

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

WILLIAMSBURG II  
URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN  
July, 1983  
Revised April, 1984

WILLIAMSBURG II  
URBAN RENEWAL PLAN

CONTENTS OF PLAN

	<u>PAGE</u>
SECTION A: DESCRIPTION OF URBAN RENEWAL AREA	3
SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES	4
SECTION C: LAND USE PLAN	5
SECTION D: PROPOSED RENEWAL ACTIONS	9
SECTION E: REDEVELOPER'S OBLIGATIONS	12
SECTION F: OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS	15
SECTION G: CROSS SUBSIDY FUND	17
SECTION H: PROVISIONS FOR MODIFYING PLAN	18

EXHIBITS

EXHIBIT A	BOUNDARY DESCRIPTION
EXHIBIT B	PROPERTIES TO BE ACQUIRED

MAPS

MAP 1	PROJECT BOUNDARY
MAP 2	LAND USE PLAN

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA

The designated Urban Renewal Area is located in the South-side Triangle Area of Williamsburg, within Community Board No. 1, and immediately north of the original Williamsburg Urban Renewal Area located in Brooklyn.

The general boundaries are Broadway on the North, Division Avenue on the South, Wythe Avenue on the West and Roebling Street on the East.

The specific boundaries are shown on Map 1, Project Boundary Map, dated July, 1983 as revised April, 1984, and are described in the attached Exhibit A, Boundary Description.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES

The Urban Renewal Plan is intended to create a healthy and attractive urban environment by accomplishing the following specific objectives:

- a. Removal of structurally substandard buildings.
- b. Elimination of negative environmental conditions.
- c. Removal of impediments to land redevelopment (i.e., multiplicity of ownerships).
- d. Continuation of local employment opportunities, through the retention of structurally sound non-residential buildings wherever feasible.
- e. Provision for a substantial number of low and moderate income housing units on land to be disposed of for residential use.
- f. Provision for new housing for moderate and/or low income families built to high standards of design, privacy, light, air and open space.
- g. Rehabilitation of deteriorating buildings, which are structurally sound, to restore the area to a long-term sound condition.
- h. Provision of land for public, and recreational uses.
- i. Provisions for off-street parking to relieve traffic congestion.

## SECTION C: LAND USE PLAN

### 1. Land Use Map

Proposed land uses are shown on Map 2, Land Use Plan, dated July, 1983 as revised April, 1984. The uses permitted shall be as specified below.

### 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 Zoning Resolution of The City of New York as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended to the date application is filed with the Department of Buildings of The City of New York for the construction or alteration of property improvements pursuant to the Plan.

Properties designated (X) are excluded from the project.

SECTION C: LAND USE PLAN (continued)

a. Permitted Land Uses

Residential

Housing and accessory uses such as off-street parking, community rooms, play areas, etc. Also permitted are appurtenant community facilities.

Park

Public parks and playgrounds with appropriate facilities.

b. Additional Regulations, Controls and Restrictions

1) Density and Parking Controls

Controls to cover density (maximum number of zoning rooms in residential use areas), lot coverage, floor area ratio, setbacks, off-street parking and loading shall be as set forth in the Zoning Resolution and in Table I on page 8.

2) 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).

Federally funded projects are also subject to the National environmental Protection Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing

SECTION C: LAND USE PLAN (continued)

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.

3. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements set forth in this Urban Renewal Plan shall remain in effect until a period of forty (40) years from the date of the initial approval of the Urban Renewal Plan by the Board of Estimate of The City of New York, except as modified pursuant to Section G, hereunder.

TABLE 1

This table and the accompanying notes are the additional regulations, controls and restrictions referred to above.

<u>Site Number(a)</u>	<u>Permitted Uses</u>	<u>Maximum Zoning Rooms</u>	<u>Kind of Development</u>
1,3,4,5,6,8,9	Residential	345	In-Fill Housing new construction
10	Residential	900	New construction
14	Residential or park	415	New construction
11,15,16	Residential	1,200	New construction
2,7,13	Residential	275	Rehabilitation
12	Park	-	-

(a) - All Parcels are shown on Map 2, Land Use Plan.



## SECTION D: PROPOSED RENEWAL ACTIONS

### 1. Land Acquisition

The Plan provides for the acquisition of properties within the designated sites 1 through 16. The acquired properties will be cleared and redeveloped with proposed new construction for residential use, thereby removing existing substandard conditions and blighting influences in the project area.

All properties designated for acquisition are shown on Map 1, Project Boundary Map, and are listed in the attached Exhibit B, Properties To Be Acquired.

### 2. Relocation

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.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

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 Relocation Assistance and Real Property Acquisition Policies Act of 1970.

3. Rehabilitation and Conservation

All buildings designated (Q) "Not to be Acquired" on Map 1, Project Boundary Map, dated July, 1983, as revised April, 1984, and as listed in Exhibit B, are to be kept at a high level of maintenance and must meet property rehabilitation standards as per applicable laws, codes and regulations of The City and State of New York. Violation of any of the above regulations, may result in the condemnation of the property by The City of New York. If any structure designated (Q) "Not to be Acquired" is demolished, no new construction is to take place on the site without the prior approval of the Department of Housing Preservation and Development.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

Properties designated (Q\*) "Conditional Acquisition" as shown on Map 1, Project Boundary, have been determined to be in poor condition, and unless substantially improved, they may become subject to acquisition.

4. Code Enforcement

Throughout the project area, a continuous program of enforcement of applicable existing laws, codes, ordinances and regulations of The City of New York will be in effect and in force. All properties shall be required to meet at least the minimum standards contained in these City codes and ordinances and all applicable laws, codes, and regulations of The City and State of New York.

5. Urban Design Objectives

New construction should be designed to relate to the surrounding community to as great an extent as is feasible and sensible. The proposed project should harmonize in scale, configuration and materials to the prevailing neighborhood pattern. In areas with exceptionally strong or uniform street character, there should be minimal initial setbacks from front and side lot lines and the new construction should reinforce the existing urban pattern. Low rise buildings are preferred for family occupancy and low to medium rise for adult and elderly occupancy.

SECTION E: REDEVELOPER'S OBLIGATIONS

1. The regulations and controls set forth in this Urban Renewal Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the agreements for land disposition and conveyance, executed pursuant thereto.
2. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
3. The redeveloper shall begin and complete the development of the land for the uses designated in this Urban Renewal Plan, and the construction of improvements agreed upon in the respective land disposition contracts within a definite and reasonable period of time, as determined and set forth in the contracts and agreements between The City of New York and the respective redevelopers.
4. The redeveloper of the 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 contracts between The City of New York and the respective redevelopers.

SECTION E: REDEVELOPER'S OBLIGATIONS (continued)

5. No covenant, agreement, lease, conveyance or other instrument shall be affected 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, sex, 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 or rehabilitation of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of this Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by the redeveloper at an early date prior to commencement of construction. Any material changes proposed after such approval of the plans by the Department of housing Preservation and Development shall be similarly submitted for review and approval.

SECTION E: REDEVELOPER'S OBLIGATIONS (continued)

7. As built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance and issuance of a Certificate of Completion.

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

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of The State of New York and more particularly Section 502 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.1 of this Urban Renewal Plan.

4. Proposed Public, Semi-Public, Private, and Community Facilities or Utilities

Except for parks as shown on the Land Use Plan, no additional public, semi-public, private, and community facilities are proposed other than those community facilities that will be accessory to the housing developed.

No major changes in utility systems are required.

5. Proposed New Codes and Ordinances or Amendments Thereto

No new codes or ordinances are anticipated in order to effectuate this Urban Renewal Plan.

6. Proposed Acquisition of Air Rights and Concomitant Easements

No acquisition of Air Rights or concomittant easements are contemplated under this Urban Renewal Plan.

7. Proposed Program of Code Enforcement

See Section D.4 of this Urban Renewal Plan.

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

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

<u>Project Activity</u>	<u>Starting Date</u>		<u>Completion Date</u>	
Land Acquisition	June	1984	June	1984
Relocation of Site Occupants	June	1984	June	1985
Demolition and Site Clearance	July	1984	July	1985
Site Preparation Including Installation of Project Improvements	July	1984	May	1985
Disposition of Land in the Project Area	June	1984	July	1985
Estimated Project Completion	---		January 1987	



**SECTION G: CROSS SUBSIDY FUND**

The proceeds from sale by The City of New York of all land within the area affected by this Plan as shown by the project boundary on Map 1 - Project Boundary Map, subsequent to the adoption of this Plan by the Board of Estimate shall go into a Williamsburg Cross Subsidy Fund to be established by the Department of Housing Preservation and Development. Draw-downs can be made from this fund, pursuant to CD regulations as determined by the Department of Housing Preservation and Development, to help finance housing or housing related projects for low and moderate income people in this Williamsburg II and the Williamsburg Urban Renewal Project Areas.

## SECTION H: 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, literal enforcement of the restrictions in regard to the physical standards and requirements set forth 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 shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Urban Renewal Plan provided that no variation or modifications 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

BOUNDARY DESCRIPTION

BEGINNING at the corner formed by the intersection of the easterly line of Driggs Avenue with the northerly line of South 8th Street as these streets are laid out on the City Map:

Running thence easterly, along the northerly line of South 8th Street to its intersection with the easterly line of Roebling Street;

Thence southerly, along the easterly line of Roebling Street across the bed of South 9th Street to its intersection with the southerly line of Division Avenue;

Thence westerly, along the southerly line of Division Avenue, and across the bed of Bedford Avenue to its intersection with the westerly line of Wythe Avenue;

Thence northerly, along the westerly line of Wythe Avenue across the bed of Division Avenue, South 11th Street, South 10th Street, South 9th Street, South 8th Street to its intersection with the prolongation of the northerly line to its intersection with Tax Lot 104, Tax Block 2130;

Thence easterly, along said prolongation and the northerly line of Tax Lot 104, Tax Block 2130, to the easterly line of Tax Lot 104, Tax Block 2130;

Thence southerly, along the easterly line of Tax Lots 104, 4, 3, 2, 1, to the northerly line of South 8th Street;

Thence easterly, along the northerly line of South 8th Street to the westerly line of Tax Lot 26, Tax Block 2130;

Thence northerly, along the westerly line of Tax Lot 26, Tax Block 2130 to the northerly line of Tax Lot 26, Tax Block 2130;

Thence easterly, along the northerly line of Tax Lots 26, 25, Tax Block 2130 to the easterly line of Tax Lot 25, Tax Block 2130;

Thence southerly, along the easterly line of Tax Lot 25, Tax Block 2130 to the northerly line of Tax Lot 21, Tax Block 2130;

Thence easterly, along the northerly line of Tax Lot 21 and across the bed of Berry Street to the northerly line of Tax Lot 39, Tax Block 2131;

Thence continuing easterly, along the northerly line of Tax Lots 39, 38, Tax Block 2131 to the westerly line of Tax Lot 37, Tax Block 2131;

EXHIBIT A

BOUNDARY DESCRIPTION  
(continued)

Thence northerly, along the westerly line of Tax Lot 37 to the northerly line of Tax Lot 37, Tax Block 2131;

Thence easterly, along the northerly line of Tax Lots 37,35,34,32,31,30, 29,28,27,21 and across the bed of Bedford Avenue to a point on the easterly line of Bedford Avenue;

Thence southerly, along the easterly line of Bedford Avenue to the northerly line of Tax Lot 3, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 3, Tax Block 2132 to the northerly line of Tax Lot 1, Tax Block 2132;

Thence northerly, along the westerly line of Tax Lot 1, Tax Block 2132 to the northerly line of Tax Lot 1, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lots 1,37,36,35,34,33, 30, to the easterly line of Tax Lot 30, Tax Block 2132;

Thence southerly, along the easterly line of Tax Lot 30, Tax Block 2132, to the northerly line of Tax Lot 25, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 25, Tax Block 2132, to the easterly line of Tax Lot 20, Tax Block 2132;

Thence northerly, along the easterly line of Tax Lot 20, Tax Block 2132 to the northerly line of Tax Lot 25, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 25, Tax Block 2132 and across the bed of Driggs Avenue to the easterly line of Driggs Avenue;

Thence southerly, along the easterly line of Driggs Avenue to the point or place of beginning, be the aforesaid courses and distances more or less.

The above described area is located in Section 8 of the Kings County Tax Map, City and State of New York.

The following properties are designated as EXCLUDED FROM THE PROJECT (X):

Block: 2137

Lot: 43

EXHIBIT B

PROPERTIES TO BE ACQUIRED

<u>Site No.</u>	<u>Block</u>	<u>Lots</u>
1	2131	37, 38, 39
2	2131	32, 34
3	2136	1, 35, 36, 37, 38
4	2136	32, 33
5	2136	29
6	2136	26
7	2137	44, 45
8	2137	41, 42
9	2137	31, 32, 33, 34, 35
10	2138	1, 2, 3, 4, 7, 8, 9, 10, 12, 13, 17, 19, 20, 21, 22, 125, 26, 27, 28, 129, 34, 36, 37, 38, 39, 40, 41, 42, 44
11	2145	1, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
12	2146	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
13	2146	18, 19, 20
14	2147	1, 2
15	2156	7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22
16	2157	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22
17	2139	7

EXHIBIT B (continued)

CONDITIONAL ACQUISITIONS (Q\*)

Q*-1	2131	35
Q*-2	2136	34
Q*-3	2136	30, 31
Q*-4	2136	27, 28
Q*-5	2137	1
Q*-6	2137	36, 37, 38, 39, 40
Q*-7	2138	14, 15, 16
Q*-8	2138	35
Q*-9	2138	23, 24, 25
Q*-10	2138	29,
Q*-11	2138	5, 6
Q*-12	2139	1, 3, 5, 6, 10, 11, 12, 13, 14, 16, 25, 26,, 27, 32, 34, 36, 37, 40, 41, 42, 43, 44, 45
Q*-13	2147	17, 21, 23, 26, 27, 28, 29, 32, 33, 35, 36, 37, 40, 43
Q*-14	2148	1, 4, 7, 13, 16, 17, 19, 20, 22, 23, 27, 29, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50



