THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Development

LOWER EAST SIDE I
URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN
June, 1982
Revised: July, 1984
LOWER EAST SIDE I URBAN RENEWAL AREA

History of Prior Approvals

Original Urban Renewal Plan
Approved by the City Planning Commission: November 10, 1982 (C830008HUM)
Adopted by the Board of Estimate: January 13, 1983 (Cal. No. 2)

Minor Change
Approved by the City Planning Commission:

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SECTION A: DESCRIPTION OF URBAN RENEWAL AREA

The designated Urban Renewal sites are on the Lower East Side of Manhattan, within Community Board #3. The general boundaries of the NSA are East 14th Street to the North, Delancey Street to the South, Avenue D and Pitt Street to the East, and Avenue A and Chrystie Street to the West.

The specific site boundaries are shown on Map 1 Project Boundary, dated June, 1982, as revised July, 1984, and are described in the attached Exhibit A, Boundary Description.
SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES

It is the objective of this plan to remove substandard blighting conditions and to provide for the development of new housing as a step towards supporting and rebuilding a physically eroding but vital community. Constructing new housing on sites occupied by deteriorating housing stock and vacant buildings and lots will help arrest the blight permeating the area while providing new safe and sanitary housing sorely lacking in the community.
SECTION C: LAND USE PLAN

1. Land Use Map

Proposed land uses are shown on Map 2 Land Use Plan, dated June, 1982, as revised July, 1984.

The uses permitted shall be as specified below.

2. Land Use Provisions and Building Requirements

The meaning of technical terms used in this Plan to establish the controls on development including the permitted use of redevelopment parcels, limits on building bulk, and required off-street parking and loading etc., shall be as defined in the Zoning Resolution of The City of New York. In any case in which a specific control of the plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern.

The Zoning Resolution referred to in this Urban Renewal Plan is the Zoning Resolution of The City of New York as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended to the date application is filed with the
SECTION C: LAND USE PLAN (continued)

Department of Buildings of The City of New York for the construction or alteration of property improvements pursuant to the Plan.

a. Permitted Land Uses

   Residential: Housing and accessory uses such as off-street parking, community rooms, play areas, etc. Also permitted are appurtenant community facilities.

b. Additional Regulations, Controls and Restrictions

   1) Density and Parking Controls

      Controls to cover density (maximum number of zoning rooms in residential use areas), lot coverage, floor area ratio, setbacks, off-street parking and loading shall be as set forth in the Zoning Resolution.

   2) Environmental Controls

      All Projects are subject to the requirements of Part 617 of The New York State Environmental Quality Review Act of 1976. The Act is implemented in the City by Executive Order 91, City Environmental Quality Review (CEQR).
SECTION C: LAND USE PLAN (continued)

Federally funded projects are also subject to the National Environmental Protection Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development implementing regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58.

As noted in the above regulations, the Federal Environmental Review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wet Coastal Zones, Air Quality, Water Quality, Wildlife, Endangered Species and Solid Waste.

3. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements set forth in this Urban Renewal Plan shall remain in effect until a period of forty (40) years from the date of the initial approval of the Urban Renewal Plan by the Board of Estimate of The City of New York, except as modified pursuant to Section G, hereunder.
SECTION D: PROPOSED RENEWAL ACTIONS

1. Land Acquisition

The Plan provides for the acquisition of properties within the designated sites 1 thru 3. The acquired properties will be cleared and redeveloped with proposed new construction for residential use, thereby removing existing substandard conditions and blighting influences in the project area.

All properties designated for acquisition are shown on Map 1, Project Boundary Map, and are listed in the attached Exhibit B - Properties To Be Acquired.

2. Relocation

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, rents or prices within the financial means of such families or individuals and reasonably accessible to their places of employment.
SECTION D: PROPOSED RENEWAL ACTIONS (continued)

The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505 sub-section 4(e) of Article 15 of the General Municipal Law. Tenants on sites subject to Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

3. Rehabilitation and Conservation

All buildings designated (Q) "Not to be Acquired" on Map 1, Project Boundary Map dated June, 1982 as revised July, 1984, and as listed in Exhibit B, are to be kept at a high level of maintenance. If any structure is demolished no new construction is to take place in an area designed (Q) "Not to be Acquired" without the prior approval of the Department of Housing Preservation and Development.
SECTION D: PROPOSED RENEWAL ACTIONS (continued)

4. Code Enforcement
Throughout the project area, a continuous program of enforcement of applicable existing laws, codes, ordinances and regulations of The City of New York will be in effect and in force. All properties shall be required to meet at least the minimum standards contained in these City codes and ordinances and all applicable laws, codes, and regulations of The City and State of New York.

5. Urban Design Objectives
New construction should be designed to relate to the surrounding community to as great an extent as is feasible and sensible. The proposed project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern. In areas with exceptionally strong or uniform street character, there should be minimal initial setbacks from front and side lot sides and the new construction should reinforce the existing urban pattern. Low rise buildings are preferred for family occupancy and low to medium rise for adult and elderly occupancy.
SECTION E: REDEVELOPER'S OBLIGATIONS

1. The regulations and controls set forth in this Urban Renewal Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the agreements for land disposition and conveyance, executed pursuant thereto.

2. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.

3. The redeveloper shall begin and complete the development of the land for the uses designated in this Urban Renewal Plan, and the construction of improvements agreed upon in the respective land disposition contracts within a definite and reasonable period of time, as determined and set forth in the contracts and agreements between The City of New York and the respective redevelopers.

4. The redeveloper of the project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of The City of New York, except as set forth in the contracts between The City of New York and the respective redevelopers.

5. No covenant, agreement, lease, conveyance or other instrument shall be affected or executed by The City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, sex, color or national origin in the sale, lease, use or occupancy

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SECTION E: REDEVELOPER'S OBLIGATIONS (continued)

thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

6. Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction or rehabilitation of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of this Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by the redeveloper at an early date prior to commencement of construction. Any material changes proposed after such approval of the plans by the Department of Housing Preservation and Development shall be similarly submitted for review and approval.

7. As built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance and issuance of a Certificate of Completion.

8. The redeveloper will be expected to cooperate fully with the appropriate City agencies in realizing the objectives of this Plan. The redeveloper shall be required to submit to the Department of Housing Preservation and Development a management plan that adheres to the intent and standards of this Plan and describes the manner in which such policies shall be practiced.
SECTION: OTHER PROVISIONS NECESSARY TO MEET STATE OR LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of The State of New York and more particularly Section 502 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.1 of this Plan.

3. Proposed Methods or Techniques of Urban Renewal
   See Section D of this Plan.

4. Proposed Public, Semi-Public, Private, and Community Facilities or Utilities
   No additional public, semi-public, private, and community facilities are proposed other than those community facilities that will be accessory to the housing developed. No major changes in utility systems are required.

5. Proposed New Codes and Ordinances or Amendments Thereto
   No new codes or ordinances are anticipated in order to effectuate this Plan.

6. Proposed Acquisition of Air Rights and Concommitant Easements
   No acquisition of Air Rights is contemplated under this Plan.

7. Proposed Program of Code Enforcement
   See Section D.4 of this Plan.
SECTION F. OTHER PROVISIONS NECESSARY TO MEET STATE OR LOCAL REQUIREMENTS (continued)

8. Proposed Time Schedule for the Effectuation of This Urban Renewal Plan

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Starting Date</th>
<th>Completion Date</th>
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<tbody>
<tr>
<td>Land Acquisition</td>
<td>January 1983</td>
<td>February 1984</td>
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<tr>
<td>Relocation of Site Occupants</td>
<td>March 1983</td>
<td>September 1984</td>
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<tr>
<td>Demolition and Site Clearance</td>
<td>April 1983</td>
<td>October 1984</td>
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<td>Site Preparation Including</td>
<td>March 1983</td>
<td>March 1988</td>
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<tr>
<td>Installation of Project Improvements</td>
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<tr>
<td>Disposition of Land in the Project Area</td>
<td>November 1983</td>
<td>November 1984</td>
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<tr>
<td>Estimated Project Completion</td>
<td>-</td>
<td>March 1988</td>
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</table>
SECTION G. PROVISIONS FOR MODIFYING PLAN

1. This Urban Renewal Plan may be amended at any time by The City of New York pursuant to Section 505 of Article 15 of the General Municipal Law of The State of New York and Section 197(c) of The New York City Charter.

2. Minor Changes
Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth in Section C 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 these restrictions as conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modifications shall be permitted which is less restrictive than applicable State and Local Codes and Ordinances, and provided further that concurrence is obtained from the City Planning Commission.
EXHIBIT A

BOUNDARY DESCRIPTION

Properties to be Acquired

Site 1

BEGINNING at a point on the westerly line of Eldridge Street distant 99 feet 4 5/8 inches southerly from the corner formed by the intersection of the southerly line of Rivington Street with the westerly line of Eldridge Street as these streets are laid out on the City Tax Map;

Running thence southerly, along the westerly line of Eldridge Street, to the southerly line of Tax Lot 67;

Thence westerly, along the southerly line of Tax Lot 67, to the westerly line of Tax Lot 67;

Thence northerly, along the westerly line of Tax Lots 67, 66, 65, 64, 63, 62, to the northerly line Tax Lot 62;

Thence easterly, along the northerly line of Tax Lot 62, 50 feet 1 inch to a point;

Thence northerly, along the northerly line of Tax Lot 62, 0 feet 8 inches to the northerly line of Tax Lot 62;

Thence easterly, along the northerly line of Tax Lot 62, to the point or place of beginning, be the aforesaid courses and distances more or less.

The above described area is located in Section 2, Block 420 of The New York County Tax Map, City and State of New York. This area includes Tax Lots 62 63, 64, 65, 66, 67.
Site 2

BEGINNING at the corner formed by the intersection of the easterly line of Forsyth Street with the southerly line of Stanton Street as these streets are laid out on the City Tax Map;

Running thence easterly, along the southerly line of Stanton Street, to the easterly line of Tax Lot 56;

Thence southerly, along the easterly line of Tax Lot 56, to the northerly line of Tax Lot 63;

Thence easterly, along the northerly line of Tax Lot 63, to the westerly line of Eldridge Street;

Thence southerly, along the westerly line of Eldridge Street, to the southerly line of Tax Lot 73;

Thence westerly, along the southerly line of Tax Lot 73, to the westerly line of Tax Lot 73;

Thence northerly, along the westerly line of Tax Lots 73, 72, 71, 70, 69, 68, 67, 65, 64, to the southerly line of Tax Lot 52;

Thence northerly, along the easterly line of Forsyth Street to the point or place of beginning, be the aforesaid courses and distances more or less.

The above described area located in Section 2, Block 421 of The New York County Tax Map, City and State of New York. This area includes Tax Lots 52, 53, 55, 56, 63, 64, 65, 67, 68, 69, 70, 71, 72, 73.
BEGINNING at the corner formed by the intersection of the southerly line of Stanton Street with the westerly line of Allen Street as these streets are laid out on the City Tax Map;

Running thence southerly, along the westerly line of Allen Street, to the easterly line of Tax Lot 19;

Thence westerly, along the southerly line of Tax Lot 19, to the easterly line of Tax Lot 10;

Thence southerly, along the easterly line of Tax Lots 10, 8, 7, 5, 4, 3, 2, 1, to the southerly line of Tax Lot 1;

Thence westerly, along the southerly line of Tax Lot 1, to the easterly line of Eldridge Street;

Thence northerly, along the easterly line of Eldridge Street, to the southerly line of Stanton Street;

Thence easterly, along the southerly line of Stanton Street, to the point or place of beginning, be the aforesaid courses and distances more or less.

The above described area is located in Section 2, Block 416 of The New York County Tax Map, City and State of New York. This area includes Tax Lots 1, 2, 3, 4, 5, 7, 8, 10, 12, 13, 14, 17 and 19.
## EXHIBIT B

### PROPERTIES TO BE ACQUIRED

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<th>Site No.</th>
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<th>Lots</th>
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<td>2</td>
<td>421</td>
<td>52, 53, 55, 56, 63, 64, 65, 67, 68, 69, 70, 71, 72, 73</td>
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<td>3</td>
<td>416</td>
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### PROPERTIES NOT TO BE ACQUIRED (Q)

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<tbody>
<tr>
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<td>60, 61</td>
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</tbody>
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LEGEND

SITE NUMBER

BLOCK AND LOT

NOT TO BE ACQUIRED

SCALE IN FEET

LOWER EAST SIDE I
URBAN RENEWAL AREA
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PROJECT BOUNDARY

DATE: JUNE, 1982; JULY 1984