



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

HARLEM EAST HARLEM

**URBAN
RENEWAL
PROJECT**

TWELFTH AMENDED URBAN RENEWAL PLAN,

OCTOBER 1993

920429 HUM

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

TWELFTH AMENDED
URBAN RENEWAL PLAN

HARLEM-EAST HARLEM
URBAN RENEWAL AREA

MANHATTAN
Community District Nos. 10 & 11

October 1993

HISTORY OF PRIOR APPROVALS

Original

Approved by the City Planning Commission: November 20, 1968 (CP20528)
Adopted by the Board of Estimate: December 19, 1968 (Cal. No. 5)

Amendments

First:

Approved by the City Planning Commission: November 5, 1969 (CP20913)
Adopted by the Board of Estimate: January 8, 1970 (Cal. No. 4)

Second:

Approved by the City Planning Commission: March 4, 1970 (CP21074)
Adopted by the Board of Estimate: April 16, 1970 (Cal. No. 6)

Third:

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Adopted by the Board of Estimate: October 8, 1970 (Cal. No. 12)

Fourth:

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Minor Change

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Fifth:

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Sixth:

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Adopted by the Board of Estimate: May 3, 1973 (Cal. No. 6)

Minor Change:

Approved by the City Planning Commission: December 3, 1973 (H073-69)

HISTORY OF PRIOR APPROVALS
(continued)

Seventh:

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Eighth

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Second Minor Change:

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Third Minor Change:

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HISTORY OF PRIOR APPROVALS
(Continued)

Fourth Minor Change:

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Fifth Minor Change:

Approved by the City Planning Commission: May 8, 1991 (910335HCM)

Twelfth (October, 1993):

Approved by the City Planning Commission: 7/27/94 (920429 HCM)

Adopted by the City Council: 9/21/94

Approved by the Mayor:

TABLE OF CONTENTS

SECTIONS

	<u>Page</u>
A: URBAN RENEWAL AREA.....	6
B: URBAN RENEWAL PLAN.....	8
C: LAND USE CONTROLS.....	13
D: RENEWAL ACTIONS.....	20
E: REDEVELOPER OBLIGATIONS.....	23
F: MODIFICATION OF PLAN.....	25
G: DURATION OF PLAN.....	26

EXHIBITS

A: PROJECT BOUNDARY DESCRIPTION.....	27
B: PROPERTIES ACQUIRED AND TO BE ACQUIRED:.....	30
A. EAST HARLEM TRIANGLE.....	30
B. EAST HARLEM PILOT BLOCK.....	32
C. EAST 106TH - 107TH STREETS.....	33
D. HARLEM-EAST HARLEM MODEL CITIES.....	34
E. FREDERICK DOUGLASS CIRCLE.....	36
C: PROPERTIES NOT TO BE ACQUIRED.....	38

MAPS

- 1: PROJECT BOUNDARY AND LAND USE PLAN
 HARLEM-EAST HARLEM
- 2: PROJECT BOUNDARY AND LAND ACQUISITION MAPS:
 - A. HARLEM-EAST HARLEM N.D.P.
 - B. SITES 106 AND 108 - DETAIL
 - C. EAST HARLEM TRIANGLE
 - D. FREDERICK DOUGLASS CIRCLE

TABLE OF CONTENTS

MAPS (continued)

3: LAND USE PLAN:

- A. HARLEM-EAST HARLEM N.D.P.
- B. SITES 106 AND 108 - DETAIL
- C. EAST HARLEM TRIANGLE
- D. LAND USE PLAN AND LAND ACQUISITION MAP
HARLEM PILOT BLOCK
- E. LAND USE PLAN AND LAND ACQUISITION MAP
EAST 106TH - 107TH STREETS
- F. FREDERICK DOUGLASS CIRCLE

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City"), acting by and through its Department of Housing Preservation and Development ("HPD"), has established the Harlem-East Harlem Urban Renewal Area ("Area") pursuant to Section 504 of Article XV ("Urban Renewal Law") of the General Municipal Law of the State of New York ("State").

2. BOUNDARY

The Area is located in Community Districts Nos. 10 and 11 in the Borough of Manhattan and is generally bounded by (i) West 127th Street on the north, (ii) Harlem River on the east, (iii) West 110th Street and East 106th Streets on the south, and (iv) Morningside Avenue on the west ("Project Boundary"). The Project Boundary is described in Exhibit A ("Project Boundary Description") and is shown on Map 1 ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Morningside Avenue, St. Nicholas Avenue, Harlem River Drive, Lenox Avenue, Fifth Avenue, Park and Madison Avenues.

3. SITES

The properties located within the Project Boundary which have been or will be acquired by the City for redevelopment pursuant to this Plan ("Acquisition Parcels") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). The properties located within the Project Boundary which will not be acquired by the City for redevelopment pursuant to this Plan ("Exempt Parcels") are listed in Exhibit C ("Properties Not To Be Acquired").

4. AREA

The Acquisition Parcels listed in Exhibit B comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan. The Exempt Parcels listed in Exhibit C are not part of the Area and are not subject to the provisions of this Plan, notwithstanding the fact that they are located within the Project Boundary.

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Substandard, and/or deteriorating buildings with high levels of code violations.
- b. Safety hazards due to the presence of obsolescent and vacant buildings.

URBAN RENEWAL AREA (continued)

- c. Vacant, unfenced, and unsanitary lots.
- d. Incohesive neighborhoods due to an incomplete mixture of uses adjacent to residential development.
- e. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- f. Excessive land coverage.
- g. Illegal uses and conversions.
- h. Inadequate maintenance.
- i. Abandoned or underutilized properties.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City, acting by and through HPD, has established this Twelfth Amended Harlem-East Harlem Urban Renewal Plan ("Plan") for the redevelopment of the Area pursuant to Section 505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

This Plan complies with Section 502(7) of the Urban Renewal Law, as more particularly set forth in the statement below:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

No significant adjustments or improvements in utilities or community facilities are contemplated, except as set forth in Section D.

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.

B. URBAN RENEWAL PLAN (continued)

h. Proposed Time Schedule For Effectuation Of Plan

EAST HARLEM TRIANGLE AREA

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	December 1969	October 1991
Relocation of Site Occupants	January 1970	January 1992
Demolition and Site Clearance	September 1970	February 1992
Site Preparation (Including Installation of Site Improvements)	February 1972	March 1993
Land Disposition	November 1971	April 1992
Project Completion		November 1994

B. URBAN RENEWAL PLAN (continued)

h. Proposed Time Schedule For Effectuation Of Plan (continued)

EAST HARLEM PILOT BLOCK

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	November 1970	November 1970
Relocation of Site Occupants	November 1970	April 1972
Demolition and Site Clearance	August 1971	May 1972
Site Preparation (Including Installation of Site Improvements)	February 1972	September 1972
Land Disposition	March 1972	June 1972
Project Completion		June 1974

EAST 106TH - 107TH STREETS

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	May 1972	May 1972
Relocation of Site Occupants	(NOT APPLICABLE)	
Demolition and Site Clearance	(NOT APPLICABLE)	
Site Preparation (Including Installation of Site Improvements)	May 1972	October 1972
Land Disposition	October 1972	October 1972
Project Completion		October 1974

B. URBAN RENEWAL PLAN (continued)

h. Proposed Time Schedule For Effectuation Of Plan (continued)

HARLEM-EAST HARLEM MODEL CITIES

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	March 1980	December 1996
Relocation of Site Occupants	March 1980	December 1996
Demolition and Site Clearance	April 1980	January 1996
Site Preparation (Including Installation of Site Improvements)	August 1980	February 1996
Land Disposition	August 1980	February 1996
Project Completion		February 1998

B. URBAN RENEWAL PLAN(continued)

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and insanitary structures;
- c. Remove impediments to land assemblage and orderly development;
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area;
- e. Provide new and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design in terms of privacy, light, air, and open space;
- f. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Redevelop the Area in a comprehensive manner, removing blight and restoring the residential character of the Area, with appropriate support facilities.
- h. Encourage the upgrading of housing quality in the immediate vicinity.

Following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay, will constitute a stable environment, and will have a beneficial influence on abutting public and private developments.

C: LAND USE CONTROLS

1. LAND USE PLAN

The projected land uses in the Area are set forth in the following documents (shown on Maps 3A,B,C,D & E), which collectively comprise the land use plan ("Land Use Plan") for the Area:

- a. Project Boundary and Land Use Plan, Harlem-East Harlem, dated October, 1968, revised October, 1993.
- b. Land Use Plan, Harlem-East Harlem Model Cities, dated March 1971, revised to July 1983.
- c. Harlem-East Harlem U.R. Area Land Use Plan Detail (Sites 106 and 108), dated April 1979.
- d. Land Use Plan, East Harlem Triangle, dated October 1968, revised to February 1991.
- e. Land Use Plan, Project Boundary and Land Acquisition Map, Harlem Pilot Block, dated August 1969.
- f. Land Use Plan and Land Acquisition, East 106th - 107th Streets, dated October 1968, revised April 1979.
- g. Land Use Plan, Frederick Douglass Circle, dated April 1972

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish controls on development (including, but not limited to, permitted uses, limits on building bulk, and required off-street parking and loading) will be as defined in the Comprehensive Amendments to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the City's Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential. With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

C. LAND USE CONTROLS (continued)

a. Permitted Land Uses

As shown in the Land Use Plan, the following uses will be permitted in the Area in accordance with the additional regulations, controls, and restrictions set forth in this Plan, and all other uses will be excluded:

(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 City Planning 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 will be developed at densities as specified in Section C.2.b(1). The Frederick Douglass Circle Site (Block 1826, Lot 1) may be utilized as an automotive service station until such time as the City exercises its right to reacquire the property for residential use.

(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 a C-4 zoning district.

(3) 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.

(4) Public Open Space (Park)

Permitted uses shall be for playgrounds or similar open space available for public recreational purposes.

C. LAND USE CONTROLS (continued)

(5) Industrial

Except as set forth in Section C.2.b(1)(a), 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. 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.

b. Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning room, lot coverage, floor area, open space, height, and setback requirements) and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section E.

(a) 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.

As used herein, "open space ratio" means the square feet of open space on the lot expressed as a percentage of the floor area on the lot and "floor area ratio" means the total floor area square on the lot divided by the lot area.

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

C. LAND USE CONTROLS (continued)

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 HPD, afford bonuses up to a maximum of 20% in zoning rooms in category D.

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.

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

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.

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.

C. LAND USE CONTROLS (continued)

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

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.

3) 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.

4) Harlem-East-Harlem Model Cities

Density A: Parcels 107, 103, 105, 108

Density B: Parcels 102, 106

Parcels 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.

5) 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.

(b) Supplementary Controls on Specific Sites

- 1) In the East Harlem Triangle area, 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.
- 2) 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.
- 3) The Frederick Douglass Circle Site (Block 1826, Lot 1) may be utilized as an automotive service station until such time as the City exercises its right to reacquire the property for residential use.

(2) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding residential area, (ii) new construction should be designed to relate to the surrounding community, (iii) the project should harmonize in scale, configuration, and material to the prevailing neighborhood pattern, (iv) low rise buildings should be preferred for family occupancy, (v) low to medium rise buildings should be preferred for adult and elderly occupancy, and (vi) in areas with exceptionally strong or uniform street character, the new construction should enforce the existing urban pattern and there should be minimal initial setbacks from front and side lot lines.

(3) Underground Utility Lines

Any existing overhead telephone and electrical lines in the Area will be removed and relocated underground and all new or additional telephone and electrical lines will be placed underground, unless HPD determines that such placement underground either is not necessary or is not feasible.

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 ("SEQRA") of the State's Environmental Conservation Law. SEQRA is implemented in the City by Executive Order 91 of 1977, the City Environmental Quality Review ("CEQR").

Any project for the redevelopment of the Area which requires a future discretionary act (including, but not limited to, the decision to provide funding) by the United States ("Federal") government will also be subject to the requirements of the National Environmental Policy Act at 42 U.S.C. 4321 ("NEPA"). NEPA is implemented through (i) regulations at 40 CFR 1500-1508 governing all Federal projects, (ii) supplementary regulations at 24 CFR 50 governing projects funded by the Federal Department of Housing and Urban Development ("HUD"), and (iii) supplementary regulations at 24 CFR 58 governing projects using Federal Community Development Block Grant, Rental Rehabilitation, or Housing Development Grant funds. The Federal environmental review process must consider, where applicable, criteria, standards, policies, and regulations concerning noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species, and solid waste.

D: RENEWAL ACTIONS

1. ACQUISITION

a. Legal Authority

All properties to be acquired in accordance with this Plan will be acquired pursuant to Section 506 of the Urban Renewal Law in accordance with the State's Eminent Domain Procedure Law.

b. Properties Acquired or to be Acquired Pursuant to this Plan

The properties located within the Project Boundary which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1.

All properties except those comprising the sites numbered 102-122, as identified on the Land Use Plan, have been acquired with Federal and State assistance. All such properties will be subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act"), and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless their redevelopment involves a future discretionary act of the Federal government. All other properties, as identified on the Land Use Plan, have been or will be acquired with City funds, without Federal or State assistance.

c. Properties Acquired Through Other Means

Acquisition Parcels acquired by the City through authority other than that set forth in this Plan will be subject to the restrictions of this Plan and will be developed in accordance with this Plan. Exempt Parcels acquired by the City will not be subject to the restrictions of this Plan.

d. Properties Not to be Acquired

The properties located within the Project Boundary which will not be acquired by the City pursuant to this Plan are listed in Exhibit C and shown on Map 2C. Such properties will not be redeveloped pursuant to this Plan and will not be subject to the land use controls imposed pursuant to this Plan.

2. RELOCATION

Relocation of residential and commercial residents is anticipated.

- a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.

D. RENEWAL ACTIONS (continued)

- b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation in accordance with the objectives and requirements of this Plan. Rehabilitation will be undertaken in conformance with HPD's Design Guidelines for Multi-Family Housing/Substantial Rehabilitation.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan, including the provisions set forth in Section E.

5. CODE ENFORCEMENT

Throughout the Area, there will be a continuous program of enforcement of applicable existing laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction. All properties will be required to meet at least the minimum standards contained in all applicable laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction.

6. ZONING MAP AMENDMENTS

Zoning Map Amendments may be necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings will be undertaken pursuant to Sections 200 and 197-c of the Charter.

7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter.

D. RENEWAL ACTIONS (continued)

The proposed street modifications are:

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 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.

8. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply will be provided in accordance with the requirements of the City's Department of Environmental Protection ("DEP"). Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

9. PUBLIC, SEMI-PUBLIC, AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have incorporated within it private community facilities for the use of residents. The Area is well served by existing parks, schools, and shopping facilities.

E: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The disposition instruments for any land in the Area to be redeveloped in accordance with this Plan will contain (i) covenants which incorporate this Plan by reference and require compliance with the terms and restrictions set forth herein, and (ii) covenants running with the land which require compliance with Section E.4.

2. LAND USE RESTRICTION

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

3. TIMELY PERFORMANCE

Each redeveloper will be required to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument whereby such land or any part thereof is restricted upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy thereof, and (ii) will comply with all applicable federal, state and local laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

Prior to commencement of construction, each redeveloper will be required to submit site plans, landscape 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 this Plan and the design and character of proposed construction, for the review and approval of HPD. Each redeveloper will submit any material change thereafter proposed for the review and approval of HPD prior to commencement of construction of such change. Final working drawings will be submitted before construction begins.

E. REDEVELOPER OBLIGATIONS (continued)

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

F: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Section 197-c of the Charter.

2. MINOR CHANGES

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

3. MERGERS AND SUBDIVISIONS

The merger and/or subdivision of any of the development sites in the Area will be permitted where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The merger and/or subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified to indicate such merger and/or subdivision, will be filed with the Department of City Planning for information purposes.

G: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until December 19, 2008, except as provided in Section F.

EXHIBIT A

PROJECT 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;

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.

EXHIBIT A
PROJECT BOUNDARY DESCRIPTION
(continued)

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 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;

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION
(continued)

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.

EXCLUDING the Upper Park Avenue Urban Renewal Project described as follows:

Beginning at the intersection of the north line of East 124th Street and the west line of Park Avenue;

Running thence easterly along the north line of East 124th Street to its point of intersection with the east line of Lexington Avenue;

Thence southerly along the east line of Lexington Avenue to its point of intersection with the south line of East 116th Street ;

Thence westerly along the south line of East 116th Street to its point of intersection with the west line of Park Avenue;

Thence northerly along the west line of Park Avenue to its point of intersection with the north line of East 124th Street which is the point or place of beginning.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED
(continued)

A. EAST HARLEM TRIANGLE

1. Acquired Properties

<u>Block</u>	<u>Lot(s)</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
1777(E)	85*, p.o. 90*
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*, (old lots 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
1793	7*, p.o 1* (marked to "Q" on Map)

* City-owned property.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED
(continued)

A. EAST HARLEM TRIANGLE (continued)

2. Properties To Be Acquired

<u>Block</u>	<u>Lot(s)</u>
1773(W)	1, 69, 15, 17, 18, 57*, 67
1773(E)	33*
1774(W)	5, 7, 8, 56, 65*
1789	1, 4, 104, 5, 9, 10*, 21, 23, 24, 25, 27*, 28, 30, 35, 36, 39, 42, 43, 45
1790	1, 101, 3, 12, 20, 24, 31, 49

* City-owned property.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED
(continued)

B. EAST HARLEM PILOT BLOCK

1. Acquired Properties

<u>Block</u>	<u>Lot(s)</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, 50

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED
(continued)

C. EAST 106TH-107TH STREET

1. Acquired Properties

<u>Block</u>	<u>Lot</u>
1612	1 (Entire Block)

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED
(continued)

D. HARLEM-EAST HARLEM MODEL CITIES

1. Acquired Properties

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
102	1945	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 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

* City-owned property.

EXHIBIT B
PROPERTIES ACQUIRED AND TO BE ACQUIRED
(continued)

D. HARLEM-EAST HARLEM MODEL CITIES (continued)

2. Properties To Be Acquired

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
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

* City-owned property.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED
(continued)

E. FREDERICK DOUGLASS CIRCLE

1. Acquired Properties

<u>Block</u>	<u>Lot</u>
1826	1*

* City-owned property.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED

Properties Designated for Rehabilitation

<u>Block</u>	<u>Lot(s)</u>
1904	26
1904	27
1906	58
1907	9
1907	12
1907	13
1907	108

EXHIBIT C

PROPERTIES NOT TO BE ACQUIRED

All properties located within the the Project Boundary which are not listed in Exhibit B.







HARLEM-EAST HARLEM COMMUNITY DEVELOPMENT PLAN

THE CITY OF NEW YORK
DEPT. OF HOUSING
PRESERVATION & DEVELOPMENT

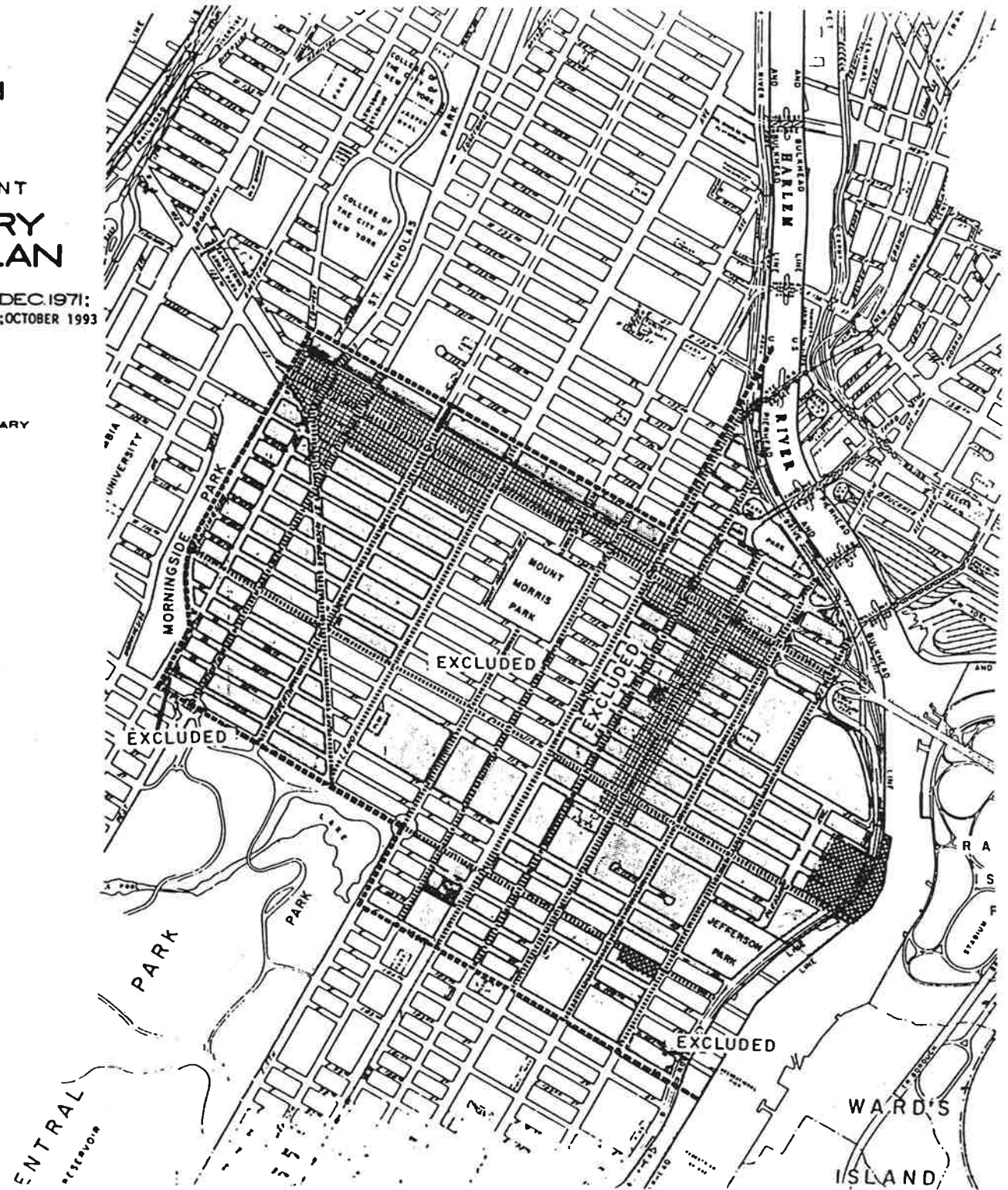
PROJECT BOUNDARY AND LAND USE PLAN

DATE: OCT. 1968-REVISED: AUG. 1969; DEC. 1971;
MAR. 1980; FEB. 1991; MAR. 1991; OCTOBER 1993

LEGEND

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

SEE SUPPLEMENTARY MAPS FOR DETAILS



AVE.

8TH

AVE.

7TH

AVE.

LENOX

1932 W. 127

1933 W. 126

1930 W. 125

1929 W. 124

1928 W. 123

1927 W. 122

1911 ST.

1910 ST.

1909 ST.

1908 ST.

1907 ST.

1906 ST.

1724

1723

1722

1721

1721

1720

108

106

LEGEND

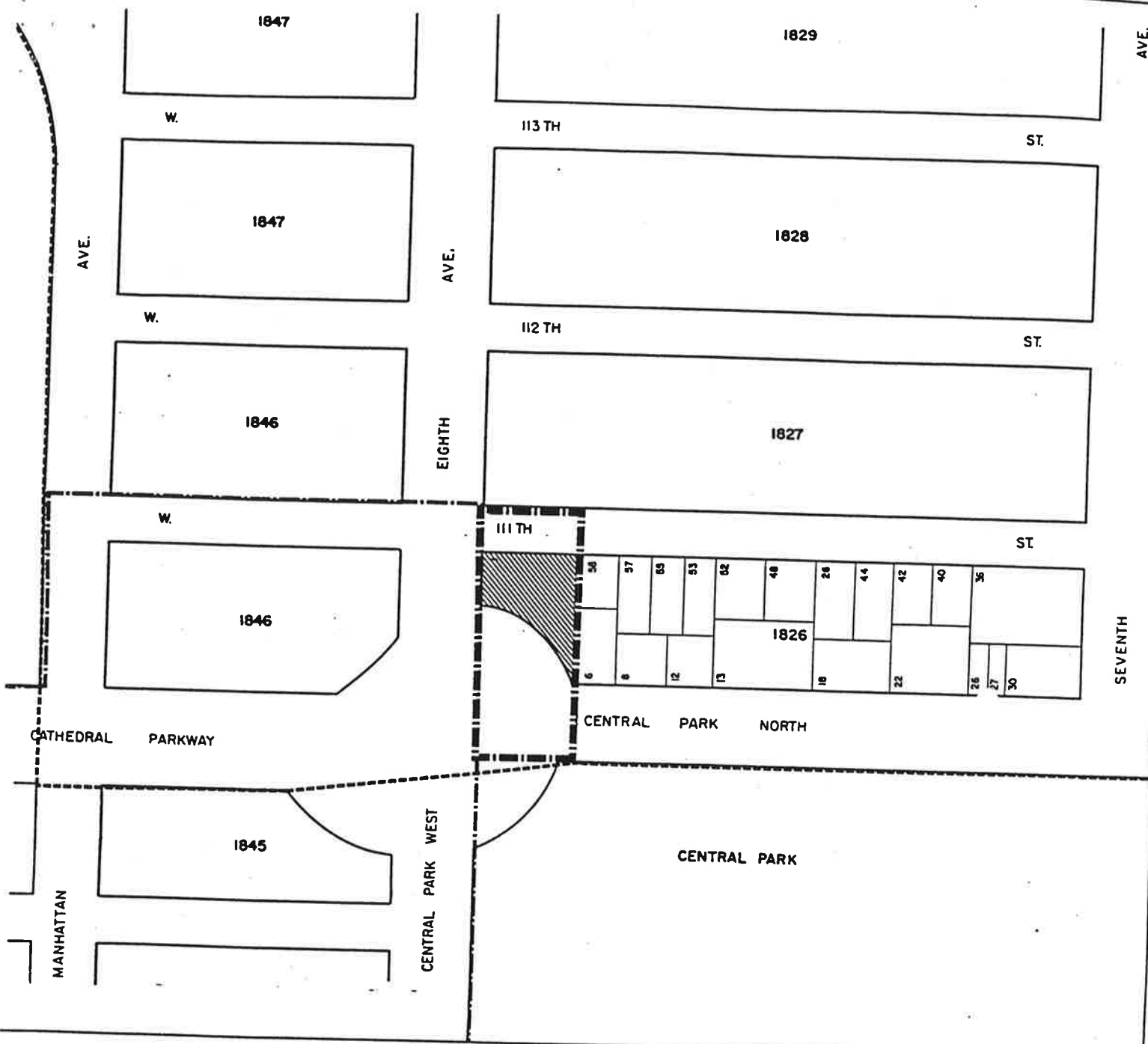
1927 BLOCK NO. **106** SITE NO.
17 LOT NO.

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

2-B



LEGEND

-  PROPOSED FOR ACQUISITION
-  DOUGLASS CIRCLE BOUNDARY
-  CATHEDRAL PARKWAY N.D.P. BOUNDARY
-  HARLEM-EAST HARLEM N.D.P. BOUNDARY

FREDERICK DOUGLASS CIRCLE

CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

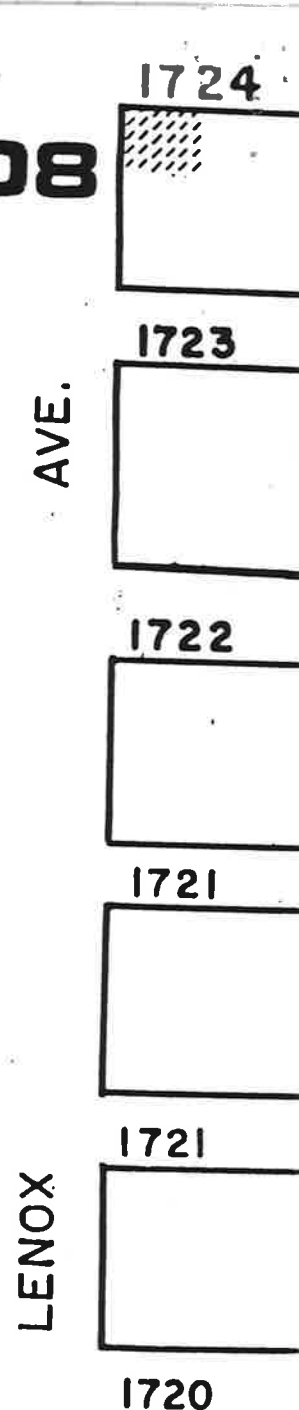
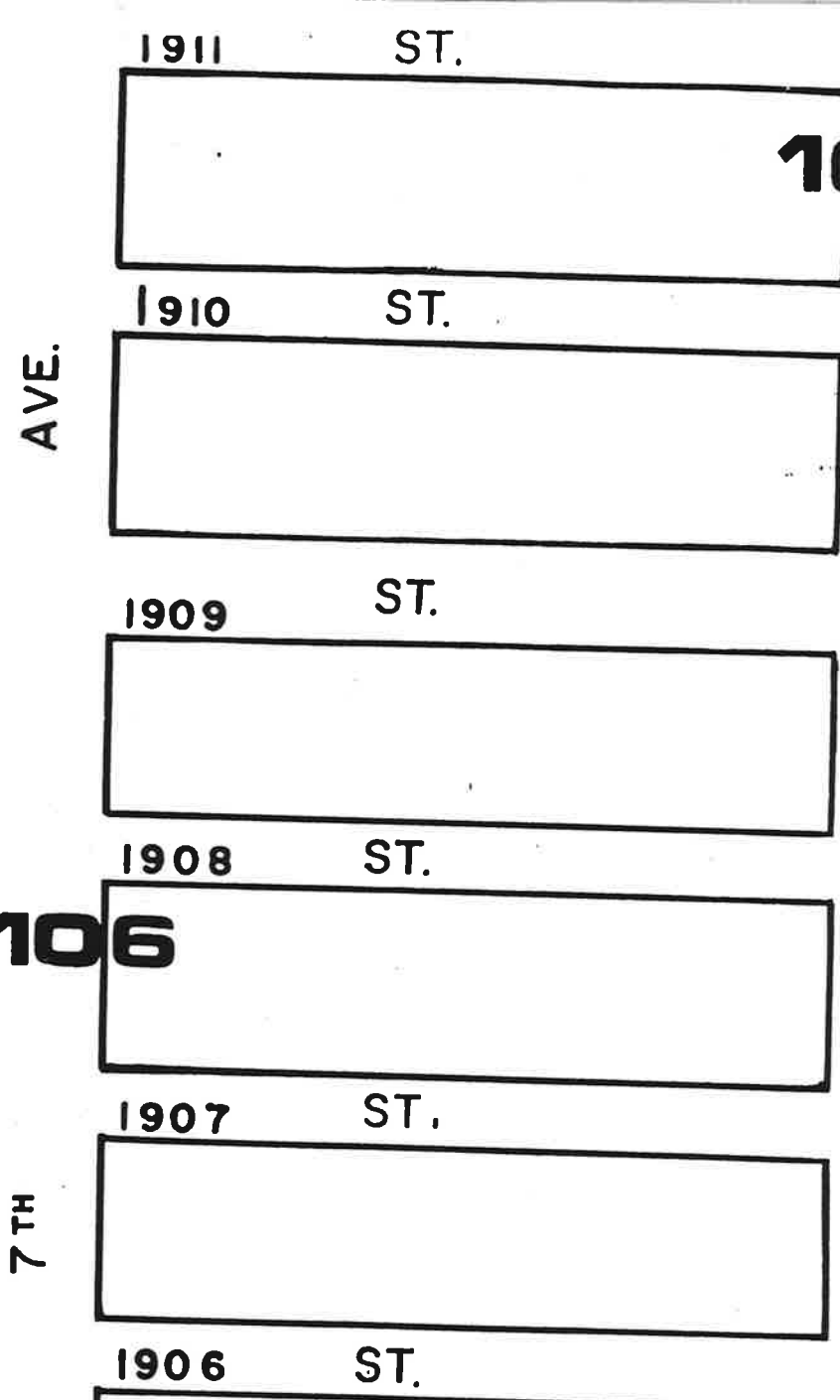
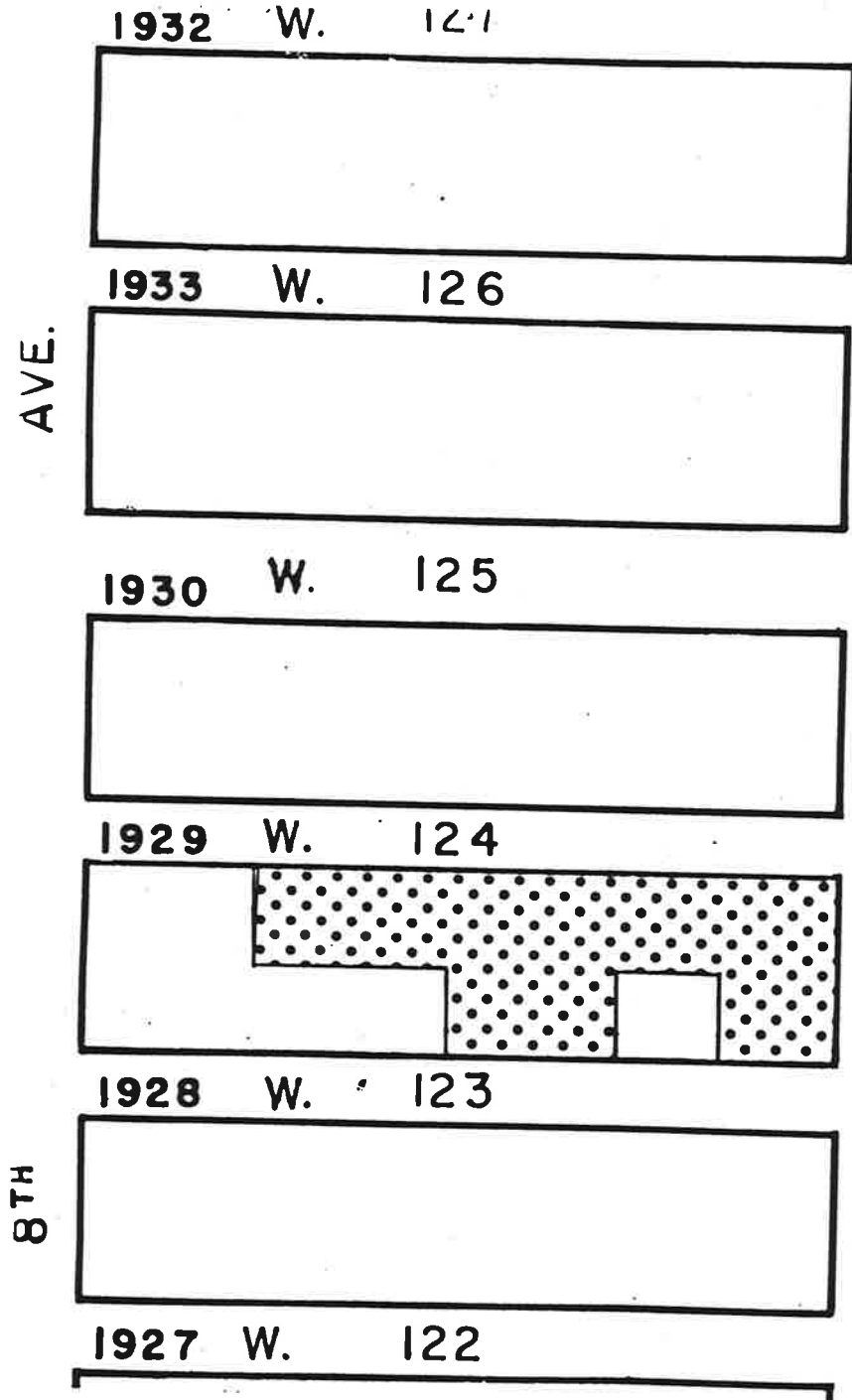
PROJECT BOUNDARY & LAND ACQUISITION

DATE: APRIL 1972



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

2-D



LEGEND



RESIDENTIAL



INSTITUTIONAL

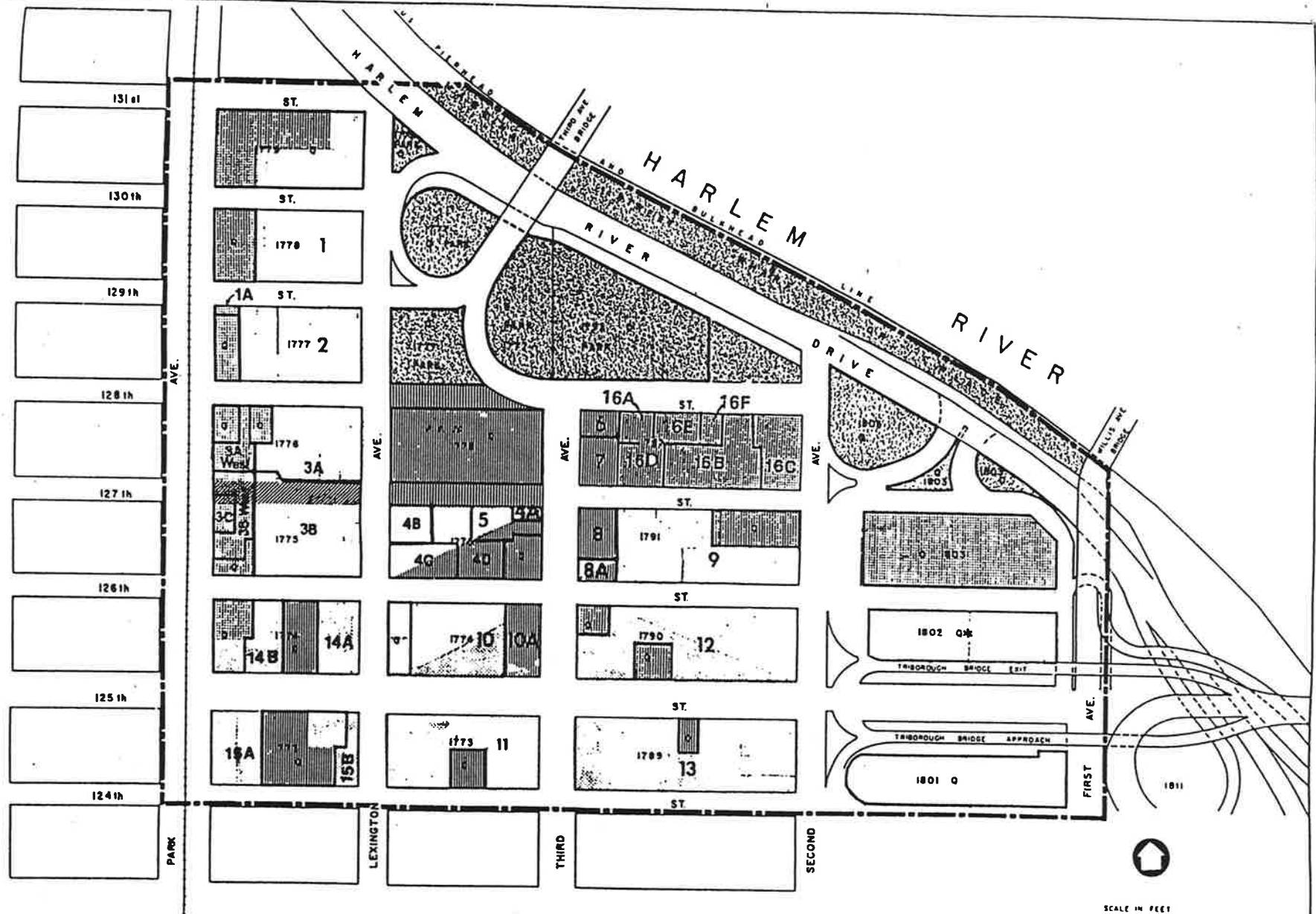
106 SITE NO.

HARLEM-EAST HARLEM U. R. AREA (Sites 106&108-Detail)
 THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LAND USE PLAN

SCALE IN FEET

3-B



LEGEND

	PROJECT BOUNDARY		RESIDENTIAL		TENTATIVE FUTURE STREET CLOSINGS ACCESS TO BE PROVIDED FOR SERVICING EXISTING TO REMAIN & PROPOSED NEW USES.
	NOT TO BE ACQUIRED		RESIDENTIAL & COMMERCIAL		PEDESTRIAN, UTILITY, & EMERGENCY VEHICLE EASEMENT
	CONDITIONAL ACQUISITION		RESIDENTIAL AND/OR INSTITUTIONAL		
	1700 BLOCK NUMBERS		COMMERCIAL		
	LOT NUMBERS		INDUSTRIAL		
	PARCEL NUMBERS		INSTITUTIONAL (PUBLIC AND SEMI-PUBLIC)		
			PARK (PUBLIC OPEN SPACE)		

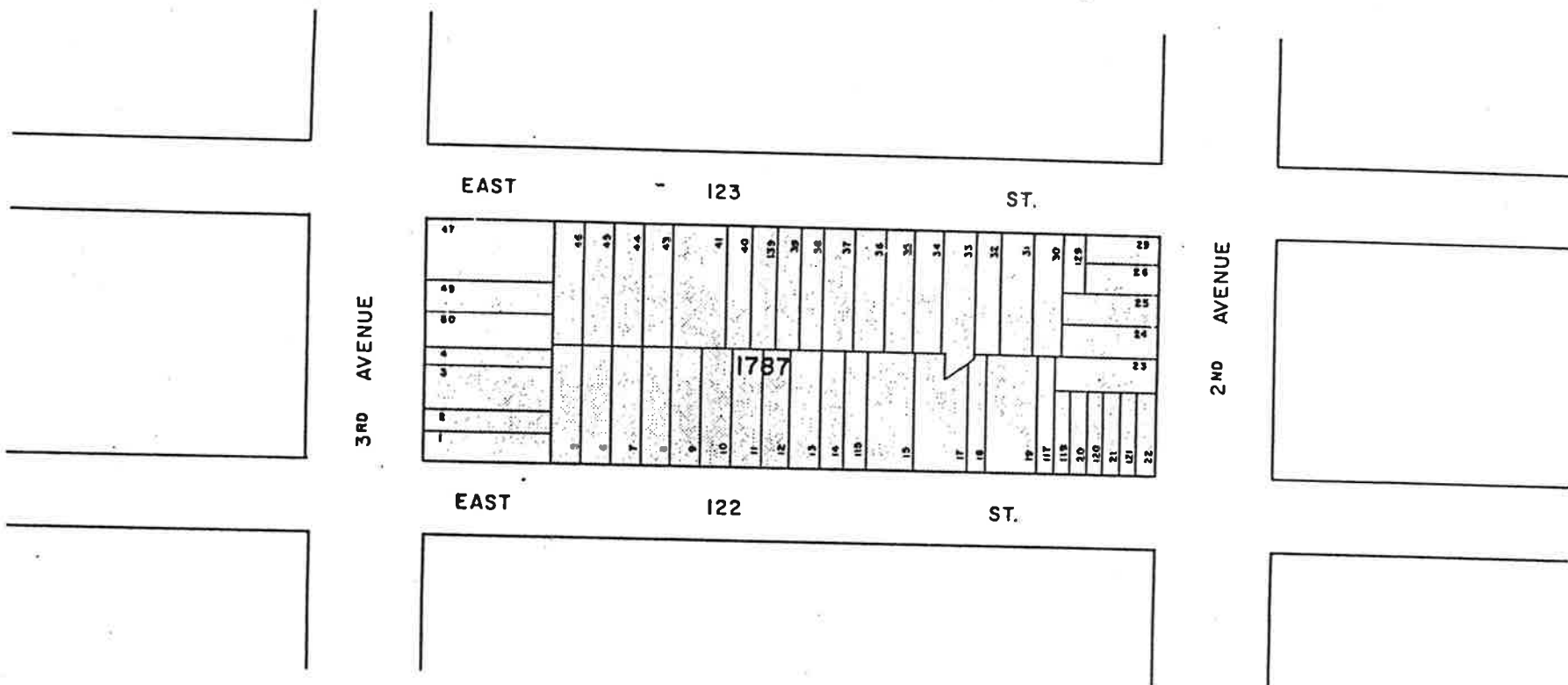
REVISIONS
AUG. 1969
JUNE 1970
FEB. 1971
DEC. 1971
DEC. 1973
APRIL 1974
SEPT. 1977
OCT. 1980
FEB. 1982
OCT. 1984
FEB. 1991

EAST HARLEM TRIANGLE LAND USE PLAN

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

DATE OCT. 1968

3-c



LEGEND

 RESIDENTIAL

HARLEM-EAST HARLEM
NEIGHBORHOOD DEVELOPMENT PROGRAM

HARLEM PILOT BLOCK

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

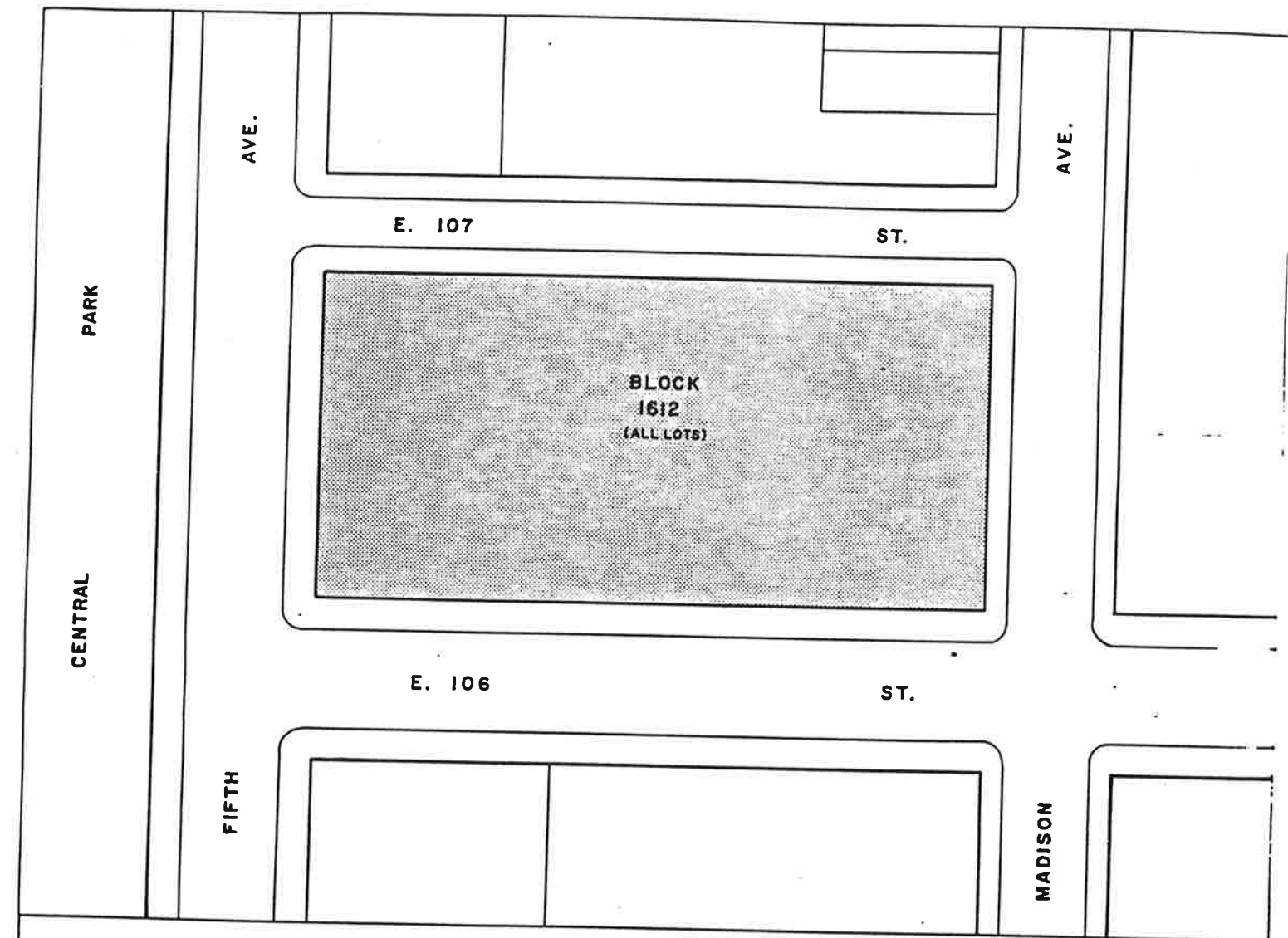
LAND USE PLAN AND LAND ACQUISITION MAP

DATE AUGUST 1969

CODE No



3-D



LEGEND



RESIDENTIAL

EAST 106TH-107TH ST.

CITY OF NEW YORK

DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

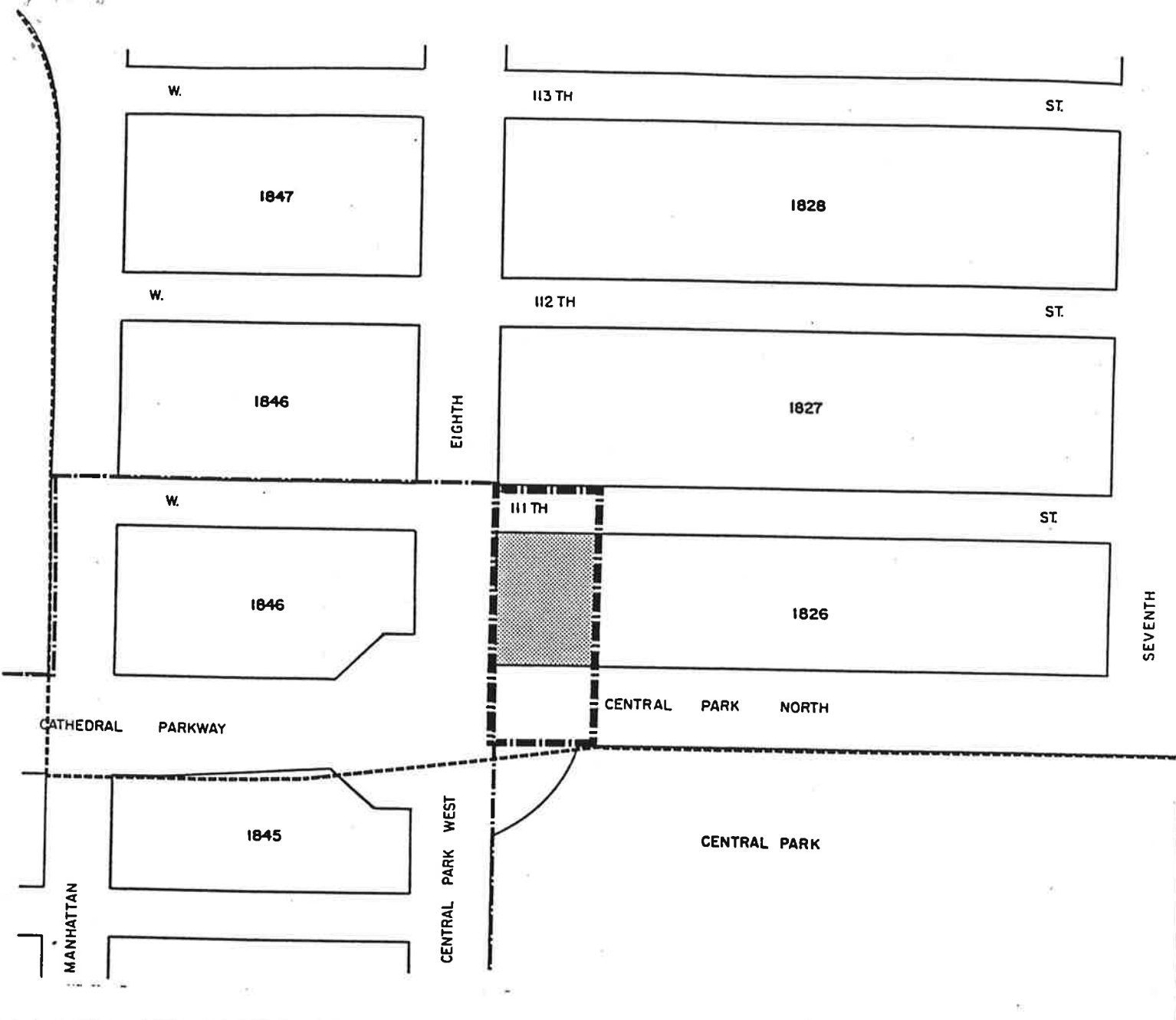
LAND USE PLAN & LAND ACQUISITION MAP

DATE: OCT. 1969

SCALE IN FEET
0 80 160 240 FEET



3-E



LEGEND



RESIDENTIAL



DOUGLASS CIRCLE BOUNDARY



CATHEDRAL PARKWAY N.D.P. BOUNDARY



HARLEM - EAST HARLEM N.D.P. BOUNDARY

FREDERICK DOUGLASS CIRCLE

CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

LAND USE PLAN

DATE: APRIL 1972



3-F

FACT SHEET

HARLEM - EAST HARLEM URBAN RENEWAL PROJECT TWELFTH AMENDED PLAN

OCTOBER 1993

Reason for Amendment

The Harlem-East Harlem Urban Renewal Plan is being amended to facilitate:

1. The disposition of Block 1826 Lot 1, designated as the Frederick Douglass Circle Site, to the current lessee of the property, the operator of an automotive service station. This will allow the upgrading and modernization of the facility; and
2. The deletion of UPACA (East 116th - 124th Street) which is being treated under the Upaca Urban Renewal Plan which was approved on March 10, 1993.

Major Changes

Language has been added in Land Use Control Section C (paragraph 4) giving the City the option to reacquire the property for residential use in the future.

The deletion of all references from the text and the maps regarding the UPACA (East 116th - 124th Street) Site.

Other Changes

The Plan has generally been updated to the current standard. Among the changes are:

1. Planning criteria and Standards, former subsection C.3 has been deleted.
2. Section D, proposed Renewal Actions revised to current standards, including deletion of Property Rehabilitation Standards for unacquired properties.
3. Former Section E, Land Disposition Provisions - Land Use Restrictions have been moved to Section C.
4. Former Subsection E.4 is now Section E.
5. Former Subsection E.7 is now Section G.
6. Former Section F, other Provisions to Meet State Local Requirements, is now Subsection B.2.
7. Former Section G, Provisions for Modifying Plan is now Section F with the addition of a new Subsection 3 providing special procedures for the Subdivision of disposition parcels.

Pages Affected

The entire text of the Plan has been redone.

FOR INFORMATION PURPOSES ONLY/NOT PART OF THE URBAN RENEWAL PLAN