

ST. NICHOLAS PARK DEVELOPMENT AREA

City of New York, New York

URBAN RENEWAL PLAN

20520

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MAPS

The following maps are attached hereto and incorporated herein:

Project Boundary Map	November 1968
Land Use Plan	October 1968

EXHIBITS

Description of Plan Area-Tabulation of Properties to be Acquired.

B. DESCRIPTION OF PROJECT

1. Boundaries of the Urban Renewal Area

This Urban Renewal Plan encompasses parts of the larger St.

Nicholas Park Development Area, as shown on the Project Boundary

Map dated October 1968. The sites which constitute the plan area are

shown on the aforementioned Project Boundary map; and are indicated

in the attached exhibit, properties to be acquired.

2. Objectives of the Urban Renewal Plan

The overall objective of this urban renewal plan is to create a healthy and attractive residential environment through:

- a. Removal of substandard obsolete and/or vacant structures.
- b. Elimination of detrimental and hazardous environmental conditions.
- c. The rapid acquisition and redevelopment of vacant structures and land.
- d. Removal of impediments to land redevelopment.
- e. Coordination of all design and architectural elements so as to assure high quality.
- f. Provision of new housing for low and moderate income families built to high standards.
- g. Provision of relocation housing resources in advance of possible future dislocation.
- h. Provision of adequate and convenient commercial and community facility space.

3. Types of Proposed Renewal Action

All properties within the plan area will be acquired for clearance and redevelopment.

C. LAND USE PLAN

1. Land Use Plan

A map entitled Land Use Plan dated October 1968 shows existing properties to be acquired and their proposed use and treatment.

2. Land Use Provisions and Building Requirements

Reference in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, maximum residential densities (room and dwelling units per acre), 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 July 31, 1968. Whereas both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

a. Permitted Uses

As shown on the Land Use Plan, dated October 1968, residential and community facility uses and also accessory recreational, parking and commercial uses shall be permitted. All new housing shall be for occupancy for families of low and moderate income.

b. Duration of Land Use Provisions 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 F, hereunder.

D. PROJECT PROPOSALS

1. Land Acquisition

a) Identification of Real Property to be acquired for:

1) Clearance and Residential Redevelopment

All properties within the Project Area will be acquired and cleared and redeveloped. The attached Exhibit indicates property to be acquired.

2) Public Facilities

Land to be acquired may be used for public and semi-public uses as deemed appropriate.

b) Special Conditions under which Properties not Designated for Acquisition May be Acquired.

Not applicable.

c) Special Conditions under which Properties Identified for Acquisition May be Excluded Therefrom

Not applicable

2. Conservation

Not applicable.

3. Redevelopers' Obligations

- a. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redevelopers 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 redevelopers.
- d. The 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, except as set forth in the contracts between the City of New York and the respective redevelopers.
- e. 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, color, creed, or national origin in the sale, lease use or occupancy thereof. Appropriate covenants running with land, which will prohibit any such restrictions, shall be included in the disposition instruments.

f. Site plans, architectural drawing, outlines 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.

4. Underground Utility Lines

Existing overhead telephone and electric lines in the redevelopment area are to be removed and relocated underground.

E. 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 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 of this Plan.
3. Proposed Methods or Techniques of Community Development - See Section D of this Plan.
4. Proposed Acquisition of Air Rights - None.
5. Proposed Public, Semi-public, Private and Community Facilities or Utilities - See Section C of this Plan.
6. Proposed New Codes and Ordinances - No new codes or ordinances are anticipated to effectuate this Plan.
7. Proposed Time Schedule for the Effectuation of the Plan:

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	5/69	6/70
b. Relocation of Occupants	5/69	10/70
c. Demolition & Site Clearance	8/69	12/70
d. Installation of Public Improvements	Not Applicable	
e. Disposition of Land in project area.	11/69	12/70

F. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the City of New York provided that - where applicable - if modified prior to the termination of the government's financial obligation, such modification be concurred in by the Department of Housing and Urban Development and provided that if any such modification adversely affects any real property 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. Such approval shall not unreasonably be withheld.

G. 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 Sections C and D of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Housing and Development Administrations 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 Department of Housing and Urban Development, if applicable.

ST. NICHOLAS PARK I PLAN AREA
TABULATION OF PROPERTIES TO BE ACQUIRED

The following properties are to be acquired:

Site # 1	Block 1937	Lots 1-4,61,63,64
Site # 2	Block 1958	Lots 1-11,63,64,65
Site # 3	Block 1959	Lots 1,5,7-11,13,15-27
Site # 4	Block 2043	Lots 29,30,32,34,36,37, 45-48,50,52-55, 129