

ARVERNE NEIGHBORHOOD DEVELOPMENT AREA

City of New York, New York

URBAN RENEWAL PLAN

*Superseded  
8/1/74 IC*

Section A.

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Maps

The following maps are attached hereto and incorporated herein:

Project Boundary and Land Use Plan                      October 1968

Project Boundary    October 1968

~~Condition of Structures~~                                      ~~October 1968~~

~~Detailed Existing Land Use Map~~                              ~~October 1968~~

Exhibits

Boundary Description

Properties Not to be Acquired

## B. DESCRIPTION OF PROJECT

### 1. Boundaries of the Urban Renewal Area

The boundaries of the Urban Renewal Area are as shown on Project Boundary Map dated October 1968 and Project Boundary and Land Use Plan dated October 1968, and are as described in the attached Exhibit.

### 2. Objectives of the Urban Renewal Plan

The overall development objectives are to create a healthy and attractive urban environment through the following techniques:

- a. Removal of structurally substandard and obsolete buildings;
- b. The rehabilitation of structures to the extent feasible;
- c. Elimination of detrimental and hazardous environmental conditions;
- d. Removal of impediments to land redevelopment, especially the multiplicity of ownership;
- e. The staging of the project to produce relocation resources and maximize marketability;
- f. Coordination of the character of all design, architectural and landscaping elements in the overall Arverne Development Project and with the Rockaway Peninsula as a whole;
- g. Minimize the adverse effects of airport flight patterns through a planned allocation of land uses, intensities and densities, and by imposed design and construction techniques;
- h. Provision of as many units as feasible of new housing for low and moderate income families, built to high standards of construction and design;
- i. Provision of adequate and convenient commercial and community facilities;

- j. Creation of as many jobs as possible and the provision of industrial uses so located as not to adversely affect other portions of the project;
- k. Establishment of an efficient and greatly simplified street system, including the separation of internal and through traffic, direct pedestrian access to the beach from the subway; and the provision of a system of greenways and open spaces to facilitate pedestrian movement within the area;
- l. Upgrading the beach areas, providing additional park and recreational areas and attractive back-up facilities to better serve the City, Rockaway Peninsula and the project residents;
- m. Relieve serious flooding conditions by improving drainage system and establishing an appropriate legal grade;
- n. Provision of off-street parking to serve the beach, so located as to avoid congesting the streets or the beach;
- o. Flexibility to permit creative design and adaptability to a changing area;
- p. Creation of an overall environment of the highest possible quality to meet the needs of the Arverne Development Area.

### 3. Types of Proposed Renewal Action

The following actions are proposed:

#### a. Land Acquisition

##### (1) Clearance and Redevelopment

All properties in the Project which are to be acquired for clearance will be redeveloped with housing for low and moderate income families, community facilities and other

appropriate public improvements, or for commercial or industrial uses as appropriate.

Streets within the area will be redesigned to improve access of vehicular traffic to improve pedestrian and vehicular circulation.

(2) Rehabilitation

Not applicable.

b. Areas Not Proposed For Acquisition

To support this plan, the City of New York expects that additional land acquisition for clearance and redevelopment and/or rehabilitation will be required for properties not kept to a high level of maintenance or which otherwise do not meet the objectives of this plan. Additional acquisition, as deemed necessary, will be achieved through amendments to this plan under appropriate sections of State and local law.

C. LAND USE PLAN

1. Land Use Map

The Project Boundary and Land Use Plan, dated October 1968, shows:  
Proposed land uses.

2. Land Use Provisions and Building Requirements

Reference in this Urban Renewal Plan, to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, maximum residential densities (room and dwelling units per acre), required off-street parking

and loading areas, etc., shall be defined in the Comprehensive Amendment to 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, and as amended to date.

Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

a. Permitted Uses

As shown on Land Use Plan dated October 1968, residential and community facility uses and also accessory recreational, parking and commercial uses shall be permitted. Existing commercial and industrial uses shall be retained where they are compatible with adjacent residential uses.

Residential

It is expected that the Arverne Development Plan area will be predominantly residential in land use with appurtenant commercial and recreational land uses, community facilities and parking facilities as is necessary and permitted in an R-6 general residential district. For those areas where the predominant land use is residential, R-6 density and land use, as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, will be permitted.

An R-6 area permits a maximum of 454 zoning rooms per acre.

Commercial

Commercial uses in residential areas will be confined to local retail and service establishments. Other commercial facilities, including

beach back-up facilities, will be permitted and planned as necessary in appropriate areas. Transient facilities related to the beach front will be provided.

#### Public and Semi-Public (Institutional)

Residential-related public and semi-public (institutional) uses planned to serve the local community, (schools, playgrounds and other community facilities) and institutional uses designed to serve the broader community and the city as a whole be provided.

In addition, beach front recreational development will be included as necessary. Existing on-site community facilities will be allowed to remain where possible.

#### Industrial

Light manufacturing and industrial uses within the Arverne neighborhood development project area will be retained where feasible, and where the use to be retained can be made compatible with the predominantly residential development. Industrial and light manufacturing uses, providing job opportunities and training, is proposed in the redevelopment plan.

#### b. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of approval of the Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section F, hereunder.

### D. PROJECT PROPOSALS

#### 1. Land Acquisition

##### a) Identification of Real Property to be acquired for:

1) Clearance and Residential Redevelopment and Rehabilitation

All properties within the Project Area to be acquired will be cleared and redeveloped or rehabilitated. Attached Exhibit indicates properties not to be acquired.

2) Public Facilities

Land to be acquired may be used for public and semi-public uses as deemed appropriate.

b) Special Conditions under which Properties not Designated for Acquisition May Be Acquired

Not Applicable

c) Special Conditions under which Properties Identified for Acquisition May Be Excluded Therefrom

Not Applicable

2. Conservation

A continuous and vigorous enforcement of applicable existing laws, codes, and ordinances and regulations of the City of New York will be in effect within the project area. 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.

3. Redevelopers' Obligations

a. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.

- b. The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redevelopers shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable period of time, as determined and set forth in the contracts between the City of New York and the respective redevelopers.
- d. The redevelopers of 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.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected 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, 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.
- f. Site plans, architectural drawing, outlines specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Housing and Development Administration by each redeveloper prior to commencement of con-



struction. Any material changes proposed after receipt of such approval by the Housing and Development Administration shall be similarly submitted for review and approval. As-built drawings shall be submitted to the Housing and Development Administration after construction for final determination of compliance.

4. Underground Utility Lines

Existing overhead telephone and electric lines in the redevelopment area are to be relocated underground, where feasible, or otherwise concealed from view.

E. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and more particularly Section 502, Subdivision 7 thereof.

1. Statement of Proposed Land Uses

See Section C of this Urban Renewal Plan.

2. Proposed Land Acquisition, Demolition and Renewal Structures

See Section D of this Urban Renewal Plan.

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities

See Section C of this Urban Renewal Plan.

4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances

No new codes or ordinances are anticipated to effectuate this Plan.

5. Proposed Time Schedule for the Effectuating of this Plan

Estimated Completion Date of Project: December 1976

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	October 1967	June 1970
b. Relocation of Occupants	October 1967	December 1971
c. Demolition and Site Clearance	April 1968	January 1972
d. Site Preparation, Including Installation of Project Improvements	July 1969	July 1974
e. Disposition of Land in Project Area	July 1969	July 1974
f. Completion of Development		December 1976

#### F. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that, where applicable, if modified prior to the termination of the Government's financial obligation, such modification be concurred in by the Department of Housing and Urban Development and provided that if any such modification adversely affects any real property previously disposed of by the City of New York, written consent to such modification must be obtained from the purchaser or lessee of such real property. Such approval shall not unreasonably be withheld.

#### G. MINOR CHANGES

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Sections C and D 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 Housing and Development Administration shall have the power, upon appeal in specific cases, to authorize such minor changes in the terms of these restrictions which conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances and provided further that concurrence is obtained from the Department of Housing and Urban Development, if applicable.

ARVERNE

PERIPHERAL BOUNDARY DESCRIPTION

Beginning at the intersection of the westerly line of Beach 84th Street and the northerly line of the Rockaway Freeway;

Thence easterly along the northerly line of the Rockaway Freeway to the intersection of the easterly line of Beach 32nd Street;

Thence southerly along the easterly line of Beach 32nd Street to the north line of the Public Beach;

Thence westerly along the north line of the Public Beach to its intersection with the prolongation of the easterly line of Beach 74th Street;

Thence northerly along the easterly line of Beach 74th Street to the point of intersection with the northerly line of Rockaway Beach Boulevard;

Thence westerly along the northerly line of Rockaway Beach Boulevard to its point of intersection with the westerly line of 81st Street;

Thence northerly along the westerly line of 81st Street to its point of intersection with the southerly line of Beach Channel Drive;

Thence westerly along the south line of Beach Channel Drive to its point of intersection with the westerly line of Beach 84th Street;

Thence northerly along the westerly line of Beach 84th Street to its point of intersection with the northerly line of the Rockaway Freeway, which point is the place or point of beginning.

ARVERNE DEVELOPMENT AREA

PARCELS NOT TO BE ACQUIRED

PARCELS NOT TO BE ACQUIRED: (The "Q" parcels on the attached maps)

<u>BLOCK</u>	<u>LOT</u>
15902	1, 3, 4, 13, 33, 35, 37, 44, 46
15903	1, 2, 32, 34, 37, 38
15904	19, 20, 25, 27, 29, 31, 33-35, 37
15861	35
15918	2
15926	44
15931	32, 36, 38, 40
15932	15, 17, 19, 20-23, 26-28, 30, 32, 35, 57, 58, 159, 60, 62, 65
15933	47-50, 52-54, 56-58
16104	25
16112	1
16113	9
15906	1

CP 20524

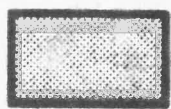
## ARVERNE

URBAN RENEWAL PLAN  
THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

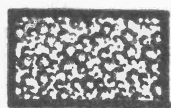
### PROJECT BOUNDARY AND LAND USE PLAN

OCT 1968

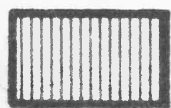
#### LEGEND



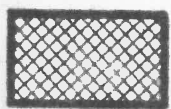
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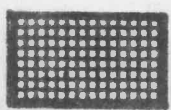
PARK-RECREATION-OPEN SPACE



PUBLIC AND SEMI-PUBLIC



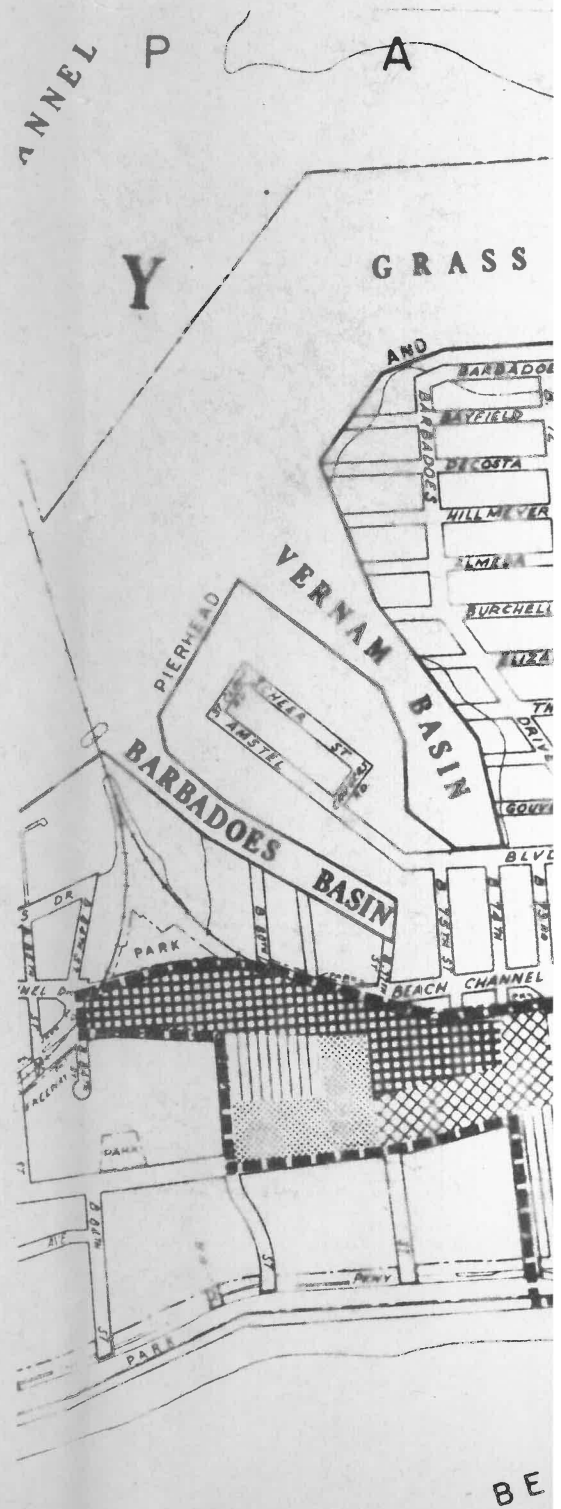
COMMERCIAL



INDUSTRIAL

----- PROJECT BOUNDARY

SEE SUPPLEMENTARY MAP FOR DETAILS



A T L A N T I C O

## RVERNE

RENEWAL PLAN  
 CITY OF NEW YORK  
 DEVELOPMENT ADMINISTRATION

# BOUNDARY AND USE PLAN

OCT 1968

RESIDENTIAL

PARK-RECREATION-OPEN SPACE

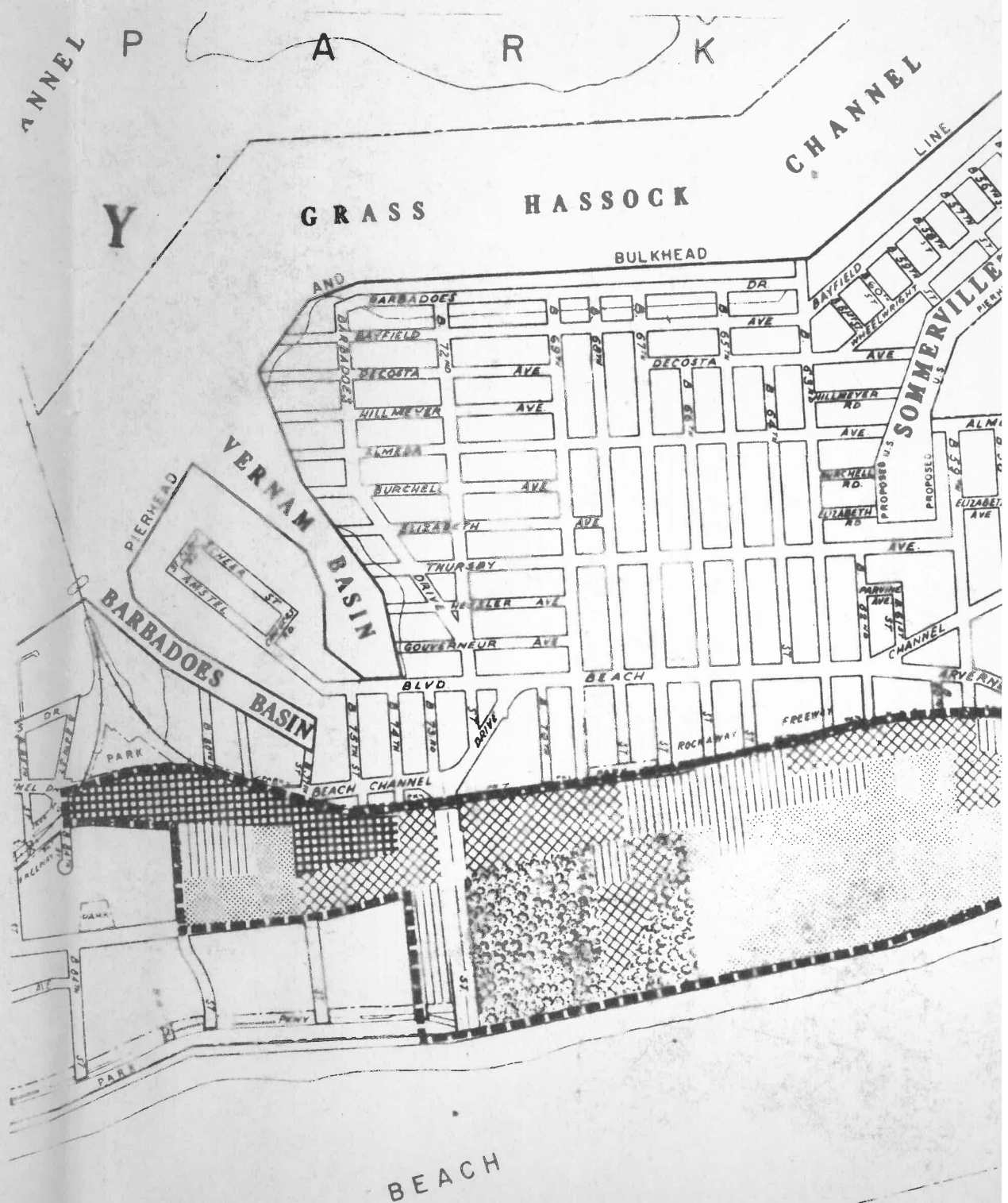
PUBLIC AND SEMI-PUBLIC

COMMERCIAL

INDUSTRIAL

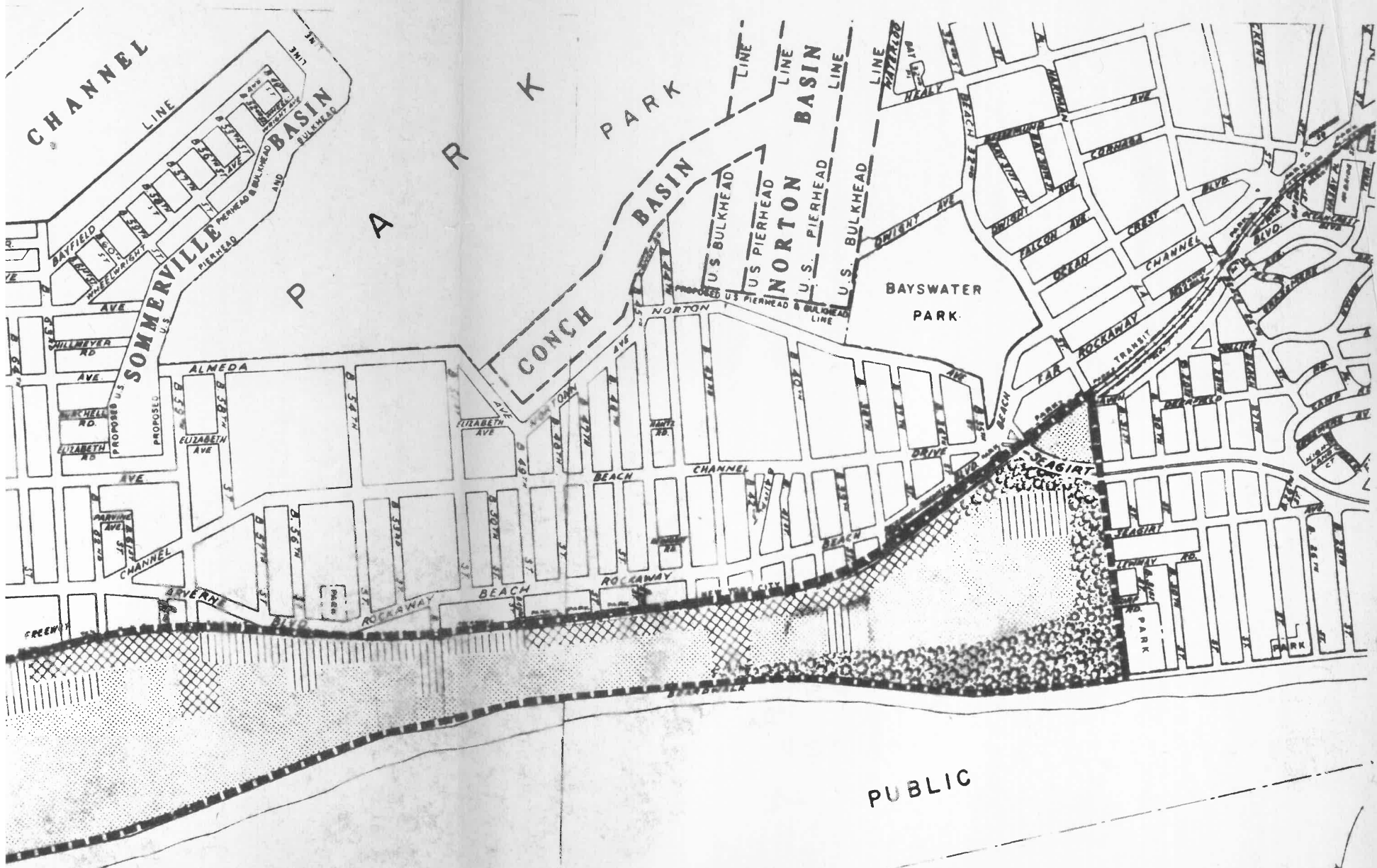
PROJECT BOUNDARY

PLEMENTARY MAP FOR DETAILS



ANTIC O C E A

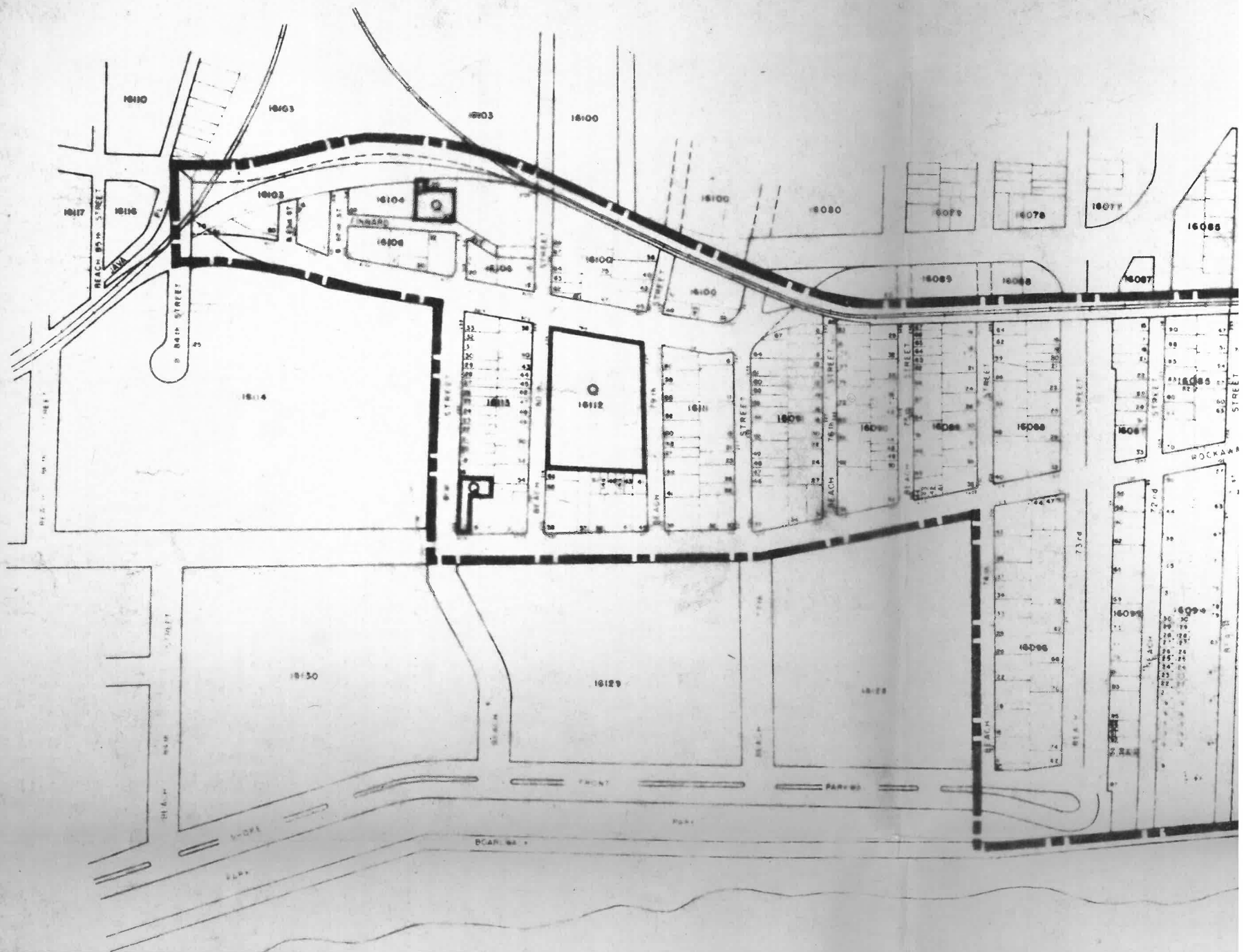




PROPOSED U.S. MARINE JETTY



CP 20524



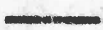
**LEGEND**



NOT TO BE ACQUIRED



PROJECT BOUNDARY



ARVERNE I BOUNDARY

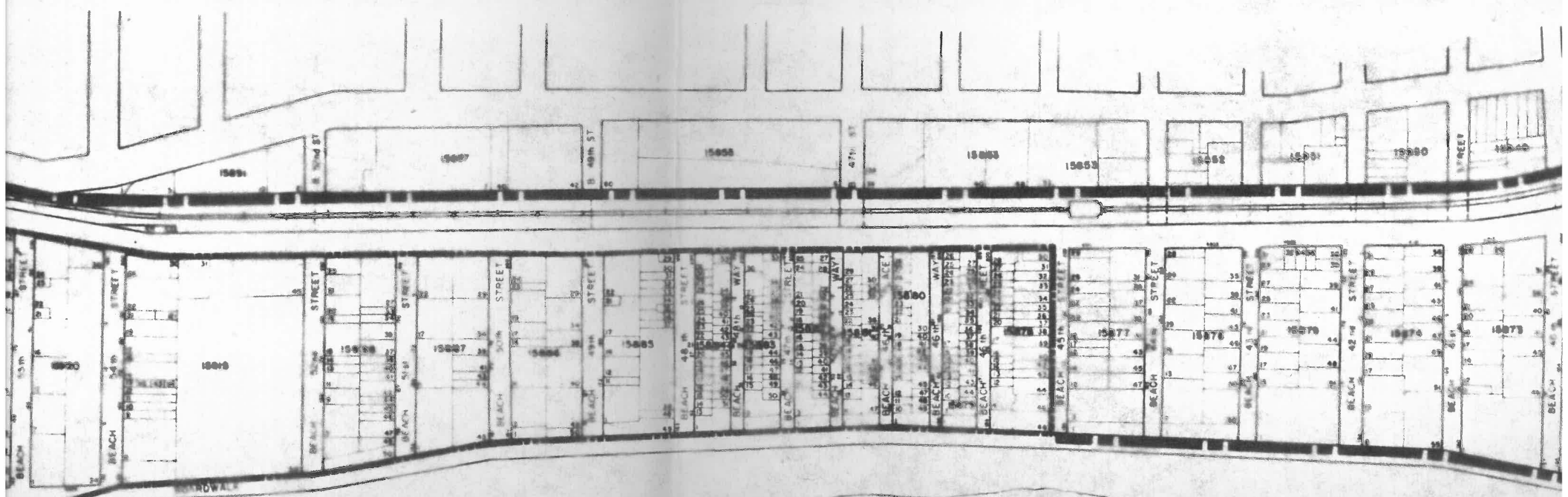












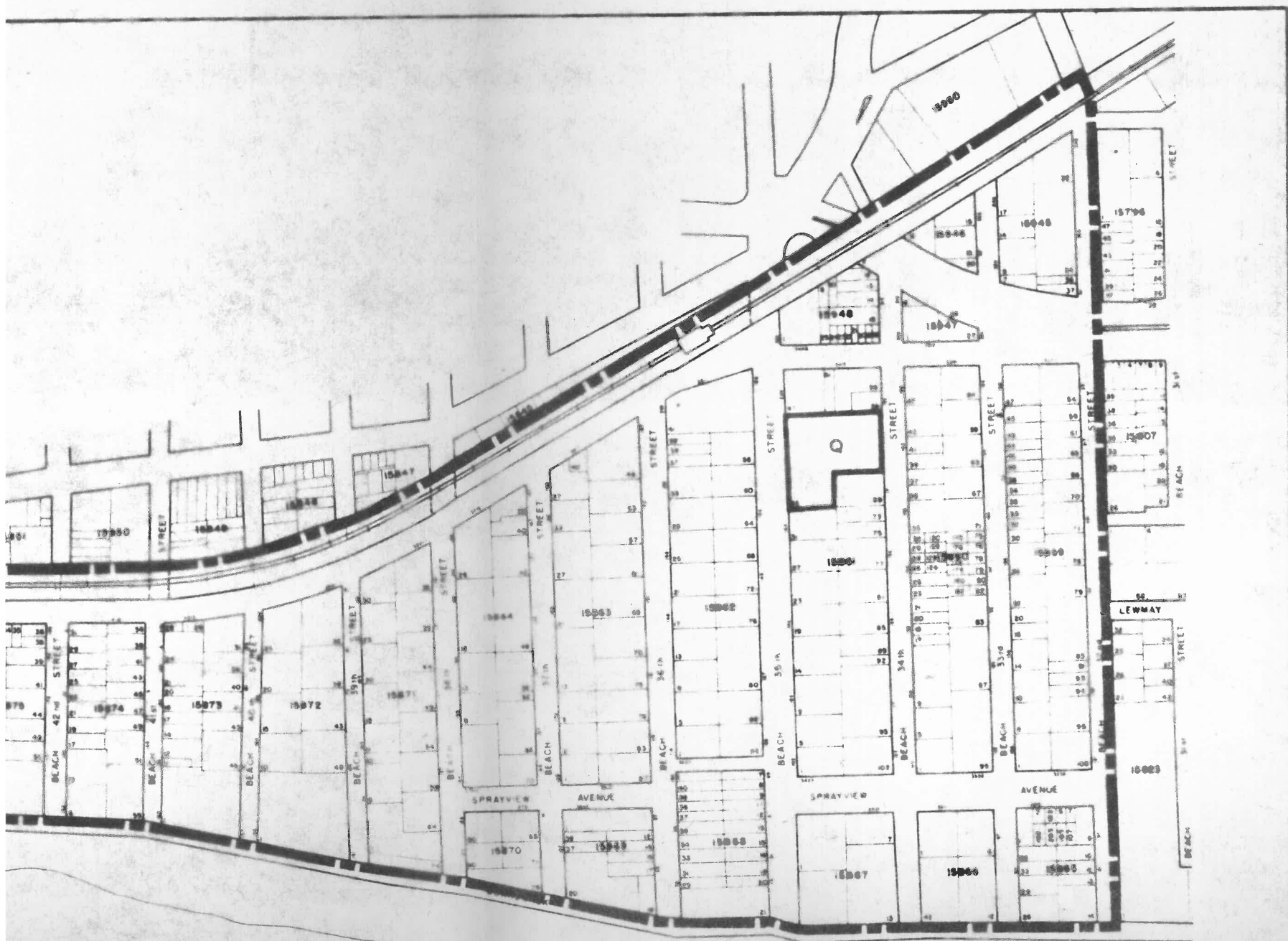
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NOT TO BE ACQUIRED

PROJECT BOUNDARY

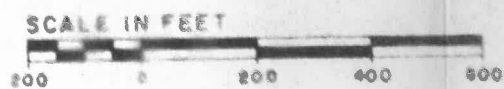
ARVERNE I BOUNDARY

SCALE  
200



**ARVERNE EAST AND WEST (East Portion)**  
 THE CITY OF NEW YORK  
 HOUSING AND REDEVELOPMENT BOARD

**PROJECT BOUNDARY**



DATE OCT 1968  
 CODE No.