

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

**SECOND AMENDED  
URBAN RENEWAL PLAN**

**MELROSE COMMONS  
URBAN RENEWAL AREA**

**The Borough of the Bronx  
Community Districts Nos. 1 and 3**

**October, 2010**

## HISTORY OF PRIOR APPROVALS

### Original

City Planning Commission: April 25, 1994  
City Council: June 16, 1994 (Reso. No. 435)  
Mayor: June 29, 1994 (Cal. No. 36)

### First Minor Change

City Planning Commission: September 29, 1999

### Second Minor Change

City Planning Commission: June 23, 2006

### First Amendment

City Planning Commission: May 9, 2007  
City Council: June 15, 2007 (Reso. No. 919)  
Mayor: June 21, 2007

### First Minor Change

City Planning Commission: February 11, 2008

### Second Amendment

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 Melrose Commons 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 listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this First Amended Melrose Commons 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. 1 and 3 in the borough of the Bronx and is generally bounded by (i) East 163<sup>rd</sup> Street on the north, (ii) Third Avenue, St. Ann's Avenue and Brook Avenue on the east, (iii) East 156<sup>th</sup> Street, East 157<sup>th</sup> Street, East 158<sup>th</sup> Street, and East 159<sup>th</sup> Street on the south, and (iv) Melrose Avenue, Courtlandt Avenue, and Park Avenue 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.

**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.

- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.
- c. Incompatible adjacent uses.
- d. Insufficient light and ventilation
- e. Hazardous or detrimental industrial uses.
- f. Illegal uses and conversions.
- g. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- h. Poorly or improperly designed street patterns and intersections.
- i. Impractical street widths, sizes, and shapes.
- j. Unsuitable topography, subsoil, or other physical conditions.

**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

The acquisition of air rights over portions of the former Penn Central Railroad right-of-way has been completed.

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

See Section E.

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	June, 1996	July, 1998
Relocation of Site Occupants	September, 1994	June, 2010
Demolition and Site Clearance	June, 1995	June, 2015
Land Disposition	December, 1995	June, 2016
Project Completion		June, 2018

3. OBJECTIVES

This Plan seeks to:

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

- 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, the Area should be developed in a manner compatible with or beneficial to the surrounding community.

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

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

a. Residential

Residential and other compatible uses will be permitted in accordance with the Zoning Resolution, including, but not limited to, active and passive recreation for public purposes, commercial uses, and community facilities.

b. Commercial

Commercial uses permitted in C1-4, C2-4, or C4-4 zones in accordance with the Zoning Resolution will be permitted.

c. Community Facility

Community facility uses will be permitted in accordance with the Zoning Resolution.

d. Public Park

Active and passive recreational uses will be permitted and the property will be mapped as parkland.

e. Public Open Space

Active and passive recreational uses will be permitted.

3. SUPPLEMENTARY CONTROLS

a. Urban Design Controls

The applicable controls of the Zoning Resolution apply except as modified by the following urban design controls. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section F.

For purposes of this Section C.3.a, the term "block" will have the meaning set forth in Section 12-10 of the Zoning Resolution, except that for Blocks 2366E and 2367, the boundaries will be the existing mapped streets and demapped portions of Brook Avenue, East 161<sup>st</sup> Street and East 162<sup>nd</sup> Street.

(1) Density

(a) For each sub-area of the Area, as shown in Map 3, new construction will achieve at least the following number of dwelling units.

<u>Sub-area</u>	<u>Block Numbers</u>	<u>Minimum Number of New Dwelling Units</u>
1	2364N, 2364S, 2378E 2379E, 2380E, 2381E	320
2	2378W, 2379W, 2380W 2381W, 2404, 2405 2406, 2418, 2419S	640
3	2382W, 2383W, 2384W 2407, 2408S, 2408N	400
4	2365, 2366E, 2367, 2382E	110

(b) Residential development on Sites 48, 49, 59, and 60 will not exceed an aggregate total of 750 dwelling units. Commercial

development on Sites 48, 49, 59, and 60 will not exceed an aggregate total of 50,000 square feet.

- (c) Residential development on Sites 56 and 57 will not exceed an aggregate total of 400 dwelling units.

(2) Location of Street Walls and Building Walls

- (a) Except for frontages along East 161<sup>st</sup> Street, East 162<sup>nd</sup> Street, Courtlandt Avenue between East 161<sup>st</sup> Street and East 163<sup>rd</sup> Street, and East 163<sup>rd</sup> Street between Courtlandt Avenue and Melrose Avenue, for any building containing residential dwelling units on the ground floor or within 5 feet of curb level, the street walls containing legally required windows in all residential portions of that building will be set back a minimum of 5 feet from street lines.
- (b) For all frontages along Park Avenue and along Courtlandt Avenue north of East 161<sup>st</sup> Street, and for the frontage of Site 33 on East 160<sup>th</sup> Street, street walls will not be set back more than 20 feet from the street line. For all other frontages, street walls will not be set back more than 10 feet from the street line. However, up to 25% of the aggregate length of required street walls along any one block frontage may be exempt from these requirements, provided that such street wall fronts on an outer court. In no case will the width of outer court exceed 50 feet.
- (d) The lengths of building walls fronting onto the driveway described in Section C.3.a.4.e will be located between 30 and 35 feet from the centerline of that driveway.

(3) Building Height Limit

Except for obstructions permitted in accordance with the applicable controls of the Zoning Resolution:

- (a) In R7-2 or R7A districts, no building will exceed a height of 45 feet above curb level, except on Sites 44, 56 and 64.
- (b) In R8 districts, no building will exceed a height of 85 feet above curb level, except for Sites 45, 46, 48, 49, 56, 57, 59, 60 and 64.
- (c) In C4-4 districts, no building will exceed a height of 90 feet above curb level.

(4) Curb-cuts, Parking and Driveways

- (a) No parking will be located between any building wall and the street line from which it is required to be set back by Section C.3.a.2.

- (b) No curb cuts will be permitted on Park Avenue, Courtlandt Avenue, Melrose Avenue, Washington Avenue, East 161<sup>st</sup> Street, Melrose Crescent/East 163<sup>rd</sup> Street or East 163<sup>rd</sup> Street, except on East 163<sup>rd</sup> Street between Courtlandt Avenue and Melrose Avenue. No curb cuts will be permitted on Third Avenue south of the intersection of Third Avenue with Brook Avenue. No curb cuts will be permitted on Brook Avenue south of East 158<sup>th</sup> Street.
- (c) For each block frontage permitting curb cuts and having a mapped length of 300 feet or greater, including Acquisition Parcels and Exempt Parcels, there will be no more than 4 curb cuts with a total aggregate width of 60 feet on Acquisition Parcels, excluding splays.
- (d) For each block frontage permitting curb cuts and having a mapped length of less than 300 feet, including Acquisition Parcels and Exempt Parcels, there will be no more than 2 curb cuts with a total aggregate width of 30 feet on Acquisition Parcels, excluding splays.
- (e) A driveway approximately coincident with the former bed of the demapped portion of East 160<sup>th</sup> Street will run in an east-west direction between Elton Avenue and the remaining mapped portion of East 160<sup>th</sup> Street east of Melrose Avenue. The driveway will be sized to accommodate on-site parking for Site 43 and emergency vehicle access to buildings fronting it. No portion of any building will be constructed above any portion of the driveway.

**(5) Dwelling Unit, Open Space and Recreation Space Standards**

All new residential construction will comply with the following Quality Housing Program sections of the Zoning Resolution:

Section 28-12	Street Tree Planting (such planting will not be located in easement areas)
Section 28-21	Size of Dwelling Units
Section 28-31	Types of Recreation Space
Section 28-32	Required Indoor and Outdoor Recreation Space)
Section 28-33	Location of Recreation Space
Section 28-34	Standards for Recreation Space
Section 28-351 (a)	Location of Required Planting (such planting will not be located in easement areas)
Section 28-352 (a)	Standards for Planting
Section 28-352 (b)	Standards for Planting

In addition, for Acquisition Parcels with residential development, at least 50 percent of any individual development site which is not lot coverage will be planted. Pedestrian pathways and paved areas required to meet the standards of Section 28-34 of the Zoning Resolution may be included in this required planted area. Each such development site will contain in the required planted area at least one tree per 3,500 square feet of site area.

For Site 48, no portion of any building will be located in the portions of Brook Avenue and East 161<sup>st</sup> Street.

b. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution, except as is more restrictively set forth in Section C.3.a.

c. Parking

Parking requirements will be as required by the Zoning Resolution.

d. 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 infeasible.

(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.

e. Easements

Easements, if any, will be provided as shown on Map 2.

**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. 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.

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. The proposed Zoning Map Amendments are:

<b>Site</b>	<b>Current Zoning</b>	<b>New Zoning</b>
64	R7-2	R8/C1-4 and R7A (The portion extending 100 ft. west of Melrose Avenue to be rezoned R8/C1-4 and the remainder of site to be rezoned R7A.)

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:

- a. The elimination, discontinuance, and closing of:

The northeasterly portion of the intersection of Third Avenue and Washington Avenue;

The northeasterly portion of the intersection of Brook Avenue and Third Avenue;

Brook Avenue from East 161<sup>st</sup> Street to East 163<sup>rd</sup> Street;

East 161<sup>st</sup> Street from Third Avenue to Brook Avenue;

East 162<sup>nd</sup> Street from Third Avenue to the proposed Melrose Crescent; and

East 163<sup>rd</sup> Street from Brook Avenue to the proposed Melrose Crescent.

- b. The elimination, discontinuance, and closing of portions of (and the establishment of pedestrian ways in the remaining portions of):

Washington Avenue from Elton Avenue to East 161<sup>st</sup> Street;

East 161<sup>st</sup> Street from Elton Avenue to Washington Avenue; and

East 160<sup>th</sup> Street from Elton Avenue to a line approximately 71 feet east of Melrose Avenue,

- c. The elimination of:

A Public Place (O'Neill Square) bounded by Elton Avenue, Washington Avenue, and East 161<sup>st</sup> Street.

- d. the establishment of:

Melrose Crescent between East 161<sup>st</sup> Street/Elton Avenue and East 163<sup>rd</sup> Street at a width of 60 feet.

- e. The widening of:

The southerly portion of the intersection of Courtlandt Avenue and East 163<sup>rd</sup> Street;

Elton Avenue from Brook Avenue to East 163<sup>rd</sup> Street; and

East 163<sup>rd</sup> Street from Washington Avenue to Brook Avenue.

- f. The realignment of:

The southeasterly intersection of Elton Avenue and East 161<sup>st</sup> Street.

g. The establishment of two parks:

Generally, on the westerly half of the block bounded by East 159<sup>th</sup> Street, Melrose Avenue, East 160<sup>th</sup> Street, and Elton Avenue and;

Generally bounded by Elton Avenue, the westerly line of the proposed Washington Avenue Pedestrian Way and the northerly line of the proposed East 161<sup>st</sup> Street Pedestrian Way.

**F: REDEVELOPER OBLIGATIONS**

1. RECORDABLE AGREEMENTS

The instruments by which the City disposes of any Acquisition Parcel or part thereof to a redeveloper will be recorded in the Office of the City Register and will contain covenants running with the land which (i) incorporate this Plan by reference, (ii) require compliance with the terms and restrictions set forth in this Plan, and (iii) require compliance with Section F.4. An amendment to this Plan which becomes effective after the date of disposition of an Acquisition Parcel to a redeveloper will not apply to the real property comprising such Acquisition Parcel unless, following the effective date of such amendment, the City and the owner of such real property execute a written agreement, approved as to form by the Corporation Counsel, providing that such amendment shall thereafter apply to such real property.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan and to comply with all other terms and restrictions set forth 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.

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.

10. ARCHAEOLOGICAL INVESTIGATION

Prior to the disposition and development of any parcels identified in Exhibit C, HPD will contact the Landmarks Preservation Commission ("LPC") and determine the appropriate scope of work for the (i) documentary research and (ii) field investigation plan, if any, for the proposed disposition and development. All documentary and field investigations will be conducted by one or more professionals certified by the Society of Professional Archaeologists (SOPA). Upon LPC's approval of the field investigation plan, the findings will be presented to LPC, which will then determine the extent of any necessary research and

excavation. As a condition of the applicable disposition agreements, HPD will require the redeveloper to fulfill any requirements of this Section F.10 that have not been fulfilled on the date of disposition.

**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 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 June 29, 2034, except as provided in Section G.

**EXHIBIT A**

**PROPERTIES ACQUIRED AND TO BE ACQUIRED**

<b>Site</b>	<b>Block</b>	<b>Old Lot(s)</b>	<b>New Lot(s)<sup>1</sup></b>	<b>Land Use</b>
1	2364	2-5, 7, 9, 15, 17, 19, 21, 23, 24	2-5, 7, 9, 15, 17, 19, 21, 23, 24	Residential
2	2364	13	13	Community Facility/ Public Open Space
3	2378	49, 50, 51, 53, 54, p/o 55, 62, 64, 65, 66	49, 62, 64-66, 149-155	Residential
4	2378	21, 24, 26, 27	21, 23, 25, 28, 128-130	Residential
5	2378	1, 3, 4, 7, 9, 12, 13, 17, 31, 34, 36-38, 40, 42	1, 3, 4, 7, 9, 12, 13, 17, 31, 34, 36-38, 40, 42	Residential
6	2403	37	37	Public Open Space
7	2403	25-27, 29, 31	25-27, 29, 31	Public Open Space
8	2364	25	25	Public Park
9	2379	40-42, 44, 49, 50, 51-53, 54-57, 60	40, 49-57, 60, 140-143	Residential
10	2379	20, 22, 24	20, 21, 23, 25, 125, 126	Residential
11	2379	15, 16, 30	15, 16, 30	Public Open Space
12	2379	1, 6, 7, 9, 12, 34-38	1, 6, 7, 9, 12, 34-38	Residential
13	2404	13-16, 25, 26, 28, 31, 32	113-116, 125-132	Residential
14	2404	9, 10, 34-37	9, 10, 134-137	Residential
15	2404	1, 2	1, 2	Residential
16	2360	92	92	Commercial
17	2364	45, 49, 55, 56, 60, 61, 70, Air rights 15'-10" minimum clearance from the top of rail of lot 58	45, 49, 55, 56, 60, 61, 70, Air rights 15'-10" minimum clearance from the top of rail of lot 58	Residential
18	2380	40-42, 44-47, 51, 55, 59, 60, 65-67	40, 51, 140-147	Residential
19	2380	2, 4, 6-13, 15-17, 19, 21, 23-27, 29, 31, 32, 34, 38	101-130	Residential
20	2405	p/o 19, 21, 22, 26-28	117-121	Residential
21	2405	1, 3-5, 7, 8, 17, 30-38	17, 100-108, 122-131	Residential
22	2418	2-4, 10, 12, 14, 16, 18, 25, 26, 28-34	2-4, 10, 12, 14, 16, 18, 25, 26, 28-34	Residential
23	2418	6	6	Residential
24	2365	23	23	Residential
25	2365	25-27	25, 26	Residential

<b>Site</b>	<b>Block</b>	<b>Old Lot(s)</b>	<b>New Lot(s)1</b>	<b>Land Use</b>
26	2365	9, 12, 14, Air rights 15'-10" minimum clearance from the top of rail of lot 15	9, 12, 14, Air rights 15'-10" minimum clearance from the top of rail of lot 15	Community Facility
27	Bed of Street to be demapped	The northeasterly portion of the intersection of Washington Avenue and Third Avenue.	The northeasterly portion of the intersection of Washington Avenue and Third Avenue.	Community Facility
28	2381	52, 56, 58, 59, 60	52, 56, 58, 59, 60	Residential
29	2381	64	64	Residential
30	2381	47	47	Residential
31	2381	43	43	Residential
32	2381	1, 6, 7, 9, 10-15, 34-38, 39, 40, 70	1, 6, 7, 9, 10-15, 34-38, 39, 40, 70	Public Park
33	2406	21, 24	21, 24	Residential
34	2406	28, 29	28, 29	Community Facility/ Public Open Space
35	2406	31	31	Residential
36	2406	11, 12	11, 12	Residential
37	2406	4-9, 36	4-9, 36	Residential
38	2419	4, 19, 20, 23-26	4, 19, 20	Residential
			23-26	Residential/Community Facility
39	2419	17	17	Residential
40	2419	14, 15	14, 15	Residential
41	2419	13	13	Residential
42	2419	10, 11	10, 11	Residential
43	2382	7, 12, 13, 16, 20, 22-25, 27, 28, 30-35	7, 12, 13, 16, 20, 22-25, 27, 28, 30-35	Residential
44	2407	18*, 23, 27, 28	18, 23, 27, 28	Residential
45	2407	31, 32	31, 32	Residential/ Commercial/ Community Facility
46	2407	5, 8, 10, 11, 12	5, 8, 10, 11, 12	Residential
47	Bed of Street to be demapped	The northeasterly portion of the intersection of Brook Avenue and Third Avenue.	The northeasterly portion of the intersection of Brook Avenue and Third Avenue.	Public Open Space
48	2366	21-23, 25, 27, 32-34, 37-39, 40	21-23, 25, 27, 32-34, 37-39, 40	Residential/ Commercial/ Community Facility
	2367	p/o 1, 26, 28-32, p/o 33-38, 55, p/o 60	p/o 1, 26, 28-32, p/o 33-38, 55, p/o 60	Residential/ Commercial/ Community Facility (with easements)
49	2366	1	1	Community Facility
50	2383	61	61	Public Park (with easements)

<u>Site</u>	<u>Block</u>	<u>Old Lot(s)</u>	<u>New Lot(s)1</u>	<u>Land Use</u>
51	2383	p/o 24, 25, 27, 29, p/o 30, p/o 31	p/o 24, 25, 27, 29, p/o 30, p/o 31	Community Facility
52	2383	p/o 19	p/o 19	Residential
53	2383	p/o 33, p/o 35, 37, 39	p/o 33, p/o 35, 37, 39	Residential/ Commercial/ Community Facility
54	2383	48	48	Commercial
55	2383	8, 11	8, 11	Community Facility
56	2408	6-10, p/o 12, 13, 14, p/o 16, 20, 25, 27-29, 31	6-9, 10, p/o 12, 13, 14, p/o 16, 20, 25, 27-29, 31	Residential
57	2408	1	1	Residential
58	2409	73	73	Public Park
59	2367	20-22, 24	20-22, 24	Residential/ Commercial/ Community Facility
60	2367	p/o 1, p/o 3, p/o 6, p/o 8, p/o 10, p/o 11, p/o 12, 14-16, p/o 33 - p/o 38, p/o 50, p/o 60	p/o 1, p/o 3, p/o 6, p/o 8, p/o 10, p/o 11, p/o 12, 14-16, p/o 33-38, p/o 50, p/o 60	Residential
61	2384	25, 28, 32-34, p/o 38, p/o 43, 61, Air rights 15'-10" minimum clearance from the top of rail of lot 23	25, 28, 32-34, p/o 38, p/o 43, 61, Air rights 15'-10" minimum clearance from the top of rail of lot 23	Public Open Space (with easements)
62	2384	1, 5, p/o 7, 9, 10, 12, p/o 13, p/o 14, p/o 16, p/o 20, p/o 48, 51, 53, 54, 57-60	1, 5, p/o 7, 9, 10, 12, p/o 13, p/o 14, p/o 16, p/o 20, p/o 48, 51, 53, 54, 57-60	Residential
63	2384	p/o 7	p/o 7	Residential
64	2408	p/o 35, p/o 41, 45, 46, 49, 51-53	p/o 35, p/o 41, 45, 46, 49, 51-53	Residential
65	2408	33	33	Residential
66	2381	19	19	Residential

The following properties are to be acquired exclusively for the establishment, widening or realignment of new streets:

<u>Block</u>	<u>Lot(s)</u>
2367	p/o 3, p/o 6, 7, p/o 8, p/o 10, p/o 11, p/o 12, p/o 50
2383	p/o 19, 22, 23, p/o 24, p/o 30, p/o 31, p/o 33, p/o 35
2384	p/o 13, p/o 14, p/o 16, p/o 20, p/o 38, p/o 43, p/o 48
2385	p/o 1, p/o 3, p/o 55, 57, p/o 59
2408	p/o 8, p/o 35, p/o 41

**THE ELIMINATION, DISCONTINUANCE, AND CLOSING OF THE FOLLOWING STREETS:**

The northeasterly portion of the intersection of Third Avenue and Washington Avenue;  
the northeasterly portion of the intersection of Brook Avenue and Third Avenue;  
Brook Avenue from East 161st Street to East 163rd Street;  
East 161st Street from Elton Avenue to Washington Avenue;  
East 161st Street from Third Avenue to Brook Avenue;  
Washington Avenue from East 161st Street to Elton Avenue;  
East 162nd Street from Third Avenue to the proposed Melrose Crescent;  
East 163rd Street from Brook Avenue to the proposed Melrose Crescent;  
East 160th Street from Elton Avenue to a line approximately 71 feet east of Melrose Avenue and;  
Public Place (O'Neill Square) bounded by Elton Avenue, Washington Avenue and East 161st Street.

**PROPERTIES ACQUIRED AND TO BE ACQUIRED FOR THE ESTABLISHMENT OF NEW PARKS:**

<u>Block</u>	<u>Lot(s)</u>
2381	1, 6, 7, 9-15, 34-40, 70
2383	61

**KEY TO EXHIBIT ANOTATIONS**

**1** New Lots are as shown on the Tax Map of the City of New York dated July 1, 2004.

**p/o** Portion of tax lot

**R** Property designated for rehabilitation

**F** Property acquired with Federal Assistance

## EXHIBIT B

### PROJECT BOUNDARY DESCRIPTION

Beginning at the corner formed by the intersection of the westerly line of Park Avenue with the northerly line of East 158th Street;

1. Running thence northerly, along the westerly line of Park Avenue and its prolongation to the northerly line of East 161st Street;
2. Thence westerly along the northerly line of East 161st Street to the westerly line of Tax Lot 73 in Bronx Tax Block 2409 as shown on the Tax Map of the City of New York for the Borough and County of the Bronx as said Tax Map existed on May 1 1994;
3. Thence northerly along the westerly line of Tax Lot 73 to the southerly line of East 162nd Street;
4. Thence southeasterly, along the southerly line of East 162nd Street to the easterly line of Courtlandt Avenue;
5. Thence northerly, along the easterly line of Courtlandt Avenue to the northerly line of Melrose Crescent/East 163rd Street;
6. Thence easterly, along the northerly line of Melrose Crescent/East 163rd Street to an angle point on the southerly line of Tax Lot 5 in the Bronx Tax Block 2391;
7. Thence easterly across Brook Avenue to a point on the easterly line of Brook Avenue located 433.887 feet southeasterly of the intersection of said easterly line of Brook Avenue with the southerly line of East 164th Street;
8. Thence southerly and easterly across Tax Lots 3 and 1 in the Tax Block 2385 along a line curving to the left along a circular curve having a radius of 100.00 feet, an arc of 53 degrees 13 minutes 44.6 seconds and a length of 92.902 feet to a point on the easterly projection of the northerly line of East 163rd Street as such line is mapped between Washington Avenue and Third Avenue;
9. Thence easterly across Tax Lots 1, 59 and 55 (and thus including all of Tax Lot 57) in the Tax Block 2385 along said projection of the northerly line of East 163rd Street and continuing along the northerly line of East 163rd Street to the intersection of said northerly line of East 163rd Street with the westerly line of Third Avenue;

10. Thence southerly, along the westerly line of 3rd Avenue and across the bed of 3rd Avenue and continuing southerly, along the westerly line of Saint Ann's Avenue to the northerly line of East 159th Street;
11. Thence westerly, along the northerly line of East 159th Street and its prolongation to the westerly line of Brook Avenue;
12. Thence southerly, along the westerly line of Brook Avenue to the northerly line of East 156th Street;
13. Thence westerly, along the northerly line of East 156th Street to the westerly line of Tax Lot 37 in the Bronx Tax Block 2403;
14. Thence northerly, along the westerly line of Tax Lot 37 to the northerly line of Tax Lot 37;
15. Thence easterly, along the northerly line of Tax Lot 37 to the Westerly line of Tax Lot 31;
16. Thence northerly, along the westerly line of Tax Lot 31. 29 and 25 to the southerly line of East 157th Street;
17. Thence westerly, along the southerly line of East 157th Street to the easterly line of Courtlandt Avenue;
18. Thence northerly along the easterly line of Courtlandt Avenue to the northerly line of East 158th Street;
19. Thence westerly, along the northerly line of East 158th Street to the westerly line of Park Avenue, to the point or place of beginning.

The above described area is known as part of Section 9 as shown on the Tax Map of the City of New York for the Borough and County of the Bronx as said Tax Map existed on May 1, 1994.

**EXHIBIT C**

**POTENTIAL ARCHAEOLOGICAL LOCATIONS**

Table 1

**MELROSE COMMONS URA POTENTIAL ARCHAEOLOGICAL PREHISTORIC RESOURCE LOCATIONS UNDISTURBED BY PAST DEVELOPMENT LIKELY TO BE DISTURBED UNDER THE PROPOSED ACTION**

<b>BLOCK</b>	<b>LOT(S)</b>	<b>DESCRIPTION OF AREA</b>
2360N	92	Open space covering center of lot
	97	Narrow strip near south end of lot
2364N	49	Yard at eastern end
	56	Rear yard adjacent to Railroad
2365W	12	Rear yard adjacent to Railroad
	17	Rear yard adjacent to Railroad
	20	Rear yard adjacent to Railroad
	20-24	Rear yard adjacent to Railroad
	25-26	Rear yard adjacent to Railroad
2366E	38	Portion of rear yard
2367	3	Northern half of rear yard
	6	Narrow strip along easterly half of southern lot line
	10, 11	Northern ends of rectangular rear yards
	12	Side yard at center of west side
	25	Narrow strip along southerly side of rear yard
	38	Northwest corner of rear yard
	50	Northern end of rectangular rear yard
	29	Rear yard
2384W	43	Southwestern third of rear yard

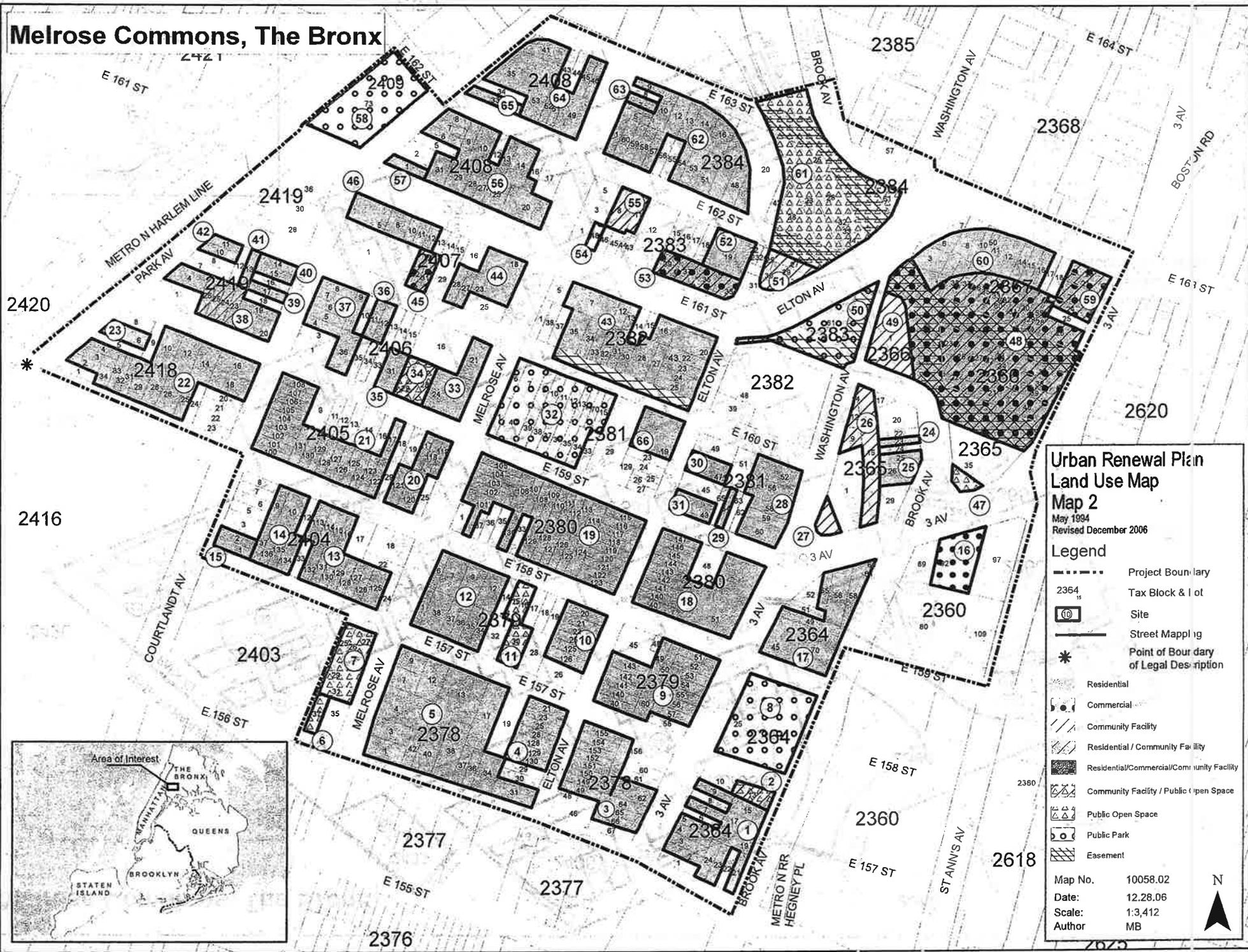
Table 2

**MELROSE COMMONS URA POTENTIAL HISTORIC ARCHAEOLOGICAL RESOURCE LOCATIONS UNDISTURBED BY PAST DEVELOPMENT LIKELY TO BE DISTURBED UNDER THE PROPOSED ACTION**

<b>BLOCK</b>	<b>LOT(S)</b>	<b>DESCRIPTION OF AREA</b>
2360N	97	Narrow strip near center of lot
2366E	38	Portion of rear yard
2367	25	Narrow strip along southerly side of rear yard
2380E	44,45	Rear yard except for part of north side
	55	Under one-story stores along eastern half of lot
2380W	6,7,8	Rear yard
2381E	47	Southern half of lot
2382W	7,12	Under two story building except southwest corner
	20	Rear yard except southern end
2384W	25	Rear yard and southwest end of side yard
2404	35	Rear yard
2405	4,5	Rear yard
2419	17	Rear yard



# Melrose Commons, The Bronx





**FACT SHEET**  
**SECOND AMENDED MELROSE COMMONS URBAN RENEWAL PROJECT**

October 2010

**REASONS FOR AMENDMENT**

The Melrose Commons Urban Renewal Plan (the "Plan") is being amended to facilitate the disposition of Site 64 for the purpose of developing "Courtlandt Crescent", an approximately 217 unit residential development with space for a New York City Administration for Children's Services (ACS) early childhood education center.

The proposed amendment would permit the following:

1. The frontage along East 163rd Street between Courtlandt & Melrose Avenues could be set back 3 feet 6 inches, rather than the current minimum 5 foot set back specified in the Urban Renewal Plan.
2. Building heights on Site 64 could exceed 45 feet in the R7 district and 85 feet in the R8 district covering that site.
3. A curb cut on East 163<sup>rd</sup> Street between Courtlandt Avenue and Melrose Avenue.

**SPECIFIC CHANGES (Pages affected)**

Section C.3.a (2) (a) on page 8 of the Plan would be changed to read, "Except for frontages along East 161<sup>st</sup> Street, East 162<sup>nd</sup> Street, Courtlandt Avenue between East 161<sup>st</sup> Street and East 163<sup>rd</sup> Street, and East 163<sup>rd</sup> Street between Courtlandt Avenue and Melrose Avenue, for any building containing residential dwelling units on the ground floor or within 5 feet of curb level, the street walls containing legally required windows in all residential portions of that building will be set back a minimum of 5 feet from street lines.

Section C.3.a (3) (a) on page 8 would be changed to read, "In R7-2 or R7A districts, no building will exceed a height of 45 feet above curb level, except on Sites 44, 56 and 64."

Section C.3.a (3) (b) on page 8 would be changed to read, "In R8 districts, no building will exceed a height of 85 feet above curb level, except for Sites 45, 46, 48, 49, 56, 57, 59, 60 and 64."

Section C.3.a (4) (b) on page 9 would be changed to read, "No curb cuts will be permitted on Park Avenue, Courtlandt Avenue, Melrose Avenue, Washington Avenue, East 161<sup>st</sup> Street, Melrose Crescent/East 163<sup>rd</sup> Street or East 163<sup>rd</sup> Street, except on East 163<sup>rd</sup> Street between Courtlandt Avenue and Melrose Avenue. No curb cuts will be permitted on Third Avenue south of the intersection of Third Avenue with Brook Avenue. No curb cuts will be permitted on Brook Avenue south of East 158<sup>th</sup> Street.

(New language underlined & in italics)

**OTHER CHANGES**

The time schedule for the effectuation of the Plan on page 5 has been updated.

Section E.1., on page 11, has been modified to include the proposed Zoning Map change for Site 64, which is to change the current R7-2 zoning to R8/C1-4 and R7A. (The portion of the site extending 100 feet west of Melrose Avenue will be rezoned R8/C1-4 and the remainder of the site will be rezoned R7A.)

**FOR INFORMATION ONLY**  
**NOT PART OF URBAN RENEWAL PLAN/NOT PART OF ULURP APPLICATION**