



CITY PLANNING COMMISSION

February 25, 2008/Calendar No. 1

N 080244 HKK

IN THE MATTER OF a communication dated May 3, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the DUMBO Historic District, designated by the Landmarks Preservation Commission on December 18, 2007 (List 399, LP-2279) district boundaries are:

properties bounded by a line beginning at the northwest corner of John Street and Adams Street, extending southerly along the western curbline of Adams Street to the northern curbline of Plymouth Street, then westerly along the northern curbline of Plymouth Street to the northwest corner of Plymouth Street and Main Street, southerly along the western curbline of Main Street to the northwest corner of Water Street and Main Street, westerly along the northern curbline of Water Street to a point in said curbline formed by its intersection with a line extending northerly from a portion of the western building line of 64 Water Street, southerly along said line and southerly along a portion of the western property line of 64 Water Street to a point intersecting with the southern property line of 64 Water Street, easterly along a portion of the southern property line of 64 Water Street, southerly along a portion of the western building line of 66-68 Water Street, easterly along the southern building line of 66-68 Water Street, southerly along the western building line of 70-72 Water Street, easterly along the southern building line of 70-72 Water Street and the southern curbline of Howard Alley to the eastern curbline of Main Street, southerly along the eastern curbline of Main Street to the northern curbline of Front Street, easterly along the northern curbline of Front Street to a point formed by its intersection with a line extending northerly from the western property line of 68-76 Front Street, southerly then westerly then southerly along said property line to the northern curbline of York Street, easterly along the northern curbline of York Street across Washington Street to a point in the northern curbline of York Street formed by its intersection with a line extending southerly from the eastern property line of 75-91 Washington Street (aka 39-49 York Street), northerly along said line and northerly along the eastern property line of 75-91 Washington Street (aka 39-49 York Street), westerly along the northern property line of 75-91 Washington Street (aka 39-49 York Street) to the eastern curbline of Washington Street, northerly along said curbline and across Front Street to the northeast corner of Washington Street and Front Street, easterly along the northern curbline of Front Street to a point in said curbline formed by its intersection with a line extending northerly from the western property line of 100 Front Street, southerly across Front Street and along the western property line of 100 Front Street, easterly along the southern property lines of 100 and 104 Front Street to the western curbline of Adams Street, northerly along the western curbline of Adams Street and across Front Street to the northwest corner of Adams Street and Front Street, easterly across Adams Street and along the northern curbline of Front Street to a point in said curbline formed by its intersection with a line extending northerly from the western property line of 86 Pearl Street (Block 52, Lot 17), southerly across Front Street and along the western property line of 86 Pearl Street (Block 52, Lot 17) to the northern curbline of York Street, easterly along said curbline and across Pearl Street to a point in the northern curbline of York Street formed by its intersection with a line extending southerly from the eastern property line of Block 53, Lot 1, northerly along said line and northerly along a portion of the eastern property line of Block 53, Lot 1, easterly along a portion of the southern property lines of Block 53, Lot 1, southerly along a portion of the western property line of

Block 53, Lot 6, easterly along the southern property line of Block 53, Lot 6, northerly along the eastern property line of Block 53, Lot 6, westerly along a portion of the northern building line of Block 53, Lot 6, northerly along the eastern property line of 126 Front Street (aka 87 Pearl Street) to the northern curblineline of Front Street, easterly along said curblineline to the northwest corner of Front Street and Jay Street, northerly along the western curblineline of Jay Street to a point formed by its intersection with a line extending westerly from the southern property line of 57 Jay Street (aka 178 Water Street), easterly across Jay Street and along the southern property line of 57 Jay Street (aka 178 Water Street), southerly along the western property line of 190 Water Street, easterly along the southern property line of 190 Water Street and the southern building line of 196-204 Water Street (aka 185 Front Street), southerly along the western property line of 206-220 Water Street (aka 195-215 Front Street and 54-70 Bridge Street) to the northern curblineline of Front Street, easterly along the northern curblineline of Front Street to the northeast corner of Front Street and Bridge Street, northerly along the eastern curblineline of Bridge Street and across Water Street to a point in the eastern curblineline of Bridge Street formed by its intersection with a line extending westerly from the southern property line of 37-41 Bridge Street (aka 226-234 Plymouth Street), easterly along said line and easterly along the southern property line of 37-41 Bridge Street (aka 226-234 Plymouth Street), northerly along the eastern property line of 37-41 Bridge Street (aka 226-234 Plymouth Street) and across Plymouth Street to the northern curblineline of Plymouth Street, westerly along said curblineline to the northeast corner of Bridge Street and Plymouth Street, northerly along the eastern curblineline of Bridge Street and across John Street to the northern curblineline of John Street, westerly along the northern curblineline of John Street to the northeast corner of John Street and Jay Street, northerly along the eastern curblineline of Jay Street to a point in the said curblineline formed by its intersection with a line extending easterly from a portion of the northern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street), westerly across Jay Street and a portion of the northern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street), northerly along a portion of the eastern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street), westerly along a portion of the northern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street) and across Pearl Street to the western curblineline of Pearl Street, southerly along said curblineline to the northwest corner of Pearl Street and John Street, then westerly along the northern curblineline of John Street to the point of the beginning.

Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The DUMBO Historic District consists of 91 buildings and comprises portions of 17 blocks along the East River waterfront, between and northeast of the Brooklyn and Manhattan Bridges in Brooklyn's Community District 2. The DUMBO Historic District lies between two existing Historic Districts, the Fulton Ferry Historic District having been designated in 1977 and the Vinegar Hill Historic District that

was designated in 1997. The Fulton Ferry Historic District is directly adjacent to the west and is generally bounded by Main Street to the east, Doughty Street to the south, and the East River to the west and north. The Vinegar Hill Historic District is to the east and has three areas. Area I is along Front St between Bridge and Gold Streets, Area II is at the southeastern corner of Gold and Water Streets, and Area III is along Hudson Avenue, from Front Street northward to Plymouth Street.

The DUMBO neighborhood represents a “significant reminder” of Brooklyn waterfront’s industrial era from the 19th and early 20th centuries. The neighborhood’s manufacturing presence grew due to proximity to the East River. Nearby ferry service at Fulton Ferry Station eased transportation needs of getting to Manhattan and moving materials in and out of New York Harbor. By the middle of the 19th century, Brooklyn had become the nation’s fourth largest manufacturing center with DUMBO housing a considerable portion of the industrial firms. Companies producing “machinery, paint, sugar, coffee, packaged groceries, paper boxes and shoes” were often housed in large footprint, steel-framed buildings with simple brick facades. The area’s most significant innovation however, was the construction of some of the earliest large-scale reinforced-concrete factory buildings to be erected in the United States. The reinforced concrete proved to hold the massive weight of manufacturing presses and machines, while allowing for large windows which encouraged natural light into workplaces.

The DUMBO Historic District retains iconic vistas that add to the neighborhood’s sense of place and reinforce the industrial feel. The Manhattan Bridge and Brooklyn Bridge, itself an individual landmark, soar overhead and provide stark terminating points for views down east to west side streets. North-south views offer snapshots of the powerful anchorages of the two bridges and their reaches extending over the East River. Another distinctive feature that adds to these vistas is the industrial streetscape

comprised of granite Belgian block paving and remnants of train tracks from the Jay Street Connecting Railroad. Due to this unique setting, DUMBO has become a favorite of television and movie production crews attempting to create scenes from an earlier era.

The DUMBO Historic District covers several zoning districts, which include M1-2, M3-1, M1-2/R8A, C6-2A and includes a portion of the MX-2 special district. Located east of the Manhattan Bridge from Front to Plymouth Streets, the M1-2 district has a maximum FAR of 2.0 and permits several commercial uses and selected community facility uses. Found north of Plymouth Street and east of the Manhattan Bridge, the M3-1 district also has a maximum FAR of 2.0 and permits several commercial uses but does not allow community facility uses. It does permit lower-performing uses in Use Group 18, as opposed to the M1-2 district. Mapped from Adams St to Main Street on the block between Water and Plymouth Streets, the C6-2A district is a contextual designation that permits mixed commercial and residential uses with 6.00 FAR for commercial uses, 6.02 FAR for residential uses, and 6.50 FAR for community facility uses.

The M1-2/R8A is part of the mixed use (MX-2) special district that allows uses from both zoning districts but employs bulk regulations from the R8A district. Between the two bridges, from Water St to York St and 230' west from Main St to Adams St, the M1-2/R8A permits 6.02 FAR for residential uses, 2.0 FAR for commercial uses, and 6.50 FAR for community facility uses.

Pursuant to Section 74-79 of the Zoning Resolution, no transfer of development rights is permitted from any structure within an historic district. All landmark buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

City Planning Commission Public Hearing

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on February 13, 2008 (Calendar No. 46). There was one speaker in favor and none in opposition.

The Executive Director of the DUMBO Improvement District appeared in favor of the application and requested that there be greater public infrastructure investment and that a rezoning study for the area be expedited to address new housing and commercial opportunities.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the DUMBO Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved.

The Commission notes that the historic district would be compatible with the Department's proposed rezoning plans for the area and would be consistent with plans for the area's future development and improvement.

The historic district designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement, or renewal within the historic district or surrounding area.

AMANDA M. BURDEN, AICP, Chair

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