

HARLEM-EAST HARLEM

NDP URBAN RENEWAL AREA

PROGRAM NO. NY A-1

NEW YORK CITY HOUSING AND DEVELOPMENT ADMINISTRATION

NEW YORK, NEW YORK

URBAN RENEWAL PLAN

APPROVED: CITY PLANNING COMMISSION:

NOVEMBER 20, 1968 (CP-20528) CAL No. 5

ADOPTED: BOARD OF ESTIMATE:

DECEMBER 19, 1968 CAL No. 5 A

AMENDED: BOARD OF ESTIMATE:

HARLEM - EAST HARLEM
NEIGHBORHOOD DEVELOPMENT PLAN AREA
CITY OF NEW YORK
URBAN RENEWAL PLAN

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SECTION A.

DESCRIPTION OF NDP URBAN RENEWAL AREA

The perimeter boundary is as shown in the Project Boundary and Land Use Plan, dated August 1969, for the Harlem-East Harlem NDP Urban Renewal Area; and is as described in the attached Exhibit A.

The Harlem-East Harlem Project 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. Although much of the housing is now deteriorating, there still exists a large potential for rehabilitation.

The 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.

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:

DEVELOPMENT OBJECTIVES

The overall objective of this urban renewal plan is 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.

SECTION C: GENERAL LAND USE PLAN

1. Land Use Maps

- a. Project Boundary and Land Use Map, Harlem-East Harlem, dated August 1969 shows proposed land uses and street right-of-way, including public uses and major circulation routes.

Properties to be acquired in clearance and redevelopment areas, and their proposed land uses and treatment are as shown on the following maps:

- 1) Project Boundary and Land Acquisition Map, East Harlem Triangle, dated August 1969, shows:
 - a) Boundaries of clearance and redevelopment area;
 - b) Properties to be acquired; not differentiated from street line;
 - c) Properties designated as Not-to-be-acquired (Q) or conditional Acquisition (Q*);
 - d) Properties to be acquired in 1969;
 - e) Properties to be acquired in 1970;
- 2) Project Boundary and Land Acquisition Map, 116th-124th Streets, dated August, 1969 shows:
 - a) Boundaries of clearance and redevelopment area;

- b) Properties to be acquired; not clearly indicated on map;
- c) Properties to be acquired in 1969;
- d) Properties to be acquired in 1970;

3) Land Use Plan, East Harlem Triangle, dated August, 1969 shows:

- a) All thoroughfares and street rights-of-way;
- b) All other special purpose uses;
- c) All other existing land uses, to be retained and new residential, commercial, industrial and public and semi-public uses to be established.

4) Land Use Plan, East 116th-124th Street, dated August, 1969, as previously submitted, shows:

- a) All thoroughfares and street rights-of-way;
- b) Proposed uses for sites of properties to be acquired;
- c) All other existing land uses, to be retained and new residential, commercial, industrial and public and semi-public uses to be established.

5) Land Use Plan, Project Boundary and Land Acquisition Map. Harlem Pilot Block, dated August, 1969, shows:

- a) Boundaries of clearance and redevelopment area;
- b) Properties to be acquired in 1970;
- c) All thoroughfares and street rights-of-way;
- d) All other special purpose uses;
- e) All other existing land uses, to be retained and new residential, commercial, industrial and public and semi-public uses to be established.

6) Land Use Plan and Land Acquisition, East 106th-107th Street, dated August, 1969 as previously submitted shows:

- a) All thoroughfares and street rights-of-way;
- b) Proposed use for site of property to be acquired;
- c) Boundary of clearance parcel;
- d) Property to be acquired.

2. Description of Predominant Land Use Categories

a. Residential

The predominant existing land use of the Harlem-East Harlem area is residential. It is expected that the Harlem-East Harlem Neighborhood Development Plan Area will be predominantly residential in land use, with appurtenant commercial uses, recreational uses, community facilities and parking facilities permitted or required as necessary.

Commercial uses permitted within specific residential parcels such as local retail and service establishments will be subject to the provisions and restrictions of the Zoning Resolution of the City of New York as amended to July 16, 1969.

The existing residential zoning of R-7 and R-8 allows for development densities of 560 and 950 zoning rooms per acre, respectively. Future residential development will be consistent with present allowable densities.

b. Commercial

It is anticipated that the present commercial land use in the 125th Street area, and along Third and Park Avenues will be retained for the types of general commercial and office uses permitted by the existing C4-4 zoning. Should a more intensive commercial zoning be required to permit and stimulate office building and general commercial redevelopment at a higher density than presently anticipated, such development be restricted to the 125th Street corridor area.

Other commercial uses will be as generally described in Section C.2.a. above and will be limited to local retail and service establishments as permitted in C1 and C2 districts, and such other commercial uses as deemed appropriate to support the residential areas.

c. Industrial

Industrial uses will be permitted which support the objectives of this plan and which do not interfere with the sound maintenance of the surrounding areas. Existing industrial uses not scheduled for acquisition will be retained where the use to be retained can be made compatible with the predominant land use group, and wherein it conforms to the performance standards of an M-1 zoning district as set forth in the aforementioned Zoning Resolution.

d. Public and Semi-Public

As part of the total development, public and semi-public uses may be provided within the project area if deemed necessary and desirable. These uses may include, but are not limited to: schools, parks, playgrounds, libraries, police and fire stations and other similar public and semi-public uses.

3. Planning Criteria and Standards for Accessory or Supporting Uses, Internal Circulation System, and Public Improvements and Facilities Not Identified as 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 required by the provisions of the aforementioned Zoning Resolution, and 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'-34' 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 minimum 75'-150' rights-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. Toward this end certain streets within the area may be modified to improve both vehicular and pedestrian traffic flow. Certain tentative future street closings are shown on the Land Use Plan for East Harlem Triangle.

c. Public Improvements and Facilities

New neighborhood 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.

SECTION D: U.R. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

A continuous and vigorous enforcement of applicable existing laws, codes, ordinances, and regulations of the City of New York will be in effect within the project area. All properties shall be required to meet at least the minimum standards contained in these City Codes and ordinances and all applicable laws, codes, regulations of the City and State of New York.

1. Rehabilitation

a. Conditions Under Which Rehabilitation of Properties Will be Permitted

Rehabilitation as a method of urban renewal treatment will be permitted where rehabilitation is determined to be (1) economically feasible at rents within the means of low-and moderate-income families; and (2) where retention of buildings to be rehabilitated will not unduly inhibit the assembly of necessary land for new construction and reuse, or result in the perpetuation of detrimental land-use relationship.

b. Conditions Under Which Property Will be Acquired for Rehabilitation

Properties may be acquired for rehabilitation in accordance with the considerations outlined in Section D.1.a. above, where such action will best further the objectives of Plan.

c. Property Rehabilitation Standards

Previously submitted.

2. Clearance and Acquisition

a. Conditions Under Which Property Will Be Acquired and Cleared

All properties in the Project Area which are to be acquired for clearance are identified in the attached Exhibit B and C, and will be redeveloped with housing for low and moderate income families, appurtenant community facilities and other appropriate public improvements, or for commercial or industrial uses as appropriate.

Certain streets within the area will be modified to improve or limit access of vehicular traffic to improve pedestrian and vehicular circulation.

Properties will be acquired for clearance and redevelopment in order to achieve the stated Plan objectives of removing substandard conditions and blighting influences, and of providing land for public improvements, community facilities and housing for low and moderate income families. The determination has been made, in compliance with Federal requirements for Title I assistance, and State requirements as provided for in Article 15 of the General Municipal Law of the State of New York, that substantial substandard and blighting conditions exist which are not practically correctable through rehabilitation, and which can only be removed through acquisition and clearance.

b. Designation of Real Property to be Acquired

All properties to be acquired for clearance and redevelopment are as shown on Project Boundary and Land Acquisition Map for East Harlem Triangle and for 116th - 124th Street and are shown on Land Use Plan and Land Acquisition Map for 106th - 107th Street, and are listed in Exhibits B, C and E, List of Properties to be Acquired.

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. Properties designated as Not to be Acquired (Q) and Conditional Acquisition (Q*) shall be subject to the Rehabilitation Standards previously submitted.

1) Special Conditions Under Which Properties not Designated for Acquisition May be Acquired: Applicable only to East Harlem Triangle as shown on Project Boundary and Land Acquisition Map

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 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.

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

Owners of all buildings in these areas will be required to renovate said structures in compliance with the rehabilitation standards previously submitted, 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.

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

These properties shall be acquired if the Housing and Development Administration determines that the owners have not complied with the following conditions:

- (1) Within six (6) months after approval of this Urban Renewal Plan by the Board of Estimate, the owner shall enter into an agreement with the Housing and Development Administration to undertake rehabilitation of the property in accordance with the Rehabilitation Standards previously submitted.

SECTION E. LAND DISPOSITION PROVISIONS

References in the controls set forth in this urban renewal plan to the provisions of the zoning resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, and maximum residential densities, shall be as 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 to July 28, 1969. Wherever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in case of conflict, the more restrictive control shall govern.

1. Permitted Uses

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

2. Additional Regulations, 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, specific 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 the aforementioned Zoning Resolution. 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. No specific controls are included at this time.

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 3.3.5. above.

These major streets are necessary to assure adequate circulation throughout 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 systems, shall be maintained by means of the following:

- a. Compliance with provisions of the aforementioned Zoning Resolutions, 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 3.3.5. above.
- c. Maximum cooperation with developers on specific site design problems which affect the efficiency of the internal circulation system.

Redevelopers' Obligations

- a. The regulations and controls set forth in Section C hereof implemented, wherever applicable, by appropriate covenants provisions in agreements for land disposition and conveyance executed pursuant thereto.
- b. The redevelopers shall devote the land solely to the uses in this Urban Renewal Plan.
- c. The Redeveloper shall begin and complete the redevelopment land for the uses required in this Urban Renewal Plan, and 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 lease, or otherwise transfer such land at any time prior to completion of the redevelopment thereof without the prior 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 the Redeveloper or any of his successors or assigns, whereby the project area is restricted upon the basis of race, creed or national origin. Appropriate covenants running with the land which will prohibit any such restrictions, shall be included in the disposition instruments.

- f. The redeveloper 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 and families can afford.
- g. Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of improvement 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 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. As-built drawings shall also be submitted to the Housing and Development Administration after construction for final determination of compliance.
- h. As part of the Plan, the redeveloper will be expected to cooperate with appropriate City agencies realizing its objectives.

5. COMMITMENTS TO PROVIDE LOW-AND MODERATE-INCOME HOUSING

See Section D.2.a of this Urban Renewal Plan

6. URBAN DESIGN OBJECTIVES OR CONTROLS

See Section E.4.f 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 Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section G, hereunder.

SECTION F

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 may 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	Feb. 1969	June, 1970
b. Relocation of Occupants	March 1969	January, 1972
c. Demolition & Site Clearance	June, 1969	June, 1972
d. Site Preparation, including installation of Project Improvements.	September, 1969	January, 1973
e. Disposition of Land in project area.	December, 1969	June, 1972

116th Street to 124th Street

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	June, 1969	June, 1970
b. Relocation of Occupants	June, 1969	June, 1971
c. Demolition & Site Clearance	November, 1969	November, 1971
d. Site Preparation, including installation of Project Improvements.	June, 1970	June, 1972
e. Disposition of Land in Project area.	June, 1970	Dec, 1971

East Harlem Pilot Block

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	January, 1970	June, 1970
b. Relocation of Occupants	January, 1970	June, 1971
c. Demolition and Site Clearance	January, 1970	July, 1971
d. Site Preparation, including installation of Project Improvements	January, 1970	July, 1971
e. Disposition of Land in Project Area	July, 1971	August, 1971

East 106th... 107th Street

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	November, 1969	December, 1969
b. Relocation of Occupants	(Not Applicable)	
c. Demolition and Site Clearance	(Not Applicable)	
d. Site Preparation, including installation of Project Improvements.	February, 1971	February, 1972
e. Disposition of Land in Project Area.	February, 1970	February, 1970

1. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that - where applicable - if modified prior to the termination of the government's financial obligation, such modification be concurred in by the Department of Housing and Urban Development and provided that if any such modification adversely affects any real property previously disposed of by the City of New York, written consent to such modification must be obtained from the purchaser or lessee of such real property. Such approval shall not unreasonably be withheld.

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 in Section C and D 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 Housing and Development Administration shall have the power, upon appeal in specific cases, to authorize such minor changes in the terms of these restrictions which conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances and provided further that concurrence is obtained from the Department of Housing and Urban Development, if applicable.

HARLEM - EAST HARLEM

EXHIBIT A - PERIPHERAL BOUNDARY DESCRIPTION

Beginning at the corner formed by the intersection of the north line of West 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 U.S. Pierhead and Bulkhead Line of the Harlem River;

Thence southerly along the U.S. 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.

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;

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 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;

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;

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.

Within the above described boundaries the following properties are to be acquired:

EAST-HARLEM TRIANGLE

EXHIBIT B PROPERTIES TO BE ACQUIRED

<u>BLOCK</u>	<u>LOT</u>
1773 A	1, 2, 4, 72, 69, 5, 6, 15, 17, 18, 57, 67, 167
1773 B	20, 22, 122, 23, 24, 25, 125, 26, 31, 33, 37, 43, 47
1774 A	5, 6, 7, 8, 17, 56, 57, 59, 60, 65, 66, 67
1774 B	23, 24, 25, 27, 28, 29, 30, 31, 33, 35, 36, 37, 38, 39, 40, 44, 45, 47, 49
1775 A	3, 6, 7, 8, 9, 11, 12, 13, 15, 115, 16, 17, 116, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 167, 68, 69, 169, 71, 72
1775 B	20, 24, 25, 26, 27, 28, 29, 30, 32, 38, 40, 41, 43, 44, 45, 48, 49, 50, 149, 52, 47
1776 A	1, 2, 3, 4, 5, 6, 7, 8, 9, 109, 10, 11, 12, 15, 115, 16, 57, 158, 59, 60, 61, 161, 62, 63, 64, 65, 58

BLOCK

LOT

1777A	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	1, 4, 104, 5, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 121, 22, 23, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 39, 42, 43, 45, 46
1790	1, 101, 3, 5, 6, 12, 13, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 40, 41, 43, 44, 45, 145, 49
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
1777B	85, part of 90 (Block # not indicated on Map)
1793	7, part of 1 Marked to "Q" on Map

East 116th - 124th Street

EXHIBIT C PROPERTIES TO BE ACQUIRED

<u>BLOCK</u>	<u>LOT</u>
1644	64, 164, 65, 66, 67, 68
1645	1, 3, 5, 15, 156, 57, 157, 58, 158, 159, 160, 161, 67, 68, 69, 169, 70, 170
1767	2, 3, 4, 7, 8, 9, 109, 10, 13, 14, 15, 16, 56, 57, 58, 60, 61, 169, 69, 71, 72
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
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

BLOCK

LOT

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

1, 2, 3, 4, 5, 6, 7, 14, 16, 17, 55, 56, 65,
66, 67, 167, 68, 69, 70, 71, 72

1772

1, 2, 3, 4, 7, 8, 9, 10, 110, 11, 12, 112,
56, 57, 58, 158, 59, 66, 67, 68, 69, 70,
71

EXHIBIT D

EAST HARLEM PILOT BLOCK

PROPERTIES TO BE ACQUIRED

BLOCK

LOT

1787

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,
14, 115, 15, 17, 18, 19, 117, 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

EAST 106TH - 107TH STREET

PROPERTIES TO BE ACQUIRED

BLOCK

LOT

1612

1, entire block

HARLEM-EAST HARLEM
 COMMUNITY DEVELOPMENT PLAN
 THE CITY OF NEW YORK
 HOUSING & DEVELOPMENT ADMINISTRATION

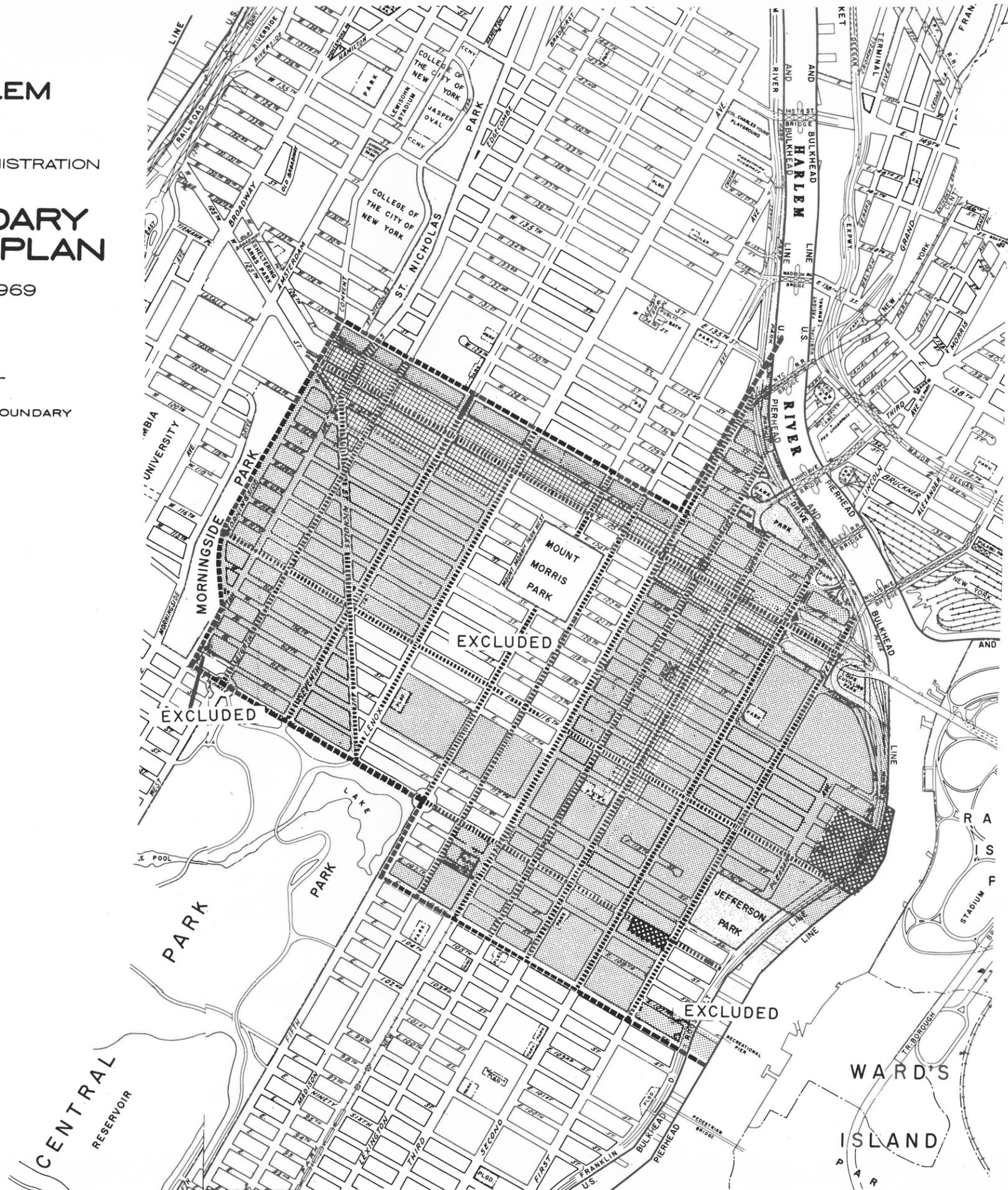
**PROJECT BOUNDARY
 AND LAND USE PLAN**

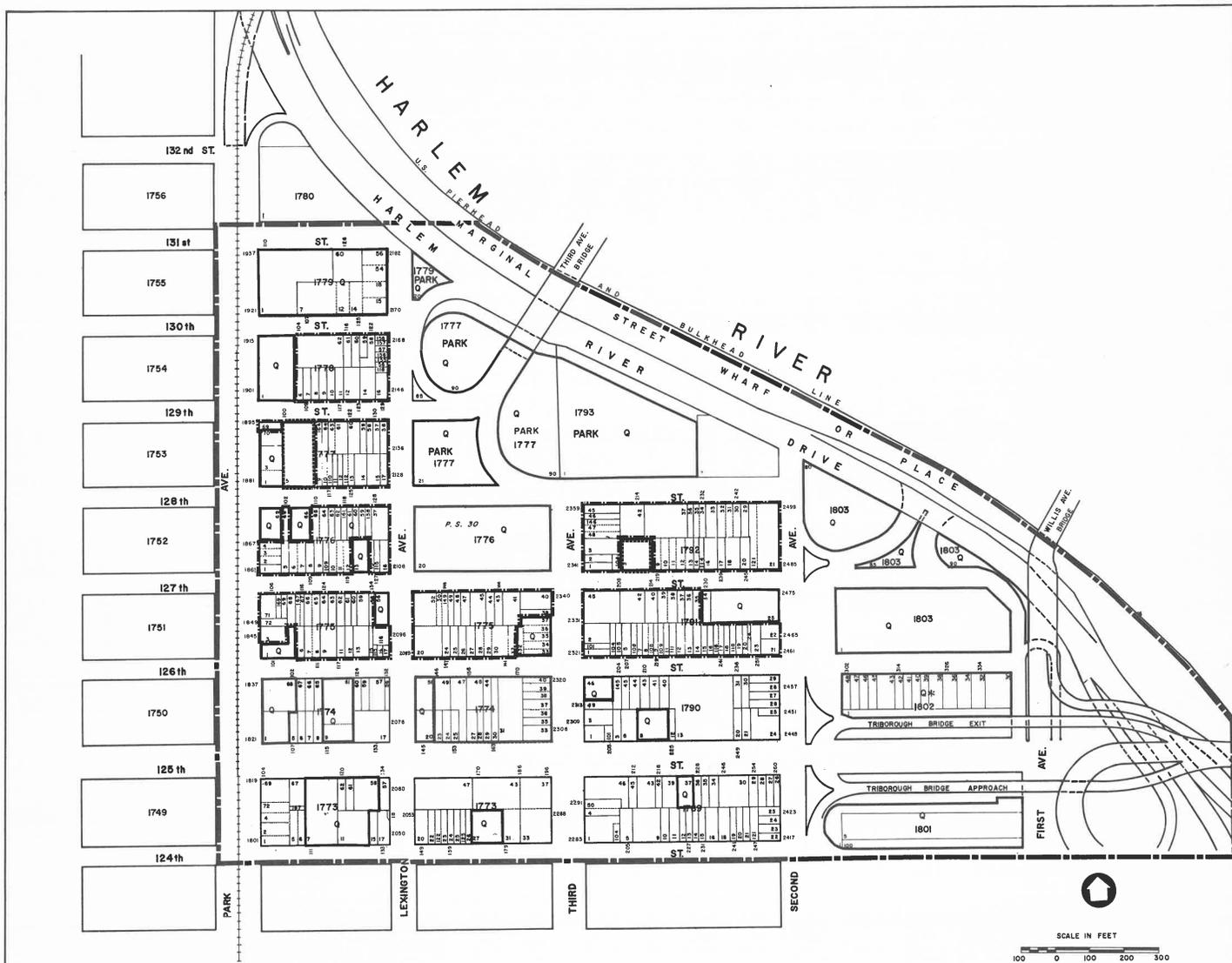
DATE: OCT. 1968-REVISED: AUG. 1969

LEGEND

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

SEE SUPPLEMENTARY MAPS FOR DETAILS





LEGEND

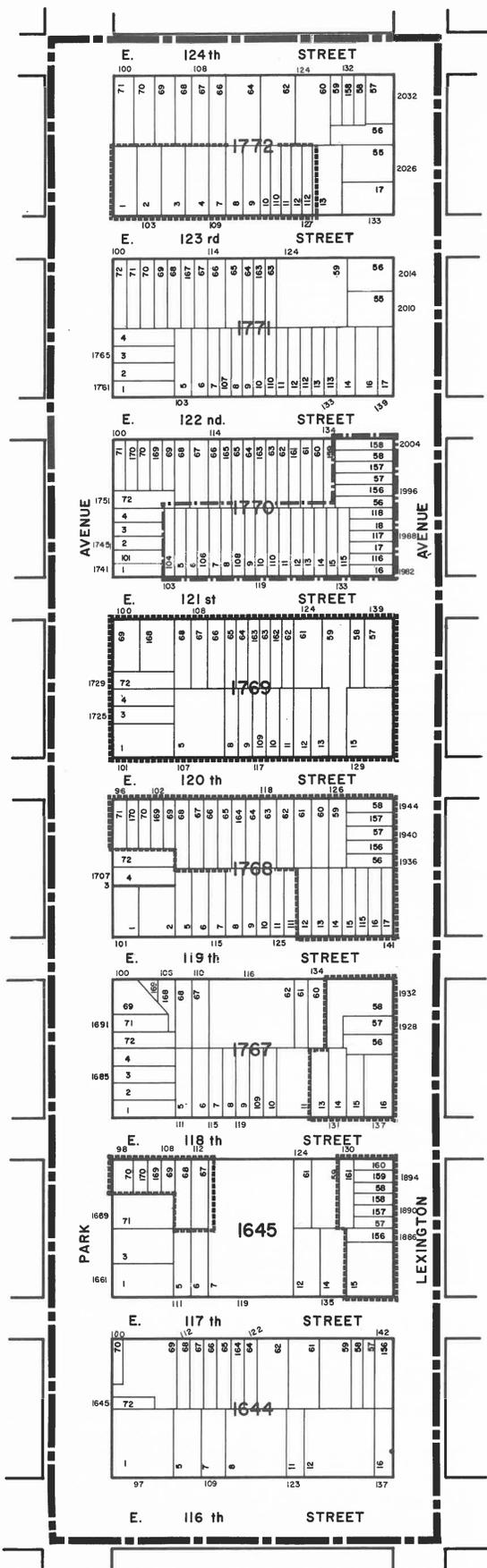
- PROJECT BOUNDARY
- Q NOT TO BE ACQUIRED
- Q: CONDITIONAL ACQUISITION
- 1801 BLOCK NUMBERS
- 72 LOT NUMBERS
- TO BE ACQUIRED 1969
- TO BE ACQUIRED 1970

**EAST HARLEM TRIANGLE
PROJECT BOUNDARY AND
LAND ACQUISITION**

THE CITY OF NEW YORK
HOUSING & DEVELOPMENT ADMINISTRATION

DATE: AUGUST 1969

REVISED:

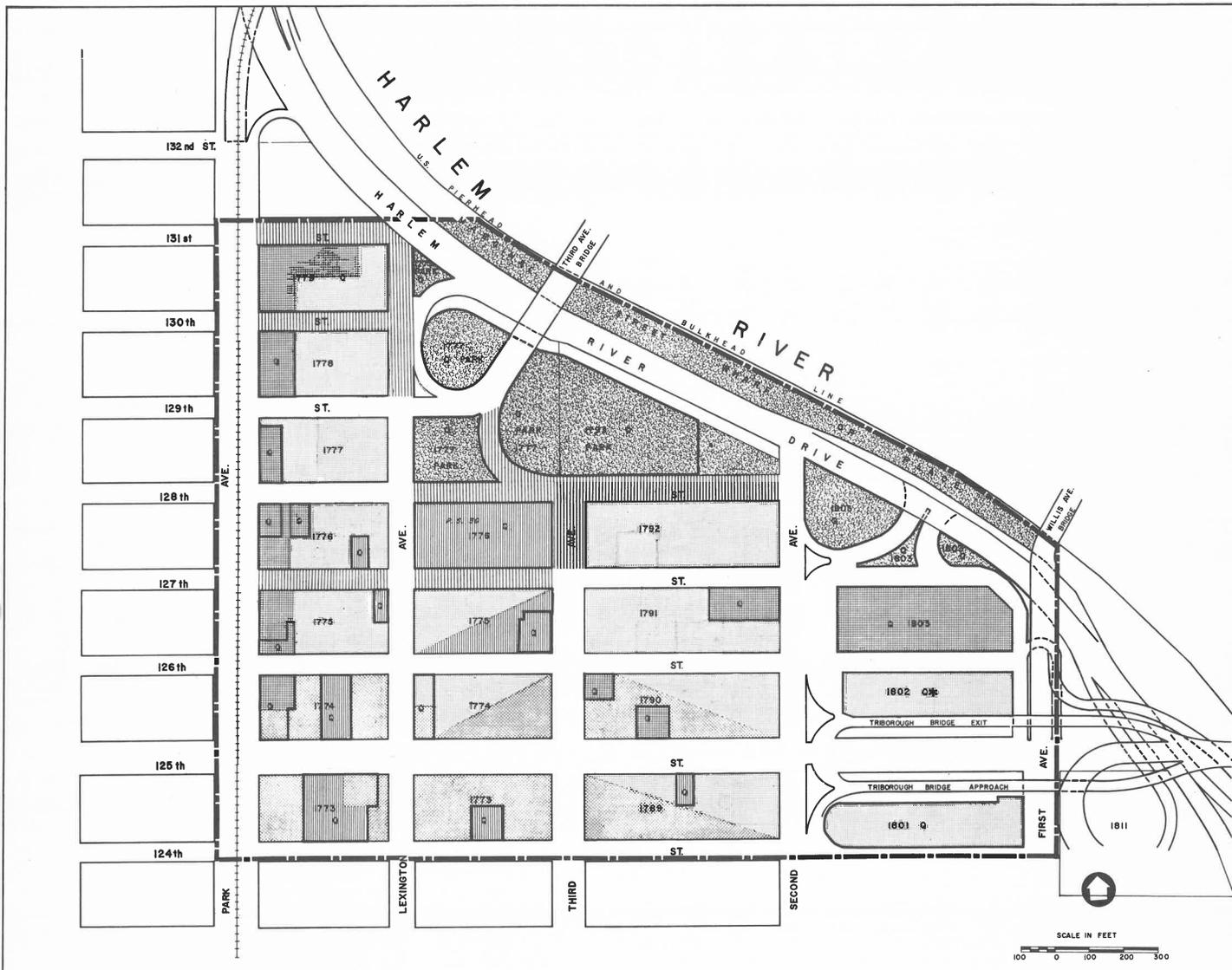


LEGEND

- 1970 ACQUISITION
- - - - - 1969 ACQUISITION
- PROJECT BOUNDARY
- STREET ADDRESS



EAST 116th - 124th ST.
 THE CITY OF NEW YORK
 HOUSING & DEVELOPMENT ADMINISTRATION
**PROJECT BOUNDARY AND
 LAND ACQUISITION**



LEGEND

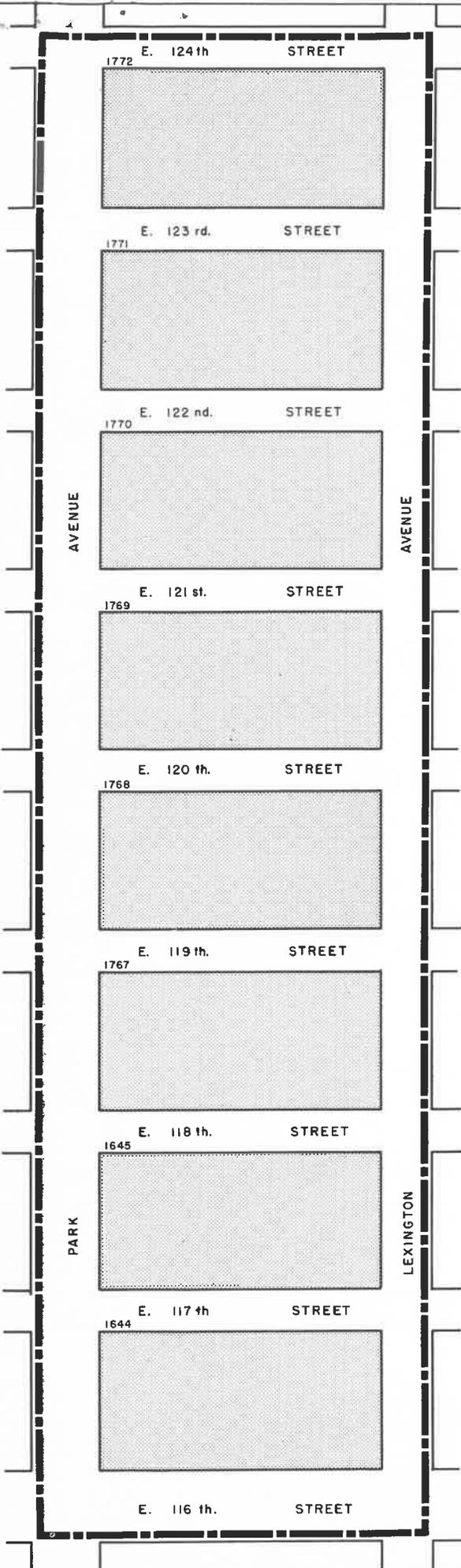
- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- CONDITIONAL ACQUISITION
- 1700 BLOCK NUMBERS
- RESIDENTIAL
- RESIDENTIAL & COMMERCIAL
- RESIDENTIAL & INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARK
- TENTATIVE FUTURE STREET CLOSINGS
ACCESS TO BE PROVIDED FOR SERVICING
EXISTING TO REMAIN & PROPOSED NEW USES.

**EAST HARLEM TRIANGLE
LAND USE PLAN**

THE CITY OF NEW YORK
HOUSING & DEVELOPMENT ADMINISTRATION

DATE: AUGUST 1969

REVISED:



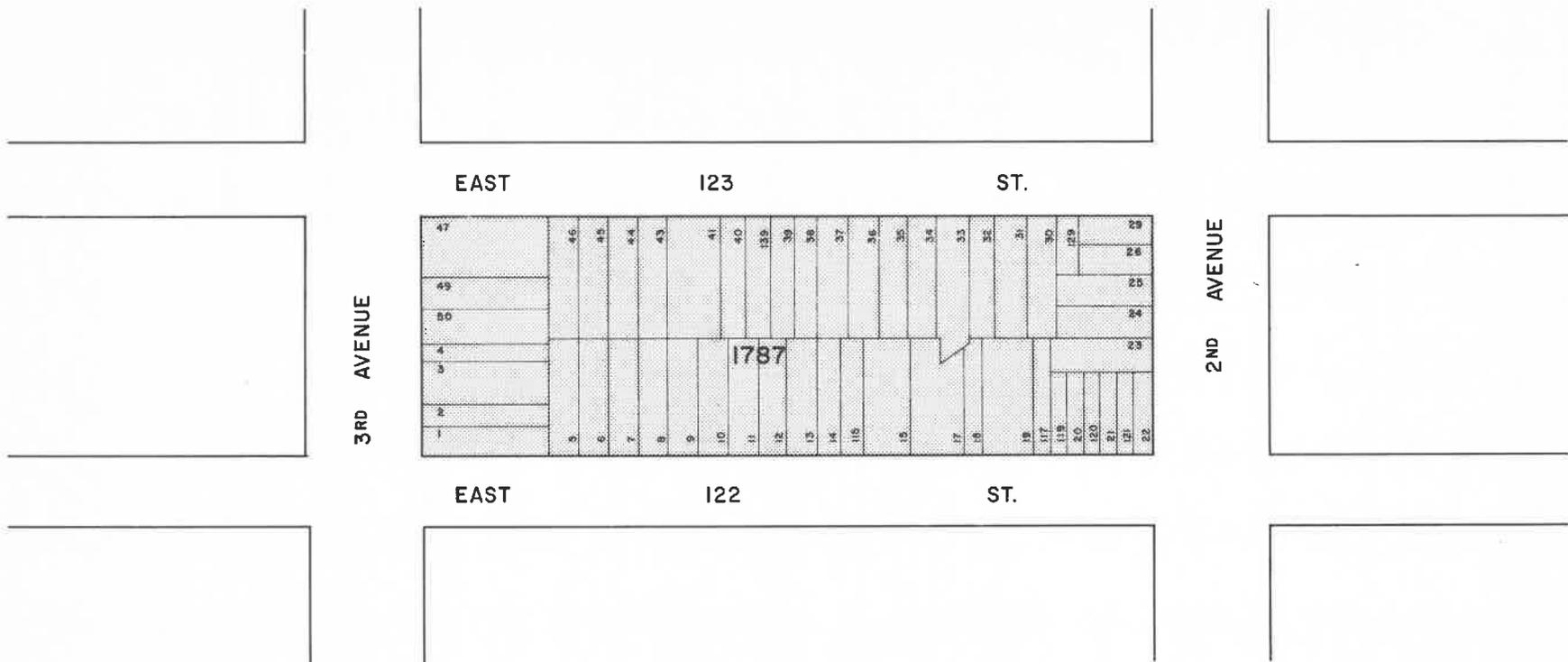
LEGEND

-  RESIDENTIAL
-  PROJECT BOUNDARY



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

DATE: AUGUST, 1969



LEGEND

 RESIDENTIAL

HARLEM-EAST HARLEM
NEIGHBORHOOD DEVELOPMENT PROGRAM

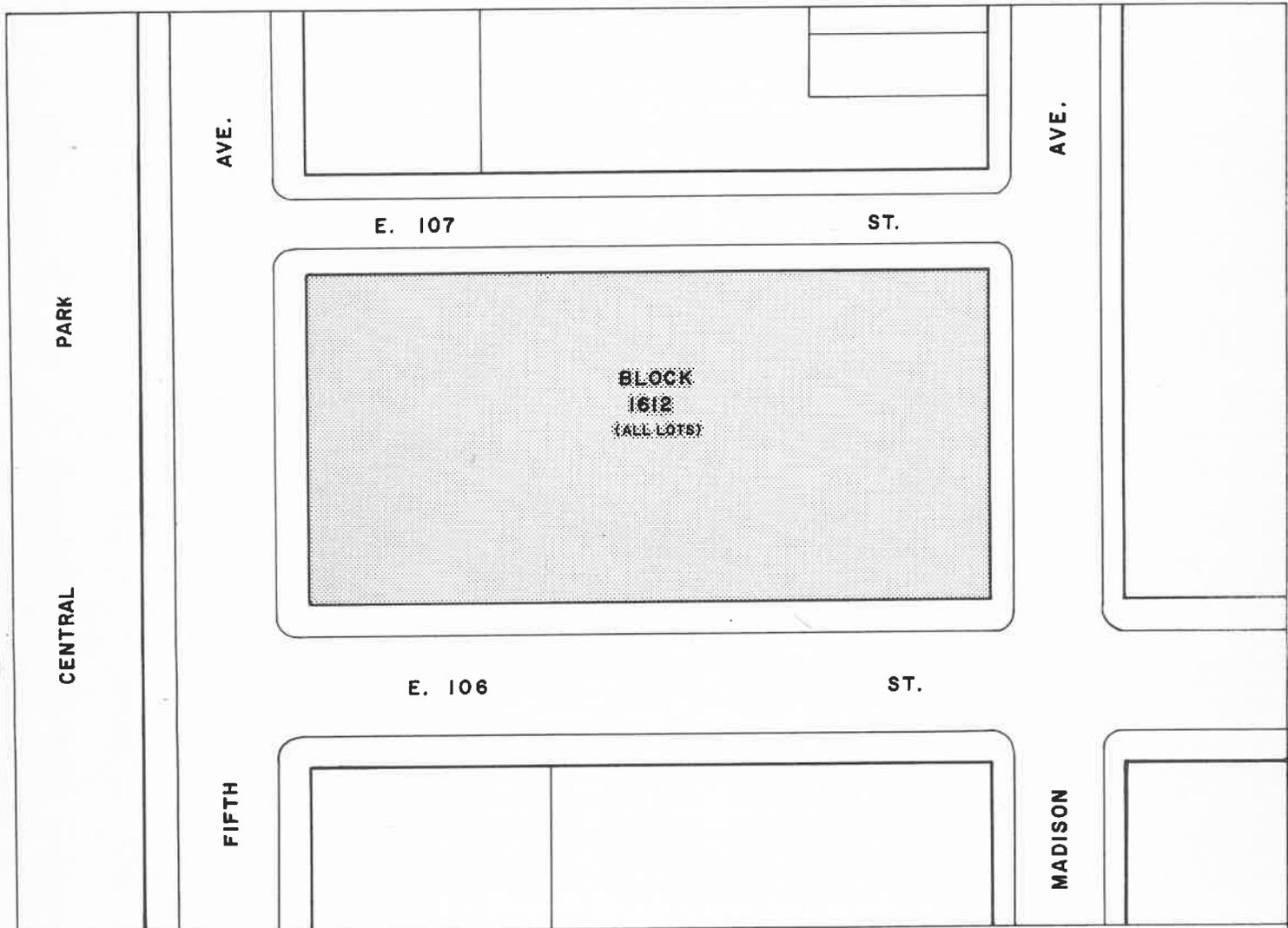
HARLEM PILOT BLOCK

CITY OF NEW YORK
HOUSING DEVELOPMENT ADMINISTRATION

**LAND USE , PROJECT BOUNDARY AND
LAND ACQUISITION MAP**

DATE: AUGUST 1969
CODE No.





LEGEND

 RESIDENTIAL

EAST 106TH-107TH ST.

CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

**LAND USE PLAN &
LAND ACQUISITION**

DATE:

