



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

CLINTON

**URBAN
RENEWAL
PROJECT**

SECOND AMENDED URBAN RENEWAL PLAN

MAY 1994

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

SECOND AMENDED
URBAN RENEWAL PLAN

CLINTON
URBAN RENEWAL AREA

MANHATTAN
Community District No. 4

May, 1994

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: August 18, 1969 (CP-20821)
Board of Estimate: October 23, 1969 (Cal. No. 46A)

First Minor Change:

City Planning Commission: September 28, 1971 (CP-20821)

Amendments

First:

City Planning Commission: April 30, 1980 (C-800072-HUM)
Board of Estimate: May 29, 1980 (Cal. No. 10)

First Minor Change:

City Planning Commission: December 30, 1983 (C-840510-HCM)

Second Minor Change:

City Planning Commission: August 10, 1991 (N920058 HCM)

Second:

City Planning Commission:
City Council:
Mayor:

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- B: PROPERTIES ACQUIRED AND TO BE ACQUIRED
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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

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

2. BOUNDARY

The Area is located in Community District No. 4 in the Borough of Manhattan and is generally bounded by (i) W. 56th Street on the north, (ii) 10th Avenue on the east, (iii) W. 50th Street on the south, and (iv) 11th 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: 10th and 11th Avenues, and all east/west streets from West 50th Street through West 56th Street.

3. SITES

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

4. AREA

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

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 incomplete mixture of uses adjacent to residential development.
- e. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- f. Excessive land coverage.
- g. Insufficient light and ventilation.
- h. Inadequate maintenance.
- i. Abandoned or underutilized properties.
- j. Hazardous or detrimental industrial uses.
- k. Inadequate loading and unloading facilities.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

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

2. STATEMENT OF COMPLIANCE

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

a. Proposed Land Uses

See Section C.

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

See Section D.

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

The following properties within the Area contain a right-of-way owned by the Consolidated Rail Corp. and used for railway operation.

Block 1079	Lot 8
1080	24
1081	39
1082	15
1083	15
1084	9

Acquisition and development of the above properties will take place in a manner which permits the continued maintenance and operation of the railroad right-of-way.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

See 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.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	December 1969	December 1994
Relocation of Site Occupants	January 1970	January 1996
Demolition and Site Clearance	April 1970	June 1996
Site Preparation (Including Installation of Site Improvements)	January 1971	September 1996
Land Disposition	July 1970	August 1996
Project Completion		March 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. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area;
- e. Provide new and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design in terms of privacy, light, air, and open space;
- f. Provide community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Redevelop the Area in a comprehensive manner, removing blight and restoring the residential character of the Area, with appropriate support facilities.
- h. Encourage the upgrading of housing quality in the immediate vicinity.

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.

The planning process was undertaken with the Clinton Planning Council and the Clinton Housing Association and this plan is the result of cooperation between the community and the City. Continued involvement of the community in the redevelopment process is a major objective of this plan.

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 residential (R-8) and manufacturing (M1-5). 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 with Accessory Commercial

Residential new construction will not exceed the density permitted in R-8 and R-9 residential districts. Residential rehabilitation will be permitted where appropriate. Parking and community facilities as defined by Section 78-22 of the Zoning Resolution (accessory uses in large scale residential development) will be permitted. It is a goal of this Plan that approximately one third of the residential units developed pursuant hereto should be for persons and families of low income.

(2) Commercial

Commercial uses will be limited to uses permitted by the proposed new zoning and those uses permitted and defined by Section 78-22 of the Zoning Resolution.

(3) Community Facility

A community facility will be a permitted use on Site 7B.

(4) Public Utilities

Land will be made available for expansion of existing public utilities.

(5) Public and Semi-Public

Permitted public and semi-public uses will include a public High School and landscaped open spaces to be provided as required in any large scale plan.

b. Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

- (a) Controls to cover density, coverage, height, setbacks, off street parking and loading, and the location of buildings will be as set forth in the Zoning Resolution and any large scale plan developed thereunder.
- (b) Adequate provision will be made for pedestrian circulation in a north south direction by the development of pedestrian walkways and public open space.

(2) Urban Design Objectives

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

(3) Underground Utility Lines

Any existing overhead telephone and electrical lines in the Area will be removed and relocated underground and all new or additional telephone and electrical lines will be placed underground, unless HPD determines that such placement underground either is not necessary or is not feasible.

(4) Easements

Not applicable.

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 numbered 1,2,3,4,5B,5C,6,7A,7B,8A,9A, 9B,9C, and 10 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. Properties designated for rehabilitation are indicated in Exhibit B and shown on Map 2. Rehabilitation will be undertaken in conformance with HPD's Design Guidelines for Multi-Family Housing/Substantial Rehabilitation.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment and/or rehabilitation and enlargement 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. Amendments to the existing Zoning Resolution will be required to permit residential development within the plan area currently designated M1-5.

7. STREET MODIFICATIONS

No street modifications are proposed.

8. UTILITIES

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

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

The predominant land use of the Area will be residential. However, space and land and existing buildings, as in the case of Site 7B, will be made available for community facilities. In addition, land shall be made available for a public high school on Site 10 (See Map 2).

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.

F. MODIFICATION OF PLAN

1. AMENDMENTS

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

2. MINOR CHANGES

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

3. MERGERS AND SUBDIVISIONS

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

G: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until 2019, except as provided in Section F.

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

All those parcels of land in the Borough of Manhattan, City County and State of New York, bounded and described as follows:

Beginning at the intersection of the northerly line of 56th Street and the easterly line of 10th Avenue;

Thence southerly along said easterly line of 10th Avenue to its intersection with the southerly line of 50th Street;

Thence westerly along said southerly line of 50th Street to its intersection with the westerly line of 11th Avenue;

Thence northerly along said westerly line of 11th Avenue to its intersection with the northerly line of 56th Street;

Thence easterly along said northerly line of 56th Street to the place or point of beginning.

The following properties within the above boundary are excluded from the plan and exempted from the operation of any controls imposed by the plan. These lot designations are per the Tax Map in effect as of July 1969.

	Block	Lot(s)
A	1079	3, 61, 63
B	1081	16, 44,
C	1082	7 (portion), 14 15, 25, 53
D	1083	10, 22, 26
E	1084	1

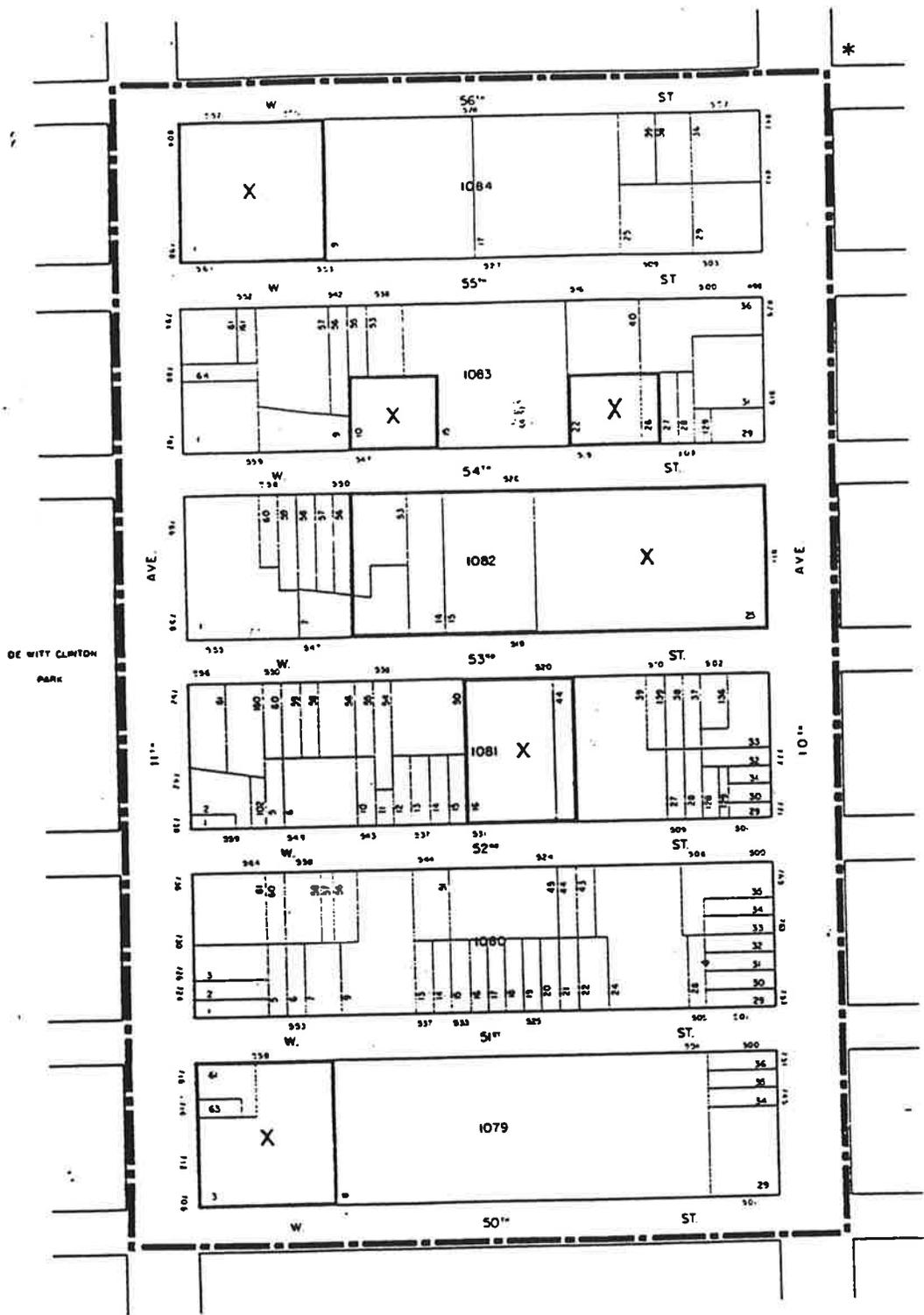
EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1	1084	9, and 17
2	1084	23,29,36,38, and 39
3	1083	1,9,53,55,56,57,161,61, and 64
4	1083	10
5B		36 (Portion), and 40
5A	1083	36 (remaining portion)
5C	1083	27,28,129,29, and 31 (portions)
6	1082	1,79,56,57,58,59, and 60
7	1081	1,2,102,5,6,10,11,12,13,14, 15,50,54,55,56,58,59,60,160, and 61
8A	1081	27,28,128,129,29,30,31,32,33 136,37,38,139, and 39
9A	1080	1,2,3,5,6,7,56,57,58,60, and 61
9B	1080	4,13,14,15,16,17,18,19,20,21, 22,43,44,45, and 51
9C	1080	24,28,29,30,31,32,33,34,35
10	1079	8,29,34,35,36

EXHIBIT C
PROPERTIES NOT TO BE ACQUIRED

Block	Lot(s)
1079	3,61, and 63
1081	16, and 44
1082	7 (remaining portion), 14,15,25, and 53
1083	10,22, and 26
1084	1



LEGEND

-  PROJECT BOUNDARY
-  EXCLUDED FROM PROJECT
-  POINT OF BEGINNING OF BOUNDARY DESCRIPTION
- 1079 BLOCK NUMBER
- 36 LOT NUMBER
- 112 STREET ADDRESS NUMBER

NOTE LOT LINES, NUMBERS AND STREET ADDRESS NUMBERS ARE PER THE TAX MAP IN EFFECT AS OF JULY, 1969

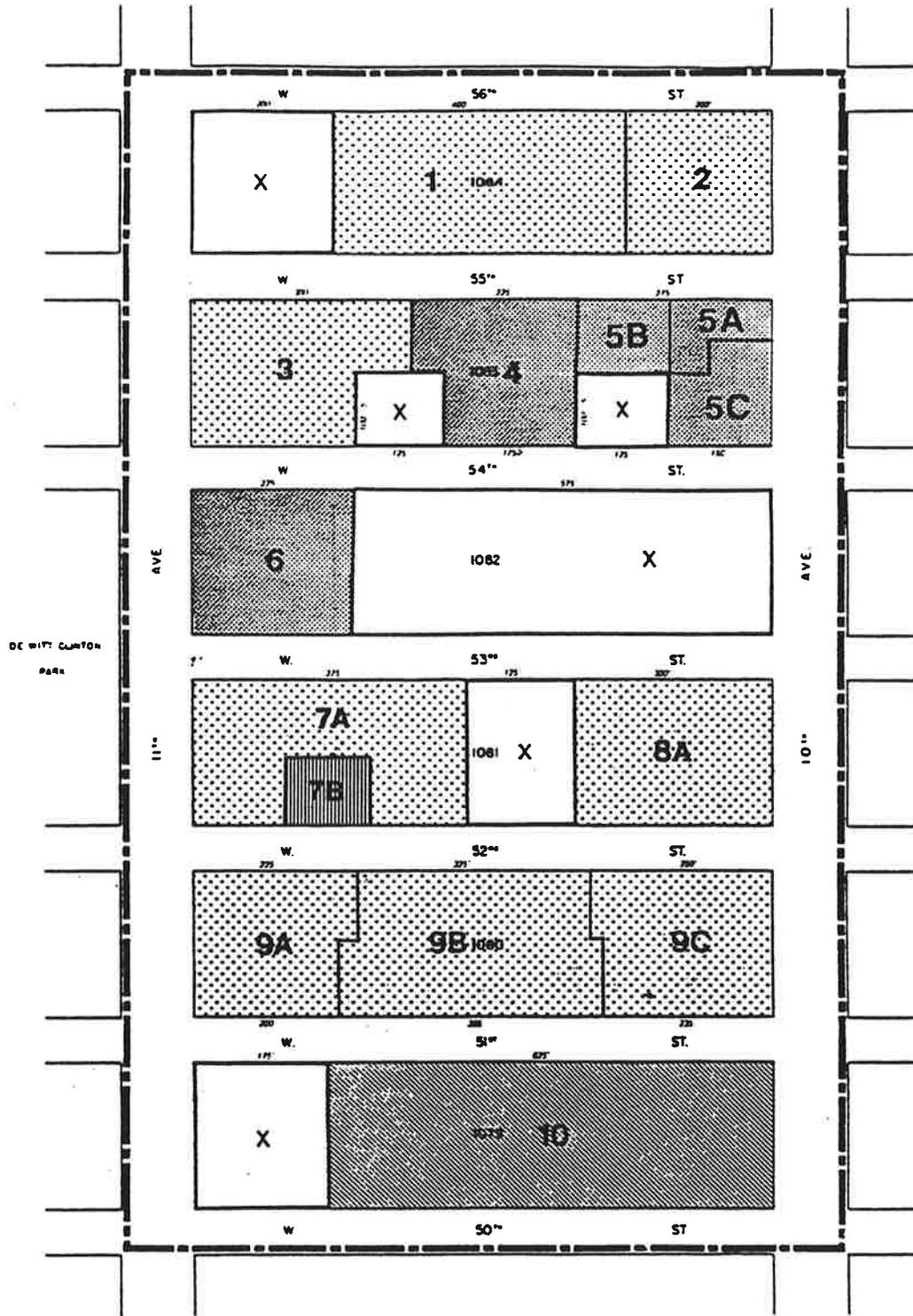
CLINTON COMMUNITY DEVELOPMENT PLAN

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

PROJECT BOUNDARY AND LAND ACQUISITION

DATE NOV 1979, Rev. April, 1984





LEGEND

-  COMMUNITY FACILITY
-  RESIDENTIAL WITH ACCESSORY COMMERCIAL
-  PUBLIC UTILITY OR RESIDENTIAL WITH ACCESSORY COMMERCIAL
-  ECF RESIDENTIAL & SCHOOL
-  EXCLUDED FROM PLAN
-  PROJECT BOUNDARY
-  SITE NUMBER
-  SITE BOUNDARY

CLINTON COMMUNITY DEVELOPMENT PLAN

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

LAND USE PLAN

DATE NOV 1979, Rev. April, 1984;
AUG. 1991; MAY 1994



FACT SHEET
SECOND AMENDMENT
CLINTON URBAN RENEWAL PLAN
MAY 1994

Reason for Amendment

- 1) The proposed action will permit Women's Interart, an existing community facility, to expand to an adjacent parcel. Both properties are in Site 7B and Block 1081. The existing facility is on former Lot 6 and the adjacent parcel is on former Lot 10. The former lots have been merged into Lot 1 and will be subdivided.

Specific/Major Changes

- 1) References to the proposed community facility to be permitted in Sections D, Renewal Actions, items 3,6, and 9 and Section F, Modification of Plan, item 3.
- 2) Site 7 is divided into Sites 7A and 7B.
- 3) Section A 5 (Eligibility) contains updated language concerning insanitary and substandard conditions.
- 4) Section C.2.a.1 (Permitted Land Uses - Residential) contains updated language which controls use and density and reflects current development goals.
- 5) Section D.2. (Relocation) contains updated language which describes current relocation practices and replaces former passages concerning the site occupants, benefits, and site office.

Other Changes

- 1) Date of the Plan is now May, 1994.

Pages Affected

All pages and Map 2.

Site Status

Disposition by sale of City owned property is required for this project.

For Information only/Not Part of Urban Renewal Plan