

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
OFFICE OF DEVELOPMENT

WASHINGTON STREET

URBAN
RENEWAL
PROJECT

approved plan

SEVENTH AMENDED URBAN RENEWAL PLAN, December 1988

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

WASHINGTON STREET
URBAN RENEWAL PROJECT

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December 1988

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)

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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)

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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)

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Adopted: Board of Estimate; April 16, 1982 (Cal. No. 19)

Sixth Amended Urban Renewal Plan (January 30, 1984)

Approved: City Planning Commission; May 30, 1984 (C-840558-HUM)
Adopted: Board of Estimate; June 28, 1984 (Cal.No. 20)

Minor Change

Approved: City Planning Commission November 27, 1985 (N-851053-HCM)

Seventh Amended Urban Renewal Plan (December 1988)

Approved: City Planning Commission:
Adopted: Board of Estimate *2/8/90*

WASHINGTON STREET URBAN RENEWAL PROJECT

SEVENTH 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 November, 1988

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

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 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 adjoining the World Trade Center.
- 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 November 1988 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, 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

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 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.

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 9,10,11 12,13,14</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	--	--	--	(a),(f), (h),(i), (m),(n)
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 16</u>
5B	Residential and/or Commercial	*	*	*	(a),(f), (g),(i), (j),(n)
5C	Residential and/or Commercial	*	*	(1)	(a),(f), (g),(l), (m),(n), (q)
5D	Commercial/Institutional	*	*	*	(a),(f), (g),(m), (p),(q)
6	Commercial	994,780	--	--	(a),(b), (f),(g), (j),(k)
7	Residential, Commercial and/or Institutional (Historic Area)	25,480	--	*	(a),(c), (f),(g)

*No control other than zoning.

--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 as

SECTION B: LAND USE PLAN (continued)

Table I (continued)

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.

SECTION B: LAND USE PLAN (continued)

TABLE I (continued)

(i) 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.

The developer of Parcel 5B shall provide approximately 9,960 square feet of grade level easement area to be developed as a Public Open Space or grade level plaza on the southeastern area of the site which is designated as Pedestrian Easement in the Land Use Plan, Map 2.

- (j) The frontage at grade of Parcels 1, 5B 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 to 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.

SECTION B: LAND USE PLAN (continued)

TABLE I (continued)

- (m) Parcels 4, 5C and 5D shall provide sidewalk easements along Chambers Street if required to accomodate street widenings.
- (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 maintenence of Parcel 4 will be the responsibility of the commercial developer of Parcel 5C. The long term maintenance obligation shall begin at the time 5C 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. In the event that Parcel 5B is disposed of prior to the disposition of 5C, the commercial developer of 5B will be responsible for Park maintenance beginning at time of disposition. This interim measure will remain in place until such time as 5C is disposed of to a commercial developer.
- (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 700,000 square feet of gross floor area, in floors of approximately 73,000 square feet each, 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.

An interim site improvement, open to the general public 24 hours a day, of approximately 23,000 square feet will be designed and constructed in conjunction with the Phase I Building on the southeast corner of Parcel 1 that complies with the following minimum requirements:

SECTION B: LAND USE PLAN (continued)

TABLE I (continued)

- o One tree per 1,000 square feet of primary space, where each tree is at least 4 inches caliper (23 trees).
- o One linear foot of seating for each 60 square feet of the interim improvement (370 linear feet).
- o Grass, or other ground covering vegetation, equalling at least 150 square feet for every 1,000 square feet of interim improvement (3,450 square feet).

The design of the interim site improvement 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, that it meets the above minimum standards.

Prior to the issuance of the first temporary or permanent certificate of occupancy for any portion of the Phase I Building, or July 1, 1986, whichever occurs first, the developer of the Phase I Building shall either: a) substantially complete the interim site improvement and make it open and useable by the general public; or b) post \$ One million (\$1,000,000.00) in an interest bearing account established by the Public Development Corporation (hereinafter referred to as "PDC"). If alternative "b)" is chosen, PDC shall immediately commence design of the interim site improvement, and the approval process set forth above. PDC shall then be entitled to draw down the account to pay for the costs of design, approval and construction of the interim site improvement. After the interim site improvement has been totally completed any balance remaining in the interest bearing account may be returned to the developer. Whether constructed by the developer or PDC, the interim site improvement shall be totally complete and open to the public before December 31, 1986. All of these deadlines may be extended by the City Planning Commission for periods attributable to "Circumstances Beyond Reasonable Control" (as hereinafter defined), or to delays or discontinuance caused by construction of the Phase II Building (which building is defined hereinafter).

TABLE I (continued)

It shall be maintained, without obligation to the City of New York, by the developer of the Phase I Building, its successor in interest, the major tenant or tenants of the Phase I Building, PDC, 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 interim site improvement in good and accessible condition, and a good state of repair for the duration of the life of the Phase I Building or until the interim site improvement is replaced by the improved public plaza described below.

In applying for discontinuance of the interim site improvement and public plaza due to Phase II Building construction under the preceding paragraph, the developer or PDC, as the case may be, shall give consideration to minimizing disruption to public utilization of the interim site improvement and public plaza. "Circumstances Beyond Reasonable Control" shall include only the following conditions or events that cause delays in meeting the completion dates specified above: strikes or labor disputes; inability to obtain labor or materials or reasonable substitutes therefore; acts of god; enemy or hostile governmental action; civil commotion; insurrection; revolution; sabotage; fire or other casualty; or a taking of the property or a portion thereof by condemnation or eminent domain. No such condition or event shall, however, be considered a circumstance beyond reasonable control unless a written notice is given to the City Planning Commission by the developer of the Phase I Building within five (5) calendar days of the date on which the developer of the Phase I Building first knew or should have known of the onset or occurrence of such condition or event. Each such notice shall include a description of the condition or event, its causes, its probable duration and the impact it may have on the completion of the interim site improvement.

The Phase II Building is expected to be a 39 story tower which will be approximately 490 feet tall and contain approximately 1,580,000 square feet of floor area in floors of approximately 41,000 square feet each. The

SECTION B: LAND USE PLAN (continued)

TABLE I (continued)

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 public plaza to be located in the southeastern corner of the site. (This building is hereinafter referred to as the "Phase II Building"). This public plaza will be approximately 23,000 square feet in area and further improved over the standards of the interim improvement. The total development on Parcel 1 will equal approximately 2,000,000 square feet of zoning floor area.

An approximately 23,000 square foot public plaza, open to the general public 24 hours a day shall be built in the same location as the interim site improvement on Parcel 1, if any development occurs on the Phase II Building site. The public plaza may also be built immediately instead of the interim site improvement described in the second preceding paragraph above, if it is completed by the same deadlines as such deadlines may be extended by the City Planning Commission. This public plaza shall be further improved, over the level of the minimum requirements for the interim improvement described above, to 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.

It should be substantially complete and usable by the general public no later than: a) the deadlines described above as such deadlines may be extended by the City Planning Commission, if the public plaza is constructed in lieu of the interim site

SECTION B: LAND USE PLAN

Table I (continued)

improvement; or b) the date of the issuance of the first temporary or permanent certificate of occupancy for any portion of the Phase II Building if the public plaza is constructed after the completion of the Phase I Building and the interim site improvement. 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, Parcel 1 shall develop the maximum feasible frontage, at grade, on Greenwich Street for retail facilities in the Phase I Building.

- (p) On Parcel 5D, 685 seat public elementary school shall be built that conforms to all applicable standards and specifications of the Board of Education.
 - (q) All development rights available to Parcel 5D shall be available for use on Parcel 5C notwithstanding the commercial/institutional use limitation applicable to Parcel 5D. Development rights attributable to Parcel 5D which are made available for use on Parcel 5C may be used for residential and/or commercial purposes in accordance with the applicable provisions of The Zoning Resolution.
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c. 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).

SECTION B: LAND USE PLAN (continued)

Federally funded projects are also subject to the National Environmental Policy 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.

d. 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.

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

Not applicable.

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) Public Pedestrian Walks and Plaza

Pedestrian walkways are proposed at the platform levels of Parcels 2A, 2B, 2C, 3A, 3B, and 3C, and Harrison Street. A grade level pedestrian plaza is proposed on Parcel 5B, and grade level pedestrian walkways are proposed through Parcels 5B and 5C. The walkways 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 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.

<u>Address</u>	<u>Block</u>	<u>Lot</u>	<u>New Address to Be</u>
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.

<u>Address</u>	<u>Block</u>	<u>Lot</u>	<u>New Address to Be</u>
314 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.

<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.

SECTION C: PROJECT PROPOSALS (continued)

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 Plan

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.

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 Assistance and Real Property Acquisition Policies Act of 1970.

SECTION D: REDEVELOPERS' OBLIGATIONS

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

SECTION D: REDEVELOPERS' OBLIGATION (continued)

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 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

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 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 Section 197-c of The New York City Charter.

2. Minor Changes

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Section C 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; and for Sites 1, 5B, 5C, and 5D in conjunction with the Public Development Corporation 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, and provided further that concurrence is obtained from the City Planning Commission.

EXHIBIT A

DESCRIPTION OF BOUNDARIES OF THE URBAN RENEWAL AREA FOR THE WASHINGTON STREET URBAN RENEWAL AREA 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, be the aforesaid courses and distances more or less.

The area described above lies in Blocks 128, 129, 131, 138, 139, 142, 182, 183, 185, 186, 216 of Section I of THE NEW YORK COUNTY LAND MAP. The area contained within the lines described above is approximately 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. 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 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 hortifultural 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 insufficiency 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 transpirant 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 grafitti.

14. Major Capital Repairs

Repairs and/or replacemnts 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.

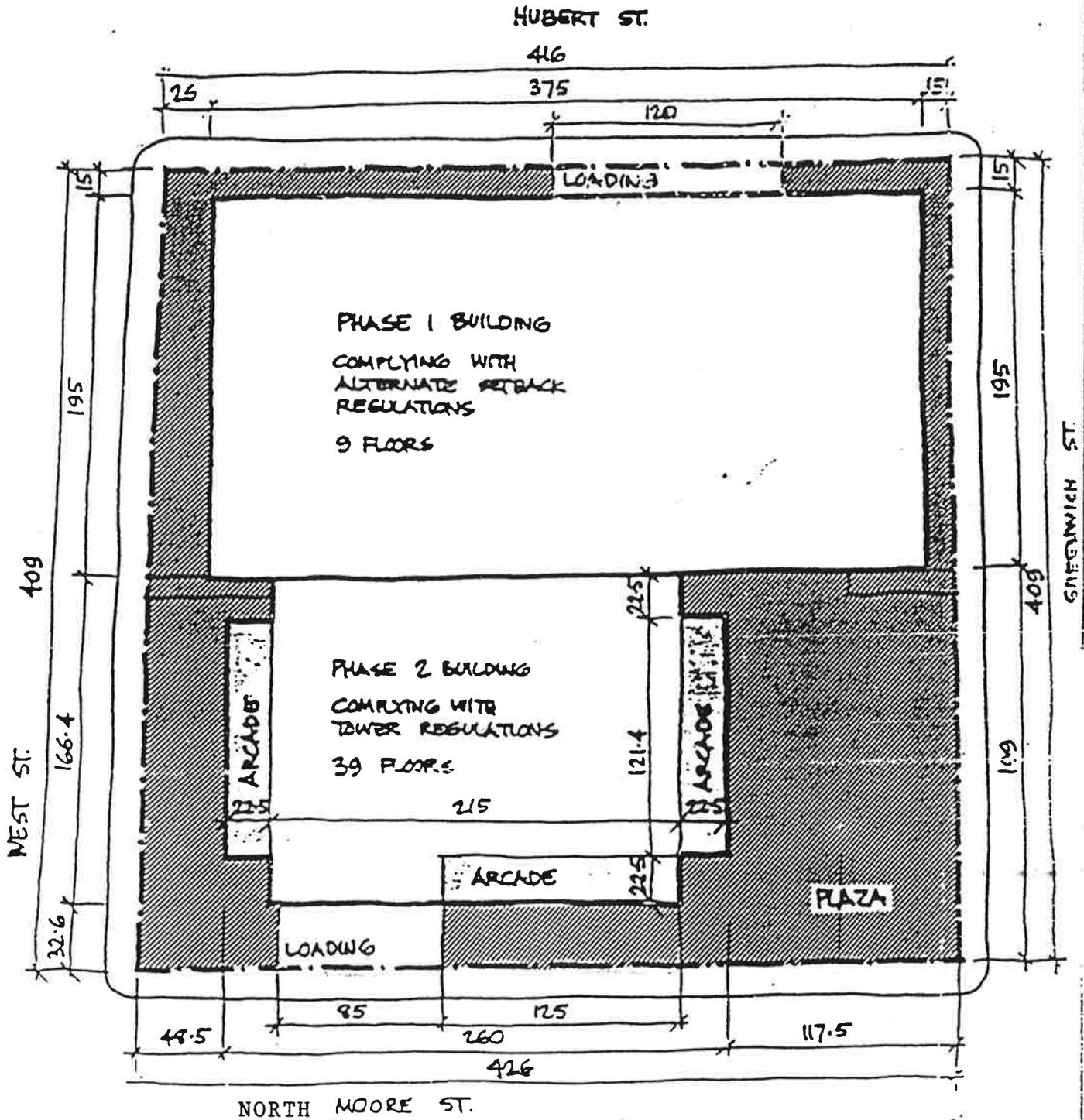
These repairs and replacements will include but will not be limited to the following items:

- A. Benches
- B. Pavements, Sidewalks
- C. Fencing, Walls
- D. Childrens'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.

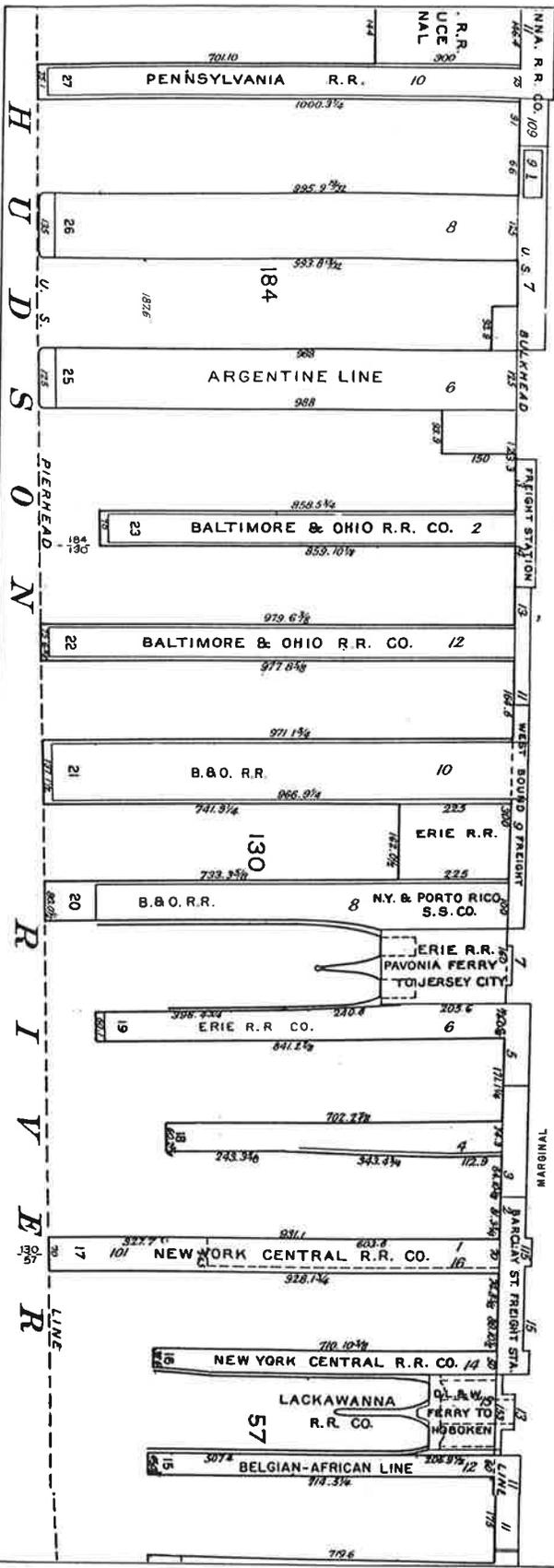
EXHIBIT D

SITE PLAN FOR PARCEL 1



SNE/140 - 7 MAY 1988

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**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

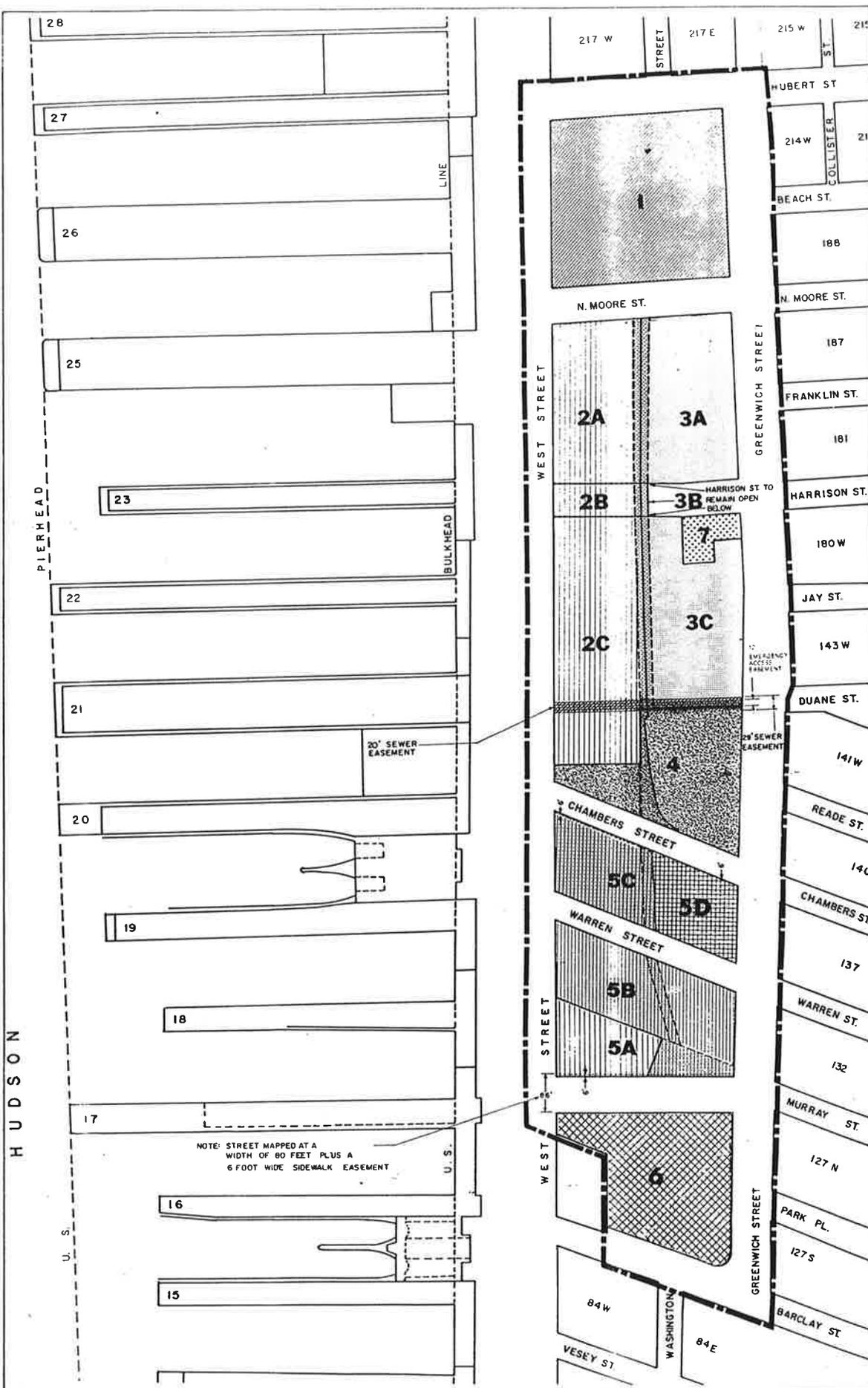
- LEGEND**
- PROJECT BOUNDARY
 - POINT OF BEGINNING OF BOUNDARY DESCRIPTION

**WASHINGTON STREET
URBAN RENEWAL AREA**
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT
LAND USE PLAN
DATE: JULY 31, 1961

REVISOR: NOV 1966, MAY 1972, MAR 1973
MAR 1980, JUNE 1991, AUG 1983
JAN 1984, DEC 1988



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



NOTE: STREET MAPPED AT A
WIDTH OF 60 FEET PLUS A
6 FOOT WIDE SIDEWALK EASEMENT

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