

MELROSE URBAN RENEWAL AREA

CITY OF NEW YORK

THIRD AMENDED URBAN RENEWAL PLAN

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PROJECT AND SITE BOUNDARIES
(REVISED TO APRIL 1977)

LAND USE (REVISED TO APRIL 1977)

DATED:	JULY 1969
REVISED:	MARCH 1970
REVISED:	JANUARY 1971
REVISED:	JUNE 1972
REVISED:	AUGUST 1972
REVISED:	FEBRUARY 1974
REVISED:	APRIL 1977

Melrose Urban Renewal Plan
April 1977

APPROVED BY CPC
(BOE ADOPTION NEEDED)

Date 8-22-77 File No. C 770170 HUX

ADOPTED BY BOE

Date 10-20-77 Cal. No. 12

REVISED BY MINOR CHANGE

Pages Revised 6,7 Date 3-79
Date Approved by CPC 9-17-79

CITY OF NEW YORK

MELROSE

URBAN RENEWAL PLAN

SECTION II - DESCRIPTION OF PROJECT

A. Project Area Description

The boundaries of the Urban Renewal Area are shown on Map 1, Project and Site Boundaries dated January 1975 and the Plan Area is described in the attached boundary description, Exhibit A.

B. Community Participation

Indigenous community organizations within the Melrose Area of the Bronx have created an advisory board known as the Melrose Community Action Council which has been accepted as the representative body within the Development Area. This organization has been fully involved in the planning process. The City of New York will continue its policy of working closely with this and any other community groups interested in improving the quality of life in their neighborhoods.

C. Urban Renewal Plan Objectives

The objectives of the Plan are as follows:

1. The elimination of blighting influences from the Urban Renewal Area.
2. The removal of substandard and insanitary structures from the Urban Renewal Area.
3. The elimination of impediments to land disposition and development by the physical improvement of the street pattern.
4. The establishment of land use patterns consistent with modern planning concepts and conducive to the creation of a superior living and working environment.

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5. The provision of land for adequate and convenient community facility space including as examples pre-school and day-care facilities.
6. The provision of new housing for low and moderate income families in a compatible mix with commercial uses and community facilities built to high standards of design, privacy, light, air and open space.
7. The provision of a new traffic circulation system and off street parking.
8. The coordination of all planning and architectural activities in order to assure high quality, creative design.

The Plan seeks to create an improved living and working environment integrated with capital projects, existing public housing and other urban renewal development immediately adjacent to the Project Area.

The project area is eligible under state and local laws for the actions proposed. It has been delineated so that following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay; and so that the redevelopment will constitute a stable environment and will be a beneficial influence on abutting public and private development.

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 neighborhood stability.
3. Incompatible mixture of uses, i.e. warehousing, manufacturing, parking lots and other incompatible commercial uses among and adjacent to residential development.
4. Safety hazards due to the presence of non-fireproof construction and vacant buildings.
5. Obsolete traffic circulation system characterized by lack of off-street loading and parking facilities and aggravated by a narrow and inefficient street system.
6. The blighting influence of the Penn Central Railroad yard.

D. Types of Proposed Renewal Actions:

All properties within the Urban Renewal Area shall be subject to the land use controls contained in Section III of this plan.

1. Land Acquisition, Clearance and Redevelopment

a. Properties within the Urban Renewal Area that are to be acquired for clearance are identified in the attached Exhibit B and will be redeveloped with housing for low and moderate income families, appropriate community and public facilities (including a Post Office), commercial office and retail facilities and parking in a compatible mix.

b. Proposed Acquisition of Air Rights

Blocks, Air Rights and Concomittant Easements or other Rights of User, necessary for the use and development of Air Rights identified in the attached Exhibit B paragraph 3 and shown on Map 1, Project and Site Boundaries dated January 1975, shall be acquired in accordance of Federal, State and Local laws, Rules and Regulations pertaining thereto.

2. Zoning Changes and Street Closings

It is anticipated that future action may be required by the City Planning Commission and the Board of Estimate where applicable, to change the zoning in order to effectuate this Plan. Such changes are indicated in Section III of this Amended Urban Renewal Plan

Additionally, certain streets within the Urban Renewal Area have been modified and others are to be modified.

The following streets have been closed and demapped:

1. East 150th Street between Park Avenue and Morris Avenue
2. East 152nd Street between Park Avenue and Morris Avenue
3. East 154th Street between Park Avenue and Morris Avenue
4. A portion of East 152nd Street between Morris Avenue and Courtlandt Avenue.

East 151st Street between Park Avenue and Morris Avenue has been widened by ten feet on its northerly side.

East 153rd Street between Morris Avenue and Park Avenue has been widened and

realigned to intersect with the alignment of the new

East 153rd Street Bridge proposed between Park Avenue and Concourse Village West.

Portions of the following streets are to be closed and demapped pursuant to this Amended Urban Renewal Plan subject to the approval of the affected City Agencies:

1. Anthony Griffin Place between East 149th Street and East 150th Street.
2. East 150th Street between the Grand Concourse and the westerly line of lot 4 in Block 2443.
3. Spencer Place between East 150th Street and the southerly line of lot 4 in Block 2443.

SECTION III - LAND USE PLAN

All properties within the Urban Renewal Area shall be subject to the land use controls contained in Section III of this Plan.

A. Description of Predominant Land Use Categories Permitted Densities and Parking Requirements

1. Predominant Land Use Categories

Map #2 Land Use Plan dated January 1975 shows existing property in the Urban Renewal Area and the proposed use and treatment thereof. The following uses shall be permitted exclusively:

a. Residential

Residential uses shall be permitted including appurtenant community facility, recreational and park uses. 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 Housing and Development Administration will be developed at densities as specified in Section III Paragraph A.2 of this Plan.

Site A and B contain Public Housing, Site D-1 contains a Moderate income project with some units subsidized for low income. Sites C, D-2, D-3 and E-1 will contain projects with a Section 8 rent subsidy. The units are distributed in the following manner by site:

Site A - 130 Dwelling Units - Public Housing
B - 91 Dwelling Units - Public Housing
C - 181 Dwelling Units - Section 8
D-1 - 494 Dwelling Units - Moderate Income
D-2 - 216 Dwelling Units - Section 8
D-3 - 386 Dwelling Units - Section 8
E-1 - 134 Dwelling Units - Section 8

b. Public and Semi-Public

Permitted public and semi-public uses shall include a post office, schools libraries, community centers, health facilities, and other essential service uses.

c. Public Open Space

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

d. Commercial

On Third Avenue, the high density commercial area will be developed at present zoning. Appropriate accessory and other retail and service commercial uses will be permitted to support residential development in the remainder of the project area.

2. Permitted Densities and Parking Requirements

- a. All parcels as specified below shall be developed within the following residential densities except as noted in 2.b below:

<u>Density</u>	<u>Max. Zoning Rooms per Acre</u>	<u>Floor Area Ratio for Max. DU's</u>	<u>Open Space Ratio Range</u>	<u>Parking Required as a Percentage of D.U.'s Provided</u>			
				<u>Mod. Income Housing</u>	<u>Federal Rent Subsidy Program</u>	<u>Low Income Housing</u>	<u>Elderly Housing</u>
R-6	454	2.36	28.5 - 37.5	55%	45%	35%	22.5%
R7-1	605	3.30	16.5 - 25.5	45%	38%	30%	20%
R7-2	605	3.30	16.5 - 25.5	30%	23%	15%	12.5%
C4-4	605	3.30	16.5 - 25.5	30%	23%	15%	12.5%

Open Space Ratio: is the area 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.

- b. In any case for sites for Sites A,B,C,D1,D2,D3, and E-1 the minimum parking shall not be less than as stated in the table below.

Parking Required as a Percentage of Dwelling Units Provided

<u>Site</u>	<u>Moderate-Income Housing</u>	<u>Federal Rent Subsidy Program</u>	<u>Low-Income Housing</u>	<u>Elderly Housing</u>
A,B,C, & E-1	45	38	30	20
D1,D2 & D3	40	23	25	17.5

The parking requirements for site G will be pursuant to the Zoning Resolution requirements for C4-4 density.

c. Parcels to be developed as part of a large scale plan may vary individually from the above standards although the overall package shall conform to the herein stated density and parking requirements. Commercial and community facilities parking requirement shall be in conformance with the Zoning Resolution requirements. All sponsors or developers not legally exempt from the provisions of the Zoning Resolution shall develop their parcels in conformance with the requirements of the zoning districts as specified in Section IIIA.3 of this Plan. Sponsors or developers otherwise legally exempt from the provisions of the Zoning Resolution shall be required to conform to the density, open space, floor area and parking requirements of said Resolution for the zoning districts specified for their sites in Section IIIA.3 of this Plan.

3. Planned Development Density

R7-1	Sites A, B, C, E, E1
C8-3 and M1-24	Site G
R7-2 with C1-4	Sites D1, D2, D3

Sites C, D-1, D-2, D-3, E, and E-1 are to be viewed as a single design entity through planning and construction. To effectuate this it is intended that the Special Regulations Applying to Large Scale Residential Developments as stated in Chapter Eight of the Zoning Resolution will be applied to these

six sites. Provision will be made for pedestrian circulation and pedestrian plazas relating Sites C and D to the projected South Bronx High School to the West, and to the new Lincoln Hospital to the south.

B. Planning Criteria and Standards for Accessory or Supporting Uses, Internal Circulation System and Public Improvements and Facilities

1. Supporting and Accessory Uses

Appurtenant commercial, recreational, parking, and community facilities, will be required to support and strengthen the residential character of the area as outlined in Section III B above. These appurtenant facilities shall be developed, as authorized or required by the aforementioned Zoning Resolution, and, where appropriate to serve the needs of the low and moderate-income families in the new housing planned for the area.

2. Internal Circulation System

The circulation system shall be developed, to the extent practicable, to achieve adequate separation of local and through traffic uses. The existing pattern of local and major streets will have to be upgraded to meet internal circulation needs. Planning for necessary improvements is underway where current city-wide practice calls for higher design standards, e.g. wider roadbeds or

rights of way and/or straighter alignments. Every attempt will be made to insure that these higher standards are incorporated into the design and redevelopment of the area.

3. Public Improvements

New neighborhood facilities including several small parks and recreational areas, new educational and health facilities, a post office addition and the possible upgrading of some facilities are planned in order to meet the needs of the area residents.

C. Land Use Provisions and Building Requirements

Controls covering land use and building requirements, the permitted use of redevelopment parcels, maximum residential densities, required setbacks, maximum land coverage and 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 the date application is filed with the Department of Buildings for the construction or alteration of property improvements pursuant to this Plan. Whenever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in the case of conflict, the more restrictive shall govern. 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.

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Section IV - Project Proposals

A. Land Acquisition and Clearance

All properties in the Project Area acquired or to be acquired for clearance and redevelopment are shown on the Project Boundary Map (#1) dated January 1975 and identified in the attached Exhibit B. They have been or will be redeveloped with high density commercial facilities, housing and local commercial, recreational, public and semi-public uses as deemed appropriate. These properties will be acquired in order to achieve the stated Plan objective of removing substandard conditions and blighting influences and of providing land for uses permitted pursuant to Section III Paragraph A.1. of this Plan.

B. Redeveloper's Obligations

1. The regulations and controls set forth in Section III 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 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 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 drawings outline specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, must be submitted to and approved by the Housing and Development Administration at the Design Concept Stage, at the Preliminary Design Stage and prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration must be similarly approved. As built drawings shall be submitted to the Housing and Development Administration after construction for final determination of compliance.
7. The redeveloper shall cooperate with appropriate City agencies in carrying out activities pursuant to this Plan.

SECTION V

OTHER PROVISIONS 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 7 thereof:

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- 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 -
See Appendix B - (Site G Block 2443 portion of Lot 4)
- D. Proposed Public, Semi-Public, Private and Community Facilities or
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 or Techniques of Urban Renewal - See Section III Paragraph
(B) and Section IV
- G. Proposed Program of Code Enforcement - The general code enforcement
program of the City of New York is in effect in this area.
- H. Proposed Time Schedule for the effectuation of this Plan.

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	September 1970	September 1975
2. Relocation	September 1970	December 1976
3. Demolition and Site Clearance	May 1971	March 1977
4. Site Preparation, in- stallation of Project Improvements	May 1971	April 1977
5. Disposition of Land in Project Area	April 1972	April 1977
6. Completion of Develop- ment		April 1979

SECTION VICHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that if such modification directly 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. This shall not be construed to require the consent of the Purchaser or Lessee of any other parcel in the project area.

SECTION VIIMINOR 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 hardships, 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.

Section VIII. - 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 Housing and Development Administration. 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.

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 Small Business Administration's Program of making long-term, low interest loans to assist in reestablishing 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 to the extent allowable. Retail commercial site occupants will be accorded first priority in the rental of new retail commercial space developed as a part of the project.

EXHIBIT A
Melrose Urban Renewal Area

Boundary Description

Beginning at a point formed by the intersection of the northerly line of East 153rd Street and the easterly line of Morris Avenue and running

1. Thence northerly along the easterly line of Morris Avenue to its intersection with the westerly line of Park Avenue;
2. Thence southwesterly along the westerly line of Park Avenue to its intersection with the northerly line of East 153rd Street;
3. Thence westerly along the northerly line of East 153rd Street to the intersection of the prolongation of the easterly line of Lot 53 in Block 2443 with the northerly line of East 153rd Street;
4. Thence southerly across East 153rd Street along the easterly line of said Lot 53 a distance of 267.07 feet to an angle point;
5. Thence southwesterly along the southeasterly line of said Lot 53 a distance of 114.84 feet to an angle point;
6. Thence westerly along the southerly line of said Lot 53 a distance of 116.41 feet to an angle point;
7. Thence southerly a distance of 7.00 feet along the easterly line of said Lot 53 to its intersection with the southerly line of said Lot 53;
8. Thence westerly along the southerly line of said Lot 53 a distance of 79.72 feet to its intersection with the westerly line of said Lot 53;

9. Thence northerly a distance of 7.00 feet along the westerly line of said Lot 53 to its intersection with the southerly line of said Lot 53.
10. Thence westerly along the southerly line of said Lot 53 to the intersection of the prolongation of said line with the westerly line of the Grand Concourse;
11. Thence southerly along the westerly line of the Grand Concourse to its intersection with the southerly line of East 149th Street;
12. Thence easterly along the southerly line of East 149th Street to its intersection with the westerly line of Morris Avenue;
13. Thence southerly along the westerly line of Morris Avenue to its intersection with the southerly line of East 148th Street;
14. Thence easterly along the southerly line of East 148th Street to its intersection with the westerly line of College Avenue;
15. Thence southerly and southwesterly along the westerly line of College Avenue to its intersection with the southerly line of East 145th Street;
16. Thence southeasterly along the southerly line of East 145th Street to its intersection with the easterly line of Third Avenue;
17. Thence northeasterly along the easterly line of Third Avenue to its intersection with the northerly line of East 153rd Street;
18. Thence westerly along the northerly line of East 153rd Street to the point or place of beginning, be the aforesaid courses and distances more or less.

EXHIBIT B - ACQUIRED PROPERTIES AND PROPERTIES TO BE ACQUIRED

1. Properties acquired on September 15, 1970, pursuant to the urban renewal plan dated July 1969, revised March 1970, and authorized for acquisition by the Board of Estimate (Cal. No. 21) on May 21, 1970:

<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	34,37,38,40,42,43,45,47,48,49,50,53, 57,60,61,62,63,64,72
D	2338	3,5,8,9,10,11,12,14,15,16,17,18,20, 22,23,24,25,35,39,42,43,45,46,47,49
	2440	1,13,14,15,17,38,40,41,43,44,46
	2441	1,4,11,15,17,20,21,22,39,41,43,44,45, 46,47,48,49,55
	2442	1,4,7,10,13,15,18,26,27,28,29,30,31

Plus the beds of the following streets:

1. East 150th Street between Park Avenue and a point approximately 100 feet west of Morris Avenue.
2. East 152nd Street between Park Avenue and a point approximately 100 feet west of Morris Avenue.
3. East 154th Street between Concourse Village East and Morris Avenue.

2. Properties acquired on October 26, 1971 pursuant to the first amended urban renewal plan dated July 1969, revised March 1970 and January 1971, and authorized for acquisition by the Board of Estimate (Cal. No. 23) on June 17, 1971:

<u>SITE</u>	<u>BLOCK</u>	<u>LOT</u>
D	2338	1,26,27,28,29,30,31
	2440	19,20,21,22,23,26,28,31,32,33,35
	2441	24,25,27,30,31,32,33,35,37
	2442	21,22,23,24,25
E	2411	10,11,12
	2412	1,3,4,7,part of 9.

Plus the beds of the following streets:

1. East 150th Street between Park Avenue and Morris Avenue.
2. East 152nd Street between Park Avenue and Morris Avenue.
3. East 152nd Street between Morris Avenue and the portion of the former bed of East 152nd Street east of Morris Avenue which was closed for the Board of Education.

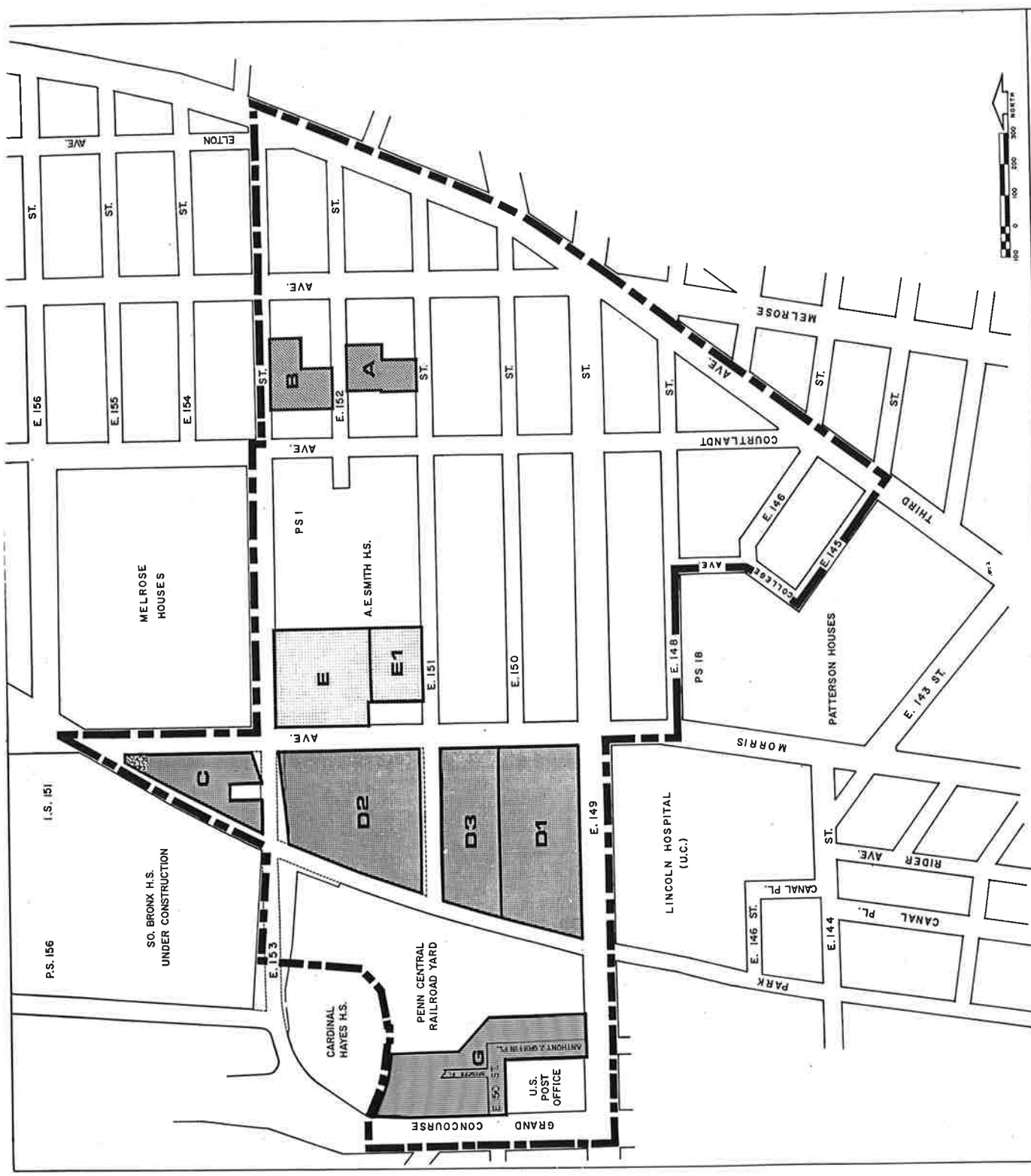
3. Properties subject to acquisition pursuant to this Amended Urban Renewal Plan dated April, 1977:

<u>Site</u>	<u>Block</u>	<u>Lot</u>
G	2443	18,29,40,41,42,43,44,45

A portion of Lot 4 (Land in Fee and Air Rights)

Plus the beds of the following streets:

1. Spencer Place between East 150th St and the southerly line of Lot 4 in Block 2443.
2. East 150th Street between the Grand Concourse and the westerly line of Lot 4 in Block 2443.
3. Anthony J. Griffin Place between East 149th Street and East 150th Street.



MELROSE URBAN RENEWAL AREA

LAND USE PLAN

THE CITY OF NEW YORK - HOUSING & DEVELOPMENT ADMINISTRATION

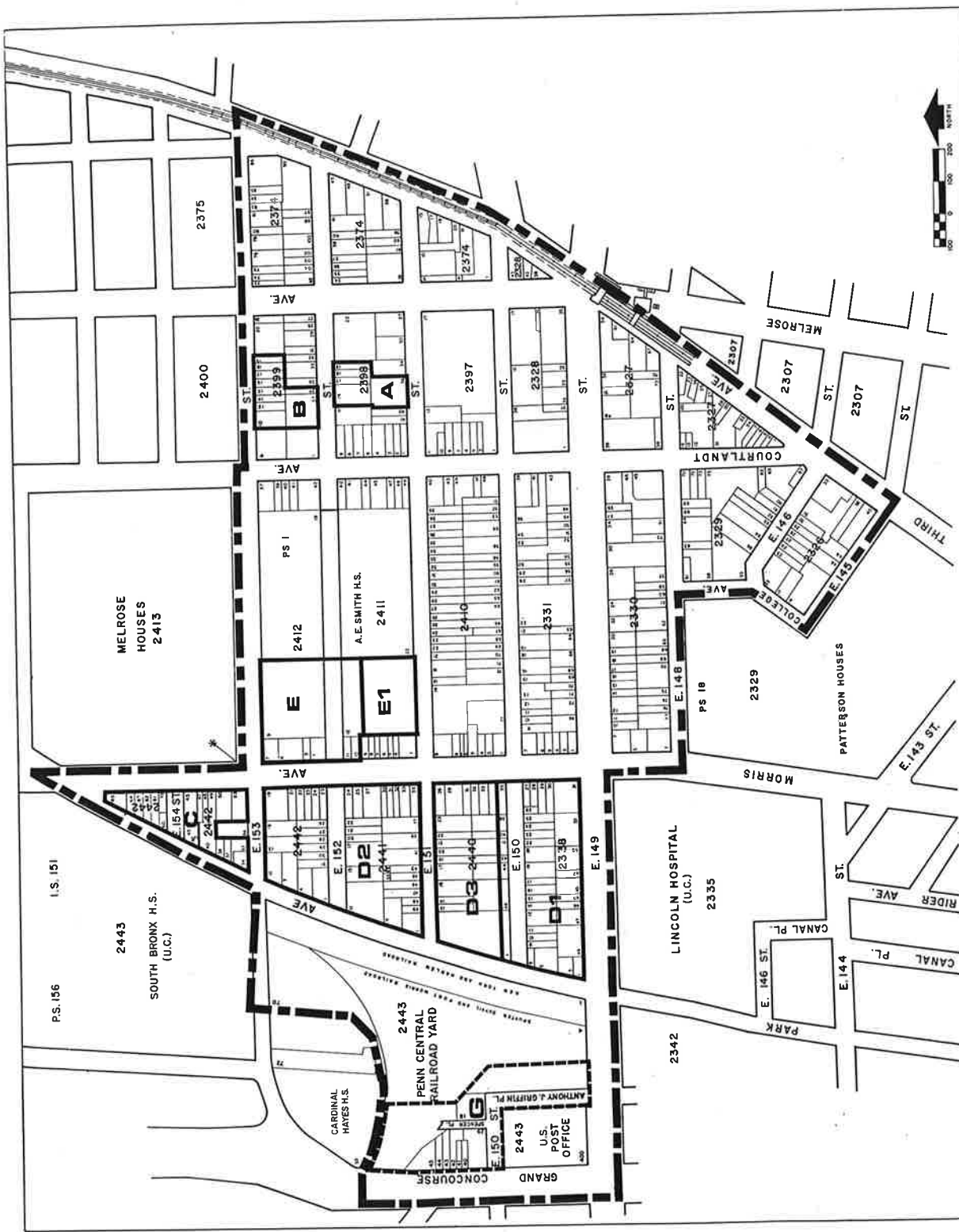
MAP NO. 2

DATE: JULY 1969

REV. 3/70, 1/71, 7/71, 5/72, 2/74, 1/75

LEGEND

	PROJECT BOUNDARY		RESIDENTIAL		PUBLIC & SEMI-PUBLIC
	NOT TO BE ACQUIRED		RECREATIONAL, RESIDENTIAL		SITE BOUNDARY
	STREET WIDENING		RESIDENTIAL, COMMERCIAL, PUBLIC & SEMI-PUBLIC		



MELROSE URBAN RENEWAL AREA PROJECT BOUNDARY

THE CITY OF NEW YORK - HOUSING & DEVELOPMENT ADMINISTRATION

MAP NO. 1
DATE: JULY, 1969
REV. 3/70, 1/71, 12/71, 2/74, 1/75

- LEGEND**
- PROJECT BOUNDARY
 - NOT TO BE ACQUIRED
 - POINT OF BEGINNING OF DESCRIPTION
 - ACQUIRED SITE
 - SITE TO BE ACQUIRED
 - D-2 SITE NUMBER