

BRONX PARK SOUTH URBAN RENEWAL PROJECT

CITY OF NEW YORK N.Y.

N.Y. R-68

AMENDED URBAN RENEWAL PLAN

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Bronx Park South  
January 10, 1969  
Revised: January 20, 1970  
August 1, 1970

**APPROVED BY CPC**  
**(BOE ADOPTION NEEDED)**

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(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, 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)1)c) of the Urban Renewal Plan.

Structures which are "Not to be Acquired" (Q) shall be subject to the Property Rehabilitation Standards as set forth in this Urban Renewal Plan.

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 an historic cemetery.

(C) LAND USE PLAN

- (1) Map 2, Land Use Plan, dated January 10, 1969, revised January 20, 1970 and August 1, 1970, 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 land 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 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.

(a) Permitted Uses

As shown on Map 2, Land Use Plan, dated January 10, 1969, revised January 20 and August 1, 1970, 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.

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

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 5 and 6 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 at Page 4 hereof, and are an integral part of said Plan.

Parcel Number	Permitted Uses (1)	Maximum Lot Coverage (Per Cent) (2)	Maximum Floor Area Ratio (3)	Maximum Commercial Floor Area (S.F.)	Maximum Zoning Rooms	Setbacks (5)	Off-Street Parking + Loading (6)
1	Residential	40	2.2			*	*
2	Residential	37	1.0			*	*
3	Residential	45	2.35			*	*
5	Residential	45	2.75		7,900	*	*
6	Residential	64	3.82	20,000 (See note 4)		*	*
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 and Semi-Public	(See Note 7)	--	--	--	*	*
11	Public and Semi-Public (Park)	--	--	--	--	*	*

\* 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 use 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 use, 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 and 10, shall be enclosed. Where roof or surface parking is proposed, such areas shall be suitably landscaped and screened.
- (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.

(c) Duration of Land Use Provisions and Building 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.

(d) Applicability of Land Use Provisions and Building Requirements to Properties Which are not to be Acquired

The provisions and requirements set forth under C2a and C2b will not apply to real property "not to be acquired". All properties which are "not to be acquired" will be subject to Property Rehabilitation Standards as set forth under D2 of this Urban Renewal Plan. In the event that the use of any property which is "not to be acquired" is changed or enlarged or a new use is established or a new building is constructed, or if an existing building on such property is enlarged, altered, converted, reconstructed, or relocated, it shall be in accordance with the applicable regulations of the aforementioned Zoning Resolution.

(D) PROJECT PROPOSALS

(1) Land Acquisition

(a) Identification of Real Property to be Acquired for:

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 Map, dated January 10, 1969.

- Block 3005 - Lots 1, 7, 10, 57, 58, 77, 82
- ✓ Block 3130 - Lots 1, 3, 6, 10, 14, 34
- ✓ 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 - 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.



iii. Conservation and Rehabilitation

Not Applicable

(b) Special Conditions Under Which Properties Not Designated For Acquisition May be Acquired

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.

In addition, owners of all buildings in these areas will be required to renovate said structures in compliance with the rehabilitation standards contained in this Urban Renewal Plan, within a reasonable period of time as determined by the Housing and Development Administration. In order to insure the elimination of all substandard conditions in areas designated as "Not to be Acquired", the City reserves the right to acquire any property wherein the owner does not undertake to correct all outstanding building violations in addition to making such necessary improvements as may be required to bring the building into compliance with the Rehabilitation Standards contained in Exhibits B and C of this Urban Renewal Plan.

(c) Special Conditions Under Which Properties Identified For Acquisition May be Excluded Therefrom.

Not Applicable

(2) Rehabilitation and Conservation

(a) Residential

See Exhibit "B" which is attached hereto.

(b) Non-Residential

Non-Residential buildings and uses to remain and designated "Not to be Acquired" (Q) on Map 1, Boundary Map, dated January 10, 1969, 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 (D)3f of this Urban Renewal Plan shall apply in order to insure a harmonious redevelopment. See Exhibit "C" which is attached hereto.



(3) 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 agreements 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 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.
- (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 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.

(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 Time Schedule for the Effectuation of this Urban Renewal Plan

Estimated Completion Date of Project: December 1972

<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	September, 1970
d) Site Preparation including Installation of Project Improvements	October, 1968	December, 1972
e) Disposition of Land in the Project Area	June, 1970	November, 1970

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

None

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(7) Proposed Methods or Techniques of Urban Renewal

See Section B (2) of this Urban Renewal Plan;

(8) Proposed Program of Code Enforcement

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

(F) CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that if modified after the disposition of any land in the project area such modification must be consented to, in writing, by the purchaser or lessee of the specific property covered by the modification.

This shall not be construed to require the consent of the purchaser or lessee of any other parcel in the project area.

(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 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 of the terms of these restrictions to 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 or local codes or ordinances and provided that H.U.D. concurrence is obtained.



E X H I B I T "A"

Description of Land within the Bronx Park South Project, Including Interior and Peripheral Streets:

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 designated as Not to be Acquired (Q):

Block 3005 Lot 1 )	
Lot 7 )	
Lot 10 )	151,601 S.F.
Lot 57 )	
Lot 58 )	
Lot 77 )	
Lot 82 )	13,212 S.F.

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Parcels Not to be Acquired (Q) (continued):

Block 3130 Lot 1)

Lot 3)

Lot 6)

Lot 10)

Lot 14)

Lot 34)

77,727 S.F.

Block 3131 Lot 1)

Lot 7)

Lot 9)

Lot 11)

Lot 13)

Lot 15)

Lot 18)

Lot 35)

64,414 S.F.

Block 3132 Lot 7)

Lot 12)

Lot 13)

Lot 14)

Lot 15)

Lot 17)

Lot 19)

Lot 21)

Lot 23)

Lot 25)

Lot 27)

Lot 28)

29)

30)

34)

89,668 S.F.

Parcels Not to be Acquired (Q) (continued):

Block 3133	Lot 1)	
	Lot 4)	
	Lot 6)	
	Lot 7)	
	Lot 8)	
	Lot 9)	
	Lot 10)	86,308 S.F.
	Lot 11)	
	Lot 13)	
	Lot 17)	
	Lot 21)	
	Lot 22)	
	Lot 18)	
	Lot 25)	
	Lot 40)	

Block 3134	Lot 1)	
	Lot 7)	
	Lot 9)	
	Lot 13)	
	Lot 14)	70,648 S.F.
	Lot 20)	
	Lot 28)	
	Lot 33)	
	Lot 35)	

Block 3138	Lot 45)	1,580 S. F.
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Block 3140	Lot 1)	21,905 S. F.
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EXHIBIT "B"

URBAN RENEWAL PLAN

PROPERTY REHABILITATION STANDARDS  
(RESIDENTIAL)

CONTENTS

- I. INTRODUCTION
- II. DEFINITIONS
- III. BUILDING AND PROPERTY DEVELOPMENT
- IV. SPACE AND OCCUPANCY
- V. CONSTRUCTION STANDARDS

## I. INTRODUCTION

These standards have been developed to serve as the basis for rehabilitation of existing residential structures to provide accommodations and environments which are decent, safe, sanitary, livable and designed to have continuing appeal. These standards are geared to the rehabilitation of structures on a long term basis--estimated mortgage life 20 years minimum - which will yield sufficient income to meet all operating expenses, and provide a satisfactory return on the investment.

The requirements set forth herein supplement all State and Local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

- (a) Chapter 26, Title C, Building Code of the Administrative Code of the City of New York;
- (b) Chapter 26, Title D, Housing Maintenance Code of the Administrative Code of the City of New York;
- (c) Chapter 713, L. 1929, Multiple Dwelling Law, as amended;
- (d) Zoning Resolution of 1960 of the City of New York, as amended;
- (e) Chapter 30, Title B, Electrical Code of the City of New York; and
- (f) Chapter 22, Health Code of the City of New York.

## II. DEFINITIONS

- (1) Basement: A space of full story height below the first floor having less than 50% of its height below adjoining grade.
- (2) Cellar: That space of a building which is partly or entirely below grade, having more than half of its clear height below the average grade of the adjoining ground.
- (3) Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including kitchenettes, bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.
- (4) Multiple Dwelling: A "multiple dwelling" is a building containing three or more dwelling units.
- (5) Dwelling Unit: A "dwelling unit" is a group of rooms having a separate entrance and consisting of one or more living rooms and at least one kitchen or kitchenette and one bathroom.
- (6) Living Room: A "living room" is a habitable space within a dwelling unit primarily used for social gathering, study or other human activity, but exclusive of such areas as bedrooms, bathrooms, cooking spaces, dining rooms, foyers, halls, dressing rooms, and closets.
- (7) Bedroom: A "bedroom" is a habitable space used primarily for sleeping purposes.
- (8) Kitchen: A "kitchen" is a habitable space used for cooking and preparation of foods which has a floor area of 59 sq. ft. or more.
- (9) Kitchenette: A "kitchenette" is a cooking space having a floor area less than 59 sq. ft.
- (10) Bathroom: A "bathroom" is a compartment within a dwelling unit containing water closet, lavatory, bathtub and shower.



### III. BUILDING AND PROPERTY DEVELOPMENT

#### A. RESIDENTIAL CHARACTER

The property and building shall be residential in use and character. Uses which are accessory to and harmonious with this residential character and which are legal uses under existing law shall be permitted, including those of a professional or home occupation nature serving primarily the residential area.

#### B. BUILDING BULK

No building shall be increased in height or land coverage.

### IV. SPACE AND OCCUPANCY

#### A. APARTMENT DISTRIBUTION

No dwelling unit shall be subdivided into a larger number of units without prior approval by the Housing and Development Administration.

#### B. MINIMUM ROOM SIZES

Room sizes shown below shall be the minimum permitted for any subdivision of existing space, or for the construction of new rooms. Unremodeled existing rooms, smaller in size than those indicated below but adequate in size and arrangement for the intended function, may be retained upon approval of the Housing and Development Administration.

SCHEDULE I (1)				
Name of Space		Minimum Area (Sq.Ft.) (2)		Least Dimension (3)
	O BR	1 & 2 BR DU	3 or more BR DU	
LR		140	150	10'-0"
DR		80	100	7'-8"
K		59	70	3'-0" (4)
K'ette (4)	40	40 (NP in 2BR)	NP	3'-4"
BR		70	70	7'-0"
Total BR Area		1 BR, 100 2 BR, 170	3 BR, 240 4 BR, 340	1st BR of each DU= 8'-0"
OHR (5)		70	70	7'-0"
LR - DA		160	180	(7)
LR - DR		200	220	(7)
LR-DA-K (6)		210	240	(7)
K-DA (6)		80	100	(7)
K-DR (6)		120	140	(7)
K'ette-DA (6)		60	80	(7)
LR-DA-BR	220	NP	NP	(7)
LR-BR	190	NP	NP	(7)

## NOTES - SCHEDULE I

(1) Abbreviations

DU = Dwelling Unit

LR = Living Room

DR = Dining Room

K = Kitchen

DA = Dining Area

K'ette = Kitchenette

BR = Bedroom

OHR = Other Habitable Room

NP = Not Permitted

(2) Minor variations to these room areas may be permitted when existing partitions preclude compliance.

(3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

(4) Clear passage space.

(5) An "Other Habitable Room" (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR is allowable, for room count purposes, per dwelling unit.

(6) The combination of a Kitchen or Kitchenette and a Bedroom into a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.

(7) Least dimension of appropriate room function applies.

### C. HALLWAYS

Hallways shall provide adequate, safe and unobstructed circulation from dwelling units or other spaces to various means of exit. Where a required stairway is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any dwelling unit to the

stairway should not exceed 20 ft. Where the stairway is enclosed, this distance should not exceed 30 ft. Hallways providing access to stairways and serving more than one family should not be less than 3 ft. - 6 in. wide.

D. FIRE PROTECTION

1. OBJECTIVE: To assure a high degree of safety to life and property by the separation of dwelling units, by the use of materials which will retard the spread of fire, smoke and hot gases through open or concealed spaces within the building, and by providing adequate and properly constructed means of exit.
2. EXITS: Each dwelling unit in multi-family structures shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit for each dwelling unit by means of a doorway, stairway, protected passageway, or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency. Access to exits shall not necessitate passage through another dwelling unit, nor shall exits be subject to locking by any device which would impede or prohibit ready egress.

In three or more story structures accommodating more than one family, there shall be at least one non-combustible stairway,



except that a combustibile stairway is acceptable under either of the following conditions:

- (a) An approved automatic sprinkler system, in accordance with National Fire Protection Association Standard No. 13, shall be installed in the stairhall and above the stairs on all floors; or
- (b) The stairway shall be enclosed within walls providing not less than a 1-hour fire resistance rating. Door openings in stairway enclosures shall be protected by doors and door frames having not less than 3/4-hour fire resistance rating. Flush-type, solid wood, 1 3/4 inch thick doors are an acceptable alternative. All doors shall be equipped with self-closing devices. No transoms shall be permitted.

In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustibile materials is acceptable only where both conditions (a) and (b) listed in the preceding paragraphs are complied with.

Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.

Elevators shall not be considered a required means of egress.

#### E. PRIVACY AND ROOM ARRANGEMENT

A degree of privacy shall be provided commensurate with suitable living conditions, particularly with reference to access to bedrooms and bathrooms. A bedroom or bathroom is not acceptable if it is used as the only means of access to a habitable room or hallway. Direct access to the bathroom through a bedroom in a dwelling unit having more than one bedroom is not acceptable.

F. EXCEPTIONS

Where special site or structural conditions may make it impractical to carry out one or more of the requirements listed herein, an exception may be permitted by the Housing and Development Administration, provided that no exception shall be permitted which is less restrictive than applicable State and City codes and ordinances. The following conditions may justify an exception:

- (1) Long established local practices and customs in the area assure continued market acceptance of the exception.
- (2) Design and planning of the specific dwelling units offers improved or compensating features, providing equivalent durability and utility.
- (3) Cost of a specific improvement will result in rent increases deemed excessive or infeasible.

## V. CONSTRUCTION STANDARDS

### A. OBJECTIVE AND GENERAL REQUIREMENTS

The objective of the construction standards set forth herein is to insure compliance with the following requirements:

- Sufficient structural strength and rigidity.
- Adequate protection from corrosion, decay and other destructive forces.
- Necessary resistance to the elements.
- Reasonable durability and economy of maintenance.
- Good quality of workmanship and acceptable appearance.

All structural components of a building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated structure. Sagging of floors, partitions or stairs, bulging of exterior walls, etc., shall be restored, within practicable limits, to an acceptable level or plumb position and adequately supported or braced. Stair railings shall be rigid. Individual structural members in a deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity. In general, the rehabilitation work shall conform with the following specific basic requirements:

### B. SITE WORK

1. Repair or replace broken sidewalks, yards, courts or other defective paved surfaces around the buildings as required, and provide proper pitch away from the structure.
2. Repair, replace and restore retaining walls, fences and yard drains as required.

3. No subsidiary structures, fences, open incinerators or other installations shall be permitted on the premises which create hazardous or objectionable conditions.
4. Defective masonry steps and railings shall be repaired or replaced as required. Where portions of the masonry steps require substantial alterations, the finished surfaces shall provide a homogeneous texture and uniform color harmonizing with the main structure.

C. EXTERIOR OF STRUCTURE

1. EXTERIOR WALLS

Exterior walls shall provide safe and adequate support for all superimposed loads and shall be resistant to weather and moisture. Where rehabilitation work is necessary, the following requirements shall be met:

- (a) Seal all cracks in walls, including foundation walls and parapet walls.
- (b) Repair defective brickwork, coping, window sills, masonry trim and other masonry surfaces, and replace missing masonry if the damage is extensive.
- (c) Spot-point and steam-clean the brick walls as required.

2. WINDOWS, DOORS AND OTHER OPENINGS

Existing doors and windows, including hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Deteriorated doors, sashes, frames, and trim needing restoration work shall be guided by the following rules:

- Repair, if work can be done in place.
- Replace, if the entire component needs to be removed in order to be restored.
- All existing windows shall be made weather-tight.
- Defective glass and putty shall be replaced and painted.
- New double-hung windows shall be provided with approved type weatherstripping.
- All new windows shall be painted with three (3) coats of approved paint to match existing undamaged work.
- Main entrance doors and rear doors shall be in sound condition, well fitted and equipped with approved locks and other essential hardware, and either painted with three coats of exterior type paint or suitably treated to provide a natural finish.

3. ROOFING AND SHEET METAL

All roofs shall have a suitable covering free of holes, cracks, blisters, or other damage. Old, worn or deteriorated roofing



surfaces which no longer provide the necessary degree of protection, as evidenced by poor drainage, excessive blistering, surface breaks and/or water seepage into the interior, shall be removed and replaced with new roofing and properly pitched to roof drains. Roof drains shall be cleaned and defective drains shall be removed, replaced and reset. Defective base and cap flashing on the roof or elsewhere shall be repaired, or replaced if the damage is extensive. Rotted or weak roof framing shall be replaced. Reframe and restore the roof surface at the locations of removed dumbwaiter shafts.

4. MISCELLANEOUS METAL WORK

All exterior ferrous metal work, including cornices, skylights, fire escapes, railings and iron fences, shall be wire-brushed and painted with three (3) coats of exterior type paint. Defective skylights, fire escapes and railings shall be repaired where possible, but when the damage is extensive, they shall be removed and replaced.

D. PUBLIC SPACES

1. VESTIBULES AND HALLWAYS

Repair and when necessary replace all defective plastered surfaces, flooring and treads to match adjacent undamaged surfaces. Paint walls and ceilings as required. In multiple dwelling structures all public circulation spaces shall be finished with durable materials, and shall be provided with adequate light facilities and ventilation.

2. APARTMENT ENTRANCE DOORS

Wood doors and frames leading to individual apartments in multiple dwellings shall be removed and replaced with hollow metal doors and metal frames. All entrance doors shall be well fitted, freely moving, properly finished, and fitted with locks and other essential hardware, including self-closing devices. Repair, refit and refinish existing doors if practicable; replace when the damage is extensive and cannot be completely removed.

3. INTERIOR STAIRWAY

(See Paragraphs III-C and D(2) and V-C(4) above)

4. BASEMENT OR CELLAR AREAS

- a. All public spaces shall be provided with adequate light and ventilation. Walls and ceilings shall be whitewashed or painted with other suitable paints and finished in light colors. Basement storage rooms, workshops, boiler room and laundry rooms shall be provided with fire-retarded ceilings and hard, smooth, level floors. Defective or uneven concrete floor areas shall be removed and replaced with new concrete flooring.
- b. Laundries are to be provided in basements where adequately lighted and ventilated space is available, and where the number of dwelling units in the building warrants such facilities. The concrete floor shall be pitched to a floor drain. A general storage space shall be provided for each dwelling unit. The minimum volume of storage space shall be 100 cu. ft. per dwelling unit but should be appropriately increased for 3 or 4 bedroom units.

- c. All dumbwaiters shall be removed, including the shaft projecting above the roof level. All openings in floors, walls and roof shall be properly sealed and restored to match adjacent undamaged surfaces. Dumbwaiters located within the dwelling units shall be converted into closet or other useable space and properly finished.
- d. Provide garbage storage bins outside the building, to store the metal garbage containers for City pick-up. The storage bins shall be designed so as to completely enclose and screen the metal containers. The containers shall be provided with tight-fitting covers and shall be covered at all times.
- e. Elevators and incinerators shall be provided in the large 5-story multiple dwelling structures where economically feasible, provided, however, that the initial and maintenance costs of these improvements will not make rehabilitation of the particular building economically unfeasible.

E. INTERIOR OF DWELLINGS

1. Architectural Work

- a. Floors - All floors shall be solid, level, finished in a smooth and even surface. Defective concrete flooring in basements or cellars shall be removed and replaced with new concrete flush with adjacent undamaged floor surface. Defective wood flooring shall be repaired or replaced as required, to match adjacent undamaged flooring. Loose boards shall be renailed or replaced. After completion

of the floor restoration work, floors shall be scraped, sanded, sealed and refinished to match original flooring work. Damaged ceramic tile floors in bathrooms shall be replaced to match the original undamaged tile flooring. Defective resilient floor covering in kitchens shall be replaced with new durable, waterproof, non-absorptive material.

- b. Plaster - All defective or conspicuously uneven plastered surfaces, shall be removed and replaced with new plaster and finished flush with adjacent undamaged plastered surfaces. Where the existing wood lath is deteriorated, the lath as well as the plaster shall be removed and replaced with new materials. In all areas where the deterioration of plastered surfaces is the result of roof or wall leaks, or defective plumbing pipes concealed in the walls, restoration of the plaster surface shall be made only after the completion of the repairs to necessary roof, wall or plumbing. Excessive coats of paint on existing plastered surfaces shall be scraped and sanded to a smooth finish prior to painting.

- c. Interior Woodwork - All defective woodwork and trim shall be repaired or replaced. Excessive coats of old paint on existing wood surfaces shall be scraped and sanded to a smooth surface prior to painting.

- d. Rehabilitation of Bathrooms - The following work shall be performed in bathrooms whenever applicable:
- i. Remove exposed plumbing lines and obsolete bathtubs and other fixtures, replacing with those of modern design, as described in further detail under Section 2 (b)' and (c) below;
  - ii. Provide ceramic tile wainscot 4 feet in height, except over bathtubs, where wainscot shall be 6' in height. All existing defective wall or floor tile shall be replaced to match adjacent existing work;
  - iii. Replace the plaster removed during alterations and extend the ceramic tile work to and around the new tubs.
- e. Kitchen Facilities - Each dwelling unit shall have a separate kitchen space, to contain a sink with counter work space, and adequate space for installing ranges and refrigerators and for storage of dishes and cooking utensils. Open shelving or deteriorated kitchen cabinets shall be removed and replaced with new wood or metal cabinets. Minimum areas of kitchen storage space shall be as follows:
1. Total shelving in wall and base cabinets - 30 sq. ft.
  2. Drawer area - 5 sq. ft.
- f. Closets - Clothes closet space shall be provided within each dwelling unit on the basis of approximately 12 sq. ft. for the first bedroom plus 6 sq. ft. for each additional bedroom. Linen closet space shall also be provided within each living unit. The minimum shelf area for small dwelling units shall be 8 sq. ft. and proportionately increased for larger apartments.



- g. Light and Ventilation - All habitable rooms, except kitchens, shall have adequate natural light and ventilation. Mechanical ventilation is acceptable in bathrooms and kitchens. There shall be adequate natural and/or artificial light throughout all public halls, stairways and basement rooms sufficient to provide safe, illuminated passage to all apartments or other public spaces.
- h. Painting and Decorating - Where needed, all public spaces and habitable rooms shall be painted in such a manner as to resist moisture and provide a reasonable degree of durability. All wood or plaster surfaces in need of repairs shall be repaired and properly prepared prior to painting. Excessive layers of old coats of paint shall be removed and scraped to provide a smooth and even surface. Where walls and ceilings require substantial repairs or alterations, the entire room shall be painted, and the patched areas shall be sized and receive the same number of coats of paint as required for new plaster work.

2. Plumbing, Heating and Electrical Work

- a. General - The plumbing system and its appurtenances for each dwelling shall provide a satisfactory hot and cold water supply, drainage, venting, and operation of fixtures. Plumbing systems, including house sewers, shall operate free of fouling and clogging. The water supply system shall be free from excessive accumulation of rust or mineral deposits. Piping and fixtures which do not meet these requirements shall be removed and replaced.

- b. Piping - All new hot and cold water supply piping shall be of non-ferrous materials. All piping shall be in sound condition, of adequate sizes, and shall be free of cross connections or back-siphonage between fixtures, which may cause contamination of the domestic water supply. Piping not meeting these requirements shall be removed and replaced with new piping. All existing exposed piping in bathrooms shall be removed and replaced with piping concealed in the walls. Pipe openings in walls, floors and ceilings shall be provided with tight-fitting escutcheons around the pipes to block leakage of air, transmission of sound, and to prevent the passage of rodents or vermin.

In kitchens, a four (4) burner gas or electric range in good operating condition shall be provided, together with required supply risers and branch lines.

- c. Bathroom Fixtures - Complete bathing and sanitary facilities shall be provided within each dwelling unit, consisting of a water closet, a tub (4' - 6" minimum), overhead shower, and a lavatory. The bathroom shall also be equipped with a medicine cabinet, built-in soap dishes and towel bars.

Old tubs with submerged inlets shall be removed and replaced with new tubs and new shower head, both of modern design.

- d. Domestic Hot Water - Each dwelling unit within a building shall have an adequate supply of hot ( $120^{\circ}$  -  $140^{\circ}$  F) water, with ample storage capacity from a central system located in the basement, piped to each kitchen sink, lavatory and tub.

- e. Heating - Each dwelling unit shall be provided with a central heating system capable of maintaining a temperature of at least 70 degrees F., when the outside temperature is zero, in all habitable rooms, bathrooms, and hallways. All boilers and equipment shall have an appropriate recognized approval for safety and performance. All defective piping or radiators shall be replaced. Defective boiler room equipment and/or defective pipe insulation shall be replaced or repaired.
- f. Electrical - Each habitable room shall be provided with at least two (2) convenience outlets. Appliance circuits shall be installed in kitchens where required. All wiring shall be concealed. Existing wiring shall be in good serviceable condition, and installed so as not to be a potential source of electrical hazard. Where these conditions are not fulfilled, the wiring shall be replaced. The electrical system shall conform to the requirements of the National Board of Fire Underwriters and the Department of Water Supply, Gas and Electricity of the City of New York.

F. PROTECTION AGAINST INFESTATION

The steps outlined below are essential protective measures against rat and vermin infestations:

- (1) Windows near grade shall be in sound condition and shall be provided with snug-fitting screens.
- (2) Exterior doors must fit tightly and be flashed at sill.

- (3) Openings of pipes through floors or wall shall be provided with tight-fitting collars.
- (4) Cracks and crevices in foundations and above ground walls shall be effectively sealed.
- (5) Decayed wood surfaces shall be replaced and joints caulked.
- (6) Sidewalks and other paved surfaces shall be placed against the foundation walls to prevent penetration of moisture.
- (7) Loose or damaged baseboards shall be repaired or replaced as required. All openings in interior partitions or floors shall be closed and effectively sealed.
- (8) No garbage storage shall be permitted in the vestibules, hallways or basements. Garbage containers shall be made of metal or other durable materials, equipped with tight-fitting covers, and kept in special enclosures.

Exhibit "C"  
URBAN RENEWAL PLAN  
PROPERTY REHABILITATION STANDARDS  
(NON - RESIDENTIAL)

CONTENTS

I. Commercial Properties  
II. Public and Semi-Public Properties

1. Block 3005 - Lots 1, 57, 58
2. Block 3132 - Lot 30
3. Block 3133 - Lot 25
4. Block 3133 - Lots 21, 22
5. Block 3138 - Lot 45
6. Block 3005 - Lot 10

## I. COMMERCIAL PROPERTIES

These standards have been developed to serve as a basis for the rehabilitation of existing commercial structures as well as commercial uses located on the ground floor of residential buildings. The applicable paragraphs of Exhibit "B" of the Urban Renewal Plan, along with additional controls which are to be complied with, are cited below.

### A. Section I, Introduction, of Exhibit "B"

### B. Applicable Paragraphs of Section V, Construction Standards, of Exhibit "B"

#### 1. OBJECTIVE AND GENERAL REQUIREMENTS

Paragraph A

#### 2. SITE WORK

Paragraphs B1 through 4

#### 3. EXTERIOR TREATMENT

Paragraphs C1 through 4, except item 2d. The exterior finish of all of the items cited in paragraphs C1 through 4, except for item 2d, shall be of an acceptable appearance and shall harmonize with the adjacent buildings.

#### 4. INTERIOR TREATMENT

Paragraph E1, Items a, b, c, and h

#### 5. PROTECTION AGAINST INFESTATION - Paragraph F

### C. Additional Controls

#### 1. MECHANICAL, ELECTRICAL AND SANITARY FACILITIES

All commercial establishments shall be equipped with an adequate supply of heat and running water. Food handling establishments shall, in addition, be equipped with an adequate supply of hot



water and with toilet facilities for the food handling personnel in accordance with the provisions of the New York City Health Code. Restaurants and lunch rooms shall also have toilet rooms with wash basins for men and women to accommodate the public as well as the personnel. In bars and grills, the toilet facilities shall also conform with the provisions of the New York State Liquor Authority. In all commercial uses, the electric wiring shall conform to the requirements of the National Board of Underwriters and the provisions of the Department of Water Supply, Gas & Electricity.

2. SIGNS

All commercial property signs shall be brought into conformity with the Zoning Resolution of the City of New York.

3. USES

Uses shall be limited to those permitted by the Zoning Resolution in a C1 district. All other uses shall be prohibited.

- II. PUBLIC AND SEMI-PUBLIC PROPERTIES

1. CITY-OWNED PROPERTY (Block 3005 - Lots 1,57,58)

The City owned property located north of the intersection of Vyse Avenue and Boston Road, covering Lots 1,57,58 in Block No. 3005, shall be suitably landscaped and fenced.

2. BECK MEMORIAL CHURCH (Block 3132 - Lot 30)

Bryant Avenue and East 180th Street

The following improvements shall be made:

- (a) - Point joints in granite steps at main entrance.
- (b) - Repair and clean 8 ft. masonry wall, enclosing main entrance steps on 180th Street.
- (c) - Clean and paint all wood double hung windows.
- (d) - Replace all permanently installed window screens.
- (e) - Replace deteriorated window sash in south wall.
- (f) - The stucco-faced portion of the building in the rear shall be properly prepared and painted.
- (g) - Repair and rehabilitate the three (3) large stained and leaded windows including the framework.
- (h) - Steam-clean a portion of the west wall as required.

3. WEST FARMS CEMETERY (Block 3133 - Lot 25)

Bryant Avenue and East 180th Street

- (a) Repair, replace and extend existing sidewalks on 180th Street and Bryant Avenue, as required.
- (b) Repair and reface retaining wall on 180th Street, and construct new wall on Bryant Avenue.
- (c) Replace existing chain link fence with new 6-foot high wrought iron fence around entire perimeter of cemetery.
- (d) Perform drainage work as required.
- (e) Improve existing driveways and walks within the cemetery.
- (f) Remove dead trees, trim trees, and establish new lawns.
- (g) Repair and paint miscellaneous items as required to produce a satisfactory appearance.

4. IMMANUEL CHURCH (Block 3133 - Lots 21, 22)

The building and property are to be kept at a high level of maintenance.

5. WATER SUPPLY ACCESS AREA (Block 3138 - Lot 45)

The area shall be suitably surfaced, and landscaped and kept at a high level of maintenance.

6. PUBLIC SCHOOL NO. 6 (Block 3005 - Lot 10)

The building and property are to be kept at a high level of maintenance.



# LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- I.R.T. SUBWAY (ELEVATED LINE)
- ★ POINT OF BEGINNING OF BOUNDARY DESCRIPTION



SCALE IN FEET  
0 80 160

FINAL PROJECT REPORT (URBAN RENEWAL PLAN)  
**BRONX PARK SOUTH**  
THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION

## PROJECT BOUNDARY BLOCK, LOT, AND HOUSE NUMBERS

DATE: JAN. 10, 1969  
CODE No. R-213



**LEGEND**

- |  |                      |  |   |
|--|----------------------|--|---|
|  | PROJECT BOUNDARY     |  | EASEMENT (UTILITY OR TRANSIT AUTHORITY) |
|  | NOT TO BE ACQUIRED   |  | 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                                |



FINAL PROJECT REPORT  
**BRONX PARK SOUTH**  
 THE CITY OF NEW YORK  
 HOUSING & DEVELOPMENT ADMINISTRATION

**LAND USE PLAN**

DATE: JANUARY 10, 1969 REVISED JANUARY 20, 1970  
 CODE No. R-225 REVISED AUGUST 1, 1970