

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

COLUMBUS CIRCLE

URBAN
RENEWAL
PROJECT

SECOND AMENDED URBAN RENEWAL PLAN, January 1986

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

COLUMBUS CIRCLE
URBAN RENEWAL PROJECT

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January 1986

COLUMBUS CIRCLE

History of Prior Approvals

Original Urban Renewal Plan (December, 1952)

Approved by the City Planning Commission: December 12, 1952
(CP-9545)

Adopted by the Board of Estimate: January 15, 1953
(Cal. No. 209A)

First Amended Urban Renewal Plan (October, 1955)

Approved by the City Planning Commission: August 22, 1956
(CP-12657)

Adopted by the Board of Estimate: August 30, 1956
(Cal. No. 334A)

Second Amended Urban Renewal Plan (January, 1986)

Approved by the City Planning Commission:

Adopted by the Board of Estimate:

COLUMBUS CIRCLE
SECOND AMENDED URBAN RENEWAL PLAN

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1. PROJECT BOUNDARY
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SECTION A. DESCRIPTION OF URBAN RENEWAL AREA

1. BOUNDARY OF URBAN RENEWAL AREA

The boundary of the Urban Renewal Area (the "Site") is as shown on Map 1, Project Boundary dated December, 1952 revised to January, 1986 and is described as set forth in Exhibit A, Boundary Description, attached hereto.

2. SUMMARY OF PROPOSED RENEWAL ACTIONS

The project (the "Original Project") set forth in the Original Urban Renewal Plan and the First Amended Urban Renewal Plan (said Original Urban Renewal Plan as amended by the First Amended Urban Renewal Plan, the "Existing Plan") provided for two large city blocks consisting of old, overcrowded tenement houses, parking lots (formerly occupied by similar tenements torn down for reasons of economy) and a number of commercial and miscellaneous buildings to be acquired, the structures to be demolished, and the area to be improved with two (2) separate developments: (i) a civic/commercial development consisting of a much needed civic building for conventions, exhibitions and other public functions, named the New York Coliseum, together with a public underground parking garage and an office building (Block 1049, Lot 29, designated herein as "Parcel 1"), and (ii) a residential development consisting of two (2) modern apartment buildings (Block 1049, Lot 1, designated

SECTION A. DESCRIPTION OF URBAN RENEWAL AREA (continued)

herein as "Parcel 2"). The closing of one street through the center of the Site and the widening of two adjacent streets to compensate for it created a super block for the civic/commercial and residential developments.

The Original Project was completed in 1956. By the late 1960s it became apparent that the Coliseum was becoming outmoded and could not compete for major national conventions and exhibitions. Planning began on a new modern convention center. With the opening of the Jacob K. Javits Convention Center in 1986, the Coliseum will be obsolete, and thus it is necessary to amend the Existing Plan to permit the Site to be devoted to other uses.

The Second Amended Urban Renewal Plan (the "Second Amended Plan"), accordingly, proposes revised uses, regulations, controls and restrictions for Parcel 1 (the "Revised Project") to prevent deterioration of the area and to provide for redevelopment of the Site, after termination of the Coliseum use, in accordance with the City's current objectives. The Revised Project retains the office building, the parking garage and portions of the Coliseum structure and integrates them into a mixed-use development consisting of a new office complex, a retail center, a hotel and apartments.

The Second Amended Plan does not amend the Existing Plan with respect to Parcel 2.

SECTION B. DEVELOPMENT OBJECTIVES

The principal local objectives met by this Second Amended Plan are as follows:

- (1) Replacing the New York Coliseum, which has become obsolete and which, if allowed to remain, will be unutilized or underutilized and will have a detrimental effect on surrounding areas and uses.
- (2) Preventing Parcel 1 from deteriorating and having a blighting effect on surrounding areas and uses and thereby arresting the sound growth of these areas and uses.
- (3) Permitting redevelopment of Parcel 1 in accordance with the City's planning goals for Parcel 1, which include encouraging a mix of uses, improving pedestrian circulation, reducing pedestrian-vehicular conflicts, increasing security, emphasizing its public nature, providing for a transition between Midtown and upper Broadway, serving as a visual anchor to Central Park South and reinforcing the geometry of Columbus Circle.
- (4) Permitting redevelopment of Parcel 1 in a manner consistent with the City's comprehensive plan for the development of Midtown Manhattan to facilitate

SECTION B. DEVELOPMENT OBJECTIVES (continued)

the expansion of Midtown from the densely developed East Side office core to the less congested west and south.

- (5) Improving the City's economic base by promoting increased employment, retail sales and revenues, including tax revenues, to the City.
- (6) Improving the 59th Street-Columbus Circle subway station complex.

SECTION C. LAND USE PLAN

1. LAND USE MAP

Map 2, Land Use Plan, dated December, 1952 revised to January, 1986 shows for Parcel 1:

- a. Proposed land uses; and
- b. Street rights-of-way.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of technical terms used in this Second Amended Plan to establish controls on development, including, without limitation, the permitted use of redevelopment parcels, limits on building bulk, required off-street parking and loading, shall be as defined in the Zoning Resolution of The City of New York. In any case in which a specific control of this Second Amended Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern. The Zoning Resolution referred to in this Second Amended Plan is 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, as subsequently amended to the date an application is filed with the Department of Buildings of the City of New York for the Revised Project.

a. Permitted Uses

As shown on Map 2, Land Use Plan, the following uses shall be permitted and all other uses excluded:

SECTION C. LAND USE PLAN (continued)

(1) Residential (Parcel 2)

Multi-family housing together with appurtenant recreation areas and parking facilities.

(2) Commercial/Mixed-Use Development (Parcel 1)

Uses permitted in a C6 Zoning District, including, but not limited to, such uses as offices, retail stores, restaurants, theatres, service establishments, public parking, residential uses, hotels and accessory or related uses.

b. Additional Regulations, Controls and Restrictions

Controls to cover density, lot coverage, floor area ratio, height, setbacks, off-street parking and loading shall be as set forth in the Zoning Resolution, provided that, with respect to off-street parking, there shall be provided approximately 640 off-street parking spaces in an underground garage.

3. ENVIRONMENTAL CONTROLS

All construction subsequent to the enactment of the New York State Environmental Quality Review Act of 1976 ("SEQRA") is subject to the requirements of SEQRA.

4. DURATION OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

This Second Amended Plan and/or any modification hereof shall be in force and effect for a period of forty (40) years from the date of approval of the Original Urban

SECTION C. LAND USE PLAN (continued)

Renewal Plan by the City of New York, namely to January 15, 1993, except as may be provided in accordance with Section G hereunder.

SECTION D. PROPOSED RENEWAL ACTIONS

1. LAND ACQUISITION, DEMOLITION AND CLEARANCE

All land in the project area has been acquired and all structures have been or will be demolished, except that the office building known as 10 Columbus Circle, the underground parking garage and portions of the Coliseum structure shall be retained and integrated into the new construction.

2. RELOCATION

No residential relocation is required for the Revised Project.

3. CODE ENFORCEMENT

Throughout the project area, a continuous program of enforcement of applicable laws, codes, ordinances and regulations of the City and State of New York will be in effect and in force. All properties shall be required to meet at least the minimum standards contained in these laws, codes, ordinances and regulations.

4. REZONING

All rezonings necessary to carry out the Revised Project have been implemented. Any zoning related approvals, including special permits necessary to undertake the Revised Project, will be undertaken pursuant to applicable law and regulations.

5. MAPPING OF STREETS

To implement the Revised Project, a demapping action

SECTION D. PROPOSED RENEWAL ACTIONS (continued)

will be undertaken pursuant to applicable law and regulations. The street modifications already implemented or proposed by this Second Amended Plan are shown on Map 2, Land Use Plan.

The closing of West 59th Street between Columbus Circle and Ninth and Columbus Avenues has been implemented pursuant to the Original Urban Renewal Plan, as shown on Map 2, Land Use Plan.

6. COMMUNITY FACILITIES

The area is well served by existing parks, schools and local shopping facilities. No additions are required for the Revised Project.

7. UTILITIES

No major changes to the utility systems are anticipated for the Revised Project.

8. REDEVELOPMENT

The redevelopment of Parcel 1 will be carried out in accordance with plans submitted by the redeveloper to the City Planning Commission under the Uniform Land Use Review Procedure, as such plans may be modified in accordance with applicable law and regulations.

SECTION E. REDEVELOPER'S OBLIGATIONS

1. The regulations and controls set forth in this Second Amended Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the instruments for land disposition and conveyance.
2. The redeveloper shall devote the land solely to the uses specified in this Second Amended Plan.
3. 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 its successors or assigns, whereby land in the project area is restricted on the basis of race, creed, sex, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the instruments for land disposition and conveyance.
4. The redeveloper shall expeditiously submit all documents requested by the Department of Housing Preservation and Development for the approval and processing of the Revised Project, including, but not limited to, Application for Sponsorship (Form DEV-2).
5. The redeveloper shall cooperate fully with the appropriate City agencies in realizing the objectives of this Second Amended Plan.

SECTION E. REDEVELOPER'S OBLIGATIONS (continued)

6. Any deed, lease or instrument by which real property and appurtenances thereto, or air rights and concomitant easements or other rights of user necessary for the use and development of such air rights over streets, alleys, highways or other public rights of way, railway or subway tracks, bridge or tunnel approaches or entrances, or other similar facilities, or air rights sites and necessary sitework, the foundations and platforms constructed or to be constructed in connection therewith or any interest therein is conveyed or disposed of pursuant to Section 507 of the General Municipal Law shall contain provisions requiring the purchaser, lessee or grantee to replan, clear, rehabilitate, restore, renew, conserve, improve, reconstruct or redevelop such property in accordance with this Second Amended Plan and within a definite and reasonable period of time and insuring the use of such real property for purposes consistent with this Second Amended Plan.
7. As-built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance and issuance of a Certificate of Completion.

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

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law and more particularly Section 502, Subdivision 7 thereof:

1. Statement of Proposed Land Uses

See Section C of this Second Amended Plan.

2. Proposed Land Acquisition, Demolition and Removal of Structures

See Section D of this Second Amended Plan.

3. Proposed Methods or Techniques of Urban Renewal

See Section D of this Second Amended Plan.

4. Proposed Public, Semi-Public, or Private Community Facilities and Utilities

See Sections C and D of this Second Amended Plan.

5. Proposed New Codes and Ordinances or Amendments Thereto

No new codes or ordinances are anticipated in order to effectuate this Second Amended Plan.

6. Proposed Acquisition of Air Rights and Concomitant Easements

No acquisition of air rights by the City is contemplated under this Second Amended Plan.

7. Proposed Time Schedule for the Effectuation of the Second Amended Plan

<u>Project Activity</u>	<u>Start</u>	<u>Completion</u>
Land Disposition	Dec. 1986	Dec. 1986
Construction	Jan. 1987	Dec. 1989

SECTION G. PROVISIONS FOR MODIFYING PLAN

1. AMENDMENTS

This Second Amended Plan may be amended at any time by the City of New York pursuant to Section 505 of Article 15 of the General Municipal Law and Section 197-c of the New York City Charter.

2. MINOR CHANGES

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth in Section C of this Second Amended Plan would result in unnecessary hardships, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Department of Housing Preservation and Development shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Second Amended Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances and provided further that concurrence is obtained from the City Planning Commission.

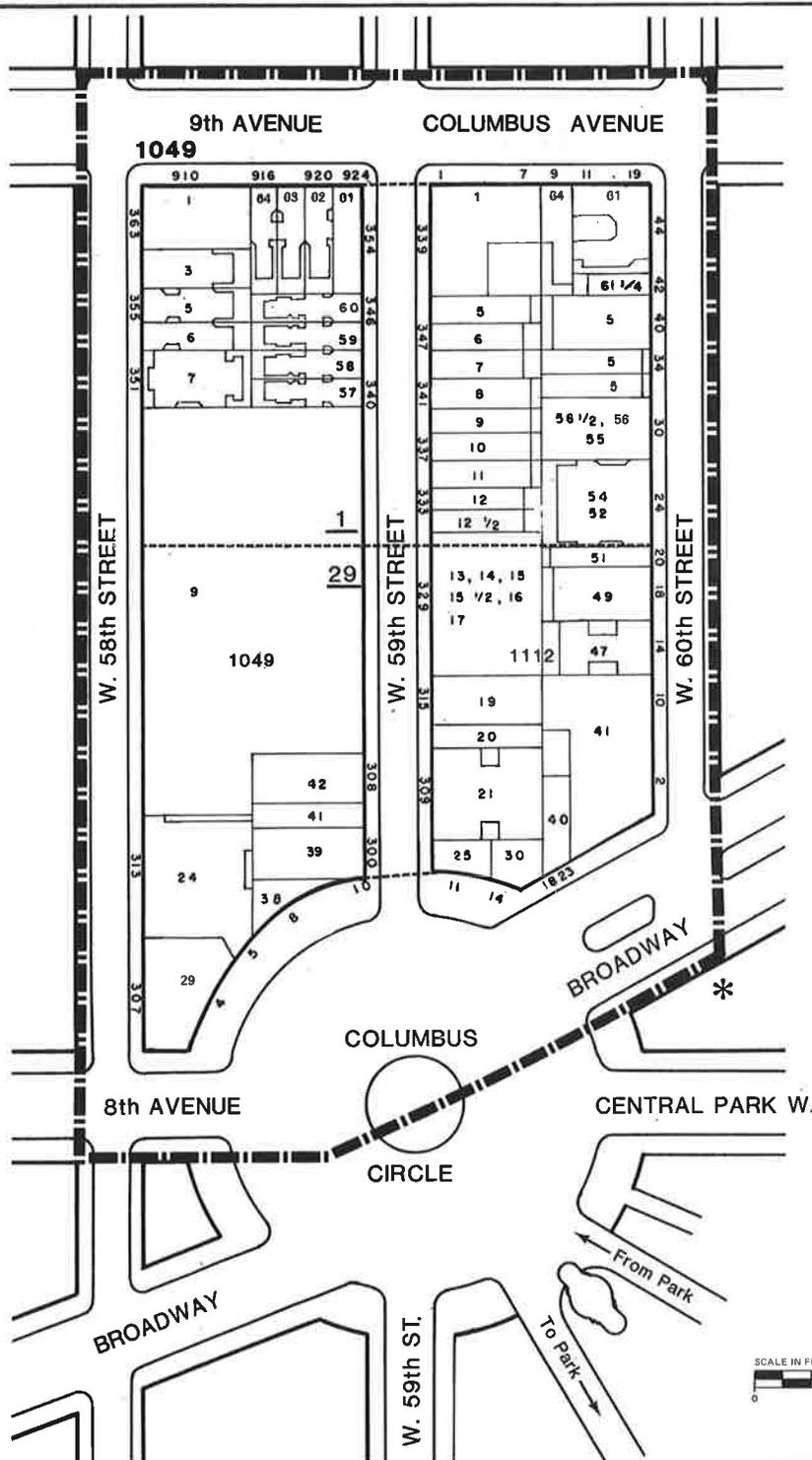
COLUMBUS CIRCLE URBAN RENEWAL PLAN

BOUNDARY DESCRIPTION

EXHIBIT A

The Project Area is situated in the City of New York, State of New York, and is described as follows:

BEGINNING at the corner formed by the intersection of the northerly line of West 60th Street with the easterly line of Broadway, running thence southward along said easterly line of Broadway and its prolongation into Columbus Circle to its intersection with the prolongation of the easterly line of Eighth Avenue within Columbus Circle, running thence southward along the prolongation of the easterly line of Eighth Avenue, to its intersection with the southerly line of West 58th Street, running thence westward along the southerly line of West 58th Street to its intersection with the westerly line of Ninth Avenue, running thence northward along the westerly line of Ninth Avenue, which becomes Columbus Avenue at the crossing of West 59th Street, to its intersection with the northerly line of West 60th Street, running thence eastward along the northerly line of West 60th Street to the point or place of beginning.



LEGEND

-  PROJECT BOUNDARY
-  OLD LOT NUMBER
-  OLD BLOCK NUMBER
-  NEW BLOCK NUMBER
-  NEW LOT LINE
-  NEW LOT NUMBER

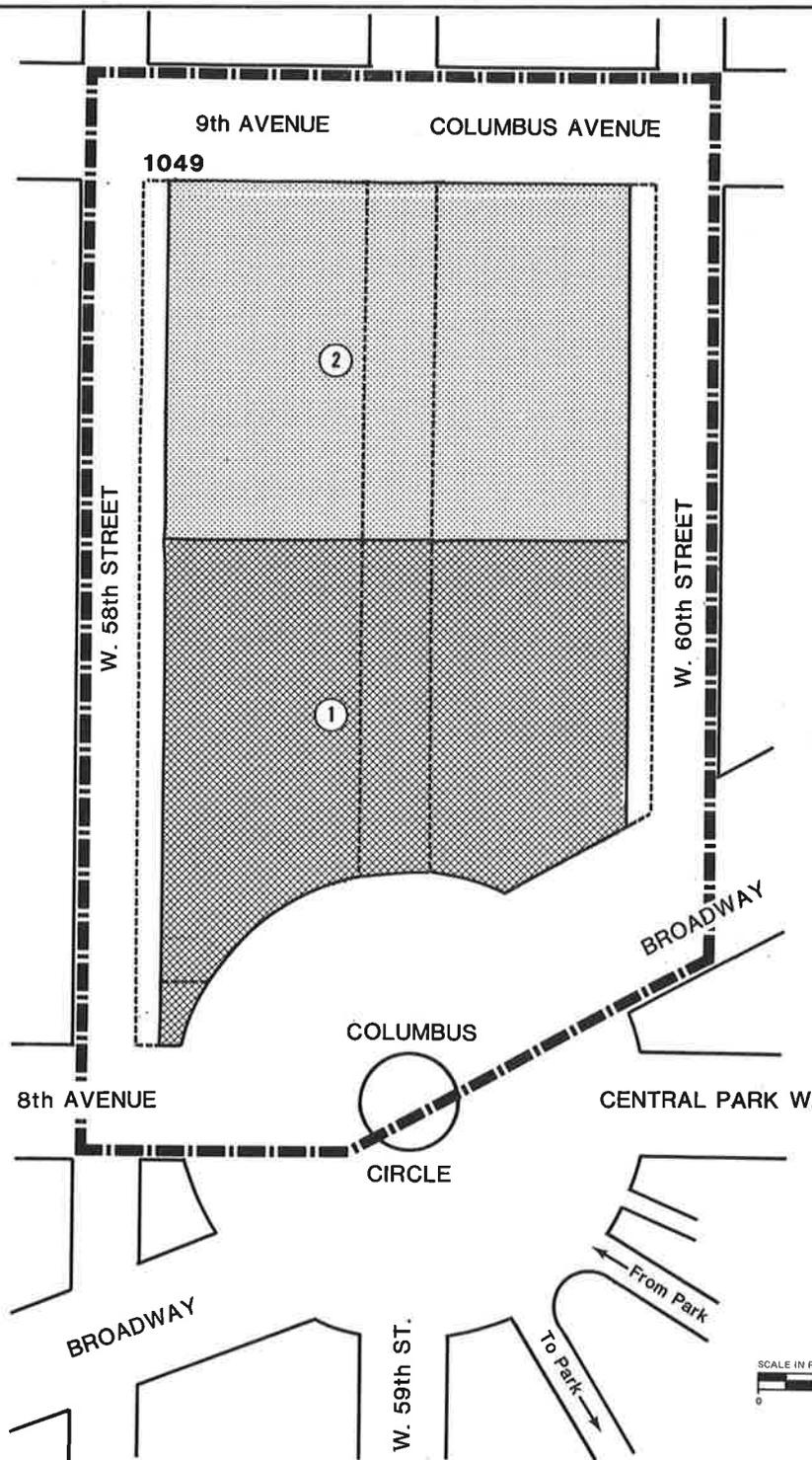
-  STREET ADDRESS
-  POINT OF BEGINNING

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

COLUMBUS CIRCLE
URBAN RENEWAL PROJECT

Project Boundary

DATE: DECEMBER 1952, OCT. 1955
REVISED DATE: JAN. 1986



LAND USES



RESIDENTIAL



COMMERCIAL/
MIXED USE
DEVELOPMENT

----- FORMER BLOCK LINE

▬▬▬▬▬ PROJECT BOUNDARY

1049



BLOCK NUMBER

PARCEL NUMBER

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

COLUMBUS CIRCLE
URBAN RENEWAL PROJECT

Land Use Plan

DATE: DECEMBER 1952, OCT. 1955
REVISED DATE: JAN. 1986

MAP 2