

MORRISANIA URBAN RENEWAL AREA
CITY OF NEW YORK, NEW YORK
URBAN RENEWAL PLAN

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SUPERSEDED
Date 12-1-77

MORRISANIA URBAN RENEWAL PLAN

Section II Description of Project

A. Project Area Description

The boundaries of the Urban Renewal are shown on Map 1, Project Boundary and Land Use Plan, and the Plan Area (also referred to as the Project Area) is described in the attached boundary description, Exhibit A.

B. Plan Objectives

The project is intended to 'arrest blight and provide a stabilizing influence in the larger neighborhood through redevelopment with Low and Moderate Income Housing and a new school. The Plan seeks to provide a significant amount of new housing with minimal residential relocation.

The project area is eligible under state and local law for the actions proposed. It has been delineated so as to promote reasonable protection of the broader area by constituting a stable area in itself and by being a beneficial influence on abutting, private development.

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

General characteristics of obsolescence tending to reduce neighborhood stability.

Obsolete circulation system characterized by a narrow, inefficient and unimproved street system.

Substandard and insanitary buildings.

Incompatible mixture of uses, i.e., warehousing, manufacturing, other commercial activities, as well as parking lots among and adjacent to residential development.

C. Type of Proposed Renewal Action

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

The following specific actions are proposed:

1. Land Acquisition, Clearance, and Redevelopment

- a. Properties in the Urban Renewal Area that are to be acquired by condemnation for clearance are identified in the attached Exhibits and will be redeveloped with housing for low and moderate income families with appropriate community and public facilities.
- b. Properties owned by the Penn Central Transportation Company are to be acquired through negotiation for redevelopment with low and moderate income housing. The attached Exhibit identifies the properties that are to be acquired. They consist of (1) air-rights above a plane eighteen (18) feet above the top of the rails and (2) lands in fee simple.

2. Zoning Changes and Street Adjustments

It is expected that future action will 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 the Land Use Plan. Certain streets within the Urban Renewal Area will be modified. It is expected that the following streets will be closed and demapped:

Park Avenue (East) between 158th Street and 156th

Street and Morris Avenue;

Park Avenue (West) between 161st Street and 158th Street and from 158th Street to Morris Avenue; and 160th Street between Morris Avenue and Park Avenue (West).

Portions of the air rights above the beds of East 158th Street between Park Avenue (East); and East 162nd Street between Parks and Courtlandt Avenues.

Section III Land Use Plan

A. The Project Boundary and Land Use Map dated May, 1971 shows the residential and related public and community facility uses proposed in the Urban Renewal Area.

B. Land Use Provisions and Building Requirements

Controls governing land use and building requirements, the permitted use of redevelopment parcels, maximum land coverage, maximum residential densities (rooms and dwelling units per acre), required setbacks, 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 20, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, and as amended to date. 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 control shall govern.

1. Permitted Uses

As shown on Map 1, Project Boundary and Land Use Plan dated May, 1971, land use in the Project Area will be predominantly residential with appurtenant commercial uses, recreational uses, educational uses, and community facilities. It is intended that all residential areas will be built according to R-8 zoning requirements. Zoning changes from C8-3 and R-6 will be required.

2. Utility Lines

All utility lines, new and presently existing, will be placed underground.

3. Duration of Land Use Provision and Building Requirements

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

Section IV Project Proposals

A. Land Acquisition and Clearance

All properties in the Project Area that are to be acquired for clearance are identified in the attached Exhibits, and will be redeveloped with housing for low and moderate income families, with appurtenant community facilities and commercial, recreational and educational uses as 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 housing with permitted uses as delineated in Section III (B)(I) 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 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, 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.
7. As part of this Plan, the redeveloper will be expected to cooperate with appropriate City agencies in realizing its Plan objectives.

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:

- 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 Public, Semi-Public, Private and Community Facilities or Utilities - See Section III of this Plan.
- D. Proposed New Codes and Ordinances - No new codes or ordinances are anticipated to be required to effectuate this Plan.
- E. Proposed Techniques of Urban Renewal - See Sections III (B) and IV of this Plan.
- F. Proposed Program of Code Enforcements - The General Code Enforcement Program of the City of New York is in effect in this area.
- G. Proposed Acquisition of Air-rights and Concomitant Easements or other Rights or Uses Necessary for the Use and Development of such Air-Rights - See Section II (C) of this Plan.
- 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	December 1971	June 1972
2. Relocation	December 1971	December 1972
3. Demolition and Site Clearance	March 1972	March 1973
4. Site Preparation, including Installation of Project Improvements	January 1972	October 1974

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
5. Disposition of Land in Project Area	January 1972	April 1973
6. Completion of Develop- ment		October 1974

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 modified after the disposition of any land in the Project Area such modification must be consented to, in writing, by the Purchaser or Lessee of any such land affected by the modification. This shall not be construed to require the consent of the Purchaser or Lessee of any other parcel in the Project Area.

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 Section III and IV of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or 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 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 re-establishing small businesses that have suffered substantial economic injury as a result of displacement. Commercial tenants will be entitled to reimbursement for moving expenses and other displacement payments 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

MORRISANIA URBAN RENEWAL AREA

BOUNDARY DESCRIPTION

Beginning at the intersection of the east line of Morris Avenue (Concourse Village East) and the south line of East 161st Street;

Thence, easterly along the south line of East 161st Street to the west line of Park Avenue (West);

Thence northeasterly along the west line of Park Avenue (West) to a point approximately two hundred feet north of the intersection of the west line of Park Avenue (West) and the north line of East 162nd Street;

Thence southeasterly along a line parallel to the north line of East 162nd Street to a point on the west line of Courtlandt Avenue approximately two hundred feet north of the intersection of the west line of Courtlandt Avenue and the north line of East 162nd Street;

Thence southwesterly along the west line of Courtlandt Avenue to its intersection with the south line of East 161st Street;

Thence westerly along the south line of East 161st Street to its intersection with the east line of Park Avenue (East);

Thence southwesterly along the east line of Park Avenue (East) to its intersection with the east line of Morris Avenue (Concourse Village East);

Thence northerly along the east line of Morris Avenue (Concourse Village East) to the south line of East 161st Street which is the point or place of beginning.

EXHIBIT B-1

Properties To Be Acquired, 1971

<u>Block</u>	<u>Tax Lot</u>
2409	102, 99, 98
2420	1, 7, 8, 40, 43, 44, 45, 52, 53, 54, 55, 59, 63, 68, 71, 72, 73, 74, 108, 110, 111, 112, 113, 114, 116, 117, 118, 121, 124, 127, 129, 136, 137, 141, 144, 146, 149

Portions of street beds to be acquired:

1. Park Avenue (East), between Morris Avenue and 158th Streets.
2. Park Avenue (West), " 158th and 161st Streets.
3. Park Avenue (West), from 158th Street to Morris Avenue.
4. 160th Street between Morris Avenue and Park Avenue (West).

Portions of air-rights to be acquired above the beds of the following streets:

1. East 162nd Street, between Park Avenue & Courtland Avenue.
2. East 158th Street, between Park Avenue (West) and Park Avenue (East).

EXHIBIT B-2

Railroad Properties to be Acquired, 1972.

Air rights above a plane eighteen (18) feet above the top of the rails and any lands in fee simple in the following Blocks and Tax Lots are to be acquired:

<u>Block⁶</u>	<u>Tax Lot</u>
2409	1,3,5
2420	20, 78
2421	59,61,159

-  PROJECT BOUNDARY
-  RESIDENTIAL AND PERMITTED COMMUNITY FACILITIES
-  PUBLIC
-  NOT TO BE ACQUIRED

MORRISANIA URBAN RENEWAL AREA

THE CITY OF NEW YORK
HOUSING & DEVELOPMENT ADMINISTRATION

**PROJECT BOUNDARY
AND LAND USE PLAN**

DATE: MAY, 1971

