

WATERSIDE URBAN RENEWAL PROJECT

City of New York, New York

URBAN RENEWAL PLAN

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: April 12, 1967 (Cal. No. 4)

Board of Estimate: December 22, 1967 (Cal. No. 1)

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Section A.	<u>CONTENTS OF PLAN</u>	<u>PAGE</u>
Section B.	Description of Project	1
Section C.	Land Use Plan	4
Section D.	Project Proposals	8
Section E.	Other Provisions Necessary to Meet State and Local Requirements	12
Section F.	Procedures for Changes in Approved Plan	13
Section G.	Minor Changes	13

Maps

The following maps are attached hereto and incorporated herein:

Map 1. Project Boundary Map - Dated December 1, 1966

Map 2. Land Use Plan - Dated December 1, 1966

Exhibits

Exhibit A. Boundary Description 15

B. Description of Project

1. Boundaries of Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Map No. 1, Project Boundary Map, dated December 1, 1966, and are described in the attached Exhibit "A", BOUNDARY DESCRIPTION.

2. Urban Renewal Plan Objectives

The objectives of the Urban Renewal Plan are the removal of all substandard and insanitary structures and improvements; the elimination of blighting influences from the Urban Renewal Area; the development of needed public facilities; the support and strengthening of existing land uses in the general neighborhood area; the elimination of impediments to land disposition and development by physical improvement of the street pattern and of private and public community facilities; and, the establishment of land use patterns consistent with modern planning concepts and conducive to the creation of a superior living environment.

The area is eligible under State and local law for the actions proposed and has been delineated so as to provide reasonable protection of the area after its renewal by constituting a stable area in itself and by reflecting a beneficial influence from abutting private development, public uses, improvements and other programs in the immediate and general area.

The following types of deficiencies are present and adversely affect living conditions in the project area and in the immediate neighborhood:

- a. Generally unsatisfactory standards of maintenance or repair of existing improvements.
- b. Inadequate public utilities or recreational and community facilities contributing to unsatisfactory living conditions and economic deterioration in the immediate area and in the general neighborhood.
- c. General characteristics of obsolescence tending to reduce neighborhood stability.
- d. Obsolete land use inhibits development of the

immediate and surrounding area in that the "traditional" or "natural" use of the area, to wit, commercial waterfront usage, is infeasible due to lack of any land area for facilities required to service commercial waterfront activity.

e. Redevelopment of the area can be beneficially influenced by and, conversely, will beneficially influence private and public development which is taking place immediately to the West. Indeed, failure to uplift the area will exert a major negative influence on development to the North, South and West.

f. Unless redeveloped, the area, in its physical obsolescence and in terms of its "natural use obsolescence", cannot serve the community in any way - economically or socially - indeed it constitutes an economic drain as a result of its deterioration and the negative effect which that deterioration exerts upon surrounding property values.

3. Types of Proposed Renewal Actions

Title to the land and structures are in the City of

New York and will be leased to the redeveloper. All structures in the project will be demolished. The cleared land will be redeveloped for residential use, local retail and local service commercial uses accessory to residential use, and related public and semi-public uses. Land will be provided for easements of ingress and egress, street improvements and widenings as necessary and in accordance with this Urban Renewal Plan.

C. Land Use Plan

1. Land Use Map

Map No. 2, Land Use Plan, dated December 1, 1966 shows:

- a. All thoroughfares and street rights-of-way;
- b. All other public uses, institutional, or special purpose uses; including easements;
- c. All other existing land uses to be retained and new residential, commercial, and related public and semi-public uses to be established.

2. Land Use Provisions and Building Requirements

Reference in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution

covering the land use and building requirements, controlling the permitted use of redevelopment parcels, maximum residential densities (rooms per acre), required set-backs, maximum land coverage and required off-street parking and loading areas, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, and as amended to date. Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in case of conflict more restrictive control shall govern.

a. Permitted Uses

As shown on Map No. 2, Land Use Plan, dated December 1, 1966, the following uses shall be permitted, and all other uses shall be excluded:

1) Residential

Residential uses shall include residential development as permitted in a R-8 General Residential

District with appurtenant Local Service and Commercial uses, recreational and community facilities and parking areas. A portion of the new housing constructed shall be for occupancy by families of moderate income.

2) Commercial

Local Service and Commercial uses built within the development area shall be as permitted in a C2-7 district of the aforementioned Zoning Resolution and shall be limited in floor area to a total of 50,000 square feet. Parking facilities shall be provided as required by Zoning with a minimum of 1 parking space for every 2 dwelling units.

3) Public and Semi-Public

Public and semi-public uses shall be limited to parks, open space, institutional, and accessory uses.

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 land coverage, open space, off-street parking and loading, yards, and heights and setbacks of building are as set forth below:

1) Height, Setbacks and Yards

In all parcels, heights of buildings, minimum setbacks, and yards shall be in conformity with the requirements of the aforementioned Zoning Resolution.

2) Treatment of Open Areas

All areas left unbuilt upon, including roof areas qualifying as open space, shall be suitably surfaced and/or landscaped. In addition, roof areas used as open space shall be protected by fending and other safeguards, as necessary, to protect use of such areas.

3) Off-Street Parking and Loading

Off-street parking spaces and off-street loading berths shall be provided for all uses as required by the aforementioned Zoning Resolution.

c. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements shall remain in effect for a period of ninety-nine (99) 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 of 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 improvements within the project area will be cleared and redeveloped.

2. Public Facilities - Land is to be improved for

parks, open space use, and for the improvement and widening of streets and to allow required ingress and egress.

3. Conservation and Rehabilitation

Not applicable.

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

Not applicable.

c. Special Conditions Under Which Properties Identified for Acquisition May be Excluded therefrom

Not applicable.

2. Rehabilitation and Conservation

Not applicable.

3. Redevelopers' 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 or lease executed pursuant thereto.
- b) The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c) The redevelopers shall begin and complete the de-

velopment 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 contract of lease between the City of New York and the redeveloper.

- 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 the prior written consent of the City of New York, except as set forth in the contract of lease between the City of New York and the redeveloper.
- 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 re-

strictions, 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 Redevelopment Board by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Redevelopment Board shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Housing and Redevelopment Board after construction for final determination of compliance.

4. Underground Utility Lines

Improvement of public and private utilities and place-

ment of all utility lines underground is proposed as a major element of this Plan.

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, 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 - No new codes or ordinances are required to effectuate this Urban Renewal Plan; however, amendments to existing zoning in the project area are anticipated.

5) Proposed time Schedule for the Effectuating of this

Urban Renewal Plan:

Estimated Completion Date of Project: January 1, 1971

	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	Not Applicable	(Site owned by City of New York)
b. Relocation of Site Occupants	Not Applicable	(No relocation required)
c. Demolition and Site Clearance	Jan. 1, 1968	Mar. 1, 1968
d. Site Preparation including Installation of Project Improvements	Jan. 1, 1968	Jan. 1, 1971
e. Disposition of Land in the Project Area	Jan. 1, 1968	Jan. 1, 1968

F. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided 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 the specific property covered by the modification.

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 Section (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 Redevelopment Board 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"

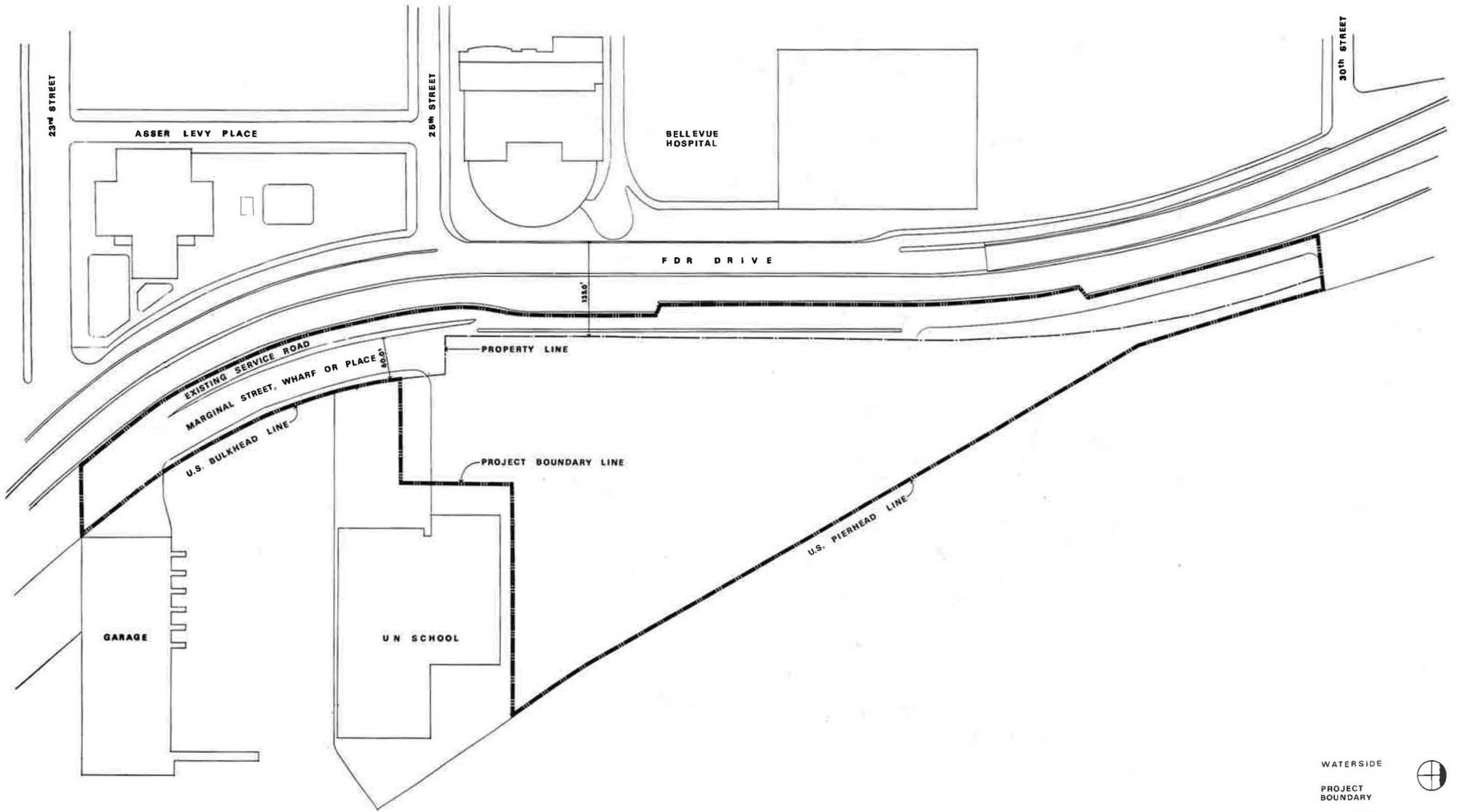
BOUNDARY DESCRIPTION

The boundary of the Waterside Urban Renewal Project is

Described as follows:

Beginning at a point formed by the intersection of the easterly prolongation of the northerly line of East 23rd Street and the westerly boundary of the existing Service Road of the Franklin D. Roosevelt Drive; thence along the easterly prolongation of the northerly line of East 23rd Street to the point of intersection with the U.S. Bulkhead Line; thence in a northerly direction along the U.S. Bulkhead Line to its intersection with the easterly prolongation of the southerly line of East 25th Street; thence in an easterly direction along the easterly prolongation of the southerly line of East 25th Street for a distance of 145 feet, thence in a northerly direction along a line at a 90 degree angle to the aforesaid southerly line of East 25th Street for distance of 160 feet; thence in a easterly direction along a line parallel with the southerly line of East 25th Street for a distance of 319

feet 10-3/4 inches to its point of intersection with the U.S. Pierhead Line; thence in a northerly direction along the U.S. Pierhead Line for a distance of approximately 1279 feet 9-1/2 inches to the easterly prolongation of the southerly line of former East 30th Street; thence in a westerly direction along the aforesaid southerly line of East 30th Street to the westerly boundary of the existing Service Road of the Franklin D. Roosevelt Drive; thence in a southerly direction along the westerly edge of the aforesaid Service Road to the point or place of beginning.



WATERSIDE

PROJECT BOUNDARY

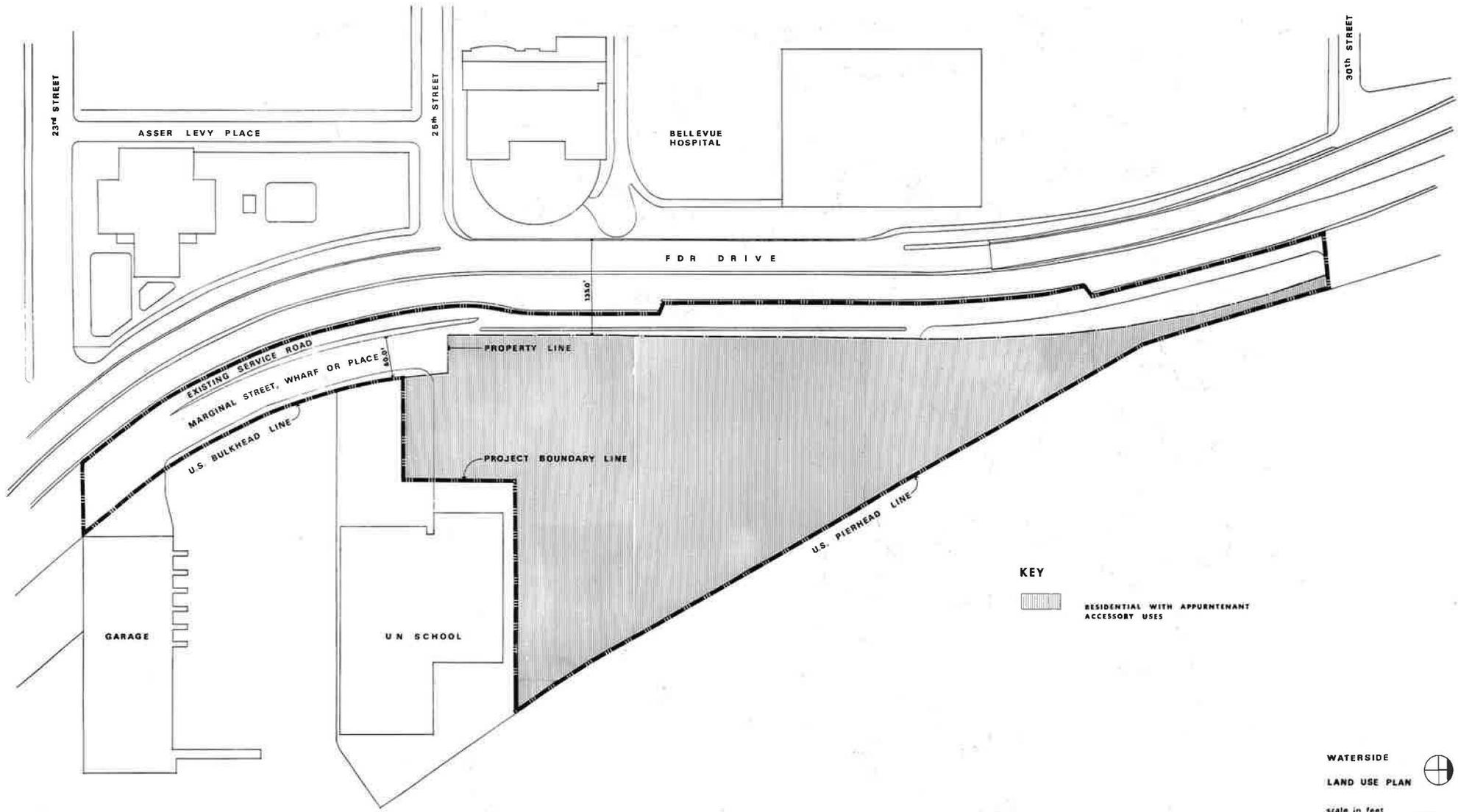
scale in feet

DATE DEC. 1, 1966

HAZEN AND SANDERS
 ARCHITECTS
 100 EAST 42ND STREET, NEW YORK 17, N.Y.

MAP NO. 1





KEY

 RESIDENTIAL WITH APPURTENANT ACCESSORY USES

WATERSIDE
LAND USE PLAN



scale in feet
0 50 100

DATE DEC. 1, 1966

WATERBURY ENGINEERING & ARCHITECTURE
100 WATERBURY STREET, WATERSIDE, MASS. 01981

MAP NO. **2**