



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

BRONX PARK SOUTH

**URBAN
RENEWAL
PROJECT**

SECOND AMENDED URBAN RENEWAL PLAN, October 1984

FIRST MINOR CHANGE, November 1989

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Development

BRONX PARK SOUTH
URBAN RENEWAL PROJECT
Community Board No. 6
Bronx

SECOND AMENDED URBAN RENEWAL PLAN
October, 1984
First Minor Change
November, 1989

BRONX PARK SOUTH URBAN RENEWAL AREA

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

May 12, 1965 (CP-18789)
June 15, 1965 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission:

April 24, 1968 (CP-18789)

First Amended Urban Renewal Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

April 30, 1969 (CP-20694)
June 26, 1969 (Cal. No. 16)

Minor Change

Approved by the City Planning Commission:

April 17, 1970 (HO-70-9)

Minor Change

Approved by the City Planning Commission:

October 5, 1970 (CP-21382)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

March 20, 1985 (C850456HUX)
August 15, 1985 (Cal.No. 633)

First Minor Change (November, 1989)

Approved by the City Planning Commission:

BRONX PARK SOUTH URBAN RENEWAL AREA
SECOND AMENDED URBAN RENEWAL PLAN
FIRST MINOR CHANGE

CONTENTS OF PLAN

	<u>Page</u>
Section A. Contents of Plan	3
Section B. Description of Project	4
Section C. Land Use Plan	6
Section D. Project Proposals	13
Section E. Redeveloper's Obligations	17
Section F. Other Provisions Necessary to Meet State and local Requirements	19
Section G. Provisions for Modifying Plan	21

Exhibits

Exhibit A.	Boundary Description
------------	----------------------

Maps

Map 1	Project Boundary Map dated January 10, 1969, Revised November, 1989
Map 2	Land Use Plan dated January 10, 1969, Revised November, 1989

Section 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 January 10, 1969, revised November, 1989, and are described in the attached Exhibit "A".

(2) Urban Renewal Plan Objectives

The objectives of this urban renewal plan shall include, but not be limited to the following:

- (a) Removal of structurally substandard buildings;
- (b) Elimination of blighting influences;
- (c) Provision of a substantial number of housing units of low or moderate cost;
- (d) Removal of impediments to land disposition and development;
- (e) Preservation of properties of historic value.

(3) Types of Proposed Renewal Actions

All structures in the project area which are to be acquired will be demolished and the cleared land will be redeveloped for residential, commercial and public use, except as provided for in Section D of the Urban Renewal Plan.

SECTION B: DESCRIPTION OF PROJECT(continued)

Proposed public improvements include the creation of a small park adjacent to the Bronx River, treatment of the Bronx River, modification of the existing street system, and restoration of a historic cemetery.

SECTION C: LAND USE PLAN

(1) Map 2, Land Use Plan, dated January 10, 1969, revised November, 1989 shows:

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

(2) Land Use Provisions and Building Requirements

Reference in the controls set forth 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 (rooms and dwelling units per acre), required setbacks, maximum and coverage and required off-street parking and loading areas, etc., shall be as 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 July 27, 1970. Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive controls shall govern.

SECTION C: Land Use Provisions and Building Requirements (continued)

(a) Permitted Uses

As shown on Map 2, Land Use Plan, dated January 10, 1969, revised November 1989, the following uses shall be permitted and all other uses shall be excluded:

i. 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.

The new housing to be constructed on the redevelopment parcels shall be developed for occupancy by families of moderate and/or low income pursuant to Section 107 of the Housing Act of 1949, as amended.

Commercial uses permitted within specific residential parcels as indicated in Table I of this Urban Renewal Plan shall be limited to local retail and service establishments. Such uses will be subject to the provisions and restrictions of Section 78-22, Special Regulations applying to Large Scale Residential Developments, of the aforementioned Zoning Resolution.

SECTION C: Land Use Provisions and Building Requirements (continued)

ii. Commercial

Commercial uses as permitted in the C-1 district of the previously mentioned Zoning Resolution of The City of New York.

iii. 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.

Parcel 7 may include space for accessory institutional uses.

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

All Real Property Acquired

Controls to cover density (maximum of zoning rooms per acre in residential use areas), lot coverage, floor area ratio, height, setbacks, off-street parking and loading shall be as set forth in the following Table I, on pages 9 and 10 of the Urban Renewal Plan.

All terms used herein shall be as defined in the aforementioned Zoning Resolution.

TABLE I

This table and the accompanying notes are the additional regulations, controls and restrictions referred to in this Section (c)(2)(b) of this Urban Renewal Plan @ Page 8 hereof are an integral part of said Plan.

Parcel Number	Permitted Uses	(1)	Maximum Lot Coverage (Percent)	(2)	Maximum Floor Area Ratio	(3)	Maximum Commercial Floor Area (S.F.)	(4)	Maximum Zoning Rooms	(5)	Setbacks	(6)	Off-Street + Parking and Loading
1	Residential		40		2.2		20,000		7,900		*		*
2	Residential		37		1.0		"	(See Note 4)	"		*		*
3	Residential		45		2.35		"		"		*		*
5	Residential		45		2.75		"		"		*		*
6	Residential		64		3.82		"		"		*		*
7	Residential/ Institutional		46		3.56		"		"		*		*
8A	Residential		37		3.64		"		"		*		*
8B	Residential		25		2.64		"		"		*		*
9	Residential		27		1.90		"		"		*		*
10	Commercial		63(8)		--		50,000		--		*		*
4	Public & Semi-Public		(See Note 7)		--		--		--		*		*
11	Public & Semi-Public (Park)		--		--		--		--		*		*
12	Residential		(As Per Zoning Requirements)						--		*		*

*Except as otherwise provided on Map 2, Land Use Plan, no restriction or control other than the requirements of the Zoning Resolution.

TABLE I (continued)

NOTES:

- (1) Permitted use in residential parcels may include a maximum of 20,000 square feet of commercial floor area, as permitted by Section 78-22 of the Zoning Resolution. Accessory Uses in Large Scale Residential Developments, of which not more than 5,000 square feet may be located in parcels 6, 7 and 8A, and not more than 15,000 square feet in parcel 9. All commercial uses proposed in residential parcels shall be located on the ground floor.

Permitted uses may also include a maximum of 40,000 square feet of community facility floor area in parcels 7 and 8A.

- (2) Maximum lot coverage by buildings is expressed as a percentage of the parcel area. For purposes of computing residential lot coverage, the following may constitute open space: all land areas, open and unbuilt upon, devoted to outdoor uses, such as landscaped areas, walks and plazas at ground level, and all horizontal areas upon the roof of the commercial or community facility portion of a mixed building, provided that such roof areas 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. Any area left unbuilt upon in all parcels shall be suitably surfaced and/or landscaped.
- (3) The floor area ratio (F.A.R.) is to be applied to the parcel area and is the maximum F.A.R. notwithstanding any provision of the Zoning Resolution.
- (4) Parcels 6, 7, 8A, and 9 will be developed by one sponsor. Parcel 9 will be used only to provide accessory off-street parking and retail facilities for residential uses, as defined in note (1).
- (5) Additional required building setbacks and easements are set forth on Map 2, Land Use Plan.
- (6) Off-street parking areas in all parcels, except parcels 8B, 9, 10, and 12, shall be enclosed. Where roof or surface parking is proposed, such areas shall be suitably landscaped and screened; for parcel 12 such landscaping and screening shall be as required by the Department of Housing Preservation and Development.
- (7) Parcel 4, if not developed for Public and Semi-Public use, will be used for street widening purposes. No structures shall be erected on this parcel.
- (8) Maximum lot coverage in Parcel 10 relates only to buildings and shall not be construed for the purposes of this Plan to include the elevated railway structure.

SECTION C: Land Use Provisions and Building Requirements (continued)

(c) Duration of Land Use Provisions and Requirements

The foregoing 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.

SECTION C: Land Use Provisions and Building Requirements (continued)

(d) Environmental Controls

All projects are subject to the requirements of part 617 of The New York State Environmental Quality Review Act of 1976. This Act is implemented in the City by Executive Order 91 of 1977, City Environmental Quality Review (CEQR).

Federally funded projects are also subject to the National Environmental Protection Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wetlands, Coastal Zones, Air Quality, Water Quality, Wildlife, Endangered Species and Solid Waste.

SECTION D: PROJECT PROPOSALS

(1) Land Acquisition

(a) Identification of Real Property to be Acquired

i. Clearance and Redevelopment

All properties within the project area, except those listed below, will be acquired for clearance and redevelopment. Such properties are shown on Map 1, Project Boundary dated January 10, 1969 as revised November, 1989.

Block 3005 - Lots 1, 7, 10, 57, 58, 77, 82

Block 3130 - Lots 6 (part), 10, 14

Block 3131 - Lots 1, 7, 9, 11, 13, 15, 18, 35

Block 3132 - Lots 7, 12, 13, 14, 15, 17, 19, 21, 23, 25,
27, 28, 29, 30, 34

Block 3133 - Lots 1, 4, 6, 7, 8, 9, 10, 11, 13, 17, 18,
21, 22, 25, 40

Block 3134 - All Lots

Block 3138 - Lot 45

Block 3140 - Lot 1

ii. Public Facilities

Land is to be acquired and improved for use as a public park. In addition, land shall be acquired to provide for the realignment of the intersection of East Tremont Avenue and Boston Road and to develop a cul-de-sac on East 179th Street east of Boston Road.

SECTION D: PROJECT PROPOSALS (continued)

iii. Conservation and Rehabilitation

Not Applicable

(2) Relocation

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe, and sanitary dwellings, which are or will be provided in the urban renewal 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.

The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505 sub-section 4(e) of Article 15 of the General Municipal Law. Tenants on sites subject to Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

SECTION E: REDEVELOPERS' OBLIGATIONS

- (a) The regulations and controls set forth in Section C hereof, Land Use Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreement for land disposition and conveyance, executed pursuant thereto.
- (b) The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
- (c) The 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 land disposition contract, within a reasonable time, as determined and set forth in the contract between The City of New York and the redeveloper.
- (d) The redeveloper shall make some or all of the housing available at a sales price or rental that low or moderate income persons and families can afford.
- (e) 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, except as set forth in the contract between the City of New York and the redeveloper.

- (f) 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 basis of race, creed, sex, 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.
- (g) 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 Department of Housing Preservation and Development by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article 15 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 Removal of 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 required to effectuate this Urban Renewal Plan, however, amendments to the aforementioned Zoning Resolution of The City of New York are anticipated.

(5) Proposed Acquisition of Air Rights and Concomitant Easements or Other Rights of User Necessary for the Use and Development of Such Rights

None.

(6) Proposed Methods or Techniques of Urban Renewal

See Section D of the Urban Renewal Plan.

(7) Proposed Program of Code Enforcement

The standard code enforcement program of The City of New York shall be in force and in effect.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS
(continued)

(8) Proposed Time Schedule for the Effectuation of this Urban
Renewal Plan

	<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a)	Land Acquisition	April, 1966	June, 1969
b)	Relocation of Site Occupants	June, 1966	July, 1970
c)	Demolition and Site Clearance	February, 1968	January, 1985
d)	Site Preparation including installation of Project Improvements	October, 1968	December, 1972
e)	Disposition of Land in the Project Area	June, 1970	September, 1985
f)	Estimated Completion Date of Project	---	May, 1986

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. Amendments

This Urban Renewal Plan may be amended at any time by The City of New York pursuant to Section 505 of Article 15 of the General Municipal Law of The State of New York and Section 197(c) of The New York City Charter.

2. Minor Changes

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth 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 Department of Housing Preservation and Development shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modifications shall be permitted which is less restrictive than applicable State and Local Codes and Ordinances, and provided further that concurrence is obtained from the City Planning Commission.

EXHIBIT "A"

BOUNDARY DESCRIPTION

BEGINNING at the corner formed by the intersection of the northerly line of Bronx Park South with the easterly line of Boston Road;

running thence southerly along the easterly line of Boston Road 529.70 feet to its intersection with the northerly line of East 180th Street;

Thence easterly along the northerly line of East 180th Street 335.16 feet to its intersection with the easterly side of Bronx River;

Thence southerly along the easterly side of Bronx River 1059.90 feet to its intersection with the southerly line of East Tremont Avenue;

Thence westerly along the southerly line of East Tremont Avenue 472.34 feet to its intersection with the easterly line of Boston Road;

Thence southerly and westerly along the easterly line of Boston Road 1009.62 feet to its intersection with the northerly line of the Cross Bronx Expressway Right-of-Way;

Thence westerly along the northerly line of the Cross Bronx Expressway Right-of-Way 156.92 feet to its intersection with the westerly line of Vyse Avenue;

Thence northerly along the westerly line of Vyse Avenue 2513.15 feet to its intersection with the northerly line of Bronx Park South;

Thence easterly along the northerly line of Bronx Park South 775.44 feet to its intersection with the easterly line of Boston Road being the point or place of BEGINNING.

The area contained herein is 2,370,022 square feet or 54.41 acres.

The following Parcels are "Excluded from the Project" ("X"):

<u>Block</u>	<u>Lot</u>	<u>Area</u>
3005	1, 7, 10, 57, 58	151,601 s.f.
3005	77, 82	13,212 s.f.
3130	6 (part), 10, 14	
3131	1, 7, 9, 11, 13, 15, 18, 35	64,414 s.f.

EXHIBIT "A"

BOUNDARY DESCRIPTION
(continued)

3132	7, 12, 13, 14, 15, 17, 19, 21, 23, 25, 27, 28, 29, 30, 34	89,668 s.f.
3133	1, 4, 6, 7, 8, 9, 10, 11, 13, 17, 18, 21, 22, 25, 40	86,308 s.f.
3134	1, 7, 9, 13, 14, 20, 28, 33, 35	70,648 s.f.
3138	45	1,580 s.f.
3140	1	21,905 s.f.



LEGEND

- PROJECT BOUNDARY
- EXCLUDED FROM PROJECT
- I.R.T. SUBWAY (ELEVATED LINE)

BRONX PARK SOUTH

THE CITY OF NEW YORK
DEPT OF HOUSING PRESERVATION & DEVELOPMENT

PROJECT BOUNDARY

BLOCK, LOT, AND HOUSE NUMBERS

DATE: JANUARY 1966; JANUARY 1969; OCTOBER 1964;
NOVEMBER 1966

1



LEGEND

	PROJECT BOUNDARY		EASEMENT (UTILITY OR TRANSIT AUTHORITY)
	EXCLUDED FROM PROJECT		BUILDING SETBACK AREA
	PARCEL NUMBER		PUBLIC ACCESS AND UTILITY EASEMENT
	COMMERCIAL		PUBLIC ACCESS EASEMENT
	RESIDENTIAL		I.R.T. SUBWAY (ELEVATED LINE)
	PUBLIC & SEMI PUBLIC		CEMETERY



BRONX PARK SOUTH

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LAND USE PLAN

DATE: JANUARY 10, 1969 REVISED: JANUARY 20, 1970;
AUGUST 1970, OCTOBER 1984, NOVEMBER 1989

FACT SHEET

Bronx Park South Urban Renewal Project Second Amended Urban Renewal Plan October, 1984

Minor Change
November, 1989

Reason for the Minor Change

1) To delete the Rehabilitation Standards from the Plan. These standards applied to pre-existing, privately-owned buildings and by agreement between HPD and DCP are no longer enforceable.

2) To replace the "Q" ("Not to be Acquired") designation with an "X" ("Excluded from the Project") designation. The original intent of the "Q", to keep occupied privately-owned buildings at a high level of maintenance (with reference to the unenforceable Rehabilitation Standards), had been rendered academic by the demolition and In-Rem acquisition of much of the "Q" property which will now be redeveloped with new housing construction.

Specific Changes

1. Exhibit B-Property Rehabilitation Standards (Residential) and Exhibit C-Property Rehabilitation Standards (Commercial) will be removed from the Urban Renewal Plan.
2. On Map 1-Project Boundary Map and Map 2-Land Use Plan, All "Q's" ("Not to be Acquired") will be replaced with "X's" ("Excluded from the Project")

Pages Affected

Text
Exhibit A-Page 1
Exhibit B-Pages 1-20
Exhibit C-Pages 1-5
Map 1-Project Boundary
Map 2-Land Use Plan