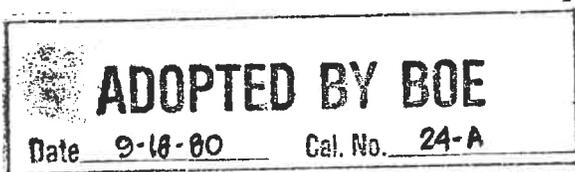


The City of New York  
Department of Housing Preservation  
and Development

PUEBLO NUEVO

URBAN RENEWAL PROJECT



FIRST AMENDED URBAN RENEWAL PLAN

November, 1979

PUEBLO NUEVO

FIRST AMENDED URBAN RENEWAL PLAN

HISTORY OF PRIOR APPROVALS

Pueblo Nuevo Urban Renewal Plan; April 1974

Approved: City Planning Commission; November 27, 1974 (CP-22701)

Adopted: Board of Estimate; March 20, 1975 (Cal. No. 1-A)

PUEBLO NUEVO

FIRST AMENDED URBAN RENEWAL PLAN

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MAPS

Project Boundary and Land Use Plan dated April, 1974 and as revised  
November 1979.

1. Boundary Description Of The U.R. Area

The boundary of the urban renewal area is as shown on the Project Boundary and Land Use Plan, revised July 1979 and is described in the attached Exhibit A, Boundary Description.

2. Objectives of the Plan

This Urban Renewal Project is located in a nine block Pueblo Nuevo Study Area. Sites 1 and 2 may be seen as the first stage of proposed redevelopment in this study area. As financial resources permit, additional sites may later be included in the Plan with the Sites 1 and 2 developments serving as a relocation resource for future redevelopment in the Pueblo Nuevo Area.

It is the objective of this Plan to remove substandard and blighting conditions and to provide for the development of new and rehabilitated low and moderate income housing as the first step towards supporting and rebuilding a physically eroding but vital community. Constructing new housing on a site occupied by dilapidated warehouses and underutilized or low density commercial space will help arrest the blight permeating the area while providing new safe and sanitary housing sorely lacking in the community.

3. Summary of Proposed Renewal Action

The Plan provides for the acquisition of all of Block 345 bounded by Houston, Pitt, Stanton, and Ridge Streets, except for Lots 53, 54, and 58, for renewal action as follows:

Site 1: Clearance and redevelopment with new construction for residential use.

Site 2: Rehabilitation for residential use

SECTION C. LAND USE PLAN

1. Land Use Plan

The Project Boundary and Land Use Plan, dated April 1974 and revised November 1979, shows the properties to be acquired and the proposed treatment and use thereof.

2. Land Use Provisions And Building Requirements

The meaning of technical terms used in this Plan to establish the controls on development, including the permitted use of redevelopment parcels, limits on building bulk, and required off-street parking and loading etc., shall be as defined in the Zoning Resolution of the City of New York. In any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern.

The Zoning Resolution referred to in this Urban Renewal Plan is 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, as subsequently amended to the date application is filed with the Department of Buildings of the City of New York for the construction or alteration of property improvements pursuant to the Plan.

a. Permitted Land Uses

(1) Residential

Housing and accessory uses such as off-street parking, community rooms, play areas, etc. Also permitted are appurtenant community facilities, recreational uses,

b. Additional Regulations, Controls and Restrictions

(1) Density and Parking Controls

Controls to cover density (maximum number of zoning rooms in residential use areas), lot coverage, floor area ratio, setbacks, off-street parking and loading, shall be as set forth in the Zoning Resolution. However the number of units built on Site 1 shall not exceed 185 units. Site 2 shall be rehabilitated for residential use.

(2) Noise Controls

No building shall be sited so that any residential portion is subject to external noise exposure described as "Unacceptable" under current HUD regulations relating to noise. Any residential portion of any building which is subject to external noise exposure described as "Discretionary-Normally Unacceptable" in the HUD regulations shall require noise attenuation measures in design and/or construction. These measures shall be sufficient to attain an interior accoustical environment which meets HUD standards, as defined in the regulations, which sufficiency shall be determined at any time prior to the approval of working drawings.

3. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements set forth in this Urban Renewal Plan shall remain in effect until March 20, 2015, a period of forty (40) years from the date of the initial approval of the Urban Renewal Plan by the Board of Estimate of the City of New York, except as modified pursuant to Section G, hereunder.

SECTION D. PROPOSED RENEWAL ACTIONS

1. Land Acquisition for Clearance And Redevelopment, And For Rehabilitation

a. Conditions Under Which Property Will Be Acquired And Or Rehabilitated

Properties will be acquired for clearance, redevelopment and rehabilitation in order to achieve the stated Plan objective of removing substandard conditions and blighting influences and providing land for new and rehabilitated housing for low and moderate income families.

b. Designation of Real Property to be Acquired

All properties within the project area which will be acquired are shown on the Project Boundary and Land Use Plan, as revised November, 1979, and are listed in the attached Exhibit B, Properties To Be Acquired.

c. Areas Not Proposed For Acquisition

(1) Designation of Not to be Acquired (Q) Properties

Properties not proposed for acquisition are designated as (Q), "Not to be Acquired", and are shown on the Project Boundary and Land Use Plan. These properties are identified on the Tax Map as Block 345, Lots 53 and 54.

2. Controls and Conditions on "Properties Not To Be Acquired" (Q)

Owners and/or leasees shall be required to remove existing violations, if any, and shall bring such properties up to Code Standards, as set forth in Section D(3) below within three years from the date of Board of Estimate approval of this First Amended Plan.

Further, any transfer of ownership or new leasing of such properties will be subject to the prior written approval of HPD to ensure compability with existing residential uses within the Urban Renewal Area. Uses within Use Groups 1, 2, 3, 4, 5 and 6 of the Zoning Resolution will generally be considered compatible with existing residential uses within the Urban Renewal Area.

Violation of the above conditions will permit the City, with discretion, to acquire such properties under this Plan.

3. Program of Code Enforcement

For properties that have been designated as Q, "Not to be Acquired", as well as for those properties acquired and to be acquired, a continuous program of enforcement of applicable existing laws, codes, ordinances and regulations of the City of New York will be in effect and in force. All properties shall be required to meet at least the minimum standards contained in these City codes and ordinances and all applicable laws, codes, and regulations of the City and State of New York.

4. Relocation

All tenants residing on the lands to be acquired will receive full benefits and services in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as administered by the Office of Property Management of the Department of Housing Preservation and Development. All businesses will be advised of the Small Business Administration's program of long-term, low-interest loans to assist in re-establishing small businesses that have suffered substantial economic injury as a result of displacement.

5. Urban Design Objectives

New construction should be designed to relate to the surrounding community to as great an extent as is feasible and sensible. The proposed project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern. In areas with exceptionally strong or uniform street character, there should be minimal initial setbacks from front and side lot lines and the new construction should reinforce the existing urban pattern. Low rise buildings are preferred for family occupancy and low to medium rise for adult and elderly occupancy.

Every development must provide usable outdoor open space for active and passive recreation. This open space must be developed for the actual needs of the anticipated population of the development, recognizing all age groups. For most activities the open space shall be sunlit part of the day. Street trees or peripheral trees and shrubs are essential in all projects. This open space should be secure and private to the development.

New construction should be built out to the street line on Ridge Street to harmonize with the existing uniform street wall on the west side of the street.

SECTION E. REDEVELOPER'S OBLIGATIONS

1. The regulations and controls set forth in this Urban Renewal Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the agreement for land disposition or conveyance, executed pursuant thereto.
2. The redeveloper shall begin and complete the development of the land for the uses required in this Urban Renewal Plan and the construction of improvements agreed upon in the respective land disposition contracts within a definite and reasonable period of time, as determined and set forth in such contracts or other agreements between the City of New York and the respective redeveloper.
3. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
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.
5. No covenant, agreement, lease, conveyance, or other instrument shall be effected 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, sex, color, or national origin in the sale, lease use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any restrictions, shall be included in the disposition instruments.
6. Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction or rehabilitation of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of this Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development (HPD) by the redeveloper at an early date prior to commencement of construction. Any material changes proposed after such approval of the plans by HPD shall be similarly submitted for review and approval.
7. As built drawings shall be submitted to HPD after construction for final determination of compliance and issuance of a Certificate of Completion.
8. The redeveloper will be expected to cooperate fully with the appropriate City agencies in realizing the objectives of this Plan.

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

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of the State of New York and more particularly, Section 502, subdivision 7 thereof:

1. Statement of Proposed Land Uses

See Section C of this Plan.

2. Proposed Land Acquisition, Demolition and Removal of Structures

See Section D.1 of this Plan.

3. Proposed Methods or Techniques of Urban Renewal

See Section D of this Plan.

4. Proposed Public, Semi-Public, Private, and Community Facilities or Utilities

No additional public, semi-public, private, and community facilities are proposed other than those community facilities that will be accessory to the housing developed. No major changes in utility systems are required.

5. Proposed New Codes and Ordinances or Amendments Thereto

No new codes or ordinances are anticipated in order to effectuate this Plan.

6. Proposed Acquisition of Air Rights and Concomitant Easements

No acquisition of Air Rights is contemplated under this Plan.

7. Proposed Program of Code Enforcement

See Section D.3 of this Plan.

8. Proposed Time Schedule for the Effecuation of the Plan

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
Land Acquisition	June 1980	June 1980
Relocation of Site Occupants	June 1980	December 1980
Demolition and Site Clearance	August 1980	March 1981
Site Preparation, Including Installation of Project Improvements	August 1980	March 1981
Disposition of Land in the Project Area	April 1981	December 1981
Estimated Completion Date of Project	—	December 1982

**SECTION G. CHANGES IN APPROVED PLAN**

**1. Provisions for Amending Plan**

This Urban Renewal Plan may be modified at any time by the City of New York pursuant to Section 505 of Article 15 of the General Municipal Law, provided that if modified after the disposition of any land in the project area, such modification must be consented to, in writing, by any purchaser of any such property who, in the opinion of HPD, is directly and adversely affected by such modification. This shall not be construed to require the consent of the purchaser or lessee of any other parcel in the urban renewal area.

**2. Minor Changes**

Where, owing to special conditions, a literal enforcement of the restrictions in regard to the physical standards and requirements set forth in Section C of this Urban Renewal Plan would result in unnecessary hardships, involve particular difficulties, or would constitute an unreasonable limitation beyond the intent of these restrictions, the Department of Housing Preservation and Development shall have the power, upon appeal in specific cases, to authorize such minor changes in the terms of these restrictions as conform with the intent and purposes 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.

EXHIBIT A

BOUNDARY DESCRIPTION

BEGINNING at the intersection of the easterly line of Ridge Street with the southerly line of East Houston Street as these Streets are laidout;

1. Running thence easterly, along the southerly line of East Houston Street, to its intersection with the westerly line of Pitt Street;
2. Thence southerly, along the westerly line of Pitt Street, to the northerly line of Stanton Street;
3. Thence westerly, along the northerly line of Stanton Street to its intersection with the easterly line of Ridge Street;
4. Thence northerly, along the easterly line of Ridge Street, to the place or point of BEGINNING.

EXHIBIT B

PROPERTIES TO BE ACQUIRED, NOT TO BE ACQUIRED, OR EXCLUDED

a) PROPERTIES TO BE ACQUIRED

<u>Site #</u>	<u>Tax Block Number</u>	<u>Lot Numbers</u>
1	345	37, 41, 42, 43, 48, 52, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74.
2	345	55, 56, 57

b) PROPERTIES NOT TO BE ACQUIRED (Q)  
(Subject to Urban Renewal Plan)

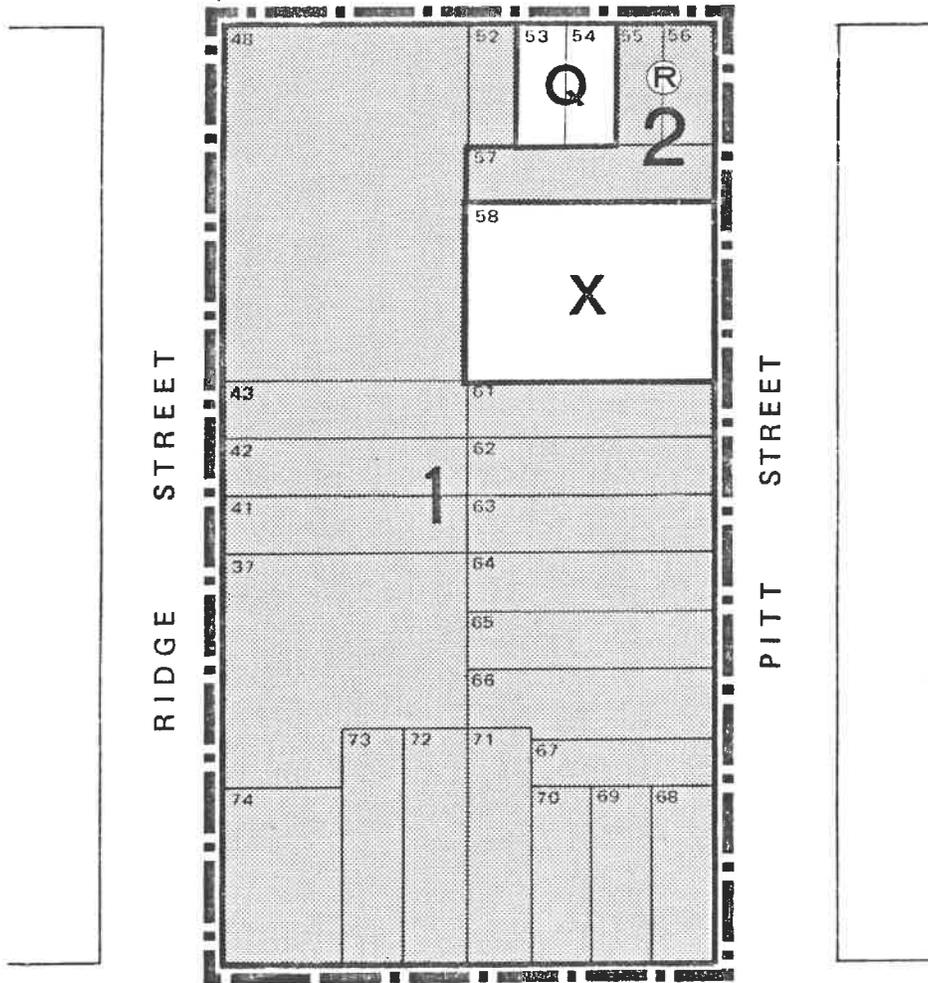
<u>Block</u>	<u>Lots</u>
345	53, 54

c) EXCLUDED PROPERTIES (X)  
(Excluded from the Urban Renewal Plan)

<u>Block</u>	<u>Lot</u>
345	58

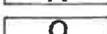
EAST HOUSTON STREET

345



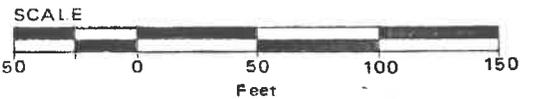
STANTON STREET

LEGEND

-  RESIDENTIAL
-  PROJECT BOUNDARY
-  SITE BOUNDARY & NUMBER
-  EXCLUDED FROM PROJECT
-  NOT TO BE ACQUIRED
- 345** BLOCK NO.
- 74** LOT NO.
-  REHABILITATION

PUEBLO NUEVO URBAN RENEWAL PLAN  
PROJECT BOUNDARY AND LAND USE PLAN

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT



1st AMENDED PLAN

DATE: APRIL, 1974, REV: NOV., 1979