

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

WEST SIDE URBAN RENEWAL PROJECT

N.Y. R-43

FIFTH AMENDED URBAN RENEWAL PLAN

April, 1979

Minor Change: July, 1982*

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THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Revised: July, 1982

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A. Table of Contents

Text

B. Description of Project

1. Boundaries of Project
2. Types of proposed Renewal Actions

C. Land Use Plan

1. Land Use Map
2. Land Use Provisions and Building Requirements

D. Project Proposals

1. Land Acquisition
2. Rehabilitation and Conservation
3. Redeveloper's Obligations

E. Other Provisions Necessary to Meet State and Local Requirements

F. Procedure for Changes in Approved Plan

G. Minor Changes

MAPS

- Map 1 - Urban Renewal Area Boundary and Land Acquisition Map; dated 10/60, revised 4/79
- Map 2 - Land Use Map; dated 10/60, revised 4/79
- Map 3 - Redevelopment Areas Land Use Map; dated 10/60, revised 4/79
- Map 5 - Rehabilitation Areas Map; dated 10/60, revised 4/79

EXHIBITS

- Exhibit "A" - Tabulation of Real Properties Acquired
 - 1) Designated for Clearance and Redevelopment
 - 2) Designated for Rehabilitation
- Exhibit "B" - General Standards and Controls for Rehabilitation
- Exhibit "C" - General Standards and Controls for Conservation Areas
- Exhibit "D" - Final Plan - Rehabilitation Demonstration Project

B. Description of Project

1. Boundary Description of the West Side Urban Renewal Area, City of New York, New York

The boundary of the West Side Urban Renewal Area is as shown on Map 1, Urban Renewal Area Boundary and Land Acquisition Map, and is as described hereinafter: BEGINNING at the intersection of the eastern line of Central Park West with the southern line of W. 97th Street as extended; thence westerly along the southern line of W. 97th Street as extended and the southern line of W. 97th Street to the western line of Amsterdam Avenue; thence southerly along the western line of Amsterdam Avenue to the southern line of W. 87th Street; thence easterly along the southern line of W. 87th Street and said line extended to the eastern line of Central Park West; thence northerly along the eastern line of Central Park West to the point of BEGINNING.

2. Types of Proposed Renewal Actions

This Urban Renewal Plan provides for a variety of renewal actions including clearance and redevelopment, rehabilitation, conservation and the provision of public improvements.

Types of Proposed Renewal Actions continued

Clearance and redevelopment is proposed principally for areas now dominated by old-law tenements. These buildings, which are substandard because of obsolescence, inadequate layout and design, insufficient light and air and excessive land coverage, are to be replaced with new apartment buildings and needed community facilities.

A program of residential rehabilitation is proposed for areas consisting primarily of brownstones located along the side streets. All buildings in these areas, particularly the Class "B" rooming houses, will be subjected to rigorous enforcement of all applicable codes and ordinances. In most cases, it is these Class "B" rooming houses which have become hazards to health and safety, as a result of excessive overcrowding and makeshift living accommodations. The renovation of these buildings to provide for standard dwelling accommodations will be encouraged through a variety of techniques, including the use of special mortgage insurance abatement where practical and necessary. The restoration of rehabilitation areas to create good dwelling accommodations and pleasing environment suitable for family living is a principle objective of this plan.

The City will acquire thirty-six brownstones for rehabi-

Types of Proposed Renewal Actions (continued)

litation by the New York City Housing Authority. These buildings will provide additional low rent housing in the project area.

Certain existing tenement buildings deemed structurally sound and capable of rehabilitation into decent, safe and sanitary apartments will be rehabilitated. These properties are included in Exhibit "A", Part II, with other acquired parcels designated for rehabilitation.

Conservation is proposed for all apartment buildings not designated for acquisition, and community facilities such as public and private schools and churches. The present superior quality of these buildings will be protected and even enhanced by the elimination of blight and decay throughout the area.

Public improvements, necessary to serve and support the urban renewal area, are proposed in this plan. These include a new elementary school, existing public school playground expansions, improved street treatments with attractive landscaping, and the replacement of obsolete utility lines.

c. Land Use Plan

1. Land Use Map

All public rights-of-way, existing land uses to remain and land uses to be established shall be as shown on Map No. 2, Land Use Map.

Except in areas proposed for redevelopment under Section C.2. below, residential uses shall be construed as to include schools, libraries, museums, fraternal or philanthropic organizations, churches, health centers, community centers, medical offices, non-commercial recreational centers and similar uses which are customarily located in and serve residential neighborhoods.

2. Land Use Provisions and Building Requirements Imposed on Property to be Acquired for Redevelopment

In order to achieve the objectives of this Urban Renewal Plan, the use of land in areas for redevelopment will be made subject to the regulations and controls specified in this Section C.2. Reference in these controls to the provisions of the Zoning Resolution controlling the permitted use of redevelopment parcels, maximum residential densities (zoning rooms per acre), maximum floor areas, required setbacks, minimum required open space and required off-street parking and loading areas, etc. shall be as defined in the Comprehensive

Land Use Provisions and Building Requirements Imposed on
Property to be Acquired for Redevelopment (continued)

Amendment to the Zoning Resolution of the City of New York, approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended. Whenever specific controls in the Urban Renewal Plan conflict with those in the Zoning Resolution, the more restrictive control shall govern.

a. Land Use Provisions

The permitted uses of each redevelopment parcel shall be as shown on Map 2, Land Use Map, and Map 3, Redevelopment Areas Land Use Map, and as set forth hereinafter. All other uses are excluded.

1) Residential

The parcels listed below shall be developed for multi-family residential purposes, including such supporting facilities as public open areas, appropriate landscaping, off-street parking, and, in some cases, retail commercial and local service uses as specified hereinafter.

Community facility uses such as community centers and medical offices, including a practice of dentistry and osteopathy, are permitted in any residential parcel.

Residential (continued)

As shown on Map 3:

Parcels 15,25,29 and 38 shall be developed for low-income housing;

Parcels 2,3,5,6,7,8,10,11,12,13,14,16,17,20,21, 22,24,27,28,31,36 and 43 shall be developed for partially tax exempt housing at moderate rentals or carrying charges;

Parcels 35B and 41 shall be developed for low and moderate income housing subsidized under appropriate public assistance programs;

Parcels 35A,40 and 44 shall be developed for market rate housing;

Parcels 9,32A and 33 shall be developed for a combination of market rate housing and low and moderate income housing to be subsidized under appropriate public assistance programs with Parcel 33 also to be developed for institutional use;

Parcels 4 and 30 shall be developed for housing under unspecified programs.

2) C-1 Commercial

The parcels listed below shall contain commercial space in the square foot areas indicated in Table I of this Plan in addition to residential uses. The commercial uses on these parcels shall be limited to Use Groups 6A, 6B and 6C. In no case shall the gross floor area per establishment exceed 10,000 square feet. The gross floor area per establishment for office uses, loan offices and travel bureaus shall not exceed 2,500 square feet.

Parcels 4,5,9,10,12,13,14,16,20,21,25,31,32A,35A, 36,40,43 and 44.

3) C-2 Commercial

The parcels listed below shall contain commercial space in the square foot areas indicated in Table I of this Plan in addition to residential uses. The commercial uses on these parcels shall be limited to Use Groups 6A,6B and 6C and the following uses permitted in a C-2 zone:

Automobile driving schools (off-street parking space required for each training car);

Business schools and colleges;

Catering establishments;

C-2 Commercial (continued)

Clothing or custom rental establishments;
Electrical, glazing, heating, painting, paper-
hanging, plumbing, roofing or ventilation con-
tractor's establishments, limited to 2,500
square feet of floor area per establishment;
Exterminators;
Musical instrument repair shops;
Photographic developing or printing establish-
ments limited to 2,500 square feet;
Studios-music, dancing or theatrical;
Umbrella repair shops;
Amusement (Theatre permitted on Parcel 1);
Interior decorating and upholstering establish-
ments dealing directly with consumers.

In no case shall the gross floor area per establish-
ment exceed 10,000 square feet, except for Parcel 1
where a maximum floor area of 15,200 square feet
occupied by one establishment is permitted. The gross
floor area per establishment for office uses, loan
offices, and travel bureaus shall not exceed 2,500
square feet.

Parcels 1, 7, 11, 17 and 28.

4) Special Commercial Use

Parcel 32B shall be developed for a riding academy.

5) Public

Parcel 26 presently under Board of Education jurisdiction shall be used for a public elementary school (P.S. 84) together with such supporting facilities as a school playground and landscaped areas.

Parcel 39 shall be used as a public school playground to serve Public School 166.

A portion of Parcel 15 and the rear yard of 125-143 West 93rd Street shall be used as a public playground.

Parcel 34 shall be used as a public playground or park.

Parcels 2 and 4 shall be used for school or public health facilities in addition to residential uses.

6) Semi-Public

Parcels 23A and 23B shall be used for school facilities.

Parcel 24 shall be used for school facilities in addition to residential uses.

Parcel 33 shall be used for institutional uses in addition to residential uses.

Parcel 42 shall be used as a site for school facilities.

b. Building Requirements and General Provisions

1) Building Requirements

The building requirements concerning proposed uses, maximum densities, maximum permitted building bulk, minimum required open spaces and the minimum number of off-street parking spaces for each redevelopment parcel shall be as set forth in Table I beginning on Page 14.

In no case shall the maximum number of zoning rooms, maximum building floor area, and maximum commercial floor area for the entire project exceed the following:

<u>Maximum Zoning Rooms</u>	<u>Floor Area In Square Feet</u>	
	<u>Building Maximum</u>	<u>Commercial Use Maximum</u>
31,570	8,707,750	337,200

TABLE I

PROPOSED USES AND BUILDING REQUIREMENTS FOR
REDEVELOPMENT PARCELS IN WEST SIDE URBAN RENEWAL AREA

Parcel	Proposed Use (a)	Zoning Rooms	Floor Area in Square Feet		Open Space Minimum in Square Feet	Off-Street Parking
			Building Total	Commercial Use Required Minimum Permitted Maximum		
1(b)	C2 Comm.	-	15,200	7,000	15,200	1,880 *
2(b)	Residential with school facilities	1,424	368,000	-	-	23,970 *
3(b)	Residential	305	74,800	-	-	4,450 *
4	Residential C1 Comm. with health facilities	1,190	330,000	5,000	12,000	12,000 *
5	Residential C1 Comm.	923	264,000	8,000	10,000	17,000 *
6	Residential	1,052	292,300	-	-	21,000 *
7	Residential C2 Comm.	910	244,000	10,000	11,600	15,000 *
8	Residential	936	230,000	-	-	17,000 *
9	Residential C1 Comm.	530	160,000	-	5,500	6,000 *
10	Residential C1 Comm	1,003	300,000	9,000	11,000	14,000 *
11	Residential C2 Comm.	1,021	273,400	-	8,800	30,000 *
12	Residential C1 Comm	855	219,500	12,000	15,100	19,000 *
13	Residential C1 Comm	1,150	340,000	17,000	17,900	39,000 *

TABLE I (Cont'd)

Parcel	Proposed Use (a)	Zoning Rooms	Floor Area in Square Feet			Open Space Minimum in Square Feet	Off-Street Parking
			Building Total	Commercial Use Required Minimum	Permitted Maximum		
14	Residential C1 Comm.	391	98,000	-	2,600	6,500	*
15	Residential and Public	307	63,000	-	-	15,750	*
16	Residential C1 Comm.	750	200,000	10,000	12,000	10,500	*
17	Residential C2 Comm.	1,052	262,500	11,000	12,000	35,500	*
20	Residential C1 Comm.	1,010	263,000	-	12,000	22,500	*
21	Residential C1 Comm.	827	216,000	-	10,000	12,000	*
22	Residential	500	124,000	-	-	25,000	*
23A	School facility	-	30,000	-	-	-	*
23B	School facility	-	24,000	-	-	-	*
24	Residential With School Facility	780	245,000**	-	-	15,000	(may be * provided off site)
25	Residential C1 Comm.	750	165,000	-	10,000	12,000	*
26	Public (Elem. Schl.)	-	180,000	-	-	42,200	*
27	Residential	220	60,000	-	-	5,800	*
28	Residential C2 Comm.	720	180,000	600	3,000	17,000	*

**Includes 57,000 square feet of floor area for school use

TABLE I (Cont'd.)

Parcel	Proposed Use (a)	Zoning Rooms	Floor Area in Square Feet		Open Space Minimum In Square Feet	Off-Street Parking
			Building Total	Commercial Use Required Minimum Permitted Maximum		
29	Residential	1,760	385,000	-	75,000	*
30	Residential	675	180,000	-	17,000	*
31	Residential C1 Comm.	785	218,000	11,000	13,000	*
32A	Residential C1 Comm.	470	103,000	-	2,000	-
32B	Commercial (Riding Academy)	-	12,113	9,000	-	-
33	Semi-Public and Residential	210	52,500	-	1,800	-
34	Public	-	-	-	10,072	-
35A	Residential C1 Comm.	460	145,000	9,000	17,000	*
35B	Residential	200	42,000	-	16,000	*
36	Residential C1 Comm.	845	208,000	8,000	12,000	*
38	Residential	700	155,000	-	10,000	*
39	Public (School Playground)	-	-	-	17,000	*
40	Residential C1 Comm.	480	160,000	8,000	5,000	*
41	Residential	610	140,000	-	15,000	-

TABLE I (Cont'd).

Parcel	Proposed Use (a)	Zoning Rooms	Floor Area In Square Feet			Open Space Minimum in Square Feet	Off-Street Parking
			Building Total	Commercial Use			
				Required Minimum	Permitted Maximum		
42	Semi-Public	-	21,000	-	2,644	*	
43	Residential C1Comm.	1,102	275,000	1,500	2,500	28,000	*
44	Residential C1 Comm.	340	102,000	4,000	8,500	6,000	-
Project Total			26,803	7,513,313	119,100	248,813	687,566

(*) No restriction or control other than the requirements of the Zoning Resolution

(a) Proposed Use: C1 Comm. = C1 Commercial
C2 Comm. = C2 Commercial

(b) Parcels 1, 2 and 3 are to be disposed of as one disposition parcel to one redeveloper.

2) General Provisions

a) Plazas

Plazas, open and accessible to the public, shall be provided in Parcels 11, 13 and 43. Each plaza shall be attractively designed and landscaped. No plaza shall be higher than 2 feet above the highest adjoining curb nor lower than 2 feet below the lowest adjoining curb.

The minimum area of each plaza shall be as follows:

Parcel 11	-	18,000 square feet
Parcel 13	-	20,000 square feet
Parcel 43	-	20,000 square feet

There shall be pedestrian access to any plaza from each adjacent street.

b) Commercial Floor Area Location

No commercial uses shall be permitted above the first story of any building except that two floors of such commercial uses shall be permitted in (1) any portion of a residential building where there is an effective separation from all dwelling uses as determined by the Department of Housing Preservation and Development and (2) a building containing no residential dwelling uses.

General Provisions (continued)

c) Off-Street Parking

All off-street parking spaces shall be enclosed except for Parcels 30 and 41.

Projects built in compliance with local laws in effect prior to the current Zoning Resolution shall be deemed to comply with the requirements stated therein.

d) Off-Street Loading

Off-street loading berths shall be provided as required by the Zoning Resolution.

e) Sign Regulations

Signs shall be flush mounted on buildings. The total surface area in square feet of a sign or signs shall not be more than two times the street frontage (in feet) for each commercial establishment.

No sign shall be located more than 14 feet above curb level except for a two-story commercial building where no sign shall be higher than 22 feet.

General Provisions (continued)

The surface brightness of illuminated signs shall not exceed 100 foot lamberts. Neon, argon or other gaseous tube illuminated signs and flashing signs shall not be permitted.

f) Setbacks

Minimum 15 foot building setbacks shall be provided on the Columbus Avenue and Amsterdam Avenue frontages of all disposition parcels facing on these avenues except for Parcels 4, 9, 10, 32A, 35, 40, 41 and 44. On side street frontages all parcels, except for Parcels 4, 9, 10, 23A, 23B, 24, 27, 32A, 32B, 33, 35, 40, 41, 42 and 44, minimum 5' building setbacks shall be provided. In addition, all setbacks and yards required by the Zoning Resolution shall be provided.

- g) The designs of new buildings to be constructed on Parcels 4, 9, 23A, 23B, 32A, 32B, 35A, 35B, 40, 41 and 44 shall to the greatest extent possible be compatible with each other and with the surrounding buildings. Each developer shall work with the Community Board and with the developers of surrounding new buildings to achieve this.

General Provisions (continued)

- h) Any commercial space provided on Parcels 9,32A,35A,40 and 44 shall have entrances within 15 feet of the street line of the adjacent avenue.

c. Duration of Controls

This Urban Renewal Plan and/or any modification thereof shall be in force and effect for a period of forty (40) years from the date of approval of this Urban Renewal Plan by the City of New York. The termination of this Urban Renewal Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color, sex or national origin in the sale, use or occupancy thereof.

d. Applicability of Requirements Under C2a and C2b to Real Property Not to be Acquired

The provisions of C2a and C2b above are applicable only to areas proposed for acquisition and redevelopment, and to Parcel 26 which is not to be acquired.

3. Land Use Provisions and Building Requirements Imposed on Property Acquired for Rehabilitation

The properties described in Exhibit "A" and shown on Maps 1 and 5 of this plan have been acquired by the City of New York and are designated for rehabilitation. Such rehabilitation shall be accomplished in accordance with the General Standards and Controls for Rehabilitation set forth in Exhibit "B" and the land uses indicated on Map 2, Land Use Map.

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property Proposed to be Acquired

1) For Clearance and Redevelopment

All real properties to be acquired for clearance and redevelopment are as shown on Map 1, Urban Renewal Area Boundary and Land Acquisition Map, and are as listed in Exhibit "A" to this Urban Renewal Plan.

2) Public Facilities

Certain properties to be acquired for clearance and redevelopment under Section D.1.a.1) above are to be utilized for public facilities.

The specific proposed uses are follows:

Parcel 2	-	School Facilities
Parcel 4	-	Public Health Facility or School
Parcel 15	-	Public playground on a portion of the site
Parcel 34	-	Public playground or park
Parcel 39	-	School playground to serve P.S. 166, a public elementary school.

3) Rehabilitation

Real properties to be acquired for rehabilitation are as shown on Map 1, Urban Renewal Boundary and Land Acquisition Map, and as listed in Exhibit "A" to this Urban Renewal Plan.

Map 5, Rehabilitation Areas, defines those parts of the urban renewal area proposed for rehabilitation activities. Also shown on this map is the delineation of the Rehabilitation Demonstration Pilot Project (Pilot Project) which is a part of the West Side Urban Renewal Area.

The following properties, identified on Map 5, are to be acquired for rehabilitation for low rent public housing:

Block 1203: Lots 112,13,14,51,52,53,P.O.54

Block 1204: Lots 21,22,23,123,24,140,41,42,142,
43,44,45,145,46,47,147,56,156,57,58

Block 1224: Lots 115,16,17,18,118,19,20,21,121,22

The following acquisition properties are to be rehabilitated for families of low and moderate income through appropriate public assistance programs:

Rehabilitation (continued)

<u>Parcel</u>	<u>Address</u>	<u>Block</u>	<u>Lot</u>
23R1	10 West 93 Street	1206	41
23R2	7 West 92 Street	1206	22
32R4	133 & 135 West 89 Street	1220	12 & 13
40R	103,5,7 & 9 West 88 Street	1219	26,27,28 & 29
44R2	570 & 572 Columbus Avenue	1218	36
45R -	(72 West 88 Street	1201	63
	(55-67 West 87 Street	1201	1,2,3,4,5,6,7

The following acquisition properties are to be rehabilitated for a combination of low and moderate income and market rate occupancy:

<u>Parcel</u>	<u>Address</u>	<u>Block</u>	<u>Lot</u>
9R	728,730,732,734 Columbus Ave.	1226	33,34,35,36

The following acquisition properties are to be rehabilitated for market rate occupancy:

<u>Parcel</u>	<u>Address</u>	<u>Block</u>	<u>Lot</u>
44R1 -	(113 West 87 Street	1218	28
	(112 West 88 Street	1218	137

The following non-residential acquisition properties are to be rehabilitated for commercial and semi-public uses as indicated on Map 2, Land Use Plan:

<u>Parcel</u>	<u>Address</u>	<u>Block</u>	<u>Lot</u>
32R1	171 to 177 West 89 Street	1220	5,7
32R2	167 and 169 West 89 Street	1220	8,9
32R3	137 and 139 West 89 Street	1220	10

Commercial uses in Use Groups 6A, 6B and 6C, having entrances within 15 feet of the Columbus Avenue street line, shall be permitted on the ground floor of any

Rehabilitation (continued)

acquisition rehabilitation parcel with frontage on Columbus Avenue

The plan for the Pilot Project, adopted by the Board of Estimate, was prepared under the provisions of 72-m and 72-1 of the General Municipal Law of the State of New York and Section 314 of the National Housing Act of 1954 as amended to date.

The plan for the Pilot Project provides for the acquisition and rehabilitation by the City of New York of not more than 7 Class "B" rooming houses to demonstrate various types of rehabilitation which can be accomplished feasibly. Upon completion of the rehabilitation of these buildings they will be sold by the City of New York to purchasers at a fair market value in accordance with the provisions of applicable law.

The plan for this Pilot Project also provides for acquisition of not more than 13 additional Class "B" rooming houses by the City of New York and the sale of these to purchasers willing to covenant to rehabilitate such buildings in accordance with the general standards set forth in Exhibit "B" attached hereto.

Rehabilitation (continued)

The buildings discussed above will be selected from among the 35 Class "B" rooming houses located in the Pilot Project area. Since a major objective of the Pilot Project is to test and demonstrate the effectiveness of voluntary rehabilitation by existing owners as well as through techniques involving acquisition by the City of New York, the city may vary the number of buildings to be acquired, and disposed of prior to and after rehabilitation, as the situation requires.

The plan for the Pilot Project and this urban renewal plan provide for the acquisition and rehabilitation for public housing use by the New York City Housing Authority of the properties identified as Lots 50-52, Block 1207 on Map 5, Rehabilitation Areas Map.

The Final Plan (Urban Renewal Plan) dated February 1960 for the Pilot Project NY D-5 shall be deemed to be merged with the Final Plan (Urban Renewal Plan) for the West Side Urban Renewal Area, Project No. NY R-43. Said Final Plan for the Pilot Project No. NY D-5 as set forth in Exhibit D, is incorporated herein and made a part hereof as if fully set forth.

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

A continuous and vigilant enforcement of the applicable existing laws, codes, ordinances and regulations of the City of New York will be in effect and in force within all rehabilitation areas. 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 State of New York.

In addition, owners of all buildings, particularly rooming houses, will be encouraged to rehabilitate with the rehabilitation standards contained in this Urban Renewal Plan.

In order to insure the elimination of all substandard conditions in rehabilitation areas as a principal objective of this Urban Renewal Plan, and to aid in the substantial improvement of these areas, the city reserves the right to acquire any property which:

- 1) is not brought into compliance with all of the above mentioned laws, codes, ordinances and regulations within a reasonable period of time,
or

- 2) is in such a substandard condition that the correction thereof cannot be accomplished through the enforcement of these laws, codes, ordinances and regulations, or
- 3) is considered as detrimental to the surrounding residential environment and not in accordance with the objectives of this Urban Renewal Plan, in terms of use, degree of occupancy or physical condition.

Any property acquired by the City under these conditions will be sold at fair value and in accordance with the provisions of applicable law to a purchaser who is willing to covenant with the City to rehabilitate the property in compliance with the requirements of this Urban Renewal Plan.

2. Rehabilitation and Conservation

The standards for the rehabilitation of properties are set forth in Exhibit "B", "General Standards and Controls for Rehabilitation", attached hereto and made a part hereof.

The standards for the conservation of properties in conservation areas designated on Map 5, Rehabilitation Areas Map, are set forth in Exhibit "C", "General Standards and Controls for Conservation Areas".

Rehabilitation and Conservation (continued)

All buildings to remain and not designated for acquisition on Map 1, "Project Boundary and Land Acquisition Map" dated April 1979, 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 not designated for acquisition, the provisions of Section D.3.f. of this Urban Renewal Plan shall apply in order to ensure harmonious redevelopment.

3. Redevelopers Obligations

- a. The regulations and controls in Section C will be implemented, where applicable, by appropriate covenants or other provisions in the 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 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 the redeveloper.
- d. The redeveloper or 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.

Redevelopers Obligations (continued)

- 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 assignees, whereby land in the project area is restricted upon the basis of race, sex, 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. Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of improvements on the land and rehabilitation of conveyance sites, 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 Department 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 Department of Housing Preservation and Development shall be similarly submitted for review and approval.

Redevelopers Obligations (continued)

As built drawings shall also be submitted to the Department 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 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 Urban Renewal Plan;

2. Proposed Land Acquisition, Demolition and Removal of Structures

See Section D. of this Urban Renewal Plan;

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities

See Sections C. and D. of this Urban Renewal Plan;

4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances

No new codes or ordinances are required to effectuate this Urban Renewal Plan, however, amendments to the existing zoning regulations for portions of the project area are anticipated.

5. Proposed Time Schedule for the Effectuation of this Urban Renewal Plan

Estimated completion date of project: June, 1982

Other Provisions Necessary to Meet State and Local Requirements (continued)

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	January, 1963	November, 1969
b. Relocation of Site Occupants	February, 1963	March, 1980
c. Demolition and Site Clearance	January, 1964	September, 1980
d. Site Preparation Including Installation of Project Improvements	March, 1967	February, 1982
e. Disposition of Land in the Project Area	June, 1964	January, 1981

6. Proposed Acquisition of Air Rights and Concomitant Easements or Other Rights of User Necessary for the Use and Development of Such Rights

Not Applicable

7. Proposed Methods or Techniques of Urban Renewal

See Section B.2 of this Urban Renewal Plan

8. Proposed Program of Code Enforcement

The standard program of Code Enforcement in effect throughout the City of New York will be in effect in the Urban Renewal Area.

F. PROVISIONS FOR CHANGE IN APPROVED PLAN

The Urban Renewal Plan may be modified at any time by the City of New York provided that, if modified prior to the termination of the Government's financial obligation under the Capital Grant Contract such modification be concurred in by the Department of Housing and Urban Development (HUD) and provided further that if such

Provisions for Change in Approved Plan (continued)

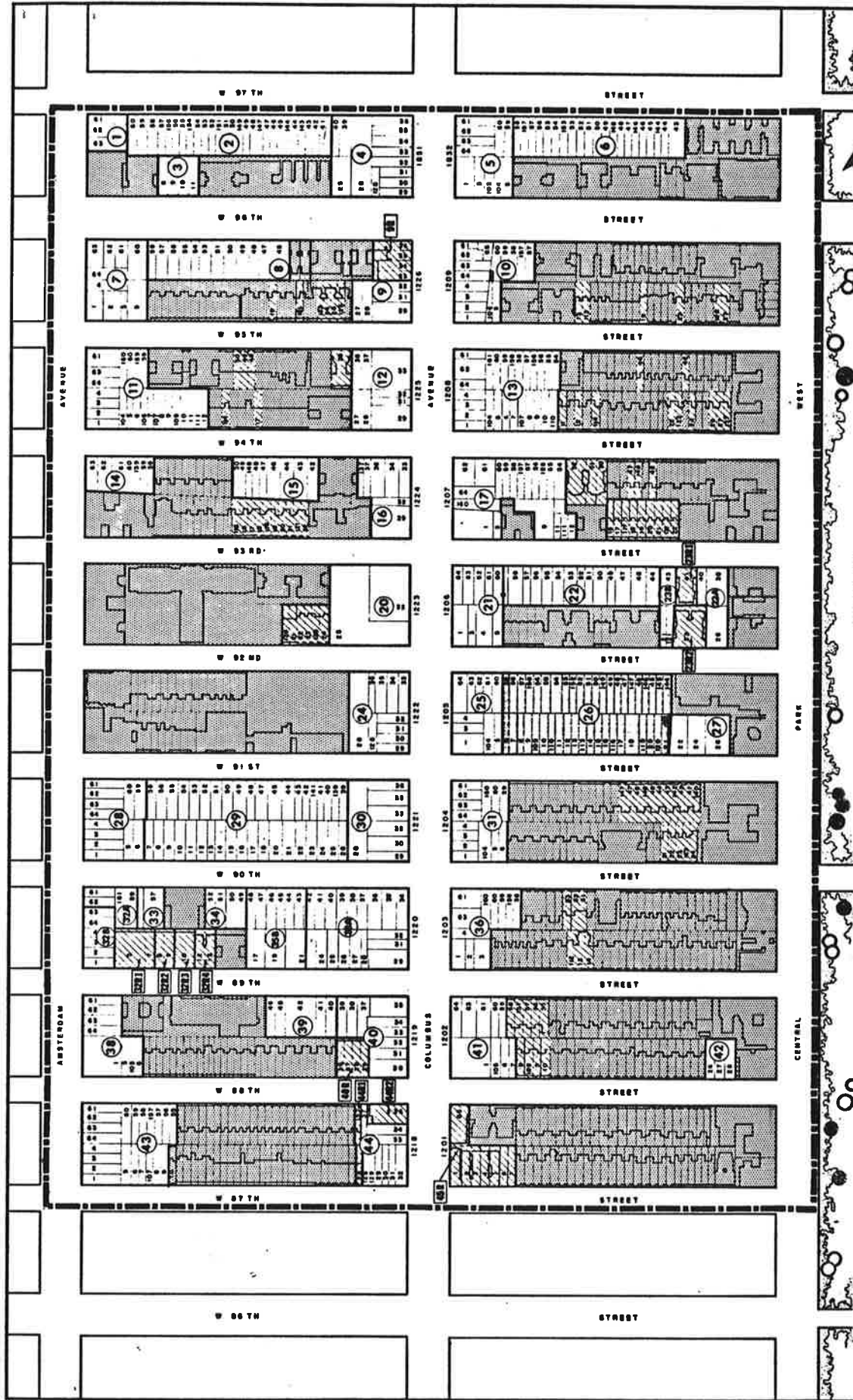
modification adversely affects, as determined by the Department of Housing Preservation and Development, any land disposed of by the City of New York for redevelopment, written consent to such modification must be obtained from the purchaser, mortgagee and/or lessee of such real property or its successors and assigns 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.

G. 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 C. and D. 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

Minor Changes (continued)

provided that the concurrence of the City Planning Commission and the Department of Housing and Urban, Development (HUD) is obtained.



SCALE IN FEET
0 100 200

LEGEND

URBAN RENEWAL AREA BOUNDARY

LAND ACQUISITION AREAS

1. REDEVELOPMENT

2. REHABILITATION

REHABILITATION PARCEL NUMBER

Yes, Lot Number (From City Tax Map)

Block Number (From City Tax Map)

AREAS NOT TO BE ACQUIRED

1. REHABILITATION & CONSERVATION

2. PARCEL 25

WEST SIDE URBAN RENEWAL AREA

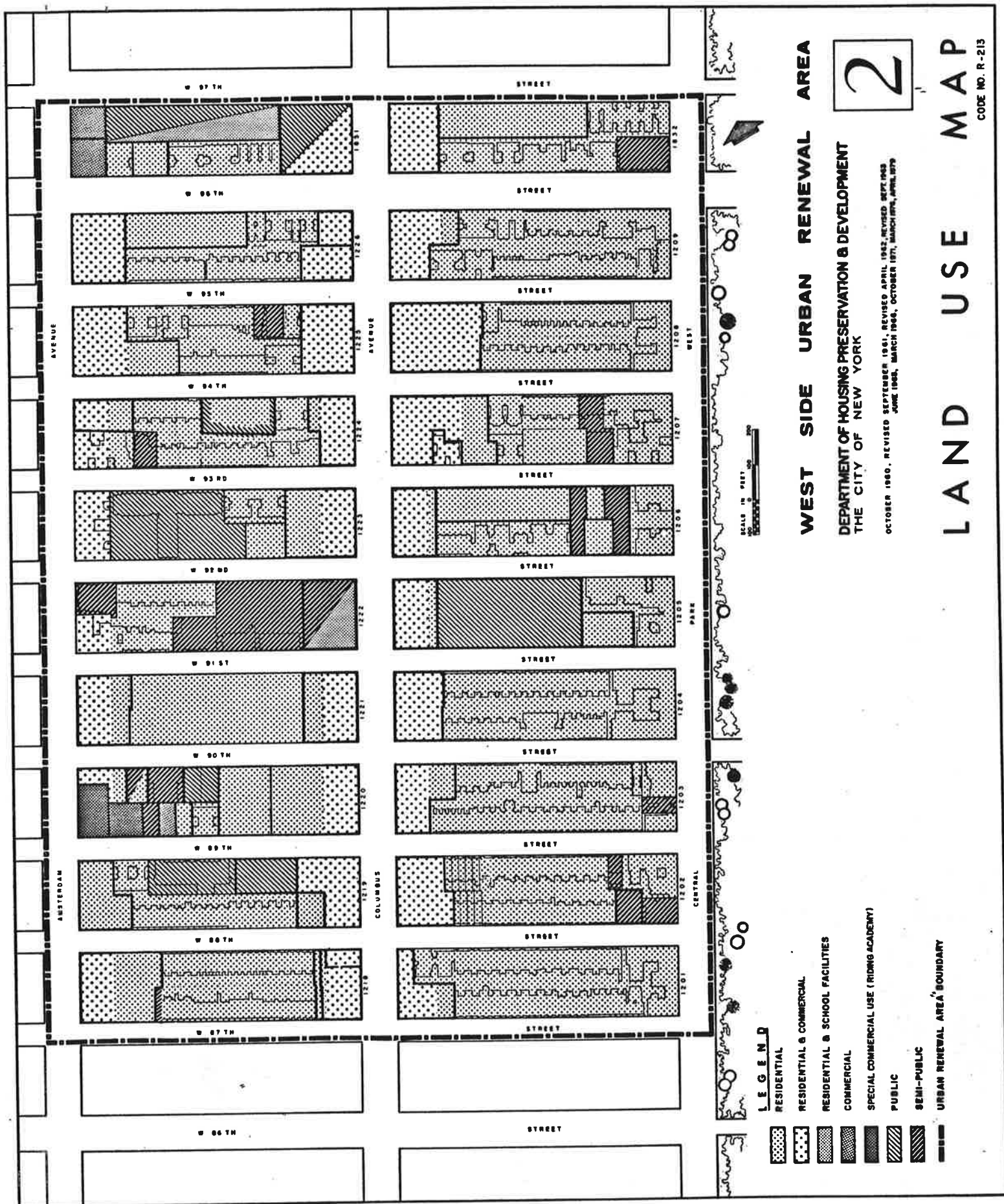
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
THE CITY OF NEW YORK

OCTOBER 1960, REVISED SEPTEMBER 1961, REVISED APRIL 1962, REVISED SEPT. 1963
JUNE 1965, MARCH 1966, OCT. 1968, MARCH 1970, APRIL 1970

1

URBAN RENEWAL AREA BOUNDARY & LAND ACQUISITION MAP

CODE NO. R-215



WEST SIDE URBAN RENEWAL AREA

DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
THE CITY OF NEW YORK

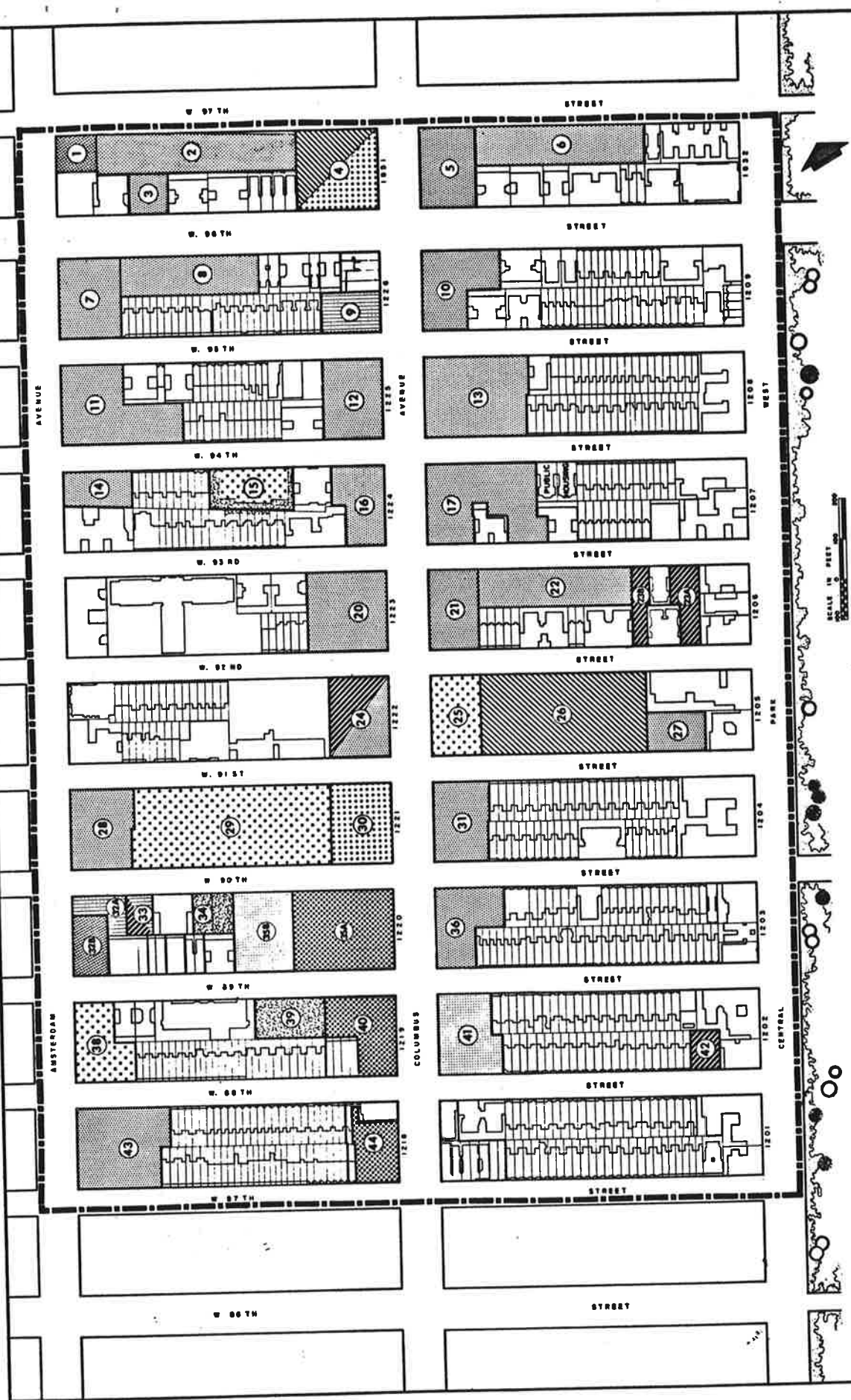
OCTOBER 1960, REVISED SEPTEMBER 1961, REVISED APRIL 1962, REVISED SEPTEMBER 1963
JUNE 1965, MARCH 1966, OCTOBER 1977, MARCH 1979, APRIL 1979

LAND USE MAP

CODE NO. R-213

LEGEND

- RESIDENTIAL
- RESIDENTIAL & COMMERCIAL
- RESIDENTIAL & SCHOOL FACILITIES
- COMMERCIAL
- SPECIAL COMMERCIAL USE (RIDING ACADEMY)
- PUBLIC
- SEMI-PUBLIC
- URBAN RENEWAL AREA BOUNDARY



WEST SIDE URBAN RENEWAL AREA

DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT THE CITY OF NEW YORK

OCTOBER 1960, AMENDED: SEPT. 1961, APRIL 1962, SEPT. 1963, JUNE 1968, MARCH 1969
REVISED THROUGH OCTOBER, 1972; MARCH 1976, APRIL 1979

3

MAP

REDEVELOPMENT AREAS LAND USE

CODE NO. R-213

LEGEND

LOW INCOME HOUSING

TEN-ABATED HOUSING AT MODERATE RENTALS OR CARRYING CHARGES

MARKET RATE HOUSING

COMMERCIAL

PUBLIC

SEMI-PUBLIC

REDEVELOPMENT PARCEL NUMBER

URBAN RENEWAL AREA BOUNDARY

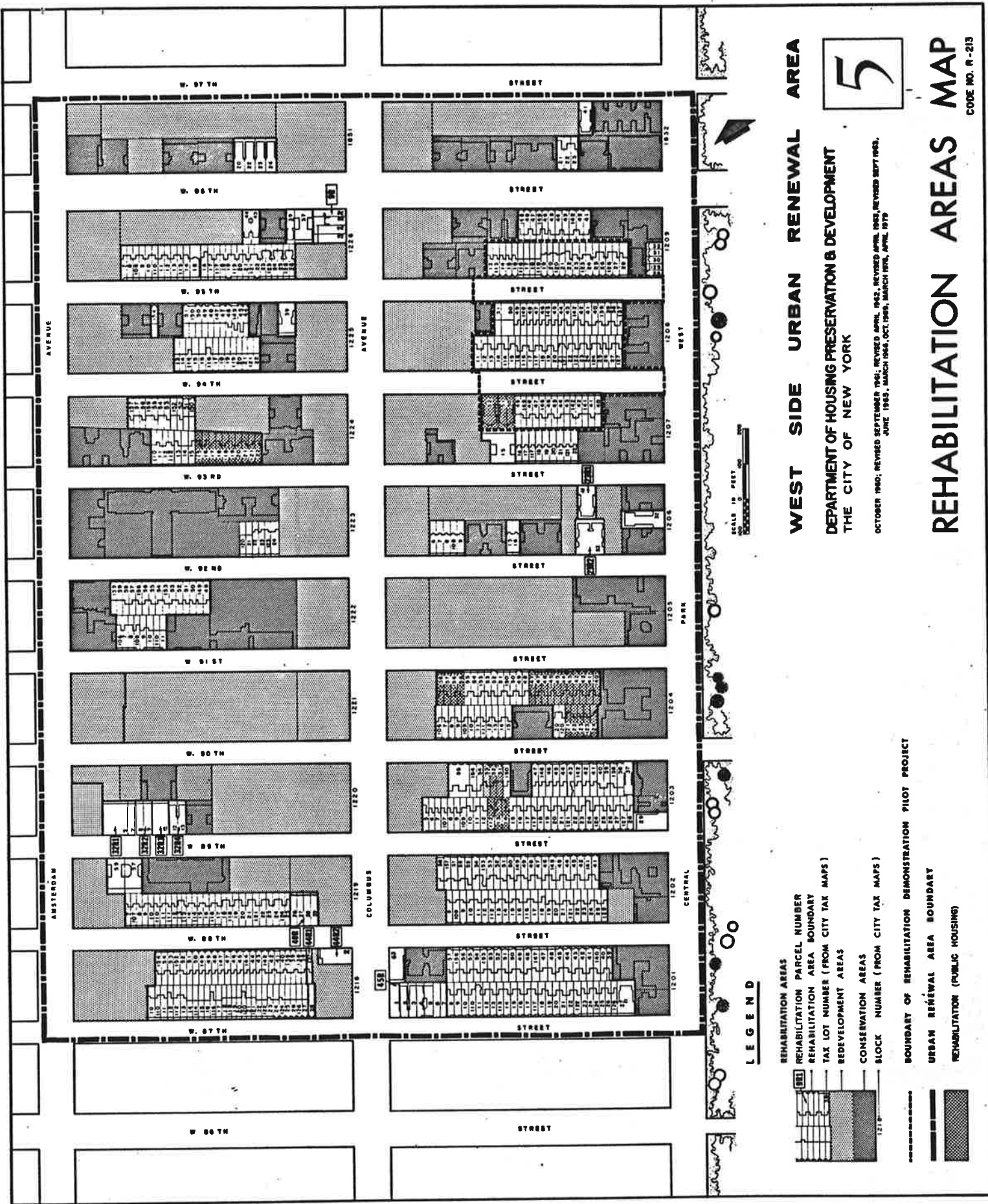
PUBLIC (PARK AND/OR PLAYGROUND)

LOW AND MODERATE INCOME HOUSING

MARKET RATE AND LOW & MODERATE INCOME HOUSING

RESIDENTIAL (UNSPECIFIED)

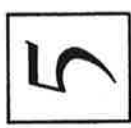
NOTE: ACCESSORY COMMERCIAL USES ARE PERMITTED AS SHOWN ON MAP 2 AND IN THE URBAN RENEWAL PLAN



WEST SIDE URBAN RENEWAL AREA

DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
THE CITY OF NEW YORK

OCTOBER 1940; REVISED SEPTEMBER 1961; REVISED APRIL 1962; REVISED APRIL 1963; REVISED SEPT 1963,
JUNE 1965; MARCH 1966; OCT 1966; MARCH 1967, APRIL 1975



REHABILITATION AREAS MAP

CODE NO. R-213

EXHIBIT "A"

TABULATION OF REAL PROPERTIES ACQUIRED

Part I. Parcels Designated For Clearance and Redevelopment

<u>Redevelopment Parcel Number</u>	<u>City Block Number</u>	<u>City Tax Lot Number</u>
1	1851	61,62,63
2	1851	40(part),41,42,43,143,44,144,45,46,47, 147,48,49,149,50,51,151,52,53,54,154, 55,56,156,57,58,59,60
3	1851	8,9,10,11
4	1851	25,28,128,29,30,31,32,33,34,35,36,39, 40(part)
5	1832	1,3,103,104,5,59,60,61,62,63,64
6	1832	43,44,144,45,46,146,47,48,148,49,50, 51,52,53,153,54,55,56,57,157,58
7	1226	1,2,3,4,5,60,61,62,63,64
8	1226	45,47,48,49,50,51,53,54,55,56,57,58
9	1226	27,28,29,31,32
10	1209	1,2,3,4,104,5,57,157,58,59,60,160,61, 62,63,64,65
11	1225	1,2,3,4,104,5,6,106,7,107,8,9,109,10,111, 11,12,59,159,60,160
12	1225	27,28,29,31,32,33,37,38

<u>Redevelopment Parcel Number</u>	<u>City Block Number</u>	<u>City Tax Lot Number</u>
13	1208	1,2,3,4,104,5,6,7,107,8,9,10,110,54, 55,56,156,57,58,158,59,60,61,62,64, 161
14	1224	58,59,159,60,61,62,63
15	1224	42,43,44,46,47,48,148,49,50
16	1224	29,32,33,34,36,37,137
17	1207	1,5,9,11,111,12,54,55,155,56,57,157, 58,59,60,61,62,64,160
20	1223	25,32
21	1206	1,3,4,5,60 (part) ,61,62,63,64
22	1206	44 (part) ,46,47,49,50,51,52,53,54,55, 56,57,58,60 (part)
23A	1206	26,38,40
23B	1206	21,121 (part) ,43,44 (part)
24	1222	28,128,29,30,31,32,33,34,35,36
25	1205	1,3,4,104,5,60,61,62,63,64
27	1205	22,24,26
28	1221	1,2,3,4,5,6,59 (part) ,60,61,62,63,64
29	1221	7,8,9,10,11,12,13,14,15,16,17,18,20, 21,22,23,24,25,26,39,139,40,41,141, 42,43,44,45,47,48,49,50,51,52,53,54, 55,56,58,59 (part)
30	1221	28,29,30,32,33,35,36

<u>Redevelopment Parcel Number</u>	<u>City Block Number</u>	<u>City Tax Lot Number</u>
31	1204	1,2,3,4,104,5,6,59,60,160,61,62,63, 64
32A	1220	59(part),61,161,62
32B	1220	1,2,3,4,63,64
33	1220	57,59(part)
34	1220	49,50,51,52
35A	1220	21(part),24,25,26,27,28,29,31,32,34, 35,36,37,38,39,40,41,42(part)
35B	1220	17,19,21(part),42(part)43,44,45,46,47,48
36	1203	1,2,3,4,58,158,59,60,160,61,63
38	1219	1,5,105,6,61,62,63,64
39	1219	40,41,42,45,46
40	1219	30,31,32,33,34,35,37,38,39
41	1202	1,105,6,7,59,60,61,63,64
42	1202	26,27,28
43	1218	1,2,3,4,5,6,7,107,8,9,55,56,57,157, 58,59,60,61,62,63,64
44	1218	128,29,129,30,31,32,33,34,37

EXHIBIT "A"

TABULATION OF REAL PROPERTIES ACQUIRED

Part II. Parcels Designated For Rehabilitation

<u>Rehabilitation Parcel Number</u> (where applicable)	<u>City Block Number</u>	<u>City Tax Lot Number</u>
45R	1201	1,2,3,4,5,6,7,63
	1202	8,108,9,10,55,56,57,157,58
	1203	112,3,14,51,52,53,54 (part)
	1204	21,22,23,123,24,140,41,42,142,43,44, 45,145,46,47,147,56,156,57,58
23R2	1206	121 (part), 22
	1206	32
23R1	1206	41
	1207	16,17,117,18,19,20,21,121,22,45,50, 51,52,146,47
	1208	11,13,114,22,122,24,26,27,127,42,46
	1209	13,113,19,23,126,27
	1218	10
44R1	1218	28,137
44R2	1218	36
40R	1219	26,27,28,29
32R1	1220	5,7
32R2	1220	8,9
32R3	1220	10
32R4	1220	12,13

<u>Rehabilitation Parcel Number</u> (where applicable)	<u>City Block Number</u>	<u>City Tax Lot Number</u>
	1223	120,21,22,23,123,24
	1224	115,16,17,18,118,19,20,21,121,22
	1225	114,17,39,48,49,50
	1226	19,121,123,24,25,125
9R	1226	33,34,35,36

EXHIBIT B

GENERAL STANDARDS AND CONTROLS FOR REHABILITATION

INTRODUCTION

These standards have been developed to serve as the basis for rehabilitation of existing residential and non-residential structures to provide an environment and accommodations which are decent, safe, sanitary, livable, energy efficient, and designed to have continuing appeal. The degree of rehabilitation may be minor or major depending on the work necessary to obtain these goals.

The requirements set forth herein supplement all Federal, State and Local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances.

A. Applicability

These standards are applicable both to residential and non-residential buildings. Some sections and paragraphs as indicated apply only to residential buildings, including those to have commercial space on the ground floor. All others apply to all buildings.

B. Definitions

All definitions are as per the applicable codes, rules, or regulations.

C. BUILDING AND PROPERTY DEVELOPMENT (applies to all buildings)

1. USES

Uses in all properties and buildings in the West Side Urban Renewal Area including those that are rehabilitated in accordance with these standards shall be governed by Map 2, Land Use Map. The use categories indicated on Map 2 shall be interpreted as described in Section C.2.a. of this Urban Renewal Plan.

2. BUILDING BULK

No existing building shall be increased in volume by modification of any portion of the front wall or enclosure. No portion of an existing building shall be brought closer than 30 feet to the rear lot line.

3. YARDS

Yards shall be free of trash and debris. No subsidiary structures, fences, open incinerators or similar subsidiary items shall be permitted which:

- a. significantly obstruct light or air from doors or windows; or
 - b. obstruct a safe means of access to or egress from the building; or
 - c. create fire hazards, attract or harbor rodents, or create other unhealthful conditions; or
 - d. are structurally unsafe; or
 - e. create objectionable odors, noises, or views.
- No wall or fence shall be more than 6 feet in height and any such wall or fence must be structurally sound, in good repair and of durable quality.

4. STOOPS

Stoops shall generally be permitted to remain consistent with rehabilitation design. In the event that the City should determine that roadways must be widened, reconstruction of stoops, providing a minimum sidewalk width of 9 feet, may be required; however if this is infeasible, stoops must be removed.

5. REFUSE STORAGE

Refuse shall be kept in rodent and odor proof containers which shall be placed behind or within suitable visual barriers and shall be accessible to dwelling tenants and refuse collectors.

Compactors shall be required where buildings 4 stories or more undergo substantial rehabilitation and contain more than 15 dwelling units.

6. COMMERCIAL SIGNS

Signs shall be flush mounted on buildings. The total surface area in square feet of a sign or signs shall not be more than two times the street frontage (in feet) for each commercial establishment. No sign shall be located more than 14 feet above curb level. The surface brightness of illuminated signs shall not exceed 100 foot lamberts. Neon, argon and other gaseous tube illuminated signs and flashing signs shall not be permitted. Storefronts shall be restored to good condition.

D. SPACE AND OCCUPANCY (applies only to residential buildings)

1. OBJECTIVE

An over-all objective of the West Side Urban Renewal Project is the creation of a balanced neighborhood, including an adequate number of accommodations suitable for families with children. Particular distributions of apartments by size may, therefore, be required to accomplish this objective and to maintain appropriate densities. The distribution of apartments by size in each structure will be subject to review and approval.

2. LAYOUT AND DESIGN OF DWELLING UNITS

A. GENERAL

For substantial (gut) rehabs or for moderate rehabs where partition layout is changed the following requirements apply. Acceptability of existing layouts shall be based on substantial compliance with these requirements. Each dwelling unit shall be provided with suitable space for living, sleeping, cooking and dining accommodations, storage and sanitary facilities; also with space of such size and dimensions so as to permit placement of furniture and essential equipment.

b. SUGGESTED MINIMUM ROOM SIZES (Square Footage)

<u>Type of Dwelling Unit</u>	<u>L.R.</u>	<u>L.R.</u>	<u>L.R.*</u>	<u>1st B.R.</u>	<u>2nd B.R.</u>	<u>Other B.R.</u>
	<u>D.A. SL</u>					
0 B.R. eff.	220	-	-	-	-	-
1 B.R.	-	200	150	125	-	-
2 B.R.	-	220	150	125	110	-
3 B.R.	-	220	160	125	110	100
4 B.R.	-	220	170	125	110	100
5 B.R.	-	220	180	125	110	100

Legend: B.R. Bedroom
D.A. Dining Area
D.U. Dwelling Unit
L.R. Living Room
0 B.R. No Bedroom apt. (Efficiency)
K Kitchen or kitchenette
SL Sleeping Area

* Only with eat-in kitchen

Comment - It is not the intent to produce apartments containing only minimum spaces. It is suggested that the average apartment be 10% larger than these minimums.

NOTE: Dwelling units may be designed either with kitchens or kitchenettes, but must contain all necessary equipment and function properly.

Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available areas or dimensions do not hinder furniture placement and the normal use of the space.

c. ROOM WIDTHS

The width of rooms shown below shall be minimum:

Exhibit B

R-213 Page 3

West Side

April , 1979

Name of Space

Minimum Width

Living Room

10'-0" Clear

Bedroom

8'-8" Clear

Dining Area

7'-0" Clear

d. PRIVACY AND ARRANGEMENT

1. A bathroom shall not be used as a passageway to a habitable room, hall, or exterior exit.
2. Access to all parts of a living unit shall be possible without passing through a public hall.
3. A bathroom shall not be separated from the bedroom of a dwelling unit by locating it on another story or at the opposite side of the dwelling unit than the bedrooms.
4. Access to bathrooms shall be from a foyer hall or vestibule.
5. A bedroom shall not be used as a passage to another bedroom, living room or bathroom.

e. PRIVATE HALL WIDTH

The width of all private halls within apartments shall be 3'-0" min. clear.

f. LIGHT & VENTILATION

All living rooms and kitchens except kitchenettes or bathrooms shall have natural light by means of windows within the room. Kitchenette and bathroom may be ventilated by a mechanical ventilation system.

g. ROOMS

All rooms shall be rectangular in shape if possible. Breaks in partition within a room are acceptable. Partitions shall be plumb and flush throughout the room space.

h. BATHROOMS

Every dwelling unit shall have a private bathroom, equipped with a water closet, lavatory and bathtub with shower 30" minimum dimension. Apartments with four (4) bedrooms or more, shall have an extra toilet equipped with a water closet and a lavatory. Wet wall and tub areas, bases, and floors shall be ceramic tile.

i. KITCHENS

All kitchens or kitchenettes shall be provided with the following equipment:

RANGE

30" minimum width, four burner, standard type, AGA approved.

REFRIGERATOR

Efficiency and/or 1 bedroom apartments, 12 cubic feet.
Apartments with two or more bedrooms, 14 cubic feet.

SINKS

Acid resistant enameled cast iron or stainless steel 24" x 21" set in minimum 5 ft. wood base cabinet.

COUNTERS & CABINETS SPACE

A minimum of 5'-0" of counter space with base cabinet shall be provided. There shall be a minimum work surface of 1'-6" at the range, refrigerator and each side of the sink.

NOTE: The refrigerator and range shall not be located adjacent to each other. Ranges shall be kept at least 24" from any window. The refrigerator space shall be a minimum of 2'-6" in width.

MINIMUM AREAS FOR KITCHEN STORAGE SPACE

Shelving in wall and base cabinets.
0 B.R. and 1 B.R. 30 linear ft.
2 B.R. 40 linear ft.
3 B.R. 45 linear ft.
4 B.R. 55 linear ft.

NOTE: Shelving shall not be less than 11½" deep.

j. BEDROOMS

Bedrooms shall be of size shown on the Room Size Schedule, Each bedroom shall be provided with at least one closet 3' -6" long, and 2'-0" deep, with a clothes pole and a storage shelf. Closet in the master bedroom shall be 5'-0" long minimum .

k. CLOSETS

The following closets shall be provided in all dwelling units:

1. Guest closet near the apartment entrance (5 sq. ft. min.)
2. Linen closet near bathrooms (3 sq. ft. min)
3. Bedroom closets, one in each bedroom in dwelling unit (7 sq.ft. min)

NOTE: Closet depth shall be 2'-0" min. clear.

l. LIVING ROOM

The living room shall be accessible directly from the apartment entrance without going through any other livable space in the dwelling.

m. DINING SPACE

A dining area shall be provided within each dwelling unit either within the kitchen area of the dwelling unit or in close proximity to the kitchen or kitchenette. The dining space must be sufficient to accommodate the occupancy of the apartment.

E. CONSTRUCTION STANDARDS
(applies to all buildings except for paragraphs 4 through 7)

1. GENERAL REPAIR AND RECONSTRUCTION
(applies to all buildings)

All structural defects shall be repaired. All defects affecting fire safety shall be repaired. All existing violations shall be removed. Where items are scheduled to remain they shall be repaired or replaced as required to restore their original intended use and functionability. Defective plaster, flooring, paint, woodwork, windows, doors, hardware, equipment etc., shall be repaired, unless scheduled to be replaced with new. All work shall be in accord with good standard practice.

2. EXTERIOR WALLS
(applies to all buildings)

Brick walls and stone walls shall receive one or more coats of paint, stucco, or other protective coating or shall be painted and steam-cleaned. Leaking masonry walls shall be waterproofed as required.

All metal work, including cornices and rails, shall be wire brushed and repainted. Defective metal flue stacks shall be removed and replaced.

3. ROOFS
(applies to all buildings)

Leaking, cracked and other deteriorated roofs shall be replaced with new roofs. Gut rehabs shall have 15 year type roofs installed; minor rehabs shall have 10 year type installed. Faulty flashing and deteriorated or leaking skylights shall be replaced.

4. PUBLIC SPACES
(applies to residential buildings only)

Public space shall be finished with durable, and easily maintained materials. Untenanted basements, and/or cellars, storage rooms and utility spaces shall have a fire retarded ceiling; and a smooth, level and sound concrete floor.

Existing public stairs may be repaired and refurbished as required to provide a safe means of egress from the building. New stairs shall be of steel construction.

Building vestibules shall have an intercom system with voice and signal communication with each tenant's apartment. Where feasible the vestibule shall have a locked interior door operable by the tenant's key or the tenant's signal from his intercom. The mailboxes should be located on the interior side of the locked vestibule door.

All multiple dwellings shall have a vestibule.

5. SECURITY ITEMS

(residential only)

The following items are required to provide a measure of security beyond code requirements

- a. BSA approved security gates on fire escape windows
- b. Steel apartment entrance doors and bucks.

6. ELEVATORS

(residential only)

Where buildings are more than 4 stories in height and have 4 or more apartments per floor, elevator service is strongly recommended.

7. ENERGY CONSERVATION & RECOMMENDATIONS

(residential only)

- a. Insulation shall be added to all exterior walls and the roof in all gut rehabilitated buildings. Where practical, insulation shall also be added to the exterior walls and roofs of moderately rehabilitated buildings. Insulating values shall comply with the requirements of the state energy code.
- b. Storm windows shall be added to all existing single glazed windows or existing windows shall be replaced with new double glazed windows.
- c. To conserve water and energy, water saving water closets shall be installed. Flow restrictions shall be installed for all shower heads and sink faucets.
- d. Fluorescent lighting, or other efficient lighting shall be installed in all kitchens, public halls, stairs and other public spaces.
- e. Where feasible solar and other non-depletable natural resources should be considered for utilization in all rehabilitated buildings.

F. PLUMBING AND SANITATION
(applies to residential buildings only)

1. YARD SERVICE

Every private yard shall have one hose bibb of the non-freeze type or inside cut-off placed at the rear of every building. Reactivate all defective yard drains. Provide new drains where required.

2. PIPING

All new hot and cold water supply piping shall be copper tubing materials. All piping new and existing shall be adequately sized to supply, drain, and vent all fixtures and equipment attached thereto, and shall be sound, tight, and free of mineral deposits or corrosion. Piping not meeting these requirements shall be replaced. All new piping in any habitable space shall be concealed in walls, floors or ceiling. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air, sound, or harborage for vermin or rodents.

In gut rehab provide a completely new plumbing system including all new fixtures, trim, water and drainage systems. Water service piping and building house sewer may be utilized if found satisfactory.

Where all or part of the existing systems are to be utilized in moderate rehab work, replace any defective fixtures and trim and other material and equipment with new.

3. DOMESTIC HOT WATER

Domestic hot water between 120 degrees and 140 degrees F., shall be centrally supplied to all dwelling units. The hot water heater, if separate from the heating plant, shall be electric, gas or oil fired; gas and oil fired units shall be vented through an approved flue. Gas burning equipment shall conform to the standards of the American Gas Association (AGA). All hot water piping and heating equipment shall be insulated.

G. HEATING
(applies to residential buildings only)

All residential spaces above commercial stores shall be protected from abnormal floor heat losses caused by unheated and/or unoccupied or incompleated stores.

1. DESIGN

Controlled heat shall be centrally supplied to all dwelling units and other heated spaces through a system capable of maintaining 70 degrees F., in all habitable spaces when the outside temperature varies between 5 degrees F. and 65 degrees F. All heating equipment, breeching and piping shall be insulated.

2. New heating plant shall be installed in a separately enclosed space on the lowest floor. Breeching shall be properly connected to an approved masonry flue. The system shall be durable, quiet in operation and safe. All new mains, branch piping, and ductwork in habitable spaces shall be concealed in walls, floor or ceiling. Where the existing heating system is to be utilized, all defective piping, space heaters, controls and other heating equipment shall be repaired or replaced. The system shall be upgraded as required to meet the above design criteria where required.

H. ELECTRICAL
(applies to residential building only)

1. In all gut rehabilitated buildings and in any building where the existing electrical system is to be replaced in dwelling units and other non apartment spaces, a completely new electrical system shall be installed that complies with the latest requirements of the N.Y.C. Electrical Code and the following:
 - a. Permanent lighting fixtures, wall switch controlled shall be installed in kitchens, dining rooms, bathrooms, private halls, passageways, and stairways.
 - b. In all bedrooms, dining areas, living rooms and other habitable rooms not provided with permanent ceiling or wall fixtures, at least one of the receptacles provided shall be connected to a wall switch.
2. In a building where existing electrical work is to be utilized the following work shall be done:
 - a. All defective wiring, wiring devices and fixtures shall be replaced.
 - b. Kitchens shall have a minimum of 2 duplex receptacles on two appliances circuits.
 - c. Living rooms shall have a minimum of 3 duplex receptacles.
 - d. Bedroom shall have a minimum of two duplex receptacles.
 - e. All fixtures, new or existing shall be wall switched controlled.
 - f. Each dwelling unit shall have at least one air conditioner outlet.
 - g. Where the apartment electrical load is increased beyond the capacity of the existing apartment feeder, the apartment feeder shall be upgraded. Where required, provide new apartment panels, service and service equipment.

I. EXCEPTIONS
(applies to all buildings)

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardship, a variance to such requirement may be permitted by the Department of Housing Preservation and Development provided that no variance is less restrictive than applicable State and local codes and ordinances. Such variance to these standards in no way affects any standards or requirements of the Department of Housing and Urban Development for projects over which that agency has jurisdiction.

EXHIBIT "C"

General Standards and Controls

For Conservation Areas

I. Introduction

All properties and buildings within the Project Area which are designated for conservation are to be maintained at, or brought to, a level which achieves a high standard of safe and sanitary housing. Non-residential buildings are to be maintained at, or brought to, a level of soundness consistent with objectives of the plan and in conformance with the conservation standards thereof.

II. General Conservation Objectives

The basic objectives of the conservation standards shall be to:

- A. Eliminate all potential deteriorating conditions.
- B. Remove all building violations.
- C. Prevent the occurrence of blight and substandard conditions.
- D. Create decent, safe and sanitary structures providing the greatest degree of amenity, convenience, usefulness and livability for the occupants and users thereof.
- E. To encourage and institute programs in all buildings for improved preventative maintenance measures.

To achieve these objectives all the buildings designated for conservation in the West Side Urban Renewal Area shall be maintained at, or made to conform to:

- A. Chapter 26, Title C, Building Code of the Administrative Code of the City of New York.

- B. Chapter 26, Title D, Multiple Dwelling Code of the Administrative Code of the City of New York.
- C. Chapter 713, L.1929 Multiple Dwelling Law, as amended.
- D. Chapter 30, Title B. Electrical Code of the City of New York.
- E. Chapter 22, Health Code of the City of New York.

III. Additional Objectives for Residential Structures

All the owners of these buildings will be encouraged to improve their properties beyond the code requirements in order to provide living conditions and amenities comparable to the ones being furnished in the new high-rise structures in the area.

The Housing and Redevelopment Board's field office will provide technical assistance for the purpose of developing an awareness and understanding of the conservation standards, and for the purpose of guidance in planning and executing the conservation activities.

- A. Capital improvements for which rent increases and/or tax benefits, where applicable, would be permitted will be stressed and should be done. These improvements include new adequate wiring service to accommodate modern electrical appliances, new or modernized heating systems to provide an adequate supply of heat and hot water to fixtures, and the modernization of bathrooms and kitchens (to include replacements of inadequate equipment and fixtures with new sanitary facilities.)
- B. Economically sensible improvements which will enhance the marketability of apartment units will be requested to be done. These improvements will include the repair or replacement of worn or defective window frames and sashes; the replacement of inadequate or obsolete lighting fixtures; the repainting and patching of interior walls;

lighting fixtures; the refinishing and patching of inadequate roofing; the modernization, remodeling and redecoration of entrance halls, lobbies, public halls, stairways and elevators; the elimination of existing dumbwaiters and the installation of a new legal disposal unit, and the installation of security systems, i.e., telephone intercom, closed circuit television.

- C. Desirable cosmetic improvements will be suggested to be done. These improvements will include the steam cleaning and pointing of exterior masonry walls, the replacement of wooden fences with metal ones, and the treatment of open areas to enhance the character of the neighborhood.

IV. Additional Objectives for Non-Residential Structures

The following additional objectives for non-residential structures shall apply:

- A. Users shall provide for the control of noxious by-products of their operations.
- B. All open areas shall be attractively treated in order to enhance the character of the neighborhood.
- C. Signs shall be integrated with the overall structural appearance, and must not adversely affect the general character or appearance of the area.

V. Inspection and Notice

The Housing and Redevelopment Board will inspect every conservation property for conformance with these standards.

Whenever it has been found by inspection that the property does not meet the objectives, standards and controls as set forth above, the owner shall be notified of that work which is required to be done to bring the property into compliance.

EXHIBIT "D"

FINAL PLAN

(URBAN RENEWAL PLAN)

for the

REHABILITATION DEMONSTRATION PILOT PROJECT

in the

WEST SIDE URBAN RENEWAL AREA

PROJECT N.Y. D-5

THE CITY OF NEW YORK

URBAN RENEWAL BOARD

February 19, 1960

Code No. R-213
4/62

FINAL PLAN

REHABILITATION DEMONSTRATION PILOT PROJECT

Project NY D-5

A. Introduction

This document constitutes the Final Plan, also known as the Urban Renewal Plan, under Section 72-m of the General Municipal Law of the State of New York for that portion of the West Side Urban Renewal Area, N.Y. R-43, hereinafter referred to as the "Pilot Project" and as described under Section C herein.

The West Side Urban Renewal Area, bounded by W. 97th Street, Amsterdam Avenue, W. 87th Street and Central Park West, of which the Pilot Project is a part, was designated as a deteriorating area under the aforesaid Section 72-m of the General Municipal Law by the City Planning Commission on June 18, 1958. Subsequently the City of New York designated the Urban Renewal Board as the agency to administer the urban renewal program in the West Side Area.

Thereafter, a Preliminary Plan for the West Side Area was prepared in accordance with state and local law. This Preliminary Plan was approved with modifications by the City Planning Commission on July 15, 1959, and was approved with further modifications by the Board of Estimate on October 22, 1959.

A Final Plan for the West Side Urban Renewal Area is now in preparation.

The purpose of the Pilot Project is to explore, test, and demonstrate, in a portion of the West Side Urban Renewal Area which was designated for rehabilitation in the Preliminary Plan, the tools and techniques available to accomplish decongestion and to promote rehabilitation as part of a general plan to upgrade and stabilize a deteriorating neighborhood. FHA Section 220 mortgage insurance and other types of financing, technical assistance and other aids, and an intensive program of code enforcement will be utilized to encourage the reconversion of rooming houses to apartment use, as well as a general upgrading of other buildings, as required.

Maximum citizen participation will be encouraged and the effectiveness of voluntary compliance in a deteriorating neighborhood will be analyzed and measured.

A wide range of design and plan arrangements in rehabilitated buildings will be demonstrated to obtain thereby specific data on costs and rents. The Pilot Project will permit also the development of the administrative and legal instruments necessary to achieve a rehabilitation program.

For these purposes, the City, acting through the Urban Renewal Board, will enter into a Demonstration Grant Contract with the United States of America. acting through the Housing and Home Finance Agency, under Section 314 of the National Housing Act of 1954 as amended, and has prepared this Final Plan for the Pilot Project area, in accordance with the requirements of Section 72-m, in order to permit early execution in a limited area of this phase of the urban renewal project.

Code No. R-213
4/62

B. Description of the Parts

The parts constituting the Final Plan for this Pilot Project area are as follows:

- A. Introduction
- B. Description of the Parts
- C. Pilot Project Boundaries
- D. Proposed Land Uses, Traffic and Transportation Circulation
- E. Zoning Plan
- F. Proposed Street Improvements
- G. Proposed Off-Street Parking
- H. Proposed Locations for Public Utilities
- I. Proposed Community Facilities and Open Space
- J. Proposed Demolition of Designated Structures and Elimination of Non-Conforming Uses
- K. Proposed Construction of New Buildings
- L. Proposed Rehabilitation, Dwelling Units, Ground Coverage, and Density
- M. Program for Code Enforcement
- N. Proposed Costs and Methods of Financing the Program and Rent Levels
- O. Program for the Relocation of Families
- P. Proposed Time Schedule
- Q. Other Provisions to Meet State and Local Requirements
- R. Changes in Approved Plan

Exhibit "A": Boundary Description of Pilot Project
Exhibit "B": General Standards and Controls for Rehabilitation of Properties

Map 1, Project Boundaries
Map 2, Land Use Plan

C. Pilot Project Boundaries

The boundaries of the Pilot Project are as shown on Map 1, Project Boundaries, and as described in Exhibit "A" attached hereto and incorporated herein.

D. Proposed Land Uses, Traffic and Transportation Circulation

1. Proposed Land Uses

The proposed land uses, which are residential in nature, shall be as shown on Map 2, Land Use Plan.

Residential uses consist of dwelling structures or rooming house structures used only in accordance with all applicable codes and ordinances of the City of New York. Public and semi-public uses are permitted in accordance with the zoning ordinance of the City of New York.

2. Traffic Circulation

The street system and traffic circulation pattern will remain unaltered. However, certain modifications and improvements in the street system are -- planned to create a more pleasant residential environment. These are discussed in detail under Section F. below.

The one-way pattern of traffic movements is to remain unaltered. Traffic will continue to move eastbound on 94th Street and westbound on 95th Street.

3. Transportation Circulation

There are no public transportation facilities within the Pilot Project Area, and none are proposed. Various forms of public transportation, including bus and subway services, exist in the immediate vicinity of the Pilot Project area.

E. Zoning Plan

The Pilot Project Area is zoned for Residential Use, Area District B, Height District 1-1/2 under the existing zoning resolution. No change in the existing zoning is required for the purposes of this Pilot Project.

F. Proposed Street Improvements

94th and 95th Streets are both to be retained as residential streets. In accordance with the planning objectives for the entire West Side Urban Renewal Area, the pavements of both streets are to be widened to 34 feet. Each sidewalk will be 13 feet wide. The pavement widenings are considered necessary to permit safer and more efficient movement of vehicles through these streets.

Various other improvements are planned to enhance the residential amenities of the streets. Near the eastern end of each street, and opposite the easternmost "brownstone" row houses, the pavement will be narrowed to 20 feet by widening each sidewalk from 13 to 20 feet. This narrowing or "necking" of the pavement will extend for a distance of about 30 feet. Trees will be planted on these sidewalk projections, and the effect thus achieved will be a pleasant, visual interruption in the long vista down each street. These sidewalk projections will also form an aesthetically pleasing barrier between the busy avenues and the quieter street interiors. Trees will be planted along other parts of these two streets.

It is also planned to develop similar pavement constrictions at the westerly ends of these streets, between the western boundary of the project and Columbus Avenue. These will be located outside of the Pilot Project and will be constructed in connection with the redevelopment activities along Columbus Avenue. At that time, each street will contain a pavement constriction near each end, between Central Park West and Columbus Avenue.

It is proposed to resurface the center of each roadway, a width of about 20 feet, with either brick or granite block, or a combination of both, to enhance the residential appearance of these streets and help to limit traffic to local needs.

G. Proposed Off-Street Parking

No off-street parking facilities are proposed within the Pilot Project area.

Off-street parking facilities are planned within and adjacent to other parts of the West Side Urban Renewal Area and some of these facilities will be available to residents of the Pilot Project.

H. Proposed Locations for Public Utilities

1. Existing Utilities to be Retained

The following utilities in West 94th and West 95th Streets are in good condition and are proposed for retention:

a. Sewer System

There is an oval sewer, 3'6" x 2'0", in each street. These are combined sanitary and storm drainage sewers, each draining in an easterly direction.

b. Water System

There is a 6" water main in each street.

c. Electric System

Underground electric ducts and lines are located beneath each side of each street roadbed.

d. Telephone System

Underground telephone ducts and lines are located beneath the roadbed of each street.

e. Gas System

A 6" gas main is located under each side of each street roadbed.

f. Street Lighting System

This system is carried in the electric system ducts.

g. Fire Alarm System

This system is not located in W. 94th or 95th Streets. Fire alarm cables are located in the north-south avenues. Fire alarm boxes are located at the intersection of both streets with Central Park West and with Columbus Avenue.

2. Proposed Utility Work

The following utility changes are proposed in connection with the pavement widenings and street improvements:

- a. Fire Hydrants - four hydrants, two on the north sides of each street, will be set back.
- b. Street Lights - seven street lights, three on W. 94th Street and four on W. 95th Street, will be set back.

- c. Catch Basins - four new catch basins, one on each side of W. 94th and W. 95th Streets, are proposed for installation. They are to be located at the point where the pavement narrowings will begin. Also, four catch basins are to be placed at the intersections of these two streets with Central Park West.

3. Easements

There are no easements in the Pilot Project area and none are proposed.

I. Proposed Community Facilities and Open Space

1. Community Facilities

No community facilities are proposed in the Pilot Project area. Community facilities necessary to serve the Pilot Project are located in the surrounding area and the more important of these are:

- a. Elementary School - The Pilot Project will be served by both P.S. 75 to the west of the area, and P.S. 84, a new elementary school to be located south of the area.
- b. Junior High School - Joan of Arc (JHS 118) located on W. 92nd Street between Columbus and Amsterdam Avenues.
- c. High School - Lincoln Square High School on W. 65th Street between Broadway and Amsterdam Avenue.
- d. Fire Department - On Amsterdam Avenue between W. 97th Street and W. 98th Street.
- e. Police Department - On W. 100th Street between Columbus and Amsterdam Avenues.
- f. Public Library - On W. 100th Street between Amsterdam and Columbus Avenues.
- g. Health Center - same locations as library.

2. Open Space

No public open space is proposed in the Pilot Project area. However, the area is only a short distance from Central Park which accommodates a wide range of recreational and outdoor activities.

Also, open space in the form of a plaza has been proposed in the Preliminary Plan for the West Side Urban Renewal Area directly to the west of the Pilot Project. It is anticipated that this plaza, which will extend from W. 94th through to W. 95th Street, will provide open space for residents of the sub-neighborhood within which the Pilot Project is located.

Furthermore, the above-mentioned Preliminary Plan provides for the enlargement of the recreation areas of the Joan of Arch Junior High School (JHS 118) and P. S. 166. P.S. 84, a new elementary school to be located two blocks south of the Pilot Project, will contain a large playground, which will also serve residents of the area.

J. Proposed Demolition of Designated Structures and Elimination of Non-Conforming Uses

No structures are proposed for demolition except as may be later provided with respect to the two Single Room Occupancy structures referred to in Section L (1) of this Final Plan.

K. Proposed Construction of New Buildings

This Final Plan does not contemplate the construction of new buildings within the area of the Pilot Project.

New street construction and related site improvements are discussed under Sections F and H above.

L. Proposed Rehabilitation, Dwelling Units, Ground Coverage, and Density

1. Proposed Rehabilitation

The Preliminary Plan for the West Side Area has pointed out that the major deficiencies in the areas designated for rehabilitation are found in those brownstones which have been converted to rooming houses. With entire families often occupying single rooms, and sanitary and cooking facilities usually extremely inadequate, existing conditions in many of these structures are among the worst in the urban renewal area. The buildings themselves, however, remain structurally sound, and can be effectively rehabilitated.

The rehabilitation program is directed toward two objectives: elimination of the extreme conditions of overcrowding, particularly in the rooming houses, which is deemed an economic and social necessity, because of the hazards to health and safety, particularly where families with children occupy rooming units; and renovation of dwelling structures and improvement of the surrounding neighborhood to create good dwelling accommodations and a pleasing environment suitable for family living, particularly for families with children.

The Pilot Project will seek to accomplish the second objective by exploring and testing a variety of means: voluntary compliance by present owners to whom incentives in the form of FHA-insured mortgage financing, under Section 220, will be made available, as well as relocation assistance as authorized under the National Housing Act, technical and planning assistance, and tax-abatement, if presently proposed legislation is enacted by the Legislature and implemented by local legislation; direct rehabilitation by the Urban Renewal Board, as discussed below, to provide a physical demonstration of various plans and designs and current cost data; and acquisition

EXHIBIT 3

of rooming houses and resale to others for the purpose of rehabilitation to develop and demonstrate the legal and administrative procedures involved.

There are 35 buildings in the Pilot Project area which are officially classified by the City of New York as Class "B" rooming houses. It is proposed that the City acquire not more than 20 of these buildings. Of those acquired, not more than seven will be rehabilitated by purchasers in accordance with plans and specifications developed by the City to demonstrate various types of rehabilitation.

The remaining buildings to be acquired by the City, of which there will not be more than 13, are to be sold by the City to purchasers who will be required to covenant to rehabilitate such buildings in accordance with the general standards set forth in Exhibit B annexed hereto.

The owners of the remaining Class "B" rooming houses will be encouraged to rehabilitate their properties in accordance with the above-mentioned standards. Since a major objective of the Pilot Project is to test and demonstrate the effectiveness of such voluntary compliance by existing owners, the specific actions outlined above may be modified in accordance with conditions which arise in the redevelopment of the project; and the Board may vary the numbers of buildings to be acquired, and disposed of prior to and after rehabilitation, as the situation requires.

All Class "B" rooming houses shall be subject to the vigorous enforcement of all City codes and ordinances applicable to the regulation and control of this type of structure.

The two Single Room Occupancy structures in the Pilot Project area will be studied to determine the feasibility of reconverting them to Class "A" self-contained apartment occupancy in the City's Housing Authority program. If such reconversion is not feasible, these structures will be classified for spot clearance and redevelopment in the Final Plan for the West Side Urban Renewal Area as an alternate use.

All other buildings in the area will be inspected to determine the extent of deterioration, if any, and their compliance with all applicable City codes and ordinances. The owners of buildings which have deteriorated will be encouraged to improve their buildings.

2. Number of Dwelling Units

Official records of the Department of Buildings indicate the following numbers of dwelling accommodations in the Pilot Project area:

a. in Class "B" rooming houses and S.R.O. structures	553
b. in Class "A" structures	187
c. in one-and-two family structures	20
Total	720

Inspector indicates that an additional 14 dwelling accommodations are occupied in buildings classified as one- and two-family dwellings, making a total of 774 dwelling accommodations.

While an exact prediction of the number of standard dwelling units with private kitchens and bathrooms, which the Pilot Project Area will contain after rehabilitation, cannot be made because of the variety of types of rehabilitation which will be sought, the estimate which follows is based on analyses of feasible types of rehabilitation:

STANDARD DWELLING UNITS TO BE PROVIDED IN
PILOT PROJECT AREA AFTER REHABILITATION

a. In Class "B" rooming houses rehabilitated to Class "A" use (average 6 per structure)	210
b. In S.R.O.'s reconverted to Class "A" occupancy	10
c. In Class "A" structures remaining in present use	187
d. In one- and two-family dwellings remaining in present use	14
e. In one-family dwellings converted to Class "A" use	<u>36</u>
Total	487

A reduction of approximately 36 per cent in the number of dwelling accommodations will thus be accomplished in the Pilot Project area, this reduction resulting from decongestion in and elimination of Class "B" rooming house and Single Room Occupancy uses.

3. Ground Coverage

The ground coverages of all buildings in the Pilot Project will remain substantially unchanged, since all buildings are to remain, and no new buildings are to be constructed.

The ground coverage of the average brownstone is approximately 60 per cent, but this will vary slightly depending upon the width of the lot or the depth of the building.

The ground coverages of the two Single Room Occupancy structures amounts to about 75 per cent of their lot areas.

4. Density

A guiding principle set forth in the City Planning Commission's report designating the West Side Area as a deteriorating area, and one of the principal objectives in the Preliminary Plan, is renewal of the area at an over-all population density approximating that which existed at the time of the designation of the area. Surveys conducted at that time indicated a population of about 39,000 persons living in the area, many of whom were living under conditions of severe overcrowding, especially in rooming houses and Single Room Occupancy structures.

It was determined that the major problem was not a reduction of overall densities, but the provision of an adequate housing inventory, with satisfactory standards of occupancy and use. Therefore, densities generally similar to those now existing in the area -- between 500 to 600 persons per acre -- are to be maintained. This is to be achieved by:

- a. maintaining as relatively constant the densities in the areas proposed for conservation, and
- b. increasing densities in areas proposed for redevelopment by replacing obsolete and outmoded buildings with new buildings providing many additional apartments with the desired amenities for family living, and
- c. decreasing densities in areas proposed for rehabilitation by eliminating overcrowding in rooming houses and encouraging the reconversion of these buildings to apartment use.

Thus, the proposed density for the Pilot Project relates to the overall density objectives for the West Side area. Since the Pilot Project is designated as a rehabilitation area, the density will be reduced as a result of the rehabilitation program.

M. Program for Code Enforcement

Periodic inspections by the Department of Buildings and other agencies of the City having jurisdiction and the enforcement of Code Compliance will be utilized as tools to achieve the decongestion and upgrading of the Pilot Project area to the general standards set forth herein.

The Department of Buildings will make available for the purposes of the Pilot Project a ten-man inspection team which will make an initial cellar-to-roof inspection of all buildings in the Pilot Project area. In accordance with Department of Buildings procedure, each owner is notified in writing approximately three weeks prior to a scheduled inspection. In the Pilot Project area, such notice will be sent by the Urban Renewal Board and will set forth the goals of the Pilot Project, the standards which have been set forth herein and the aids which will be made available to achieve the objectives of the project.

Duplicate copies of Inspection Reports and Notices of Violation will be furnished by the Department of Buildings to the Urban Renewal Board. These will serve as the basis for architectural inspections by the Urban Renewal Board staff and initial interviews with owners. Except for hazardous violations, which will be so noted in the Reports, and removal of which will be sought immediately in accordance with Buildings Department procedure, removal of other violations will be undertaken in accordance with appropriate rehabilitation action contemplated under the Pilot Project plan.

Periodic re-inspections of buildings in the Pilot Project area will be conducted, as required, and in accordance with a general program of inspections in the West Side Urban Renewal area to insure compliance with all applicable codes and ordinances during the period of completion of the Final Plan and the development stages of the project.

N. Proposed Costs and Methods of Financing the Program, and Rent Levels

1. Rehabilitation Costs

The cost of rehabilitating brownstone dwellings will necessarily vary widely, depending on the size and height of the structures, the room layouts and the extent of the rehabilitation contemplated.

Generally, a structural rehabilitation may be one of three different types. The first, minimum rehabilitation, consists of installing new kitchen and bath equipment, augmenting of wiring, repair of floors and plaster rather than replacement. Structural changes such as moving of partitions or removal of stoop and cornice are avoided.

The second type, intermediate rehabilitation, consists of new kitchen and baths, new mechanical ventilation, and frequently new wiring. New floors and plaster are installed where required. Structural changes involving the re-arrangement of partitions to achieve better layouts are included. Some limited re-design of the facade is achieved without removal of the stoop or cornice. The heating system must generally be overhauled or partially replaced.

The third type, extensive rehabilitation, consists of stripping the interior to the enclosing walls and the wood floor joists. Specifications would probably require new floors, new partitions and plaster, new plumbing, heating, wiring, kitchens and baths. The stoop and cornice might be removed. Frequently, to achieve greater operating economy and save interior space, the rehabilitation would contemplate combining two buildings.

Buildings to be rehabilitated by the Urban Renewal Board as part of this demonstration will be primarily within a range of intermediate rehabilitation. This type will permit rearrangement of interior partitions to attain desirable family-size units, for example, a floor-through apartment of 4 rooms, or a seven-room duplex, and the installation of entirely new kitchens, baths, mechanical ventilation, as required, and wiring. Costs will be held to reasonable levels by leaving facades generally unchanged, and by repair rather than replacement where it is feasible. It is difficult to generalize, even on the basis of a specific illustration since, in many instances, the existing heating plant may suffice and, in others, it may require partial or complete replacement. Varying concepts of cost result also from different assumptions on appropriate allowances for overhead and profit. For illustration, permissible overhead allowances under FHA may vary from estimates made by an institutional lender considering a mortgage on a conventionally financed basis. Nevertheless, it is anticipated that on a per room basis rehabilitation costs, plus a reasonable value for the building shell, will together be less than the costs of the building similar, new structures.

Cost studies indicate that intermediate rehabilitation can be accomplished within a general range of \$2,000 to \$3,000 per standard rental room, with the specific cost dependent on the qualifying factors enumerated. As rehabilitation work on numerous brownstones is completed and a new, favorable neighborhood environment created, more extensive rehabilitations may take place by private owners.

The intermediate type of rehabilitation will also result in a total cost which permits rents within the market's capacity to pay, and reflecting a reasonable return on the investment. Individual owners may, depending on the character and condition of their particular structure, elect to undertake minimum or extensive rehabilitation. In all instances, however, compliance with project standards will be the basis for FHA 220 mortgage insurance and the granting of other assistance.

2. Rentals in Rehabilitated Brownstones

The major considerations in a projection of rentals in rehabilitated brownstones are present rentals, methods of achieving a range of rentals, and the economic feasibility or market acceptance of anticipated rentals.

Present Rentals

A sampling of 59.1 percent of the Class "B" rooming houses and single room occupancy structures in the Pilot Project area indicates a median rental, for a single room accommodation, generally without private bath or kitchen facilities, of \$73.82 per month. The median rental for 1-1/2 room accommodations is \$82.67. These rates are comparable to current rentals per room in new luxury housing.

Method of Achieving a Range of Rentals

Rentals in rehabilitated structures will be generally comparable to rentals in new construction financed under FHA, Section 220 and 213 programs. Rentals or carrying charges for new construction will probably range from \$45 to \$50 per room with 220 financing, and from \$38 to \$40 per room with 213 financing. Reductions below these figures in rentals in rehabilitated brownstones will be proportionate to the savings in cost of rehabilitation over new construction. The widely varying conditions from structure to structure will also cause variations in rents.

Legislation now under consideration by the State Legislature will permit partial tax exemption and abatement, and should enable rents to be reduced as much as 25% below the levels prevailing in full tax-paying brownstones.

The pending law is designed to eliminate existing unhealthy or dangerous conditions in multiple dwellings and to induce conversion of rooming houses to Class "A" apartment houses in urban renewal areas. It provides that any increased in assessed valuation resulting from an alteration to a multiple dwelling shall be exempt from taxation for local purposes for a period not to exceed twelve years. The pending law also permits a tax abatement on land and improvements equal to 8-1/3% of the alteration cost for a period not to exceed ten years. The exemption and abatement will be limited to dwellings which the local building department certifies to be structurally sound and in areas which the local planning commission certifies will not interfere with other projected public improvements. Rents in these rehabilitated structures will be established and administered by the local governing agency, based on rehabilitation costs, estimated operating expenses and a reasonable return for the investor-owner. If this proposed law is passed by the Legislature, implementing legislation will have to be enacted by the City.

As a means of achieving still lower rentals in a portion of the Pilot Project area, the New York City Housing Authority has, at the request of the Urban Renewal Board, agreed to participate in the demonstration and will, if feasible, reconvert the single room occupancy structures in the Pilot Project area to Class "A" self-contained apartment use.

Economic Feasibility

A key question concerning the economic feasibility of brownstone conversion is the degree of market acceptance of the urban renewal area. An analysis has been made of a representative sampling of brownstones in the urban renewal area that had previously been converted to Class "A" multiple dwellings. These rents ranged from a median of \$89.17 for 1-1/2 rooms to \$150.00 or more for four rooms or more, in spite of the present deteriorating quality of the neighborhood.

The upgrading which will result from concurrent redevelopment of cleared Columbus Avenue sites, and rehabilitation of the side street brownstones will, it is anticipated, substantially improve and stabilize the market acceptance of the area. It will insure the creation of a substantial, new neighborhood environment, attractive to families in many different income levels. As more rehabilitation is successfully completed, a relatively wide range of rents will become available.

Many families prefer the relatively greater privacy and convenience for children of brownstone living as contrasted to the large apartment building. Successfully rehabilitated structures commanding relatively high rents in scattered locations throughout Manhattan, many of which have been in far less desirable sections than the West Side Area, are strong evidence of the demand for this character of accommodation.

3. Proposed Methods of Financing

Three basic types of financing may be utilized in brownstone rehabilitation.

The first is conventional financing, that is, obtaining a mortgage loan from an institutional lender, such as a bank or insurance company. The amount of conventionally financed mortgages is generally limited to 2/3rds of the appraised value of the property. The money is disbursed on satisfactory completion of the alteration. Short term construction loans are available from institutions and private lenders for interim financing.

Federal financial assistance specifically designed for urban renewal areas exists in Section 220, Title II of the National Housing Act. This permits mortgages insured by the FHA and made by institutional lenders at 90% of the replacement cost of land and improvements. Maximum mortgage amounts in the New York area are \$3,750 per FHA room. Interest is 5-1/4% and the self-liquidation period for the mortgage is 40 years or three-quarters of the estimated economic life, whichever is the lesser. FHA insured mortgage terms on one- and two-family owner-occupied dwellings have been greatly liberalized. Down payments range from as little as 3% on a sliding scale, with a maximum loan of \$22,500 on a one-family and \$25,000 on a two-family dwelling. Loan limits are \$30,000 and \$35,000, respectively for three and four-family dwellings.

For those interested in sponsoring cooperative housing of five or more dwelling units in rehabilitated brownstones, Title II, Section 213 of the FHA legislation authorizes the insurance of mortgages up to 97% of the replacement cost at 5-1/4% interest over a 40-year self-liquidating period. Mortgage limits are also \$3,750 a room.

A third type of financing is available through the Mortgage Facilities Corporation, the "pooled risk" mortgage lending organization created by state statute in 1956 to facilitate the flow of mortgage credit in blighted and deteriorated areas. Loans are advanced up to 80% of the appraised value on a maximum 20-year self-liquidating basis. The corporation has already pledged its assistance in making mortgage loans on rehabilitated structures in the West Side Urban Renewal Area.

0. Program for the Relocation of Families

1. Administrative Program

All relocation activities within the Pilot Project will be the direct responsibility of the recently established Bureau of Relocation in the City's Department of Real Estate. The Bureau of Relocation will manage all properties acquired by the City on behalf of the Urban Renewal Board and will administer and supervise all relocation resulting from rehabilitation and decongestion action in the Pilot Project area.

Relocation payments authorized by Federal statute, and chargeable wholly to the Federal Government's share of project costs, and the administrative costs of relocation which are normally chargeable to Gross Project Costs in an urban renewal project will be provided by action of the Housing and Home Finance Administrator. Any additional aids to tenants will be in accordance with the policy of the City of New York, as established by the Board of Estimate, and applicable State law, and the funds necessary to implement such policy will be appropriated, as required.

Relocation from Class "B" rooming houses to accomplish decongestion and to permit rehabilitation to project standards by owners will be administered by the Bureau of Relocation; all policies and procedures which will be followed in relocation from buildings which the City itself acquires will apply to such structures, but the costs of relocation will be charged to the owners and will be made part of the contractual agreement between the owner and the Urban Renewal Board.

The Bureau of Relocation will establish a site office within or close to the Pilot Project area and the day by day relocation activities will be administered from this office.

A Site Manager from the Bureau of Relocation will be assigned to this office who will be directly responsible for administration of the relocation program. Relocation Managers, working directly under the Site Manager, will interview families, locate and inspect potential housing resources, certify standard apartments and carry out all relocation responsibilities and duties.

In order to facilitate relocation and to maintain the most effective transition of families to other housing accommodations, a representative of the City Housing Authority and a housing specialist from the Department of Welfare will be assigned to the Site Office. The Housing Authority representative will assist in processing applications for admission of eligible families to public housing. Families receiving aid from the Department of Welfare will be assisted by the Housing specialist to facilitate and expedite their relocation to standard housing.

Families with special relocation problems will be helped by trained social workers assigned to the site office.

2. Relocation Workload

The only families and individuals proposed to be displaced from the Pilot Project are those living in the 35 Class "B" rooming houses and the two single room occupancy structures on W. 94th Street. It is anticipated that the decongestion and satisfactory rehabilitation of these buildings will require the relocation of all occupants. Little, if any, displacement is expected from other buildings in the area, except where illegal occupancies or conversions may be found, and occupants of these other buildings are not included in the estimated relocation workload.

According to detailed surveys conducted under the auspices of the Urban Renewal Board there are 386 families of two or more persons and 167 individuals living in these 37 buildings. The composition of these families by family size and income is given in Table I below:

Table I

FAMILIES AND INDIVIDUALS BY MONTHLY INCOME AND FAMILY SIZE

Monthly Family Income	Total Families	No. of Families by Family Size							
		1	2	3	4	5	6	7	8+
Under \$200	261	80	37	86	32	19	4	3	-
\$200-\$249	139	37	18	25	24	20	10	5	-
\$250-\$299	69	21	10	12	10	7	7	2	-
\$300-\$349	40	11	5	7	5	2	3	5	2
\$350-\$399	10	7	2	-	-	1	-	-	-
\$400-\$449	14	7	2	1	2	-	-	2	-
\$450-\$499	3	-	3	-	-	-	-	-	-
\$500 or more	17	4	3	5	3	2	-	-	-
Total	553	67	80	136	76	51	24	17	2

Of the 553 families and single persons occupying these buildings, 438 or 79.2 per cent are eligible, on the basis of income, for admission to low-rent public housing. (No single person less than 50 years of age is included.) Another 25 families (4.6 per cent of the total) are eligible on the basis of income for no-cash subsidy housing. However, at the time of relocation other eligibility qualifications such as length of residence, citizenship and family structure will be taken into account.

Based upon experience gained in the relocation of families from other Title I sites in New York, only some of the eligible families may be willing to be relocated into public housing. These have averaged from 12 to 33 per cent according to a recent Housing Authority study of all Title I relocation operations in the City.

On the basis of this experience, and indicated preference, it is expected that about 110 families or 20 per cent of the total will be relocated to low-rent housing accommodations. The remaining 276 families of 2 or more will be relocated into decent, safe, and sanitary housing at rentals which they can afford. According to data compiled by the City Planning Commission, there are approximately 1,900,000 private rental dwelling units in the City. It is estimated that over the three-year period from January 1, 1960 to December 31, 1962 approximately 39,000 households are to be displaced as a result of all major public and private clearance operations.

The number of dwelling units to be demolished each year will average 13,000. After deducting these from the total housing inventory and applying an 8 per cent turnover factor to the remaining 1,887,000, an estimated 151,000 dwelling units become available each year through turnover.

In addition, the Planning Commission has estimated that about 99,000 new dwelling units of all types will be constructed during this same three-year period. This averages 33,000 per year.

Combining 151,000 dwelling units available through turnover with 33,000 newly constructed, approximately 184,000 will become available in the City each year.

It is estimated that at least 25 per cent or 46,000 of these are standard dwelling units of moderate rentals which will be available as relocation housing. Thus no difficulty is anticipated in relocating the 276 families mentioned above.

Relocation is estimated to require a period of 6 months, starting approximately July 15, 1960 and extending to January 15, 1961.

P. Proposed Time Schedule for the Effectuation of the Plan

It is anticipated that the activities proposed to be undertaken in the Demonstration Program, under Section 314 of the National Housing Act, will commence in March 1960 and be completed within 18 months thereafter. However, no properties will be acquired by the City of New York in the Pilot Project area until approval of this Final Plan by the Board of Estimate.

Since this Pilot Project area is part of the West Side Urban Renewal Area, any additional urban renewal activities not undertaken as a part of the demonstration program will be carried out as a part of the West Side Urban Renewal Area execution stage.

Q. Other Provisions to Meet State and Local Requirements

This Final Plan complies with all of the requirements of 72-m of the General Municipal Law of the State of New York. There are no other State or Local requirements to be complied with.

R. Changes in Approved Plan

This Final Plan may be modified at any time by the City of New York, provided that if any such modification affects any real property previously disposed of by the City in the Pilot Project area, written consent to such modification must be obtained from the purchaser or lessee of such real property.

EXHIBIT "A"

BOUNDARY DESCRIPTION

of

PILOT PROJECT

CITY OF NEW YORK, NEW YORK

BEGINNING at the northeast corner of Lot 28, Block 1209; thence southerly along the east line of said Lot 28 to the north line of W. 95th Street; thence easterly along the north line of W. 95th Street to the west line of Central Park West; thence southerly along the west line of Central Park West to the south line of W. 95th Street; thence westerly along the south line of W. 95th Street to the east line of Lot 137, Block 1208; thence southerly along the east line of said Lot 137 to the south line of said Lot 137; thence westerly along the south line of said Lot 137 to the east line of Lot 127, Block 1208; thence southerly along the east line of said Lot 127 to the north line of W. 95th Street; thence easterly along the north line of W. 94th Street to the west line of Central Park West; thence southerly along the west line of Central Park West to the south line of W. 94th Street; thence westerly along the south line of W. 94th Street to the east line of Lot 40, Block 1207; thence southerly along the east line of said Lot 40 to the south line of said Lot 40; thence westerly along the south lines of said Lot 40 and Lots 41, 141, 42, 142, 43, 44, 45, 146, 47, 48, 149, 49, 50-51, and 52, all in Block 1207 to the west line of said Lot 52; thence northerly along the west line of said Lot 52 and the west line of said Lot 52 as extended to the north line of W. 94th Street; thence westerly along the north line of W. 94th Street to the west line of Lot 11, Block 1208; thence northerly along the west line of said Lot 11 to the north line of said Lot 11; thence easterly along the north lines of said Lot 11 and Lots 12, 13, and 14, all in Block 1208, to the west line of Lot 51, Block 1208; thence northerly along the west line of said Lot 51 to the south line of W. 95th Street; thence westerly along the south line of W. 95th Street to the west line of Lot 52, Block 1208; thence northerly on a line perpendicular to the south line of W. 95th Street to the north line of W. 95th Street; thence easterly along the north line of W. 95th Street to the west line of Lot 13, Block 1209; thence northerly along the west line of said Lot 13 to the north line of said Lot 13; thence easterly along the north lines of Lot 13 and Lots 113, 14, 15, 16, 116, 17, 18, 118, 19, 20, 120, 21, 22, 23, 123, 24, 25, 26, 126, 27, and 28 all in Block 1209, to the point of BEGINNING.