

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Community Development

MID-BRONX INDUSTRIAL
URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN

January, 1982

MID-BRONX INDUSTRIAL

URBAN RENEWAL PLAN

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Mid-Bronx Industrial
January, 1982

SECTION A: DESCRIPTION OF THE URBAN RENEWAL AREA

The Mid-Bronx Industrial Urban Renewal Project comprises an area of approximately 10 acres within Community Board 3 in the Bronx. The general boundaries are East 174th Street-Cross Bronx Expressway service road, the mid block of Boone and Longfellow Avenues, East 174th Street and Vyse Avenue

The Boundary of the Mid-Bronx Industrial Urban Renewal Area is shown on Map 1, Project Boundary Map, dated January 1982 and is described in the attached Boundary Description, Exhibit A-1.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES

1. Urban Renewal Plan Objectives

A. The objectives of the Mid-Bronx Industrial Urban Renewal Plan are as follows:

- a. To remove blight, unsanitary and hazardous conditions presently existing within the urban renewal area, and to demolish and clear existing substandard and unsanitary structures.
- b. The elimination of impediments to land disposition and development by the physical improvement of the street pattern.
- c. The establishment of land use patterns consistent with modern planning concepts and conducive to the creation of a superior living and working environment.
- d. The coordination of all design and architectural elements to assure high quality and creative redevelopment.

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

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES (continued)

1. The present land use consisting of abutting residential and industrial uses is inappropriate.
2. The majority of buildings in the area are substandard and unsanitary having been destroyed by fire, vandalism, and blight. Other structures are deteriorated, violate code requirements, and present health and safety hazards to remaining residents.
3. Large tracts of land in the project area are vacant, rubble-and garbage-strewn, and unproductive. The existence of such areas reduces neighborhood stability and is injurious to the safety, health, morale and welfare of the community.
4. The dispersion throughout the project area or privately owned parcels is such as to hamper land and site assembly sufficient in size to develop a modern industrial park in the area.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES(continued)

The plan seeks to create an improved living and working environment integrated with capital projects, existing housing and other public and semi-public and private development adjacent to the urban renewal area.

The Urban Renewal Project 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.

2. Additional Objectives for the Early Action

Industrial Area

- a. To assemble, within the early action industrial area, sizable tracts of land to be zoned and planned for light industry.
- b. To build, at a readily accessible location, new, single story modern industrial type structures and sub-divide space to accommodate smaller and larger industrial and manufacturing firms requiring up-to-date plant facilities.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES(continued)

- c. To re-establish a tax base in the area for the City through new industrial development at the project area, which is presently underutilized and primarily vacant.
 - d. To provide planned and comprehensive industrial park amenities and infrastructure within the early action industrial area location.
 - e. To concentrate and enhance employment and job opportunities consonant with the operation of a well-planned industrial park, to principally benefit low and moderate income persons.
 - f. To revitalize the mid-Bronx neighborhood through clearance, and new infrastructure, building improvements, security, lighting and landscaping.
- Marketability of the early action industrial area is aided by a scarcity of readily available, vacant and buildable industrial land in the Borough of the Bronx, with good highway and other transportation proximity.

3. Community Participation

The City of New York will continue its policy of working closely with the Community Planning Board, and any other community groups interested in improving the quality of life in their neighborhoods.

SECTION C: LAND USE PLAN

1. Land Use Map

Proposed land uses are shown on Map 2, Land Use Plan, dated January, 1982. The uses permitted shall be as specified below.

2. Land Use Provisions and Building Requirements

Controls covering land use and building requirements, the permitted use of redevelopment parcels, 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 as approved by resolution of the Board of Estimate on December 15, 1960, and as amended. Wherever 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. It is anticipated that where applicable, future action will be required by the City Planning Commission and the Board of Estimate to change the zoning in order to effectuate this Plan.

SECTION C: LAND USE PLAN(continued)

a. Permitted Land Uses

(1) Industrial

Light manufacturing, heavy commercial and related uses as permitted in an M1 district which can conform to a high level of performance standards which makes them acceptable adjacent to residential areas.

(2) Residential

Housing and accessory uses.

b. Screening and Buffering

(1) To ensure adequate screening of open parking and loading areas, a minimum ten foot wide unbuilt strip, densely planted with shrubs or trees, is required to screen these open loading and parking areas from adjacent streets.

(2) When industrial buildings front directly onto East 174th Street or Vyse Avenue, directly facing residential uses, a minimum 10' wide unbuilt strip densely planted with shrubs or trees, is required.

SECTION C: LAND USE PLAN(continued)

- (3) When the accessory off-street parking requirement is provided in a zoning lot other than the same zoning lot of the use for which it is required, additional tree planting will be required to enhance the appearance of the parking area. A minimum of one tree per 1,200 square feet of parking area is required.
- (4) Subject to the further requirements of this section, a 30 foot wide landscaped buffer is required between development in the Early Action Industrial Area and occupied residential buildings which the Early Action Industrial Area abuts. The first 10 feet of the outside perimeter of such buffer shall be densely planted. The inside perimeter of such buffer may be penetrated up to a depth of 20 feet by employee parking, only where it is determined that such parking does not have a negative impact on surrounding residential uses.

SECTION C: LAND USE PLAN (continued)

c. Off Street Parking Requirements

All buildings developed in the Urban Renewal Area shall be provided with a minimum parking ratio of one space for every five employees unless otherwise by the the Office of Economic Development (OED), or as required by the Zoning Resolution, whichever is more restrictive.

d. Loading Bays

No loading bays shall be permitted to front on Vyse Avenue or East 174th Street.

e. Environmental Controls

The exhaust from air circulation devices shall be directed away from residential buildings and vented at the point furthest away from the residential property line. All truck entrances and exits shall be planned to minimize the impact of truck movement on those areas. Deliveries and pick-ups of material, and refuse collection from the site shall be restricted to day time hours.

3. Circulation System

The overall circulation system shall be developed to achieve adequate separation of internal traffic from local traffic uses. An internal circulation

SECTION C: LAND USE PLAN (continued)

system shall be developed in order to achieve efficient movement of goods and people. Vehicular access and egress, parking and loading areas shall be located so as to minimize adverse effects on the surrounding community, site designs shall delineate placement of loading and parking areas, access and egress points and vehicular circulation. East 176th Street is to be widened on its southerly side between Vyse and Boone Avenues.

4. Review of Development Proposals

a. Subject to other provisions of this Plan dealing with review of development proposals and modification of the Plan, the Office of Economic Development:

- (1) shall review project plans and proposals in order to determine which proposal best meets the objects of the Plan, and may allow alternative site development which is not inconsistent with the Plan, and
- (2) while in the course of planning, development, construction, operation and management of the Early Action Industrial Area, may propose such additoinal regulations, controls and restrictions as it deems

SECTION C: LAND USE PLAN (continued)

necessary in each particular case, provided same are consistent with M1-4 zoning and not inconsistent with the Plan.

- b. Proposals for site development shall be compatible with the existing neighborhood, and shall be designed so as to mitigate their potential for adverse impact on the surrounding community.
- c. The approval of the Department of Housing Preservation and Development shall be required for compliance with this Plan for developments proposed for construction.

SECTION D: PROPOSED RENEWAL ACTIONS

1. All properties within the Urban Renewal Area except for three occupied residential buildings fronting on Vyse Avenue (Block 2998, Lots 14, 18 and 29), will be acquired when necessary for purposes of clearance and redevelopment and shall be subject to the land use controls contained in Section C of this Plan. These properties are listed in Exhibit B.

2. Early Action Industrial Area

a. Acquisition

All parcels within the Early Action Industrial Area including those already owned by The City of New York, will be acquired for purposes of clearance and redevelopment. These are listed in Exhibit B. Structures on acquired parcels will be demolished and replaced by new construction for industrial purposes. Vacant land in the Early Action Industrial or related ancillary use.

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

b. Relocation

The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505, sub-section 4(e) of Article 15 of the General Municipal Law.

Tenants on sites subject to Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal 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 reasonable accessible to their places of employment.

Commercial and industrial tenants, if any, on sites within the Early Action Industrial Area to be acquired by The City of New York will be

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

entitled to such benefits and services as required by law.

c. Demolition

It is intended that all existing buildings in the Early Action Industrial Area will be demolished.

d. Land Disposition

Properties acquired shall be disposed of for redevelopment in accordance with this Plan, including the provisions set forth in Section E thereof.

e. Rezoning

Rezoning to M1-4 Light Manufacturing, shall be implemented in the urban renewal projects.

f. Utilities

Existing utility lines (steam, gas and electric) within the Early Action Industrial Area may be maintained or sealed off and re-opened as required. All utilities shall remain underground.

g. Streets

Portions of two existing streets (Bryant and Longfellow Avenues) will be demapped within the urban renewal area.

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

h. Playground/park

An existing playground (mapped park) which is located on Block 2998, Lot 41 is within the Early Action Area. A proposal will be made to dedesignate this playground.

3. Compliance with Local Codes and Ordinances

All applicable existing laws, codes, ordinances and regulations of The City of New York will be in effect and in force within the project area. All development shall be required to meet at least the minimum standards contained in these City codes and ordinances of The State of New York.

SECTION E: LAND DISPOSITION PROVISIONS

1. Redevelopers Obligations

- a. The regulations and controls set forth in Section C herein, Land Use Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition or conveyance, executed pursuant thereto.
- b. Redevelopers shall devote the land solely to the use specified in this Urban Renewal Plan.
- c. Redevelopers shall begin and complete the development of the land for the use required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract or lease within a reasonable time, as determined and set forth in the contract between The City of New York and the redeveloper.
- d. 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.

SECTION E: LAND DISPOSITION PROVISIONS(continued)

- e. No covenant, lease, agreement, conveyance or other instrument shall be effected or executed by The City of New York, or by a redeveloper, or any of his/her successors or assigns, whereby land in the project area is restricted upon basis of race, sex, creed, color or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition.
- f. Site plans and architectural drawings all in sufficient detail to permit determination of compliance with the Urban Renewal Plan, the quality of design, and the character of the proposed construction, shall require the review and approval of the Office of Economic Development and the Department of Housing Preservation and Development and shall be submitted by each redeveloper for such review and approval prior to commencement of construction.
- g. Redevelopers are required to cooperate with appropriate City agencies in realizing the objectives of the Plan.

SECTION E: LAND DISPOSITION PROVISIONS(continued)

2. 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 from the date of approval of this Urban Renewal Plan by the Board of Estimate of The City of New York, except as provided by Section G hereunder.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Statement of Proposed Land Uses -

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 New Codes and Ordinances and Amendments to Existing Codes and Ordinances -

No new codes or ordinances are required to effectuate this Urban Renewal Plan. However, Special Development Standards are listed in Section C of this Urban Renewal Plan and an amendment to the Zoning Resolution will be necessary to permit implementation of the Plan.

4. Proposed Program of Code Enforcement -

The general code enforcement program of The City of New York is in effect in this area.

5. Proposed Acquisition of Air Rights and Concomitant Easements or Other Rights of Users Necessary for the Use and Development of Such Air Rights -

None are proposed.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS(continued)

6. Proposed Methods or Techniques of Urban Renewal -

See Section D of this Urban Renewal Plan

7. Proposed Public, Semi-public, or Private or Community Facilities -

None are proposed.

8. Proposed Time Schedule for the Effectuation of the Plan.

<u>Proposed Activity</u>	<u>Estimated Starting Date</u>	<u>Estimated Completion Date</u>
a. Land Acquisition	July 1982	October 1982
b. Relocation of Site Occupants	August 1982	December 1982
c. Demolition and Site Clearance	February 1982	July 1982
d. Disposition of Land in the Project Area	January 1983	May 1983
e. Building Construction and Other Site Improvements	February 1983	December 1985
f. Proposed Completion of Project Area	—	December 1985

SECTION G: PROVISIONS FOR AMENDING PLAN

1. Changes in Approved Plan

This Urban Renewal Plan may be modified at any time by The City of New York, provided that if modified after the disposition of any land in the project area, such modification must be consented to by the purchaser or lessee of the specific property covered by the modification which in the sole opinion of the Department of Housing Preservation and Development is directly, substantially and adversely affected thereby and which consent shall not be unreasonably withheld.

This shall not be construed to require the consent of the purchaser or lessee or any other parcel in the project area.

SECTION G: PROVISIONS FOR AMENDING PLAN(continued)

2. Minor Changes

Where, owing to special conditions, a literal enforcement of these restrictions in regard to the physical requirements referred to in Sections B, C and D of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute unreasonable limitation beyond the intent and purposed of these restrictions, the Department of Housing Preservation and Development with the concurrence of the City Planning Commission, shall have the power, upon appeal in specific cases, to authorize such variation or modification of the terms of the restrictions to conform with the intent and purpose of the Urban Renewal Plan provided that no change or modification shall be permitted which is less restrictive than, or contrary to applicable State or local codes and ordinance.

EXHIBIT A-1

GENERAL BOUNDARY DESCRIPTION

BEGINNING at the corner formed by the intersection of the easterly line of Boston Road with the southerly line of the South Service Road of the Cross Bronx Expressway as these streets are now laid out on the City Map:

Running thence easterly along the southerly line of the South Service Road of the Cross Bronx Expressway to its intersection with the easterly line of Lot 30 of Tax Block 3011 at the midblock between Longfellow and Boone Avenues;

Thence southerly along the easterly line of Lots 30, 26, 19, 12 and 5 of Tax Block 3011 until its intersection with the southerly line of Lot 5, Tax Block 3011;

Thence westerly along the southerly line of Lot 5, Tax Block 3011 across Longfellow Avenue and continuing westerly along the southerly line of Tax Lot 68, Tax Block 3003 to the easterly line of Tax Lot 4;

Thence southerly along the easterly line of Tax Lot 4, Tax Block 3003 to the southerly line of Tax Lot 4;

Thence westerly along the southerly line of Tax Lot 4, Tax Block 3003 and continuing westerly across Bryant Avenue to the westerly line of Bryant Avenue;

Thence southerly along the westerly line of Bryant Avenue until its intersection with the northerly line of East 174th Street;

Thence westerly along the northerly line of East 174th Street until its intersection with the easterly line of Vyse Avenue;

Thence northerly along the easterly line of Vyse Avenue until its intersection with the easterly line of Boston Road;

Thence northeasterly along the easterly line of Boston Road to the point or place of beginning.

The above described area is located in Bronx county, City and State of New York.

EXHIBIT A-2

EARLY ACTION AREA-BOUNDARY DESCRIPTION

BEGINNING at a point formed by the intersection of the easterly line of Boston Road with southerly line of the South Service Road of the Cross Bronx Expressway as these streets are now laid out on the City Map, and running:

Thence easterly along the southerly line of the South Service Road of the Cross Bronx Expressway to its intersection with the easterly line of Lot 30 of Tax Block 30111 at the midblock between Longfellow and Boone Avenues;

Thence southerly along the easterly line of Lots 30, 26, 19, 12 and 5 of Tax Block 3011 until its intersection with the southerly line of Lot 5, Tax Block 3011;

Thence westerly along the southerly line of Lot 5, Tax Block 30111 and Lot 68 Tax Block 3003 and crossing the bed of Longfellow Avenue until its intersection with the easterly line of Lot 4, Tax Block 3003;

Thence northerly along the easterly line of Lot 4, Tax Block 3003 until its intersection with the northerly line of Lot 4, Tax Block 3003;

Thence westerly along the northerly line of Lot 4, Tax Block 3003 until its intersection with the westerly line of Lot 4, Tax Block 3003;

Thence southerly along the westerly line of Lot 4, Tax Block 3003 until its intersection with the southerly line of Lot 4, Tax Block 3003;

Thence across Bryant Avenue until its intersection with the westerly line of Bryant Avenue;

Thence southerly along the westerly line of Bryant Avenue until its intersection with the northerly line of East 174th Street;

Thence westerly along the northerly line of East 174th Street until its intersection with the easterly line of Vyse Avenue;

Thence northerly along the easterly line of Vyse Avenue to the southerly line of Lot 14, Tax Block 2998;

Thence easterly along the southerly line of Lot 14, Tax Block 2998 until its intersection with the easterly line of Lot 14, Tax Block 2998 at the midblock between Vyse and Bryant Avenues;

EXHIBIT A-2(continued)

Thence northerly along the easterly line of Lots 14 and 18 of Tax Block 2998 until its intersection with the southerly line of Lot 22 of Tax Block 2998;

Thence westerly along the southerly line of Lot 22 of Tax Block 2998 until its intersection with the easterly line of Vyse Avenue;

Thence northerly along the easterly line of Vyse Avenue until its intersection with the southerly line of Lot 29, Tax Block 2998;

Thence southeasterly along the southerly line of Lot 29, Tax Block 2998 until its intersection with the easterly line of Lot 29, Tax Block 2998 at the midblock between Vyse and Bryant Avenue;

Thence northerly along the easterly line of Lot 29, Block 2998 to its intersection with the northerly line of Lot 29;

Thence westerly along the northerly line of Lot 29, Tax Block 2998 until its intersection with the easterly line of Vyse Avenue;

Thence northerly along the easterly line of Vyse Avenue until its intersection with the easterly line of Boston Road;

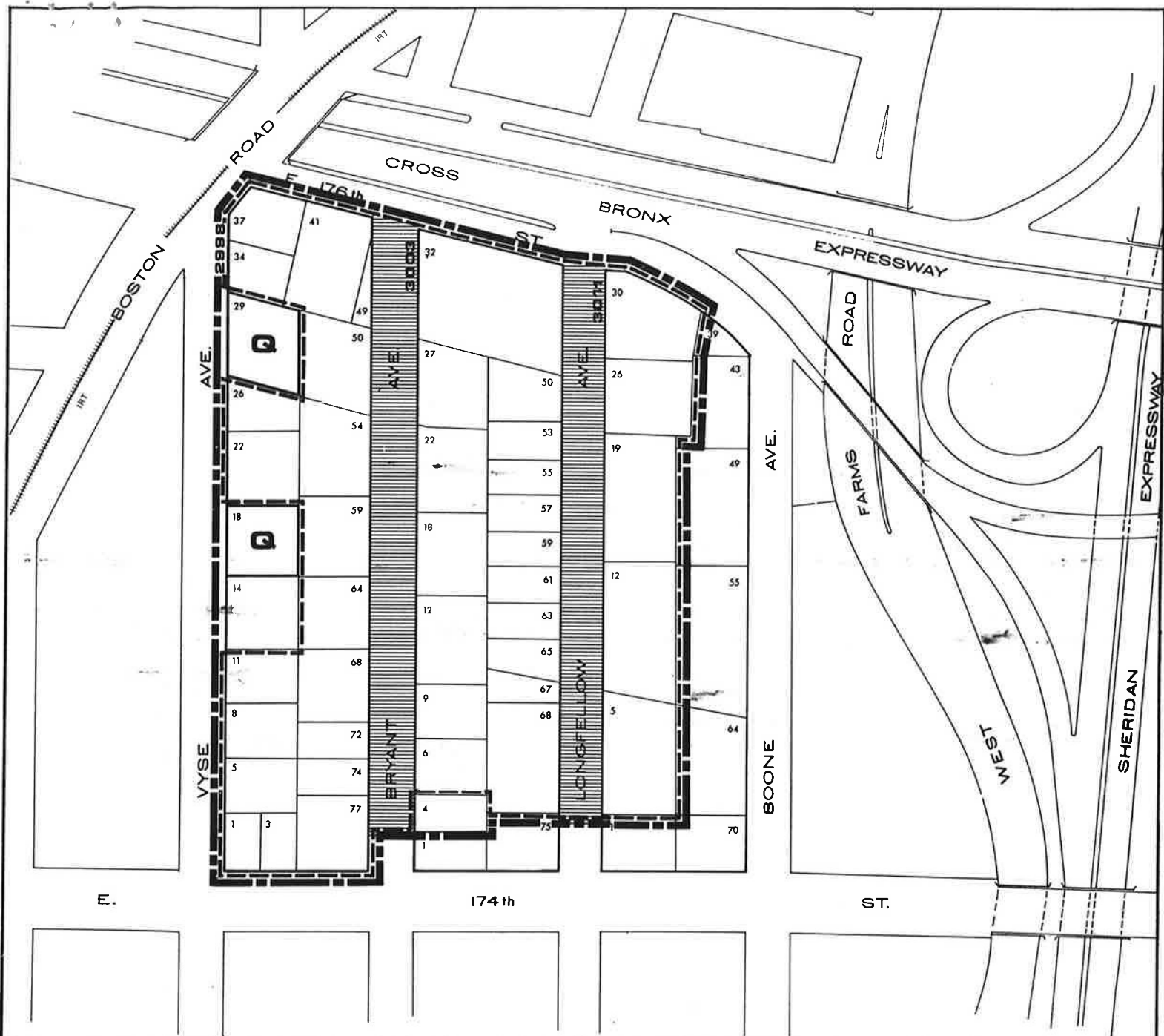
Thence northeasterly along the easterly line of Boston Road to the point or place of beginning.

The above described area is located in Bronx County, City and State of New York.





EXHIBIT B
PROPERTIES TO BE ACQUIRED

<u>BLOCK</u>	<u>CITY-OWNED LOTS</u>	<u>PRIVATELY-OWNED LOTS</u>
2998	1,5,8,11,22,26 37,41,49,50,54, 59,64,68,72,75, 77.	3, 34
3003	4,6,9,12,18,22, 27,32,50,53,55, 57,59,61,63,65, 67,68.	
3011	5,12,19,26	30

Closed street bed portions of Bryant Avenue and Longfellow
Avenues, between Cross Bronx Expressway and East 174th Street.



LEGEND

-  URBAN RENEWAL AREA BOUNDARY
-  EARLY ACTION INDUSTRIAL AREA BOUNDARY
-  CLOSED STREET
-  NOT TO BE ACQUIRED

MID-BRONX INDUSTRIAL URBAN RENEWAL AREA

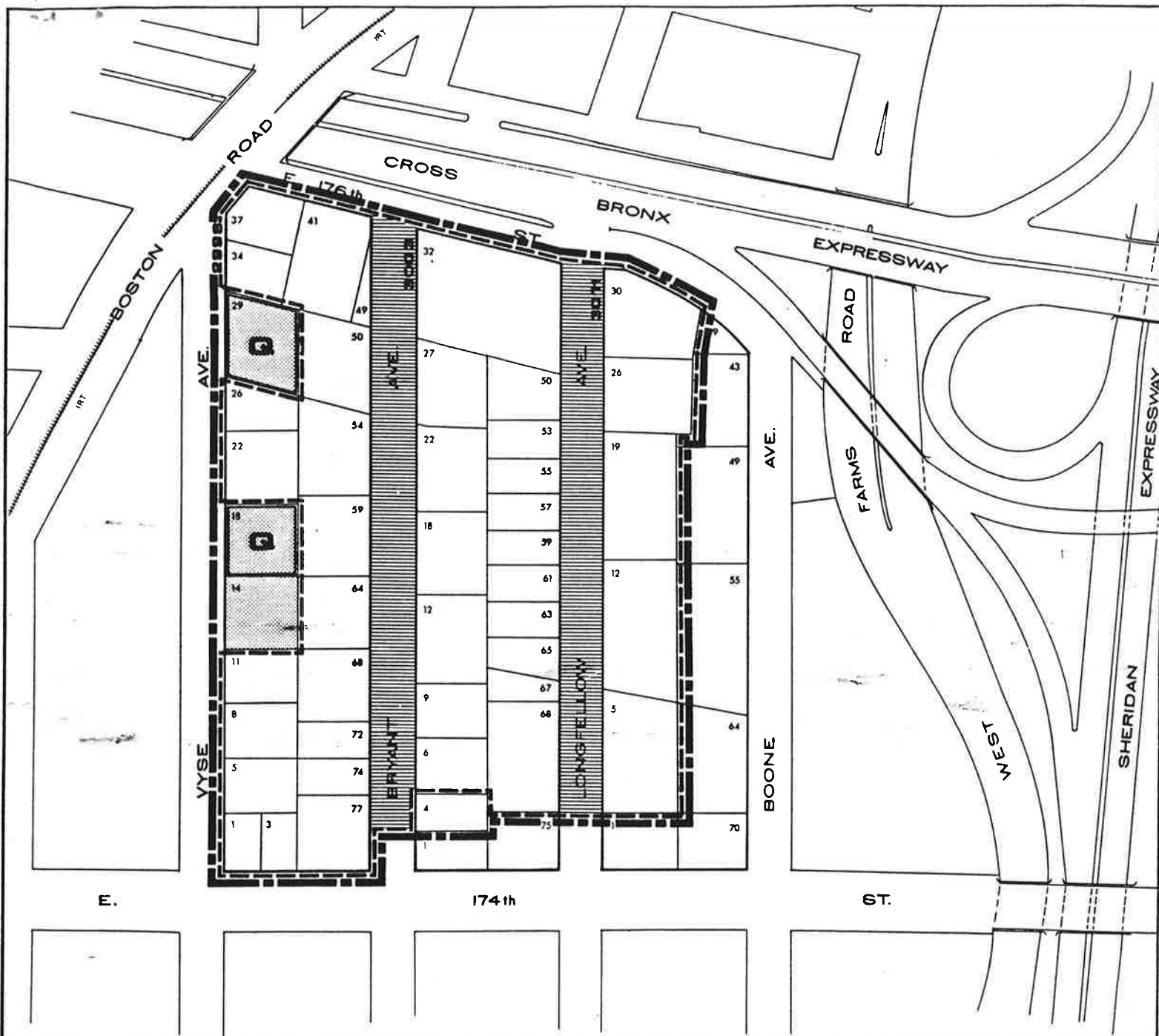
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PROJECT BOUNDARY

SCALE IN FEET
0 80 160



DATE: JANUARY, 1982



LEGEND

- URBAN RENEWAL AREA BOUNDARY
- EARLY ACTION INDUSTRIAL AREA BOUNDARY
- RESIDENTIAL
- INDUSTRIAL
- CLOSED STREET / INDUSTRIAL
- NOT TO BE ACQUIRED

MID-BRONX INDUSTRIAL URBAN RENEWAL AREA

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LAND USE PLAN

SCALE IN FEET
0 50 100



DATE: JANUARY, 1962