREET;

Thence Westerly, along the Northerly line of HUBERT STREET approximately 584.7 feet to its intersection with the Westerly line of WEST STREET;

Thence Southerly, along the Westerly line of WEST STREET approximately 2477.6 feet to its intersection with the Southerly line of PARK PLACE;

Thence Easterly, along the Southerly line of PARK PLACE approximately 197.7 feet to the Northeast corner of Tax Lot number 26 of Block Number 128;

Thence Southerly, approximately 250.2 feet along the Easterly line of Tax Lot number 26 of Block number 128, and its prolongation, to its intersection with the Southerly line of BARCLAY STREET;

Thence Easterly, along the Southerly line of BARCLAY STREET 418.9 feet to the intersection with the Easterly line of GREENWICH STREET at the point or place of beginning.

The area described above lies in Blocks 128, 129, 131, 138, 139, 142, 182, 183, 186, 216 of Section I of the NEW YORK COUNTY LAND MAP. The area contained within the lines described above is 1,674,137 square feet.

EXHIBIT B

PROPERTY REHABILITATION STANDARDS

CONTROLS FOR RESTORATION OF SMALL, EARLY 19TH CENTURY
HOUSES, DESIGNATED LANDMARKS IN URBAN RENEWAL 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 roofline 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 enframement 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 as shown in Figure 1. 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.
10. Basement is to be of brownstone or brown, fine-grained cast 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.

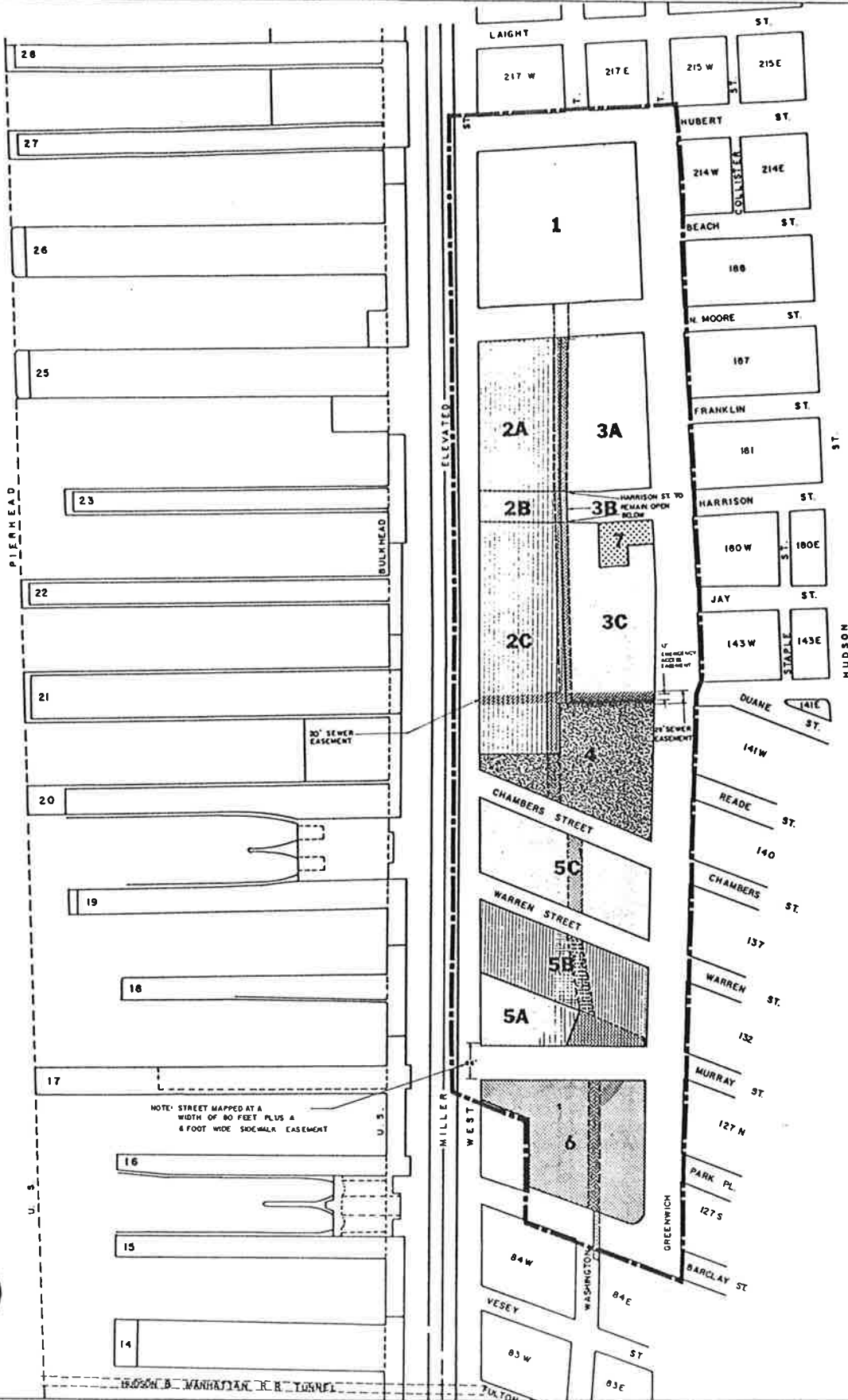
The Landmarks Preservation Commission, in addition to the Department of Housing Preservation and Development, must approve preliminary and final drawings and specifications.

RIVER

PIERHEAD

ELEVATED

HUDSON



NOTE: STREET MAPPED AT A WIDTH OF 80 FEET PLUS A 4 FOOT WIDE SHOULDER EASEMENT

WASHINGTON STREET PROJECT
DEPARTMENT OF PLANNING AND DEVELOPMENT
THE CITY OF NEW YORK

DATE: MAY 1982 (SECOND REVISION OF PRELIMINARY PLAN)
REVIEW: MAY 1982 (THIRD REVISION OF PRELIMINARY PLAN)
REVISION: MAY 1982 (FOURTH REVISION OF PRELIMINARY PLAN)
REVISION: MAY 1982 (FIFTH REVISION OF PRELIMINARY PLAN)

FEB. 1982



LEGEND (CONT'D)

- PUBLIC OPEN SPACE
- EMERGENCY ACCESS
- EASEMENT

LEGEND

- RESIDENTIAL
- COMMERCIAL
- RESIDENTIAL / COMMERCIAL
- INSTITUTIONAL
- PEDESTRIAN EASEMENT
- SEWER EASEMENT
- HISTORIC AREA

PROJECT BOUNDARY