

**THE CITY OF NEW YORK**  
**DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**  
**OFFICE OF DEVELOPMENT**

**UPPER PARK AVENUE**  
**URBAN RENEWAL AREA**

**MANHATTAN**  
**Community District No. 11**

**URBAN RENEWAL PLAN**  
**FEBRUARY 1992**

Harlem - East Harlem Neighborhood Development Plan

History of Prior Approvals  
(continued)

Minor Change

Approved by the City Planning Commission: May 31, 1978 (C-770662HCM)

Ninth Amended Urban Renewal Plan

Approved by the City Planning Commission: September 19, 1979 (C-790380HUM)  
Adopted by the Board of Estimate: February 7, 1980 (Cal. No. 19A)

Tenth Amended Urban Renewal Plan

Approved by the City Planning Commission: July 9, 1980 (C-800252HUM)  
Adopted by the Board of Estimate: August 20, 1981 (Cal. No. 18)

Eleventh Amended Urban Renewal Plan

Approved by the City Planning Commission: May 19, 1982 (C-820769HUM)  
Adopted by the Board of Estimate: June 24, 1982 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission: February 7, 1983 (M-790335HCM)

Minor Change

Approved by the City Planning Commission: August 15, 1983 (C-820769HCM)

Minor Change

Approved by the City Planning Commission: August 15, 1983 (N-840060HCM)

Minor Change

Approved by the City Planning Commission: January 9, 1986 (N-850764HCM)

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A: URBAN RENEWAL AREA

1. BOUNDARY

The Upper Park Avenue Urban Renewal Area ("Area") is located in Community District No. 11, in the borough of Manhattan. The Area is generally bounded by (i) E. 124th Street on the north, (ii) Lexington Avenue on the east, (iii) E. 116th Street on the south, and (iv) Park Avenue on the west. The boundary of the Area is described in Exhibit A ("Project Boundary Description") and is shown on Map 1, dated February, 1992 ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Park Avenue, Lexington Avenue, and East 116th Street.

Those properties in the Area which have been or will be acquired by the City of New York ("City") pursuant to this Urban Renewal Plan ("Plan") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). Those properties in the Area which will not be acquired by the City pursuant to this Plan are indicated on the Project Boundary Map and are listed in Exhibit C ("Properties Not to be Acquired").

2. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to Article XV ("Urban Renewal Law") of the General Municipal Law of the State of New York ("State"). The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Vacant, substandard, and/or deteriorating buildings with high levels of code violations.
- b. Safety hazards due to the presence of obsolescent and vacant buildings.
- c. Vacant, unfenced, and unsanitary lots.
- d. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- f. Illegal uses and conversions.
- g. Inadequate maintenance.
- h. Abandoned or underutilized properties.

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B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

This Plan is issued by the City, acting by and through its Department of Housing Preservation and Development ("HPD"), pursuant to the Urban Renewal Law. All properties to be acquired in accordance with this Plan will be acquired pursuant to the Urban Renewal Law in accordance with the State's Eminent Domain Procedure Law.

2. STATEMENT OF COMPLIANCE

This Plan complies with Section 502(7) of the Urban Renewal Law, as more particularly set forth in the statement below:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private Or Community Facilities Or Utilities

No significant adjustments or improvements in utilities or community facilities are contemplated, except as set forth in Section D.

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.5.

B. URBAN RENEWAL PLAN (continued)

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	December 1969	June 1993
Relocation of Site Occupants	January 1970	June 1994
Demolition and Site Clearance	November 1970	June 1995
Site Preparation (Including Installation of Site Improvements)	June 1971	June 1996
Land Disposition	January 1972	June 1996
Project Completion		June 1997

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and insanitary structures;
- c. Remove impediments to land assemblage and orderly development;
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area;
- e. Provide new and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design in terms of privacy, light, air, and open space;
- f. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Encourage the upgrading of housing quality in the immediate vicinity.
- h. Promote of economic development.

B. URBAN RENEWAL PLAN (continued)

- i. Continue and expand of local employment opportunities in the manufacturing sector.

Following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay, will constitute a stable environment, and will have a beneficial influence on abutting public and private developments.

C: LAND USE CONTROLS

1. LAND USE PLAN

The projected land uses in the Area are set forth in Map 2, dated February, 1992 ("Land Use Plan").

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish controls on development (including, but not limited to, permitted uses, limits on building bulk, and required off-street parking and loading) will be as defined in the Comprehensive Amendment to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the City's Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential (R-7). With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

a. Permitted Land Uses

As shown in the Land Use Plan, the following uses will be permitted in the Area in accordance with the additional regulations, controls, and restrictions set forth in this Plan, and all other uses will be excluded:

(1) Residential

Residential and accessory uses including appurtenant recreational/open space/community facility/ and local commercial uses, will be permitted in accordance with the Zoning Resolution.

(2) Commercial

Appropriate retail, service, and general commercial uses will be permitted in accordance with the Zoning Resolution.

(3) Industrial

On the blocks and lots zoned M1-4, heavy commercial uses and light manufacturing uses which are able to conform to high performance standards so as to minimize objectionable influences on adjacent residential areas. Such uses are those permitted by the Zoning Resolution in Use Group 5 through 14, and the designated uses within Use Groups 16 and 17 as listed in Exhibit D. However, because of the proximity to residential areas, no uses within Use Group 18 will be permitted.

b. Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning rooms, lot coverage, floor area, open space, height and setback requirements) and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section E.

(a) Setbacks

A setback of 100 feet from the Park Avenue building line will be required of all residential new construction.

(2) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding residential area, (ii) new construction should be designed to relate to the surrounding community, (iii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, (iv) low rise buildings should be preferred for family occupancy, (v) low to medium rise buildings should be preferred for adult and elderly occupancy, and (vi) in areas with exceptionally strong or uniform street character, the new construction should enforce the existing urban pattern and there should be minimal initial setbacks from front and side lot lines.

(3) Underground Utility Lines

Any existing overhead telephone and electrical lines in the Area will be removed and relocated underground and all new or additional telephone and electrical lines will be placed underground, unless HPD determines that such placement underground either is not necessary or is not feasible.

D: RENEWAL ACTIONS

1. ACQUISITION

a. Properties Acquired or to be Acquired Pursuant To This Plan

Those properties in the Area which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1.

The properties comprising the sites numbered 1,2,3,3A,3B,4A,4B,4C, 5,5A,6,6A,6B,6C,7,8,8A, and 9, as identified on the Land Use Plan, have been acquired with Federal and State assistance. All properties acquired with Federal and State assistance will be subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act"), and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless their redevelopment involves a future discretionary act of the Federal government. All other properties, as identified on the Land Use Plan, have been or will be acquired with City funds, without Federal or State assistance.

b. Properties Acquired Through Other Means

Those properties in the Area which have been or are acquired by the City through authority other than that set forth in this Plan will nevertheless be developed in accordance with this Plan, unless HPD determines that an alternative use is appropriate.

c. Properties Not to be Acquired

Those properties in the Area which will not be acquired by the City pursuant to this Plan are listed in Exhibit C and shown on Map 1. Such properties will not be redeveloped pursuant to this Plan and will not be subject to the land use controls imposed pursuant to this Plan.

2. RELOCATION

Relocation of residential and commercial residents is anticipated.

- a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.

D. RENEWAL ACTIONS (continued)

b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation in accordance with the objectives and requirements of this Plan.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan, including the provisions set forth in Section E.

5. CODE ENFORCEMENT

Throughout the Area, there will be a continuous program of enforcement of applicable existing laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction. All properties will be required to meet at least the minimum standards contained in all applicable laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction.

6. ZONING MAP AMENDMENTS

Zoning Map Amendments will be necessary to implement the land use and redevelopment proposals under this Plan. Such rezonings will be undertaken pursuant to Sections 200 and 197-c of the City Charter. The rezonings proposed pursuant to this Plan are:

D: RENEWAL ACTIONS (continued)

<u>Site</u>	<u>Block</u>	<u>Lots</u>	<u>Rezoning</u>
1 portion	1770	158 portion	From R8 with C2 to M1-4
4B entire	1772	1,2,3 portion	From R7 with C2 to M1-4
5A entire	1769	1,3,4,72,69,168	From R8 with C2 to M1-4
5 portion	1769	5 portion 68 portion	
6A portion	1768	69,169,70,170,71	From R7 with C2 to M1-4
6 portion	1768	68 portion	
8 portion	1770	1,101,2,3,4,69, 169,70,170,71,72, 68 portion	From R7/R8 with C2 to M1-4
10 entire	1771	1,2,3,4,69,70,71,72	From R7 with C2 to M1-4

7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter. However, no street modifications are contemplated at this time.

8. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply will be provided in accordance with the requirements of the City's Department of Environmental Protection ("DEP"). Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

9. PUBLIC, SEMI-PUBLIC, AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have incorporated within it private community facilities for the use of residents. The Area is well served by existing parks, schools, and shopping facilities.

E: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The requirements of this Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the disposition instruments.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

No covenant, lease, agreement, conveyance, or other instrument will be effected or executed by the City or by a redeveloper or any of its successors or assigns, whereby land in the Area is restricted upon the basis of race, creed, color, gender, national origin, sexual orientation, or affectional preference. Appropriate covenants running with the land, which will prohibit any such restrictions, will be included in the disposition instruments.

5. DESIGN REVIEW

Prior to commencement of construction, each redeveloper will be required to submit site plans, landscape 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 this Plan and the design and character of proposed construction, for the review and approval of HPD. Each redeveloper will submit any material change thereafter proposed for the review and approval of HPD prior to commencement of construction of such change. Final working drawings will be submitted before construction begins.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

E: REDEVELOPER OBLIGATIONS (continued)

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project, including, but not limited to, the Application for Sponsorship (Form Dev-2A and Form DEV-2B Disclosure Statements), Project Summary or Plan and Project, and the Land Disposition Agreement.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

F: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Section 197-c of the Charter.

2. MINOR CHANGES

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

3. MERGERS AND SUBDIVISIONS

The merger and/or subdivision of any of the development sites in the Area will be permitted where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of a subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The merger and/or subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified to indicate such merger and/or subdivision will be filed with the Department of City Planning for information purposes.

G: DURATION OF LAND USE PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of the Harlem-East Harlem Neighborhood Development Plan by the City's Board of Estimate, namely to December 19, 2008, except as provided in Section F.

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EXHIBIT A  
PROJECT BOUNDARY

Lying within the Borough of Manhattan, New York County in The City of New York, New York.

BEGINNING at the corner formed by the intersection of the southerly line of East 124th Street and the westerly line of Park Avenue;

Thence easterly, along the southerly line of East 124th Street to its intersection with the easterly line of Lexington Avenue;

Thence southerly, along the easterly line of Lexington Avenue to its intersection with the southerly line of East 116th Street;

Thence westerly, along the southerly line of East 116th Street to its intersection with westerly line of Park Avenue;

Thence northerly, along the westerly line of Park Avenue to its intersection with the southerly line of East 124th Street, the point or place of BEGINNING.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES ACQUIRED

<u>BLOCK</u>	<u>LOTS</u>	<u>SITE #</u>
1645	5	3B
1645	15,156,57,157,158,58,159,160,161	2
1645	67,68,69,169,70,170	3
1767	13,14,15,16,56,57,58	7
1767	1,2,4,5,6,7,8,9,109,10,67,68, 168,69,169,71,72,	9
1768	12,13,14,15,115,16,17,56,156,57,157, 58,59,60,61,62,63,64,164,65,66,67,68	6
1768	4,72	6C
1768	69,169,70,170,71	6A
1769	5,8,9,109,10,11,12,13,15,57,58,59, 61,62,162,63,163,64,65,66,67,68	5
1769	1,3,4,69,72,168	5A
1770	1,101,2,3,4,68,69,169,70,170,71,72	8
1770	67	8A
1770	104,5,6,106,7,8,108,9,10,110,11,12, 13,14,15,115,16,116,17,117,18,118, 56,156,57,157,58,158	1
1772	1,2,3	4B
1772	4,8,9,110,11,12,112	4C

EXHIBIT B (continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES TO BE ACQUIRED

<u>Block</u>	<u>Lot(s)</u>	<u>Site #</u>
1645	3,71	3A
1767	3	9
1768	111	6B
1771	1,2,3,4,5,68,69,70,71,72	10
1772	7,10	4C
1772	66,67,68	4A

EXHIBIT C

PROPERTIES NOT TO BE ACQUIRED

<u>Block</u>	<u>Lot(s)</u>
1644	1, 5, 7, 8, 11, 12, 16, 156, 57, 58, 59, 64, 164 65, 66, 67, 68, 69, 70, 72
1645	1, 6, 7, 12, 14, 60, 61
1767	11, 60, 62
1768	1, 2, 5, 6, 7, 9, 11
1770	159, 60, 61, 161, 62, 63, 163, 64, 65, 165, 66
1771	5, 6, 7, 107, 8, 9, 10, 110, 11, 12, 112, 13, 113, 14, 16, 17, 56, 59, 63, 163, 64
1772	13, 17, 55, 56, 57, 58, 158, 59, 60, 62, 64, 69, 70, 71

EXHIBIT D

USES IN USE GROUPS 16 AND 17 WHICH ARE PERMITTED  
ON INDUSTRIAL SITES IN THE UPPER PARK AVENUE  
URBAN RENEWAL AREA

1. Permitted Uses From Use Group 16 of the New York City Zoning Resolution

A. Retail or Service Establishments

Animal hospitals or kennels  
Automobile, motorcycle, trailer, or boat sales, open or enclosed  
Building materials sales, open or enclosed limited to 10,000 square feet of lot area per establishment, provided that not more than 5,000 square feet or such lot area is used for open storage  
Electrical, glazing, heating, painting, paper hanging, plumbing, roofing, or ventilating contractors' establishments, open or enclosed, with open storage limited to 5,000 square feet of lot area per establishment  
Household or office equipment or machinery repair shops such as refrigerators, washing machines, stoves, deep freezers or air conditioning units  
Machinery rental or sales establishments  
Motorcycle or motor scooter rental establishments  
Poultry or rabbit killing establishments, for retail sale on the same zoning lot only  
Riding academies, open or enclosed  
Stables for horses  
Tool, die, or pattern making establishments, or similar small machine shops  
Trade schools for adults

B. Automotive Service Establishments

Automobile laundries, provided that the zoning lot contains reservoir space for not less than 10 automobiles per washing lane  
Automotive service stations, open or enclosed, provide that facilities for lubrication, minor repairs, or washing are permitted only if located within a completely enclosed building  
Automobile, truck, motorcycle, or trailer repairs

C. Vehicle Storage Establishments

Commercial or public utility vehicle storage, open or enclosed, including accessory motor fuel pumps  
Dead storage of motor vehicles  
Public transit yards, open or enclosed, including accessory motor fuel pumps

EXHIBIT D (continued)

D. Heavy Service, Wholesale or Storage Establishments

Laundries, with no limitation on type of operation

Linen, towel, or diaper supply establishments

Moving or storage offices, with no limitation as to storage or floor area per establishment

Packing or crating establishments

Trucking terminals or motor freight stations, limited to 20,000 square feet of lot area per establishment

Warehouses

Wholesale establishments, with no limitation on accessory storage

EXHIBIT D (continued)

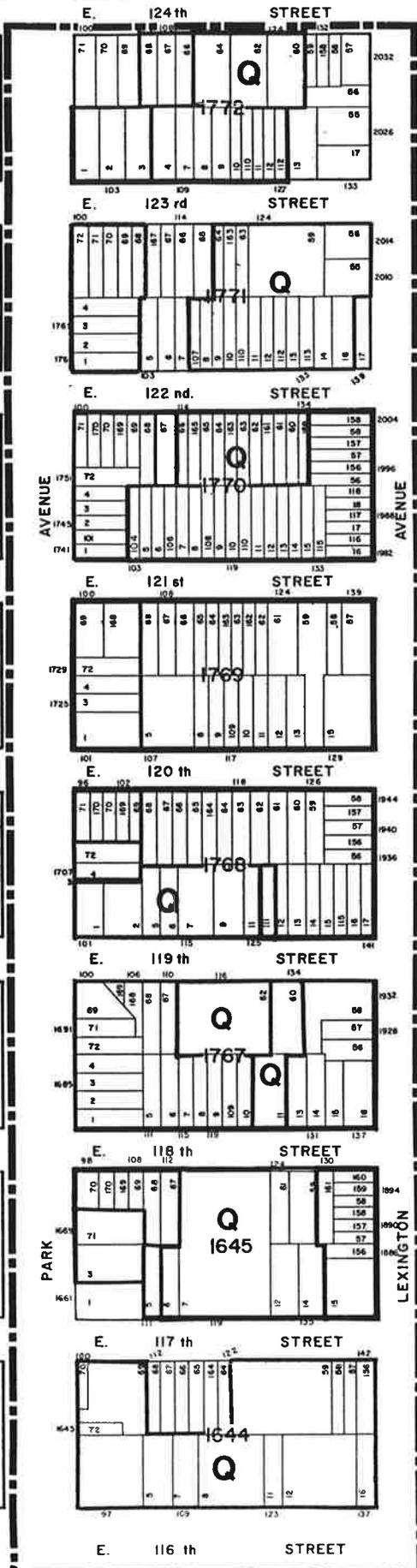
2. Permitted Uses From Use Group 17 of the New York City Zoning Resolution

A. Service or Wholesale Establishments

Building materials or contractors' yards, open or enclosed, etc. \*  
Produce or meat markets, wholesale

B. Manufacturing Establishments

Apparel or other textile products from textiles or other materials, including hat bodies, or similar products  
Automobiles, trucks or trailers, including parts or rebuilding of engines  
Beverages, non-alcoholic  
Boats less than 200 feet in length, building or repair, open or enclosed, etc.  
Bottling work, for all beverages  
Brushes or brooms  
Cameras or other photographic equipment, except film  
Carpets  
Canvas or canvas products  
Ceramic products, including pottery, small glazed tile or similar products  
Cork products  
Cotton ginning, or cotton wadding or linters  
Electrical appliances, including lighting fixtures, irons, fans, toasters, electric toys or similar appliances  
Electrical equipment assembly, including home radio or television receivers, home movie equipment, but not including electrical machinery  
Electrical supplies, including wire or cable assembly, switches, lamps, insulation, dry cell batteries, or similar supplies  
Food products, except slaughtering of meat or preparation of fish for packing  
Fur goods, not including tanning or dyeing  
Glass products from previously manufactured glass  
Hair, felt, or feather products, except washing, curing, or dyeing  
Hosiery  
Ice, dry or natural  
Jute, hemp, sisal, or oakum products  
Leather products, including shoes, machine belting, or similar products  
Luggage  
Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products



**LEGEND**

-  SITES ACQUIRED AND TO BE ACQUIRED
-  NOT TO BE ACQUIRED
-  1770-BLOCK NUMBER
-  LOT NUMBER
-  STREET ADDRESS
-  PROJECT BOUNDARY

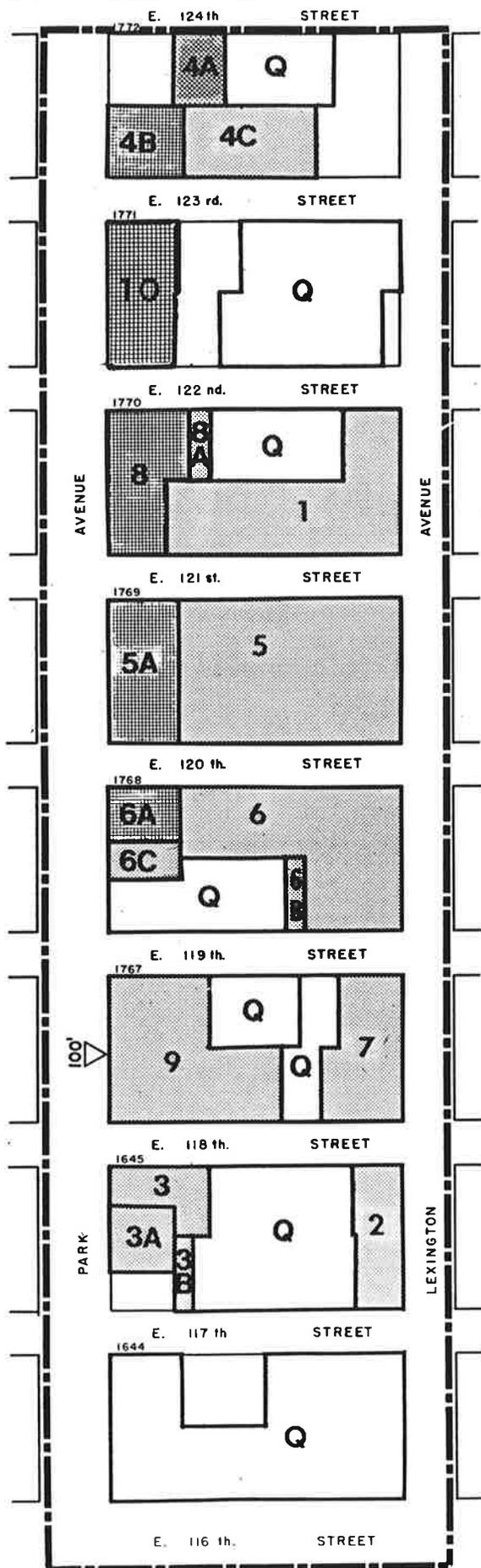


THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

**UPPER PARK AVENUE**  
URBAN RENEWAL AREA

**PROJECT BOUNDARY AND LAND ACQUISITION**

DATE: OCTOBER 1968  
REVISED: AUGUST 1969; DECEMBER 1971; FEBRUARY 1992



## LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  COMMERCIAL
-  NOT TO BE ACQUIRED
-  SITE BOUNDARY AND NUMBER
-  PROJECT BOUNDARY
-  BUILDING SETBACK



SCALE IN FEET  
0 50 100 200

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

# UPPER PARK AVENUE

URBAN RENEWAL AREA

## LAND USE PLAN

DATE: OCTOBER 1968  
REVISED: AUGUST 1969; DECEMBER 1971; MARCH 1983;  
FEBRUARY 1992