

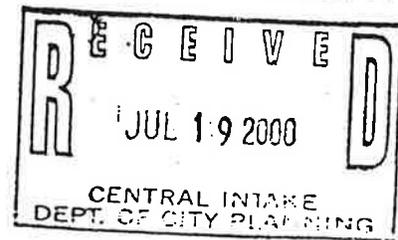


THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF PLANNING AND INTERGOVERNMENTAL AFFAIRS

HARLEM- EAST HARLEM

URBAN
RENEWAL
PROJECT

~~REVISED~~



THIRTEENTH AMENDED
URBAN RENEWAL PLAN

APRIL 2000

000544HUM

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

THIRTEENTH AMENDED
URBAN RENEWAL PLAN

HARLEM - EAST HARLEM
URBAN RENEWAL AREA

Manhattan

Community Districts No. 10 and 11

April 2000

HISTORY OF PRIOR APPROVALS

Original

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

Amendments

First:

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

Second:

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

Third:

City Planning Commission: CP21278, September 9, 1970
Board of Estimate: October 8, 1970 (Cal. No. 12)

Fourth:

City Planning Commission: CP21472, February 3, 1971
Board of Estimate: March 11, 1971 (Cal. No. 3)

Minor Change:

City Planning Commission: CP21472, September 1, 1971

Fifth:

City Planning Commission: CP22134, January 3, 1973
Board of Estimate: March 8, 1973 (Cal. No. 2)

Sixth:

City Planning Commission: CP22134A, February 28, 1973
Board of Estimate: May 3, 1973 (Cal. No. 6)

Minor Change:

City Planning Commission: H073-69, December 3, 1973

History of Prior Approvals (continued)

Seventh:

City Planning Commission: CP22575, April 3, 1974
Board of Estimate: May 23, 1974 (Cal. No. 1)

Eight:

City Planning Commission: CP23218, July 14, 1976
Board of Estimate: September 16, 1976 (Cal. No. 10)

Minor Change:

City Planning Commission: 770662HCM, May 31, 1978

Ninth:

City Planning Commission: C790380HUM, September 19, 1979
Board of Estimate: February 7, 1980 (Cal. No. 19-A)

Tenth:

City Planning Commission: C800252HUM, July 9, 1980
Board of Estimate: August 20, 1981 (Cal. No. 18)

Eleventh:

City Planning Commission: C800769HUM, May 19, 1982
Board of Estimate: August 19, 1982 (Cal. No. 8)

First Minor Change:

City Planning Commission: M790335HOM, February 7, 1983

Second Minor Change:

City Planning Commission: C820769HCM, August 15, 1983

Third Minor Change:

City Planning Commission: N-840060-HCM, August 15, 1983

Fourth Minor Change:

City Planning Commission: N850764HCM, January 9, 1986

History of Prior Approvals (continued)

Fifth Minor Change:

City Planning Commission: 910335HCM, May 8, 1991

Twelfth:

City Planning Commission: 920429HUM, September 22, 1994
City Council: September 22, 1994
Mayor: September 27, 1994

Thirteenth:

City Planning Commission:
City Council:
Mayor:

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Harlem - East Harlem Urban Renewal Area ("Area") as an urban renewal area pursuant to §504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

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

3. BOUNDARY

The Area is located in Community Districts Nos. 10 and 11 in the borough of Manhattan and is generally bounded by (i) West 127th Street and East 133rd Street on the north (ii) the Harlem River on the east, (iii) West 110th Street, East 106th Street, East 107th Street and East 110th Street on the south, and (iv) Fifth Avenue, Madison Avenue, Park Avenue, Lexington Avenue and Malcolm X Boulevard (Lenox Avenue) on the west. The perimeter described in Exhibit B and shown on Maps 1 and 1A ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

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

5. ELIGIBILITY

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

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

A: URBAN RENEWAL AREA (cont.)

- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.
- c. Excessive lot coverage.
- d. Incompatible adjacent uses.
- e. Illegal uses and conversions.
- f. Hazardous or detrimental industrial uses

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

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

2. STATEMENT OF COMPLIANCE

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

a. Proposed Land Uses

See Section C.

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

See Section D.

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

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

See Section C.

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

No changes are proposed.

B: URBAN RENEWAL PLAN (cont.)

g. Proposed Program Of Code Enforcement

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

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	December 1969	December 1996
Relocation of Site Occupants	January 1970	December 1996
Demolition and Site Clearance	September 1970	August 2000
Site Preparation (Including Installation of Site Improvements)	February 1972	September 2000
Land Disposition	November 1971	September 2000
Project Completion		September 2001

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove or rehabilitate substandard and insanitary structures.
- c. Remove impediments to land assemblage and orderly development.
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.

B: URBAN RENEWAL PLAN (cont.)

- e. Provide new housing of high quality and/or rehabilitated housing of upgraded quality.
- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. DESIGN OBJECTIVES

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

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

2. PROPOSED USES

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

a. Residential

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

b. Commercial

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

C: CONTROLS ON REDEVELOPMENT (cont.)

c. Institutional

Permitted institutional uses shall include schools, libraries, community centers, hospitals and other essential service uses.

d. Industrial

Except as set forth in Section C.3.a, light industrial uses shall be permitted.

e. Pedestrian, Utility, and Emergency Vehicle Easement

Pedestrian access as well as utility and emergency vehicle access will be provided.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

1. In the East Harlem Triangle area, as identified in Exhibit A, residential areas will be screened from abutting industrial uses by requiring landscaping, setbacks and off-street parking and loading facilities.
2. The open space of Sites 3A and 3B 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. Site 16B is to be developed as a materials recycling facility. Site 16B must be shielded along its full East 127th Street frontage by a solid wall at least eight feet high except where an enclosed building faces East 127th Street.
4. Sites 16A and 16C shall be limited to light industrial uses conforming to M1-1 performance standards despite the M3-1 zoning.

b. Building Bulk and Parking

Building bulk and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below.

Those sites designated for residential and/or institutional use that are specified below in this Section C.3.b shall be developed within the following densities:

C: CONTROLS ON REDEVELOPMENT (cont.)

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 Federal Rent				
			Residential & Community Facilities	Commercial in a Mixed Building	Standard Housing	Mod. Income Housing	Subsidy Programs	Low Income Housing	Elderly Housing
A	605	18.0	6.5	1.0	50	30	23	15	12.5
B	1,117	3.0	10	2.0	40	30	21	12	10
C	1,452	-	10	2.0	40	30	21	12	10

1) East Harlem Triangle

Sites 1, 2, 3A, 3B, 4A, 4B, 4C, 5, 6, 7, 8, 9, 10, 10A, 12, 13 are restricted to density "A".

Sites 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 ("Large Scale Plan"). All sites within the Large Scale Plan, except Sites 3A West and 3B West, are to be developed with an overall "A" density. Sites 3A West and 3B West, designated industrial, may also be used for parking for Sites 3A and 3B, respectively. If these sites are used as parking for Sites 3A and 3B, no structures will be built on Sites 3A West or 3B West and no floor area or zoning rooms will be derived from these sites.

The floor area of Site 10A is additionally limited to 28,000 square feet.

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

2) East Harlem Pilot Block

Site 109 is restricted to densities "B" and "C" and will be developed under a Large Scale Plan that will allow 22 percent of the area to be developed with a "C" density, with the remainder to be developed at a "B" density.

3) Harlem - East Harlem Model Cities

Sites 103, 105, 107 and 108 are restricted to density "A".

Site 107 will be developed as part of a Large Scale Plan which will also include the full block immediately to the north and the closed portion of East 107th Street lying between these parcels.

C: CONTROLS ON REDEVELOPMENT (cont.)

For sites on which the "A" density is required, the total floor area available for residential use will be reduced by 15 percent of any institutional/public and semi-public use floor area developed on any such site and by 30 percent of any commercial floor area developed on any such site. For sites on which the "B" density is required, the total floor area available for residential use will be reduced by 10 percent of any institutional/public and semi-public use floor area developed on any such site and by 15 percent of any commercial floor area developed on any such site. For sites on which the "C" density is required, the total floor area available for residential use will be reduced by 10 percent of any institutional/public and semi-public use floor area developed on any such site and by 10 percent of any commercial floor area developable on any such site.

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 "C".

c. Utilities

- (1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infusible.
- (2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

d. Easements

Easements will be provided as shown on Maps 2 and 2A.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws, including, but not limited to, §506 of the Urban Renewal Law and the Eminent Domain Procedure Law. Regardless of the method of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL (cont.)

b. Properties Acquired or to be Acquired

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

2. RELOCATION

There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation.

4. LAND DISPOSITION

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

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

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

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The proposed street modifications are:

E: RELATED ACTIONS (cont.)

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).

F: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

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

2. LAND USE RESTRICTION

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

3. TIMELY PERFORMANCE

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

4. NON-DISCRIMINATION

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

5. DESIGN REVIEW

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

F: REDEVELOPER OBLIGATIONS (cont.)

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

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

7. COOPERATION WITH HPD

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

8. COOPERATION WITH OTHER CITY AGENCIES

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

9. CERTIFICATE OF COMPLETION

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

G: MODIFICATION OF PLAN

1. AMENDMENTS

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

2. MINOR CHANGES

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

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Plan, as modified to

G: MODIFICATION OF PLAN (cont.)

indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

H: DURATION OF PLAN

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

EXHIBIT A

HARLEM - EAST HARLEM

PROPERTIES ACQUIRED AND TO BE ACQUIRED

A. EAST HARLEM TRIANGLE

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1 ^F	1778	6, 7, 8, 9, 10, 11, 12, 14, 16, 56, 57, 58, 59, 60, 61, 62, 118, 55, 156, 157, 158
1A ^F	1777(W)	69
2 ^F	1777 (W)	5, 9, 10, 11, 12, 13, 14, 15, 17, 56, 57, 58, 59, 60, 61, 63, 64, 110, 112, 164
3A ^F	1776 (W)	7 (part), 8 (part), 9, 10, 11, 12, 13, 15, 16, 57, 59, 60, 61, 62, 63, 64, 65, 109, 115, 161
3A West ^F	1776 (W)	2, 3, 4, 5 (part), 6 (part), 68
3B ^F	1775 (W)	6, 7, 8, 9, 11, 12, 13, 15, 16, 17, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 115, 116, 167
	1776(W)	7 (part), 8 (part)
	East 127 th Street between Park and Lexington Avenues (part)	
3B West ^F	1775 (W)	3, 68, 69, 72, 169
	1776 (W)	1, 5 (part), 6 (part)
	East 127 th Street between Park and Lexington Avenues (part)	
3C ^F	1775 (W)	71
	East 127 th Street between Park and Lexington Avenues (part)	
4A ^F	1775 (E)	40

PROPERTIES ACQUIRED AND TO BE ACQUIRED continued

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
4B ^F	1775 (E)	49, 50, 52, 149
4C ^F	1775 (E)	20, 24, 25, 26, 27
4D ^F	1775 (E)	44, 45, 47, 48
5 ^F	1775 (E)	38, 41, 43
6 ^F	1792	45, 46, 146
7 ^F	1792	1, 2, 3, 47, 48, 104
8 ^F	1791	2 (part), 45, 104 (part), 105 (part)
8A ^F	1791	1, 2 (part), 101, 104 (part), 105 (part)
9 ^F	1791	5, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 33, 36, 37, 38, 40, 42, 106, 108, 109, 111, 116, 118
10 ^F	1774 (E)	23, 24, 25, 27, 28, 29, 30, 31, 44, 45, 47, 49
10A ^F	1774 (E)	33, 35, 36, 37, 38, 39, 40
11	1773 (E)	20, 22, 23, 24, 25, 125, 26, 31, 33, 37, 43, 47, 122
12	1790	1, 3, 5, 6, 12, 13, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 40, 41, 44, 45, 49, 101, 145
13	1789	1, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 39, 42, 43, 45, 46, 50, 104, 121
14A	1774 (W)	17, 56, 57, 59, 60

PROPERTIES ACQUIRED AND TO BE ACQUIRED continued

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
14B	1774 (W)	5, 6, 7, 8, 65, 66, 67
15A	1773(W)	1, 2, 4, 5, 6, 67, 69, 72, 167
15B	1773(W)	15, 17, 18, 57
16A ^F	1792	42
16B ^F	1792	10, 11, 12, 13, 14, 16, 17, 18, 20, 30, 31, 32, 114
16C ^F	1792	21, 29, 121
16D ^F	1792	5, 9
16E ^F	1792	37
16F ^F	1792	33, 34, 35, 36

B. EAST HARLEM PILOT BLOCK

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
109	1787	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 50, 115, 117, 119, 121, 129, 139

C. EAST 106TH - 107TH STREET

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
110	1612	1

D. HARLEM - EAST HARLEM MODEL CITIES

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
103	1645	20, 21, 22, 23, 24, 25, 26, 46, 47, 48, 49, 50, 51, 52, 120, 121, 122, 125, 126, 151, 152, 153, 155
105	1682	1, 2, 3, 4, 5, 6, 7, 46, 49, 50, 51, 52
107	1634	56, 57, 59, 60, 62, 157, 158, 161
108	1724	69, 70

All mapped and/or built streets within the Project Boundary

KEY TO EXHIBIT B NOTATIONS

F Property acquired with Federal Assistance

EXHIBIT B

HARLEM - EAST HARLEM

PROJECT BOUNDARY DESCRIPTION

The boundary of the Harlem-East Harlem Urban Renewal Area is described as follows:

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

Beginning at the corner formed by the intersection of the southwesterly line of East 110th Street with the southeasterly line of Madison Avenue;

Running thence southeastwardly, along the southwesterly line of East 110th Street to the northwesterly line of Park Avenue;

Thence northeastwardly, across East 110th Street to the corner formed by the intersection of the northeasterly line of East 110th Street with the northwesterly line of Park Avenue;

Thence northeastwardly, along the northwesterly line of Park Avenue and across East 111th Street, as it intersects Park Avenue, to the southwesterly line of East 112th Street;

Thence northwestwardly, along the southwesterly line of East 112th Street to the point of intersection of the southwesterly line of East 112th Street with the southwestwardly prolongation of the southeasterly line of Tax Lot 23 in Manhattan Tax Block 1620, which is coincident with the northwesterly line of Park Avenue;

Thence northeastwardly along said southwestwardly prolongation of the southeasterly line of Tax Lot 23 in Manhattan Tax Block 1620, which is coincident with the northwesterly line of Park Avenue and along the northwesterly line of Park Avenue and across East 115th Street, as it intersects Park Avenue, to the point of intersection of the northeastwardly prolongation of the southeasterly line of Tax Lot 23 in Manhattan Tax Block 1620, which is coincident with the northwesterly line of Park Avenue, to the point of intersection of said last mentioned northeastwardly prolongation with the northeasterly line of East 115th Street;

Thence southeastwardly, along the northeasterly line of East 115th Street to the northwesterly line of Park Avenue;

Thence northeastwardly, along the northwesterly line of Park Avenue to southwesterly line of East 116th Street;

Thence southeastwardly, across Park Avenue to the corner formed by the intersection of the southwesterly line of East 116th Street with the southeasterly line of Park Avenue;

PROJECT BOUNDARY DESCRIPTION (cont.)

Thence southeastwardly, along the southwesterly line of East 116th Street and across Lexington Avenue, as it intersects East 116th Street, to the corner formed by the intersection of the southeasterly line of Lexington Avenue with the southwesterly line of East 116th Street;

Thence northeastwardly, across East 116th Street to the corner formed by the intersection of the northeasterly line of East 116th Street with the southeasterly line of Lexington Avenue;

Thence northeastwardly, along the southeasterly line of Lexington Avenue and across East 117th Street, East 118th Street, East 119th Street, East 120th Street, East 121st Street, East 122nd Street and East 123rd Street, as they intersect Lexington Avenue, to the corner formed by the intersection of the southeasterly line of Lexington Avenue with the southwesterly line of East 124th Street;

Thence northwestwardly, across Lexington Avenue to the corner formed by the intersection of the northwesterly line of Lexington Avenue with the southwesterly line of East 124th Street;

Thence northwestwardly, along the southwesterly line of East 124th Street and across Park Avenue, as it intersects East 124th Street, to the corner formed by the intersection of the southwesterly line of East 124th Street with the northwesterly line of Park Avenue;

Thence northeastwardly, across East 124th Street to the corner formed by the intersection of the northeasterly line of East 124th Street with the northwesterly line of Park Avenue;

Thence northeastwardly, along the northwesterly line of Park Avenue and across East 125th Street, as it intersects Park Avenue, to the corner formed by the intersection of the northeasterly line East 125th Street with the northwesterly line of Park Avenue;

Thence northwestwardly, along the northeasterly lines of East 125th Street and West 125th Street across Madison Avenue, Fifth Avenue and Lenox Avenue, as they intersect 125th Street, to the corner formed by the intersection of the northeasterly line of West 125th Street with the northwesterly line of Lenox Avenue;

Thence northeastwardly, along the northwesterly line of Lenox Avenue across West 126th Street and across West 127th Street to the corner formed by the intersection of the northwesterly line of Lenox Avenue with the northeasterly line of West 127th Street;

Thence southeastwardly, across Lenox Avenue to the corner formed by the intersection of the southeasterly line of Lenox Avenue with the northeasterly line of West 127th Street;

Thence southeastwardly, along the northeasterly lines of West 127th Street and East 127th Street, across Fifth Avenue and Madison Avenue, as they intersect 127th Street, to the corner formed by the intersection of the northeasterly line of East 127th Street with the northwesterly line of Park Avenue;

Thence northeastwardly, along the northwesterly line of Park Avenue and along the northeastwardly prolongation thereof across East 128th Street, East 129th Street, East 130th

PROJECT BOUNDARY DESCRIPTION (cont.)

Street, East 131st Street and East 132nd Street, as they intersect Park Avenue, to the United States Bulkhead Line;

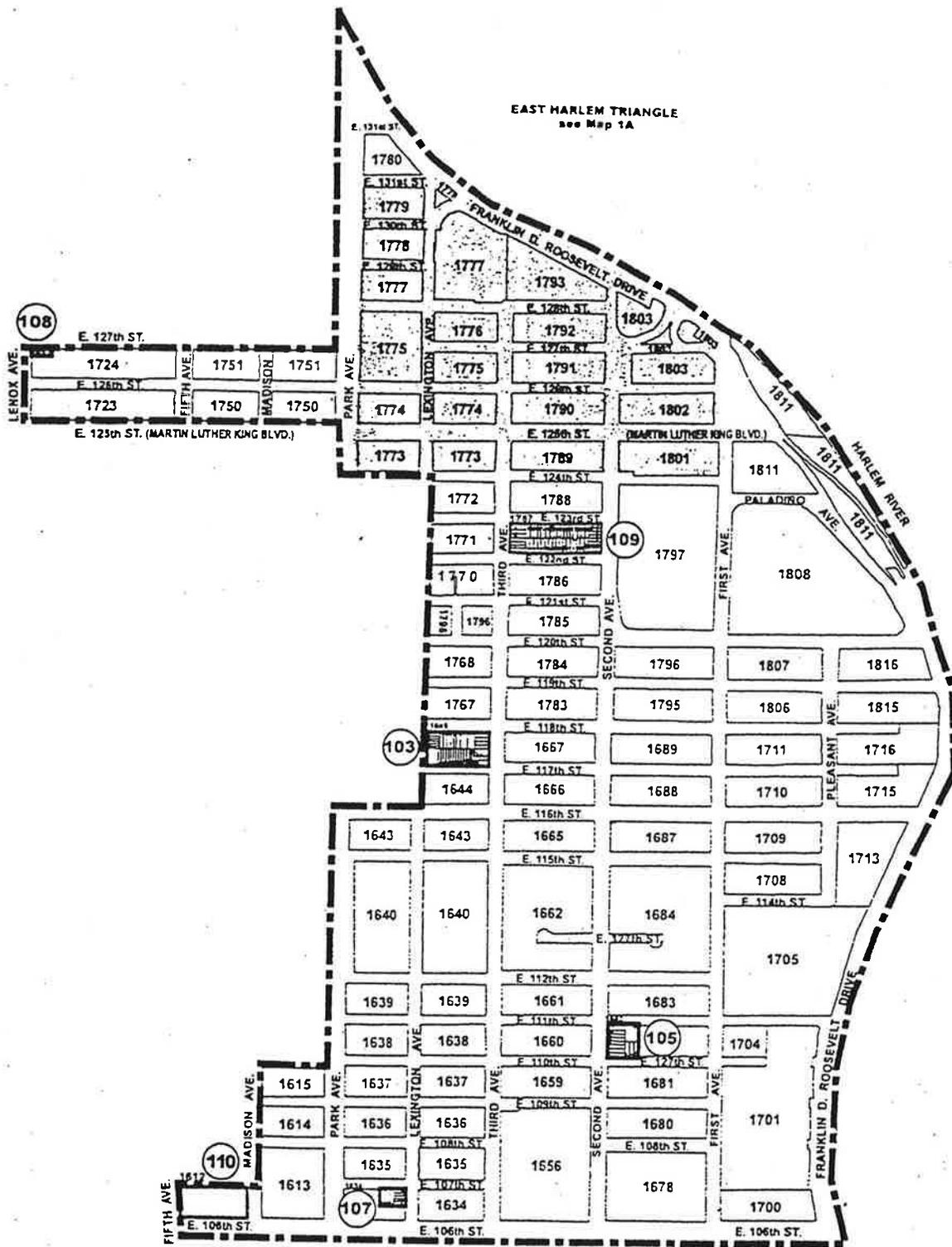
Thence generally in a southwardly direction, along the United States Bulkhead Line to the point formed by the intersection of the United States Bulkhead Line with the southeastwardly prolongation of the northeasterly line of Tax Lot 1 in Manhattan Tax Block 1699, which is coincident with the southwesterly line of East 106th Street;

Thence northwestwardly along said southeastwardly prolongation of the northeasterly line of Tax Lot 1 in Manhattan Tax Block 1699, which is coincident with the southwesterly line of East 106th Street, and along the southwesterly line of East 106th Street across Franklin Delano Roosevelt Drive, First Avenue, Second Avenue, Third Avenue, Lexington Avenue, Park Avenue, Madison Avenue and Fifth Avenue, as they intersect East 106th Street, to the northwesterly line of Fifth Avenue;

Thence northeastwardly, along the northwesterly line of Fifth Avenue to the point formed by the intersection of the northwesterly line of Fifth Avenue with the northwestwardly prolongation of the southwesterly line of East 107th Street;

Thence southeastwardly, along said last mentioned prolongation and along the southwesterly line of East 107th Street across Fifth Avenue and Madison Avenue, as they intersect East 107th Street, to the southeasterly line of Madison Avenue;

Thence northeastwardly, along the southeasterly line of Madison Avenue across East 108th Street and East 109th Street, as they intersect Madison Avenue, to the point or place of beginning.



LEGEND



PROJECT BOUNDARY



SITE BOUNDARY



SITE NUMBER



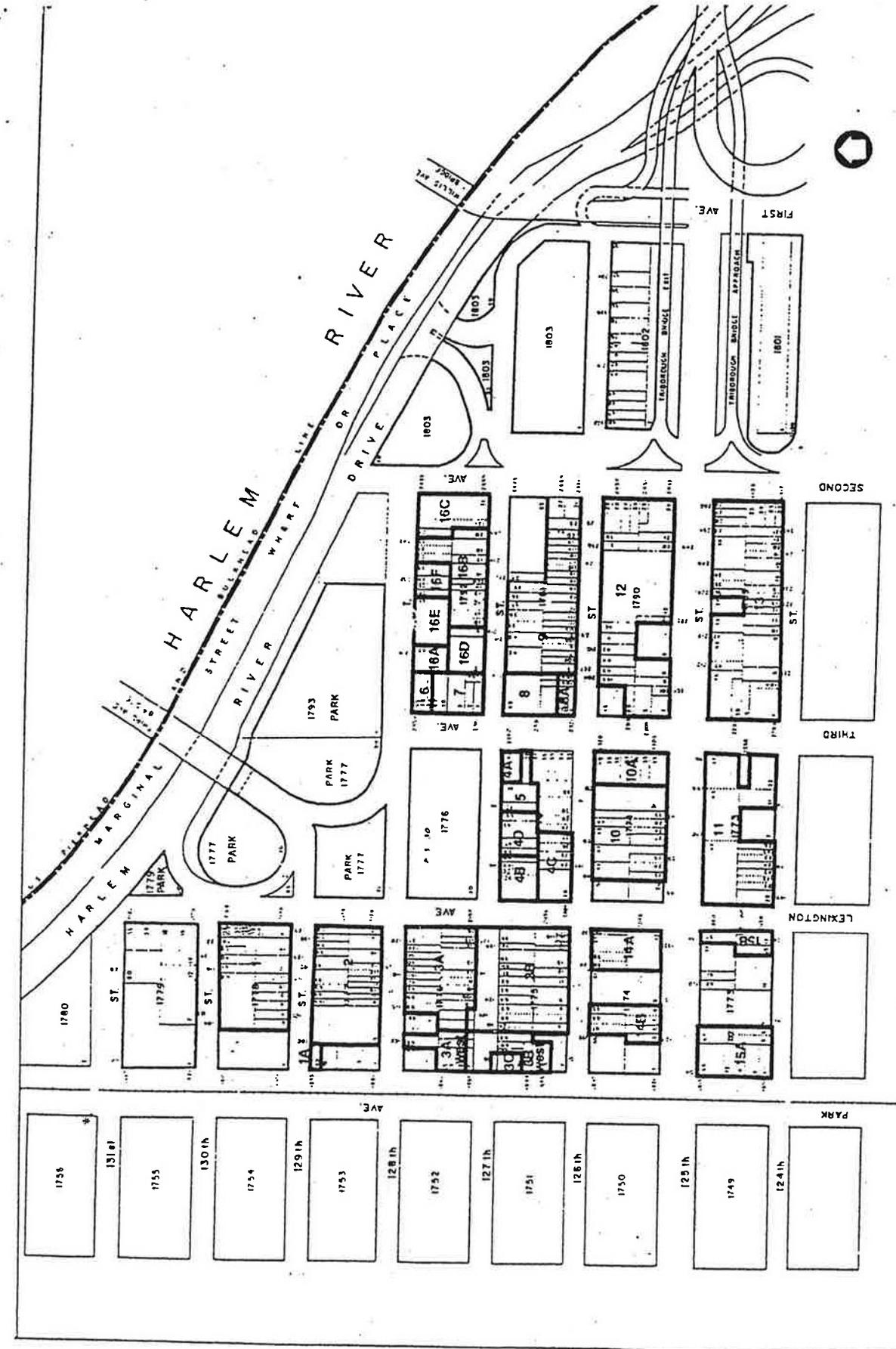
EAST HARLEM TRIANGLE

HARLEM-EAST HARLEM PROJECT BOUNDARY

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

JANUARY 2000

MAP
1



SCALE IN FEET
0 100 200 300



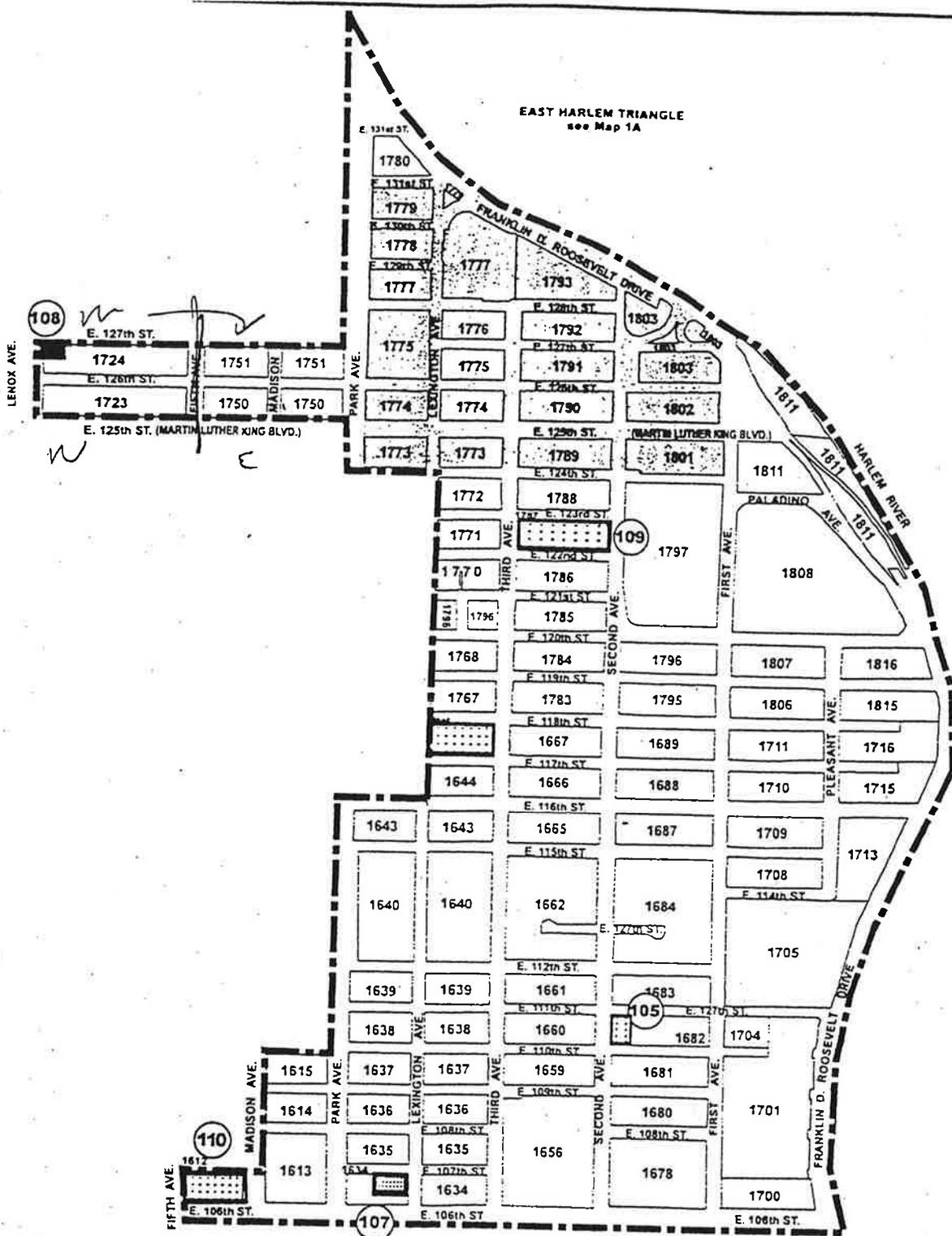
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING, PRESERVATION AND DEVELOPMENT
EAST HARLEM TRIANGLE
SUB-AREA
PROJECT BOUNDARY

REVISED:
AUG 1969, APR 1970, JULY 1971, JULY 1972, APR 1973, APR 1974, APR 1975, APR 1976, APR 1977, APR 1978, APR 1979, APR 1980, APR 1981, APR 1982, APR 1983, APR 1984, APR 1985, APR 1986, APR 1987, APR 1988, APR 1989, APR 1990, APR 1991, APR 1992, APR 1993, APR 1994, APR 1995, APR 1996, APR 1997, APR 1998, APR 1999, APR 2000

- LEGEND**
- PROJECT BOUNDARY
 - ▭ PROPERTIES TO BE ACQUIRED
 - 1773 BLOCK NUMBER
 - 1773 BLOCK NUMBER - TO BE ACQUIRED

* POINT OF BEGINNING OF BOUNDARY DISCONTINUITY

EAST HARLEM TRIANGLE
see Map 1A



LEGEND

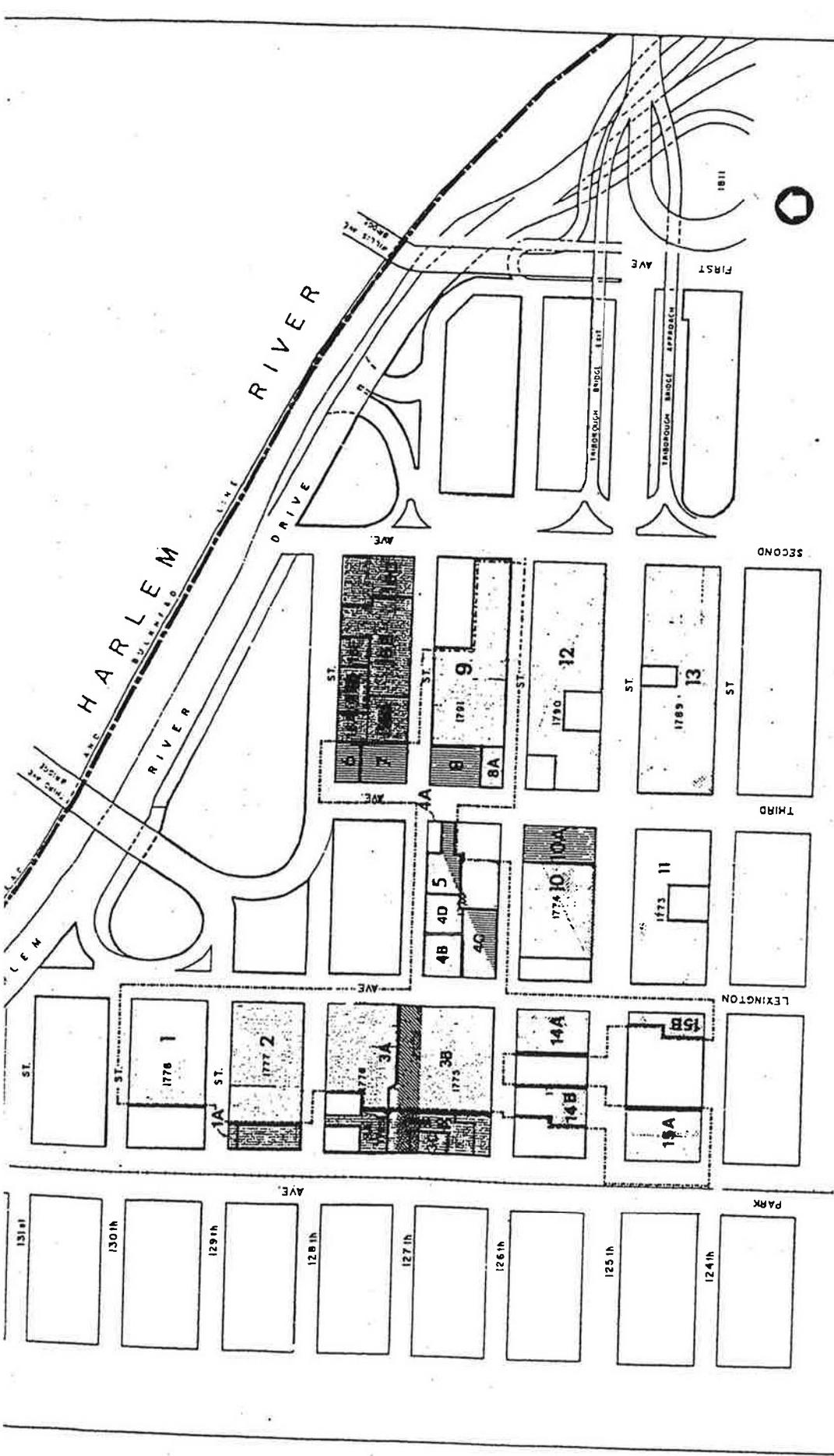
-  PROJECT BOUNDARY
-  SITE BOUNDARY
-  SITE NUMBER
-  RESIDENTIAL
-  INSTITUTIONAL
-  EAST HARLEM TRIANGLE

HARLEM-EAST HARLEM LAND USE PLAN

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

JANUARY 2000

MAP
2



SCALE IN FEET
0 100 200 300

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
EAST HARLEM TRIANGLE
SUB-AREA
LAND USE PLAN

REVISIONS:
AUG. 1959, JAN. 1970, FEB. 1971, DEC. 1971, DEC. 1972, APR. 1974,
SEPT. 1977, OCT. 1980, FEB. 1982, OCT. 1986, JULY 1988, JAN. 1989, OCT. 1989, FEB. 2000

DATE: OCT. 1968

- LEGEND**
- PROJECT BOUNDARY
 - SITE
 - 1700 PLUCK NUMBER
 - 2 PARCEL NUMBER
 - LARGE SCALE DEVELOPMENT
 - PLAN BOUNDARY
 - RESIDENTIAL
 - RESIDENTIAL & COMMERCIAL
 - RESIDENTIAL AND/OR INSTITUTIONAL
 - COMMERCIAL
 - INDUSTRIAL
 - INSTITUTIONAL
 - PEDESTRIAN, UTILITY, & EMERGENCY VEHICLE EASEMENT

FACT SHEET

THIRTEENTH AMENDED HARLEM - EAST HARLEM URBAN RENEWAL PLAN

APRIL 2000

URBAN RENEWAL AREA AND PROJECT DESCRIPTION

The New York City Department of Housing Preservation and Development (HPD) is proposing the Thirteenth Amendment of the Harlem-East Harlem Urban Renewal Area to reflect the boundary change that results from the partitioning of the new Central Park North Urban Renewal Area.

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 and East 133rd Street on the north (ii) the Harlem River on the east, (iii) West 110th Street, East 106th Street, East 107th Street and East 110th Street on the south, and (iv) Fifth Avenue, Madison Avenue, Park Avenue, Lexington Avenue and Lenox Avenue (Malcolm X Boulevard) on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

PURPOSE OF PLAN

The Harlem-East Harlem Urban Renewal Area is being sub-divided in order to promote commercial and residential development. The Harlem-East Harlem Urban Renewal Plan will now reflect the change in the project boundaries that results from the designation of the Central Park North Urban Renewal Area.

In addition, a portion of Site 4D (Block 1775, Lot 28) is being dropped from the urban renewal area and will no longer be part of a designated development site. This is being done to allow an existing moving and storage warehouse to acquire and improve the building that they are leasing from the City.

CHANGES FROM PREVIOUS PLANS

The Harlem-East Harlem Thirteenth Amended Urban Renewal Plan conforms to current HPD language, terminology and methodology. As such it is significantly different in form from the previously approved Harlem-East Harlem Urban Renewal Amendment. Aside from conforming to the latest approved urban renewal form there are several differences between this Plan and previously approved plans outlined below.

All previously designated "Q" and "X" parcels have been removed from this Plan. These designations are no longer used by HPD for Urban Renewal Plans. These parcels have

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN

FACT SHEET

THIRTEENTH AMENDED HARLEM - EAST HARLEM URBAN RENEWAL PLAN (cont.)

either been incorporated into development sites or have not been designated for development.

Maps 1 and 2 have been changed to reflect the changes in boundaries and development sites of the URA. Previously Maps 1 and 2 showed urban renewal areas which were originally part of the Harlem-East Harlem plan but were later designated as separate urban renewal areas. The latest version of the maps included in this plan show only what is included within the boundaries of this Thirteenth Amended Harlem-East Harlem Urban Renewal Plan.

All development sites previously designated in the Harlem-East Harlem Urban Renewal Plan and not incorporated in the Central Park North URA will keep their site numbers and designations. In some instances development sites which did not have number designations in earlier amendments have now been assigned site numbers.

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN