

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

HARLEM EAST HARLEM

**URBAN
RENEWAL
PROJECT**

**ELEVENTH AMENDED URBAN RENEWAL PLAN, February 1982
Fifth Minor Change - February 1991**

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

HARLEM - EAST HARLEM
URBAN RENEWAL PLAN
Community Boards #10 & #11

ELEVENTH AMENDED URBAN RENEWAL PLAN
FEBRUARY 1982
Fifth Minor Change: February, 1991

HARLEM - EAST HARLEM URBAN RENEWAL AREA

History of Prior Approvals

Original Urban Renewal Plan

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First Amended Urban Renewal Plan

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Second Amended Urban Renewal Plan

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Third Amended Urban Renewal Plan

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Minor Change

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HARLEM-EAST HARLEM

URBAN RENEWAL PLAN

	<u>Page</u>
<u>CONTENTS OF PLAN</u>	
SECTION A: DESCRIPTION OF URBAN RENEWAL AREA	3
SECTION B: STATEMENT AND DEVELOPMENT OBJECTIVES	4
SECTION C: GENERAL LAND USE PLAN	5
SECTION D: PROPOSED RENEWAL ACTIONS	14
SECTION E: LAND DISPOSITION PROVISIONS	18
SECTION F: OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS	22
SECTION G: PROVISIONS FOR MODIFYING PLAN	25

MAPS

- A. PROJECT BOUNDARY AND LAND USE PLAN
HARLEM-EAST HARLEM
- B. PROJECT BOUNDARY AND LAND ACQUISITION MAPS
 - 1. HARLEM-EAST HARLEM MODEL CITIES
 - 2. HARLEM-EAST HARLEM URBAN RENEWAL AREA
DETAIL SITES 106 AND 108
 - 3. EAST HARLEM TRIANGLE
 - 4. UPACA(EAST 116th - 124th)
 - 5. DOUGLASS CIRCLE
- C: LAND USE PLANS
 - 1. HARLEM-EAST HARLEM MODEL CITIES
 - 2. HARLEM-EAST HARLEM URBAN RENEWAL AREA
DETAIL SITES 106 AND 108
 - 3. EAST HARLEM TRIANGLE
 - 4. UPACA(EAST 116th - 124th)
 - DOUGLASS CIRCLE

D. LAND USE, PROJECT BOUNDARY AND LAND ACQUISITION MAP
HARLEM PILOT BLOCK

E. LAND USE PLAN AND LAND ACQUISITION MAP
EAST 106th - 107th STREETS

EXHIBITS

EXHIBIT A: PERIPHERAL BOUNDARY DESCRIPTION

EXHIBIT B: LIST OF ACQUIRED PROPERTIES AND TO BE ACQUIRED PROPERTIES
EAST HARLEM TRINAGLE

EXHIBIT C: LIST OF ACQUIRED PROPERTIES AND TO BE ACQUIRED PROPERTIES
UPACA(EAST 116th - 124th)

EXHIBIT D: LIST OF ACQUIRED PROPERTIES AND TO BE ACQUIRED PROPERTIES
EAST HARLEM PILOT BLOCK

EXHIBIT E: LIST OF ACQUIRED PROPERTIES
EAST 106th - 107th STREETS

EXHIBIT F: LIST OF ACQUIRED PROPERTIES
DOUGLASS CIRCLE

EXHIBIT G: LIST OF ACQUIRED PROPERTIES AND TO BE ACQUIRED PROPERTIES
HARLEM-EAST HARLEM MODEL CITIES

SECTION A:

DESCRIPTION OF URBAN RENEWAL AREA

The perimeter boundary is as shown on Map 1, Project Boundary and Land Acquisition, dated October, 1968, revised to February 1982, for the Harlem-East Harlem Urban Renewal Area, and is as described in the attached Exhibit A.

The Harlem-East Harlem Project area encompasses a major portion of the overall Harlem area, potentially one of the most valuable pieces of real estate in the world. The approximately 150 blocks (excluding the Milbank-Frawley Area) of primarily residential development contain a wide variety of building types as well as the complete range of structural conditions.

The project area contains several smaller projects already in planning, which will be discussed in more detail below. In addition, the St. Nicholas Park Project occupies 45 blocks directly to the north while the Cathedral Parkway Project is located immediately to the west. The generalized Metro North development, including some urban renewal, as well as code enforcement and rehabilitation, borders the area to the southeast. Excluded from the Project area are the Milbank-Frawley and East River Urban Renewal Projects, and the block bounded by Manhattan Avenue, West 111th Street, Eighth Avenue and Cathedral Parkway Urban Renewal Area.

The Harlem-East Harlem Project has a great stock of viable assets. The Area contains a core of still solid housing including a good number of sturdy owner-occupied brownstones, and is bounded by several large parks. The area is well serviced by public transportation and is easily accessible to other boroughs of the City. It contains a number of major transportation arteries, as well as several important commercial streets. Finally, it is an area with a community constituency that is both politically aware, and wholly dedicated to the physical and social rejuvenation of their neighborhood.

SECTION B:

STATEMENT OF DEVELOPMENT OBJECTIVES

The overall objectives of this urban renewal plan are to create a healthy and attractive residential environment through the following techniques;

1. Removal of substandard, obsolete and/or vacant structures.
2. Elimination of all blighting, detrimental and hazardous environmental conditions.
3. The rapid acquisition and redevelopment of vacant structures.
4. Removal of impediments to land redevelopment.
5. Conservation and maintenance of as many existing structures as possible.
6. Coordination of all design and architectural elements so as to assure high quality.
7. Flexibility to permit creative design and adaptability to a changing area.
8. Provision of a substantial number of housing units of low and moderate cost built to high standards of design, privacy, light, air and open space.
9. Provision of relocation housing resources in advance of possible future dislocation.
10. Provision of adequate and convenient commercial and community facility space.
11. Continuation and expansion of local employment opportunities.
12. Maximum community participation.
13. Provision of a more efficient street pattern.

SECTION C:

GENERAL LAND USE PLAN

1. Land Use Maps

- a. Project Boundary and Land Use Plan, Harlem-East Harlem, dated October, 1978, revised to March, 1980, shows proposed land uses and street rights-of-way, including public uses and major circulation routes.
- b. Land Use Plan, Harlem-East Harlem Model Cities, dated March, 1971, revised to July, 1983 shows:
 1. All thoroughfares and street rights-of-way;
 2. Proposed uses for sites to be acquired.
- c. Harlem-East Harlem U.R. Area Land Use Plan Detail, (Sites 106 and 108) dated April, 1979, shows:
 1. All thoroughfares and street rights-of-way;
 2. Proposed uses for sites to be acquired.
- d. Land Use Plan, East Harlem Triangle, dated October, 1968, revised to February, 1991, shows:
 1. All thoroughfares and street rights-of-way;
 2. All other special purpose uses;
 3. All other existing land uses to be retained and new residential, commercial, industrial and public and semi-public uses to be established.
- e. Land Use Plan, UPACA (East 116th - East 124th Streets), dated August, 1969, revised to March, 1983, shows:
 1. All thoroughfares and street rights-of-way;
 2. Proposed uses for sites to be acquired;
 3. All other existing land uses to be retained and new residential, commercial, industrial and public and semi-public uses to be established.
- f. Land Use Plan, Douglass Circle, dated April, 1972, shows:
 1. All thoroughfares and street rights-of-way;
 2. Proposed uses for sites to be acquired.
- g. Land Use Plan, Project Boundary and Land Acquisition Map, Harlem Pilot Block, dated August, 1969, shows:
 1. Boundaries of clearance and redevelopment areas;

2. Properties acquired in 1970;
3. All thoroughfares and street rights-of-way;
4. All other special purpose uses;
5. All other existing land uses to be retained and new residential, commercial, industrial and public and semi-public uses to be established.

h. Land Use Plan and Land Acquisition, East 106th-107th Streets
dated October, 1968, shows:

1. All thoroughfares and street rights-of-way;
2. Proposed uses for sites to be acquired;
3. Boundary of clearance parcel;
4. Property to be acquired.

2. Land Use Provisions and Building Requirements

References in this Urban Renewal Plan to the Zoning Resolution refer to the provisions of the Comprehensive Amendment to the Zoning Resolution of The City of New York, as published in the City Record on November 11, 1960, and approved by the Board of Estimate on December 15, 1960, as subsequently amended. In any case in which a specific control of this Urban Renewal Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern, except in the case of any public benefit corporation which, by State Statute, may be exempt from the provision of the Zoning Resolution, in which event the provision of the Urban Renewal Plan shall apply.

a. Permitted Uses

The uses permitted shall be shown on the Land Use Plans and as specified below. Combinations of various permitted uses for given sites shall be shown on said maps.

- 1) Residential
Residential uses shall be permitted including appurtenant community facility, recreational and park uses, as well as commercial uses permitted by Section 78-22 of the Zoning Resolution when approved by the City Planning Commission as part of a large scale residential development. Appurtenant community facilities and recreational uses are those which are appropriate in residential areas and include such uses as medical offices, health centers, limited recreational facilities, day care centers and uses of a similar nature.

New residential uses to serve families of low and moderate income as determined by The New York City Department of Housing Preservation and Development will be developed at densities as specified in Section C2-b below. A minimum of twenty (20) percent of the total housing units to be built on sites approved for acquisition by the Board of Estimate shall be for occupancy by families or individuals of low income.

2) Commercial

Appropriate accessory and other retail and service commercial uses will be permitted to support residential development in the project area.

Site 109 is to be developed as a commercial shopping mall containing uses permitted in C-4 zoning district.

3) Industrial

Except as set forth in the following paragraph, light industrial uses shall be permitted which are generally able to conform to high performance standards so as to minimize objectionable influences on adjacent residential areas.

The only exception is Site 16B in the East Harlem Triangle Area, which is to be developed with a materials recycling facility, considered a heavy industrial use since it involves temporary storage and handling of scrap metals. No other uses shall be permitted on this site unless such use conforms with the requirements of the preceding paragraph. Site 16B must be shielded along its full 127th Street frontage by a solid wall at least eight (8) feet high except where an enclosed building faces 127th Street. Sites 16A and 16C (adjacent to Site 16B) shall be limited to light industrial uses conforming to M1-1 performance standards in spite of the M3 zoning district to which all three sites will be rezoned.

Off-site residential accessory parking for parcels 3A and 3B shall be permitted on the adjacent Parcels 3A West and 3B West as provided for in the Large Scale Plan.

Off-site residential accessory parking for Parcel 1, designated for residential use, shall be permitted on Parcel 1A which is designated for Industrial use.

- 4) Public and Semi-Public(Institutional)
Permitted public and semi-public uses shall include schools, libraries, community centers, hospitals, and other essential service uses which can function best in a residential environment and are not objectionable in a residential area.
- 5) Public Open Space(Park)
Permitted uses shall be for playgrounds or similar open space available for public recreational purposes.

b. Permitted Densities and Parking Requirements

Parcels designated for commercial or industrial uses are limited to the Floor Area Ratio permitted by the Zoning Resolution for those parcels.

All Parcels designated for residential and/or community facility(institutional) use as specified below shall be developed within the following densities:

TABLE I

Density	Maximum Zoning Rooms Per Acre	Minimum Open Space Ratio	Maximum Floor Area Ratio For		Parking Required as a Percentage of Dwelling Units Provided				
			Residential & Community Facilities	Commercial in a Mixed Building	Standard Housing	Mod. Income Housing	Federal Rent Subsidy Programs	Low Income Housing	Elderly Housing
A	605	18.0	6.5	1.0	50	30	23	15	12.5
B	990	7.4	6.5	1.0	40	30	21	12	10
C	1,117	3.0	10	2.0	40	30	21	12	10
D	1,452	—	10	2.0	40	30	21	12	10

To calculate the acreage available for residential use, the total Parcel Acreage shall be reduced by a percentage of the community facilities or commercial floor area provided within the project.

TABLE II

Reduction of Acreage as a Percentage of Floor Area		
Density	Community Facilities	Commercial
A	15	30
B	15	20
C	10	15
D	10	10

No parcel designated for residential and/or community facility(institutional) use shall exceed the Floor Area Ratio permitted for a mixed residential and community facility use. The inclusion of plazas, plaza connected open areas, arcades and other bonusable areas may, when approved by the Department of Housing Preservation and Development, afford bonuses up to a maximum of 20% in zoning rooms in category D. The following definitions shall apply to the subject terms used above:
Open Space Ratio: is the square feet of open space on the lot expressed as a percentage of the floor area on the lot.
Floor Area Ratio: is the total floor area on the lot divided by the lot area.

- 1) East Harlem Triangle
Density A: Parcels 1, 2, 3A, 3B, 4A, 4B, 4C, 4D, 5, 6, 7, 8, 9, 10, 10A*, 12, 13

Parcels 1, 2, 3A, 3A West, 3B, 3B West, 4A, 4B, 4C, 4D, 5, 6, 7, 8, 8A and 9 are included in a Large Scale Residential Development Plan. All Parcels within the Large Scale Plan, except Parcels 3A West and 3B West, are to be developed with an overall "A" density. Parcels 3A West and 3B West, designated Industrial, are to be used only for parking for Parcels 3A and 3B, respectively. No structures will be built on Parcels 3A West or 3B West and no floor area or zoning rooms will be derived from these Parcels.

Parking for Parcel 1 shall be located on Parcel 1A and on a site outside the Urban Renewal Area on Lots 141, 42, 142, 43 of Block 1754. No structures will be built on Parcel 1A or the other site and no floor area or zoning rooms will be derived from these Parcels.

The individual densities of those Parcels within the Large Scale Plan, which are at or beyond the development stage are as follows:

* The Floor Area of Parcel 10A is additionally limited to 28,000 sq.ft.

TABLE III

Parcel Number	Residential Parcels Max.Zoning Rms.	Non-Residential Parcels Max.Sq.Ft. Floor Area
1	450	-
2	603	-
3A	662	-
3B	665	-
4C	256	-
5	-	27,100 s.f.(community
7	-	18,400 s.f. facil-
8	-	17,500 s.f. ities)

(Plans for Parcels 4A,4B,4D,6,9B, 14A,14B,15A,15B,16A and 16C are undetermined at this time.)

2) UPACA

Density "A": Parcels 6, 6A, 7, 4A*

Density "B": Parcels 1, 2, 5, 5A, 8

Parcels 1, 2, 5, 6, 7 and 8 are to be developed as part of a Large Scale Plan.

In addition, Parcels 1, 5 and 8 by themselves shall not exceed an overall "B" density. The individual densities of those Parcels within the Large Scale Plan which are at the development stage are:

TABLE IV

Parcel Number	Residential Parcels Max. Zoning Rms./Acre	Non-Residential Parcels Max. Sq. Ft. Floor Area
1	1872	-
2	738	-

3) East 106th-107th Street
Density "C".

4) Douglass Circle
Density "A" and "B".

This Parcel will be developed as part of a large scale package with Parcels 4 and 5 in the Cathedral Parkway NDP Area.

5) East Harlem Pilot Block
Densities "C" and "D".

This Parcel will be developed under a large scale package that will allow 22% of the area to be developed at a "D" density with the remainder developed at a "C" density.

* Parcel 4A is to be developed as a loading facility

- 6) Harlem-East Harlem Model Cities
Density A: Parcels 107, 103, 105, 108
Density B: Parcels 102, 106

Parcel 107 will be developed as part of a large scale package which also includes the full block immediately to the north and the closed portion of East 107th Street lying between these Parcels.

3. Planning Criteria and Standards for Accessory or Supporting Uses, Internal Circulation System, and Public Improvements and Facilities Not Identified on the Land Use Plan Map

a. Supporting or Accessory Uses

Appurtenant commercial, recreational and community facilities, and parking facilities, will be required to support and strengthen the residential character of the area, as outlined in Section C.2 above. These appurtenant facilities shall be developed as appropriate to serve the needs of low and moderate income families in the existing and new housing planned for the area, and shall be located so as to provide convenience and accessibility to the residents served.

b. Internal Circulation System

The pattern of the existing street system in the Harlem-East Harlem area is as follows:

- 1) Local Residential Streets-have a minimum 60' right-of-way, and a minimum 32-35' roadbed.
- 2) Major North-South Streets-include First Avenue, Second Avenue, Third Avenue, Lexington Avenue, Madison Avenue, Fifth Avenue, Lenox Avenue, Seventh Avenue and Eighth Avenue, and have a minimum 75'-150' right-of-way and minimum 40'-60' roadbed.
- 3) Major East-West Streets-include 125th Street, 116th Street and 110th Street, and have a minimum 100' right-of-way and minimum 50'-60' roadbed.

The existing functional pattern of local and major streets is generally adequate 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. Towards this end, certain streets within this area may be modified to improve both vehicular and pedestrian traffic flow.

East 127th Street, between Park and Lexington Avenues, is to be closed in conjunction with the development of adjacent redevelopment sites on Blocks 1775(W) and 1776(W). Contemplated future street closings include:

- East 107th Street, between Park and Lexington Avenues,
- East 121st Street, between Park and Lexington Avenues,
- East 127th Street, between Lexington and Third Avenues,
- East 128th Street, between Lexington Avenue and the exit ramp from the Third Avenue Bridge, which enters 128th Street slightly west of Third Avenue.

Proposed street closings and realignments are shown on the Land Use Plan for East Harlem Triangle, UPACA(East 116th-124th Streets), Douglass Circle, and Harlem-East Harlem Model Cities.

- c. Public Improvements and Facilities, including several small parks and recreational areas, new educational and health facilities, and the possible upgrading of some utilities, are planned in order to meet the needs of the area residents in accordance with Section C.2.d above.

d. Environmental Controls

All Projects are subject to the requirements of Part 617 of The New York State Environmental Quality Review Act of 1976. This Act is implemented in the City by Executive Order 91 of 1977, City Environmental Quality Review (CEQR).

Federally funded projects are also subject to the National Environmental Policy Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wetlands, Coastal Zones, Air Quality, Water Quality, Wildlife, Endangered Species and Solid Waste.

SECTION D:

PROPOSED RENEWAL ACTIONS

1. Land Acquisition

All properties in the Project Area acquired or to be acquired for clearance and redevelopment or rehabilitation are shown on the Project Boundary and Land Acquisition Maps for East Harlem Triangle, for UPACA(East 116th-124th Streets), for Douglass Circle, for Harlem-East Harlem Model Cities, and for Harlem-East Harlem U.R. Area(Sites 106 and 108 Detail); on the Land Use Plan and Land Acquisition Map for East 106th-107th Streets; on the Land Use, Project Boundary and Land Acquisition Map for the Harlem Pilot Block; and are listed in Exhibits B, C, D, E, F and G. They will be redeveloped predominantly with housing for families of low and moderate income together with such appurtenant or related uses as may be deemed appropriate. These properties will be acquired in order to achieve the stated Plan objectives of removing substandard conditions and blighting influences and of providing land for uses permitted pursuant to Section C of this Plan.

a. Description of Conditions under which Property acquired by the LPA may be rehabilitated

Of the property acquired or to be acquired in the Urban Renewal Area (Exhibits B,C,D,E, F and G), certain properties not required for the assemblage of economically feasible new construction sites may be capable of rehabilitation to Property Rehabilitation Standards, as described in Section D.1.b below, at costs which allow marketable rents, or may be specifically designated for rehabilitation. If the Department of Housing Preservation and Development determines that the aforesaid conditions exist, such property may be rehabilitated by sale to selected developers who shall agree to undertake same. If, however, after careful evaluation, the Department of Housing Preservation and Development determines that rehabilitation will prove infeasible or otherwise untenable, nothing in the Plan shall be construed to prevent clearance and redevelopment of the subject property for new construction purposes. Among the properties which are under consideration for rehabilitation treatment are Parcels 122A, 122B, 122C, 122D as shown on Project Boundary and Land Acquisition Map, Harlem-East Harlem Community Development Plan.

b. Property Rehabilitation Standards

These standards and controls have been developed to serve as the basis for rehabilitation and conservation of the existing structures to provide accommodations and an environment for family living which are decent, safe, liveable and designed to have continuing appeal. They are geared to the rehabilitation of structures on a long-range basis to extend the life of the premises for a period equal to long term financing availability, where adequate income will be available for all changes and expenses, including normal replacements and equitable return on investment.

The minimum standards for rehabilitation include compliance with all State and Local codes and ordinances applicable to the regulations and control of building construction and renovation, including:

- A. Chapter 26, Title C, Building Code of the Administrative Code of The City of New York;
- B. Chapter 26, Title D, Housing Maintenance Code of The City of New York;
- C. Chapter 713, L. 1929, Multiple Dwelling Law, as amended, and
- D. Comprehensive Amendment of the Zoning Resolution of The City of New York, adopted December 15, 1960, and as amended to the date application is filed with the Department of Buildings for the alteration or renovation of property improvements pursuant to this Plan.

In addition, recognizing that State and Local codes and ordinances provide the minimum standards for safety and health but are not necessarily geared to the requirements of current residential living, rehabilitated property shall be required to comply with the standards in the document "Property Rehabilitation Standards - Harlem-East Harlem" notwithstanding the source of financing of such rehabilitation. Copies thereof are available at the Office of the Department of Housing Preservation and Development.

Harlem-East Harlem
February, 1982

c. Areas Not Proposed for Acquisition

Properties not proposed for acquisition, except as noted below, 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 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

1) Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

A continuous and vigorous enforcement of applicable existing laws, codes, ordinances and regulations of The City of New York will be in effect and in force within all areas designated as "Not to be Acquired" or "Conditional Acquisition". All such properties shall be required to meet at least the minimum standards contained in these City codes and ordinances and all applicable laws, codes and regulations of The City and State of New York.

2) Residential and Non-Residential Properties (Designated as "Q") Not to be Acquired on Project Boundary and Land Acquisition Plan, East Harlem Triangle and UPACA

Owners of all buildings in these areas will be required to renovate said structures in compliance with the rehabilitation standards in the "Property Rehabilitation Standards - Harlem-East Harlem" document, available at the Office of the Department of Housing Preservation and Development, within three years of the adoption and approval of this Urban Renewal Plan by the Board of Estimate of The City of New York. In order to ensure the elimination of all substandard conditions in areas designated as "Not to be Acquired", the City reserves the right to acquire any property where the owner does not undertake to correct all outstanding building violations in addition to making such necessary improvements as may be required to bring the building into compliance with the Rehabilitation Standards.

Harlem-East Harlem
February, 1982

3) Residential and Non-Residential Properties
(Designated as Q*), Conditional Acquisition
on Project Boundary and Land Acquisition
Plan, East Harlem Triangle

These properties shall be acquired if the Department of Housing Preservation and Development determines that the owners have not complied with the following condition;

-Within six(6) months after the approval of this Urban Renewal Plan by the Board of Estimate, the owner shall enter into an agreement with the Department of Housing Preservation and Development to undertake rehabilitation of the property in accordance with the document "Property Rehabilitation - Harlem-East Harlem", which is available at the office of the Department of Housing Preservation and Development.

2. Relocation

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal 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.

The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505 sub-section 4(e) of Article 15 of the General Municipal Law. Tenants on sites subject to Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

SECTION E: LAND DISPOSITION PROVISIONS

1. Permitted Uses

The uses permitted shall be as set forth under Section C of this Urban Renewal Plan.

2. Additional Regulation, Controls and Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of All Real Property to be Acquired

- a. In the East Harlem Triangle, specified controls will be developed and applied for the purpose of protecting residential areas abutting industrial uses by requiring landscaping, setbacks and off-street parking and loading facilities.
- b. Off-street parking areas shall be provided in accordance with the provisions of Section C.2 above. Such off-street parking areas shall be adequately treated through the use of screening and/or landscaping to make them attractive and visually unobstructive.
- c. Existing overhead telephone and electric lines are to be removed and relocated underground. All new or additional utility lines shall be placed underground.
- d. In the UPACA area, a setback of 100 feet from the Park Avenue building line will be required of all residential new construction as a buffer to the adverse influence of the Park Avenue railroad viaduct. In addition, design considerations aimed at minimizing this influence will be encouraged.
- e. The open space of Parcels 3A and 3B in the East Harlem Triangle Area shall be designed, built and maintained as a single common area. No permanent wall, fence or other barrier shall be constructed on either parcel which would obstruct or hinder free pedestrian movement between the sites. The pedestrian path through Sites 3B and 3B West from Lexington Avenue to Park Avenue shall be kept open at all times.

f. See Section C, 3.g. - Environmental Controls

3. Circulation Requirement

Major circulation routes are as shown on the Project Boundary and Land Use Plan, Harlem-East Harlem and as indicated in Section C.3.b above.

These major streets are necessary to assure adequate circulation throughout the overall area or any sub-area therein.

A proper relationship between the internal circulation system and major streets, between proposed uses or buildings and the internal circulation system, shall be maintained by means of the following:

- a. Compliance with the provisions of the aforementioned Zoning Resolution, governing maximum permitted densities, building bulk, off-street parking and loading requirements.
- b. Establishment of land use relationships which further circulation system objectives stated in Section C.3.b above.
- c. Maximum cooperation with developers on specific site design problems which affect the efficiency of the internal circulation system.
- d. It is intended that a continuous pedestrian overpass system between Block 1846S and Block 1826, and between Block 1826 and Central Park will provide to assure the safe flow of pedestrians across busy traffic arteries (Central Park North and Eighth Avenue). This overpass system for public use will be owned and maintained by The City of New York and will form a continuous system with the housing and community facilities proposed on the sites.

4. Redevelopers' Obligations

- 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.
- b. The Redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The Redeveloper shall begin and complete the redevelopment of the land for the uses required in 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 sell, lease, or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of The City of New York, except as set forth in the contract between The City of New York and the Redeveloper.
- e. 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 his successors or assigns, whereby land in the Project Area is restricted upon the basis of sex, 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.
- f. Redevelopers will be required to insure that some or all of the housing is made available at a sales price or rental that low or moderate income persons or families can afford.
- g. Site 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 the Urban Renewal Plan and the design and character of the proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by each Redeveloper

prior to commencement of construction. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

- h. As part of the Plan, the Redeveloper will be expected to cooperate with appropriate City agencies to realize its objectives.

5. Committments to Provide Low and Moderate Income Housing

See Sections C.2.a and D.2.a of this Urban Renewal Plan.

6. Urban Design Objectives or Controls

See Section B above of this Urban Renewal Plan.

7. 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 original Urban Renewal Plan by the Board of Estimate of The City of New York on December 19, 1968, except as provided in Section F, hereunder.

SECTION F: 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 Use

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 Methods or Techniques of Urban Renewal

See Section D of this Urban Renewal Plan.

4. Proposed Acquisition of Air Rights

None.

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

See Sections C and E of this Urban Renewal Plan.

6. Proposed New Codes and Ordinances

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

7. Proposed Program of Code Enforcement

See Section D of this Urban Renewal Plan.

8. Proposed Time Schedule for the Effectuation of the Plan

EAST HARLEM TRIANGLE AREA

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	December, 1969	December, 1985
b. Relocation of Occupants	January, 1970	January, 1986
c. Demolition and Site Clearance	September, 1970	February, 1986
d. Site Preparation, including installation of Project Improvements	February, 1972	March, 1986
e. Disposition of Land in Project Area	November, 1971	September, 1991

UPACA(East 116th-124th Street)

a. Land Acquisition	December, 1969	July, 1985
b. Relocation of Occupants	January, 1970	July, 1986
c. Demolition and Site Clearance	November, 1970	August, 1986
d. Site Preparation, including installation of Project Improvements	June, 1971	March, 1987
e. Disposition of Land in Project Area	January, 1972	September, 1986

EAST HARLEM PILOT BLOCK

a. Land Acquisition	November, 1970	November, 1970
b. Relocation of Occupants	November, 1970	April, 1972
c. Demolition and Site Clearance	August, 1971	May, 1972
d. Site Preparation, including installation of Project Improvements	February, 1972	September, 1972
e. Disposition of Land in Project Area	March, 1972	June, 1972

EAST 106th-107th STREET

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	May, 1972	May, 1972
b. Relocation of Occupants	(Not Applicable)	
c. Demolition and Site Clearance	(Not Applicable)	
d. Site Preparation, including installation of Project Improvements	May, 1972	October, 1972
e. Disposition of Land in Project Area	October, 1972	October, 1972

DOUGLASS CIRCLE

a. Land Acquisition	November, 1972	November, 1972
b. Relocation of Occupants	January, 1972	August, 1973
c. Demolition and Site Clearance	August, 1973	September, 1973
d. Site Preparation, including installation of Project Improvements	August, 1973	March, 1975
e. Disposition of Land in Project Area	October, 1973	October, 1973

HARLEM-EAST HARLEM MODEL CITIES

a. Land Acquisition	March, 1980	December, 1985
b. Relocation of Occupants	March, 1980	December, 1985
c. Demolition and Site Clearance	April, 1980	January, 1986
d. Site Preparation, including installation of Project Improvements	August, 1980	February, 1986
e. Disposition of Land in Project Area	August, 1980	February, 1986

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. Amendments

This Urban Renewal 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 of The State of New York 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 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 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 Urban Renewal Plan, provided that no variation or modifications 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.

EXHIBIT A

PERIPHERAL BOUNDARY DESCRIPTION

Beginning at the corner formed by the intersection of the north line of East 127th Street and the west line of Morningside Avenue;

Thence easterly along the north line of East 127th Street to the west line of Park Avenue;

Thence northerly along the west line of Park Avenue to its intersection with the United States Pierhead and Bulkhead Line of the Harlem River;

Thence southerly along the United States Pierhead and Bulkhead Line to its intersection with the south line of East 106th Street;

Thence westerly along the south line of East 106th Street to the west line of Fifth Avenue;

Thence northerly along the west line of Fifth Avenue to the intersection of the south line of West 110th Street;

Thence westerly along the south line of West 110th Street to the west line of Manhattan Avenue;

Thence northerly along the west line of Manhattan Avenue to the west line of Morningside Avenue;

Thence northerly along the west line of Morningside Avenue to the north line of East 127th Street which is the point or place of beginning.

EXCLUDING a portion of the Cathedral Parkway Urban Renewal Project described as follows:

Beginning at the corner formed by the intersection of the west line of Manhattan Avenue with the south line of West 110th Street;

EXHIBIT A (continued)

Thence running northerly along the west line of Manhattan Avenue to the north line of West 111th Street;

Thence easterly along the north line of West 111th Street to the east line of Eighth Avenue;

Thence southerly along the east line of Eighth Avenue to the south line of West 110th Street;

Thence westerly along the south line of West 110th Street to the point or place of beginning.

EXCLUDING the East River Urban Renewal Project described as follows:

Beginning at the corner formed by the intersection of the south line of East 107th Street with the west line of First Avenue;

Running thence northerly along the west line of First Avenue to its intersection with the north line of East 111th Street;

Thence easterly along the north line of East 111th Street to its intersection with the east curb of the mall lying between the main roadway of the Franklin D. Roosevelt Drive and the westerly service street;

Thence southerly along the east curb of said mall to its intersection with the south line of East 107th Street;

Thence westerly along the south line of East 107th Street to its intersection with the west line of First Avenue which is the point or place of beginning.

EXCLUDING the Milbank-Frawley Circle Urban Renewal Project described as follows:

Beginning at the intersection of the north line of West 125th Street and the west line of Lenox Avenue;

EXHIBIT A (continued)

Running thence easterly along the north line of 125th Street to its point of intersection with the east line of Park Avenue;

Thence southerly along the east line of Park Avenue to its point of intersection with the south line of East 115th Street;

Thence westerly along the south line of 115th Street to its point of intersection with the east line of Lenox Avenue;

Thence southerly along the east line of Lenox Avenue to its point of intersection with the north line of West 112th Street;

Thence easterly along the north line of 112th Street to its point of intersection with the east line of Park Avenue;

Thence southerly along the east line of Park Avenue to its point of intersection with the south line of East 110th Street;

Thence westerly along the south line of East 110th Street to its point of intersection with the east line of Madison Avenue;

Thence southerly along the east line of Madison Avenue to its point of intersection with the south line of East 107th Street;

Thence westerly along the south line of East 107th Street to its point of intersection with the west line of Fifth Avenue;

Thence northerly along the west line of Fifth Avenue to its point of intersection with the south line of west 110th Street;

Thence westerly along the south line of West 110th Street to its point of intersection with the west line of St. Nicholas Avenue;

Thence northwesterly along the west line of St. Nicholas Avenue to its point of intersection with the north line of West 116th Street;

Thence easterly along the north line of West 116th Street to its point of intersection with the west line of Lenox Avenue;

EXHIBIT A (continued)

Thence northerly along the west line of Lenox Avenue to its point of intersection with the north line of West 125th Street which is the point or place of beginning.

EXHIBIT B

1. LIST OF ACQUIRED PROPERTIES-EAST HARLEM TRIANGLE

<u>BLOCK</u>	<u>LOT</u>
1773(W)	4, 72
1773(E)	20, 22, 122, 23, 24, 25, 125, 26, 31, 37, 43, 47
1774(W)	6, 17, 57, 59, 60, 66, 67
1774(E)	23, 24, 25, 27, 28, 29, 30, 31, 33, 35, 36, 37, 38, 39, 40, 44, 45, 47, 49
1775(W)	3, 6, 7, 8, 9, 11, 12, 13, 15, 115, 16, 116, 17, 58, 59, 60, 61, 62, 63, 64, 65, 66, 56, 67, 167, 68, 69, 169, 71, 72
1775(E)	20, 24, 25, 26, 27, 28, 29, 30, 32, 38, 40, 41, 43, 44, 45, 48, 49, 50, 149, 52, 47
1776(W)	1, 2, 3, 4, 5, 6, 7, 8, 9, 109, 10, 11, 12, 13, 15, 115, 16, 57, 158, 59, 60, 61, 161, 62, 63, 64, 65, 58
1777(W)	5, 9, 10, 110, 11, 12, 112, 13, 14, 15, 17, 56, 57, 58, 59, 60, 61, 63, 64, 164, 69
1778	6, 7, 8, 10, 11, 12, 14, 16, 118, 155, 56, 156, 57, 157, 58, 158, 59, 60, 61, 62, 9
1789	11, 12, 13, 14, 15, 16, 18, 19, 20, 121, 22, 26, 29, 34, 46
1790	5, 6, 13, 25, 26, 27, 28, 29, 30, 40, 41, 43, 44, 45, 145
1791	1, 101, 2, 104, 5, 105, 106, 7, 8, 108, 9, 109, 11, 111, 12, 13, 14, 15, 16, 116, 17, 18, 118, 19, 20, 21, 22, 23, 24, 35, 36, 37, 38, 39, 40, 42, 45
1792	1, 2, 3, 104, 5, 9, 10, 11, 12, 13, 14, 114, 16, 17, 18, 20, 21, 121, 29, 30, 31, 32, 33, 34, 35, 36, 37, 42, 45, 46, 146, 47, 48.
1777(E)	85, part of 90(Block # not indicated on Map)
1793	7, part of 1(Marked to "Q" on Map)

EXHIBIT C

1. LIST OF ACQUIRED PROPERTIES-UPACA(EAST 116th-124th STREET)

<u>BLOCK</u>	<u>LOT</u>
1644	64, 164, 65, 67, 68
1645	3, 5, 15, 156, 57, 157, 58, 158, 159, 160, 161, 67, 68, 69, 70, 170
1767	2, 3, 4, 7, 8, 9, 109, 10, 13, 14, 15, 16, 56, 57, 58, 169, 68, 168, 69, 71, 72, 1, 5, 6, 67,
1768	12, 13, 14, 15, 115, 16, 17, 56, 156, 57, 157, 58, 59, 60, 61, 62, 63, 64, 164, 65, 66, 67, 68, 69, 169, 70, 170, 71, 72, 4, 111
1769	(Whole Block) 1, 3, 4, 5, 8, 9, 109, 10, 11, 12, 15, 57, 58, 59, 61, 62, 162, 13, 63, 163, 64, 65, 66, 67, 68, 168, 69, 72
1770	1, 101, 2, 3, 4, 104, 5, 6, 106, 7, 8, 108, 9, 10, 110, 11, 12, 13, 14, 15, 115, 16, 116, 17, 117, 18, 118, 56, 156, 57, 157, 58, 158, 67, 68, 69, 169, 70, 170, 71, 72
1771	2, 3, 4, 5, 7, 14, 17, 65, 66, 167, 68, 69, 71
1772	1, 2, 3, 4, 7, 8, 9, 10, 110, 11, 12, 112, 56, 57, 158, 59, 66, 67, 68, 69, 13, 17, 55

2. LIST OF PROPERTIES TO BE ACQUIRED-UPACA(EAST 116th-124th STREET)

1644	66
1645	1
1771	1, 6, 56, 67, 70, 72
1772	58, 70, 71

EXHIBIT C (continued)

3. LIST OF PROPERTIES DESIGNATED FOR REHABILITATION

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1904	26	107 W. 119th Street
1904	27	105 W. 119th Street
1906	58	162 W. 122nd Street
1907	9	153 W. 122nd Street
1907	12	145 W. 122nd Street
1907	13	143 W. 122nd Street
1907	108	155 W. 122nd Street

EXHIBIT D

1. LIST OF ACQUIRED PROPERTIES-EAST HARLEM PILOT BLOCK

<u>BLOCK</u>	<u>LOT</u>
1787	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 115, 15, 117, 17, 18, 19, 119, 20, 120, 21, 121, 22, 23, 24, 25, 26, 29, 129, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 139, 40, 41, 43, 44, 45, 46, 47, 49, 50

EXHIBIT E

1. LIST OF ACQUIRED PROPERTIES-EAST 106th-107th STREET

<u>BLOCK</u>	<u>LOT</u>
1612	1(Entire Block)

EXHIBIT F

1. LIST OF ACQUIRED PROPERTIES-DOUGLASS CIRCLE

<u>BLOCK</u>	<u>LOT</u>
1826	1

EXHIBIT G

1. LIST OF ACQUIRED PROPERTIES-HARLEM-EAST HARLEM MODEL CITIES

<u>SITE</u>	<u>BLOCK</u>	<u>LOT</u>
102	1945	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 136, 46, 47
103	1645	20, 120, 21, 121, 24, 25, 47, 48, 49, 51, 151, 152, 52
105	1682	50, 51
106	1929	16, 18, 19, 22, 28, 128, 29, 33, 34, 36, 53, 54, 121
107	1634	158, 161, 62
108	1724	69, 70
122A	1927	55, 56, 58
122B	1927	51
122C	1927	48
122D	1927	44
109	1951	22, 25, 27, 28, 29, 33, 39, 43

2. LIST OF PROPERTIES TO BE ACQUIRED-HARLEM-EAST HARLEM MODEL CITIES

102	1945	31, 32, 34
103	1645	22, 122, 23, 124, 125, 126, 46, 50, 153, 155
105	1682	1, 2, 3, 4, 5, 6, 7, 46, 49, 52
106	1929	37, 137, 38, 39, 40, 41, 45, 47, 48, 49, 56, 156, 57
107	1634	56, 156, 57, 157, 59, 60

HARLEM-EAST HARLEM







COMMUNITY DEVELOPMENT PLAN

THE CITY OF NEW YORK
HOUSING & DEVELOPMENT ADMINISTRATION

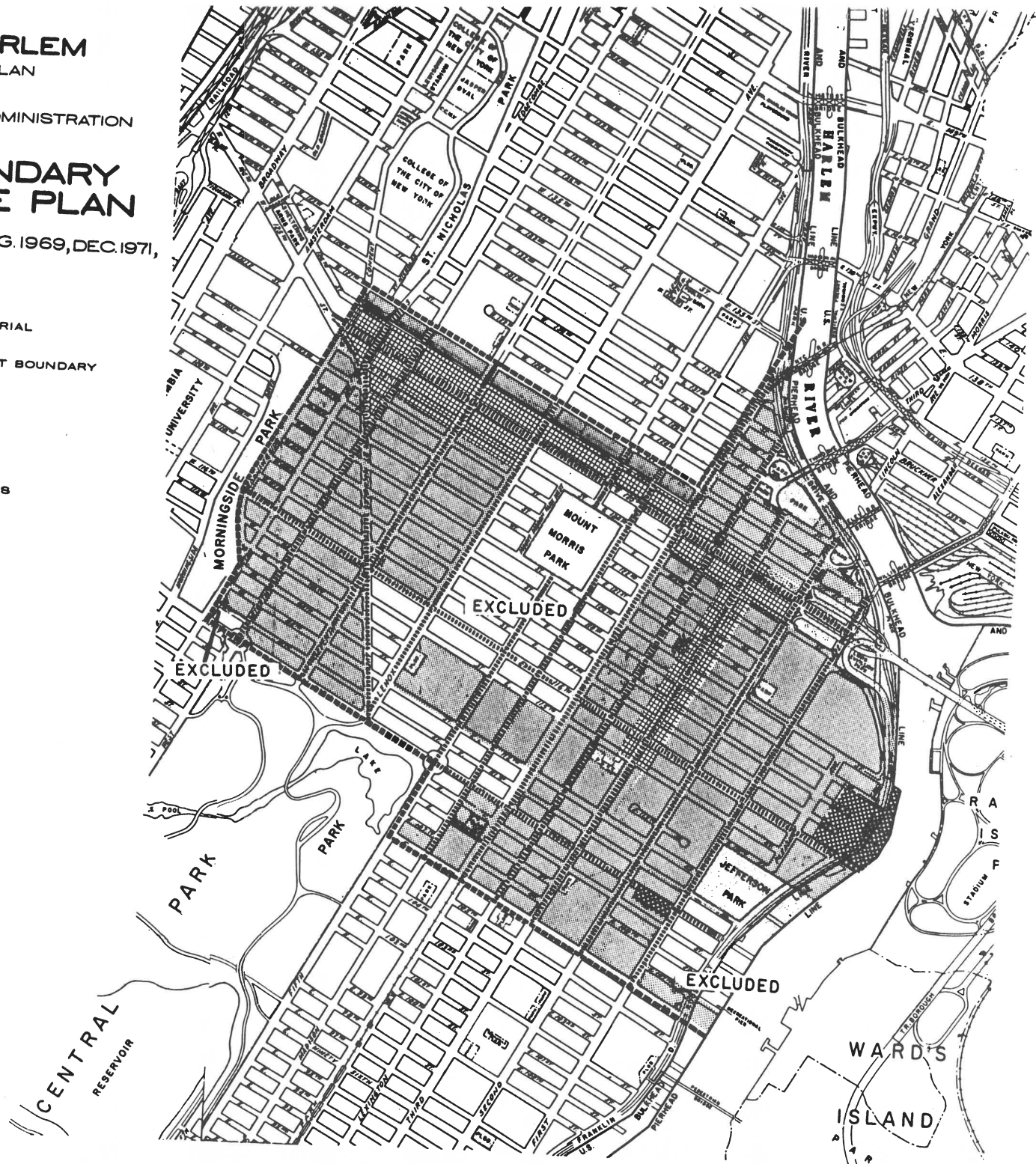
PROJECT BOUNDARY AND LAND USE PLAN

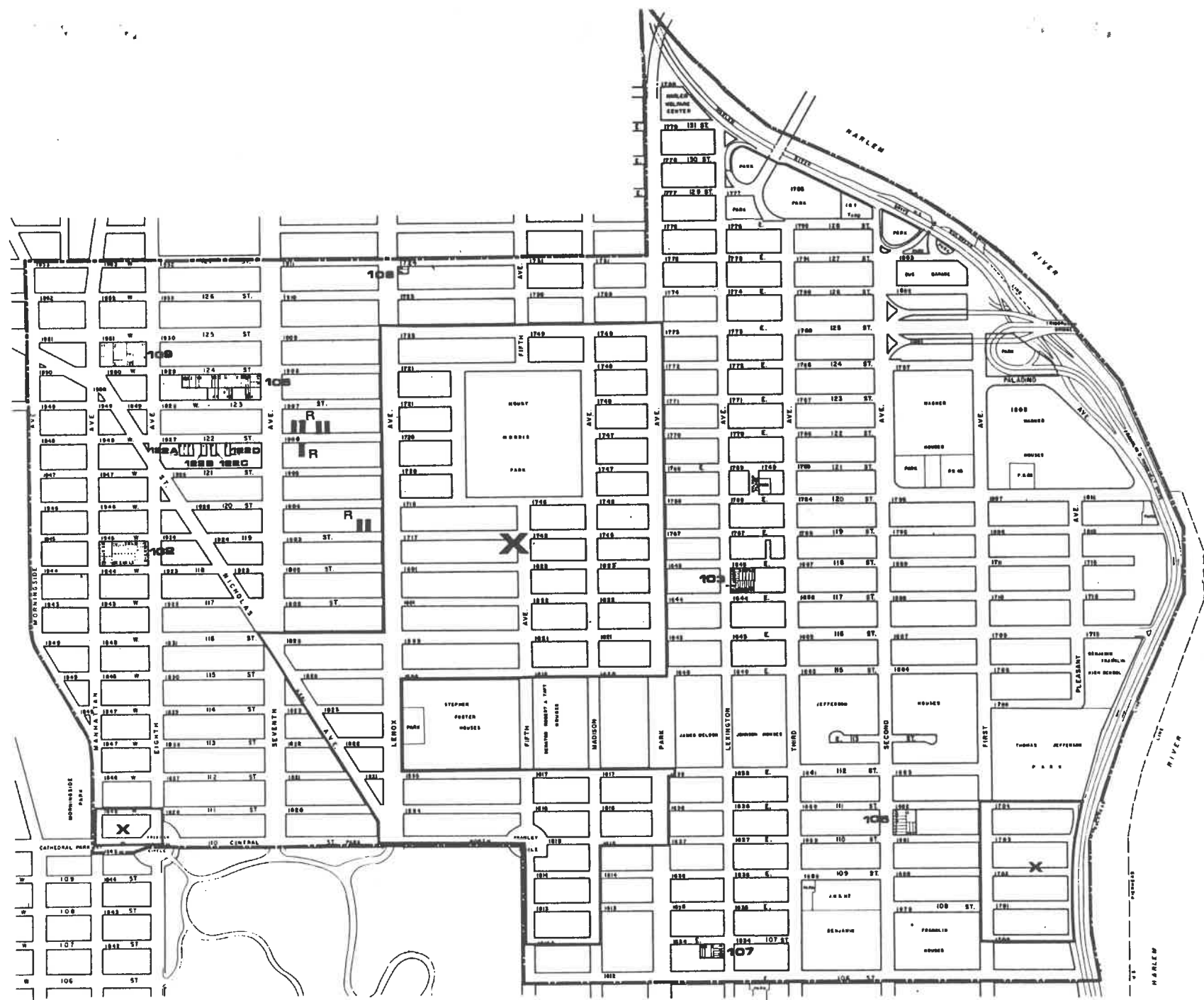
DATE: OCT. 1968 - REVISED: AUG. 1969, DEC. 1971,
MAR. 1980

LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  PARK
-  COMMERCIAL
-  PROJECT BOUNDARY
-  MAJOR ARTERIES

SEE SUPPLEMENTARY MAPS FOR DETAILS





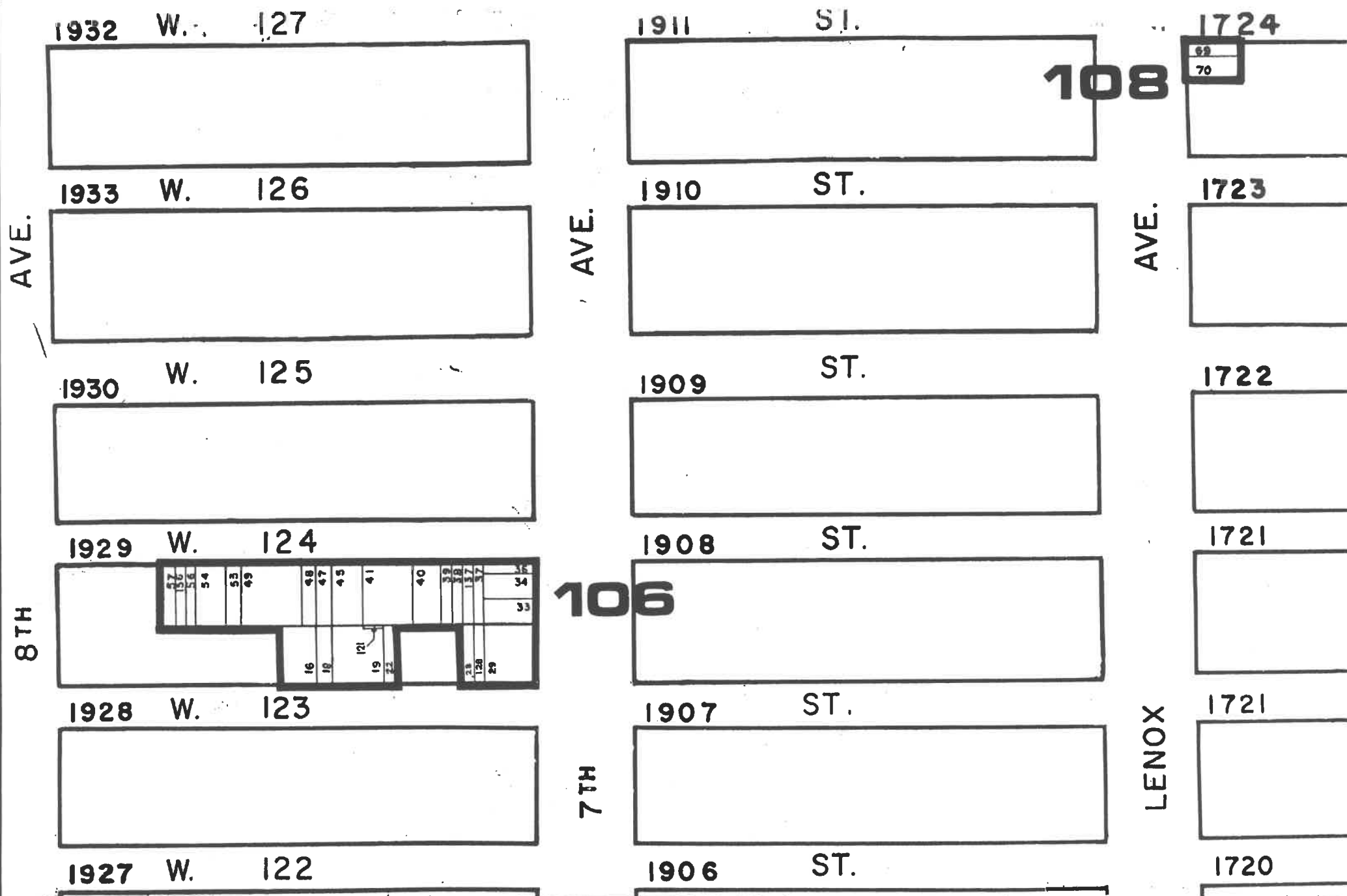
LEGEND

108 BLOCK NO.
107 LOT NO.
X EXCLUDED
NDP BOUNDARY

102 SITE NO.
SITE BOUNDARY
REHABILITATION SITE

HARLEM-EAST HARLEM - MODEL CITIES THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT PROJECT BOUNDARY AND LAND ACQUISITION

DATE: MARCH 1971, REVISED: NOV. 1975, OCT. 1977, APRIL 1979, MARCH 1980,
JULY 1983



LEGEND

1927

BLOCK NO.

106

SITE NO.

17

LOT NO.

HARLEM-EAST HARLEM U. R. AREA (Sites 106 & 108 - Detail)

THE CITY OF NEW YORK

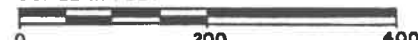
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

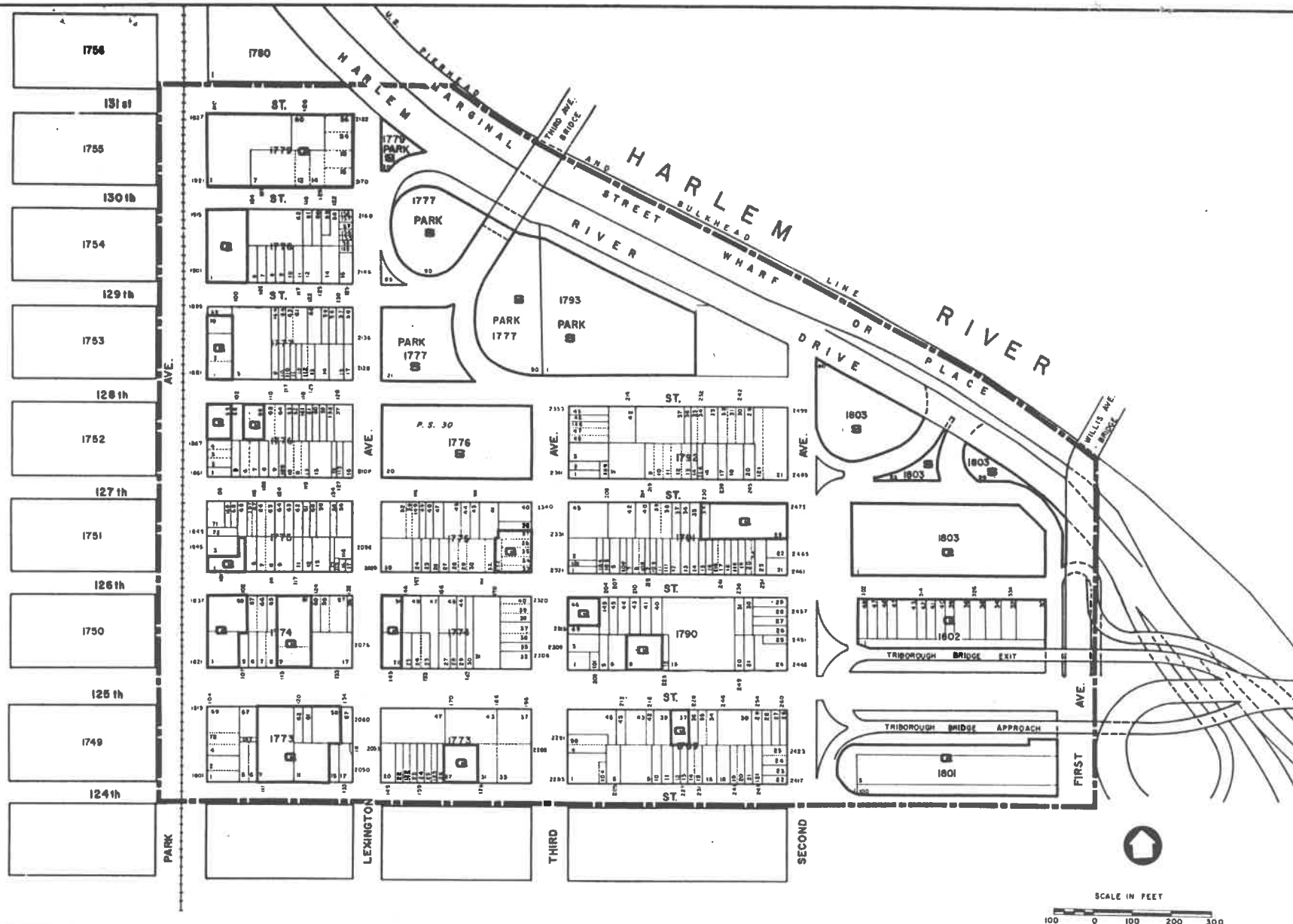
PROJECT BOUNDARY

DATE: APRIL 1979



SCALE IN FEET





LEGEND

- PROJECT BOUNDARY
- G NOT TO BE ACQUIRED - SUBJECT TO REHAB STANDARDS
- B NOT TO BE ACQUIRED - MAJOR SOUND PROPERTY
- 1801 BLOCK NUMBERS
- 77 LOT NUMBERS
- * POINT OF BEGINNING OF BOUNDARY DESCRIPTION

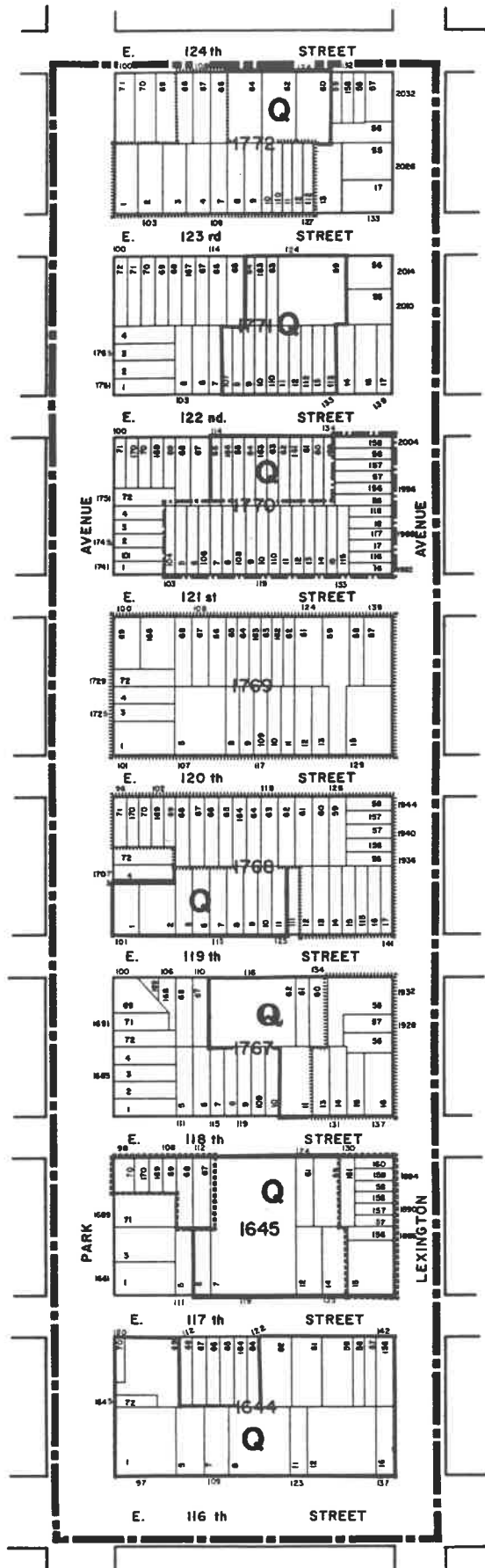
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

EAST HARLEM TRIANGLE URBAN RENEWAL PROJECT

PROJECT BOUNDARY & LAND ACQUISITION

DATE: OCT. 1968

REVISED:
AUG. 1968, JUNE 1970, FEB. 1971, FEB. 1982



LEGEND

- PROJECT BOUNDARY
- STREET ADDRESS
- Q NOT TO BE ACQUIRED
- 1969 ACQUISITION
- 1970 ACQUISITION
- 1971 ACQUISITION

REVISIONS	
DATE	REMARKS
DEC. 1971	CHANGES MADE PER LTR. DATED 4-20-1972 MAN. DEV.

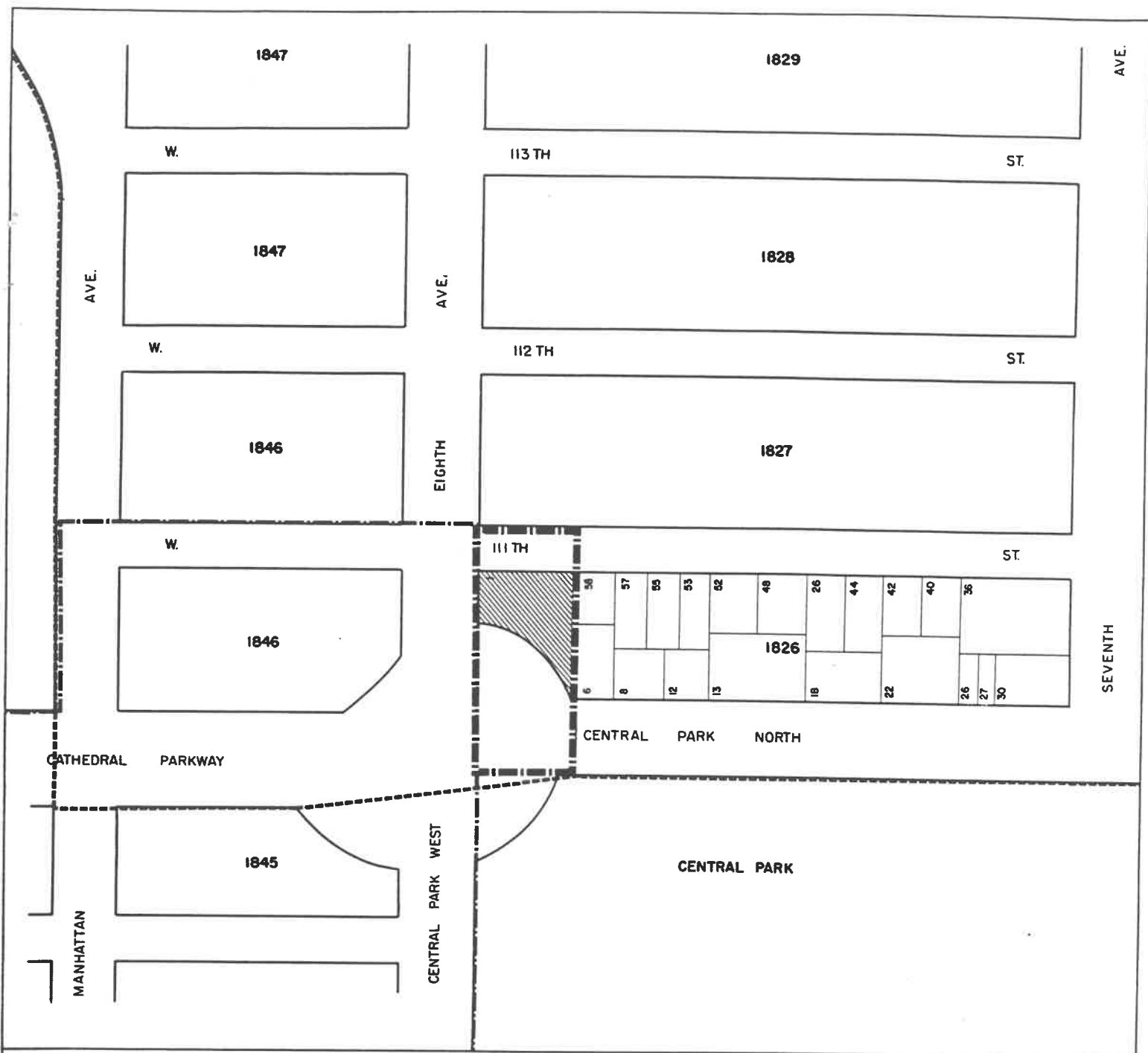


SCALE IN FEET
0 100 200 300

UPACA
(EAST 116th - 124th ST.)

THE CITY OF NEW YORK
HOUSING & DEVELOPMENT ADMINISTRATION

PROJECT BOUNDARY AND LAND ACQUISITION



LEGEND



PROPOSED FOR ACQUISITION



DOUGLASS CIRCLE BOUNDARY



CATHEDRAL PARKWAY N.D.P. BOUNDARY



HARLEM-EAST HARLEM N.D.P. BOUNDARY

DOUGLASS CIRCLE

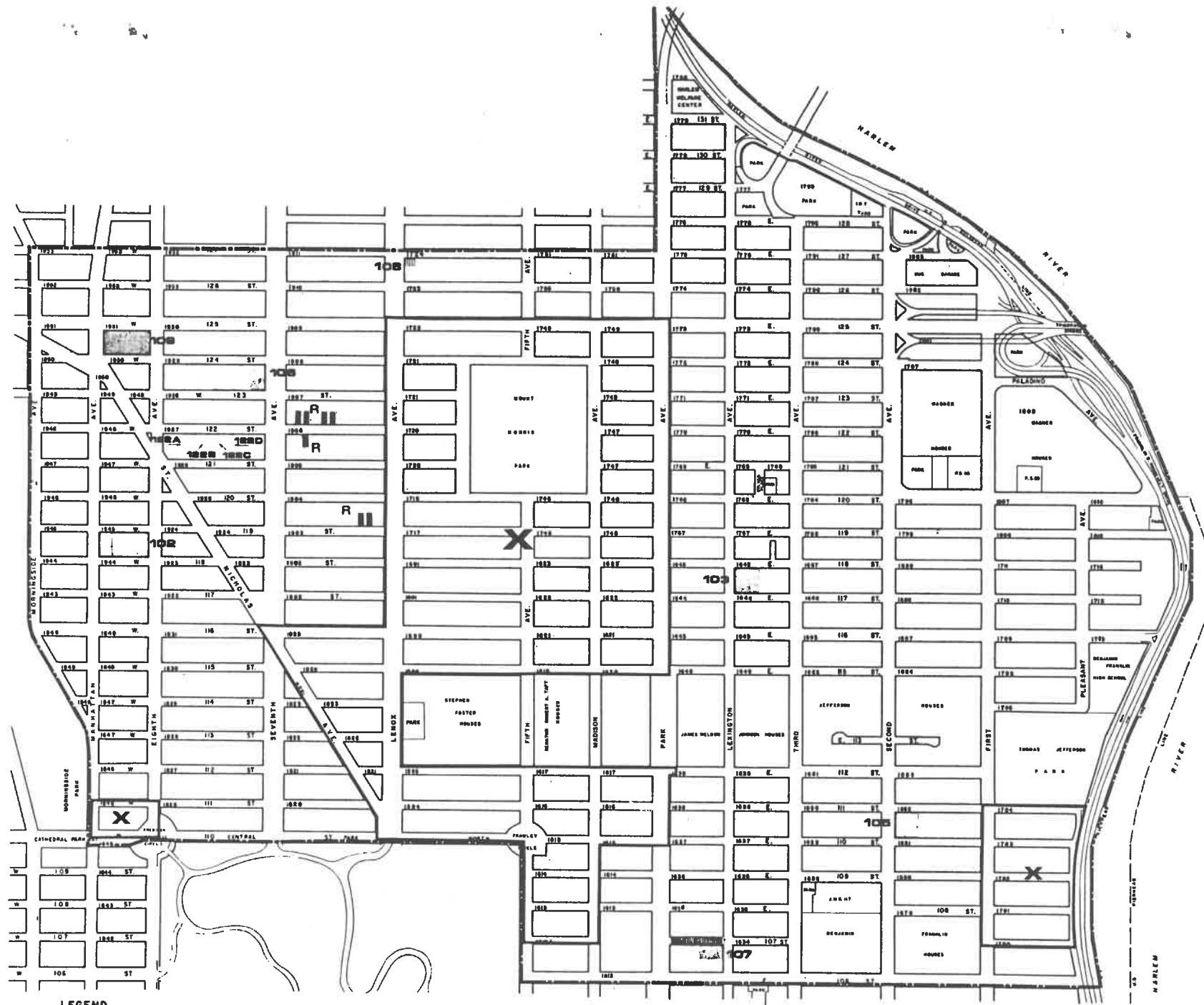
CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

PROJECT BOUNDARY & LAND ACQUISITION

DATE: APRIL 1972



NOTE: ALL PROJECT BOUNDARY LINES ARE SHOWN SCHEMATICALLY. REFER TO URBAN RENEWAL PLANS FOR LEGAL BOUNDARY DESCRIPTIONS.



LEGEND

- RESIDENTIAL
- EXCLUDED
- PROPOSED STREET CLOSING
- NOP BOUNDARY
- 100 SITE NO.
- INSTITUTIONAL
- COMMERCIAL



REHABILITATION SITE

HARLEM-EAST HARLEM - MODEL CITIES THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT LAND USE PLAN



DATE: MARCH 1971, REVISED: MARCH, 1975, NOV. 1975, OCT. 1977, APRIL 1979, MARCH 1980,
JULY 1983

AVE.

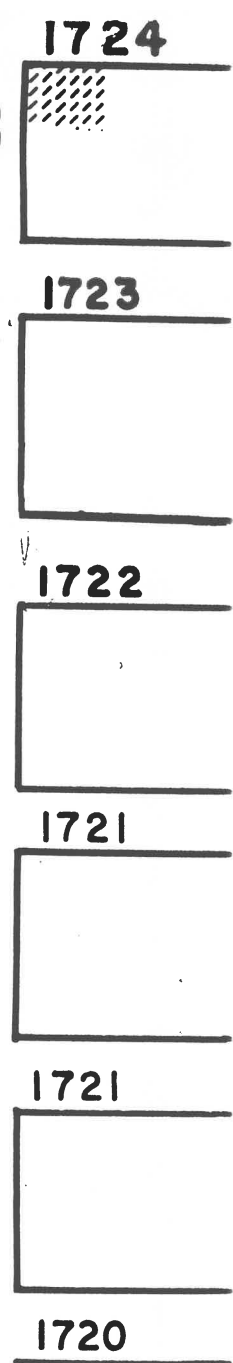
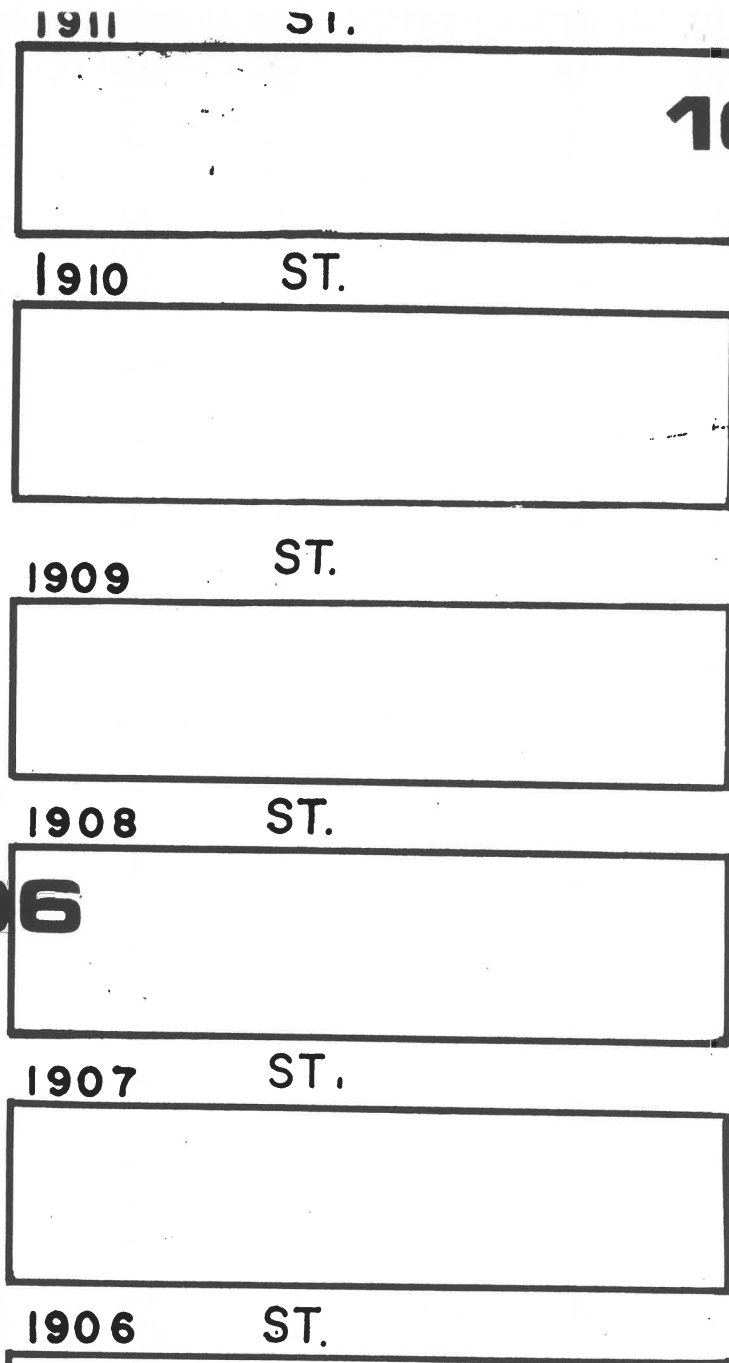
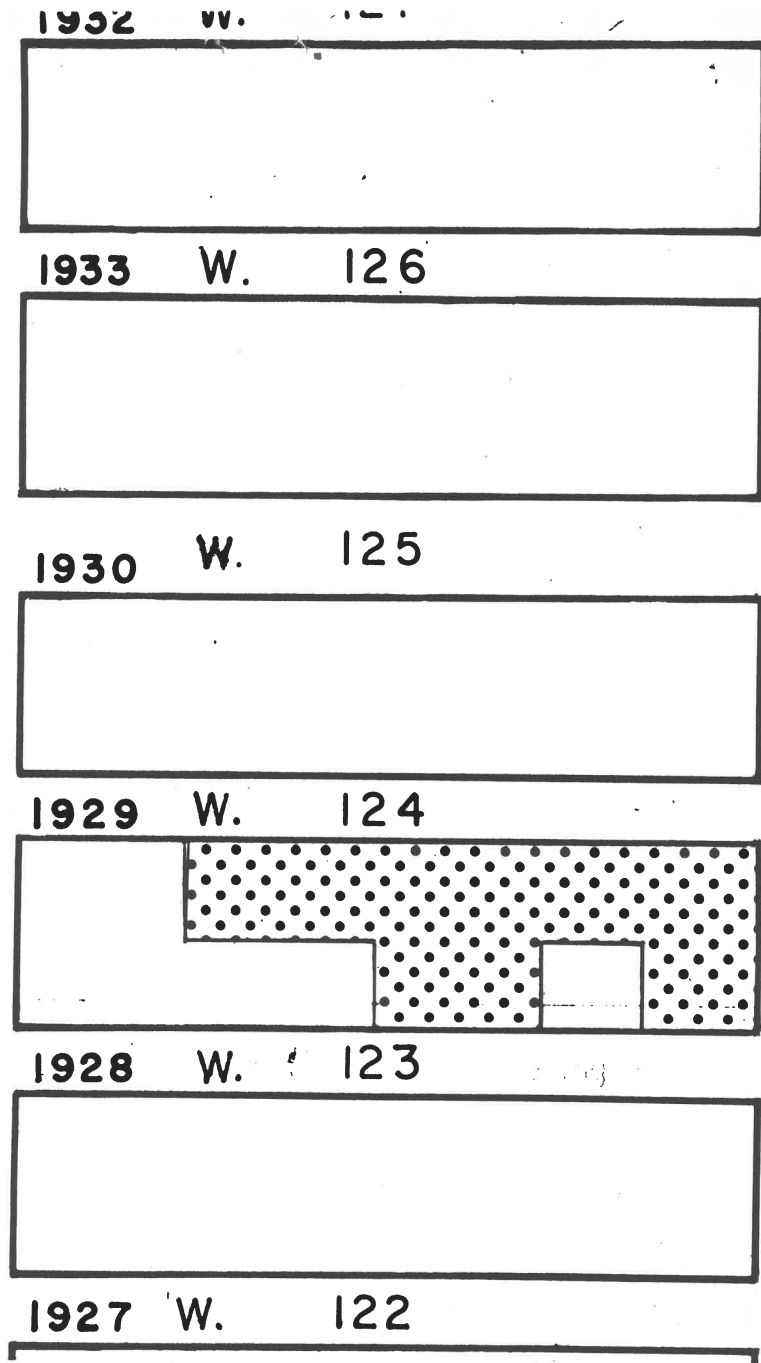
8TH

AVE.



7TH

AVE.

LENOX



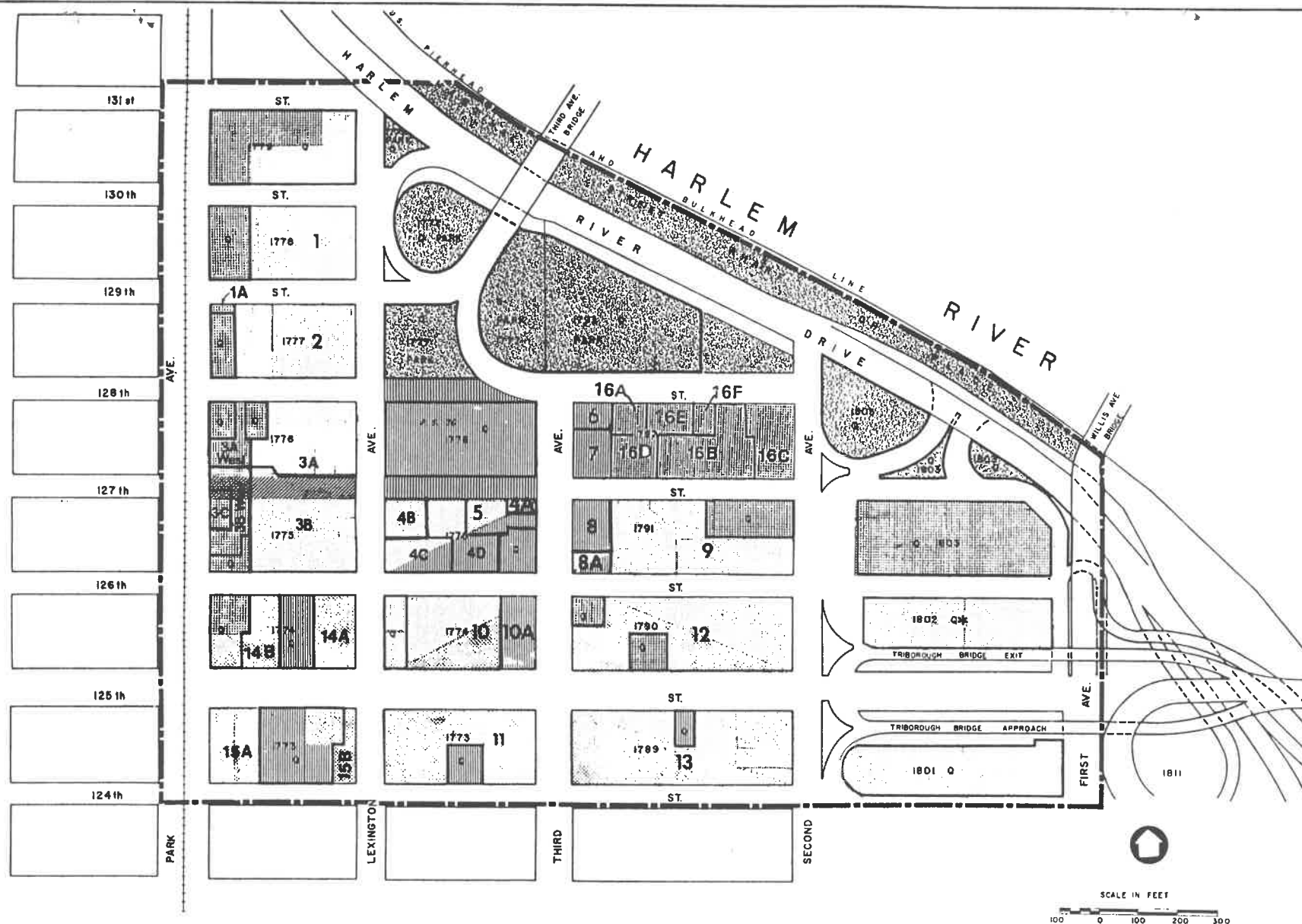
LEGEND

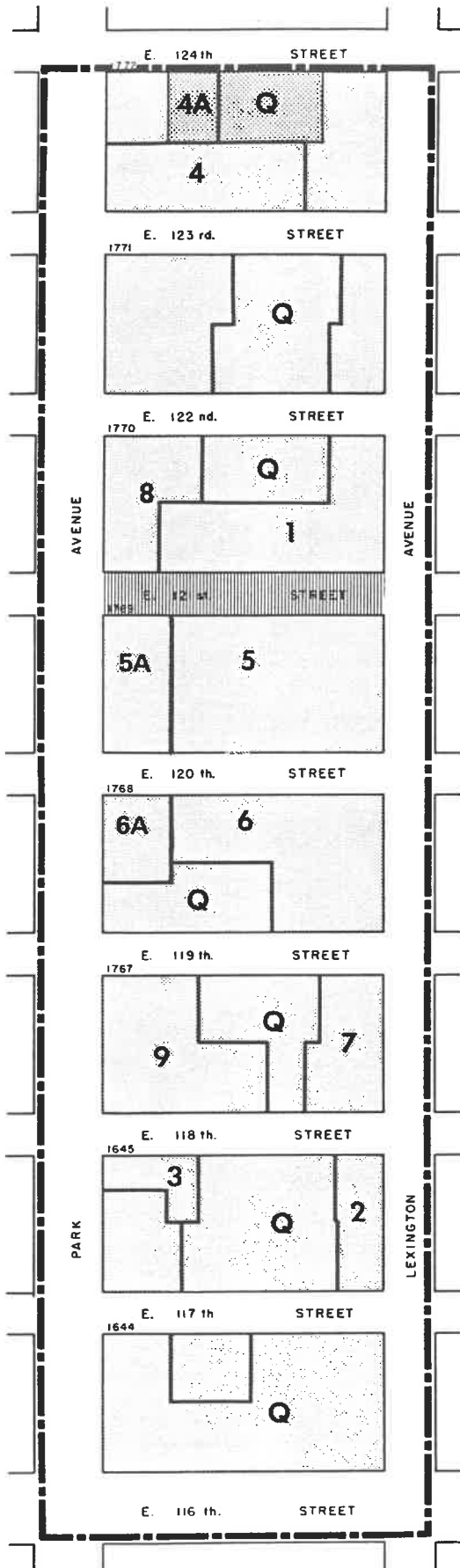
-  RESIDENTIAL
-  INSTITUTIONAL

106 SITE NO.







HARLEM-EAST HARLEM U. R. AREA (Sites 106 & 108-Detail)
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
LAND USE PLAN
DATE: APRIL 1979







LEGEND

-  RESIDENTIAL
-  PROJECT BOUNDARY
-  COMMERCIAL
-  TENTATIVE FUTURE STREET CLOSING
-  PARCEL NUMBER
-  NOT TO BE ACQUIRED

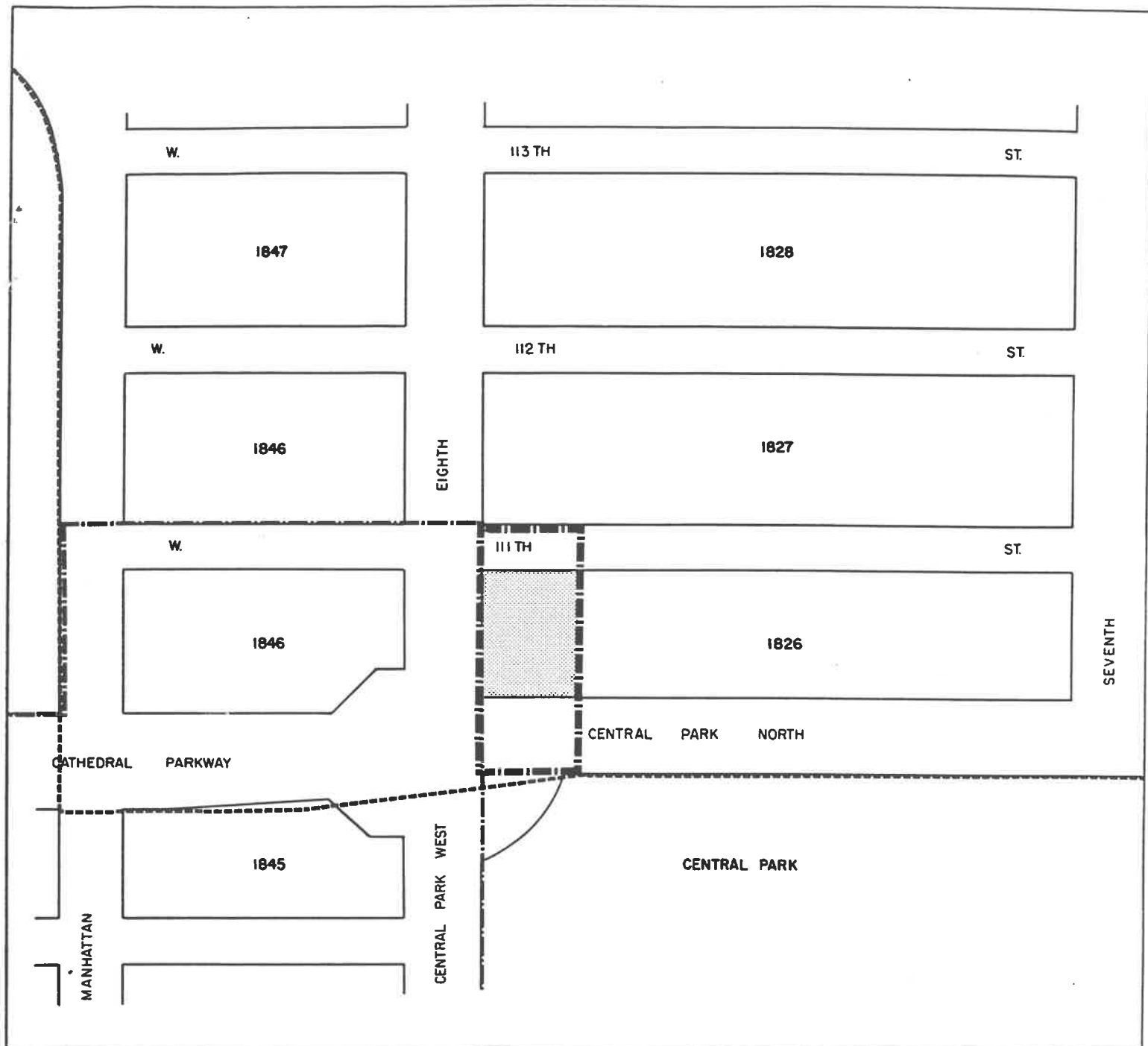
REVISIONS	
DATE	REMARKS
DEC. 1971	CHANGES MADE PER LTR. DATED 4-20-1972 MAN. DEV.
Mar, 83	Subdivided Parcels 5 & 6







SCALE IN FEET
0 50 100 150 200

UPACA (EAST 116th - 124th ST.) THE CITY OF NEW YORK HOUSING & DEVELOPMENT ADMINISTRATION LAND USE PLAN

DATE: AUGUST, 1969



LEGEND

-  RESIDENTIAL
-  DOUGLASS CIRCLE BOUNDARY
-  CATHEDRAL PARKWAY N.D.P. BOUNDARY
-  HARLEM-EAST HARLEM N.D.P. BOUNDARY

DOUGLASS CIRCLE

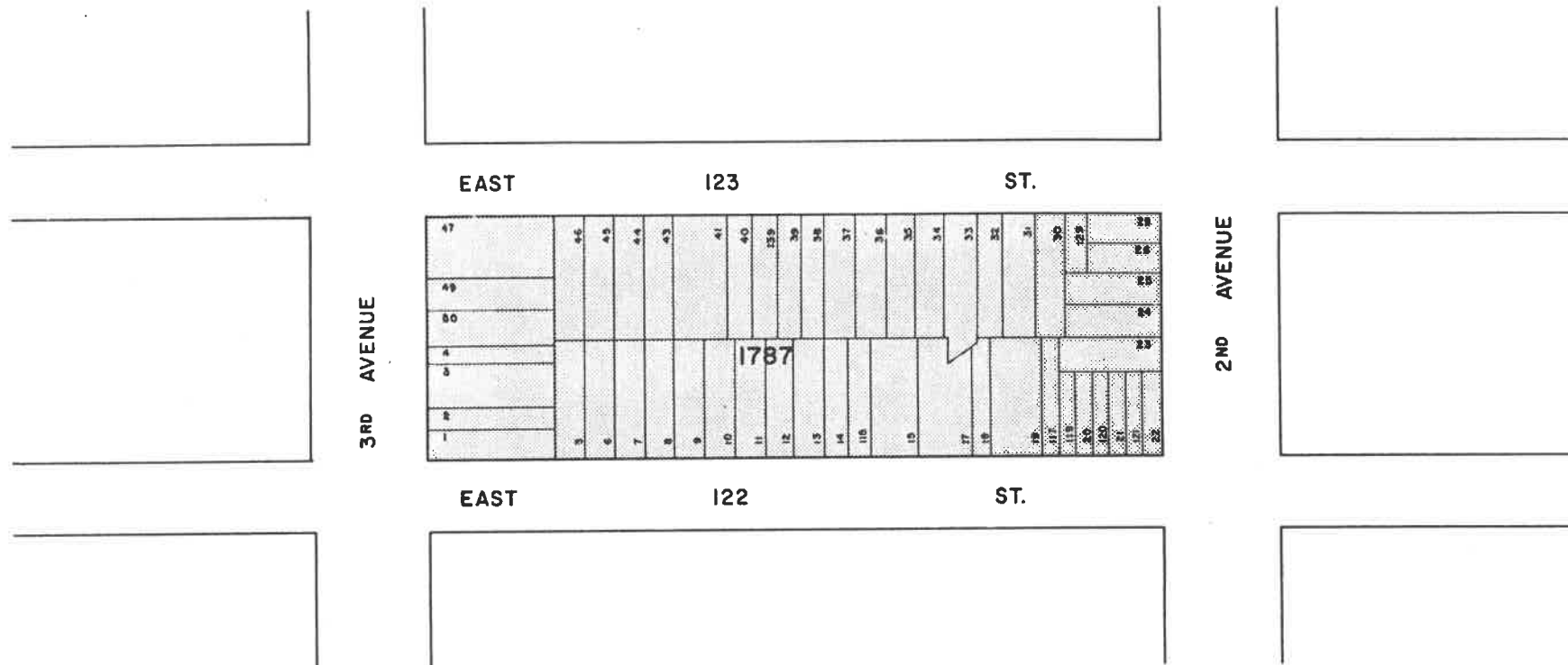
CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

LAND USE PLAN

DATE: APRIL 1972

SCALE IN FEET
0 80 160 240





LEGEND

 RESIDENTIAL

HARLEM-EAST HARLEM
NEIGHBORHOOD DEVELOPMENT PROGRAM

HARLEM PILOT BLOCK

CITY OF NEW YORK
HOUSING DEVELOPMENT ADMINISTRATION

LAND USE , PROJECT BOUNDARY AND LAND ACQUISITION MAP

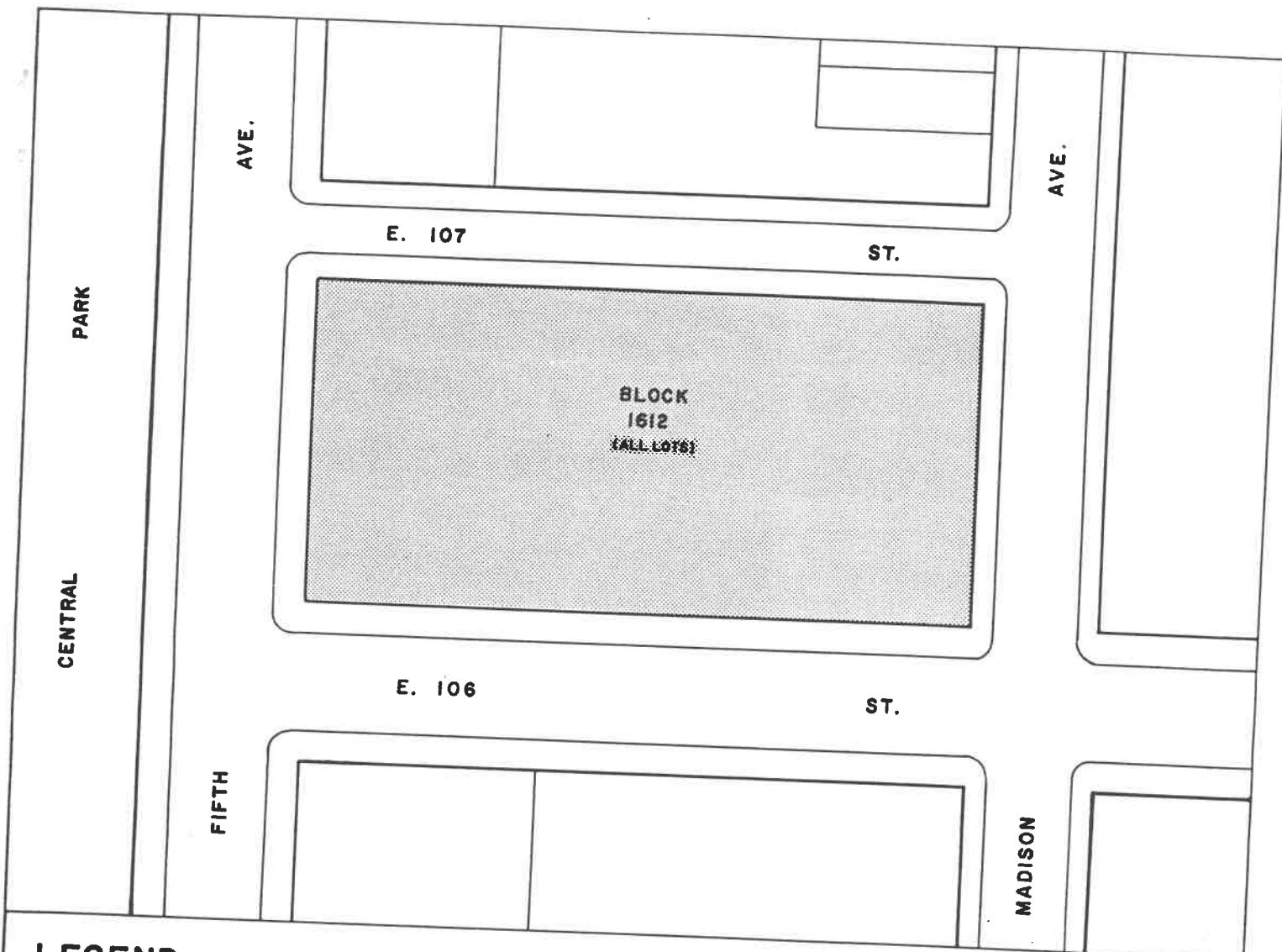
DATE: AUGUST 1969

CODE No.

SCALE IN FEET

50 0 50 100 150 FEET





LEGEND

 RESIDENTIAL

EAST 106TH-107TH ST.

CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

LAND USE PLAN & LAND ACQUISITION

DATE: OCT. 1969

SCALE IN FEET
0 80 160 240 FEET



Fact Sheet

East Harlem Triangle Urban
Renewal Project

5th Minor Change to 11th Amended
Harlem-East Harlem NDP

February, 1991

Reason for Minor Change

To facilitate the sale of an existing automotive center by the Public Development Corporation.

Specific Changes

Site 16A to be divided into 16A, 16D, 16E, and 16F on the Land Use Plan. Site 16E used as automotive center will be sold to its former owner.

There are no present plans for Sites 16A, 16D, & 16F.

All sites 16A, 16D, 16E, & 16F are to maintain their present industrial use.

Page 23 - The completion date for the disposition of Land in the project area in the East Harlem Triangle Area has been changed from April, 1986 to September, 1991.

Site Status

Site 16E is an occupied automotive center.