

# **Project Summary**

**Applicant:** NYC Department of Parks and Recreation

Project Location: Allen Street between Delancey and Rivington Street, Lower East Side, Manhattan CD 3

Zoning District: C4-4A, C6-2A

### **Requested Actions:**

- <u>City Map Amendment (MM)</u> to eliminate, discontinue and close of a portion of Allen Street between Delancey and Rivington Streets and map it as Park.
- **Zoning Text Amendment (ZR)** to preserve the current zoning regulations regarding lots fronting on a wide street for properties fronting Allen Street between Delancey and Rivington Streets.

### **Proposed Development:**

Designating the Project Area as a public park to give Parks full site control, including to repurpose the closed restroom as a concession to meet community needs.



# **Project Background**

### **Allen Street Mall**

- Allen Street between Delancey and Rivington Street is mapped at 138 feet wide and is City-owned right-ofway under Department of Transportation (DOT).
- The malls are divided into nine sections from East Houston to East Broadway totaling  $\sim 1.6$  acres.
- Allen Street mall was built in mid-1920s under Borough President supervision.
- Since 1929, DPR has maintained the Allen Street malls per an agreement with the then-Manhattan Borough President, Julius Miller.



Allen Street looking south from Rivington Street to Delancey Street (1929)
Source: NYC Department of Records & Information Services



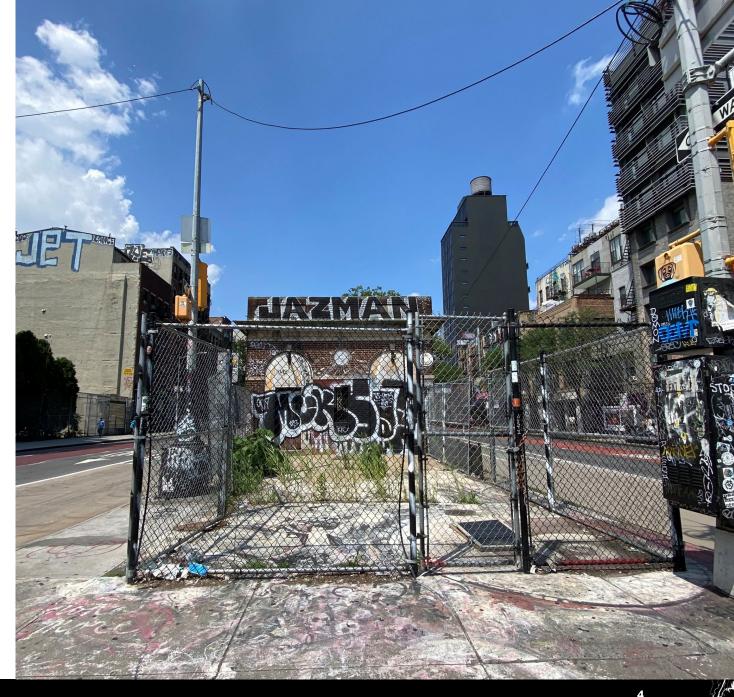
# **Project Background**

#### Restroom

- In 1930s, a 1,075 square foot restroom facility was built under the Borough President.
- In 1938, the Board of Estimate approved a resolution to transfer restroom facilities from the Borough President to the Commissioner of Parks.
- In 1950, the restroom was closed and the building has remained shuttered since.

### Reactivation

- CB 3 has called on Parks to reactivate the building for neighborhood use.
- DOT and Parks determined demapping ROW and mapping as parkland is required.
- In 2015, DOF issued Block 415, Lot 150 to the mall.
- Parks will continue to work with the community to identify a specific use for the site.



# **Surrounding Area**

### **Project**

Project Area

Rezoning Area

Proposed Street to be Demapped

Development Site

600 Foot Radius

### Zoning

Zoning District

C1-1

C1-2

C1-3

C1-4

C1-5

C2-1

C2-2

C2-3

C2-4

C2-5

**Land Use** 

1-2 Family Residential

Multifamily Walkup

Multifamily Elevator

Mixed Commercial/Residential

Commercial & Office

Industrial & Mfg

Transportation & Utility

Public Facilities & Institiutions

Open Space & Outdoor Recreation

Parking

Vacant/No Data

Special Purpose District Other

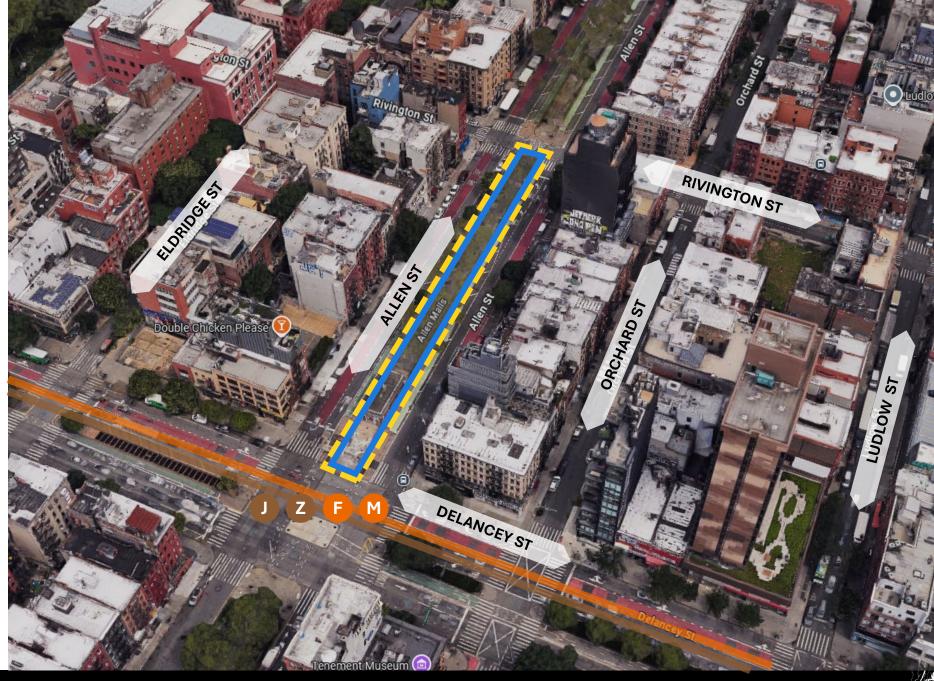
### **Transportation**

-O- Subw ay Stop

o Subway Entrance



# **Surrounding Area**





Proposed Street to Be Demapped and Established as Park



**ELDRIDGE STREET Project Area** 52.93 25.04 25.25 10 11 9 C1098 18 **DELANCEY STREET** 414 47.15 80 416 50 C3059 NA **DELANCEY STREET** 41 31 30 32 20 20 25 25 56' **ALLEN STREET** 138' 150 RIVINGTON STREET **ALLEN STREET** 56' 127.25 74 67 414 416 78 70 69 68 63 65 27 **ORCHARD STREET** 410 420 50 Tax Lot Number TAX\_LOT\_FACE NYC Digital Tax Map **Development Site** 50) Tax Block Number - Regular Borough of Manhattan TAX\_BLOCK\_POLYGON G 59 Condo FKA Tax Lot Number - Underwater 414 415 C50 Condo Flag/Number Unknown Block: 415 A9000 Air Lot Flag/Number Street Proposed to Be 50 Tax Lot Dimension \$8000 Sub Lot Flag/Number R REUC Flag Demapped and nd lot numbers, the street names, lot dimensions, and easements. The maps and information presented are for information purposes only. The Cit Effective Date: 11/29/2024 LiRo GIS, Inc. A LiRo-Hill Company f New York Department of Finance is not responsible for errors, omissions, or geographic accuracy on these digital maps. The Geographic information System (GIS) information presented should not be used for boundary lines or location and should not be used as a substitute for **End Date:** Current Established as Park 409

# **Project Area**





Established as Park

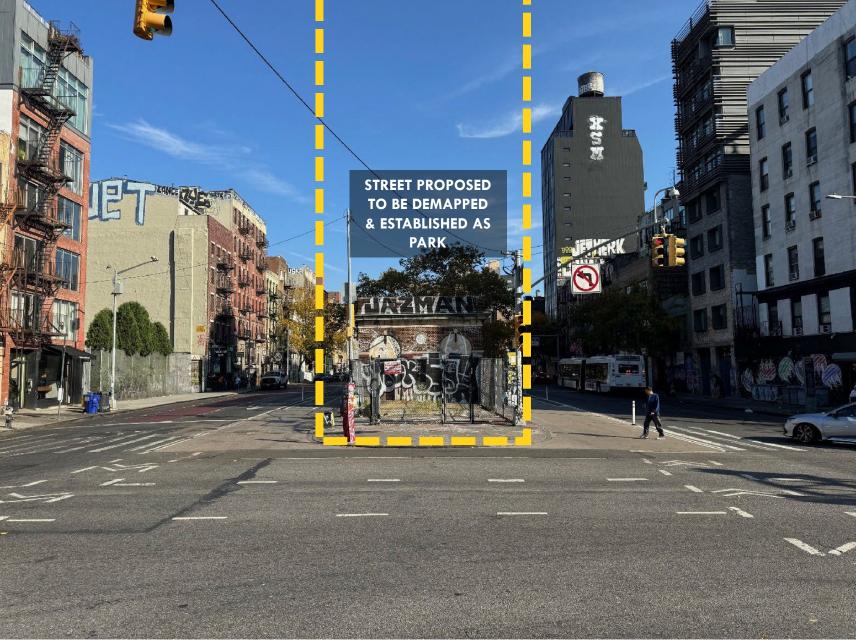




## **Site Photos**

View of the street to be demapped facing northeast from Delancey Street.







2

# **Site Photos**

View of Allen Street Mall facing northwest.







3

# **Site Photos**

View of the mid-portion of Allen Street Mall to be demapped.







### **Actions**

<u>City Map Amendment (MM)</u>: to **eliminate, discontinue and close** of a portion of Allen Street between Delancey and Rivington Streets and **establish it as parkland**.





Street Proposed to Be Demapped and Established as Park



### **Actions**

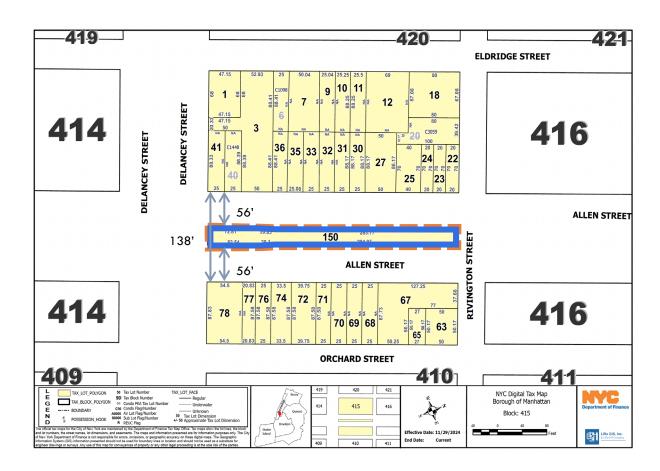
Zoning Text Amendment (ZR): Modifications to Wide Street Definition ZR 12-10

Amend ZR 12-10 to:

Allow roadways of Allen Street between Rivington and Delancey Streets, which are separated by mapped #public park# shall each be considered a #wide street#.

### Definition of a wide street:

A "wide street" is any #street# 75 feet or more in width... in Community District 3 in the Borough of Manhattan, the roadways of Allen Street between Rivington and Delancey streets, which are separated by mapped "public park" shall each be considered a #wide street#.





Street Proposed to Be Demapped and Established as Park



# **Summary of Requested Actions**

**Applicants:** NYC Department of Parks and Recreation

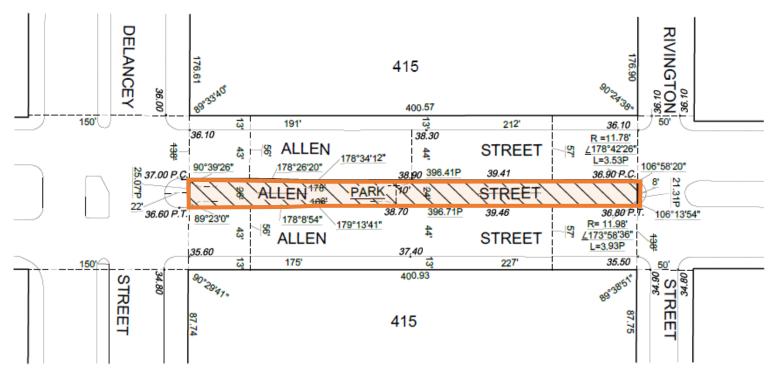
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Street proposed to be demapped and established as Park



#### LEGEND

Indicates street line heretofore established and hereby retained.
 Indicates street line hereby established.

Indicates dimension heretofore established and hereby retained. Indicates hereby established.

Indicates dimension heretofore established and hereby eliminated.

Indicates elevation heretofore established and hereby retained.

Indicates Park dimension hereby established.

107 Indicates tax block number.

PARK

400.92

40.09

Indicates Park hereby established.



# Thank You!



