

FORDHAM ROAD PLAZA
COMMERCIAL DEVELOPMENT PLAN
FIRST AMENDED URBAN RENEWAL PLAN
CITY OF NEW YORK, NEW YORK

Content of Plan

- SECTION A. Description of the Urban Renewal Plan Area
- SECTION B. Urban Renewal Plan Objectives
- SECTION C. Proposed Land Uses
- SECTION D. Proposed Renewal Actions
- SECTION E. Relocation
- SECTION F. Land Disposition Provisions
- SECTION G. Time Schedule
- SECTION H. Provisions for Amending the Plan

EXHIBITS

- EXHIBIT A. Boundary Description
- EXHIBIT B. Properties to be acquired

MAPS

- MAP 1. Project Boundary and Land Acquisition Map.
dated April 1973
- MAP 2. Land Use Plan dated April 1973

City of New York
Housing and Development
Administration
March 1973
Revised: April 1973

A. DESCRIPTION OF THE URBAN RENEWAL PLAN AREA

1. Boundaries

The Fordham Road Plaza Commercial Development Plan area is located southwest of the Fordham University complex in the Bronx. The plan area is bordered by Bedford Park Boulevard to the north, the Penn Central Commuter Railroad trackage and Washington Avenue to the East, East 188th Street to the South, and Webster Avenue to the west. The exact boundaries of the area is shown on Map 1, Project Boundary and Land Acquisition Map, dated April 1973, and a proper description is given in Exhibit A, Boundary Description.

SECTION B - URBAN RENEWAL PLAN OBJECTIVES

1. The purpose of this plan is to encourage the rebuilding of sections of the Fordham Road Shopping District as a first step in the implementation of an overall plan for the development of the entire District. This comprehensive plan calls for and requires the coordination of a few capital projects to improve the circulation pattern of the area, among them, the replacement of

Fordham Road Plaza
Commercial Development Plan
Rev: April 1973

the existing Third Avenue El with a proposed express bus service.

It is, furthermore, the intent of this plan to support these substantial investments with sound planning and balanced staged development. It is within the parameters of such intentions that this present plan is formulated. It reflects the concern of the City of New York with economic development programs concerned with maximal attention accorded to problems of land use and amenity provision, pedestrian and vehicular circulation, open space configuration and broad urban design considerations.

In general, it is the Objective of this Development Plan to:

- a) provide an attractive alternative within New York City to suburban office development; and thereby to reduce urban sprawl and to promote the centrality of the City within the Metro-

Fordham Road Plaza
Commercial Development Plan
March 1973

politan Region.

- b) Redevelop physically and economically the weakest part of Fordham's commercial center known as the Fordham Plaza located generally within the area of Webster, Park and Third Avenues.
- c) Acquire and redevelop the partially cleared Post Office site for a new office sub-center.
- d) Create within the renewal area a transportation interface of local buses connecting with the Penn Central Railroad and replace the existing Third Avenue El with an alternate transportation system.
- e) Establish urban design, architectural, street and open space elements of high quality.

This plan is intended to eliminate, arrest and prevent blight and blighting influences from the plan area. It is expected that this plan will have a beneficial influence throughout the plan area, and that it will encourage the creation of a regional center with an attractive working and shopping environment.

Fordham Road Plaza
Commercial development Plan
March 1973

The following types of deficiencies are present and adversely affect economic and other conditions of the plan area and in the immediate neighborhood:

a) Substandard and sanitary structures:

1. Location fronting Fordham Road, Block 3033
2. Residential units southeast corner, Block 3033
3. Southwest corner, Block 3041

b) Non-conforming uses

c) Abandoned structures and vacant structures:

1. Fronting Fordham Road, Block 3033
2. Fronting Third Avenue, Blocks 3041 and 3042
3. Fronting Webster Avenue, Block 3033
4. Fronting Webster Avenue, Block 3032
5. Fronting Washington Avenue, Block 3042

d) An inefficient circulation system:

1. Road alignment problems at Third Avenue and 188th and 189th Streets.
2. Within the Fordham Plaza.
3. Junction of Fordham Road and Webster Avenue.

e) Lack of suitable off-street parking, and inadequate loading and unloading facilities:

Fordham Road Plaza
Commercial Development Plan
March 1973

1. Inadequate parking to service existing facilities along Fordham Road.
2. Insufficient off-street parking, and loading and unloading facilities along Bedford Park Blvd., Block 3273.
3. Insufficient off-street parking, and loading and unloading facilities at Block 3033 fronting E. 189th Street and Park Avenue.

2. Organizational Participation

As it has in the development of this Plan, The City of New York shall continue to cooperate with community representatives on planning and redevelopment activity to be executed in accordance with its provisions.

This is consistent with the City's interest in encouraging the participation of all local organizations concerned with community development, and a broadening of this relationship is one of the important objectives of this Plan.

Fordham Road Plaza
Development Plan
March 1973

C. PROPOSED LAND USES

1. Land Use Plan

Proposed land use is shown in Map 2, Land Use Plan dated April 1973.

2. Land Use Provisions and Building Requirements

In general redevelopment is to be controlled by provisions of the Zoning Resolution of the City of New York, as published in the City Record on November 10th, 1960, and as approved by Resolution of the Board of Estimate on December 15th, 1960, and as amended.

- a. Whenever both specific controls in the development plan and references to the Zoning Resolution are used, in case of conflict, the more restrictive control shall govern.

Development inimical to the integrity of the plan's objectives or specified uses shall not be permitted.

Fordham Road Plaza
Development Plan
Rev. April 1973

3. Permitted Uses

Subject to the existing and subsequent amended zoning changes which shall be duly approved, the following uses shall be permitted. These uses are shown on the attached Project Boundary and Land Acquisition Map 1, dated April 1973, and are described by sites:

Site	Uses	F.A.R.	Description of Uses
1.	Commercial/ Public-Semi Public	4-6	Retail Establishments, Dept. Stores, auto- Mobile sales and service, government, professional and business offices, public parking garage (will require special permit by C.P.C.)
2.	Public/Semi Public	-	Streets
3.	Public Plaza		
4.	Public/Semi Public	3.4	Post Office
5.	Public/Semi Public	-	Vehicle Storage for Post Office use.
6.	Commercial	2-3	Automobile Service and Supply.

Fordham Road Plaza
Development Plan
Rev. April 1973

4. Internal Circulation System

The existing functional pattern of local and major streets is generally inadequate to meet internal circulation needs. Where current City-wide design standards call for higher standards in the form of wider roadbeds and/or rights-of-way, every attempt will be made to insure that such higher standards are incorporated into the design and development of clearance and redevelopment areas.

In addition, the circulation system shall be developed, to the maximum extent possible, to reflect the objective of achieving adequate separation of local residential traffic from other traffic uses. Toward this end certain streets within the area may be modified to improve both vehicular and pedestrian traffic flow. Street closings are shown on the Land Use Plan. They are subject to approval by the appropriate City Agencies.

Fordham Road Plaza
Development Plan
March 1973

D. PROPOSED RENEWAL ACTIONS

1. Land Acquisition

All properties in the Plan Area which are to be acquired for clearance and redevelopment are identified in the attached Exhibit B, Properties to be Acquired, are shown on Map 1 Project Boundary and Land Acquisition Map, dated April 1973.

Properties will be acquired for clearance and redevelopment in order to achieve the stated plan objectives of removing substandard conditions and blighting influences, and providing land for public and semi public improvements, and commercial facilities as well as traffic circulation.

2. Special Conditions Under Which Properties Not Designated for Acquisition may be Acquired

Properties not proposed for acquisition (O Parcels) as shown on Map 1 Project Boundary and Land Acquisition Map dated April 1973, shall be expected to comply with all local codes and ordinances and are not subject to acquisition at this time. However, to support this Plan, the City of New York expects that additional land acquisition for clearance and redevelopment and/or

ForGham Road Plaza
Development Plan
Rev: April 1973

rehabilitation will be required for properties not kept to a high level of maintenance or which otherwise do not meet the objectives of this Plan.

Additional land acquisition, will be achieved through amendments to this Plan under appropriate sections of State and Local Law.

3. Proposed Acquisition of Air Rights

Blocks, Air Rights and Concomitant Easements or other rights of User necessary for the use and development of Air Rights, identified in the attached Exhibit B, and shown on Map 1, Project Boundary and Land Acquisition Map, dated April 1973, shall be acquired in accordance with the requirements of Federal, State and Local laws, rules and regulations pertaining thereto.

4. Proposed New Codes, Ordinances and Amendments

No new codes or ordinances are anticipated to effectuate this Plan, except that an amendment to the Zoning Resolution may be required.

5. Proposed Program of Code Enforcement

The standard Program in effect in New York City shall govern.

Fordham Road Plaza
Development Plan
Rev: April 1973

6. Utilities

All utilities will be underground.

The Plan 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 the renewal, by constituting a stable area in itself and by reflecting advantageously on abutting private development.

SECTION E - RELOCATION

1. RELOCATION SERVICES AND PAYMENTS

Residential and commercial services and relocation payments shall be as set forth in the Rules and Regulations of the Department of Relocation and Management Services of the Housing and Development Administration of the City of New York, dated April 19, 1973. All payments required to be made by the City of New York for such services and relocation shall be charged to the New York City Capital Budget, Line ES 75.

2. Commercial

- a. The Department of Relocation and Management Services will maintain constant liaison with commercial and industrial tenants in the area so as to coordinate commercial and industrial relocation schedules, relocations 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 reestablishing small businesses that have suffered substantial economic injury as a result of displacement.

3. Residential

Tenants will receive services of Department of Relocation and Management Services of the Housing and Development Administration.

SECTION F - LAND DISPOSITION PROVISIONS

1. References set forth in this urban renewal plan to the provisions of the Zoning Resolution covering the Land Use and other requirements shall be defined in the Comprehensive Amendment to 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, and as amended.

2. Redevelopers Obligations

a. The regulations and controls set forth in Section C Proposed Renewal Actions, will be implemented, wherever applicable by appropriate covenants or other provisions in agreements

Fordham Road Plaza
Commercial Development Plan
Rev: April 1973

for land disposition and conveyance, executed pursuant thereto.

- 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 in this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract or lease within a reasonable time, as determined and 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 restric-

Fordham Road Plaza
Development Plan
March 1973

tions, shall be included in the disposition instruments.

- f. Site plans, architectural drawings, outline specifications and schedule of materials and finishes for the construction of improvements of the land, all in sufficient detail to permit determination of compliance with the Urban Renewal Plan, and quality of design, and the character of proposed construction, shall be submitted for review and approval to the Housing and Development Administration, by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration shall be similarly submitted for review and approval.
- g. As part of the Plan, the redeveloper will be expected to cooperate with appropriate City agencies in realizing its objectives.
- h. The redeveloper shall devote the land solely to the use specified in the Urban Renewal Plan.
- i. The redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to completion of the redevelopment

Fordham Road Plaza
Development Plan
March 1973

thereof, without the prior written consent of the Housing and Development Administration and of the Economic Development Administration, except as set forth in the contract or lease between The City of New York and the redeveloper.

3. Duration of Land Use Provisions and Building Requirements
The Land Use Provisions 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 G, hereunder.

SECTION G - PROPOSED TIME SCHEDULE FOR EFFECTUATING THIS URBAN RENEWAL PLAN

	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	October 1973	October 1974
b. Relocation of Site Occupants	November 1973	November 1974
c. Disposition of Land	July 1974	December 1974
d. Installation of Project Improvements	January 1975	June 1976

SECTION H - PROVISIONS FOR AMENDING PLAN

1. Changes in Approved Plan

This Urban Renewal Plan may be modified at any-

Fordham Road Plaza
Development Plan
March 1973

time by the City of New York provided that, if such modification adversely affects, as determined by the New York City Housing and Development Administration and the New York City Economic Development Administration, any land disposed by the City of New York for redevelopment, written consent to such modification must be obtained from the purchaser, or lessee of the specific property covered by the modification. This shall not be construed to require the consent of the purchaser or lessee of any other parcel in the project area.

2. Minor Changes

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to and set forth in this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the New York City Housing and Development Administration and the New York City Economic Development Administration shall have the power, upon appeal in specific cases, to authorize such minor

variation or modification of the terms of the restrictions to conform with the intent and purpose of this Commercial Development Plan in this Urban Renewal Area provided that no change or modification shall be permitted by The New York City Housing and Development Administration and the New York City Economic Development Administration, which is less restrictive than or contrary to applicable or local codes and ordinances

EXHIBIT A

BOUNDARY DESCRIPTION

BEGINNING at the intersection of the westerly line of Webster Avenue and the northerly line of Bedford Park Boulevard;

THENCE, easterly across the bed of Webster Avenue and along the northerly line of Bedford Park Boulevard to its intersection with easterly line of the Right of Way of the Penn Central Railroad;

THENCE, southerly along the easterly line of the Right of Way of the Penn Central Railroad to its intersection with the easterly side of the trackage of the Third Avenue Elevated line;

THENCE, southerly along the easterly side of the trackage of the Third Avenue Elevated line to its intersection with the northerly line of East Fordham Road;

THENCE, easterly along the northerly line of East Fordham Road to its intersection with the easterly line of Washington Avenue;

THENCE, southerly across the bed of East Fordham Road and along the easterly line of Washington Avenue to its intersection with the westerly line of Third Avenue;

THENCE, northerly along the westerly line of Third Avenue to its intersection with the southerly line of East 138th Street;

THENCE, westerly along the southerly line of East 138th Street to its intersection with the westerly line of Webster Avenue;

Fordham Road Plaza Commercial
Development Plan
March 1973

EXHIBIT A

BOUNDARY DESCRIPTION (cont'd)

THENCE, northerly across the bed of East 188th Street and along the westerly line of Webster Avenue to its intersection with the northerly line of Bedford Park Boulevard to the point or place of BEGINNING.

Fordham Road Plaza Commercial
Development Plan
March 1973

EXHIBIT B

PROPERTIES TO BE ACQUIRED

A. Properties to be acquired pursuant to the Urban Renewal Plan dated March 1973.

<u>Block</u>	<u>Lot</u>
3032	19, 24, 25, 27 29, 30, 33, 37, 42 and 129
3033	1, 4, 8, 9 and 53
3041	42, 43, 45 and 50
3042	1, 4, 9, 13, 22, 27, 35, 36, 38, 39, 40, 41, 42 and 43
3273	85, 100 (part), 101 (part), 105, 109, 114, 118, 122 and 128.

Air Rights over the Penn Central Railroad from:

East 188th Street to East Fordham Road.

Block 3032, Lot 75, Block 3033, Lots 38, 36 and 40.

The beds of the following streets

East 188th Street between Third Avenue and Washington Avenue.

3rd Avenue between East 188th and East 189th Streets.

East 189th Street between Park and Webster Avenues and between 3d and Washington Avenues.

Portions of westerly part of Park Avenue between East Fordham Road and East 188th Street.

Fordham Road Plaza
Development Plan
Rev: April 1973

EXHIBIT B

PROPERTIES TO BE ACQUIRED (Cont'd)

B. Properties to be acquired pursuant to this First Amended Urban Renewal Plan dated April, 1973.

Block

Lot

3273

100 (Remainder), 101 (Additional Part),
801 and 802

Air Rights over the Penn Central Railroad:

On East 189th Street between Park Avenue (East)
and Park Avenue (West).

The portion of East Fordham Road located between
Park Avenue (West) and Third Avenue.

The beds of the following streets:

Park Avenue (East) from East 188th Street to
East 189th Street.

Third Avenue from East 189th Street to East
Fordham Road.

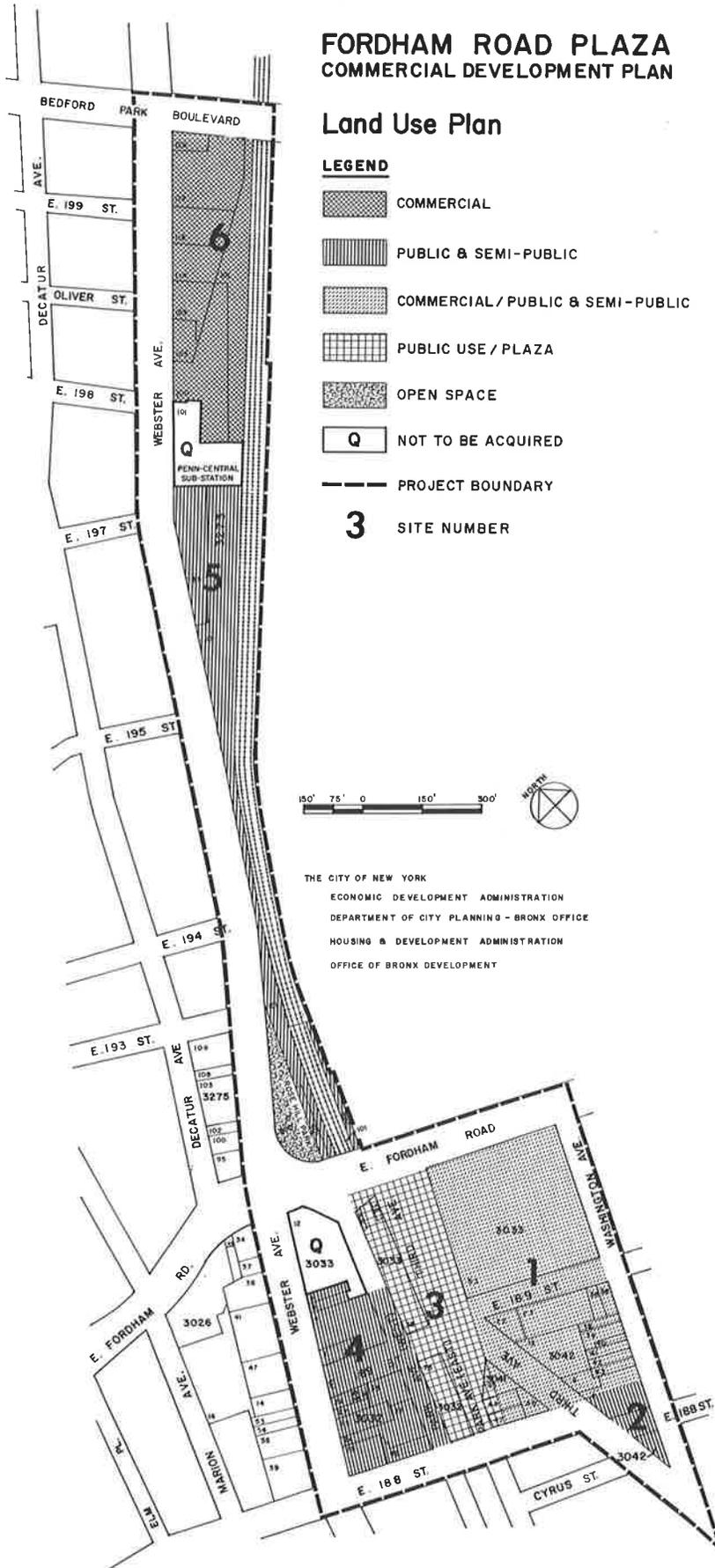
Fordham Road Plaza
Development Plan
Rev: April 1973

FORDHAM ROAD PLAZA COMMERCIAL DEVELOPMENT PLAN

Land Use Plan

LEGEND

-  COMMERCIAL
-  PUBLIC & SEMI-PUBLIC
-  COMMERCIAL / PUBLIC & SEMI-PUBLIC
-  PUBLIC USE / PLAZA
-  OPEN SPACE
-  NOT TO BE ACQUIRED
-  PROJECT BOUNDARY
- 3** SITE NUMBER



THE CITY OF NEW YORK
 ECONOMIC DEVELOPMENT ADMINISTRATION
 DEPARTMENT OF CITY PLANNING - BRONX OFFICE
 HOUSING & DEVELOPMENT ADMINISTRATION
 OFFICE OF BRONX DEVELOPMENT