

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

**FIRST AMENDED  
URBAN RENEWAL PLAN**

**COOPER SQUARE  
URBAN RENEWAL AREA**

**Manhattan  
Community District No. 3**

**September 2000**

## HISTORY OF PRIOR APPROVALS

### Original

City Planning Commission: January 7, 1970 (CP20822A)  
Board of Estimate: February 13, 1970 (Cal. No. 4)

### First Minor Change

City Planning Commission: March 26, 1974 (CP22600)

### Second Minor Change

City Planning Commission: May 5, 1982 (N820758HCM)

### Third Minor Change

City Planning Commission: March 1, 1990 (N890977HCM)

### Fourth Minor Change

City Planning Commission: June 19, 1991 (N910521HCM)

### First Amendment

City Planning Commission:  
City Council:  
Mayor:

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**A: URBAN RENEWAL AREA**

**1. LEGAL AUTHORITY**

The City of New York ("City") has designated the Cooper Square Urban Renewal Area ("Area") as an urban renewal area pursuant to §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 §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

**2. AREA**

The properties indicated on Map 1 and listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this First Amended Cooper Square Urban Renewal Plan ("Plan"). These Acquisition Parcels comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan.

**3. BOUNDARY**

The Area is located in Community District No. 3 in the borough of Manhattan and is generally bounded by (i) East 5<sup>th</sup> Street on the north, (ii) Second Avenue and Chrystie Street on the east, (iii) Stanton Street on the south, and (iv) the Bowery on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

**4. OTHER PROPERTIES**

Any properties located within the Project Boundary which are not listed in Exhibit A ("Exempt Parcels") will not be acquired by the City for redevelopment pursuant to this Plan. Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned.

**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. Abandoned, vacant, substandard, underutilized, and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.

- c. Inadequate open space.
- d. Incompatible adjacent uses.
- e. Illegal uses and conversions.
- f. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- g. Lack of suitable off-street parking.

**B: URBAN RENEWAL PLAN**

1. LEGAL AUTHORITY

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

2. STATEMENT OF COMPLIANCE

In accordance with §502(7) of the Urban Renewal Law, this Plan states the following information:

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

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

See Section C.

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

Properties will be required to comply with applicable United States ("Federal"), State of New York ("State"), and City laws, codes, ordinances, and regulations (collectively, "Laws").

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	September 1970	April 1971
Relocation of Site Occupants	September 1970	March 2001
Demolition and Site Clearance	September 1970	June 2001
Site Preparation (Including Installation of Site Improvements)	January 1975	December 2001
Land Disposition	March 1983	December 2001
Project Completion		June 2003

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove or rehabilitate 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 housing of high quality and/or rehabilitated housing of upgraded quality.
- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.

- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. 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 community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

**C: CONTROLS ON REDEVELOPMENT**

1. ZONING

The controls of this Plan will be concurrent with, and will not preempt or supersede, the controls of the Zoning Resolution of the City, as amended ("Zoning Resolution"). The controls of the Zoning Resolution will apply to all Acquisition Parcels at all times to the extent permitted by Law. The controls of this Plan will commence to apply to any Acquisition Parcel upon acquisition by the City or at such later date as may be specified in this Plan. Thereafter, if there is any conflict between the controls imposed by the Zoning Resolution and the controls imposed by this Plan, the more restrictive of the two will govern.

2. PROPOSED USES

Map 2 indicates the permitted use of each Acquisition Parcel following disposition by the City to a redeveloper. Each use indicated in Map 2 will have the meaning set forth in this Section C.2.

- a. Residential

Residential and other compatible uses, including community facilities, will be permitted in accordance with the Zoning Resolution, however all residential sites must conform to R7-2 zoning district regulations.

- b. Commercial

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

3. SUPPLEMENTARY CONTROLS

- a. Controls on Specific Sites

All properties in Sites 1A, 1B, 2 and 5A will be cleared for new construction with the exception of 305 Bowery.

Sites 1B and 4 are designated for residential use, specifically for low and moderate income housing. Site 2 is designated for residential use, specifically middle income housing including community facilities. Site 2A is designated for middle-income housing. Site 5 is designated for residential use, specifically moderate and middle income housing, either rehabilitation or new construction. Site 5A will be developed as housing for the elderly.

On sites 1A, 1B and 2, approximately 470 units of low income public housing and 280 units of middle income housing will be constructed. At least 60 percent of the units are to be reserved for low income housing on Sites 1A, 1B and 2. A similar proportion is to be maintained on Site 2A.

b. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution.

c. Parking

Parking requirements will be as required by the Zoning Resolution.

d. Utilities

(1) Any existing overhead telecommunications, 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.

(2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

e. Easements

Easements, if any, will be provided as shown on Map 2.

**D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL**

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws, including, but not limited to, §506 of the Urban Renewal Law and the Eminent Domain Procedure Law. Regardless of the method

of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

b. Properties Acquired or to be Acquired

The Acquisition Parcels have been or will be acquired by the City. The Acquisition Parcels, if any, that the City acquired with Federal assistance are identified in Exhibit A. All other Acquisition Parcels have been or are intended to be acquired with City funds, without Federal assistance.

2. RELOCATION

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. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws.

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. Properties designated for rehabilitation are indicated in Exhibit A.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan.

**E: RELATED ACTIONS**

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no Zoning Map Amendments are proposed at this time.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The proposed street modifications are: East 1<sup>st</sup> Street and Extra Place are to be closed, demapped and made part of Site 2.

**F: 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 F.4.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to expeditiously apply for all required governmental approvals and 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 which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, 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

HPD may require any redeveloper to (i) submit site plans, landscape plans, architectural drawings, outline specifications, schedules of materials and finishes, and/or final working drawings, in sufficient detail to permit determination of compliance with the controls of this Plan, for HPD approval prior to commencement of construction, and (ii) submit any material change to such documents thereafter proposed for HPD approval prior to commencement of construction of such change.

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.

**G: MODIFICATION OF PLAN**

1. AMENDMENTS

The City may amend this Plan at any time pursuant to §505 of the Urban Renewal Law and §197-c and §197-d of the Charter and may amend the designation of the Area at any time pursuant to §504 of the Urban Renewal Law.

2. MINOR CHANGES

HPD, with the concurrence of the City Planning Commission ("CPC"), may authorize minor changes of the terms of these restrictions which conform with the intent and purpose of this Plan.

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided 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 Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Plan, as modified to indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

**H: 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 February 13, 2010, except as provided in Section G.

**EXHIBIT A**

**PROPERTIES ACQUIRED AND TO BE ACQUIRED**

<b><u>Site</u></b>	<b><u>Block</u></b>	<b><u>Lot(s)</u></b>
1A	427	14, 30
1B	427	1
1C R	427	6, 7, 8, 9, 10, 11, 12, 13, 14
2	456	1
	457	1, p/o 28
East 1 <sup>st</sup> Street between Second Avenue and Bowery		
Extra Place		
2A	457	29,32,33
3	457	p/o 28
4 R	459	14, 15, 16, 17, 18, 19, 21, 22, 36, 37, 38, 39, 40, 43, 45, 46, 47
5 R	460	48, 49, 50, 51, 52, 53, 54, 55, 56, 59
5A	460	1

All mapped and/or built streets within the Project Boundary

**KEY TO EXHIBIT A NOTATIONS**

R Property designated for rehabilitation

## EXHIBIT B

### PROJECT BOUNDARY DESCRIPTION

The boundary of the Cooper Square Urban Renewal Area is described as follows:

Lying within the Borough of Manhattan in the City of New York;

Beginning at the corner formed by the intersection of the northerly line of East Fifth Street with the easterly line of Second Avenue;

Running thence westwardly across Second Avenue, to the corner formed by the intersection of westerly line of Second Avenue with the northerly line of East Fifth Street;

Thence westwardly, along the northerly line of East Fifth Street and along the westwardly prolongation thereof to a point on the westerly line of Bowery;

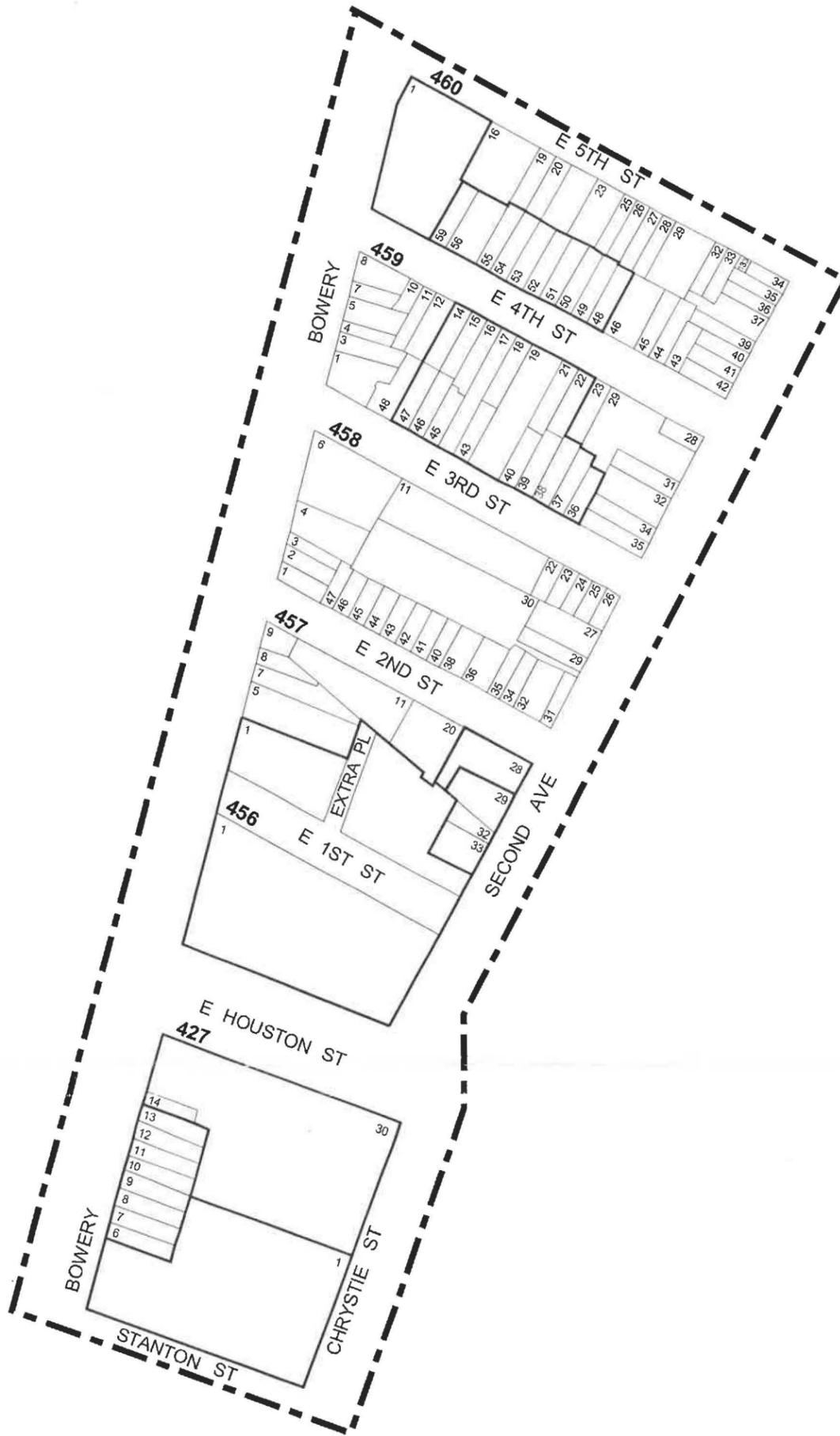
Thence southwestwardly, along the westerly line of Bowery and across East Fourth Street, East Third Street, East Second Street, Bleecker Street and East Houston Street as they intersect Bowery to a point formed by the intersection of the westerly line of Bowery with the westwardly prolongation of the southerly line of Stanton Street;

Thence eastwardly, along said prolongation, along the southerly line of Stanton Street and along the eastwardly prolongation of the southerly line of Stanton Street to a point on the easterly line of Chrystie Street;

Thence northeastwardly, along the easterly line of Chrystie Street and along the northeastwardly prolongation thereof, which northeastwardly prolongation partially crosses East Houston Street, to the point formed by the intersection of said northeastwardly prolongation of the easterly line of Chrystie Street with the southwardly prolongation of the most westerly line of Tax Lot 1 in Manhattan Tax Block 442 as shown on the Tax Map of the City of New York for the Borough of Manhattan as said Tax Map existed on September 1, 1999, which said most westerly line of Tax Lot 1 in Manhattan Tax Block 442 is coincident with an easterly line of Second Avenue;

Thence continuing across East Houston Street, along the southwardly prolongation of the most westerly line of Tax Lot 1 in Manhattan Tax Block 442 as shown on the Tax Map of the City of New York for the Borough of Manhattan as said Tax Map existed on September 1, 1999, which said most westerly line of Tax Lot 1 in Manhattan Tax Block 442 is coincident with an easterly line of Second Avenue, and along said easterly line of Second Avenue to an angle point in the easterly line of Second Avenue;

Thence northeastwardly, continuing along said easterly line of Second Avenue and across East First Street, East Second Street, East Third Street, East Fourth Street and East Fifth Street as they intersect Second Avenue to the point or place of beginning.



**LEGEND**

--- PROJECT BOUNDARY

— SITE BOUNDARY

**460** BLOCK NUMBER

6 7 8 LOT NUMBER



**COOPER SQUARE**

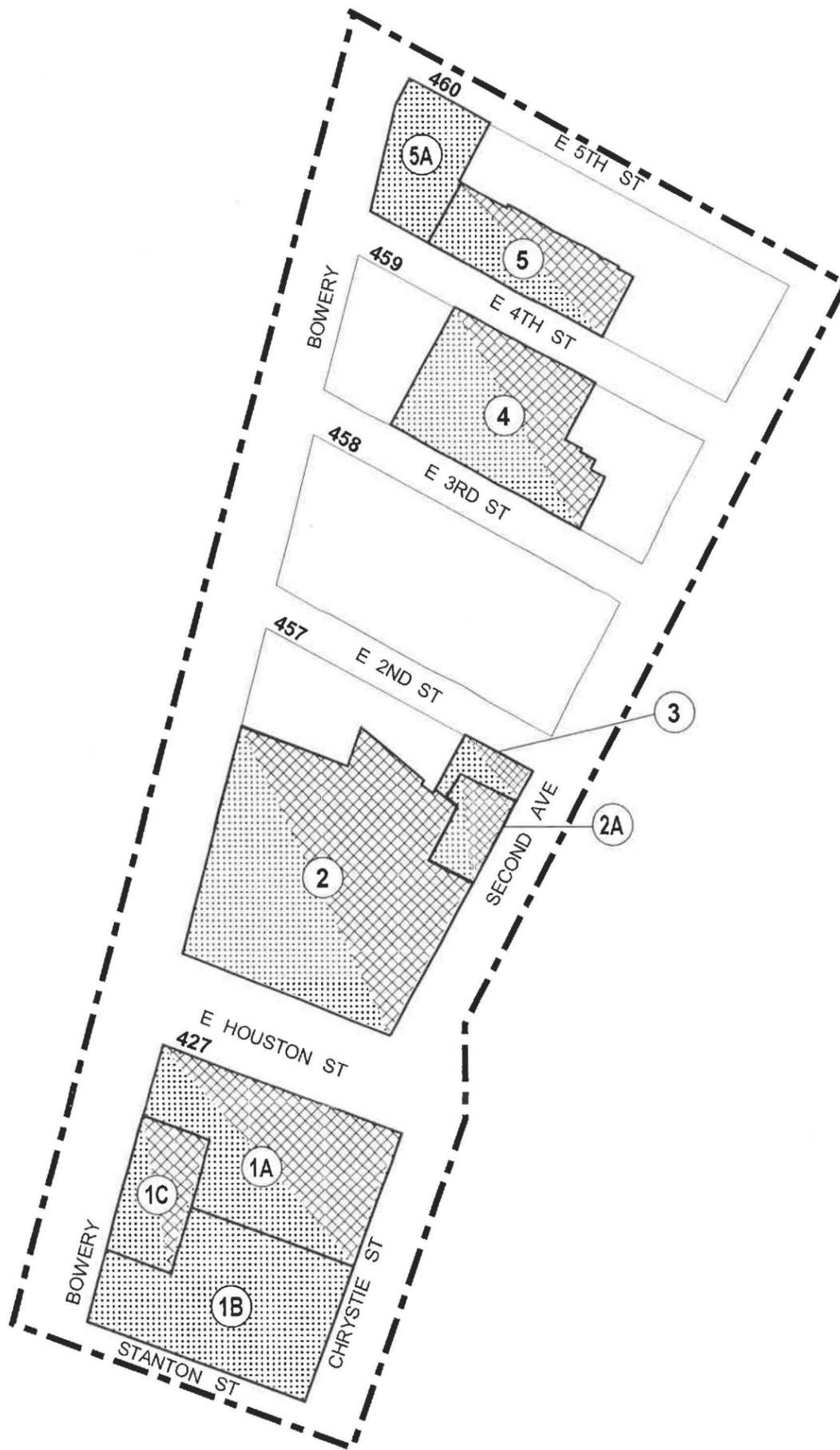
URBAN RENEWAL PLAN

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

**PROJECT BOUNDARY**

DATE: SEPTEMBER, 2000

**MAP 1**



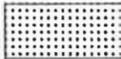
**LEGEND**

--- PROJECT BOUNDARY

— SITE BOUNDARY

② SITE NUMBER

460 BLOCK NUMBER

 RESIDENTIAL

 RESIDENTIAL / COMMERCIAL



**COOPER SQUARE**

**URBAN RENEWAL PLAN**

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

**LAND USE**

DATE: SEPTEMBER, 2000

**MAP 2**

## FACT SHEET

### FIRST AMENDED COOPER SQUARE URBAN RENEWAL PLAN

SEPTEMBER 2000

#### URBAN RENEWAL AREA AND PROJECT DESCRIPTION

The Cooper Square Urban Renewal Area ("Area") is located in Community District No. 3 in the Borough of Manhattan and is generally bounded by (i) East 5<sup>th</sup> Street on the north, (ii) Second Avenue and Chrystie Street on the east, (iii) Stanton Street on the south, and (iv) Bowery on the west.

The New York City Department of Housing Preservation and Development (HPD) is proposing an amendment to the Cooper Square Urban Renewal Plan. The plan amendment will allow for the development of a supportive housing project proposed by the Cooper Square Task Force, an advisory task force composed of elected officials, local community groups and several city agencies working to create a community consensus around the redevelopment of the Cooper Square Urban Renewal Area.

#### PURPOSE OF PLAN

The Cooper Square Urban Renewal Plan is being amended to allow for the development of a supportive housing project. The project will consist of the new construction of one six-story building providing 54 units of low-income housing for homeless single adults including people suffering from disabilities such as mental illness and AIDS. The project will also provide 2,789 square feet of retail commercial space.

#### CHANGES FROM PREVIOUS PLANS

The Cooper Square Urban Renewal Plan conforms to the most recently approved HPD language, terminology and methodology. As such, it is significantly different in form from the previously approved urban renewal plan.

A portion of Site 2 from the previously approved plan has been subdivided and designated as Site 3 to permit the supportive housing project. A plan amendment is needed because the previously approved plan designates Site 2 for middle income housing.

A new Exhibit A, listing the properties in the urban renewal sites, has been added to the plan.

#### FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN