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The City of New York

Department of Housing Preservation and Development

HARLEM - EAST HARLEM

NEIGHBORHOOD DEVELOPMENT PROGRAM

TENTH AMENDED URBAN RENEWAL PLAN

MARCH, 1980

<b>APPROVED BY CPC</b> <b>(BOE ADOPTION NEEDED)</b>	
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HARLEM--EAST HARLEM

**NEIGHBORHOOD DEVELOPMENT PROGRAM**

PROGRAM NO. NY A-I

**NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

NEW YORK, NEW YORK

URBAN RENEWAL PLAN

APPROVED:

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

CONTENTS OF PLAN

SECTION A:	DESCRIPTION OF NDP URBAN RENEWAL AREA
SECTION B:	STATEMENT OF DEVELOPMENT OBJECTIVES
SECTION C:	GENERAL LAND USE PLAN
SECTION D:	PROPOSED RENEWAL ACTIONS
SECTION E:	LAND DISPOSITION PROVISIONS
SECTION F:	OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS
SECTION G:	PROVISIONS FOR CHANGES IN APPROVED PLAN

MAPS AND EXHIBITS

MAP -	PROJECT BOUNDARY AND LAND USE PLAN HARLEM-EAST HARLEM (DATED OCT. 1968) REVISED DECEMBER, 1971
MAP -	PROJECT BOUNDARY AND LAND ACQUISITION MAP EAST HARLEM TRIANGLE (DATED OCTOBER, 1968) - REVISED FEBRUARY, 1971
MAP -	PROJECT BOUNDARY AND LAND ACQUISITION MAP UPACA (EAST 116th - 124th) (DATED AUGUST, 1969) - REVISED DECEMBER, 1971
MAP -	PROJECT BOUNDARY AND LAND ACQUISITION MAP DOUGLASS CIRCLE - (DATED APRIL, 1972)
MAP -	PROJECT BOUNDARY AND LAND ACQUISITION MAP HARLEM-EAST HARLEM MODEL CITIES - (DATED MARCH, 1971)-REVISED TO MARCH, 1980
MAP -	HARLEM-EAST HARLEM U.R. AREA, PROJECT BOUNDARY AND LAND ACQUISITION MAP DETAIL, SITES 106 & 108 (DATED APRIL, 1979)
MAP -	LAND USE PLAN, EAST HARLEM TRIANGLE (DATED OCTOBER, 1968) - REVISED TO SEPTEMBER, 1977
MAP -	LAND USE PLAN UPACA (EAST 116th - 124th STREET) (DATED AUGUST, 1969) - REVISED DECEMBER, 1971



MAP - LAND USE, PROJECT BOUNDARY AND LAND ACQUISITION MAP  
HARLEM PILOT BLOCK (DATED AUGUST, 1969)

MAP - LAND USE PLAN , AND LAND ACQUISITION MAP  
EAST 106th - 107th STREET  
(DATED OCTOBER, 1968)

MAP - LAND USE PLAN, DOUGLASS CIRCLE  
(DATED APRIL, 1972)

MAP - LAND USE PLAN, HARLEM-EAST HARLEM MODEL CITIES  
(DATED MARCH, 1971 - REVISED TO March, 1980)

MAP - HARLEM-EAST HARLEM U.R. AREA, LAND USE PLAN-  
DETAIL, SITES 106 AND 108  
(DATED APRIL, 1979)

EXHIBIT A: PERIPHERAL BOUNDARY DESCRIPTION

EXHIBIT B: LIST OF PROPERTIES TO BE ACQUIRED, EAST HARLEM TRIANGLE

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

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

EXHIBIT E: LIST OF PROPERTIES TO BE ACQUIRED, EAST 106th - 107th STREET

EXHIBIT F: LIST OF PROPERTIES TO BE ACQUIRED, DOUGLASS CIRCLE

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

SECTION A

DESCRIPTION OF NDP URBAN RENEWAL AREA

The perimeter boundary is as shown in the Project Boundary and Land Use Plan, dated October 1968, 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, and the block bounded by Manhattan Avenue, West 111th Street, Eighth Avenue, and Cathedral Parkway Urban Renewal Area.

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

## SECTION B

### STATEMENT OF DEVELOPMENT OBJECTIVES

The overall objective of this urban renewal plan is to create a healthy and attractive residential environmental through the following techniques;

1. Removal of substandard, obsolete, and/or vacant structures.
2. Elimination of all blighting, detrimental and hazardous environmental conditions.
3. The rapid acquisition and redevelopment of vacant structures.
4. Removal of impediments to land redevelopment.

5. Conservation and maintenance of as many existing structures as possible.
6. Coordination of all design and architectural elements so as to assure high quality.
7. Flexibility to permit creative design and adaptability to a changing area.
8. Provision of a substantial number of housing units of low and moderate cost built to high standards of design, privacy, light, air and open space.
9. Provision of relocation housing resources in advance of possible future dislocation.
10. Provision of adequate and convenient commercial and community facility space.
11. Continuation and expansion of local employment opportunities.
12. Maximum community participation.
13. Provision of a more efficient street pattern.
14. Provision of a continuous pedestrian overpass system connecting Block 1826 with Block 1846S and Block 1826 with Central Park to maximize the safe public pedestrian flow of Neighborhood Development Program residents.

#### SECTION C: GENERAL LAND USE PLAN

##### 1. Land Use Maps

- a. Project Boundary and Land Use Map, Harlem-East Harlem, dated Oct., 1968 revised to March, 1980 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 October 1968, 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, UPACA (116th-124th Streets) 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)
  - d) Properties to be acquired in 1969
  - e) Properties to be acquired in 1970
  - f) Properties to be acquired in 1971
- 3) Land Use Plan, East Harlem Triangle,  
dated October, 1968 revised to September, 1977, 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 UPACA (East 116th -124th Street)  
dated August, 1969, 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 October, 1968, 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
- 7) Project Boundary & Land Acquisition Map,  
Douglass Circle, Dated April, 1972,  
shows:

- a) Boundary of Clearance and Redevelopment Area
- b) Properties to be acquired

8) Land Use Plan, Douglass Circle  
dated April, 1972 shows:

- a) All thoroughfares and street rights-of-way;
- b) Proposed uses for sites to be acquired;

9A) Project Boundary and Land Acquisition Map:  
Harlem-East Harlem Model Cities, dated March, 1971, revised March, 1980 shows:

- a) Boundary of Clearance and Redevelopment Area;
- b) Properties to be acquired;

9B) Harlem-East Harlem U.R. Area Project Boundary and Land Acquisition Map Detail  
(Sites 106 and 108) dated April, 1979 shows:

- a) Boundary of Clearance and Redevelopment Area;
- b) Properties to be acquired;

10A) Land Use Plan, Harlem-East Harlem Model Cities  
dated March, 1971, revised to March, 1980, shows:

- a) All thoroughfares and street rights-of-way;
- b) Proposed Uses for Sites to be acquired;

10B) Harlem-East Harlem U.R. Area Land Use Plan Detail  
(Sites 106 and 108) dated April, 1979.

- a) All thoroughfares and street rights-of-way;
- b) Proposed Uses for Sites to be acquired;

2. Land Use Provisions and Building Requirements

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

a. Permitted Uses

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

1)

Residential

Residential uses shall be permitted including appurtenant community facility, recreational and park uses, as well as commercial uses permitted by Section 78-22 of the Zoning Resolution when approved by the City Planning Commission as part of a large scale Residential Development. Appurtenant community facilities and recreational uses are those which are appropriate in residential areas and include such uses as medical offices, health centers, limited recreational facilities, day care centers and uses of a similar nature. New residential uses to serve families of low and moderate income as determined by the New York City Department of Housing Preservation and Development will be developed at densities as specified in Section C2-b below. A minimum of twenty (20) percent of the total housing units to be built on sites approved for acquisition by the Board of Estimate shall be for occupancy by families or individuals of low income.

2)

Commercial

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

Site 109 is to be developed as a commercial shopping mall containing uses permitted in the C4-4 zoning district presently in effect.

3)

Industrial

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.

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.

4) Public and Semi-Public (Institutional)

Permitted public and semi-public uses shall include schools, libraries community centers, hospitals, and other essential service uses which can function best in a residential environment and are not objectionable in residential areas.

5) Public Open Space (Park)

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

b. Permitted Densities and Parking Requirements

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

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

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

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

Reduction of Acreage as a Percentage of Floor Area

<u>Density</u>	<u>Community Facilities</u>	<u>Commercial</u>
A	15	30
B	15	20
C	10	15
D	10	10

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

Open Space Ratio: is the square feet of open space on the lot expressed as a percentage of the floor area on the lot.

Floor Area Ratio: is the total floor area on the lot divided by the lot area.



# EAST HARLEM TRIANGLE

Density A: Parcels 1, 2, 3A, 3B, 4, 4A, 5, 6, 7, 8, 8A, 9A, 9B, 10, 10A\*, 11, 12, 13

Parcels 1 through 9B (excluding Site 3C) are included in a Large Scale Residential Development Plan. All parcels within the Large Scale Plan except Parcel 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 individual densities of those parcels within the Large Scale Plan, which are at or beyond the development stage are as follows:

<u>Parcel No.</u>	<u>Residential Parcels Max. Zoning Rms/Acre</u>	<u>Non-Residential Parcels Max. Sq. Ft. Floor Area</u>
1	843	---
2	603	---
3A	662	---
3B	665	---
5	---	27,100 s.f. (community fac.)
7	---	18,400 s.f. (community fac.)
8	---	17,500 s.f. (community fac.)

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

UPACA

Density A: Parcels 6,7,4A <sup>1/</sup>  
Density B: Parcels 1,2,5,8

Parcels 1,2,5,6,7 and 8 are to be developed as part of a large scale package.

In addition, parcels 1,5 and 8 by themselves shall not exceed an overall B density. The individual densities of those parcels within the large scale package which are at the development stage are:

<u>Parcel No.</u>	<u>Residential Parcels Max. Zoning Rms./Acre</u>	<u>Non-Residential Parcels Max. Square Ft. Floor Area</u>
1	1872	-
2	738	-
		-

1/ Parcel 4A is to be developed as a loading facility.

East 106 - 107th Street

Density C

Douglas Circle

Density A & B

This parcel will be developed as part of a large scale package with parcels 4 and 5 in the Cathedral Parkway NDP area.

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.

Harlem - East Harlem Model Cities

Density A: Parcel 107, 103, 105, 108

Density B: Parcel 102, 106

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

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

a. Supporting or Accessory Uses

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

b. Internal Circulation System

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

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

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

In addition, the circulation system shall be developed, to the maximum extent possible, to reflect the objective of achieving adequate separation of local residential traffic from other traffic uses. Toward this end certain streets within the area may be modified to improve both vehicular and pedestrian traffic flow.

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

- East 107th Street, between Park and Lexington Avenues;
- East 121st Street, between Park and Lexington Avenues;
- East 127th Street, between Lexington and Third Avenues;
- East 128th Street, between Lexington and Second Avenues, provided that suitable and adequate alternate exit arrangements for the Third Avenue Bridge are provided for the present East 128th Street exit ramp.

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

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.

1. Land Acquisition

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

a. Description of Conditions under which Property acquired by the LPA May be Rehabilitated

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

b. Property Rehabilitation Standards

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

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

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

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

c. Areas Not Proposed for Acquisition

Properties not proposed for acquisition, except as noted below, shall be expected to comply with all local codes and ordinances and are not subject to acquisition at this time. However, to support this Plan, the City of New York expects that additional land acquisition for clearance and redevelopment and/or rehabilitation will be required for properties not kept to a high level of maintenance or which otherwise do not meet the objectives of this plan. Additional land acquisition will be achieved through amendments to this Plan under appropriate sections of State and local law.

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

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

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

Owners of all buildings in these areas will be required to renovate said structures in compliance with the rehabilitation standards in the document "Property Rehabilitation Standards - Harlem-East Harlem"

which is available at the office of the **Department of Housing Preservation and Development**, within three years of the adoption and approval of this Urban Renewal Plan by the Board of Estimate of the City of New York. In order to ensure the elimination of all substandard conditions in areas designated as "Not to be Acquired", the City reserves the right to acquire any property where the owners 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 Department of Housing Preservation and Development** 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 **Department of Housing Preservation and Development** to undertake rehabilitation of the property in accordance with the document "Property Rehabilitation Standards - Harlem-East Harlem" which is available at the office of the **Department of Housing Preservation and Development**.



## 2. Relocation Plan

### a. Residential

All tenants residing on the lands to be acquired will receive full benefits and services of the Department of Relocation and Management Services of the Department of Housing Preservation and Development. All tenants residing on the lands to be acquired will be accorded first priority for admission to new apartments constructed as a part of the project, providing that they are not in default or arrears to the City.

### b. Commercial

The Department of Relocation will maintain constant liaison with the commercial tenants in the area so as to coordinate the Commercial Relocation Program.

All businesses will be advised of the United States Small Business Administration's program of making long-term, low-interest loans to assist in re-establishing small businesses that have suffered substantial economic injury as a result of displacement. Commercial tenants will be entitled to reimbursement for moving expenses and other displacement payments in conformance with the Uniform Relocation Act of 1970.

## SECTION E. LAND DISPOSITION PROVISIONS

### 1. Permitted Uses

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

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

- a. In the East Harlem Triangle, specified controls will be developed and applied for the purpose of protecting residential areas abutting industrial uses by requiring landscaping, setbacks and off street parking and loading facilities.

- b. Off-street parking areas shall be provided in accordance with the provisions of Section C.2 above. Such off-street parking areas shall be adequately treated through the use of screening and/or landscaping to make them attractive and visually unobstructive.
- c. Existing overhead telephone and electric lines are to be removed and relocated underground. All new or additional utility lines shall be placed underground.
- d. In the UPACA area, a set-back of 100 feet from the Park Avenue building line will be required of all residential new construction as a buffer to the adverse influence of the Park Avenue railroad viaduct. In addition, design consideration aimed at minimizing this influence will be encouraged.
- e. In the East Harlem Triangle Area, a setback of 10 feet from the present building line on the north side of East 126th Street shall be required of all new construction so as to provide for the future contemplated widening of East 126th Street.
- f. 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 3A and 3B West from Lexington Avenue to Park Avenue shall be kept open at all times.
- g. No building shall be sited so that any residential portion is subject to external noise exposure described as "Unacceptable" in HUD noise policy as defined in Circular 1390.2.

Any residential portion of any building which is subject to external noise exposure described as "Discretionary-Normally Unacceptable" in HUD noise policy shall require noise attenuation measures in design and/or construction.

These measures shall be sufficient to attain an interior acoustical environment which meets HUD standards, as defined in the above Circular, which sufficiency shall be determined at any time prior to the approval of working drawings.

These controls, as well as the external noise exposure standards contained in HUD Circular 1390.2, shall apply to new residential construction only.

### 3. Circulation Requirement

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

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

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

- a. Compliance with 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 C.3.b. above.
- c. Maximum cooperation with developers on specific site design problems which affect the efficiency of the internal circulation system.
- d. It is intended that a continuous pedestrian overpass system between Block 1846S and Block 1826, and between block 1826 and Central Park will be provided to assure the safe flow of pedestrians across busy traffic arteries (Central Park North and Eighth Avenue). This overpass system for public use will be owned and maintained by the City of New York and will form a continuous system with the housing and community facilities proposed on the connected sites.

#### 4. Redevelopers' Obligations

- a. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The Redeveloper shall begin and complete the redevelopment of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract within a reasonable time, as determined and set forth in the contract between the City of New York and the Redeveloper.
- d. The Redeveloper or Redevelopers of Project Land shall not sell, lease, or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York, except as set forth in the contract between the City of New York and the Redeveloper.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of New York, or by a Redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of sex, race, creed, color or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

- f. Redevelopers will be required to insure that some or all of the housing is made available at a sales price or rental that low or moderate income persons 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 **Department of Housing Preservation and Development** by each Redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the **Department of Housing Preservation and Development** shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the **Department of Housing Preservation and Development** after construction for final determination of compliance.
- h. As part of the Plan, the redeveloper will be expected to cooperate with appropriate City agencies realizing its objectives.

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

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

6. URBAN DESIGN OBJECTIVES OR CONTROLS

See Section B above of this Urban Renewal Plan

7. DURATION OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The land use provisions and building requirements shall remain

in effect for a period of forty (40) years from the date of approval of the original Urban Renewal Plan by the Board of Estimate of the City of New York on December 19, 1968, except as provided in Section F, hereunder.

SECTION F

OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and, more particularly, Section 502, subdivision 7 thereof:

1. STATEMENT OF PROPOSED LAND USE

See Section C of this Urban Renewal Plan

2. PROPOSED LAND ACQUISITION, DEMOLITION AND REMOVAL OF STRUCTURES

See Section D of this Urban Renewal Plan

3. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL

See Section D of this Urban Renewal Plan

4. PROPOSED ACQUISITION OF AIR RIGHTS

None

5. PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE AND COMMUNITY FACILITIES OR UTILITIES

See Sections C and E of this Urban Renewal Plan

6. PROPOSED NEW CODES AND ORDINANCES

No new codes or ordinances are anticipated to effectuate this Urban Renewal Plan, except that an amendment to the Zoning Resolution 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	December, 1969	April, 1976
b. Relocation of Occupants	January, 1970	October, 1977
c. Demolition & Site Clearance	September, 1970	December, 1977
d. Site Preparation, including installation of Project Improvements.	February, 1972	July, 1978
e. Disposition of Land in project area.	November, 1971	January, 1978

UPACA (116th Street to 124th Street )

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	December, 1969	July, 1975
b. Relocation of Occupants	January, 1970	July, 1976
c. Demolition & Site Clearance	November, 1970	August, 1976
d. Site Preparation, including installation of Project Improvements.	June, 1971	March, 1977
e. Disposition of Land in Project area.	January, 1972	September, 1976

East Harlem Pilot Block

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	November, 1970	November, 1970
b. Relocation of Occupants	November, 1970	April, 1972
c. Demolition and Site Clearance	August, 1971	May , 1972
d. Site Preparation, including installation of Project Improvements.	February, 1972	Sept, 1972
e. Disposition of Land in Project area	March , 1972	June, 1972

East 106 - 107th Street

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

Douglass Circle

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	November, 1972	November, 1972
b. Relocation of Occupants	January, 1973	August, 1973
c. Demolition & Site Clearance	August, 1973	September, 1973
d. Site Preparation including installation of Project Improvements.	August, 1973	March, 1975
e. Disposition of Land in Project area.	October, 1973	October, 1973

Harlem-East Harlem Model Cities

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	March, 1980	December, 1985
b. Relocation of Occupants	March, 1980	December, 1985
c. Demolition & Site Clearance	April, 1980	January, 1986
d. Site Preparation, including installation of Project Improvements.	August, 1980	February, 1986
e. Disposition of Land in Project area.	August, 1980	February, 1986



SECTION G.

PROVISIONS FOR CHANGES IN APPROVED PLAN

1. AMENDMENTS

This Urban Renewal Plan may be **amended** 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, directly and substantially affects any real property previously disposed of by the City of New York, such adverse effect to be solely determined by the Department of Housing Preservation and Development, consent to such **modification must be obtained from the purchaser or leasee 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 Department of Housing Preservation and Development 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 City Planning Commission and from the Department of Housing and Urban Development.

HARLEM - EAST HARLEM

EXHIBIT A - PERIPHERAL BOUNDARY DESCRIPTION

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

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

Thence northerly along the west line of Park Avenue to its intersection with the 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.

**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.

**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

BLOCK

LOT

1773(W)

1,2,4,72,69,5,6,15,17,18,57,67,167

1773(E)

20,22,122,23,24,25,125,26,31,33,  
37,43,47

BLOCKLOT

1774 (W)

5,6,7,8,17,56,57,59,60,65,66,67

1774 (E)

23,24,25,27,28,29,30,31,33,35,36,  
37,38,39,40,44,45,47,49

1775 (W)

3,6,7,8,9,11,12,13,15,115,16,17,  
116,58,59,60,61,62,63,64,65,66,56  
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

1778 (W)	5, 9, 10, 110, 11, 12, 112, 13, 14, 15, 17, 56, 57, 58, 59, 60, 61, 63, 64, 164, 69
1778	6, 7, 8, 10, 11, 12, 14, 16, 118, 155, 56, 156, 57, 157, 58, 158, 59, 60, 61, 62, 9
1789	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
1777 (E)	85, part of 90 (Block # not indicated on Map)
1793	7, part of 1 Marked to "Q" on Map

UPAC (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, 169, 69, 71, 72, 1, 5, 6, 67, 68, 168

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, 4, 72, 111
------	--

1769	(Whole Block) 1, 3, 4, 5, 8, 9, 109, 10, 11, 12, 15, 57, 58, 59, 61, 62, 162, 13, 63, 163, 64, 65, 66, 67, 68, 168, 69, 72
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BLOCKLOT

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, 13, 17, 55

## Exhibit D

EAST HARLEM PILOT BLOCKPROPERTIES TO BE ACQUIREDBLOCKLOT

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 STREETPROPERTIES TO BE ACQUIREDBLOCKLOT

1612

1 (Entire Block)



Block 1826

## EXHIBIT G

Site 102  
Block 1945Site 103  
Block 1645Site 105  
Block 1682Site 106  
Block 1929Site 107  
Block 1634Site 108  
Block 1724Site 122A  
Block 1927Site 122B  
Block 1927Site 122C  
Block 1927Site 122D  
Block 1927Site 109  
Block 1951TO BE ACQUIRED

Lot - 1

HARLEM-EAST HARLEM MODEL CITIESPROPERTIES TO BE ACQUIREDLots - 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28,  
29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41,  
42, 43, 45, 136, 46, 47Lots - 20, 120, 21, 121, 22, 122, 23, 24, 124, 25,  
125, 126, 46, 47, 48, 49, 50, 51, 151, 152,  
153, 52, 155

Lots - 1, 2, 3, 4, 5, 6, 7, 46, 49, 50, 51, 52

Lots - 16, 18, 19, 22, 28, 128, 29, 33, 34, 36, 37,  
137, 38, 39, 40, 41, 45, 47, 48, 49, 53, 54,  
56, 156, 57, 121

Lots - 56, 156, 57, 157, 158, 59, 60, 161, 62

Lots - 69, 70

Lots - 55, 56, 58

Lot - 51

Lot - 48

Lot - 44

Lots - 22, 25, 27, 28, 29, 33, 39, 43

# HARLEM-EAST HARLEM





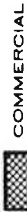
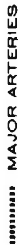
COMMUNITY DEVELOPMENT PLAN

THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

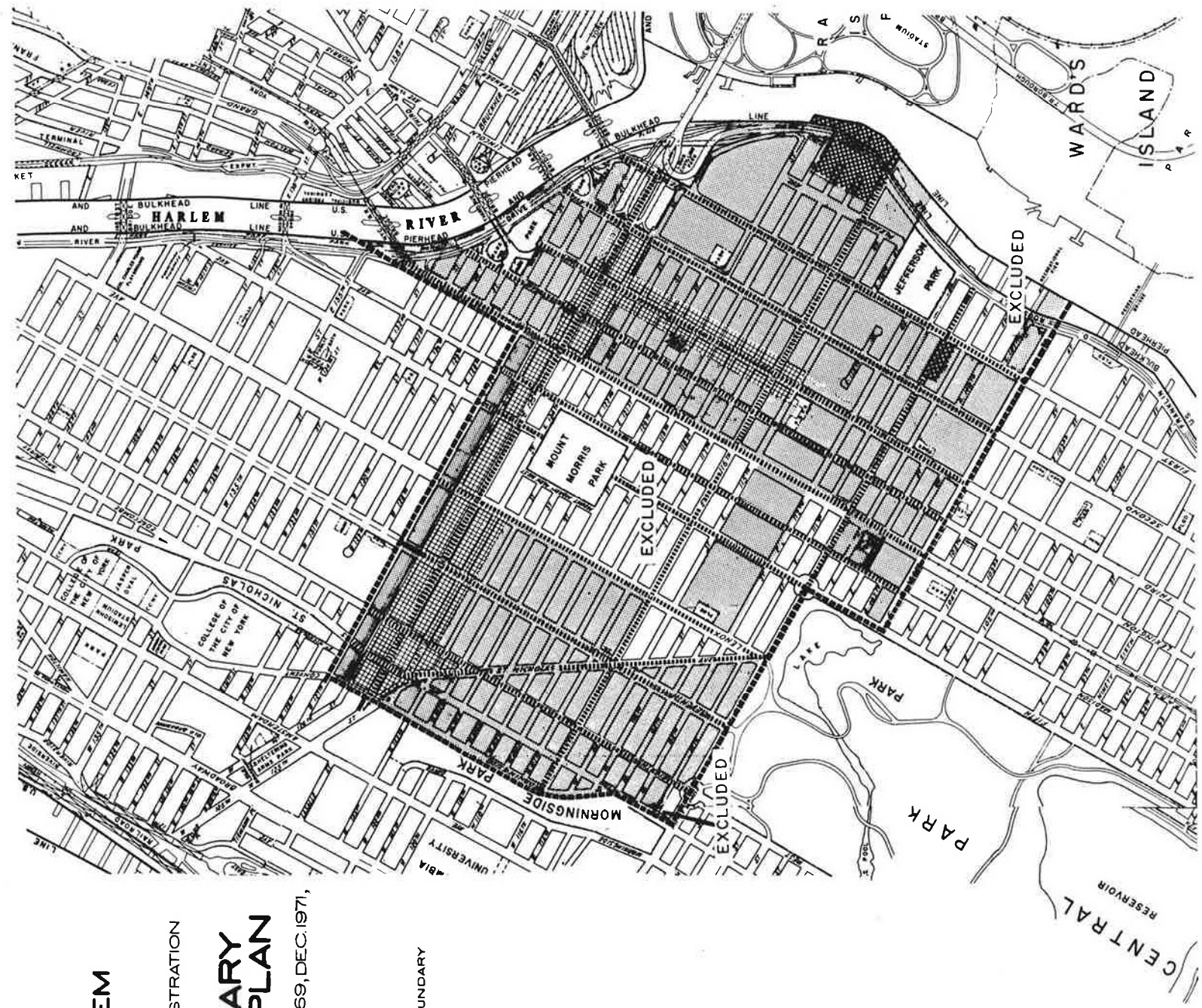
## PROJECT BOUNDARY AND LAND USE PLAN

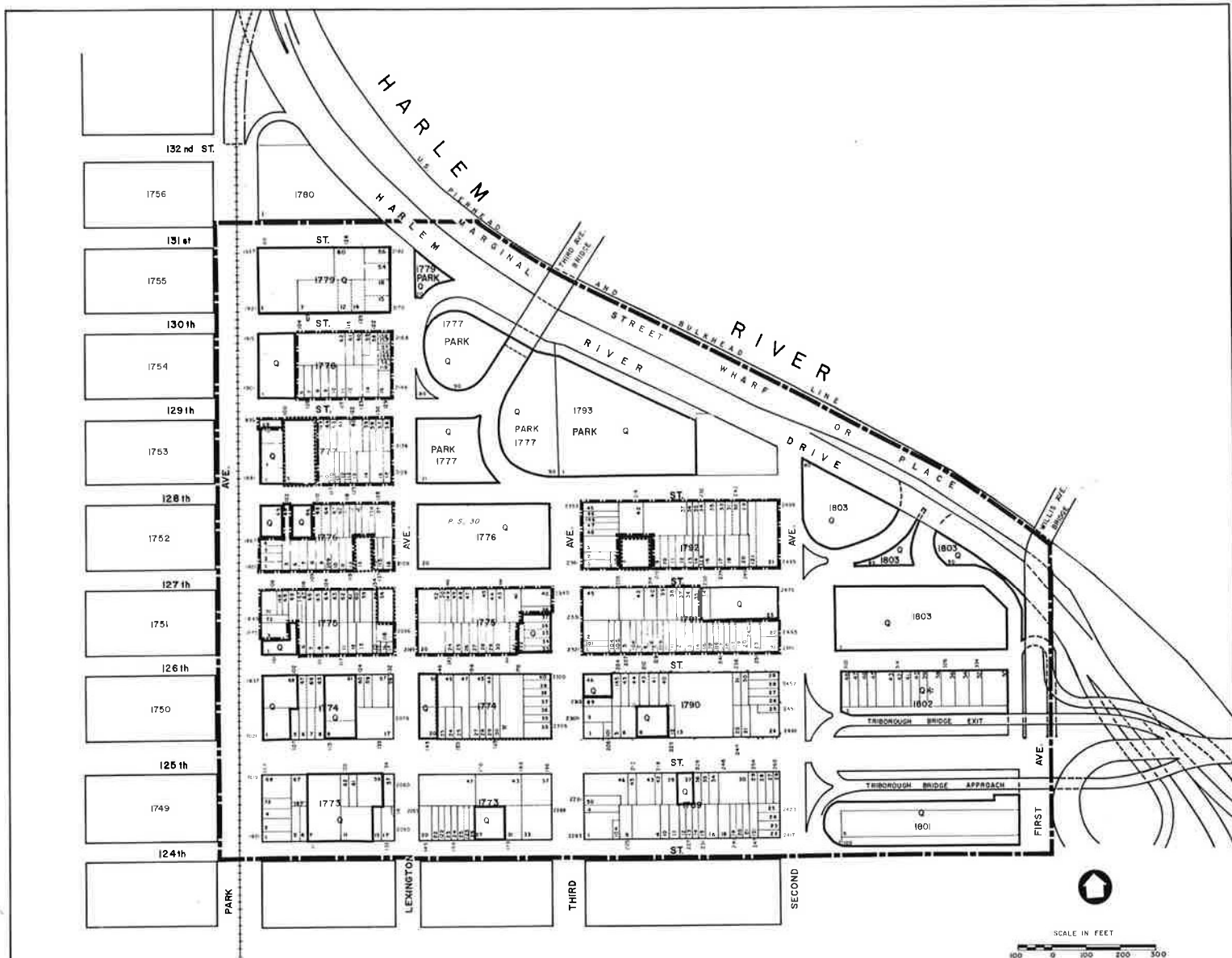
DATE: OCT. 1968 - REVISED: AUG. 1969, DEC. 1971,  
MAR. 1980

### LEGEND

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

SEE SUPPLEMENTARY MAPS FOR DETAILS





SCALE IN FEET  
0 100 200 300

# LEGEND

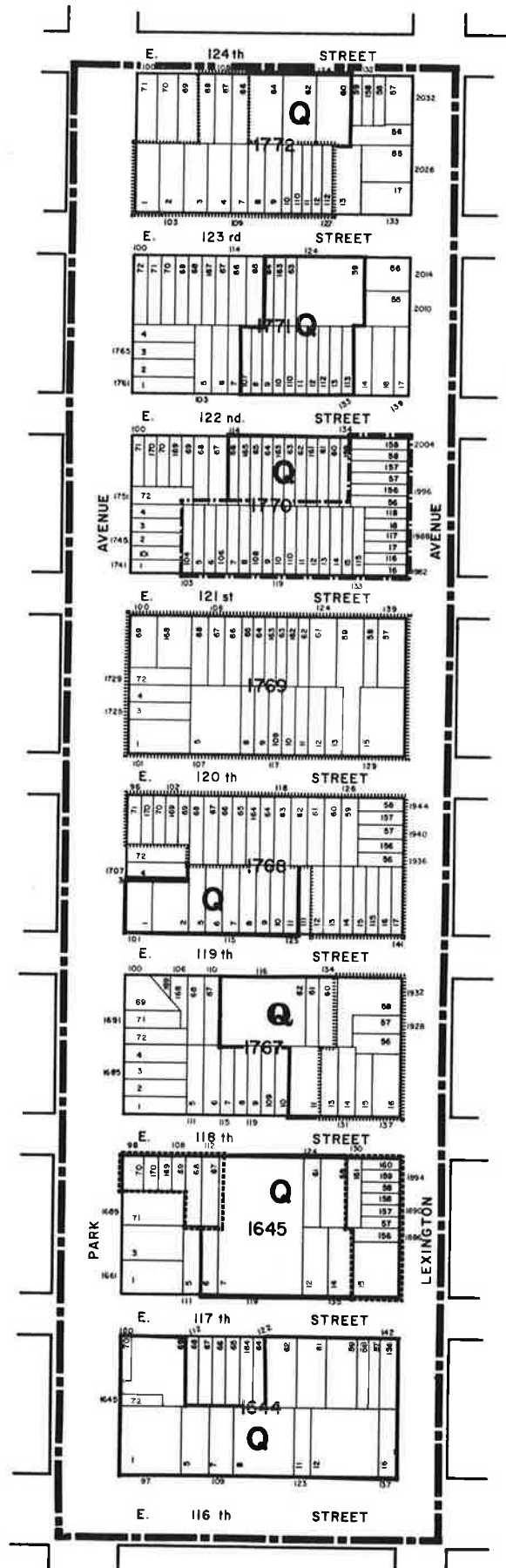
- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- \* CONDITIONAL ACQUISITION
- 1801 BLOCK NUMBERS
- 72 LOT NUMBERS
- TO BE ACQUIRED 1969
- - - - - TO BE ACQUIRED 1970

## EAST HARLEM TRIANGLE PROJECT BOUNDARY AND LAND ACQUISITION

THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

REVISED: AUGUST 1969  
JUNE 1970, FEBRUARY 1971

DATE: OCT. 1968



## LEGEND

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

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

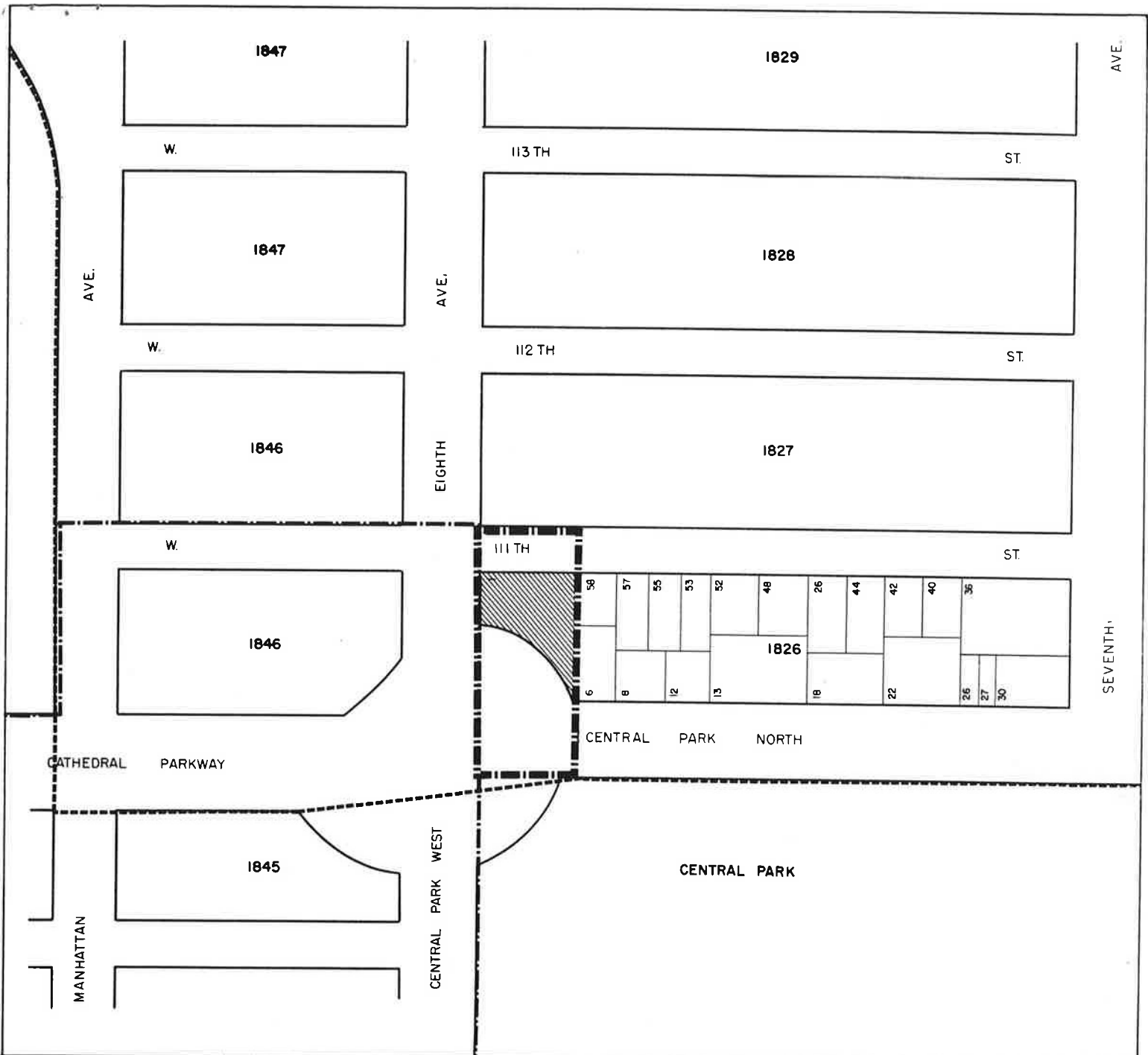


SCALE IN FEET  
0 50 100 150 200





UPACA  
(EAST 116th - 124th ST.)

THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

PROJECT BOUNDARY AND  
LAND ACQUISITION



## LEGEND

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

## DOUGLASS CIRCLE

CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION

# PROJECT BOUNDARY & LAND ACQUISITION

DATE: APRIL 1972



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





1932 W. 127

1933 W. 126

1930 W. 125

1929 W. 124

1928 W. 123

1927 W. 122

## LEGEND

1927

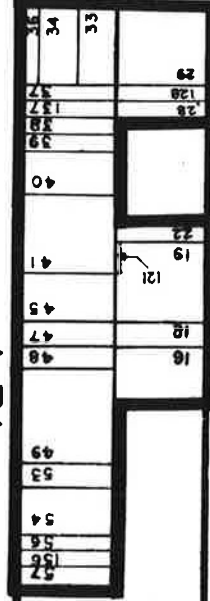
**BLOCK NO.**

108

SITE NO.

**LOT NO.**

**LOT NO.**



1161  
ST.

1910 ST.

1991 ST.

1908  
ST.

1907 ST.

1906 ST.

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

THE CITY OF NEW YORK

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

## PROJECT BOUNDARY

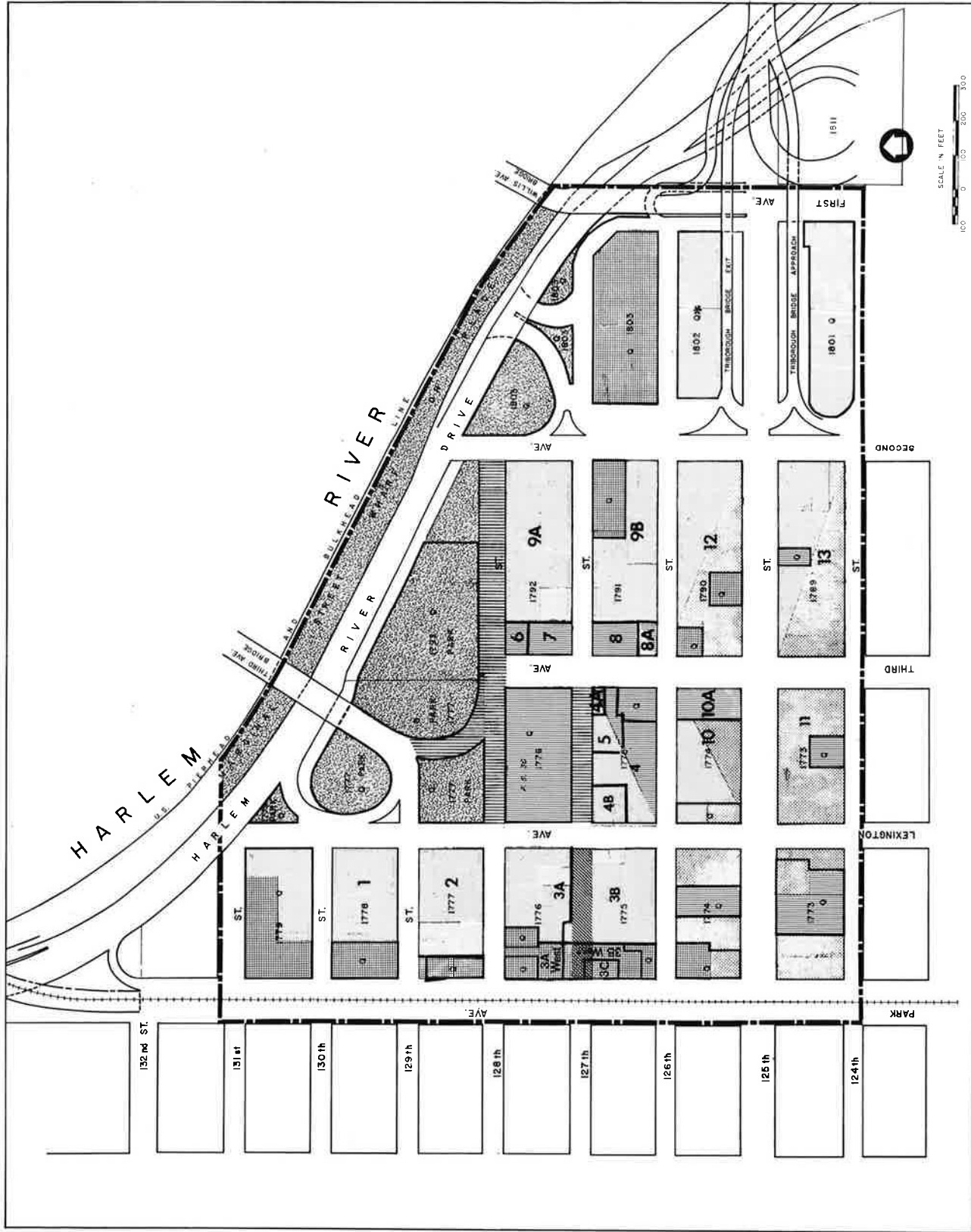
DATE: APRIL 1979

**SCALE IN FEET**

200

200

200



SCALE IN FEET  
0 100 200 300

# FINAL PROJECT REPORT

## EAST HARLEM TRIANGLE LAND USE PLAN

THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

DATE: OCT. 1968  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
CODE NO. 2

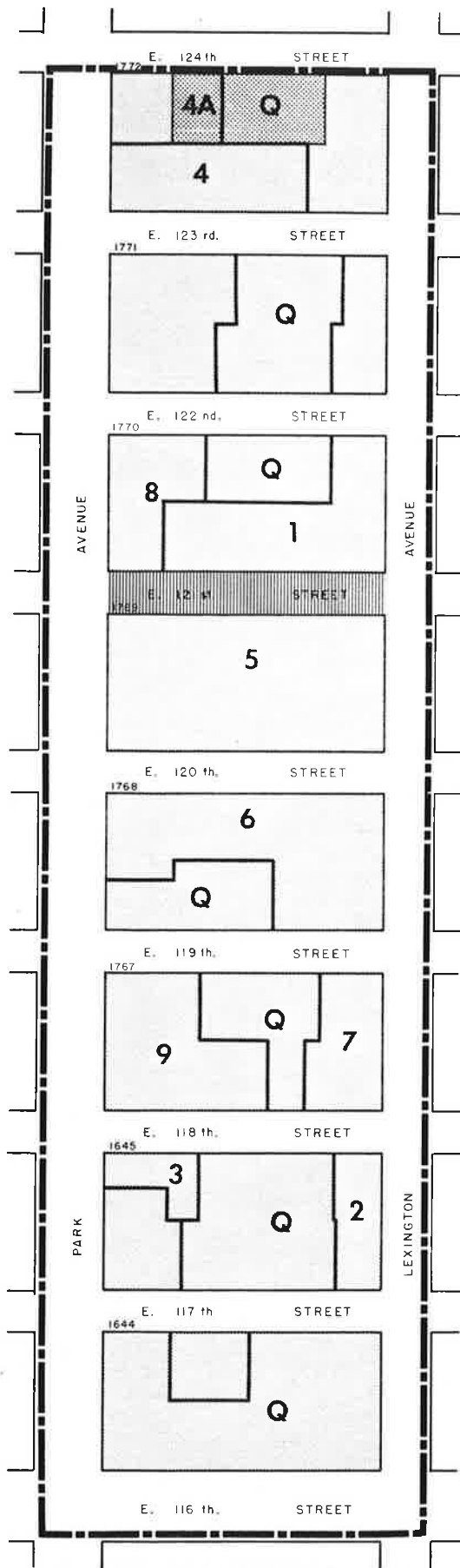
TENTATIVE FUTURE STREET CLOSINGS  
ACCESS TO BE PROVIDED FOR SERVICING  
EXISTING TO REMAIN & PROPOSED NEW USES  
PEDESTRIAN, UTILITY,  
& EMERGENCY VEHICLE EASEMENT

RESIDENTIAL  
RESIDENTIAL & COMMERCIAL  
RESIDENTIAL AND/OR  
INSTITUTIONAL  
COMMERCIAL  
INDUSTRIAL  
INSTITUTIONAL (PUBLIC AND SEMI-PUBLIC)  
PARK (PUBLIC OPEN SPACE)







LEGEND  
PROJECT BOUNDARY  
Q NOT TO BE ACQUIRED  
Q-2 CONDITIONAL ACQUISITION  
1700 BLOCK NUMBERS  
LOT NUMBERS  
2 PARCEL NUMBERS

APRIL 1970, REVISED 1971  
AUGUST 1969, JANUARY 1970  
FEB. 1971, DEC. 1971, DEC. 1973

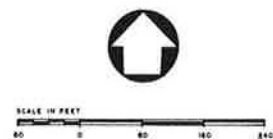




# **LEGEND**

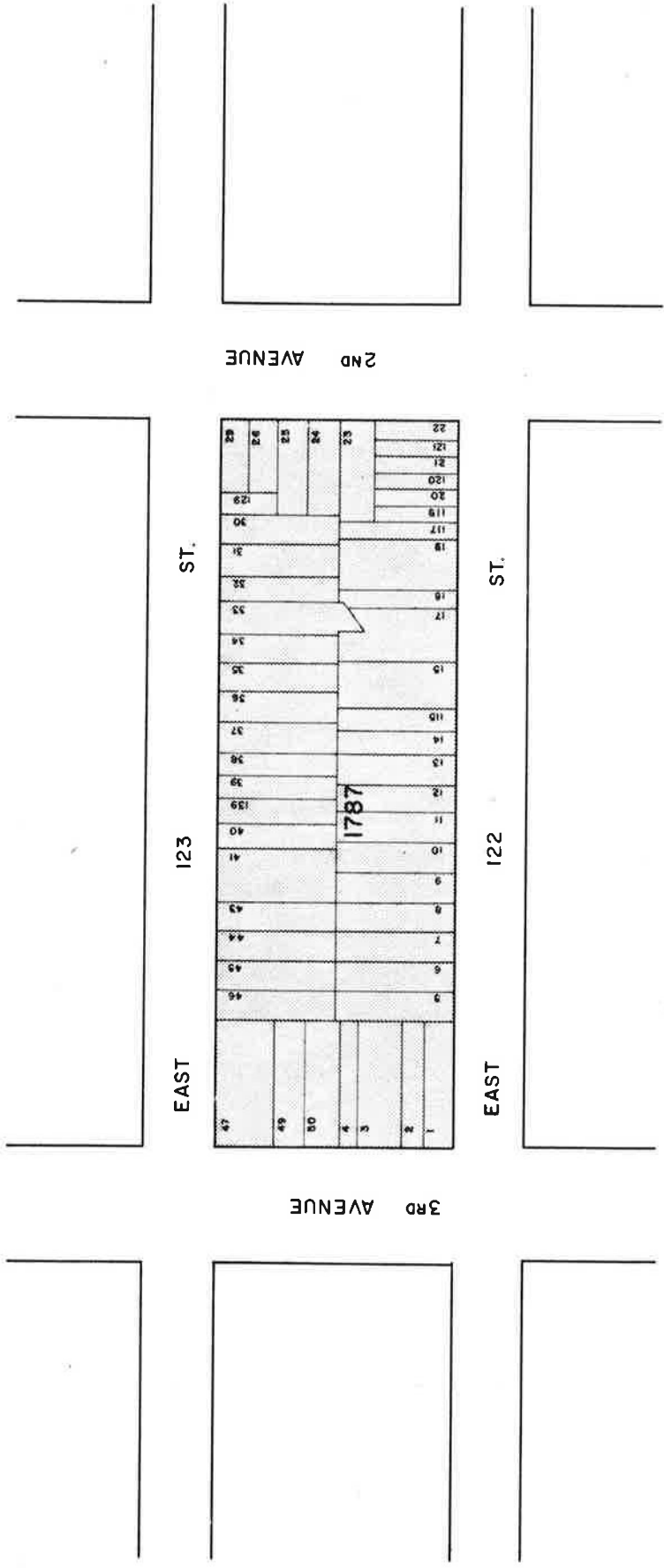
-  RESIDENTIAL
-  PROJECT BOUNDARY
-  COMMERCIAL
-  TENTATIVE FUTURE STREET CLOSING
-  1 PARCEL NUMBER
-  Q NOT TO BE ACQUIRED

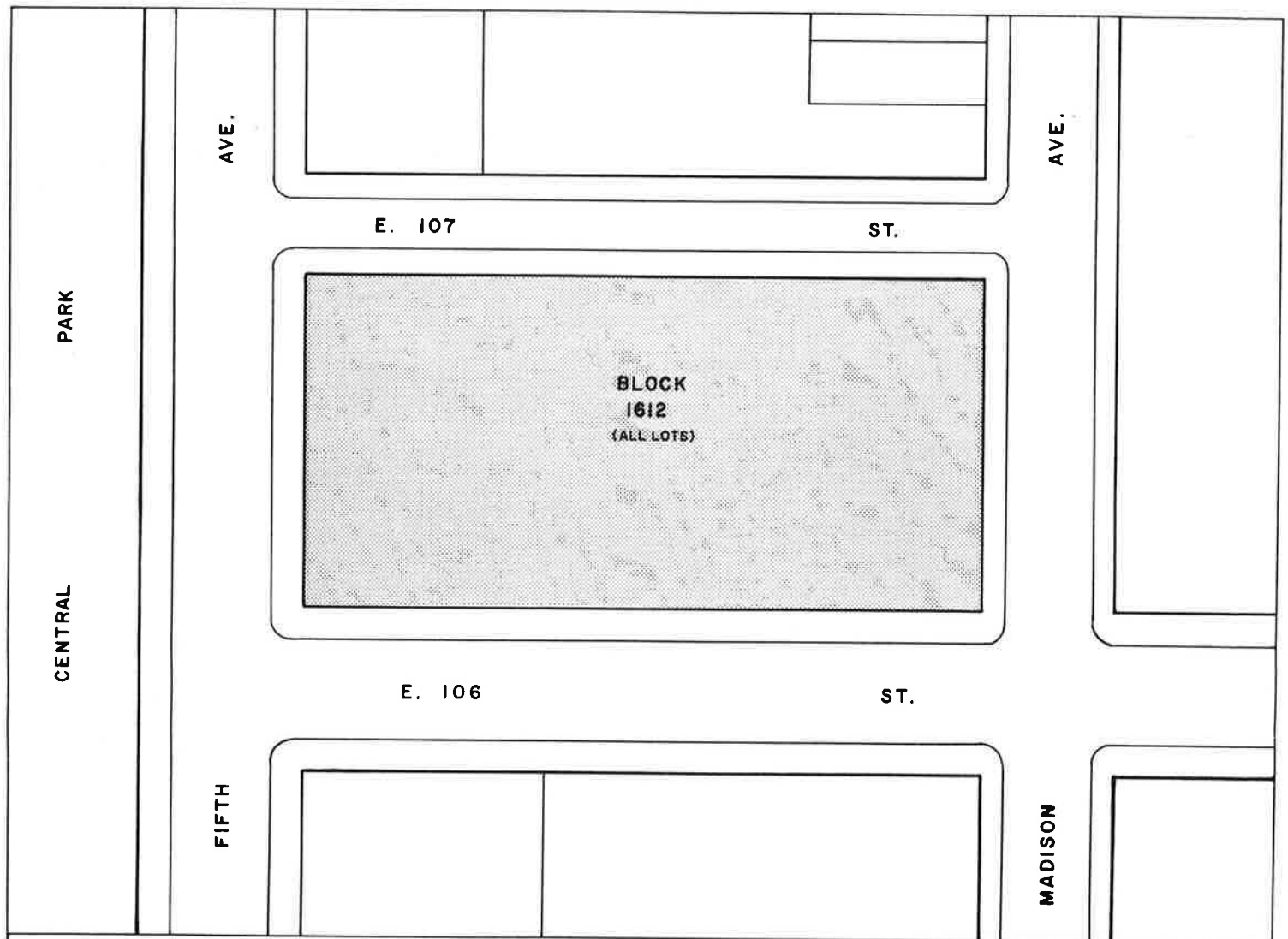
REVISIONS	
DATE	REMARKS
DEC. 1971	CHANGES MADE PER LTR. DATED 4-20-1972 MAN. DEV.



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

DATE: AUGUST, 1969





## LEGEND



RESIDENTIAL

EAST 106<sup>TH</sup>-107<sup>TH</sup> ST.

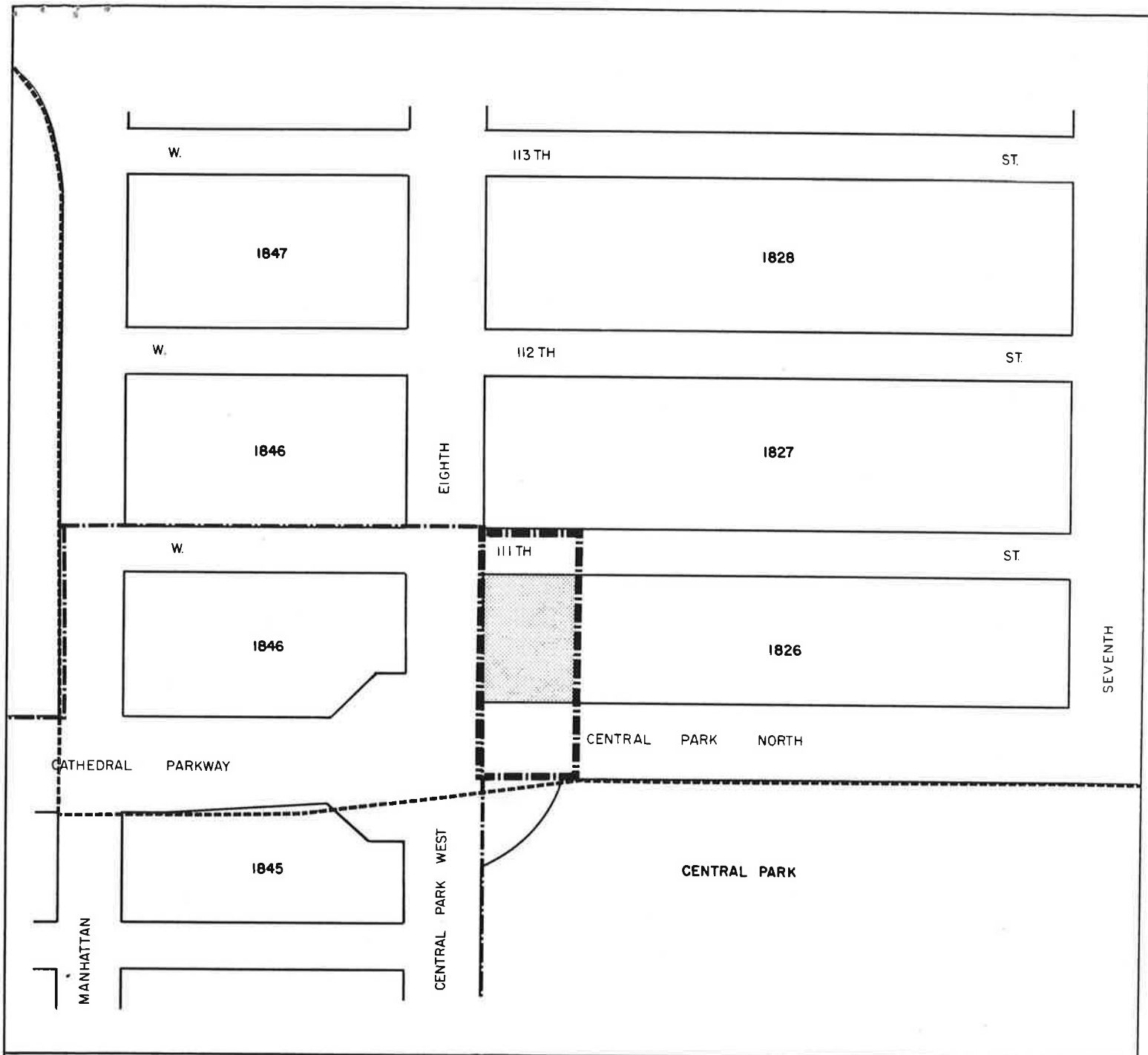
CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION

## LAND USE PLAN & LAND ACQUISITION





DATE: OCT. 1969

SCALE IN FEET  
80 0 80 160 240 FEET





## LEGEND

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

## DOUGLASS CIRCLE

CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION

## LAND USE PLAN

DATE: APRIL 1972





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


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



EXCLUDED	INSTITUTIONAL
	
	
	COMMERCIAL
	PROPOSED STREET CLOSING

### LEGEND

RESIDENTIAL

☒ EXCLUDED

**NON-BOUNDARY**

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