



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
OFFICE OF PLANNING

BRADHURST

URBAN
RENEWAL
PROJECT

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URBAN RENEWAL PLAN

MARCH 1996



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

URBAN RENEWAL PLAN

BRADHURST

URBAN RENEWAL AREA

Manhattan

Community Districts 9 & 10

March, 1996

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission:

3/5/11, 1997

City Council:

5/16, 1997 (Cal. No.)

Mayor:

3/19, 1997 (Cal. No.)

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Bradhurst Urban Renewal Area ("Area") pursuant to Section 504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to Section 502(5) of the Urban Renewal Law and Section 1802(6)(e) of the Charter.

2. BOUNDARY

The Area is located in Community Districts 9 and 10 in the Borough of Manhattan and is generally bounded by (i) West 155th Street on the north, (ii) Adam Clayton Powell, Jr. Boulevard on the east, (iii) West 138th Street on the south, and (iv) Edgecombe and Bradhurst Avenues on the west ("Project Boundary"). The Project Boundary is described in Exhibit A ("Project Boundary Description") and is shown on Map 1 ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Adam Clayton Powell Jr. Boulevard; Frederick Douglass Boulevard and West 145th Street.

3. SITES

The properties located within the Project Boundary which have been or will be acquired by the City ("Acquisition Parcels") for redevelopment pursuant to this Bradhurst Urban Renewal Plan ("Plan") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). The properties located within the Project Boundary which will not be acquired by the City for redevelopment pursuant to this Plan ("Exempt Parcels") are listed in Exhibit C ("Properties Not to be Acquired").

4. AREA

The Acquisition Parcels listed in Exhibit B comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan. The Exempt Parcels listed in Exhibit C are not part of the Area and are not subject to the provisions of this Plan, notwithstanding the fact that they are located within the Project Boundary.

A: URBAN RENEWAL AREA (continued)

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Vacant, substandard, and/or deteriorating buildings with high levels of code violations.
- b. Safety hazards due to the presence of obsolescent and vacant buildings.
- c. Vacant, unfenced, and unsanitary lots.
- d. Incompatible adjacent uses.
- e. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- f. Excessive land coverage.
- g. Insufficient light and ventilation.
- h. Illegal uses and conversions.
- i. Inadequate maintenance.
- j. Abandoned or underutilized properties.
- k. Lack of suitable off street parking.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to Section 505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

This Plan complies with Section 502(7) of the Urban Renewal Law, as more particularly set forth in the statement below:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private Or Community Facilities Or Utilities

See Section C and Section D.

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.

B: URBAN RENEWAL PLAN (continued)

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	Nov. 1996	Nov. 1997
Relocation of Site Occupants	March 1997	Mar. 2002
Demolition and Site Clearance	March 1997	Dec. 2002
Site Preparation (Including Installation of Site Improvements)	March 1997	Jun. 2003
Land Disposition	March 1997	Sept. 2005
Project Completion		Sept. 2005

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove substandard and insanitary structures.
- c. Remove impediments to land assemblage and orderly development.
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.
- e. Provide new and/or rehabilitated housing.
- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.

C: LAND USE CONTROLS

1. LAND USE PLAN

The projected land uses in the Area are shown on Map 2 ("Land Use Plan").

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish controls on development (including, but not limited to, proposed uses, limits on building bulk, and required off-street parking and loading) will be as defined in the Comprehensive Amendments to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the City's Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200, 201 and/or 197-c of the Charter and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential (R7-2). With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

a. Proposed Land Uses

As shown in the Land Use Plan, the following uses will be proposed in the Area in accordance with the additional regulations, controls, and restrictions set forth in this Plan, and all other uses will be excluded:

(1) Residential

Residential and other compatible uses will be proposed in accordance with the Zoning Resolution.

(2) Commercial

Commercial uses will be proposed in accordance with the Zoning Resolution.

(3) Open Space

Proposed open space uses shall include active and passive recreation for public purposes.

(4) Community Facility

Community facility uses will be proposed in accordance with the Zoning Resolution.

C: LAND USE CONTROLS (continued)

b. Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning room, lot coverage, floor area, open space, height, and setback requirements) and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section E.

(2) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, (iii) low rise buildings should be preferred for family occupancy, and (iv) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern and there should be minimal initial setbacks from front and side lot lines.

(3) Underground Utility Lines

Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infeasible.

C: LAND USE CONTROLS (continued)

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 of the Environmental Conservation Law, 6 N.Y.C.R.R Part 617, 62 R.C.N.Y. Chapter 5, and Mayoral Executive Order No. 91 of August 24, 1977, as amended.

Any project for the redevelopment of the Area which requires a future discretionary act (including, but not limited to, the decision to provide funding) by the United States ("Federal") government will also be subject to the requirements of the National Environmental Policy Act at 42 U.S.C. 4321 ("NEPA"). NEPA is implemented through (i) regulations at 40 CFR 1500-1508 governing all Federal projects, (ii) supplementary regulations at 24 CFR 50 governing projects funded by the Federal Department of Housing and Urban Development ("HUD"), and (iii) supplementary regulations at 24 CFR 58 governing projects using Federal Community Development Block Grant, Rental Rehabilitation, or Housing Development Grant funds. The Federal environmental review process must consider, where applicable, criteria, standards, policies, and regulations concerning noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species, and solid waste.

D: RENEWAL ACTIONS

1. ACQUISITION

a. Legal Authority

All properties to be acquired in accordance with this Plan will be acquired pursuant to Section 506 of the Urban Renewal Law and, if necessary, the Eminent Domain Procedure Law.

b. Properties Acquired or to be Acquired Pursuant to this Plan

The properties located within the Project Boundary which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1. All properties have been or will be acquired with City funds, without Federal or State assistance.

c. Properties Acquired Through Other Means

Acquisition Parcels acquired by the City through authority other than that set forth in this Plan will be subject to the restrictions of this Plan and will be developed in accordance with this Plan. Exempt Parcels acquired by the City will not be subject to the restrictions of this Plan.

d. Properties Not to be Acquired

The properties located within the Project Boundary which will not be acquired by the City pursuant to this Plan are listed in Exhibit C. Such properties will not be redeveloped pursuant to this Plan and will not be subject to the land use controls imposed pursuant to this Plan.

2. RELOCATION

Relocation of residential and commercial occupants is anticipated.

a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505(4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.

b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

D: RENEWAL ACTIONS (continued)

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation in accordance with the objectives and requirements of this Plan. Rehabilitation will be undertaken in conformance with HPD's Design Guidelines for Multi-Family Housing/Substantial Rehabilitation.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan, including the provisions set forth in Section E.

5. CODE ENFORCEMENT

Throughout the Area, there will be a continuous program of enforcement of applicable existing laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction. All properties will be required to meet at least the minimum standards contained in all applicable laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction.

6. ZONING MAP AMENDMENTS

A Zoning Map Amendment may be necessary to implement the land use and redevelopment proposals of this Plan. A C2-4 commercial overlay will be mapped on the entire block (Block 2044) bounded by West 144th Street and West 145th Street, between Frederick Douglass Boulevard and Bradhurst Avenue. Such re-zoning and any other necessary re-zonings will be undertaken pursuant to Sections 200, 201 and 197-c of the Charter.

7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter. However, no street modifications are proposed at this time.

D: RENEWAL ACTIONS (continued)

8. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply will be provided in accordance with the requirements of the City's Department of Environmental Protection ("DEP"). Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

9. PUBLIC, SEMI-PUBLIC, AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have incorporated within it private community facilities for the use of residents.

E: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The disposition instruments for any land in the Area to be redeveloped in accordance with this Plan will contain (i) covenants which incorporate this Plan by reference and require compliance with the terms and restrictions set forth herein, and (ii) covenants running with the land which require compliance with Section E.4.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument whereby such land or any part thereof is restricted upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy thereof, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

Prior to commencement of construction, each redeveloper will be required to submit site plans, landscape 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 this Plan and the design and character of proposed construction, for the review and approval of HPD. Each redeveloper will submit any material change thereafter proposed for the review and approval of HPD prior to commencement of construction of such change. Final working drawings will be submitted before construction begins.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

E: REDEVELOPER OBLIGATIONS (continued)

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

F: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Section 197-c of the Charter.

2. MINOR CHANGES

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

3. MERGERS AND SUBDIVISIONS

The merger and/or subdivision of any of the development sites in the Area will be permitted where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The merger and/or subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified to indicate such merger and/or subdivision, will be filed with the Department of City Planning for information purposes.

G: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until March 2036, except as provided in Section F.

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

The boundary of the Bradhurst Urban Renewal Project is described as follows:

Lying within the Borough of Manhattan in the City of New York, New York;

Beginning at the intersection of the northerly line of West 155th Street with the westerly line of Bradhurst Avenue;

Running thence easterly along the northerly line of West 155th Street to the westerly line of Harlem River Drive;

Thence southerly, along the westerly line of Harlem River Drive to the easterly line of Adam Clayton Powell, Jr. Boulevard;

Thence southerly, along the easterly line of Adam Clayton Powell, Jr. Boulevard to its intersection with the extension of the northerly line of Tax Lot 35 in Manhattan Tax Block 2029;

Thence westerly, along the said extension of the northerly line of Tax Lot 35 and the northerly line of Tax Lot 35 to the easterly line of Tax Lot 37;

Thence northerly, along the easterly line of Tax Lot 37 and its extension to the northerly line of West 144th Street;

Thence westerly, along the northerly line of west 144th street to the easterly line of Frederick Douglass Boulevard;

Thence southerly, along the easterly line of Frederick Douglass Boulevard to the northerly line of West 138th Street;

Thence westerly, along the northerly line of West 138th Street to the easterly line of St. Nicholas Avenue;

Thence northerly, along the easterly line of St. Nicholas Avenue to the southerly line of West 141st Street;

Thence easterly, along the southerly line of West 141st Street to the easterly line of Edgecombe Avenue;

Thence northerly, along the easterly line of Edgecombe Avenue and its extension to the northerly line of West 142nd Street;

Thence easterly, along the northerly line of West 142nd Street to the westerly line of Frederick Douglass Boulevard;

PROJECT BOUNDARY DESCRIPTION (continued)

Thence northerly, along the westerly line of Frederick Douglass Boulevard to the southerly line of West 143rd Street;

Thence westerly, along the southerly line of West 143rd Street and across the bed of Bradhurst Avenue to the westerly line of Bradhurst Avenue;

Thence northerly, along the westerly line of Bradhurst Avenue to the northerly line of Tax Lot 98 in Manhattan Block 2051;

Thence westerly, along the northerly line of Tax Lot 98 to the easterly line of Edgecombe Avenue;

Thence northerly, along the easterly line of Edgecombe Avenue and its extension to the northerly line of West 145th Street;

Thence easterly, along the northerly line of West 145th Street to the westerly line of Bradhurst Avenue;

Thence northerly, along the westerly line of Bradhurst Avenue to the point or place of beginning.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1	2041	50*, 52*, 56
3	2042	120
5	2048	45
8	2043	13
9	2043	19, 20, 21*
12	2043	9
13	2044	11, 12
14	2029	36
15	2030	16
16	2030	4
17	2044	23*, 24*, 25*, 26*, 27*, 28*, 29*, 30, 31*, 32*, 33, 34*, 35*, 36*, 37*, 137*, 38, 39*, 40*
18A	2051	117, 118
18B	2051	139
19	2051	125, 126, 127*, 128*, 129, 130, 132*, 133*, 134*
20	2031	44*, 46*, 48*, 49, 51*

PROPERTIES TO BE ACQUIRED (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
21A	2045	1
21B	2045	7
21C	2045	9
22	2032	30, 31
23	2032	23*
24	2032	1, 2*, 3
27	2033	12*
28A	2034	29*
28B	2034	34, 35
29	2034	24, 25
30	2034	15*, 16*, 17*, 18
31	2034	1
32A	2045	42*, 43*, 44*, 45*, 46*, 47*, 48, 49*, 50*, 61*, 62*
32B	2045	54*, 55*, 56*
33	2045	67*, 68*, 69, 70*, 71*, 72, 73, 74*, 75 *, 76*, 77*, 79*, 82*
34	2045	90
36	2046	28

PROPERTIES TO BE ACQUIRED (continued)

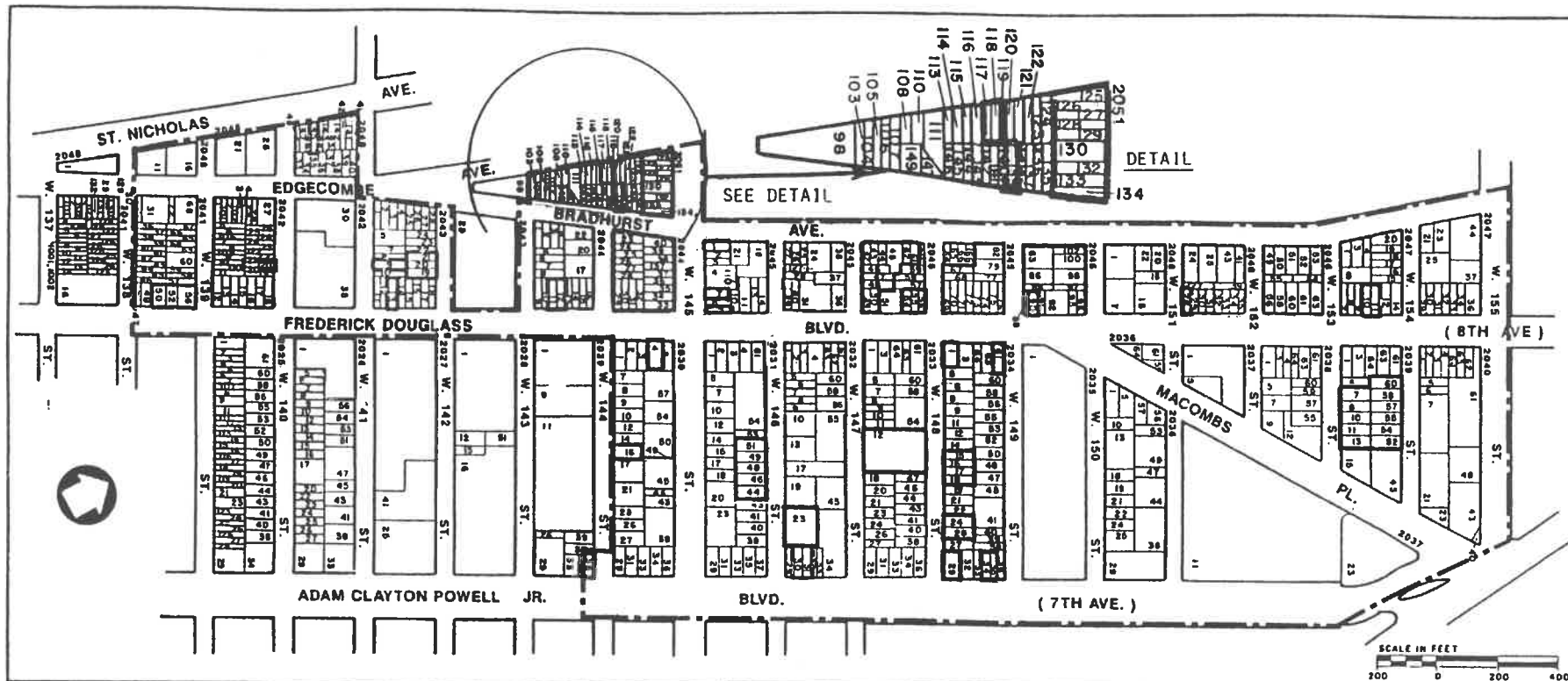
<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
41	2039	7*, 8*, 10*, 11*, 13*, 52*, 54*, 55*, 57*, 58*, 60*
42	2047	10, 11

***City-owned property**

EXHIBIT C

PROPERTIES NOT TO BE ACQUIRED

All real property within the Project Boundary which is not listed in exhibit B.



LEGEND

- 2042 BLOCK NUMBER
- 12 LOT NUMBER
- SITE BOUNDARY
- - - PROJECT BOUNDARY

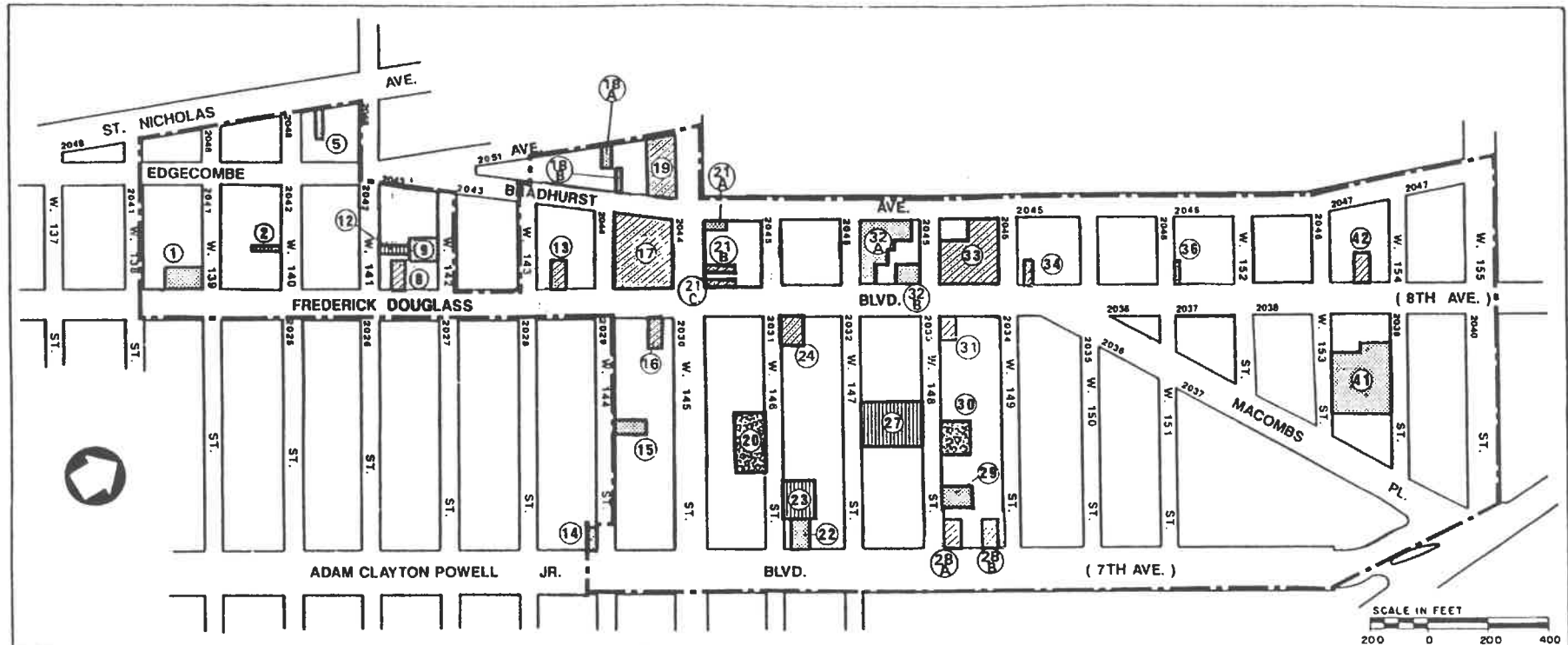
THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

**BRADHURST
URBAN RENEWAL AREA**

PROJECT BOUNDARY

DATE MARCH 1996

MAP 1



LEGEND

2042	BLOCK NUMBER		COMMERCIAL/RESIDENTIAL
	RESIDENTIAL		COMMUNITY FACILITY
	COMMERCIAL		OPEN SPACE
	SITE BOUNDARY		PROJECT BOUNDARY
	SITE NUMBER		

THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

BRADHURST URBAN RENEWAL AREA

LAND USE PLAN

DATE MARCH 1996

MAP 2

FACT SHEET

BRADHURST URBAN RENEWAL PLAN

MARCH 1996

URBAN RENEWAL AREA AND PROJECT DESCRIPTION

The New York City Department of Housing Preservation and Development ("HPD") is proposing the creation of the Bradhurst Urban Renewal Area ("Area"). The Area is located within the project area generally bounded by (i) West 155th Street on the north, (ii) Adam Clayton Powell, Jr. Boulevard on the east, (iii) West 138th Street on the south, and (iv) Edgecombe Avenue and Bradhurst Avenue on the west. The Area is primarily located in Manhattan Community District No. 10 with the exception of three sites (18A, 18B and 19) which are located in Manhattan Community District No. 9.

PURPOSE OF PLAN

The proposed Bradhurst Urban Renewal Plan ("Plan") is a comprehensive plan to address the physical, social, cultural and economic redevelopment of the Bradhurst area of Central Harlem. Existing City, State and Federal and private sector programs will be used to provide the human services, residential and commercial development needed to implement the project.

HPD is seeking approval for the adoption of the Plan and for the disposition of sites within the Area. Approval of such actions would facilitate the development of several new low- to mid-rise residential structures with supporting commercial, community facility use, and new public open spaces. It is anticipated that the approval of the proposed actions would result in the creation of approximately 483 newly constructed residential units on 12 sites, the rehabilitation of approximately 186 residential units on 17 sites, the development of approximately 112,976 square feet of commercial retail space, the creation of three community facilities totalling approximately 74,350 square feet, and the establishment of two public open spaces totalling approximately 19,000 square feet.

In addition, HPD is proposing to create a C2-4 overlay on tax Block 2044, a tax block located within the area and bounded by West 144th Street, West 145th Street, Frederick Douglass Boulevard and Bradhurst Avenue.

Development is expected to occur over the next decade through the future solicitation of developers' proposals and issuance of Request for Qualifications and/or Request for Proposals by HPD. It is expected that development would commence in areas that would lend support to other City, Federal, State and privately financed initiatives. It is projected that \$67,554,000 of public subsidies would be required for the proposed project.

The existing boundary of the St. Nicholas 7th Amended Urban Renewal Area will be amended to facilitate the creation of the Area.

<u>PROJECT DATA</u>	<u>City-owned</u>	<u>Private</u>	<u>Total</u>
Acquisition (parcels)	72	44	116
Relocation:			
Residential (units)	59	32	91
Commercial (business)	3	23	26
Demolition	26	11	37

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN