

TOMPKINS SQUARE URBAN RENEWAL PROJECT

City of New York, New York  
N. Y. R-90

URBAN RENEWAL PLAN

Code No. R-213

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Maps

The following maps, are attached hereto and incorporated herein:

- Map 1. Project Boundary Map (dated December 14, 1962)
- Map 2. Land Use Map (dated December 14, 1962)

Exhibits

- Exhibit A. Boundary Description

B. Description of Project

1. Boundaries of Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Map 1, Project Boundary Map dated December 14, 1962 and are described in Exhibit A, attached hereto.

2. Types of Proposed Renewal Actions

All structures in the project area which are to be acquired will be demolished and the land will be redeveloped for residential, retail commercial and public and semi-public use. Land will also be provided for street widenings in accordance with the Urban Renewal Plan.

C. Land Use Plan

1. Land Use Map

Land Use Map (Map 2, dated December 14, 1962) shows:

- a. All thoroughfares and street rights-of-way;
- b. All other public uses, institutional, or special purpose uses;
- c. All other existing land uses to be retained and new residential and commercial uses to be established.

2. Land Use Provisions and Building Requirements

Reference in the controls set forth 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 (rooms and dwelling units per acre), 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 June 12, 1962.

Wherever 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 Map 2, Land Use Map dated December 14, 1962, the following uses shall be permitted and all other uses shall be excluded:

Residential. Residential together with appurtenant recreational facilities, open space and parking. Housing to be developed shall be for occupancy by families of moderate income pursuant to the provisions of the Limited Profit Housing Companies Law (Article II of the Private Housing Finance Law).

No new hotel or other structure for transient use shall be permitted within the project area.

Retail Commercial. Commercial use shall be limited to local retail as normally permitted in a C-1 district, defined by the Zoning Resolution. Such uses will be subject to the provisions and restrictions of Section 78-13 Special Regulations applying to Large Scale Residential Developments, of the aforementioned Zoning Resolution.

Public and Semi-Public. Such uses shall be limited to Public School facilities with appropriate accessory recreational areas.

- b. Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of all Real Property Acquired

Controls to cover density (maximum number of zoning rooms per acre in residential use areas), lot coverage, floor area ratio, height, setbacks, off-street parking and loading shall be as set forth in the following Table 1.

All terms herein shall be as defined in the aforementioned Zoning Resolution.

Redevelopment areas are as set forth in Map 2, Land Use Map dated December 14, 1962, attached hereto

- c. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements and/or any modification thereof as provided under Section F of this plan 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.

- d. Applicability of Land Use Provisions and Building Requirements of Properties Which are not to be Acquired

Not applicable.

Table 1

(This table and text on this page are the additional regulations, controls, and restrictions referred to in Section C.2.b. of this Urban Renewal Plan at page 4 thereof, and are an integral part of said plans).

PARCEL	PERMITTED USES	MAXIMUM LOT COVERAGE (1)	MAXIMUM ZONING ROOMS (2)	FLOOR AREA RATIO (3)	SETBACKS	OFF-STREET PARKING AND LOADING
A	Residential	50%				*
B	Residential (4)	20%	3520	3.45	*	
C	Residential (4)	50%				*
D	Public and Semi-Public	*		2.00	*	

NOTES: (1) Lot Coverage: Maximum land coverage by buildings is expressed as per cent of parcel area. For purposes of computing residential land coverage, the following may constitute open space: All land areas open and unbuilt upon, devoted to outdoor uses, such as landscaped areas, walks and plazas at ground floor level and all horizontal areas upon the roof of the commercial or community facility portion of a mixed building, provided that such roof areas do not exceed 23 feet in height above curb level. Said roof areas must be designed and maintained as open usable area, suitably surfaced, landscaped for recreational use and protected by fencing or other safeguards for use by site tenants.

(2) A. Maximum Zoning Rooms: The maximum number of zoning rooms shall be the combined total for Parcels A, B and C. B. Distribution of Rooms: In Parcels A, B and C, a minimum of 5% of the total Zoning Rooms built shall be in buildings 2 stories in height. An additional minimum of 20% of the total Zoning Rooms built shall be in buildings up to 8 stories in height. No height limitation except as provided in the Zoning Resolution shall apply to the balance of the Zoning Rooms.

(3) The combined floor area ratio for Parcel A, B and C shall be 3.45 inclusive of all bonuses for plazas, arcades, etc; which are permitted under Special Regulations Applying to Large Scale Residential Developments of the aforementioned Zoning Resolution.

(4) Residential uses in Parcels B and C include retail establishments as permitted under Special Regulations applying to Large Scale Residential Developments of the aforementioned Zoning Resolution. No retail establishments will be permitted in Parcel A.

\* No restriction or control other than the requirements of the aforementioned Zoning Resolution.

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property Proposed to be Acquired

1) Clearance and Redevelopment

All properties within the project area, except those listed below, will be acquired for clearance and redevelopment. Such properties are shown on Map 1, Project Boundary Map, dated December 14, 1962.

Properties which are excluded from the project:

	<u>Block</u>	<u>Lot</u>
Public School No. 34	381	38
St. Emeric Roman Catholic Church	382	22

2) Public Facilities

The following properties as shown on Map 1, Project Boundary Map dated December 14, 1962, will be acquired by public school expansion.

Block 380 East - All Lots  
The Bed of East 11th Street between Szold Place and Avenue D.

3) Rehabilitation and Conservation

Not applicable.

b. Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

There are no such conditions anticipated.

2. Rehabilitation and Conservation

Not applicable.

### 3. Redeveloper's Obligations

- a. The regulations and controls set forth in Section C hereof, Land Use Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redeveloper 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 land disposition contract within a reasonable time, as determined and set forth in the contract between the City of New York and the Redeveloper.
- d. 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.
- 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, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit such restrictions, shall be included in the disposition instruments.
- f. Detailed architectural and site plans and working drawings and specifications for the construction of improvements on the land shall be submitted to the City of New York by the redeveloper, prior to commencement of construction, for review and approval.

E. Other Provisions Necessary to Meet State and Local Requirements

Not applicable.

F. 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 the specific property covered 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.

EXHIBIT "A"  
TOMPKINS SQUARE URBAN RENEWAL PROJECT  
BOUNDARY DESCRIPTION

Situated in the Borough of Manhattan, City of New York, New York. Beginning at the intersection of the northerly line of East 13th Street and the easterly line of Avenue D; thence southerly along the easterly line of Avenue D approximately 842.9 feet to the intersection of the easterly line of Avenue D with the southerly line of East 10th Street as extended.

Thence westerly along the southerly line of East 10th Street as extended and the southerly line of East 10th Street approximately 836.0 feet to the intersection of the southerly line of East 10th Street with the westerly line of Avenue C.

Thence northerly along the westerly line of Avenue C approximately 842.9 feet to the intersection of the westerly line of Avenue C with the northerly line of East 13th Street.

Thence easterly along the northerly line of East 13th Street approximately 836.0 feet to the point of Beginning.

The two following parcels lying within the above described boundaries are excluded from the project area.

Excluded Parcel 1

Beginning at the intersection of the southerly line of East 13th Street and the westerly line of Avenue D; running thence southerly along the westerly line of Avenue D approximately 206.6 feet to the intersection of the westerly line of Avenue D with the northerly line of East 12th Street;

Thence westerly along the northerly line of East 12th Street approximately 293.0 feet to a property line, said property line being the westerly boundary of Lot 22 Block 382 as shown on the New York City Tax Maps;

Thence northerly along said property line approximately 206.6 feet to the southerly line of East 13th Street;

Thence easterly along the southerly line of East 13th Street to the point of Beginning.

Excluded Parcel 2

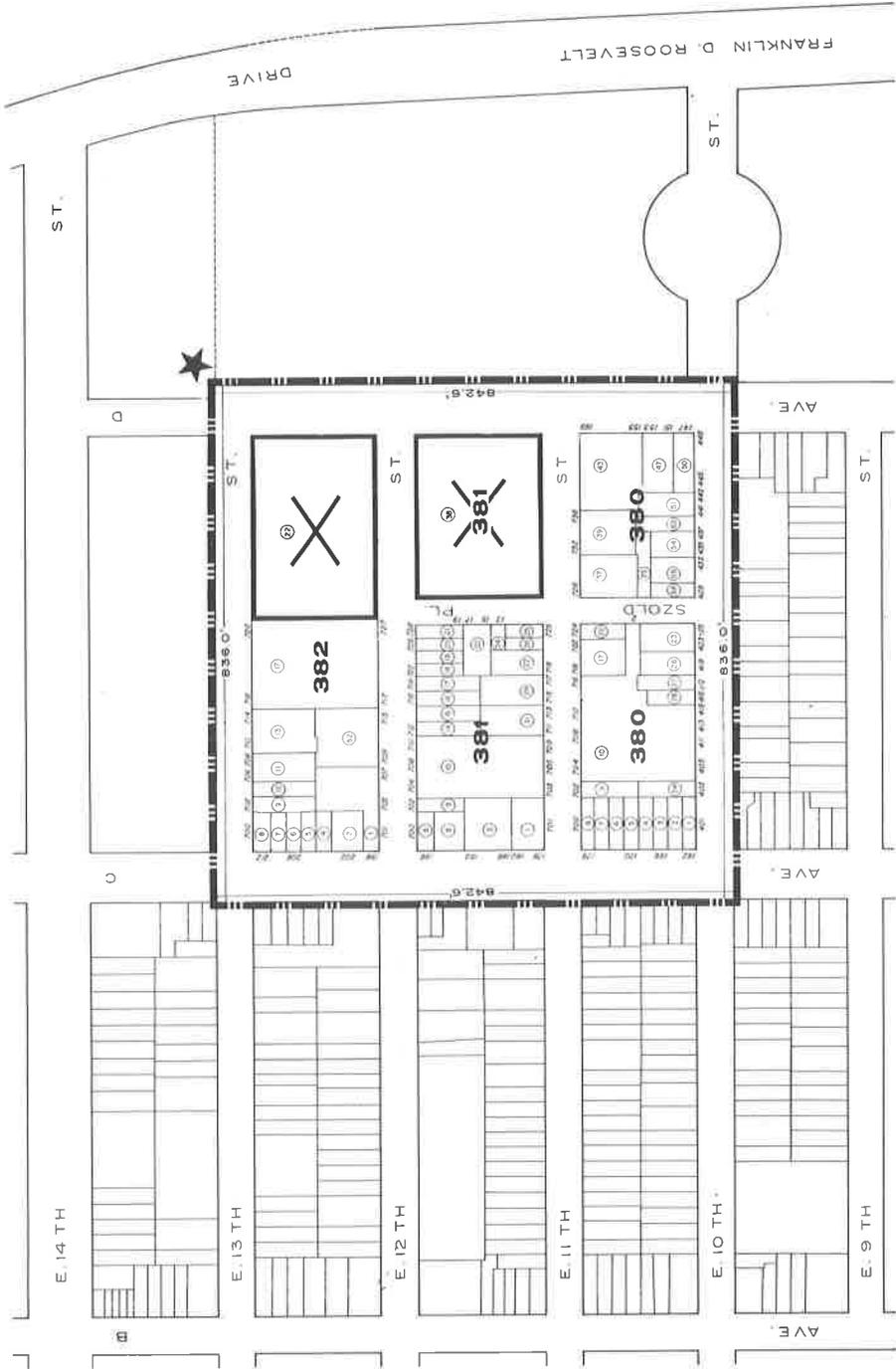
Beginning at the corner formed by the intersection of the southerly line of East 12th Street and the westerly line of Avenue D;

Running thence southerly along the westerly line of Avenue D approximately 206.6 feet to the intersection of the westerly line of Avenue D with the northerly line of East 11th Street;

Thence westerly along the northerly line of East 11th Street approximately 269.0 feet to the intersection of the northerly line of East 11th Street with the easterly line of Szold Place;

Thence northerly along the easterly line of Szold Place approximately 206.6 feet to the intersection of the easterly line of Szold Place with the southerly line of East 12th Street.

Thence easterly along the southerly line of East 12th Street to the point of Beginning.

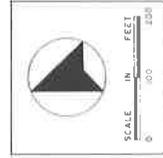


CODE NO. R-213 (B)(1)  
 PROJECT BOUNDARY INCLUDING BLOCK, LOT & HOUSE NUMBERS

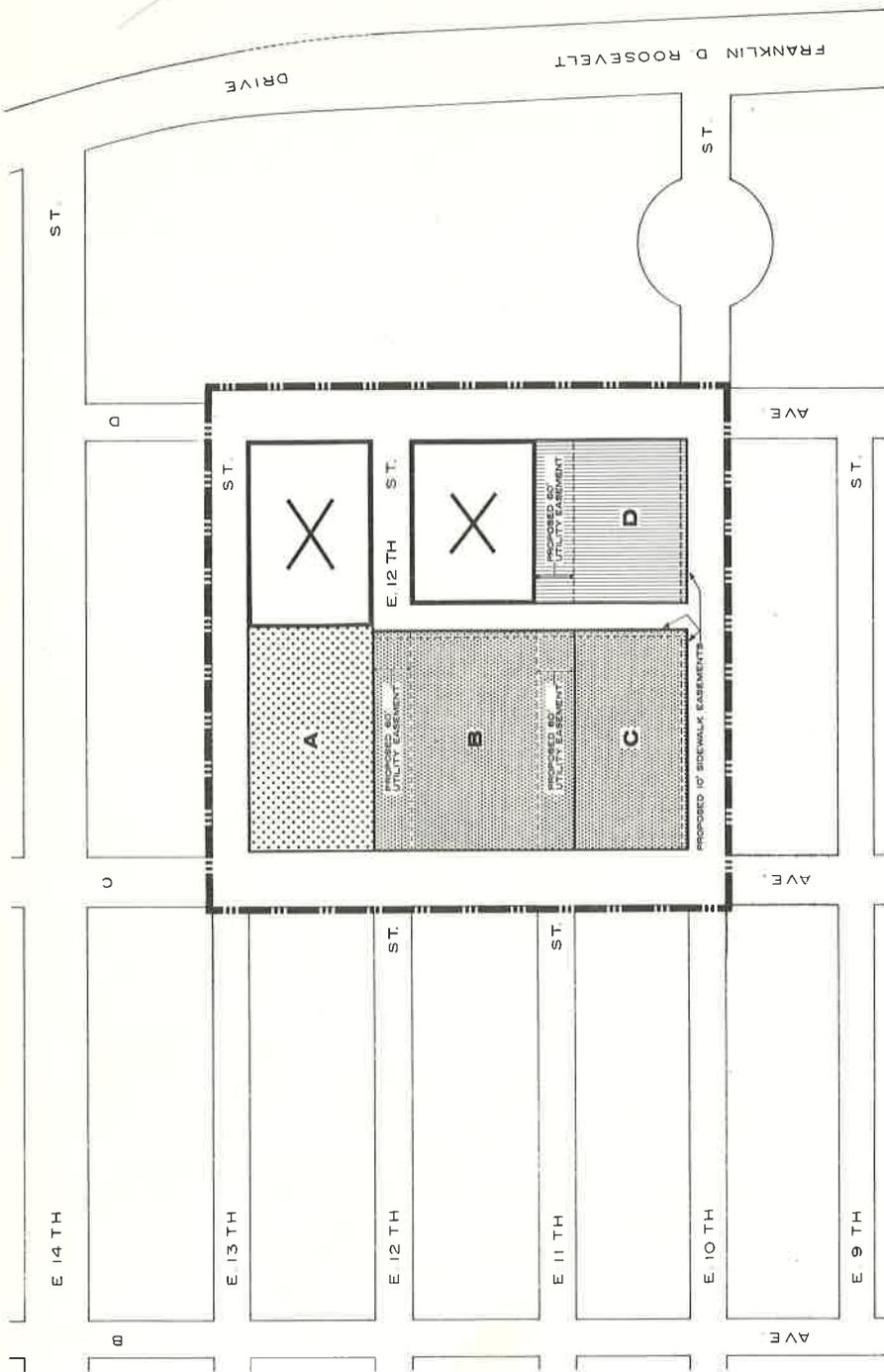
**TOMPKINS SQUARE URBAN RENEWAL PROJECT**  
 HOUSING AND REDEVELOPMENT BOARD  
 THE CITY OF NEW YORK, NEW YORK

**1**

PROJECT BOUNDARY  
 EXCLUDED FROM PROJECT  
 POINT OF BEGINNING OF BOUNDARY DESCRIPTION



PLANNING CONSULTANTS CANDEUB, FLEISSIG & ASSOCIATES - NEW YORK, NEW YORK DEC. 14, 1962  
 URBAN RENEWAL PLAN  
 FINAL PROJECT REPORT



PROPOSED LAND USE MAP CODE NO. R-213 (C) (1)

**TOMPKINS SQUARE URBAN RENEWAL PROJECT**  
**HOUSING AND REDEVELOPMENT BOARD**  
**THE CITY OF NEW YORK, NEW YORK**

**2**

- RESIDENTIAL
- RESIDENTIAL (INCLUDING RETAIL-COMMERCIAL)
- PUBLIC OR SEMI-PUBLIC
- PROJECT BOUNDARY
- PARCEL DESIGNATION
- EXCLUDED FROM PROJECT



PLANNING CONSULTANTS CANDEUB, FLEISSIG & ASSOCIATES NEW YORK, NEW YORK DEC. 14, 1962  
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