

The City of New York
Housing and Development Administration
Department of Development

B E L L E V U E S O U T H
U R B A N R E N E W A L P R O J E C T

Project No. N.Y. R-18

SECOND AMENDED URBAN RENEWAL PLAN

December 23, 1968

Submitted to
Renewal Assistance Administration
Department of Housing and Urban Development

BELLEVUE SOUTH

N.Y. R-18

SECOND AMENDED URBAN RENEWAL PLAN

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Exhibit "A" Boundary Description

MAPS

1. Boundary Map (dated April 10, 1967)
2. Land Use Plan (dated December 23, 1968)

B. DESCRIPTION OF PROJECT

1. Boundaries of the Urban Renewal Area

The boundaries of the Urban Renewal Area are as shown on Map 1, Boundary Map, dated April 10, 1967, and are described as set forth in the attached Exhibit "A".

2. Types of Proposed Renewal Actions

All structures in the project area which are to be acquired will be demolished and the land will be redeveloped for residential, institutional, and public and semi-public use. Land will be provided for street widenings and a new street in accordance with the Urban Renewal Plan.

C. LAND USE PLAN

1. Land Use Map

Map 2, Land Use Plan, dated December 23, 1968 shows:

- a. All thoroughfares and street rights-of-way;
- b. All other public uses, institutional or special uses;
- c. All other existing land uses to be retained and new residential, institutional, and public and semi-public uses to be established.

2. Land Use Provisions and Building Requirements

The controls set forth in this Urban Renewal Plan covering land use and building requirements including permitted use of re-development parcels, maximum residential densities (maximum zoning rooms), maximum floor area, required setbacks, maximum land coverage, and required off street parking and loading areas, etc., shall be as defined in the Zoning Resolution.

Wherever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in cases of conflict, the more restrictive control shall govern. The Zoning Resolution referred to here and elsewhere throughout this plan is more fully described as 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, as amended to November 21, 1968.

a. Permitted Uses

As shown on Map 2, Land Use Plan, dated December 23, 1968 the following uses shall be permitted.

(1) Residential

Residential with appurtenant recreational, community, commercial and parking facilities. No new hotel or other structure for transient residential use is permitted within the project area.

Housing in the project area shall be developed for occupancy by families of low and moderate income.

Commercial uses shall be permitted within specific residential parcels as indicated in Table I on page 4 of this Urban Renewal Plan. Parcels 7A, 7B, and 11 shall be subject only to C1 use regulations. The other parcels shall be subject to the provisions and regulations of Section 78-22 of Article VII Chapter 8, "Accessory Uses in Large Scale Residential Developments" of the aforementioned Zoning Resolution.

(2) Public and Semi-Public (Related to Residential)

Public and Semi-Public uses shall include:

- (a) Community facilities as defined in the Zoning Resolution.
- (b) A public park with appropriate facilities.
- (c) Landscaped recreation areas.

(3) Public and Semi-Public (Institutional)

(a) College and university facilities including but not limited to classrooms, laboratories, offices, libraries, book stores, assembly halls, athletic and parking facilities, and housing and dining facilities for faculty, staff, and students. Other normal and customary institutional uses shall not be deemed to be excluded by reason of a failure to be mentioned in the above listing.

(b) Health laboratory and appurtenant facilities.

b. Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of All Real Property Acquired

Controls to cover density, coverage, floor area ratio, setbacks, and off-street parking and loading shall be as set forth in Table I which follows on Pages 4 and 5 of this Urban Renewal Plan.

TABLE I

This table and the accompanying notes are the additional regulations, controls and restrictions referred to in Section C.2.b. of this Urban Renewal Plan at Page 3 hereof, and are an integral part of said plan

Parcel Number (1)	Permitted Uses (2)	Maximum Lot Coverage (Per Cent) (3)	Maximum Floor Area Ratio (4)	Maximum Commercial Floor Area (S.F.) (5)	Maximum Zoning Rooms (6)	Off-Street Parking and Loading (8)
1	Public & Semi-Public (Landscaped Recreation Area)	--	--	--	--	--
2	Residential	35.0	4.90	--	△	*
3A	Residential	29.0	4.96	--	↑	*
3B	Residential	27.0	5.56	12,000	*	*
3C	Residential	31.0	6.09	8,000	*	*
4	Residential (Public Housing)	20.0	4.80	--	*	*
5A	Residential	27.0	3.75	--	9,900	*
5B	Residential	28.0	8.70	6,000	*	*
6	Residential	35.0	6.05	--	*	*
7A	Residential	36.0	5.89	--	*	*
7B	Residential	47.0	6.85	40,000	*	*
8	Public & Semi-Public (Park)	--	--	--	--	--
10	Public & Semi-Public (Related to Residential)	*	*	--	*	*
11	Residential	*	*	10,000	*	--
12,	Public & Semi-Public	*	*	--	--	*
13A, 13B	(Institutional)	*	*	--	--	*
14	Public & Semi-Public (Institutional)	*	*	--	--	*

See Note (7) below

* No restriction or control other than the requirements of the Zoning Resolution.

TABLE I
(Continued)

- (1) Parcels 1 through 14 are as shown and numbered on Map No. 2, Land Use Plan, dated December 23, 1968.
- (2) Permitted uses in residential parcels include a maximum of 76,000 square feet of commercial floor area, and 20,000 square feet of community facility floor area. Commercial development in 7A, 7B and 11, totaling 50,000 sq.ft. of floor area shall be subject only to CI restrictions. Commercial development in Parcels 3B, 3C, and 5B, totaling 26,000 sq. ft. of floor area shall be subject to the regulations applying to Large Scale Residential Developments.
- (3) Maximum land coverage by buildings is expressed as a percent of parcel area. For purposes of computing residential land coverage, the following may constitute open space: all land area, open and unbuilt upon, devoted to outdoor uses, such as landscaped areas, walks, and plazas at ground floor level and all horizontal areas upon the roof of the commercial or community facility portion of a mixed building, provided that such roof areas do not exceed 23 feet in height above curb level. Said roof area must be designed and maintained as open usable area, suitably surfaced, landscaped for recreational use, and protected by fencing or other safeguards for use by tenants.
- (4) The maximum floor area ratio is directly applicable to disposition parcel area and is inclusive of all bonuses for plazas, arcades, etc. which are permitted under the Special Regulations Applying to Large Scale Residential Developments of the Zoning Resolution.
- (5) Any commercial servicing and/or loading from Twenty-Fourth Street shall be enclosed within a structure.
- (6) Additional required building setbacks areas are set forth on Map No. 2, Land Use Plan, dated December 23, 1968.
- (7) Parcel 14 shall be developed as a parking area for the adjacent institution in accordance with the standards set forth in the Zoning Resolution. No structure of any kind may be erected on this parcel.
- (8) Parking areas in all parcels, except Parcel 14 must be enclosed.

NOTES:

c. Duration of Requirements

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

d. Applicability of Provisions and Requirements to Property Not To Be Acquired

The provisions and requirements set forth under C2a and C2b will not apply to real property "Not to be Acquired".

However, if the owner of a property designated "Not to be Acquired" acquires project land, the enlarged parcel must meet the provisions and requirements in regard to off-street parking and off-street loading as set forth on Table I of this Urban Renewal Plan.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Real Property to be Acquired for:

(1) Clearance and Redevelopment.

All properties within this project area, except those listed below will be acquired for clearance and re-development. Such properties are shown on Map 1, Boundary Map dated April 10, 1967.

Properties which are excluded:

Block 929 - Lot 50 (Part)
Block 930 - Lot 1
Block 932 - Lot 18, 39
Block 935 - Lot 5, 6, 30, 40-50, 54-63

Properties designated Not to be Acquired:

Block 929 - Lot 38
Block 930 - Lot 34, 38, 41, 42, 43
Block 931 - Lot 9, 14, 24, 26, 31
Block 934 - Lot 15, 20, 41

(2) Public Facilities

Land is to be acquired for redevelopment as a part of the Public Health Laboratory of the City of New York. Land is to be acquired and is to be dedicated and improved as a public park, and pedestrian walks will provide direct access to this park from First and Second Avenues. In addition, land shall be acquired to provide for the widening of East 26th Street and the development of a new north-south street as shown on Map No. 2, Land Use Plan, dated December 23, 1968.

(3) Conservation and Rehabilitation

Not applicable.

Bellevue South
December 23, 1968

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. Rehabilitation and Conservation

a. Residential

A continuous and vigorous enforcement of applicable existing laws, codes, ordinances and regulations of the City of New York will be in effect and in force within all areas designated as "Not to be Acquired". 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 State of New York.

b. Public and Semi-Public and Institutional

Public and Semi-Public and Institutional buildings to remain and designated "Not to be Acquired" (Q) on Map 1 Boundary Map dated to April 10, 1967 are to be kept at a high level of maintenance. If any structure is demolished and new construction is to take place in an area designated "Not to be Acquired" the provisions of Section D3F of the Urban Renewal Plan shall apply in order to insure harmonious re-development.

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 all 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. Each redeveloper 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 time, as determined and set forth in the contracts between the City of New York and the redevelopers.
- d. The redeveloper or 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.

- 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 drawings, outline 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 (HDA) by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by HDA shall be similarly submitted for review and approval. As-built drawings shall also be submitted to HDA after construction for final determination of compliance.

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.

- a. Statement of Proposed Land Uses - See Section C of this Urban Renewal Plan;
- b. Proposed Land Acquisition, Demolition and Renewal of Structures - See Section D of this Urban Renewal Plan;
- c. Proposed Methods or Techniques of Urban Renewal - See Section D of this Urban Renewal Plan;
- d. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section C of this Urban Renewal Plan;
- e. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new Codes or Ordinances are required to effectuate this Urban Renewal Plan; however, amendments to the existing zoning regulations within the project area are anticipated;
- f. Proposed Time Schedule for the Effectuation of this Urban Renewal Plan;

Estimated completion Date of Project: September 1972

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	December, 1964	November, 1965
2. Relocation of Site Occupants	January, 1965	June, 1970
3. Demolition and Site Clearance	July, 1966	September, 1970
4. Site Preparation including installation of Project Improvements	August, 1967	September, 1972
5. Disposition of Land in the Project Area	June, 1968	September, 1970

F. CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be modified at any time by the City of New York provided that, if modified prior to the termination of the Government's financial obligation under the Capital Grant Contract such modification be concurred in by the Department of Housing and Urban Development and provided further that if such modification adversely affects, as determined by the Housing and Development Administration, any land disposed of by the City of New York for redevelopment (new construction as distinguished from rehabilitation) written consent to such modification must be obtained from the purchaser, mortgagees, and/or lessee of such real property or its successors and assigns which consent shall not be unreasonably 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 Section C 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 variation or modification of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan, provided that no change or modification shall be permitted by the Housing and Development Administration which is less restrictive than or contrary to applicable state and local codes and ordinances and further provided that the concurrence of the Department of Housing and Urban Development therein is obtained.

E X H I B I T "A"

Boundary description of the Bellevue South Project, Including Interior and Peripheral Streets:

BEGINNING at the corner formed by the intersection of the easterly line of First Avenue with the southerly line of East 30th Street running thence west along the southerly line of East 30th Street 850.00 feet to its intersection with the westerly line of Second Avenue; thence south along the westerly line of Second Avenue 1842.50 feet to its intersection with the southerly line of East 23rd Street; thence east along the southerly line of East 23rd Street 850.00 feet to its intersection with the easterly line of First Avenue; thence north along the easterly line of First Avenue 1842.50 feet to its intersection with the southerly line of East 30th Street to the point or place of BEGINNING. The area contained herein is 1,566,125 square feet.

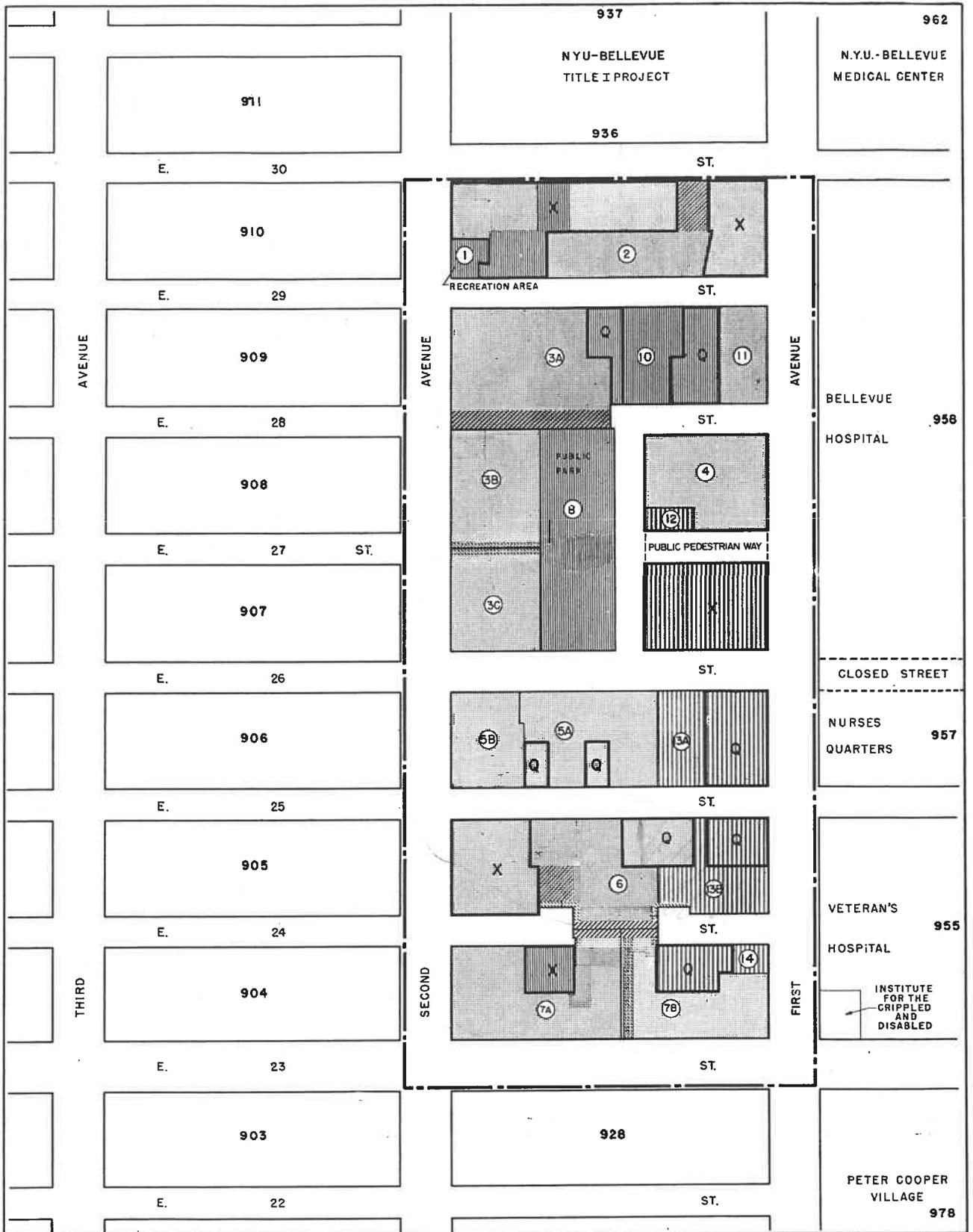
The following Parcels are designated as Excluded (X):

Block 929 Lot 50 (part)	9,875 S.F.
Block 930 Lot 1	33,822 S.F.
Block 932 Lot 18	46,906 S.F.
Lot 39	2,469 S.F.
Block 935 Lot 30	24,313 S.F.
Lots 5,6)	
40-50)	61,843 S.F.
54-63)	

The following Parcels are designated as Not To Be Acquired (Q):

Block 929 Lot 38	14,144 S.F.
Block 930 Lot 34	12,344 S.F.
38	7,406 S.F.
41	2,488 S.F.
42	2,450 S.F.
43	2,469 S.F.
Block 931 Lot 9	4,938 S.F.
14	4,938 S.F.
24)	
26)	24,687 S.F.
31)	
Block 934 Lot 15	2,469 S.F.
20	17,281 S.F.
41	7,406 S.F.

(No change from the First Amendment dated April 10, 1967)



LEGEND

-  RESIDENTIAL
-  PUBLIC & SEMI-PUBLIC (INSTITUTIONAL)
-  PUBLIC & SEMI-PUBLIC (RELATED TO RESIDENTIAL)
-  PEDESTRIAN, UTILITY, & EMERGENCY VEHICLE EASEMENT
-  REUSE PARCEL NUMBER
-  NOT TO BE ACQUIRED
-  EXCLUDED FROM PROJECT
-  PEDESTRIAN EASEMENT
-  BLDG. SETBACK AREA
-  PROJECT BOUNDARY



FINAL PROJECT REPORT
(URBAN RENEWAL PLAN)
BELLEVUE SOUTH
THE CITY OF NEW YORK
HOUSING & DEVELOPMENT, ADMINISTRATION

LAND USE PLAN

DATE: DEC. 23, 1968
CODE No. R-213