

Twin Parks East (1)

COMMUNITY DEVELOPMENT PLAN

**(also known as the Urban Renewal Plan for
Portions of the Twin Parks East Area).**

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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. For convenience, the Twin Parks East Urban Renewal Area is divided into two areas (shown as Area A and Area B on Map I, Land Use Plan) along 182nd Street. This Urban Renewal Plan, also known as the Community Development Plan for Twin Parks East (I), encompasses a part or parts of both these portions of the Twin Parks East Urban Renewal Area. The sites which constitute the Plan area, designated as Twin Parks East I, are shown on Map I, Land Use Plan, dated October 13, 1967, and are described in the attached boundary description.

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) 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) 12.5 acres of the 28 block area may be categorized as non-conforming or incompatible uses, underutilized or vacant land. Most 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 emphasis on rehabilitation of existing residential structures to the maximum extent possible, and 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 a 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 for Stage I sites, 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.

The undertaking of the renewal of the larger Twin Parks East Area in stages is in the best public interest. A start can be made immediately on vacant and underutilized sites; this is the meaning of the first stage. There will be minimal dislocation of residents of the area. For example, in the Stage I area many fewer families will have to be relocated than the number of new and rehabilitated apartments. The additional housing units resulting from activities in the first stage will be a relocation resource for the subsequent stages of renewal. In addition, these activities will contribute to the betterment of the larger Bronx Park West community of which Twin Parks East is a part.

It should be noted that the residents of the Twin Park East community themselves participated in the detailed planning which is now submitted for approval. 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 this area in stages will not cause increased hardship to the local residents.

A. Types of Proposed Renewal Action

The following actions are proposed:

1. Acquisition, clearance and redevelopment with housing and accessory commercial and parking facilities for low and moderate income families.
2. Rehabilitation of housing and accessory commercial and parking facilities for low and moderate income families.
3. 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 one street, as indicated on Map I, Land Use Plan, will be closed to general thoroughfare in order to provide additional public open space.

C. LAND USE PLAN

1. Land Use Map:

Map I, Land Use Plan, dated October 13, 1967, shows existing property in the plan area and the proposed use and treatment thereof.

2. Land Use Provisions:

As shown on Map I, Land Use Plan, residential uses and densities of development which are compatible with the existing R-7 zoning of the general Twin Parks East Neighborhood shall be permitted in the project area. In addition, parking, community facility, recreational and commercial uses that are accessory and compatible with existing and proposed residential uses shall also be permitted. All other uses shall be excluded.

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

D. PROJECT PROPOSALS:

a) Clearance and Redevelopment

All properties within this Plan area, except those designated as R "Rehabilitation" on Map I, Land Use Plan, and in the attached Exhibit, Boundary Description, will be acquired for clearance and redevelopment.

Such properties, designated as R, are tentatively proposed for rehabilitation but may be acquired under the special conditions set forth in D.b. of this Urban Renewal Plan. The City reserves the right to clear and redevelop any such properties in the event that rehabilitation is deemed infeasible, or to designate additional properties within this Plan area for rehabilitation. The attached Exhibit, Boundary Description, describes the property to be acquired and the property tentatively proposed for rehabilitation within Plan Area. The proposed use and tentative recommendations for street closings are shown on Map I, Land Use Plan.

b) Special Conditions Under Which Properties not Designated for Acquisition May be Acquired

A continuous and vigorous enforcement of applicable existing laws, codes and ordinances and regulations of the City of New York will be in effect and in force within all areas designated as R, "Rehabilitation". 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.

Owners of all buildings in these areas will be required to renovate said structures in compliance with the rehabilitation standards contained in this Urban Renewal Plan, within a reasonable period of time, as determined by the Housing and Redevelopment Board. In order to ensure the elimination of all substandard conditions in these areas, the City reserves the right to acquire any property wherein the owner does not undertake, within such reasonable time, to correct all outstanding buildings.

violations in addition to making such necessary improvements as may be required to bring the building into compliance with the Rehabilitation Standards contained in Exhibit B-1 of this Urban Renewal Plan.

2. Rehabilitation and Conservation

All buildings to remain and designated "Rehabilitation" (R) on Map I, Land Use Plan, are to be kept at a high level of maintenance. If any structure is demolished and new construction is to take place in an area designated "Rehabilitation", the provisions of Section D.3.f. of this Urban Renewal Plan shall apply in order to insure harmonious redevelopment.

3. Redeveloper's Obligation

- 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 and each redeveloper.
- 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 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 Housing and Redevelopment Board by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Redevelopment Board shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Housing and Redevelopment Board after construction for final determination of compliance.

the Housing and Redevelopment Board shall be similarly submitted for review and approval.

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, subdivision 7 thereof:

- 1) Statement of Proposed Land Uses - See Section C of this Plan.
- 2) Proposed Land Acquisition, Demolition and Removal of Structure -
See Section D of this Plan.
- 3) Proposed Acquisition of Air Rights - None.
- 4) Proposed Methods or Techniques of Community Development
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 anticipated to be required to effectuate this Plan; except such amendment to the Zoning Resolution as is necessary to effectuate this Plan.
- 7) Proposed Program of Code Enforcement - Strengthening of enforcement.
- 8) Proposed Time Schedule for the Effectuating of this Plan:
Estimated Completion Date of Project: March, 1972

	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	January, 1968	September, 1968
b. Relocation of Site Occupants	April, 1968	March, 1969
c. Demolition and Site Clearance	June, 1968	September, 1969
d. Site Preparation including Installation of Project Improvements	June, 1968	March, 1972
e. Disposition of Land in the Project Area	June, 1968	March, 1972

F. CHANGES IN APPROVED PLAN

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Section (C) and (D) of this 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 Redevelopment Board shall have the power, upon appeal in specific cases to authorize such changes of the terms of these restrictions to conform with the intent and purpose of this Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances.

RELOCATION PLAN

Proposals for Relocation

1. Residential

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

- a) Use of existing public housing near the project 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 or 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 reestablishing 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.

EXHIBIT

BOUNDARY DESCRIPTION

The Twin Parks East (I) Community Development Plan, also known as the Twin Parks East (I) Urban Renewal Plan, encompasses the following sites which are within the Twin Parks East Urban Renewal Area bounded by Fordham Road, Southern Boulevard, Marion Avenue, East Tremont Avenue, Clinton Avenue, East 182nd Street and Crotona Avenue in the Borough of the Bronx.

<u>BLOCK</u>	<u>LOTS</u>	<u>AREA</u>	<u>SITE</u>
3114	8,13,16,17, and 27	A	3
3096	1,2,4,25,27,29, and 33	B	1
3110	7,8,10 through 13,16,18,19,21 through 24	B	5
3094	3 through 6,9 through 12,59,60,90,64 through 67,73,61	B	6
3115	5,57,59,61,64	A	1
3114	52,60 through 62	A	1A
3113	30,33	A	2
3116	1,43,36,37	A	4
3115	21	A	5
3100	65,66,68,72,74,80,88	A	6
3101	23 through 27,36,42,43,45, Old Lane,35	A	8
3108	8 through 10,30 through 32,63,35	B	3
3111	15,20,24,25	B	4
3093	20,22,23,24,27, and 28	B	7
3093	2 through 9, 36 through 39	B	8
3094	14 through 17,19 through 22,24,36,37,48,49,52	B	9
3108	51 through 56	B	10
3108	14 through 17,19 through 22	B	11
3099	1	A	7
3113	24,25	A	9
3109	1,4,6-15,66,18,118,22,23,25,27-29,31,32,34,35 37-40,44,46-49,55-58	B	2
3114	71 through 73,75,77	A	R1
3114	31,33,35	A	R2
3100	12 through 14,16,18	A	R3
3099	4,6,8,10,12	A	R4
3096	15 through 17,22,23	B	R1
3111	8,9,10	B	R2
3094	29,31,33	B	R3
3108	24,26,28,29	B	R4
3108	11	B	R5

All sites designated R, "Rehabilitation", in this Exhibit may be acquired under the special conditions set forth in Section D.b. of this Urban Renewal Plan.