

City of New York  
Housing and Development Administration

MORRISANIA URBAN RENEWAL AREA

SECOND AMENDED PLAN

Dated: May, 1971  
Amended: October, 1974  
Amended: July, 1977

MORRISANIA URBAN RENEWAL AREA

CITY OF NEW YORK, NEW YORK

SECOND AMENDED  
URBAN RENEWAL PLAN

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Section II. DESCRIPTION OF PROJECT

A. Project Area Description

The boundaries of the Urban Renewal Area are indicated on Map 1, Project Boundary and Land Acquisition, and is described in the attached Exhibit "A", Boundary Description.

B. 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 pattern consistent with modern planning concepts and conducive to the creation of a superior living and working environment.

New housing for low and middle income families is to be provided in a compatible mix with commercial uses and community facilities built to high standards of design, privacy, light, air and open space.

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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 presence 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 tracks which traverse the area in an open cut.

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C. Types of Proposed Renewal Urban

All properties within the urban Renewal Area 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 condemned for clearance or rehabilitation are identified in the attached Exhibit B (1) and will be redeveloped with housing for low and moderate income families, as well as replacement parking space for an off-site commercial use.
- b. Properties owned by the Penn Central Transportation Company are to be acquired by direct negotiations between the redeveloper and the owner. They are to be redeveloped for low and moderate income housing and are identified in Exhibit B paragraph 2. They consist of air rights above a plane eighteen (18) feet above the top of the rails as well as lands held in fee simple.
- c. "Proposed Acquisition of Air Rights"  
Blocks, Air Rights and Concomitant Easements, or other rights of User, necessary for the use and development of Air Rights, identified in the attached Exhibit B paragraph 2, and shown on

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Map 1, Project Boundary and Land Acquisition Map, dated October, 1974, shall be acquired in accordance with the requirements of Federal, State and Local Laws, Rules and Regulations pertaining thereto.

2. Zoning Changes and Street Adjustments

It is anticipated 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 have been or will be modified.

The following streets have been closed and demapped:

1. Park Avenue West between Morris Avenue and East 161st Street.
2. East 160th Street between Morris Avenue and Park Avenue West.
3. A portion of the bed of East 158th Street, between Park Avenue West and Park Avenue East.
4. A portion of the bed of East 162nd Street between Park Avenue and Courtlandt Avenue.

SECTION III

LAND USE PLAN

A. Land Use Maps

1. Map 2, Land Use Plan dated May, 1971 as amended to July 1977 indicates all proposed uses and treatment.

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2. 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 this Urban Renewal Plan and reference to the Zoning Resolution are used, in the case of conflict, the more restrictive shall govern.

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

1. Predominant Land Use Categories

Land Uses shown on the Land Use Plan reflect zoning as modified by specific proposed changes in the aforementioned Zoning Resolution. As shown on the Land Use Plan Map 2, Land uses within each broad category listed below shall be permitted.

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a. Residential

Residential uses shall be permitted including appurtenant community facilities 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 B. 2 of this Plan.

b. Public and Semi-Public

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

c. Open Space

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

d. Commercial

Appropriate accessory retail, and other local services uses will be permitted to support residential development in the project area.

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2. Permitted Densities and Parking Requirements

All parcels as specified below shall be developed within the following residential densities:

Parking Required as a Percentage of Dwelling Units Provided

<u>Density</u>	<u>Max. Zoning Rooms Per Acre</u>	<u>Fl. Area Ratio for Max. DU's</u>	<u>Open Space Ratio Range</u>	<u>Mod. Inc. Hsq.</u>	<u>Fed. Rent Subsidy Program</u>	<u>Low Inc. Hsq.</u>	<u>Elderly Housing</u>
R6	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%
R-8	990	5.99	7.4 - 11.9	30%	21%	12%	10%

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.

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 stated density and parking 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 III. B.3 of this Plan. Sponsors or Developers otherwise legally exempt from the provisions of the Zoning Resolution shall be required

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to conform to the density, open space, floor area and parking requirements of said Resolution for the zoning districts specified for their site in Section III B.3. of this Plan.

3. Planned Development Activity

- Sites 1, 4                      Density RB
- Site 2                              Density R6(DU'S limited to a maximum of 203)
- Site 5                              Density CH-4

Site 5 is to be developed for ancillary parking space for an existing commercial facility on the east side of Courtland Avenue. Site 3 is to be developed as open space.

C. Planning Criteria and Standards for Accessory or Supporting Uses, Traffic Circulation System, and Public Improvements and Facilities Not Identified on the Land Use Plan, Map 2.

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. The appurtenant facilities shall be developed as authorized or required by the aforementioned Zoning Resolution, and shall be conveniently located to serve the needs of the low-and-moderate-income families in the existing housing and the housing planned for the area.

2. Traffic Circulation System

The circulation system shall be developed, to the extent practical to reflect the objective of

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achieving adequate separation of local and through traffic. The existing pattern of local and major streets will have to be upgraded to meet traffic needs. Planning for necessary improvements is under way 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.

D. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements shall remain in effect for a period of forth (40) years from the date of approval of the Urban Renewal Plan by the Board of Estimate of the City of New York.

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 Exhibit B, and will be redeveloped with housing for low and moderate income families, with appurtenant community facilities and commercial, recreational and educational uses as appropriate including replacement parking for an adjacent

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commercial use. These properties will be acquired in order to achieve the state Plan objective of removing substandard conditions and blighting influences and of providing land for housing with permitted uses as delineated in Section III.B.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

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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, in conformity with Federal, State and City laws, rules and regulations.

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 Design Concept stage, Preliminary Design Stage and prior to commencement of construction. Any material changes proposed after receipt of such approval by the

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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:

- 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 or other Rights or uses Necessary for the Use and Development of such Air Rights - See Section II-C (1b) of this Plan.
- 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.

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- F. Proposed Methods or Techniques of Urban Renewal  
- See Sections III (B) and IV of this Plan.
- 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	December 1971	July 1975
2. Relocation	December 1971	April 1978
3. Demolition and Site Clearance	January 1972	September 1978
4. Site Preparation, including Installation of Project Improvements	June 1972	October 1978
5. Disposition of Land in Project Area	January 1972	November 1978
6. Completion of Development		April 1980

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.

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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 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.

Section VIII RELOCATION PLAN

A. Residential

All tenants residing on property 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 property to be acquired will be accorded first priority for admission to new apartments constructed as a part of the project.

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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 as provided by law, the funds for which have been made available to the City of New York. Retail commercial site occupants will be accorded first priority in the rental of new retail commercial space developed as a part of the project.

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EXHIBIT A

Morrisania Urban Renewal Area

Boundary Description

Beginning at a point formed by the intersection of the westerly line of Morris Avenue (Concourse Village East) and the northerly line of East 161st Street and running

1. Thence, easterly along the northerly line of East 161st Street to its intersection with the westerly line of Park Avenue (West);
2. Thence, northeasterly along the westerly line of Park Avenue (West) to a point approximately two hundred feet north of the intersection of the westerly line of Park Avenue (West) and the northerly line of East 162nd Street;
3. Thence, southeasterly along a line parallel to the northerly line of East 162nd Street to a point on the easterly line of Courtlandt Avenue approximately two hundred feet north of the intersection of the easterly line of Courtlandt Avenue and the northerly line of East 162nd Street;
4. Thence, southwesterly and southerly along the easterly line of Courtlandt Avenue to its intersection with the southerly line of East 160th Street;
5. Thence, westerly along the southerly line of East 160th Street to its intersection with the easterly line of Park Avenue East;
6. Thence, southerwesterly along the easterly line of Park Avenue East to its intersection with the westerly line of Morris Avenue (Concourse Village East);
7. Thence, northerly along the westerly line of Morris Avenue (Concourse Village East) to its intersection with the northerly line of East 161st Street and point and place of beginning.

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EXHIBIT B

Morrisania Urban Renewal Area

Properties to be Acquired

1. Properties to be, or acquired by condemnation.

Properties subject to acquisition, pursuant to the Urban Renewal Plan dated May 1971 and authorized for acquisition by resolution of the Board of Estimate (Cal. No. 12-B) dated September 2, 1971 and subsequently acquired on December 15, 1971:

<u>Site</u>	<u>Block</u>	<u>Lots</u>
1	2409 2420	98,99,102 1,7,8
2	2420	108,110,111, 112,113,114, 116,117,118, 121,124,127, 129,136,137, 141,144,146, 149 and the closed street bed of E. 160th St. between Morris Ave. & Park Ave.
3	2420	40,43,44,45, 55,59,63,68, 71,72,73,74, and part of 49 (approximately 101 feet) (deep along southern side) (of the yard by 30 feet wide)
4	2420	52,53,54.
5	2419	33,34,35,36, 37.

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Portions of street beds to be acquired pursuant to the Urban Renewal Plan dated May, 1971 and acquired December, 1971.

1. Park Avenue West between Morris Avenue and East 161st Street.
2. East 160th Street between Morris Avenue and Park Avenue West.
3. Park Avenue East between Morris Avenue and East 158th Street.

Portions of air-rights that have been acquired above the beds of the following streets:

1. East 162nd Street between Park Avenue and Courtlandt Avenue.
2. East 158th Street between Park Avenue West and Park Avenue East.
3. Railroad properties to be acquired by direct negotiation between the redeveloper and the owner pursuant to the Urban Renewal Plan dated May 1971.

- a. Air rights above a plane eighteen (18) feet above the top of the rails:

<u>Site</u>	<u>Block</u>	<u>Lots</u>
1	2409	1,3,5
1	2420	20(part), 78(part)
1	2421	59,159

- b. Railroad lands to be acquired in fee simple:

<u>Site</u>	<u>Block</u>	<u>Lots</u>
1	2421	61
1	2420	20(part) 78(part)

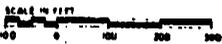
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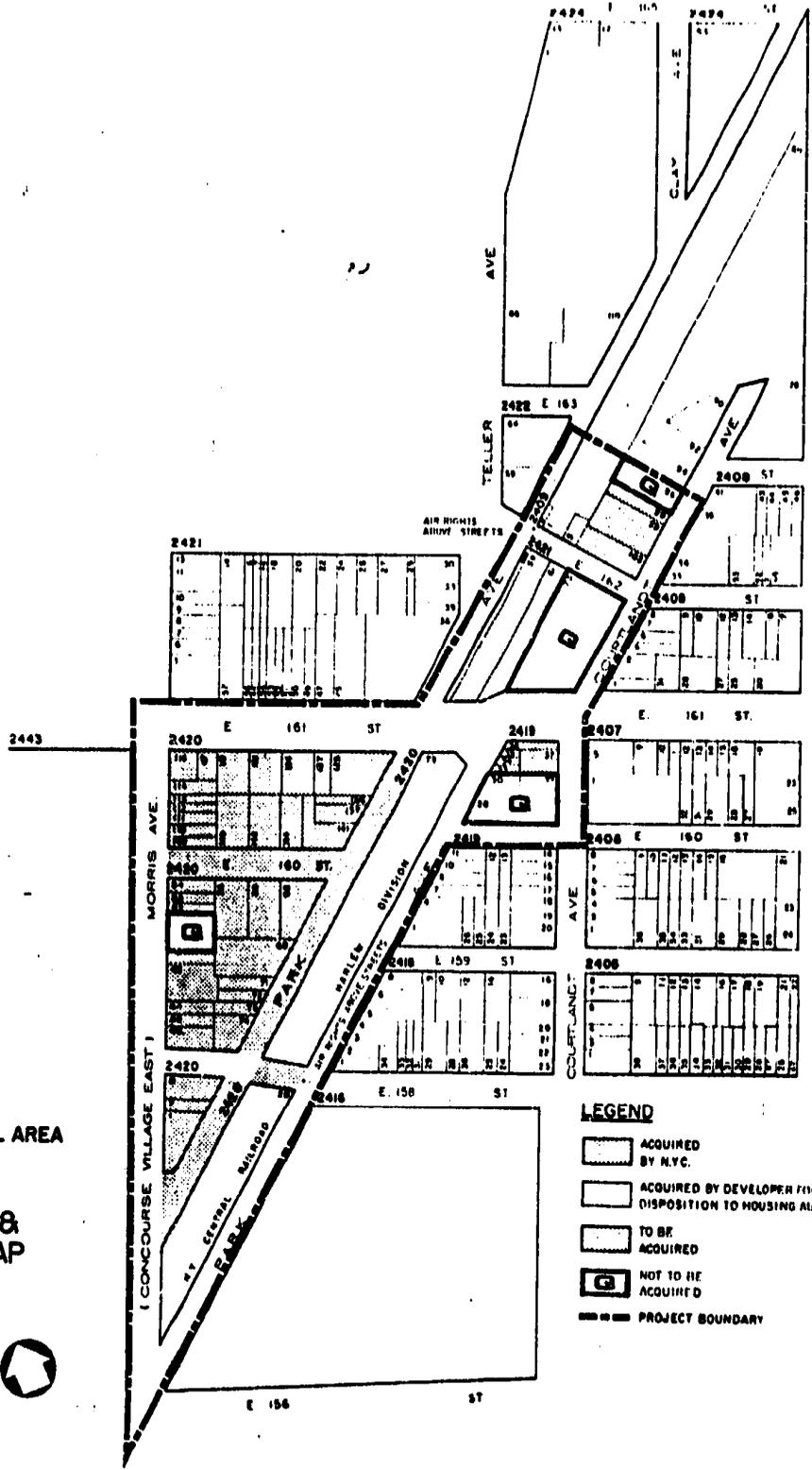
THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

**PROJECT BOUNDARY &  
LAND ACQUISITION MAP**

DATE MAY, 1971 / OCTOBER, 1974



**MAP I**



**MORRISANIA URBAN RENEWAL AREA**

THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

**LAND USE PLAN**

DATE MAY, 1971 / OCTOBER, 1974 / JULY, 1977 / AUGUST, 1977

