

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
DEPARTMENT OF DEVELOPMENT

WASHINGTON STREET
URBAN RENEWAL PROJECT

THIRD AMENDED URBAN RENEWAL PLAN
March, 1973

APPROVED BY CPC
(BOE ADOPTION NEEDED)

Date 4-4-73 File No. 22300

ADOPTED BY BOE

Date 5-4-73 Col. No. 3

SUPERSEDED

Date 9-18-80

Submitted to
Department of Housing and Urban Development

WASHINGTON STREET URBAN RENEWAL PROJECT.

CITY OF NEW YORK, NEW YORK

N. Y. R-76

SECOND AMENDED URBAN RENEWAL PLAN

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- Exhibit B Property Rehabilitation Standards

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 in which pedestrian and vehicular traffic are separated vertically. This system is designed for westerly extension when offshore development occurs.

3. Types of Proposed Renewal Actions

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. Land Use Map

Map 2, Land Use Plan, March, 1973 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 controls set forth in this Urban Renewal Plan covering land use and building requirements including permitted use of redevelopment parcels, maximum residential densities (maximum zoning rooms) maximum floor area, required setbacks, maximum land coverage, and required off street parking and loading areas, etc. shall be as defined in the Zoning Resolution except as noted.

Wherever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in cases of conflict, the more restrictive control shall govern. The Zoning Resolution referred to here and elsewhere throughout this Plan is more fully described as 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, and as amended to the date of this revision.

a. Permitted Uses

As shown on Map 2, Land Use Plan, dated March 1973, the following uses shall be permitted:

Residential

Residential use with appurtenant recreational, 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 Housing and Development Administration 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 Housing and Development Administration as provided under Section D3 of this Plan.

Plaza Area

A landscaped plaza for public use.

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 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 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:

TABLE I

This table and the accompanying notes are the 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 amended to the date of this revision. Regulations regarding lot coverage, open space, off-street parking and loading, yards, setback, etc., shall be as established in the Zoning Resolution.

PARENT NO.	PERMITTED USES	MAXIMUM		MAXIMUM ZONING ROOMS	(SEE NOTES ON PAGE 7 and 8)
		FLOOR AREA (S.F.)	COMMERCIAL/RETAIL FLOOR AREA (S.F.)		
1	Residential	899,250	16,000	3000	(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	Plaza Area	----	----	----	(a), (c), (f), (h), (j), (k)
5	Residential	2,318,970	46,000	----	(a), (b), (c), (e), (f), (g), (i), (j), (k)
5, 6a	Commercial	994,780	----	----	(a), (b), (c), (f), (g), (i), (j), (k)
7	Residential Commercial and/or Institutional	25,480	----	----	(a), (b), (c), (f), (g)

TABLE I

(continued)

NOTES:

- (a) Parcels 1 through 7 are shown and numbered on Map 2, Land Use Plan, dated March, 1973.
- (b) Parcels 2b, 3b and 6a are established by the use of air rights over public streets (Murray and Harrison Streets) which will remain open for public use to a minimum height of 18 feet except as required for building columns to support air rights 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. The Redeveloper of Parcel 5 shall be the Redeveloper of Parcel 7. His responsibility shall include the construction of the interiors of the Landmark Buildings according to a program approved by the Housing and Development Administration.
- (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 10,000 square feet of floor area is reserved for school use.
- (e) All or portions of Parcel 4 (Plaza Area) may be developed by the sponsor of Parcel 5 or the sponsor of Parcel 6 and 6a, and said sponsors may receive the benefit of any additional floor area that zoning permits for such development. The respective proportions to be developed by each Sponsor shall be determined by the Housing and Development Administration.
- (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 2 abutting the plaza (Parcel 4) shall be coordinated and integrated with the design of this plaza. 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 plaza level.
- (i) The developer of Parcels 6 and 6a must provide the extension of the elevated pedestrian easement across Murray Street connecting to the similar elevated easement in Parcel 5. This easement must be continued across Barclay Street to the World Trade Center.

The redeveloper shall provide for the continuation of the pedestrian easement across the northern boundary of Parcel 6 to the east side of West Street with provision for later connection to a pedestrian bridge across West Street to Battery Park City.

(j) Access to the Pedestrian Easement

Access must be provided from the elevated pedestrian easement on Parcels 3, 5 and 6 to grade at Greenwich Street.

Access to grade from the elevated pedestrian easement on Parcel 2 may be provided at Barclay & Murray Streets and other points as may be determined by HDA. The development of Parcels 2, 3 and 5 shall provide connections from the elevated pedestrian easement to Chambers Plaza to be developed at grade. The development of the elevated pedestrian easement on Parcel 5 shall provide for connections to Chambers Plaza and the pedestrian bridge over Murray Street. Access to the elevated pedestrian walkway across North Moore Street may be provided.

- (k) The frontage at grade of Parcel 5 and 6 on Greenwich Street and the frontage of Parcel 5 on Chambers Plaza shall be developed for commercial-retail facilities.

c. Duration of Land Use Provisions and Building Requirements.

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

d. Applicability 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 2 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 Plaza. Land may also be used for other public uses compatible with this plan.

Public Pedestrian Walks: A pedestrian walkway is proposed at the platform levels of parcels 2(a,b,c), 3(a,b,c), 5, 6, and 6a and above Harrison Street and Murray Street and North Moore Street. This walkway is shown on Map 2, Land Use Plan, in the form of an easement to provide a pedestrian link across the project area. The final form and exact location are to be determined in final site design particularly with respect to integration with the public plaza area.

(3) Rehabilitation
 Not applicable except for Section D.1.a.(4).

(4) 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>Block</u>	<u>Lot</u>	<u>New Address to Be:</u>
327 Washington Street	182	3	42 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 interest 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	45
262 Washington Street	131	43
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.

- 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, except as set forth in the contracts between 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, 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 Housing and Development Administration (HDA) by each redeveloper at specified steps during design and development of working drawings. Approval of the HDA must be obtained prior to commencement of construction. Any material changes proposed after receipt of such approval by HDA shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the HDA after construction for final determination of compliance.
- g. The Redeveloper of Parcel 5 shall be the Redeveloper of Parcel 7. His responsibility shall include the construction of the interiors of the Landmark Buildings, according to a program approved by the Housing and Development Administration.

OTHER PROVISIONS TO THE CHARTER AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article IV 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 notes to Table 1 of this Urban Renewal Plan.
- 6) Proposed Methods or Techniques of Urban Renewal - See section B (2) 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 1974
c. Demolition & Site Clearance	September 1965	January 1974
d. Site Preparation, including installation of Project Improvements	Feb. 1971	December 1976
e. Disposition of land in project area	Nov. 1971	June 1974
f. Completion of Development		June 1977

Urban Renewal Plan

The Urban Renewal Plan may be modified at any time by the City of New York provided that, if modified prior to the termination of the Government's financial obligation under the Capital Grant Contract, such modifications be concurred in by the Department (HUD) and provided further that if modified after the disposition of any land in the project area, such modification must be consented to in writing by the purchaser or lessee of any such property affected by the modification, which consent shall not be unreasonably withheld.

Minor Changes

Where, owing to special conditions, 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 Housing and Development Administration 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 that H.U.D. concurrence is obtained.

DESCRIPTION OF BOUNDARIES OF THE URBAN RENEWAL

A R E A

FOR THE WASHINGTON STREET

RENEWAL AREA - (NYR - 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
418.5 feet to the intersection with the Easterly line of
GREENWICH STREET as the point or place of beginning.

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 1,674,137 square
feet.

Washington Street

Property Rehabilitation Standards

CONTROLS FOR RESTORATION OF SMALL, EARLY 18TH 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 shall 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-lovered shutters. Window 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 area in the front areaway.

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

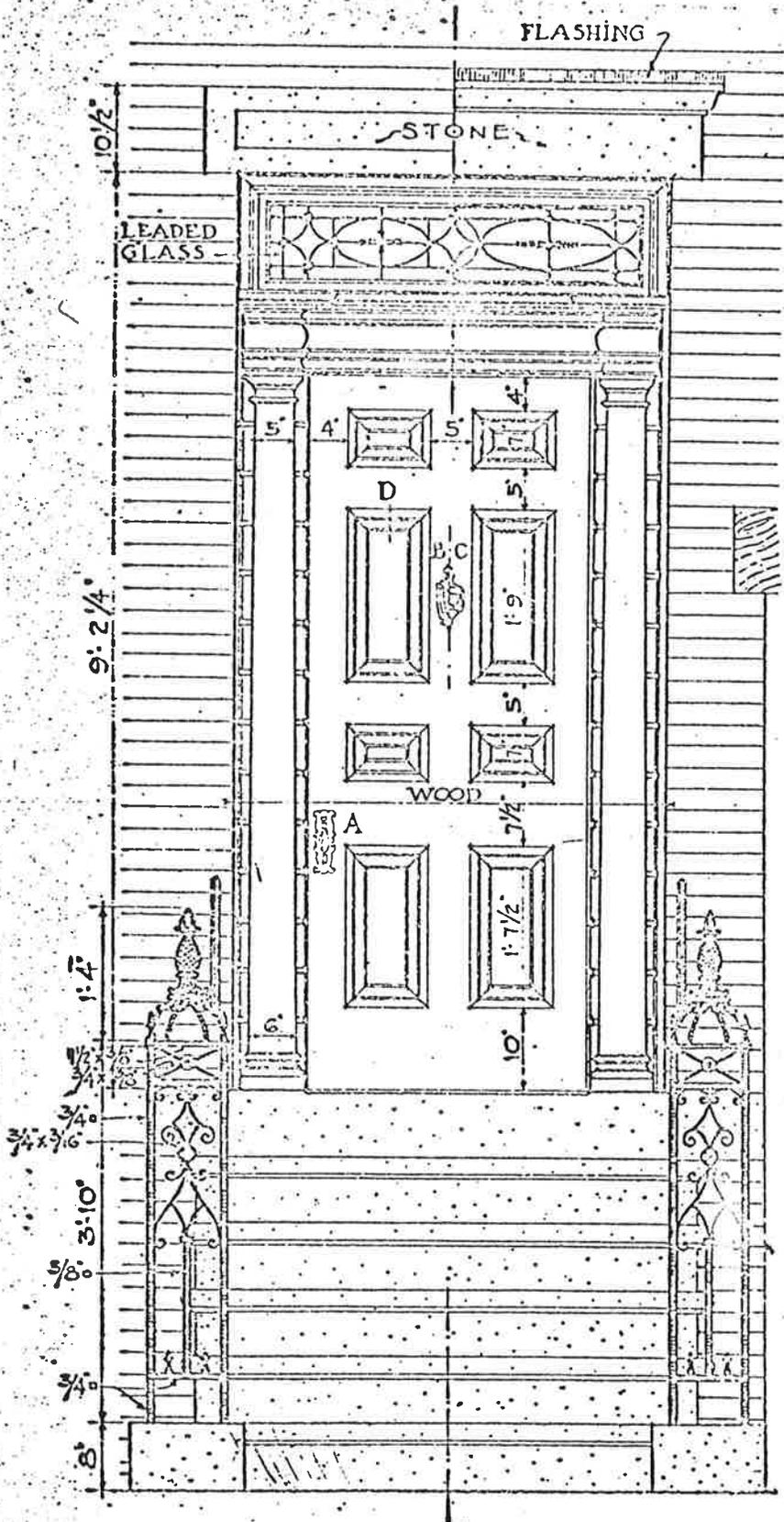
Stone or brick is to be unpainted. Wood is to be painted off-white. Certain other colors will be permitted with Landmarks Preservation Commission approval.

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.

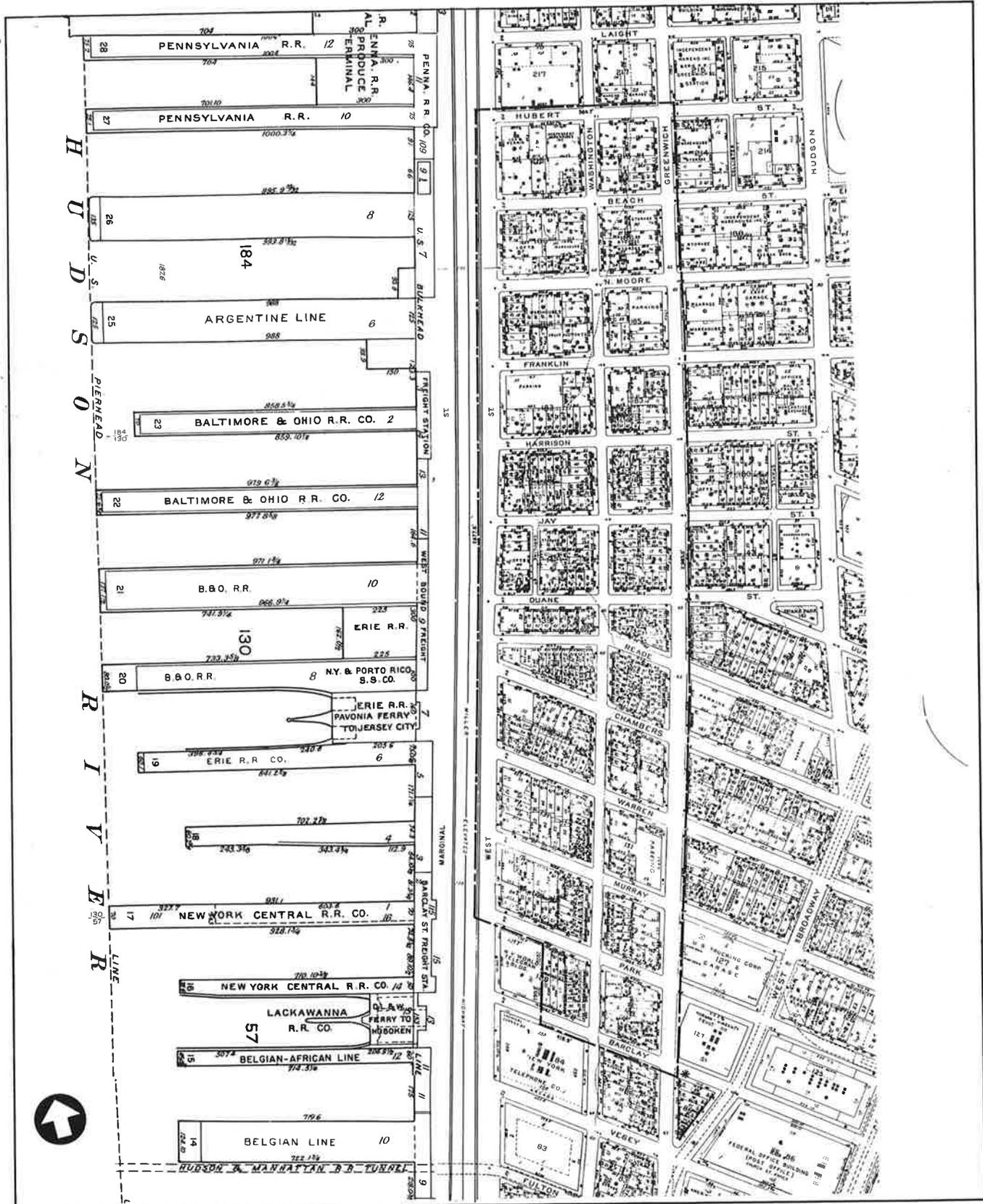
The Landmarks Preservation Commission, in addition to the Housing and Development Administration, must approve preliminary and final drawings and specifications.

Washington Street



Historical American Buildings Survey, Survey No. 4-20, April 27, 1934.
 Doorway, 48-50 King Street, Manhattan (demolished in 1955)
 This is the kind of doorway which would be appropriate for one of the
 Washington Street houses.

Figure 1



WASHINGTON STREET PROJECT
HOUSING AND DEVELOPMENT ADMINISTRATION
CITY OF NEW YORK

LEGEND
PROJECT BOUNDARY
POINT OF BEGINNING OF
BOUNDARY DESCRIPTION *

FINAL PROJECT REPORT
URBAN RENEWAL PLAN



DATE: JULY 31, 1961

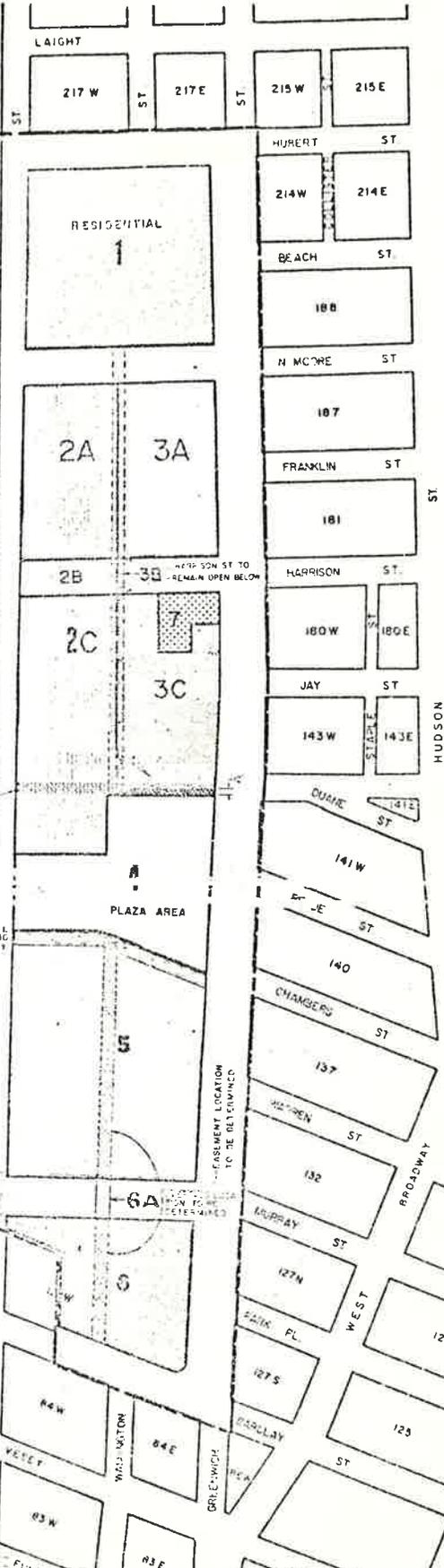
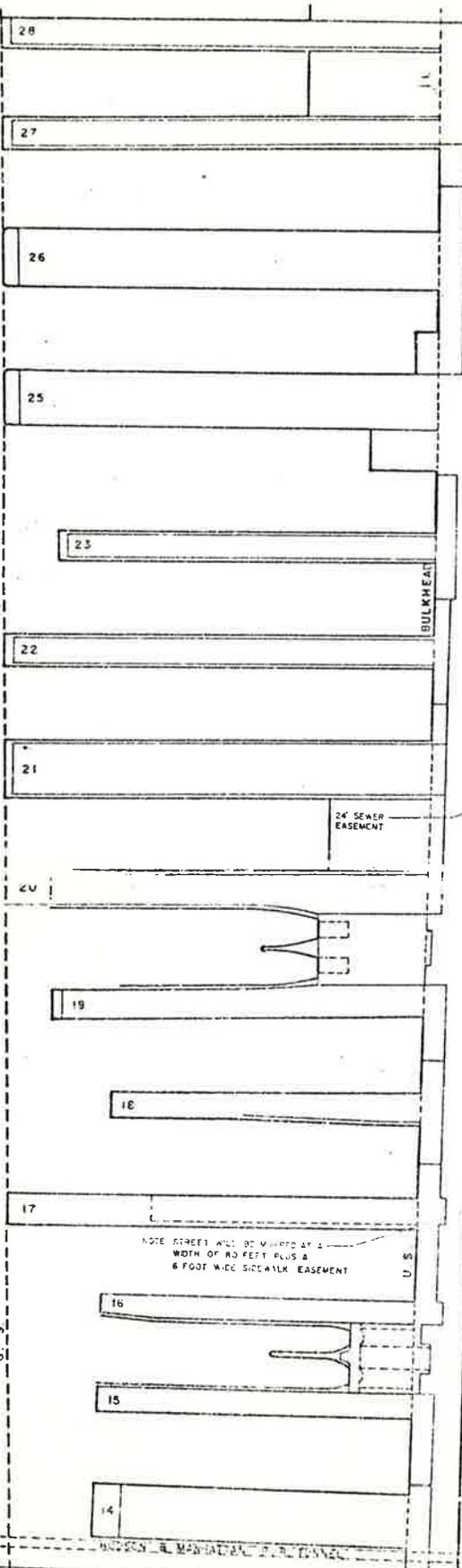
RIVER

HUDSON

PIERHEAD

BULKHEAD

ELEVATED



WASHINGTON STREET PROJECT
 HOUSING AND DEVELOPMENT ADMINISTRATION
 THE CITY OF NEW YORK

DATE MAY 1972
 (SECOND AMENDED URBAN
 RENEWAL PLAN)
 MARCH 1973
 (THIRD AMENDED U.R. PLAN)
 SCALE

PREPARED BY S. B. SMITH
 OFFICE OF THE CITY ENGINEER
 HOUSING DEVELOPMENT ADMINISTRATION

LEGEND (CONT'D)

EMERGENCY ACCESS
 EASEMENT

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PEDESTRIAN EASEMENT
- SEWER EASEMENT
- HISTORIC AREA
- PLAZA AREA
- PROJECT BOUNDARY

2 LAND USE PLAN

CODE NO. H-213

