

CITY OF NEW YORK

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

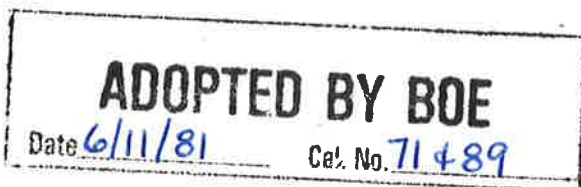
TWIN PARKS EAST

COMMUNITY DEVELOPMENT PLAN

SIXTH AMENDED URBAN RENEWAL PLAN

SEPTEMBER, 1980

REVISED APRIL, 1981



TWIN PARKS EAST URBAN RENEWAL PLAN

History of Prior Approvals

Original Community Development Plan

Approved by the City Planning Commission: November 8, 1967 (CP-20002)
Adopted by the Board of Estimate: December 21, 1967 (Cal.No. 12)

First Amended Community Development Plan

Approved by the City Planning Commission: April 16, 1969 (CP-20702)
Adopted by the Board of Estimate: June 26, 1969 (Cal.No. 18)

Second Amended Community Development Plan

Approved by the City Planning Commission: August 18, 1969 (CP-20840)
Adopted by the Board of Estimate: September 18, 1969 (Cal.No. 18)

Third Amended Community Development Plan

Approved by the City planning Commission: February 4, 1970 (CP-21066)
Adopted by the Board of Estimate: April 16, 1970 (Cal.No. 15)

Minor Change

Approved by the City Planning Commission: January 22, 1970 (CP-20002)

Minor Change

Approved by the City Planning Commission: August 24, 1970 (HO-70-42)

Fourth Amended Community Development Plan

Approved by the City Planning Commission: July 14, 1971 (CP-21655)
Adopted by the Board of Estimate: August 19, 1971 (Cal.No. 25)

Minor Change

Approved by the City Planning Commission: May 24, 1972 (HO-72-14)

Fifth Amended Community Development Plan

Approved by the City Planning Commission: June 28, 1978 (C-780022-HUX)
Adopted by the Board of Estimate: August 1978 (Cal.No. 5)

Sixth Amended Community Development Plan

Approved by the City Planning Commission: May 11, 1981 (C-800831-HUX)
Adopted by the Board of Estimate: June 11, 1981 (Cal.Nos.71/89)

TWIN PARKS EAST

COMMUNITY DEVELOPMENT PLAN

also known as the Urban Renewal Plan for
Portions of the Twin Parks East Area

SIXTH AMENDED PLAN

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B. Description of Project

1. Project Area Description:

The Twin Parks East Urban Renewal Area was designated by the City Planning Commission pursuant to Section 504 of the General Municipal Law of the State of New York. This Community Development Plan also known as the Urban Renewal Plan encompasses the sites shown on Map 1, Project Boundary, dated April, 1981 and described in Exhibit A.

2. Area Deficiencies

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

- a) There is a high percentage of obsolescent and deteriorating structures. The 1960 Census reported 37.5% of the structures as deteriorated or dilapidated, and recent surveys indicate that deterioration has since spread to many of the new law tenements and wood frame structures, where the majority of all dwelling units in the area are concentrated.
- b) Twelve and a half (12.5) acres of the 28 block area (30 blocks as of the proposed Sixth Amended Plan, September, 1980) may be categorized as non-conforming or incompatible uses, underutilized or vacant land. Most of these of these are concentrated along a seven block frontage on Southern Boulevard opposite Bronx Park.

3. Urban Renewal Plan Objectives

The Urban Renewal Plan is intended to create a healthy and attractive urban environment in the larger Twin Parks East Urban Renewal Area by accomplishing the following specific objectives in the Plan area:

- To remove substandard and insanitary structures and eliminate blighting influences.
- To eliminate impediments to land disposition and development through the consolidation of property ownership and the provision of needed community facilities and public open space.
- To establish land use patterns consistent with modern planning concepts, and conducive to the creation of a superior living environment.
- To support and strengthen the predominantly residential character of the general neighborhood.
- To provide improved housing for area families of low and moderate income, with minimal dislocation, through phasing and the vest-pocket construction of new structures.

- To provide new housing of a sort and scale appropriate to the present physical character of the Twin Parks East neighborhood.
- To provide parking, recreational and community facilities, open space, and other amenities, designed to complement and enhance the residential redevelopment. Additional public and semi-public uses which are not part of this Plan, including additional vest-pocket parks, and a program of beautification and open-space improvement, are proposed within the Twin Parks East Urban Renewal Area. These will be promoted, and coordinated to the maximum extent possible with the specific proposals advanced herein in order to insure the harmonious redevelopment of the entire Twin Parks East Area.

In general, the larger Twin Parks East area will be systematically upgraded as needed on a structure-by-structure, block-by-block basis, with a view to removing blight and restoring and enhancing the essential character of the area.

It should be noted that the residents of the Twin Parks East community themselves participated in the detailed planning. The unprecedented give-and-take of community dialogue which took place in developing these plans is the best assurance that undertaking the renewal activities in the area in stages will not cause increased hardship to the local residents.

4. Types of Proposed Renewal Action

The following actions are proposed:

- a) Acquisition, clearance and redevelopment with housing, and accessory commercial and parking facilities for low and moderate income families.
- b) Acquisition, clearance and redevelopment with community facilities and other appropriate public improvements.

Proposed public and semi-public improvements may include but are not limited to the provision of land for the development of vest-pocket parks, educational facilities, child-care centers, and other appropriate community facilities.

A portion of several streets, as indicated on Project Boundary Map 1, as revised to April, 1981 will be closed to general thoroughfare in order to provide redevelopment parcels of adequate shape and size for the uses proposed thereon, and in order to provide additional public open space.¹

C. LAND USE PLAN

1. Land Use Map:

Map 2, Land Use Plan, dated October 13, 1967 as revised to April, 1981 shows the sites comprising the Plan and the proposed use and treatment thereof.

2. Land Use Provisions:

a) Permitted Uses

As shown on Map 2, Land Use Plan, the development of residential uses and densities which are compatible with the existing R-7 zoning of the general Twin Parks East Neighborhood shall be permitted on those sites which comprise the Plan, except for Sites 5B REV and 9B REV, which shall each be limited to a total capacity of 125 D.U.'s and 225 D.U.'s, respectively.

In addition, parking and community facilities and recreational and commercial uses that are accessory and compatible with existing and proposed residential uses shall be permitted. All other uses shall be excluded.

All housing to be constructed shall be for occupancy by families of low and/or moderate income.

b) Duration of Land Use Provisions

The Land Use provisions for this Urban Renewal Plan shall remain in effect for a period of forty (40) years from the date of approval of the original Urban Renewal Plan by the Board of Estimate of the City of New York, i.e. until December 21, 2007 except as provided in Section F hereunder.

D. PROPOSED ACTION

1. Clearance and Redevelopment

All properties within the sites of this Community Development Plan will be acquired for clearance except as noted in Exhibit A.

2. Special Conditions Under Which Properties not Designated for Acquisition May be Acquired

See notes in Exhibit A.

3. Redeveloper's 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 time, as determined and set forth in the contract between the City of New York and each redeveloper.
- 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.
- 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, sex, 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.
- f) 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 Dept. of Housing Preservation and Development by each redeveloper at the Design Concept Stage, at the Preliminary Design Stage and prior to commencement of construction. Any material changes proposed after receipt of such approval by the Dept. of Housing Preservation and Development shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Dept. of Housing Preservation and Development after construction for final determination of compliance.

E. 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 of this Plan.
- 3. Proposed Acquisition of Air Rights - None.
- 4. Proposed Methods or Techniques of Urban Renewal - See Section D of this Plan.
- 5. Proposed Public, Semi-public, Private and Community Facilities or Utilities - See Section C of this Plan. No significant adjustments or improvements of utilities are contemplated.
- 6. Proposed New Codes and Ordinances - No new codes or ordinances are required to effectuate this Plan; however, amendments to the existing zoning in the project area may be necessary.

7. Proposed Program of Code Enforcement - The Standard Program of Code Enforcement throughout the City will be followed in the Community Development Area.
8. Proposed Time Schedule for the Effectuation of this Plan:

Estimated Completion Date of Project: December, 1982

	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	May, 1968	March, 1981
b. Relocation of Site Occupants	June, 1968	Sept., 1981
c. Demolition and Site Clearance	Dec., 1968	Dec., 1981
d. Site Preparation Including Installation of Project Improvements	Dec., 1969	Jan., 1982
e. Disposition of Land in the Project Area	May, 1971	March, 1982

F. Provisions for Changes in Approved Plan

1. Amendments

This Urban Renewal Plan may be amended at any time by The City of New York pursuant to the Provisions of Article 15 of the General Municipal Law and Section 197-c of the City Charter. If such amendment, adversely, substantially and directly affects any land disposed of by The City of New York for re-development, such adverse, substantial and direct effect to be solely determined by the Dept. of Housing Preservation and Development, consent to such modifications must be obtained from the purchaser, mortgagee and/or lessee of such real property so affected, which consent shall not be unreasonably withheld. This shall not be construed to require the consent of the purchaser or lessee of any other parcel in the project area.

2. Minor Changes

Where, owing to special conditions, a literal enforcement of these restrictions in regard to the physical standards and requirements referred to in Section B 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 Department of Housing Preservation and Development shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of those restrictions as 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 the concurrence of the City Planning Commission is obtained.

G. Relocation Plan

Proposals for Relocation

1. Residential

The basic strategy for the rehousing of all families is as follows:

- a. Existing public housing near the project shall be used with application of revised admission standards to make vacancies available to relocatees. Vacancies in neighborhood public housing developments have highest priority. The turnover vacancy rate in designated existing projects would accommodate the first families to be displaced. In addition, construction of new projects will be staged to accommodate ensuing displaced families whose eligibility will be determined under the revised admission standards referred to above.
- b. A survey will be initiated immediately to determine the size, social and income status of families to be displaced. Design of new low and moderate income units will be developed with full consideration to the housing needs of displaced families.
- c. Site office social services will be supplied to work with community committees to qualify families for admission to available apartments.
- d. Site office services will be supplied to accelerate approval of non-profit sponsors within the private sector to provide moderate rental housing.
- e. The general policies and procedures set forth in the Comprehensive Manual of the Department of Relocation shall apply to this project. All units required and expected to be used for relocation housing for this project are available to all ethnic groups on an equal basis without any discrimination pursuant to the Fair Housing Practices (Brown, Sharkey, Isaacs) Law of 1957 and the Mayor's policy for an open city.

2. Commercial

- a. The Department of Relocation will maintain constant liaison with the commercial tenants in the area so as to coordinate all of the commercial relocation efforts, advising all commercial tenants with respect to the relocation schedule, relocation payments, space availability and current market rentals.
- b. All merchants 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 moving expenses and other displacement payments to the extent allowable.

TWIN PARKS EAST

EXHIBIT A

SITE DESCRIPTION BY BLOCK AND LOT

(See MAP 1, Project Boundary)

The Twin Parks East Community Development Plan, also known as the Twin Parks East Urban Renewal Plan, encompasses the following sites which are within the Twin Parks East Urban Renewal Area bounded by Fordham Road, Southern Boulevard, Marmon Avenue, East Tremont Avenue, Clinton Avenue, East 180th Street and Crotona Avenue in the Borough of the Bronx.

<u>SITE NO.</u>	<u>BLOCK</u>	<u>LOTS</u>
1A	3115	5,57,59,61,64
1A-A	3114	52,60,61,62
2A	3113	9,12,14,15,16,18,19,22,23,24,26,27,28,29,30,52,53
3A	3114	8,13,16,17,27
4A	3116	1,36,37,43, and the closed street bed of East 189th Street between Crotona Avenue and Southern Boulevard
5A	3115	21,38 and a portion of the street bed of Prospect Avenue between E. 189th Street and a new cul-de-sac about 150' south of E. 189th Street
6A	3100	65,66,68,72,74,80,88
7A	3099	1
8A	3101	23,24,25,26,27,28,35,36,38,39,40,41,42,43,44,45,46
9A	-	The closed street bed of Grote Street between Crotona Avenue and Prospect Avenue
1B(2)	3096	1,2,4,7,15,16,17,22,23,25,27,29,33, 10 ^A , 13 ^A (see note on page 9)
2B	3109	1,4,6,7,8,9,10,12,14,15,18,22,23,25,27,28,29,31,32,34,35, 37,38,39,40,44,46,47,48,49,55,56,57,58,66,118
3B	3108	8,9,10,11,14,15,16,17,19,20,21,22,24,26,28,29,30,31,32,35,63
4B	3111	15,20,24,25,26,27,29,32
5BRev.	3110	1,4,5,7,8,10,11,12,13,16,18,19,21,22,23,24,32,33,99
6B	3094	3,4,5,6,7,9,10,11,12,59,60,61,64,65,66,67,73,90
7B	3093	20,22,23,24,25,26,27,28
8B	3093	2,3,4,5,6,7,8,9,36,37,38,39

Twin Parks East - Exhibit A
 Site Descriptions by Block and Lot
 (See Map 1, Project Boundary)

SITE NO.	BLOCK	LOTS
9B <u>Rev.</u>	3094	14,15,16,17,18,19,20,21,22,24,29,31,33, 36,37,40,45,48,49,52
10B	3108	51,52,53,54,55,56
11B	3097	32,33,39
12B	3097	4,5,7, 1, 2 ^A , 57, 59, 60, 63 ^B , 64, 65 ^A , 66 ^B , 67 ^B
13B	3110	48,49,50,51,52,56,57,59,69,70,72,73,76
14B	3110	35,36,37,39
15B	3098	38,40,42,43,44,46,48
16B	3096	35,37,40

NOTE A: Property in arrears which will be included when it is vested In Rem

NOTE B: Federal property which may be included in development.

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THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LEGEND

- TWIN PARKS EAST URBAN RENEWAL BOUNDARY
- SITE BOUNDARY
- 3A SITE NUMBER
- 3102 BLOCK NUMBER
- 29 LOT NUMBER

BRONX PARK
ZOOLOGICAL
GARDENS

PROJECT BOUNDARY

DATE: OCT. 13, 1967
REV.: JUNE 1971, APRIL 1977, SEPTEMBER 1980, APRIL 1991

SCALE IN FEET
0 100 200 300 400 500



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LEGEND

- TWIN PARKS EAST URBAN RENEWAL BOUNDARY
- SITE BOUNDARY
- 3A SITE NUMBER
- LOW INCOME HOUSING - NYCHA
- MODERATE INCOME HOUSING
- MODERATE INCOME HOUSING OVER PUBLIC SCHOOL
- PUBLIC AND/OR SEMI-PUBLIC

LAND USE PLAN

DATE: OCT. 13, 1967
REV.: JUNE 1971, APRIL 1977, SEPTEMBER 1980, APRIL 1981

SCALE IN FEET
0 100 200 300 400 500

