



HOUSING AND DEVELOPMENT ADMINISTRATION
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CP 21885

Department of Development
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ARNOLD SELTZER, *Deputy Commissioner (Acting)*

February 7, 1972

City Planning Commission
2 Lafayette Street
New York, New York 10007

Re: Large Scale Residential
Development Plan-Two Bridges
Title I Urban Renewal Project

Gentlemen:

Submitted herewith is a Large Scale Residential Development Plan for the above-mentioned Manhattan Project Area. This Large Scale Plan is within and in conformance with the proposed amended Two Bridges Urban Renewal Plan submitted under separate cover at this time. Also submitted under separate covers are the request for zoning change and City map changes.

Of the approximately 1300 units to be built on 4 sites in the project area, 52% will be low income units and 48% will be moderate income units. In addition there will be two industrial sites and a Public park site.

We are requesting that this Plan be calendared on February 15, 1972 for public hearing on March 1, 1972 and action by the Commission on March 14, 1972.

Thank you.

Sincerely

David S. Olinger
Deputy Commissioner

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

TWO BRIDGES URBAN RENEWAL PROJECT

FEBRUARY, 1972

APPLICATION FOR LARGE SCALE RESIDENTIAL DEVELOPMENT

LARGE SCALE RESIDENTIAL DEVELOPMENT

TOTAL

Lot Area	8.3 Acres
Zoning Rooms	7,000
Dwelling Units	1,400

STAGE I

Lot Area	4.1 Acres
Zoning Rooms	3,060
Dwelling Units	612

TWO BRIDGES URBAN RENEWAL AREA

APPLICATION FOR LARGE SCALE RESIDENTIAL DEVELOPMENT

The attached tables and site plans constitute the large scale residential development plan for the redevelopment area of the Two Bridges project. This plan conforms with the Two Bridges Renewal Plan and proposed controls now before the City Planning Commission.

The intention of the Large Scale Plan is to provide the best possible housing environment in terms of the analysis of the actual site and future development plans of the city. The proposed development of the site, which emerged after discussions with community groups and potential sponsors, remove all the existing substandard and blighting structures replacing them with a comprehensive and coordinated project of needed residential and community facilities, as well as related uses. The proposed redevelopment is consistent with and complimentary to other developments within the neighborhood.

The Large Scale Residential Development has been divided into 5 parcels: Parcel 8 is to be developed as a Public Park, Parcels 4 and 7 with Low-income housing, and Parcels 5 and 6 with moderate income housing.

TWO BRIDGES U.R.A.

AUTHORIZATION REQUESTED UNDER ARTICLE VII

CHAPTER 8 OF THE ZONING RESOLUTION

Table 1 describes the proposed development in terms of building bulk, density and off-street parking requirements under the Urban Renewal Controls and as related to the capacity permitted by the Zoning Resolution. As shown in the table, the proposed overall development is within the limits established by the Zoning Resolution.

The zoning capacity and the proposed bulk and zoning rooms for each parcel requiring waivers is shown on Table 2.

Table 3 summarizes the authorizations requested with respect to the distribution of bulk, zoning rooms, parking, height and setback, and minimum spacing between buildings requirements as shown on the site plan which is attached.

The proposed development requires a transfer of bulk zoning rooms within the four housing parcels. The total development proposed in terms of building bulk, zoning rooms parking and commercial and community facilities floor area is as permitted by zoning.

Authorizations will also be required to permit sky exposure plane penetrations on the exterior and interior streets. The parcels have been planned as a unit to derive the maximum benefit from the available open space and views with a minimum adverse effect on surrounding property.

THE AUTHORIZATIONS NOW REQUESTED ARE:

1. Section 78-311 (a) to permit the distribution of zoning rooms without regard for zoning lot lines ^{and} district boundary lines as required by Section 23-223.
2. Section 78-311 (d) to permit the location of buildings without regard for yard regulations as required by Sections 23-47 and 23-53.
3. Section 78-311 (e) to permit the location of buildings without regard for height and set back regulations on the interior of the project as required by Sections 23-632 and 23-64.

The special permit authorization now requested is:

1. Section 78-312 (d) to permit the location of buildings without regard for height and set back regulations, on the periphery of the project as required by Sections 23-632 and 23-64.

TWO BRIDGES URBAN RENEWAL AREA

LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE I

PROPOSED DEVELOPMENT VERSUS CAPACITY

Zoning District	L.S. Plan C6-4(R10)	and R72	Capacity
Lot Area	362,963		362,963
Floor Area (S.F.) Total	1,626,700		3,629,630
Residential	1,545,500		
Community Facilities	44,500		
Commercial	43,300		
Lot Coverage (S.F.) Total	132,505		
Residential			
Community Facilities			
Commercial			
Height Factor	12		12
Floor Area Ratio	4.48		10.0
Open Space	230,458		-
Open Space Ratio	14.2		-
Residential			
Lot Area (S.F.)	354,205		354,205
Height Factor	12		12
Floor Area Ratio	4.08		10.0
Open Space	221,700		-
Open Space Ratio	14.3		-
Zoning Rooms	7,000		11,807
Dwelling Units	1,400		-
Parking Spaces	286		286

TWO BRIDGES URBAN RENEWAL AREA

LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 2

PROPOSED DEVELOPMENT VERSUS CAPACITY

Zoning District	PARCEL 5		PARCEL 7		Capacity R7-2
	L.S. Plan C6-4 (R10)	Capacity	L.S. Plan C6-4 (R10)	Capacity	
Lot Area	147,458	147,458	31,735	31,735	31,735
Floor Area (S.F.) Total	455,000	1,474,580	300,00	317,350	
Residential	425,000	1,444,850	296,500		
Community Facilities	12,000		3,500		
Commercial	18,000		-		
Lot Coverage (S.F.) Total	50,000		11,400		
Residential	50,000		11,400		
Height Factor	9	9	26	26	26
Floor Area Ratio	3.08	10	9.45	10.0	10.0
Open Space	97,458	-	20,335	-	-
Open Space Ratio	21.4	-	6.7	-	-
<u>Residential</u>					
Lot Area (S.F.)	144,485	144,485	31,385	31,385	31,385
Height Factor	9	9	26	26	26
Floor Area Ratio	2.94	10	9.44	10.0	10.0
Open Space	94,485	-	19,985	-	-
Open Space Ratio	22.2	-	6.7	-	-
Zoning Rooms	1,780	4,816	1,280	1,046	1,046
Dwelling Units	356	-	256	-	-
Parking Spaces	89	89	30	30	30

TWO BRIDGES UNASSISTED URBAN RENEWAL AREA
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 3

Authorizations Requested Under Large Scale Development Provisions

A. Distribution of Bulk, and Zoning Rooms

	<u>Parcel 5</u> C6-4(R10)	<u>Parcel 7</u> C6-4(R10) & R7-2
Lot Area (S.F.)	147,458	31,735
Lot Coverage Total (S.F.)	50,000	11,400
Lot Coverage Residential	50,000	11,400
Floor Area (S.F.) Total	455,000	300,000
Residential	425,000	296,000
Commercial	18,000	4
Community Facilities	12,000	3,500
Zoning Rooms	1,780	1,280

B. Height and Setback Requirements

<u>Buildings</u>	<u>Minimum Front Setback (Feet)</u>	<u>Location of Front Wall</u>	<u>Sky Exposure Plane Penetration Proposed</u>
Parcel 7	None	Clinton St.	155 ft.
	None	South St.	157 ft.