CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF DEVELOPMENT

WASHINGTON SQUARE SOUTHEAST

REDEVELOPMENT PROJECT

UR N.Y. 4-14

FOURTH AMENDED URBAN RENEWAL PLAN

September, 1978

APPROVED BY CPC
(BOE ADOPTION NEEDED)
Date 4-23-79 File No. 780696

ADOPTED BY BOE
Date 5-24-79 Cal. No. 12

c) Retail
Retail commercial buildings covering 31,300 square feet

3) Setbacks

a) Educational
Setbacks for structures in the Educational Area shall be governed by all of the provisions of the Comprehensive Amendment to the Zoning Resolution, above referred to.

b) Residential
A minimum setback for any residential structure from the street line shall be five (5) feet.

c) Retail
No setbacks required.

4) Height

a) Educational
The height of structures in the Educational Area shall be governed by all of the provisions of the Comprehensive Amendment to the Zoning Resolution, above referred to.

In addition any structure on Parcel 3 shall be limited to a maximum height of twenty-three (23) feet above grade except for a mechanical penthouse, fences and similar minor intrusions.

b) Residential
i. For the northerly residential block, as built, 17 apartment floors or 178 feet, whichever is less;

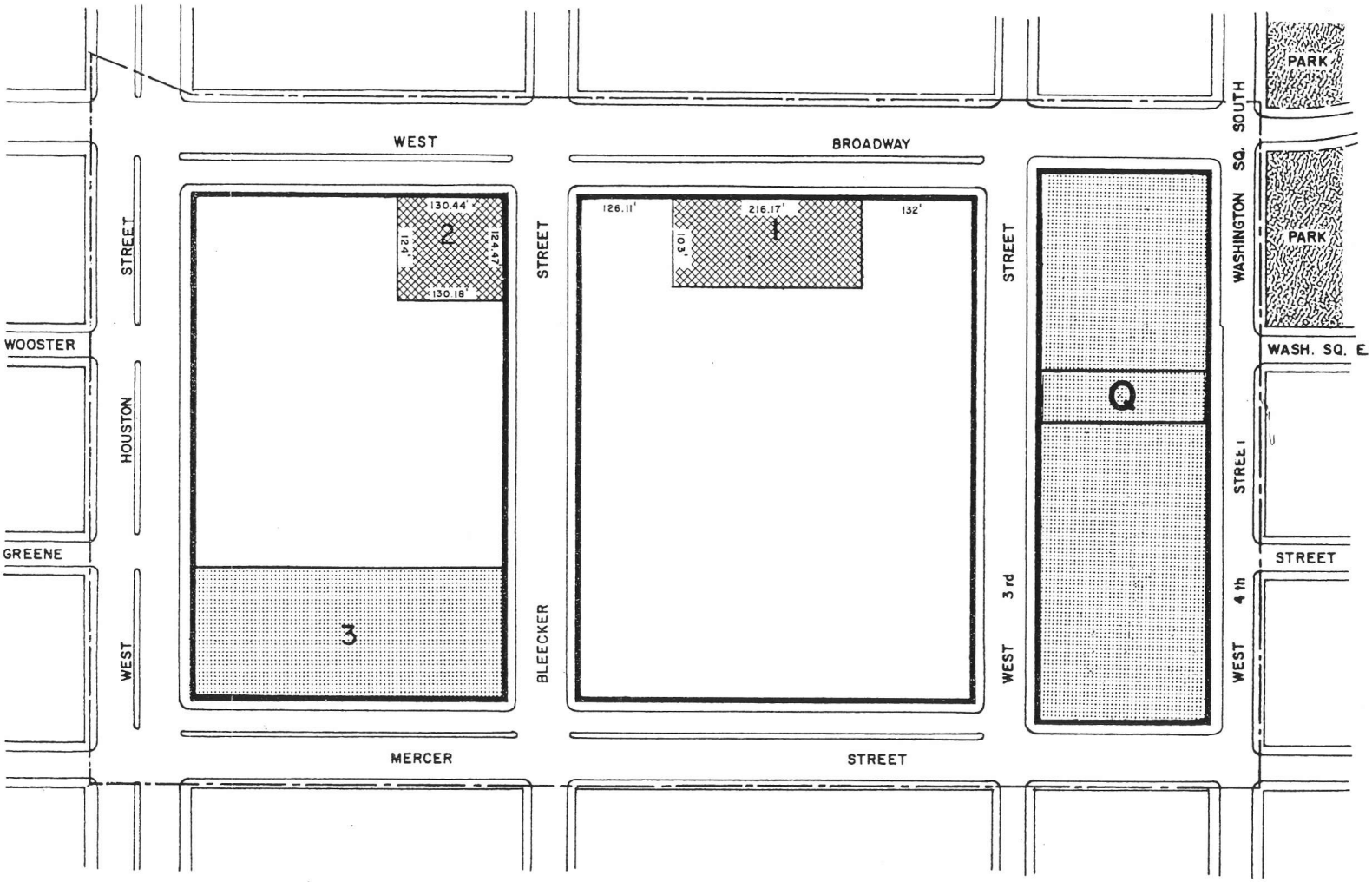
ii. For the southerly residential block, as permitted by the provisions of the Comprehensive Amendment to the Zoning Resolution, above referred to.

c) Retail
One story or 20 feet, whichever is less.

5) Off-Street Parking
Off-street parking spaces shall be provided as follows:

a) For the northerly residential block, as built, a minimum of 40% of the number of dwelling units in the residential structures;

b) For the southerly residential block, a minimum of 50% of the dwelling units to be constructed thereon.



KEY

- RESIDENTIAL (MULTI-FAMILY)
- EDUCATIONAL
- RETAIL
- PROJECT BOUNDARY
- DEVELOPMENT AREA OUTLINE
- Q NOT TO BE ACQUIRED

NOTE:
DISTANCES AND DIMENSIONS HAVE BEEN ROUNDED TO TWO DECIMAL POINTS

LAND USE MAP

SCALE : 1" = 100'
DATE : SEPT. 26, 1957 REV. MAR. 2, 1961 (R)
REV. SEPT. 17, 1962 REV. JAN. 7, 1966 · SEPT. 1978

WASHINGTON SQ. S.E. PROJECT

THE CITY OF NEW YORK
DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT