

MELROSE DEVELOPMENT AREA

CITY OF NEW YORK, N.Y.

URBAN RENEWAL PLAN

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DATED: JULY 1969
REVISED: MARCH 1970

CITY OF NEW YORK
URBAN RENEWAL PLAN

SECTION II - DESCRIPTION OF PROJECT

A. Project Area Description

This Urban Renewal Plan encompasses a part of that larger area known as the Melrose Development Area (also known as the Urban Renewal Area) designated by the City Planning Commission pursuant to Section 504 of the General Law of the State of New York. The sites which constitute the plan area (also referred to as the Project Area) are shown on Map 2., Land Use Plan, and are described in the attached boundary description. Exhibit B.

B. Melrose Planning Council - Community Participation

The Melrose Planning Council is an organization composed of residents, merchants and landlords from the Melrose section of the Bronx. This organization has played a major role in developing this plan and will continue to play a consultative role in its implementation. The City of New York will continue its policy of working closely with all community groups interested in improving the quality of life in their neighborhoods.

C. Urban Renewal Plan Objectives

The objectives of the Plan are the elimination of blighting influences from the Urban Renewal area; the removal of substandard and insanitary structures from the Urban Renewal area; the elimination of impediments to land disposition and development by the physical improvements of the street pattern; and the establishment of land use patterns consistent with modern planning concepts and conducive to the creation of a superior living and

working environment. An objective is provision of new housing for low and middle income families in a compatible mix with commercial uses, built to high standards of design, privacy, light, air and open space. The result would be a socio-economic mix as to uses and income levels.

The Plan seeks to create an improved living and working environment integrating and/or relating to the uses created by the projected major capital construction for the area, i.e. new Lincoln Hospital, Community College No. 8, South Bronx High School, and I.S. 151 and P.S. 156. The area is eligible under state and local law for the actions proposed and has been delineated so as to provide reasonable protection of the area after the renewal by constituting a stable area for approximately 14.0 of the total net 39 acres, (of this amount approx. 11.1 acres are concentrated in one area immediately adjacent to the projected major capital construction), and by reflecting a beneficial influence on abutting public and private development, improvements and other programs in the immediate and general area.

The following types of deficiencies are present and adversely affect living conditions in the project area and in the immediate neighborhoods:

1. Substandard and insanitary buildings.
2. General characteristics of obsolescence tending to reduce neighborhoods stability.
3. Incompatible mixture of uses, i.e. warehousing, manufacturing other commercial activities, as well as numerous parking lots.
4. Safety hazards due to non-fireproof construction and inadequate maintenance characterize most of the buildings. In several cases the upper floors of buildings are boarded up and vacant.
5. Obsolete circulation systems characterized by lack of off-street loading and parking facilities and aggravated by a narrow and inefficient street system.
6. Present land use is incompatible with committed public development both to the west which will be utilizing the air space over the Penn-Central tracks from 149th Street to the Concourse Village development and to the south.

7. Obsolete building types.

8. Multiplicity of ownership and obsolete platting.

The overall objective of this Urban Renewal Plan is to create a healthy and attractive environment with a compatible mix of residential and commercial uses through the following techniques:

- a. Removal of substandard, obsolete and/or vacant structures.
- b. Elimination of detrimental and hazardous environmental conditions.
- c. Removal of impediments to land redevelopment.
- d. Coordination of all design and architectural elements so as to assure high quality.
- e. Flexibility to permit creative design.
- f. Provision of relocation housing resources for those people to be dislocated.
- g. Provision of land for adequate and convenient community facility space including as examples, pre-school and day-care facilities.
- h. Continuation and expansion of local employment opportunities.
- i. Maximum community participation.
- j. Provision of new housing for low and middle income families in a compatible mix with commercial uses built to high standards of design, privacy, light, air and open space.
- k. Provision of a new circulation system and off-street parking.

D. Types of Proposed Renewal Actions:

All properties shall be subject to the land use controls contained in Section III of this plan. In addition, all properties in the project area are to be acquired and the structures thereon will be demolished and the land redeveloped for residential, commercial office and retail, parking, quasi-public and public use, as set forth under Section III following. The following actions are proposed:

1. Land Acquisition

a. Clearance and Redevelopment

All properties in the Project are to be acquired for clearance

and will be redeveloped with housing for low and middle income families and with commercial office and retail, parking quasi public and public uses in a compatible mix. Certain streets within the Urban Renewal area will be modified to improve or limit access of vehicular traffic and to assure the safety and convenience of residents.

b. Staging of Acquisition and Relocation

There will be two Stages within the Urban Renewal area, Stage I and Stage II. Stage II properties will not be acquired until such time as relocation resources in the form of approximately 180 low income units on Sites A and B and approximately 125 - 150 units for the elderly on Site D are completed and ready to be occupied.

2. Zoning Changes and Street Closings

It is expected that future action will be required by the City Planning Commission and the Board of Estimate, where applicable, as to changes in zoning and the elimination of certain streets in order to effectuate the elimination of certain streets in order to effectuate this Plan. Such changes are indicated below.

SECTION III - LAND USE PLAN

A. Land Use Map No. 2 Dated 7/69 Rev. 3/70 Shows:

1. All thoroughfares and streets.

It is expected that the following streets will be closed and demapped as streets, East 150, East 151, East 152, and East 154 Streets between Park and Morris Avenue.

2. New residential, commercial office and retail, parking and related quasi-public and public and appurtenant commercial and community facility uses to be established in a compatible mix.

B. Land Use Provisions and Building Requirements:

References in this Urban Renewal Plan to the provisions of the zoning resolution covering the land use and building requirements, controlling the permitted use of land to be acquired, maximum residential densities (room and dwelling units per acre), required off-street parking and loading areas, etc. shall be as defined in the Comprehensive Amendment

to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960 and as amended to date. Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

1. Permitted Uses

- a. As shown on the Map, No. 2 Land Use Plan dated 7/69 rev. 3/70 the following uses shall be permitted and all other excluded:

i. Residential

Residential with appurtenant commercial, recreation, community and parking facilities.

It is intended that all residential areas will be built according to R-7 zoning specifications. Zoning changes from R-6 to R-7 will be required for Sites A and B and from C-8, M-1 and R-6 to C4-4 for Sites C and D. It is intended that on these sites residential development take place according to R-7 zoning specifications.

Upon completion of this redevelopment project approximately 40% of the new residential units shall be available for low income residents, including housing for the elderly and dwelling units under the rent supplement and/or rent leasing programs. (It should be noted that on the perimeter of the Melrose Development area there are three public housing developments with a total of 3,682 units in which over 15,000 people live within five (5) blocks to the south of the Development area. These units are distributed in 30 high rise buildings. Within one-half mile there are an additional 2,725 public housing units in which over 10,000 people reside).

Upon completion of this redevelopment project approximately 60% of the new residential units shall be available for middle income residents. Low income residential units shall be built upon Sites A and B.

Both low and middle income units are permitted on Site D and only middle income units shall be built upon Site C. Rent supplements and/or rent leasing programs will be used on Sites C and D.

ii. Commercial

It is intended that the rezoning of Sites C and D from C-8, M-1 and R-6 to C4-4 will allow the greatest flexibility in developing a compatible mix of residential and commercial uses beyond the usual appurtenant retail uses.

All uses under C4-4 shall be permitted except those uses indicated in use Group 12-B. In addition, as for Use Group 6-D, Court Houses, Fire and Police Stations will be allowed as will electric or gas utility substations and Public Utility Stations for oil and gas metering or regulating if they are enclosed. All other uses in Use Group 6-D are not permitted.

There shall be appurtenant commercial, recreational and community facilities including pre-school and day-care facilities. There will also be commercial office space.

A mixture of residential and non-residential uses will be encouraged within the C4-4 zoning in order to achieve the socio-economic mix objective. It is the intention of this Plan that a substantial amount of commercial space be provided; however the square footage of the appurtenant commercial, and commercial office uses shall be a maximum of 20% of the total allowable residential square footage. Appropriate community facility space may be included within either the allowable commercial or residential square footage. (See Section III, 2 and Map 2, Land Use Plan).

There will be at least minimum parking facilities as required by the zoning resolution but consideration should be given for additional parking spaces for these units as well as to meet some of the needs of existing and proposed commercial and community facilities, particularly Lincoln Hospital and Community College No.8.

iii. Public and Quasi-Public Uses

There will be public and quasi-public uses developed as are appropriate to the other proposed uses.

Provision will be made for pedestrian circulation and pedestrian plazas relating Sites C and D to the projected Community College No. 8 to the west, to the projected South Bronx High School to the west, and to the new Lincoln Hospital to the south.

2. Building Requirements

Sites C and D are to be viewed as a single design entity through planning and construction. To effectuate this it is intended that Chapter 8 Special Regulations Applying to Large Scale Residential Developments of the Zoning Resolution will be applied to Sites C and D.

3. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements shall remain in effect for a period of forty years (40) from the date of approval of the Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided by Section VI hereunder.

SECTION IV - PROJECT PROPOSALS

A. Land Acquisition

1. Identification of Real Property to be acquired for:

a. Clearance and Residential, Commercial Office and Appurtenant
Commercial Retail Redevelopment

All properties within the project area to be acquired will be acquired, cleared and redeveloped. These properties are shown on the Project Boundary Map and set forth in the Exhibit attached.

b. Public Facilities

Land to be acquired may be used for public and semi-public uses as deemed appropriate.

2. Special Conditions Under which Properties not Designated for Acquisition
may be acquired.

Not applicable.

3. Special Conditions under which Properties Identified for Acquisition may be Excluded Therefrom:

Not applicable.

B. Redeveloper's Obligations

1. 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.
2. The redeveloper/contractor shall devote the land solely to the uses specified in this Urban Renewal Plan.
3. The redeveloper/contractor shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable period of time, as determined and set forth in the contracts between the City of New York and the respective redeveloper.
4. The redeveloper 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 contracts between the City of New York and the respective redeveloper.
5. No covenant, agreement, lease, conveyance or other instrument shall be affected or expected 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 race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants

running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

6. Site plans, architectural drawing, outlines specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted, for review and approval to the Housing and Development Administration by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration shall be similarly submitted for review and approval. As built drawings shall be submitted to the Housing and Development Administration after construction for final determination of compliance.

SECTION V

OTHER PROVISION NECESSARY 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, sub-division of thereof:

- A. Statement of Proposed Land Uses - See Section III of this Plan
- B. Proposed Land Acquisition, Demolition and Removal of Structures - See Section IV of this Plan
- C. Proposed Acquisition of Air Rights and Concomitant Easements - Not Applicable
- D. Proposed Public, Semi-Public, Private and Community Facilities of Utilities - See Section III of this Plan
- E. Proposed New Codes and Ordinances - No new Codes or Ordinances are anticipated to be required to effectuate this Plan
- F. Proposed Methods of Techniques of Urban Renewal - See Sections III (B) and IV
- G. Proposed Program of Code Enforcements - The general code enforcement program of the City of New York is in effect in this area

F. Proposed Time Schedule for the effectuating of this Plan:

<u>Project Activity</u>	<u>Starting Date</u>	<u>, Completion Date</u>
1. Land Acquisition	6/70	7/71
2. Relocation	7/70	1/73
3. Demolition and Site Clearance	1/71	7/73
4. Site Preparation, including Installation of Project Improvements	1/71	1/75
5. Disposition of Land in Project Area	2/71	7/73
6. Completion of Development		7/75

SECTION VI

CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that if such modification adversely affects any real property in the Urban Renewal Area previously disposed of by the City of New York, written consent to such modification must be obtained from the purchaser or lessee of such real property which consent shall not be unreasonably withheld.

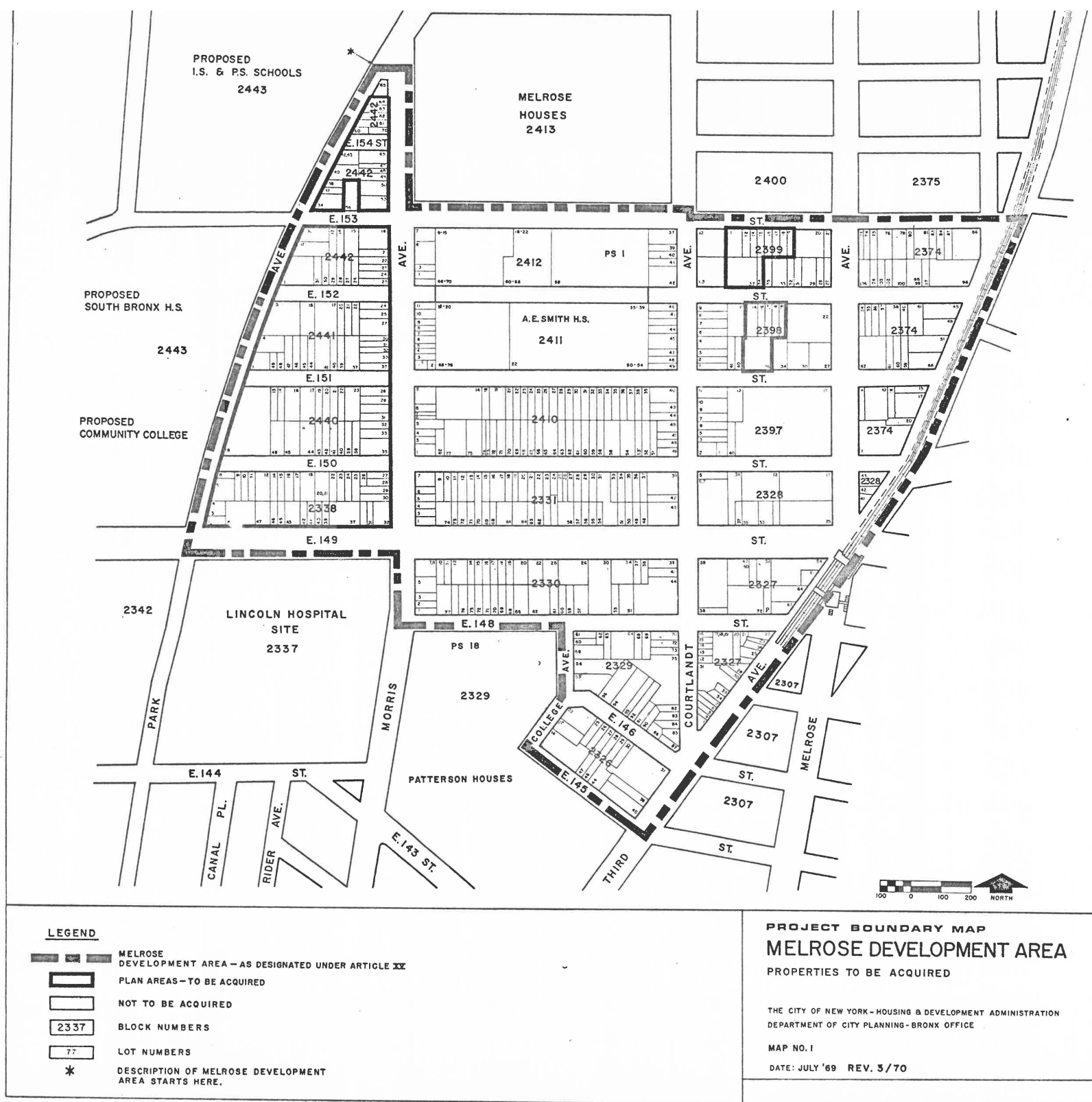
SECTION VII

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 Sections III and IV of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Housing and Development Administration shall have the power upon appeal in specific cases, to authorize such minor changes in the terms of these restrictions which conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable state and local codes and ordinances and provided further that concurrence is obtained from the City Planning Commission, if Applicable.

EXHIBIT ABOUNDARY OF THE URBAN RENEWAL AREAS

<u>SITE</u>	<u>BLOCK</u>	<u>LOT</u>
A	2398	14, 17, 18, 19, 36.
B	2399	10, 12, 14, 15, 16, 17, 18, 19, 36, 37.
C	2442	72, 34, 37, 38, 40, 42, 43, 45, 47, 48, 49, 50, 53, 57, 60, 61, 62, 63, 64,
D	2338	49, 1, 3, 5, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 35, 39, 42, 43, 45, 46, 47.
	2440	1, 13, 14, 15, 17, 19, 20, 21, 22, 23, 26, 28, 31, 32, 33, 35, 38, 40, 41, 43, 44, 46.
	2441	1, 4, 11, 15, 17, 20, 21, 22, 24, 25, 27, 30, 31, 32, 33, 35, 37, 39, 41, 43, 44, 45, 55, 46, 47, 48, 49.
	2442	1, 4, 7, 10, 13, 15, 18, 26, 27, 28, 29, 30, 31, 21, 22, 23, 24, 25.



PROPOSED I.S. & P.S. SCHOOLS

PROPOSED SOUTH BRONX H.S.

PROPOSED COMMUNITY COLLEGE

MELROSE HOUSES

PS I

A.E. SMITH H.S.

PS 18

PATTERSON HOUSES

LINCOLN HOSPITAL SITE

MORRIS AVE.

COURTLANDT AVE.

MELROSE AVE.

THIRD ST.

E. 143 ST.

E. 144 ST.

CANAL PL.

RIDER AVE.

E. 149 ST.

E. 150 ST.

E. 151 ST.

E. 152 ST.

E. 153 ST.

C

D

A

B

100 0 100 200 300 NORTH

MELROSE
DEVELOPMENT AREA — AS DESIGNATED UNDER ARTICLE XX

RESIDENTIAL
COMMERCIAL
INSTITUTIONAL

RESIDENTIAL

MELROSE DEVELOPMENT AREA LAND USE PLAN

THE CITY OF NEW YORK-HOUSING & DEVELOPMENT ADMINISTRATION
DEPARTMENT OF CITY PLANNING-BRONX OFFICE
MAP NO. 2
DATE: JULY '69 REV.3/70