

BRUCKNER BOULEVARD - EAST 149th STREET

URBAN RENEWAL PROJECT

CITY OF NEW YORK, N.Y.

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THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
AUGUST 11, 1969

B. Description of Project

1. Boundary of the Urban Renewal Area

The boundary of the Urban Renewal Area is shown on Map I, Project Boundary, dated August 11, 1969 and is described in the attached Exhibit A "Boundary Description."

2. Urban Renewal Plan Objectives

The Urban Renewal Plan seeks to promote the sound growth and development of the City by improvement of a 14 acre site now largely vacant, substandard, and insanitary in order to provide an estimated 2,000 jobs. This will be accomplished by devoting land to a more labor intensive use.

The area is eligible under State and Local law for the actions proposed and has been delineated so as to promote reasonable protection of the area after renewal by constituting a stable area in itself and by reflecting a beneficial influence on abutting private development. In particular, the area can be expected to serve as a major employment resource for residents of the adjoining South Bronx Model Cities Area while eliminating negative environmental conditions.

The following types of deficiencies are present and adversely affect living and economic conditions within and adjoining the project area:

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a. Vacant lots within and streets adjoining the area have been used for illegal dumping and pose a threat to public health and welfare.

b. The project area's under-utilization contributes to continuance of unemployment and substandard living conditions in an adjoining low-income residential area.

c. Design and size of parcels hamper assemblage of sites for industrial use.

d. Presence of structurally deteriorating buildings not suitable for rehabilitation for labor intensive use.

3. Types of Proposed Renewal Action

a. Acquisition

Parcels to be acquired are all contained on Block 2599. The following lots are included:

87

88

175 (Partial as shown on Map 1)

295 (Partial as shown on Map 1)

387

389

390

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Structures on acquired parcels will be demolished and replaced by new construction for manufacturing and related office use. Vacant parcels will be improved for similar use.

b. Other

Streets and utilities such as water lines, street lighting and other facilities will be installed as required. All utilities will be underground.

c. Land Use Plan

1. Land Use Map

Map II, Land Use Plan, dated August 11, 1969 shows land uses to be established within the urban renewal area.

2. Land Use Provisions and Building Requirements

Reference in this Urban Renewal Plan to the provisions of the Zoning Resolution covering land use and building requirements shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960 as amended.

Whenever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict, the more restrictive control shall govern.

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a. Permitted Uses

As shown on Map II, Land Use Plan, dated August 11, 1969 only industrial uses will be permitted and all others excluded. Uses classed as Use Group 18 by the Zoning Resolution of City of New York will be excluded. In addition, the following uses will be excluded:

- Open storage including but not limited to lumber yards, contractors yards, dead car storage, building material storage.
- Enclosed dead storage unless ancillary to manufacturing firms within the urban renewal area.

b. Duration of Land Use Provision and Building Requirements

The land use provision 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.

c. Applicability of Land Use Provisions and Building Requirements to Properties Which Are Not To Be Acquired

Not applicable.

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D. Project Proposals

1. Land Acquisition

All properties within the project will be acquired for development or clearance and redevelopment to meet at least minimum standards contained in applicable existing codes, ordinances and regulations of the City of New York. Such properties are shown on the Project Boundary Map I, dated August 11, 1969.

2. Special Conditions Under Which Property Not Designated For Acquisition May Be Acquired

Properties identified as "Not to be Acquired" (Q) may be acquired if use is changed to one not permitted or conversion, alteration or reconstruction of existing structures is not in conformance with applicable existing laws, codes, ordinances and regulations of the City of New York and the State of New York.

3. Special Conditions Under Which Property Identified For Acquisition May Be Excluded Therefrom

Not applicable.

4. Redeveloper's Obligation

a. The regulations and controls set forth in Section C hereof, will be implemented wherever applicable by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.

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b. The redeveloper shall devote the land solely to the use specified in this Urban Renewal Plan.

c. The redeveloper shall begin and complete the development of the land for the use required by 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 or redevelopers of project land shall not lease, sell or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the proper prior written consent of the City of New York except as set forth in the contract or lease between the City of New York and the redeveloper,

e. No covenant, lease, agreement, 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. Appropriate covenants running with the land, which will prohibit any such restrictions shall be included in the disposition instruments.

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permit determination of compliance with the Urban Renewal Plan, the quality of design and the character of proposed construction shall be submitted for review and approval to the Economic Development Administration and City Planning Department by each developer prior to commencement of construction. Any material changes proposed after receipt of such approval by the Economic Development Administration and, by City Planning Department or its designee shall be similarly submitted for review and approval. Samples of materials in sufficient quantities to establish color, texture, and combinations of materials shall also be submitted to the Economic Development Administration and City Planning Department after construction for final determination of compliance.

g. The redeveloper will be expected to cooperate with appropriate City agencies in realizing the objectives of this Urban Renewal Plan.

5. Relocation of Occupants

Three commercial establishments are located on parcels to be acquired.

a. The Department of Relocation and Management Services will maintain constant liaison with the commercial tenants in the area so as to coordinate all the commercial relocation schedule, relocation payments, space availability, and current market rentals.

b. All business will be advised of Small Business Administration's Program of making long-term, low interest loans to assist in re-establishing small business that have suffered

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substantial economic injury as a result of displacement. Commercial tenants will be entitled to moving expenses and other displacement payments to the extent allowable.

6. Demolition of Structures

All structures on parcels to be acquired will be demolished.

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 B 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, changes in zoning may be required to accommodate a floor area ration greater than two (2) which now prevails under current zoning but not in excess of five (5).

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5. Proposed Program of Code Enforcement --- Not applicable.

6. Proposed Acquisition of Air Rights and Concomitant Easements or other Rights of User Necessary for the Use and Development of Such Air Rights --- Not applicable.

7. Proposed Methods or Techniques of Urban Renewal --- See Section D of this Urban Renewal Plan.

8. Proposed Time Schedule for the Effectuation of the Urban Renewal Plan:

ESTIMATED COMPLETION DATE OF PROJECT: WINTER 1971

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	Fall 1969	Spring 1970
b. Relocation of Site Occupants	Fall 1969	Spring 1970

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<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
c. Demolition and Site Clearance	Winter 1969	Fall 1970
d. Disposition of Land in the Project Area	Fall 1970	Winter 1970
e. Site Preparation Including Installation of Project Improvements	Winter 1970	Winter 1971

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.

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 B, C and D of this Urban Renewal Plan, would result in unnecessary hardship, or would involve particular difficulties, or would constitute unreasonable limitation beyond the intent and purposes of these restrictions,

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the Economic Development Administration shall have the power, upon appeal in specific cases, to authorize such variation or modification of the terms of the restrictions to conform with the intent and purpose of this Urban Renewal Plan provided that no change or modification shall be permitted by the Economic Development Administration which is less restrictive than or contrary to applicable state or local codes and ordinances.

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