



Department of
Housing Preservation
& Development

OFFICE OF DEVELOPMENT

Bronxchester

**URBAN
RENEWAL
PROJECT**

**FIRST AMENDED URBAN RENEWAL PLAN
FIRST MINOR CHANGE**

**NOVEMBER 1995
JUNE 2008**

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

FIRST AMENDED
URBAN RENEWAL PLAN

BRONXCHESTER
URBAN RENEWAL AREA

THE BRONX
Community District No. 1

November, 1995

HISTORY OF PRIOR APPROVALS

Prior to the initial date of adoption of this Urban Renewal Plan by the Board of Estimate, as shown below, this project was a portion of the South Bronx Neighborhood Development (Urban Renewal) Project for which the "History of Prior Approvals" is set forth on the following pages.

Original Urban Renewal Plan dated February 1989

Approved by the City Planning Commission: July 10, 1989 (C-89614HUX)

Adopted by the Board of Estimate: August 17, 1989

89 0614 HUX

South Bronx Neighborhood Development Plan -- History of Prior Approvals

Original Urban Renewal Plan - SOUTH BRONX MODEL CITIES

Approved by the City Planning Commission: November 20, 1968 (CP-20527)

Adopted by the Board of Estimate: December 19, 1968 (Cal. No. 10)

First Amended Urban Renewal Plan

Approved by the City Planning Commission: December 10, 1969 (CP-20972)

Adopted by the Board of Estimate: January 22, 1970 (Cal. No. 4)

Second Amended - SOUTH BRONX N.D.P. (NEIGHBORHOOD DEVELOPMENT PROGRAM)

Approved by the City Planning Commission: June 24, 1970 (CP-21214)

Adopted by the Board of Estimate: July 23, 1970 (Cal. No. 15)

Third Amended Urban Renewal Plan

Approved by the City Planning Commission: September 28, 1970 (CP-21309)

Adopted by the Board of Estimate: October 29, 1970 (Cal. No. 17)

Fourth Amended Urban Renewal Plan

Approved by the City Planning Commission: March 3, 1971 (CP-21468)

Adopted by the Board of Estimate: April 22, 1971 (Cal. No. 14)

Fifth Amended Urban Renewal Plan

Approved by the City Planning Commission: March 14, 1972 (CP-21890)

Adopted by the Board of Estimate: April 20, 1972 (Cal. No. 8)

Sixth Amended Urban Renewal Plan

Approved by the City Planning Commission: January 8, 1973 (CP-22218A)

Adopted by the Board of Estimate: February 8, 1973 (Cal. No. 15)

Seventh Amended Urban Renewal Plan

Approved by the City Planning Commission: March 5, 1973 (CP-22254)

Adopted by the Board of Estimate: April 12, 1973 (Cal. No. 9)

Minor Change

Approved by the City Planning Commission: December 3, 1973 (HO-73-69)

Eighth Amended Urban Renewal Plan

Approved by the City Planning Commission: November 13, 1974 (CP-22815)

Adopted by the Board of Estimate: December 19, 1974 (Cal. No. 4)

Minor Changes

Approved by the City Planning Commission: June 28, 1978 (N-770655HCX)

Approved by the City Planning Commission: October 4, 1978 (N-780514HCX)

Ninth Amended Urban Renewal Plan

Approved by the City Planning Commission: October 13, 1978 (C-780180HUX)

Adopted by the Board of Estimate: November 16, 1978 (Cal. No. 13)

South Bronx Neighborhood Development Plan - - History of Prior Approvals
(continued)

Minor Change

Approved by the City Planning Commission: September 5, 1979 (N-780411HCX)

Tenth Amended Urban Renewal Plan

Adopted by the City Planning Commission: October 15, 1980 (C-800434HUX)

Adopted by the Board of Estimate: December 4, 1980 (Cal. No. 11/16)

Eleventh Amended Urban Renewal Plan

Adopted by the City Planning Commission: May 11, 1981 (C- 800833HUX)

Adopted by the Board of Estimate: June 11, 1981 (Cal. No. 68/87)

Twelfth Amended Urban Renewal Plan

Adopted by the City Planning Commission: May 11, 1981 (C- 810185HUX)

Adopted by the Board of Estimate: June 11, 1980 (Cal. No. 69)

Minor Change

Approved by the City Planning Commission: September 22, 1982 (N- 830011HCX)

Thirteenth Amended Urban Renewal Plan

Adopted by the City Planning Commission: September 22, 1982 (C- 82050HUX)

Adopted by the Board of Estimate: November 18, 1982 (Cal. No. 13)

Fourteenth Amended Urban Renewal Plan

Adopted by the City Planning Commission: August 10, 1983 (C- 831252HUX)

Adopted by the Board of Estimate: October 20, 1983 (Cal. No. 34)

Fifteenth Amended Urban Renewal Plan

Adopted by the City Planning Commission: October 12, 1983 (C- 831420HUX)

Adopted by the Board of Estimate: December 1, 1983 (Cal. No. 51A)

Sixteenth Amended Urban Renewal Plan

Adopted by the City Planning Commission: August 7, 1985 (C-85-794HUX)

Adopted by the Board of Estimate: November 19, 1987 (Cal. No. 27)

Seventeenth Amended Urban Renewal Plan

Adopted by the City Planning Commission: August 27, 1986 (C- 860719HUX)

Adopted by the Board of Estimate: October 29, 1987 (Cal. No. 14)

Minor Change

Approved by the City Planning Commission: October 7, 2008 (N- 080523HCX)

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Bronxchester Urban Renewal Area ("Area") pursuant to Section 504 of Article XV ("Urban Renewal Law") of the General Municipal Law of the State of New York ("State"). 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 City Charter.

2. BOUNDARY

The Area is located in Community District No. 1 in the Borough of The Bronx and is generally bounded by (i) East 149th Street on the north, (ii) St. Ann's Avenue on the east, (iii) East 149th Street on the south, and (iv) Third Avenue and Bergen Avenue 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: Third Avenue, Westchester Avenue, East 156th Street, East 149th Street, St. Ann's Avenue and Brook Avenue.

3. SITES

The properties located within the Project Boundary which have been or will be acquired by the City for redevelopment pursuant to this Plan ("Acquisition Parcels") 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.

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. Incohesive neighborhood due to an incompatible mixture of 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. Inadequate maintenance.
- g. Abandoned or underutilized properties.
- h. Hazardous or detrimental industrial uses.
- i. Poorly or improperly designed street patterns and intersections.
- j. Impractical street widths, sizes, and shapes.
- k. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- l. Lack of suitable off street parking.
- m. Inadequate loading and unloading facilities.
- n. Unsuitable topography, subsoil, or other physical conditions.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this First Amended Bronxchester Urban Renewal Plan ("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

The Acquisition of Air Rights is contemplated under this Urban Renewal Plan as indicated in Exhibit B.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

No significant adjustments or improvements in utilities or community facilities are contemplated, except as set forth in 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.

Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	Dec. 1969	Dec. 1988
Relocation of Site Occupants	Jan. 1970	July 1990
Demolition and Site Clearance	Jan. 1971	Sept. 1990
Site Preparation (Including Installation of Site Improvements)	July 1971	Dec. 1991
Land Disposition	June 1972	Nov. 1995
Project Completion		Dec. 1997

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and insanitary structures;
- c. Remove impediments to land assemblage and orderly development;
- d. Provide new low and/or moderate income housing exhibiting good design in terms of privacy, light, air, and open space;
- e. Provide convenient community facilities, recreational uses and retail shopping.
- f. Redevelop the Area in a comprehensive manner.

Following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay, will constitute a stable environment, and will have a beneficial influence on abutting public and private developments.

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, permitted 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 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is M1-2, C4-4, R6, R7-1 and 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. Permitted Land Uses

As shown in the Land Use Plan, the following uses will be permitted 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 uses will be permitted in accordance with the Zoning Resolution.

(2) Commercial

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

(3) Public and Semi-Public

Permitted public and semi-public uses shall include schools, playgrounds, post offices, libraries, community centers, health facilities, a juvenile detention center on Site 9, a police precinct with related parking on Site 8a, and ingress and egress for vehicles using the adjoining parking garage on Block 2363, Lot 16 ("Municipal Parking Garage") on Sites 4 and 5.

(4) Open Space

Uses will be permitted in accordance with the Zoning Resolution and shall include playgrounds or similar open space available for public recreational purposes.

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) Permitted Densities and Parking Requirements

Sites developed for housing shall be developed in accordance with the Zoning Resolution within the following residential densities:

Density for Planned Development Activities

Density R8 or C6-2	Sites 1A, 13
Density R7-1	Sites 3B, 3C, 10A, 11, 14, 15, 16
Density R8	Site 6
Density C4-4	Sites 4, 5, 7A, 7B, 8, 8A, 9, 12
Density R7-2	Site 2

(3) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, the Area should be developed in a manner compatible with or beneficial to the surrounding area.

(4) Underground Utility Lines

Any existing overhead telecommunication, 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.

(5) Easements

Easements will be provided as shown on Map 2.

(6) General Criteria for School Sites

Sites for new elementary schools shall have a minimum of 100,000 square feet, for new intermediate schools, 120,000 square feet, and for new high schools, 5-10 acres.

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 ("SEQRA") of the Environmental Conservation Law. SEQRA is implemented in the City by Executive Order 91 of 1977, the City Environmental Quality Review ("CEQR").

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.

The properties comprising the sites in the Plan, as identified on the Land Use Plan, have been acquired with Federal and State of New York ("State") assistance. All such properties will be subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act"), and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless their redevelopment involves a future discretionary act of the Federal government. All other properties, as identified on the Land Use Plan, 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.

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.

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

Zoning Map Amendments may be necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings 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. The proposed street modifications consist of the following street closings:

The bed of Hegney Place between Westchester Avenue and East 156th Street;

The bed of Carr Street between Hegney Place and St. Ann's Avenue;

The bed of East 152nd Street between Bergen and Brook Avenues;

A portion of the bed of Bergen Avenue between East 153rd Street and Brook Avenue;

The bed of Bergen Avenue between Brook Avenue and Block 2363;

The bed of Gerard Street between East 149th Street and Bergen Avenue;

The bed of East 150th Street between Brook Avenue and St. Ann's Avenue.

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. COMMUNITY FACILITIES

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. The Area is well served by existing parks, schools, and shopping facilities.

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.

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. (For projects developed thru the New York City Economic Development Corporation (EDC), HPD may consult with EDC regarding the satisfactory compliance with this section).

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

The foregoing land use provisions and building requirements shall remain in effect until December 31, 2008, except as provided in Section G hereunder. Notwithstanding the foregoing, with respect to Sites 7a, 7b, and 8, the restrictions of this Plan will terminate on March 31, 2015.

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

Lying within the Borough of The Bronx, Bronx County in The City of New York, New York.

BEGINNING at the intersection of the easterly line of Third Avenue with the northerly line of East 156th Street;

Running thence easterly, along the northerly line of East 156th Street to its intersection with the easterly line of St. Anns Avenue.

Thence southerly, along the easterly of St. Anns Avenue to its intersection with the southerly line of Carr Street;

Thence westerly, along the southerly line of Carr Street to its intersection with the easterly line of Hegney Avenue.

Thence southerly, along the easterly line of Hegney Avenue to its intersection with the northerly line of Rae Street;

Thence easterly, along the northerly line of Rae Street to its intersection with the easterly line of St. Anns Avenue;

Thence southerly, along the easterly line of St. Anns Avenue to its intersection with the southerly line of East 149th Street;

Thence westerly, along the southerly line of East 149th Street to its intersection with the westerly line of Bergen Avenue;

Thence northerly, along the westerly line of Bergen Avenue to its intersection with the southerly line of East 153rd Street;

Thence, westerly, along the southerly line of East 153rd Street to its intersection with the easterly line of Third Avenue;

Thence northerly, along the easterly line of Third Avenue to the point or place BEGINNING.

The above described area is located in Section 9 of the Bronx County Tax Map, City and State of New York.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED

- a. Properties subject to acquisition pursuant to the Neighborhood Development Plan dated October 1968 and authorized for acquisition by resolution of the Board of Estimate (Cal. No. 10-C) dated December 19, 1968, title vested by condemnation on December 19, 1969:

<u>Block</u>	<u>Lots</u>
2358	1,6,8,11,13,15,19,21,22,23,24,25,28,29,30, 31,32,33,101,73,79,87,88,89,91,92,94,95,96

- b. Additional properties subject to acquisition pursuant to the First Amended Neighborhood Development Plan dated October 1969 and authorized for acquisition by resolution of the Board of Estimate (Cal. No. 4C) dated January 22, 1970, title not vested:

<u>Block</u>	<u>Lots</u>
2276	1,2,4,5,6,7,53,57,60,65,67,70,72,73,74,75,76, 77,78,79,80,81,82,84

- c. Additional properties subject to acquisition pursuant to the Fourth Amended Neighborhood Development Plan dated December 1970 and authorized for acquisition by resolution of the Board of Estimate (Cal. No. 14) dated November 11, 1971, title vested by condemnation on June 23, 1972:

<u>Block</u>	<u>Lots</u>
2276	7,10,11,12,13,15,16,17,19,33,36,39
2294	43,45,47,49,50,52,55*,56,57,59,90,92
2359	3(part),4,5,20,60
2361	1,5,7,8,11,15,19,26,30,34,35,36,41,43,45,55,59,61
2363	1,3

* A surface easement with the right of demolition.

EXHIBIT B
(continued)

- d. Additional properties acquired pursuant to the Fifth Amended Neighborhood Development Plan dated February, 1972 and authorized for acquisition by the Board of Estimate (Cal. No. 8-C) on April 20, 1972, Title Vested by condemnation on June 26, 1972:

<u>Block</u>	<u>Lots</u>
2359	3*,1 (air rights), 70
2276	31 (air rights), 52 (air rights)

*Includes the remaining area of lot 3.

- e. Additional properties to be donated pursuant to the Sixth Amended Urban Renewal Plan dated November 1972:

<u>Block</u>	<u>Lots</u>
2294	Public Place (formerly Lot 28) 55 (Air Rights 18'6" above bottom of rail)

- f. Additional properties acquired pursuant to the Sixth Amended Urban Renewal Plan dated November 1972 and authorized for acquisition by resolution of the Board of Estimate (Cal. No. 15) dated February 8, 1973, title vested by condemnation May 1, 1973:

<u>Block</u>	<u>Lot</u>
2276	34

Also all land in the beds of the following streets:

The bed of Carr Street between Hegney Place and St. Ann's Avenue;

The bed of East 152nd Street between Bergen and Brook Avenues;

A portion of the bed of Bergen Avenue between East 153rd Street and Brook Avenue.

EXHIBIT B
(continued)

- g. Additional properties acquired pursuant to the Seventh Amended Neighborhood Development Plan dated January, 1973 and authorized for acquisition by resolution of the Board of Estimate (Cal. No. 9) dated April 12, 1973 title vested by condemnation, May 1, 1973:

<u>Block</u>	<u>Lots</u>
2363	24,25,27,28,29,31,32,34,35,37,40,42,43,47,57,60
2276	41,44,45,46,48,86,92,93,94,95,1,2,4,5,6,53,57,60, 65,67,70,72,73,74,75,76,77,78,79,80,81,82,84
2294	32,34,39,60,61,62,63,64,65,66,67,69,70,73,75,78, 79,80

Also all land in the beds of the following streets:

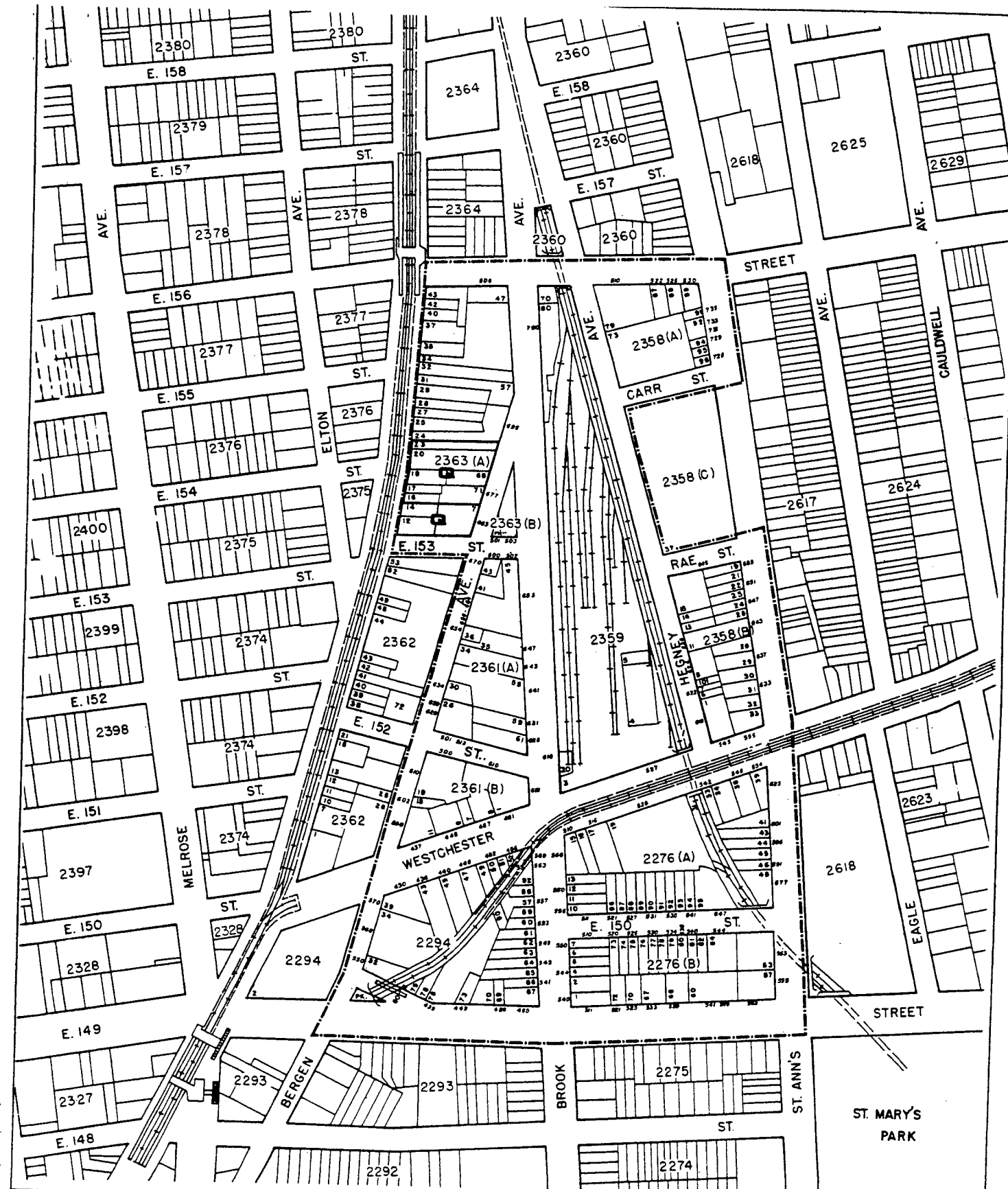
The bed of Bergen Avenue between Brook Avenue and Block 2363;

The bed of Gerard Street between East 149th Street and Bergen Avenue (Block 2294, Lot 29);

The bed of East 150th Street between Brook Avenue and St. Ann's Avenue.

PROPERTIES NOT TO BE ACQUIRED

<u>Block</u>	<u>Lot(s)</u>
2363	7,12,14
2363	16, Municipal Parking Garage, (formerly 16,17,18,20,23,68,71)



LEGEND

--- PROJECT BOUNDARY

A NOT TO BE ACQUIRED

BRONXCHESTER

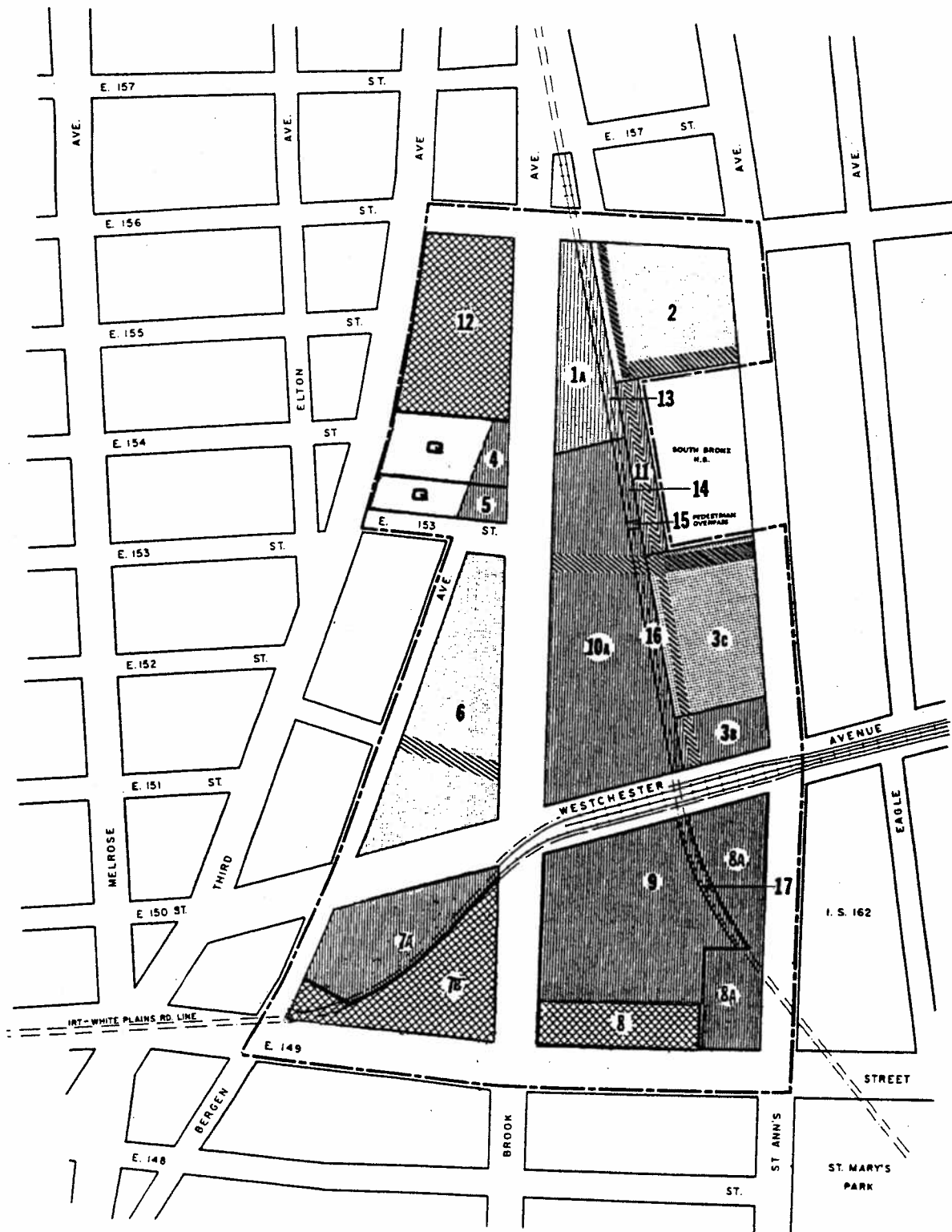
CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PROJECT BOUNDARY

DATE: MAY 15, 1969

REVISED: APRIL 1971, FEB. 1972, APRIL 1972, OCT. 1972, JAN. 1973,
NOV. 1981

SCALE: 1" = 100'



LEGEND

	RESIDENTIAL		ACCESS & UTILITY EASEMENT
	PUBLIC & SEMI-PUBLIC		PARCEL BOUNDARY & BLOCK LINES
	COMMERCIAL		DISPOSITION PARCEL NUMBER
	UTILITY EASEMENT		PROJECT BOUNDARY
	PUBLIC & SEMI-PUBLIC / RESIDENTIAL / COMMERCIAL		NOT TO BE ACQUIRED
	OPEN SPACE		

BRONXCHESTER

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LAND USE PLAN

DATE REVISED APRIL 1971; FEBRUARY 1972; JAN. 1973; SEPT. 1974; NOV. 1981;
SEPT. 1988; NOVEMBER 1995

SCALE 1" = 100'
0 100 200 300 400 FEET



FACT SHEET
BRONXCHESTER URBAN RENEWAL PLAN
First Amended Plan

November 1995

Reason For Amendment

The Bronxchester Urban Renewal Plan is being amended in connection with a proposal by the N.Y.C. Economic Development Corporation to develop commercial retail facilities in the Bronxchester/HUB area of the Bronx.

The EDC initiative will be developed on two Bronxchester urban renewal sites, Sites 7B and 8. Site 7B is newly created by the proposed plan amendment. It is carved out of existing Site 7, the balance of which is re-numbered Site 7A, as part of this amendment. In addition the amendment changes the Plan's land use designation for Sites 7B and 8 from "Public & Semi-Public" to "Commercial".

Specific Changes

Plan Text

- Language has been deleted from the definition of Residential land use (p. 10), and the new definition states that compliance with zoning is the only requirement.
- A chart listing numerical zoning densities and parking requirements has been deleted from page 11. The chart did not restrict development to densities less than that permitted by zoning.
- Language has been eliminated from the definition of Commercial land use. The revised definition states that compliance with zoning is the only requirement.
- The definition of Public and Semi-Public land use has language added to make clear that Sites 4 and 5 serve to provide vehicular access connecting the rear of the municipal parking garage fronting on Third Avenue to the Bronxchester/HUB street network.
- The text of the Plan has generally been revised to conform with HPD's current format for urban renewal plans.

Plan Maps

Map 2, "Land Use Plan" has been modified to show the subdivision of existing Site 7 into Sites 7A and 7B and to indicate Commercial use for Sites 7B and 8.

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN

FACT SHEET
FIRST AMENDED BRONXCHESTER URBAN RENEWAL PLAN
First Minor Change
JUNE 2008

Reason for the Minor Change:

To facilitate the development on Urban Renewal Sites 1A, 13 and part of 14 of a project known as “Via Verde/The Green Way”, which is the result of the New Housing New York Legacy Design Competition, sponsored by the American Institute of Architects, HPD, and the New York State Energy Research and Development Authority. This project will provide approximately 221 units of low, moderate and middle income housing.

The proposed minor change would permit densities associated with R8 or C6-2 zoning on Sites 1A and 13; to be consistent with the zoning change that is proposed for the project.

Specific Changes: (Page affected)

Page 11:

Section C.2.b.2. on page 11 of the Plan would be changed to read
“*Density R8 or C6-2* Sites 1A, 13”. (new language in italics).

FOR INFORMATION ONLY / NOT PART OF URBAN RENEWAL PLAN