

WASHINGTON HEIGHTS - HIGHERIDGE PARK

CITY OF NEW YORK

COMMUNITY DEVELOPMENT PLAN

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EXHIBITS

MAP 1

PROJECT BOUNDARY AND LAND USE PLAN,
DATED: OCTOBER 1969

EXHIBIT A

BOUNDARY DESCRIPTION

APPROVED BY CPC
(BOE ADOPTION NEEDED)

Date 1-21-70 File No. 20974

ADOPTED BY BOE

Date 3-19-70 Cal. No. 6

WASHINGTON HEIGHTS - HIGHBRIDGE COMMUNITY DEVELOPMENT AREA

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission: January 21, 1970 (CP-20974)

Adopted by the Board of Estimate: March 19, 1970 (Cal.No. 6)

Urban Renewal Plan

Washington Heights-Highbridge

WASHINGTON HEIGHTS - HIGHBRIDGE PARK

CITY OF NEW YORK

COMMUNITY DEVELOPMENT PLAN

SECTION II - DESCRIPTION OF PROJECT

A. Boundaries of the Development Areas

This Community Development Plan encompasses sites shown on Map 1, Project Boundary and Land Use Plan, and described in the attached boundary description, Exhibit A.

B. Plan Objectives

The Washington Heights-Highbridge Park Community Development Plan encompasses four sites in the Washington Heights section of Manhattan, an area characterized by deteriorating and dilapidated residential and commercial structures and incompatible commercial and industrial uses. The Development Plan seeks to eliminate substandard and unsanitary structures, remove blighting environmental influences, eliminate impediments to land assemblage and development, improve the street pattern, provide necessary community facilities and increase the supply of moderate and low income housing.

The Community Development Plan has been worked out in close consultation with a wide variety of local groups and many individual residents. The Plan seeks to accomplish two specific goals voiced by many residents of the immediate area and by representatives of various groups in Washington Heights. First, it is designed to

take advantage of an opportunity to provide a significant amount of new housing with minimal residential relocation. Second, it will provide a stimulus to redevelopment of Amsterdam Avenue, a central thoroughfare of this section of Washington Heights, which has deteriorated considerably in recent years.

C. Types of Proposed Renewal Action

All properties shall be subject to the land use controls contained in Section III of this plan. The following specific actions are proposed:

1. Land Acquisition, Clearance and Redevelopment

Properties in the Development Areas to be acquired for clearance (described in Exhibit A, Boundary Description), will be redeveloped with housing for low and moderate income families, and appropriate community and public uses. Certain streets within the Development Areas will be modified.

2. Zoning Changes and Street Closings

It is expected that future action will be required by the City Planning Commission and the Board of Estimate, where applicable, as to changes in zoning and the elimination of certain streets in order to effectuate this Plan. Such changes are indicated in the Land Use Plan, below.

SECTION III - LAND USE PLAN

A. Land Use Map

The Project Boundary and Land Use Map dated October, 1969 shows:

1. All thoroughfares and streets

It is expected that the following streets will be closed and demapped as streets:

- a. Jumel Place, from West 167th Street to Edgecombe Avenue
- b. West 168th Street, from Amsterdam Avenue to Jumel Place
- c. Upon consideration by concerned agencies, it is proposed that Edgecombe Avenue be closed from West 167th Street to Amsterdam Avenue, with such exception as may be necessary to maintain proper access to the adjacent public park.

2. New residential, parking and related public and community facility uses.

B. Land Use Provisions and Building Requirements

References in this Community Development Plan to the provisions of the zoning resolution covering the land use and building requirements, controlling the permitted use of land to be acquired, 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 date. Wherever both specific controls

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in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

1. Permitted Uses

As shown on Map 1, Project Boundary and Land Use Plan, dated October, 1969, the following uses shall be permitted and all others excluded.

a. Residential

Residential with appurtenant commercial, recreational, community and parking facilities.

ALL new housing built pursuant to this plan shall be for families of low or moderate income.

Upon completion of this redevelopment, at least 60% of the new residential units shall be available for low-income families.

b. Public Uses

Provision will be made for school and other community facilities as required and compatible with other uses.

2. 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 Community Development Plan by the Board of Estimate of the City of New York, except as provided by Section VII hereunder.

SECTION IV - PROJECT PROPOSALS

A. Land Acquisition

1. Identification of Real Property to be acquired for:

a. Clearance and Residential Redevelopment

All properties within the project area to be acquired will be cleared and redeveloped. These properties are shown on Map 1, Project Boundary and Land Use Plan; and set forth in Exhibit B.

b. Public Facilities

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

2. Special Conditions Under which Properties not Designated for Acquisition may be Acquired

Not applicable

3. Special Conditions Under which Properties Identified for Acquisition may be Excluded therefrom

Not applicable

B. Redeveloper's Obligations

1. The regulations and controls set forth in Section III hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
2. The redeveloper/contractor shall devote the land solely to the uses specified in this Urban Renewal Plan.
3. The redeveloper/contractor 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 redeveloper.
4. 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 except as set forth in the contracts between the City of New York and the respective redeveloper.
5. No covenant, agreement, lease, conveyance, or other instrument shall be affected or expected 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.

6. 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 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.

C. Underground Utility Lines

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

SECTION V - RELOCATION PLAN

A. Residential

Renewal in the Washington Heights-Highbridge Park area was planned through careful consultation with community residents and groups. In response to their needs and desires, sites were chosen which will require relocation of only 120 families and will produce approximately 1000 to 1400 new units. Approximately two thirds of these units will be reserved for low income families.

H.D.A. policy on relocation for the Washington Heights-Highbridge Park Community Development Plan includes the following:

1. All families will be paid for moving expenses and will be entitled to a relocation bonus if they find their own apartment;
2. All families to be relocated have priority for existing Housing Authority projects, and nearby projects' turnover during the period of relocation will be reserved for use by tenants to be relocated. Every effort will be made to accommodate the geographic preferences of on-site tenants.
3. On-site tenants have first priority for admission to new apartments constructed as part of the project, no matter where they move in the meantime.
4. 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.

B. Commercial

1. The Department of Relocation will maintain consultant liaison with the commercial tenants in the area so as to coordinate the commercial relocation program.
2. 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 reimbursement for moving expenses, and other displacement payments to the extent allowable.

C. Establishment of a Site Office

A project site office will be established within the Washington Heights-Highbridge Park area and will work closely with the community in qualifying families for admission to available apartments and in establishing consultant liaison with commercial tenants. The general policies and procedures set forth in the Comprehensive Manual of the Department of Relocation shall apply to this project.

SECTION VI - 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, sub-division thereof:

- A. Statement of Proposed Land Uses -- See Section III of this Plan.
- B. Proposed Land Acquisition, Demolition and Removal of Structures --
See Section IV of this Plan.
- C. Proposed Acquisition of Air Rights and Concomitant Easements --
Not Applicable
- D. Proposed Public, Semi-Public, Private and Community Facilities or
Utilities -- See Section III of this Plan.

- E. Proposed New Codes and Ordinances ---No new Codes or Ordinances are anticipated to be required to effectuate this Plan.
- F. Proposed Methods or Techniques of Urban Renewal -- See Sections III (B) and IV of this Plan.
- G. Proposed Program of Code Enforcements -- The general code enforcement program of the City of New York is in effect in this area.
- H. Proposed Time Schedule for the Effectuation of this Plan:

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	3/70	3/70
2. Relocation	4/70	4/72
3. Demolition and Site Clearance	8/70	8/72
4. Site Preparation, including Installation of Project Improvements	7/70	1/75
5. Disposition of Land in Project Area	8/70	7/73
6. Completion of Development	-	1/75

SECTION VII - CHANGES IN APPROVED PLAN

This Community Development Plan may be modified at any time by the City of New York.

SECTION VIII - 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 III and IV of this Community Development 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 Administration 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 City Planning Commission, if applicable.

EXHIBIT A
BOUNDARY DESCRIPTION

The Washington Heights-Highbridge Park plan area includes the following blocks and lots:

<u>SITE</u>	<u>BLOCK</u>	<u>LOTS</u>
A	2119	29, 30, 32, 35, 36, 38, 39, 40, 44, 46, 136
B	2116	31, 32, 33, 37, 42, 43
C	2114	32, 35, 40, 47
D	2112	1, 10, 26, 28, 33, 38, 39, 40, 41, 58, 59

Washington Heights-Highbridge Park
October, 1969



LEGEND

- A URBAN RENEWAL AREA BOUNDARY AND PLAN AREAS - TO BE ACQUIRED FOR RESIDENTIAL AND COMMUNITY FACILITY USE
- X EXCLUDED
- 2112 BLOCK NUMBER
- 14 LOT NUMBER

PROJECT BOUNDARY AND LAND USE PLAN WASHINGTON HEIGHTS/HIGHBRIDGE PARK DEVELOPMENT AREA

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
MAP No. I
DATE: OCTOBER 1969

SCALE IN FEET
100 0 100 200 300