THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

SIXTEENTH AMENDED

URBAN RENEWAL PLAN

HARLEM-EAST HARLEM

URBAN RENEWAL AREA

MANHATTAN

Community Districts Nos. 10 and 11

Sixteenth Amendment
June 2020

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: CP20528, November 20, 1968
Board of Estimate: December 19, 1968 (Cal. No. 5)

First Amendment

City Planning Commission: CP20913, November 5, 1969
Board of Estimate: January 8, 1970 (Cal. No. 4)

Second Amendment

City Planning Commission: CP21074, March 4, 1970
Board of Estimate: April 16, 1970 (Cal. No. 6)

Third Amendment

City Planning Commission: CP21278, September 9, 1970
Board of Estimate: October 8, 1970 (Cal. No. 12)

Fourth Amendment

City Planning Commission: CP21472, February 3, 1970
Board of Estimate: March 11, 1971 (Cal. No. 3)

Minor Change:

City Planning Commission: CP21472, September 1, 1971

Fifth Amendment

City Planning Commission: CP22134, January 3, 1973
Board of Estimate: March 8, 1973 (Cal. No. 2)

Sixth Amendment

City Planning Commission: CP22134A, February 28, 1973
Board of Estimate: May 3, 1973 (Cal. No. 6)

Minor Change:

City Planning Commission: H073-69, December 3, 1973

Seventh Amendment

City Planning Commission: CP22575, April 3, 1974
Board of Estimate: May 23, 1974

Eighth Amendment

City Planning Commission: CP23218, July 14, 1976
Board of Estimate: September 16, 1976 (Cal. No. 10)

Minor Change:

City Planning Commission: N770662HCM, May 31, 1978

Ninth Amendment

City Planning Commission: C790380HUM, September 19, 1979
Board of Estimate: February 7, 1980 (Cal. No. 19-A)

Tenth Amendment

City Planning Commission: C800252HUM, July 9, 1980
Board of Estimate: August 20, 1981 (Cal. No. 18)

Eleventh Amendment

City Planning Commission: C800769HUM, May 19, 1982
Board of Estimate: August 19, 1982 (Cal. No. 8)

First Minor Change:

City Planning Commission: N790335HCM, February 7, 1983

Second Minor Change:

City Planning Commission: N820769HCM, August 15, 1983

Third Minor Change:

City Planning Commission: N840060HCM, August 15, 1983

Fourth Minor Change:

City Planning Commission: N850764HCM, January 9, 1986

Fifth Minor Change:

City Planning Commission: N910335HCM, May 8, 1991

Twelfth Amendment

City Planning Commission: C920429HUM, September 22, 1994
City Council: September 22, 1994 (Reso No.617)
Mayor: September 27, 1994 (Cal. No. 31)

Thirteenth Amendment

City Planning Commission: C000544HUM, December 27, 2000
City Council: February 27, 2001 (Reso. No.1755)
Mayor: March 5, 2001 (Cal. No. 20)

Fourteenth Amendment

City Planning Commission: C080096HUM March 10, 2008
City Council: April 16, 2008 (Reso. No. 1383)
Mayor: April 21, 2008

Fifteenth Amendment

City Planning Commission: C080332HUM August 27, 2008
City Council: October 7, 2008 (Reso. No. 1650)
Mayor: November 7, 2008 (Cal.No.14)

First Minor Change:

City Planning Commission: N170270 HCM, June 21, 2017

Second Minor Change:

City Planning Commission: N190147 HCM, December 5, 2018

Sixteenth Amendment

City Planning Commission:
City Council:
Mayor:

TABLE OF CONTENTS

SECTIONS		**Page**
A:	URBAN RENEWAL AREA.....	6
B:	URBAN RENEWAL PLAN.....	7
C:	CONTROLS ON REDEVELOPMENT.....	9
D:	PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL.....	17
E:	RELATED ACTIONS.....	18
F:	REDEVELOPER OBLIGATIONS.....	18
G:	MODIFICATION OF PLAN.....	20
H:	DURATION OF PLAN.....	20

EXHIBITS

A: PROPERTIES ACQUIRED AND TO BE ACQUIRED

B: PROJECT BOUNDARY DESCRIPTION

MAPS

1: PROJECT BOUNDARY MAP, DATED February 2020

2: LAND USE MAP, DATED February 2020

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Harlem-East Harlem Urban Renewal Area ("Area") as an urban renewal area pursuant to §504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

The properties indicated on Map 1 and listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this Sixteenth Amended Harlem-East Harlem Urban Renewal Plan ("Plan"). These Acquisition Parcels comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan.

3. BOUNDARY

The Area is located in Community Districts Nos. 10 and 11 in the borough of Manhattan and is generally bounded by (i) West 127th Street and East 133rd Street on the north, (ii) the Harlem River on the east, (iii) West 110th Street, East 106th Street, East 107th Street, and East 110th Street on the south, and (iv) Fifth Avenue, Madison Avenue, Park Avenue, Lexington Avenue, and Malcolm X Boulevard (Lenox Avenue) on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

Any properties located within the Project Boundary which are not listed in Exhibit A ("Exempt Parcels") will not be acquired by the City for redevelopment pursuant to this Plan. Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned.

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

a. Abandoned, vacant, substandard, underutilized, and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.

b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.

c. Excessive lot coverage.

d. Incompatible adjacent uses.

e. Hazardous or detrimental industrial uses.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to §505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

In accordance with §502(7) of the Urban Renewal Law, this Plan states the following information:

a. Proposed Land Uses

See Section C.

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

See Section D.

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

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

See Section C.

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

No changes are proposed.

g. Proposed Program Of Code Enforcement

Properties will be required to comply with applicable United States ("Federal"), State of New York ("State"), and City laws, codes, ordinances, and regulations (collectively, "Laws").

h. Proposed Time Schedule For Effectuation Of Plan

Project Activity	Estimated Commencement Date	Estimated Completion Date
Land Acquisition	December 1969	April 2009
Relocation of Site Occupants	January 1970	April 2010
Demolition and Site Clearance	September 1970	June 2010
Site Preparation (Including Installation of Site Improvements)	February 1972	June 2010
Land Disposition	November 1971	June 2028
Project Completion		December 2030

3. OBJECTIVES

This Plan seeks to:

a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.

b. Remove or rehabilitate substandard and insanitary structures.

c. Remove impediments to land assemblage and orderly development.

d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.

e. Provide new housing of high quality and/or rehabilitated housing of upgraded quality.

f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.

g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. DESIGN OBJECTIVES

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

The controls of this Plan will be concurrent with, and will not preempt or supersede, the controls of the Zoning Resolution of the City, as amended ("Zoning Resolution"). The controls of the Zoning Resolution will apply to all Acquisition Parcels at all times to the extent permitted by Law. The controls of this Plan will commence to apply to any Acquisition Parcel upon acquisition by the City or at such later date as may be specified in this Plan. Thereafter, if there is any conflict between the controls imposed by the Zoning Resolution and the controls imposed by this Plan, the more restrictive of the two will govern.

2. PROPOSED USES

Map 2 indicates the permitted use of each Acquisition Parcel following disposition by the City to a redeveloper. Each use indicated in Map 2 will have the meaning set forth in this Section C.2.

a. Residential

Residential and other uses will be permitted in accordance with the Zoning Resolution.

b. Commercial

Commercial and other uses will be permitted in accordance with the Zoning Resolution.

c. Institutional

Permitted institutional uses will include schools, libraries, community centers, cultural uses, hospitals, and other essential service uses.

d. Industrial

Except as set forth in Section C.3.a, light industrial uses will be permitted.

e. Pedestrian, Utility, and Emergency Vehicle Easement

Pedestrian access as well as utility and emergency vehicle access will be provided.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

(1) In the East Harlem Triangle portion of the Area, as identified in Exhibit A, residential areas will be screened from abutting industrial uses by requiring landscaping, setbacks, and off-street parking and loading facilities.

(2) The open space of Site 3A and Site 3B will be designed, built, and maintained as a single common area. No permanent wall, fence, or other barrier will be constructed on either parcel which would obstruct or hinder free pedestrian movement between the sites. The pedestrian path through Site 3B and Site 3B West from Lexington Avenue to Park Avenue will be kept open at all times.

(3) Site 16B will be limited to light industrial uses conforming to M1-1 performance standard despite the M3-1 zoning.

(4) Site 16A and Site 16C will be limited to light industrial uses conforming to M1-1 performance standards, despite the M3-1 zoning.

(5) Site 8A, Site 9, Site 12, and Site 13A will be a mixed-use development with the following requirements, which apply only to such sites:

a. Uses and Allowed Floor Area

Collectively, Site 8A, Site 9, Site 12, and Site 13A will be developed with not less than 700 housing units, not less than 30,000 square feet of institutional uses, and not more than 770,000 square feet of commercial uses.

b. Building Form Controls

(1) Building Heights

a. The maximum height of any building will not exceed 150 feet, except that (i) within 100 feet of Second Avenue between East 126th Street and East 127th

Street, the maximum height of any building will not exceed 210 feet, (ii) within 200 feet of Third Avenue between East 125th Street and East 126th Street, the maximum height of any building will not exceed 210 feet, and (iii) building heights on Site 13A will not exceed 120 feet in height.

b. Elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum building height limit.

(2) Required Street Walls

a. Along East 125th Street, East 126th Street, and East 127th Street, and along Third Avenue between East 124th Street and East 125th Street, the height of the street wall along the entire street line will be not less than 60 feet or the height of the building, whichever is less, and not more than 85 feet.

b. Recesses from the street line will be permitted on the ground floor where required to provide access to a building, but will not exceed 3 feet in depth. Beginning on the third story and up to the applicable maximum base height, recesses will be permitted for outer courts or balconies, provided that (i) the depth of any such recess does not exceed five feet, and (ii) the aggregate length of such recesses on the street wall of any building does not exceed 30 percent of the length of the street wall of such building at any level. No recesses will be permitted within 30 feet of the intersection of two street lines, except in compliance with corner articulation requirements described in Section C.3.a.5.b.2.c.

c. To allow corner articulation of street walls at the intersection of two streets, a corner street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection.

(3) Portions of the Building above Street Walls

a. Any portion of a building above the street wall will be set back from the street line not less than 10 feet along East 125th Street, Third Avenue, or Second Avenue and not less than 15 feet along East 126th Street or East 127th Street.

b. Any story that is entirely above a height of 85 feet will not exceed a length of 175 feet for a commercial building or 170 feet for a residential building. Such length will be determined by inscribing the outermost walls of such story within a rectangle and measuring the longest side of such rectangle.

(4) Portions of the Building Facing a Public Open Space

a. Any portion of a building that faces a public open space and exceeds 120 feet in length will be set back from the public open space a minimum of 10 feet above a height of 85 feet.

c. Ground Floor Uses

(1) The uses listed in Zoning Resolution §97-22 ("Special Uses") for the Special 125th Street District will not be not permitted at the ground floor level of any building that fronts (i) on East 125th Street or Third Avenue, (ii) within 100 feet from East 125th Street or Third Avenue, (iii) within 5 feet in elevation from the as-built level of the adjoining sidewalk, or (iv) along 70 percent of the linear frontage of the ground floor level of any building facing a public open space. Entranceways and lobby space for access to such Special Uses will be permitted, provided that they comply with the provisions described in Section C.3.a.5.c.2.

(2) The length of street frontage allocated to an entranceway or lobby space providing access to a Special Use will not exceed 25 linear feet or 40 percent of the building frontage, whichever is less, except that an entranceway or lobby space need not be less than 20 feet. For buildings with more than one entranceway or lobby for non-ground floor uses, each entranceway or lobby for such uses will not exceed 25 linear feet and, the entranceways or lobbies for such uses will not in the aggregate exceed 40 percent of the ground floor frontage of the building. For buildings with at least 200 linear feet of street frontage, the length of street frontage allocated to entranceways or lobby space for non-ground floor uses will not exceed 40 linear feet of the ground floor frontage of the building.

d. Transparency Requirements

Any commercial use fronting on a street line or on a public outdoor open space will be glazed, with materials which may include show windows, glazed transoms, or glazed portions of doors. Such glazed area will occupy at least 70 percent of the area of each such ground floor street wall, measured to a

height of 12 feet above the level of the adjoining sidewalk or public outdoor open space. Not less than 50 percent of such area will be glazed with transparent materials and not more than 20 percent of such area may be glazed with translucent materials.

e. Security Gates

All security gates installed that are swung, drawn, or lowered to secure commercial or community facility space will, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the street, except that this restriction will not apply to entrances or exits to parking garages.

f. Public Open Space

(1) Site 9 will contain not less than 2,500 square feet of public open space and Site 12 will contain not less than 10,000 square feet of public open space.

(2) All public open space on Site 8A, Site 9, Site 12, and Site 13A will (i) be accessible to the public at all times, except where the City Planning Commission ("CPC") has authorized a nighttime closing pursuant to the provisions of Zoning Resolution §37-727, (ii) be no higher than 2 feet above the average curb level of the nearest adjoining street and no lower than the average curb level of the nearest adjoining street, (iii) provide direct pedestrian access from public sidewalks, (iv) be open to the sky and unobstructed except for amenities and elements used for sheltering users from inclement weather and sun, (v) provide southern exposure to provide for sunlight, (vi) be designed as a pedestrian friendly place that blends into the urban context, and (vii) be illuminated to provide for safe use and enjoyment of all areas, with special attention to lighting steps and other changes in elevation and areas under tree canopies or other coverings, (viii) not contain garage entrances, driveways, parking spaces, passenger drop-offs, loading berths, building trash storage facilities, or access to or service areas for building trash storage facilities, (ix) be separated from any adjoining garage entrances, parking spaces, passenger drop-offs, driveways, loading berths, or building trash storage facilities by barriers sufficient to substantially conceal such facilities and any vehicles therein when viewed from any point in the public open space, (x) not contain any exhaust vents or mechanical equipment either within such public open space or on the building wall of any building fronting upon such public open space, except that exhaust vents

on a building wall that are more than 15 feet above the level of the adjacent public open space will be permitted, (xi) be separated from any adjacent exhaust vents and mechanical equipment by a barrier sufficient to substantially visually and audibly conceal their presence and operation, and (xii) not contain air intake vents or shafts unless such vents or shafts are concealed from public view by planting or other design features and do not impair visibility within the public open space.

(3) For the purposes of calculating the required amenities in a public open space on Site 8A, Site 9, Site 12, or Site 13A, such public open space will be considered a public plaza as defined in Zoning Resolution §37-70.

a. All public open space will provide not less than 1 linear foot of seating for each 30 square feet of public open space. All required seating will comply with the provisions of Zoning Resolution §37-741.

b. All public open space will provide planting and trees pursuant to the provisions of Zoning Resolution §37-742.

c. All public open space will provide litter receptacles pursuant to the provisions of Zoning Resolution §37-744.

d. All public open space will provide bicycle parking pursuant to the provisions of Zoning Resolution §37-744.

e. A public open space between 5,000 and 10,000 square feet in area will provide one additional amenity. A public open space equal or greater than 10,000 square feet in area will provide at least three additional amenities. Such additional amenities will be provided pursuant to the provisions of Zoning Resolution §37-748.

f. Each public open space will provide not less than 1 drinking fountain.

(4) The public open space on Site 12 will meet the following requirements:

a. The public open space will provide direct accessibility to and from East 125th Street and East 126th Street. The East 125th Street public open space frontage will have a minimum opening width of 80 feet. The East

126th Street public open space frontage will have a minimum width of 40 feet.

b. The public open space will contain a through block unobstructed pedestrian circulation path, with a minimum clear width of 10 feet, that connects East 125th Street and East 126th Street.

c. The public open space will encourage and support a variety of commercial and non-commercial activities and events, such as festivals and performances.

d. The public open space will knit together stores and other venues to form a well-lit, safe, and lively place that increases the intensity of pedestrian activity at night.

g. Curb Cuts

Curb cuts for access to parking or loading facilities will not be permitted along East 125th Street, Second Avenue, or Third Avenue, or within 50 feet of any street intersection. No curb cut will be more than 50 feet in width. Additionally, except for Site 12, curb cuts will not be permitted within 50 feet of any public open space, or closer than 50 feet to another curb cut.

(6) Site 8 will have the following restrictions:

a. The maximum height of any building will not exceed 150 feet.

b. Along East 127th Street, a street wall extending along the entire street line will be provided up to a height of not less than 60 feet or the height of the building, whichever is less, and up to a height of not more than 85 feet.

c. Any portion of a building above the street wall will be set back from the street line a minimum of 10 feet along Third Avenue and a minimum of 15 feet along East 127th Street.

b. Building Bulk and Parking

Building bulk and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below.

Those sites designated for residential and/or institutional use that are specified below in this Section C.3.b will be developed within the following densities:

			Maximum Floor Area Ratio		Parking Required as a Percentage of Dwelling Units				
Density	Maximum Zoning Rooms per Acre	Minimum Open Space Ratio	Residential & Community Facilities	Commercial in a mixed Building	Standard Housing	Moderate Income Housing	Federal Rent Subsidy Programs	Low Income Housing	Elderly Housing
A	605	18	6.5 [a]	1	50	30	23	15	12.5
B	1117	3	10 [b]	2	40	30	21	12	10
C	1452 [c]	-	10 [d]	2	40	30	21	12	10

[a] For any site on which "A" density is required, the total floor area available for residential use will be reduced by 15% of any institutional/community facility use floor area developed on such site and by 30% of any commercial floor area developed on such site.

[b] For any site on which "B" density is required, the total floor area available for residential use will be reduced by 10% of any institutional/community facility use floor area developed on such site and by 15% of any commercial floor area developed on such site.

[c] The inclusion of plaza, plaza connected open areas, arcades and other bonusable areas may, when approved by HPD, afford bonuses up to a maximum of 20% in zoning rooms in category "C".

[d] For any site on which "C" density is required, the total floor area available for residential use will be reduced by 10% of any institutional/community facility use floor area developed on such site and by 10% of any commercial floor area developable on such site.

(1) East Harlem Triangle

Site 1, Site 2, Site 3A, Site 3B, Site 4A, Site 4B, Site 4C, Site 5, Site 6, Site 7, Site 8, Site 10, and Site 10A are restricted to density "A."

Site 1, Site 2, Site 3A, Site 3A West, Site 3B, Site 3B West, Site 4A, Site 4B, Site 4C, Site 4D, Site 5, Site 6 and Site 7 are included in a Large Scale Residential Development Plan ("Large Scale Plan"). All sites within the Large Scale Plan, except Site 3A West and Site 3B West, will be developed with an overall "A" density. Site 3A West and Site 3B West, designated industrial, may also be used for parking for Site 3A and Site 3B respectively. If these sites are used as parking for Site 3A and Site 3B, no structures will be built on Site 3A West or Site 3B West and no floor area or zoning rooms will be derived from these sites.

The floor area of Site 10A will be limited to 28,000 square feet.

Parking for Site 1 will be located on Site 1A and on a site outside the Area on Block 1754, Lots 141, 42, 142, and 43. No structures will be built on, and no floor area or zoning rooms will be derived from, Site 1A.

(2) East Harlem Pilot Block

Site 109 will be restricted to densities “B” and “C” and will be developed under a Large Scale Plan that will allow 22% of the area to be developed with a “C” density, with the remainder to be developed at a “B” density.

(3) Harlem-East Harlem Model Cities

Site 103, Site 105, Site 107, and Site 108 are restricted to density “A.” Site 107 will be developed as a part of a Large Scale Plan which will also include the full block immediately to the north and the closed portion of East 107th Street lying between these parcels.

c. Utilities

(1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infeasible.

(2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

d. Easements

Easements, if any, will be provided as shown on Map 2.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws. Regardless of the method of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

b. Properties Acquired or to be Acquired

The Acquisition Parcels have been or will be acquired by the City. The Acquisition Parcels, if any, that the City acquired with Federal assistance

are identified in Exhibit A. All other Acquisition Parcels have been or are intended to be acquired with City funds, without Federal assistance.

2. RELOCATION

There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws. No residential relocation is anticipated.

3. DEMOLITION AND/OR REHABILITATION

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

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan.

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no Zoning Map Amendments are proposed at this time.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no street modifications are proposed at this time.

F: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The instruments by which the City disposes of any Acquisition Parcel or part thereof to a redeveloper will be recorded in the Office of the City Register and will contain covenants running with the land which (i) incorporate this Plan by

reference, (ii) require compliance with the terms and restrictions set forth in this Plan, and (iii) require compliance with Section F.4. An amendment to this Plan which becomes effective after the date of disposition of an Acquisition Parcel to a redeveloper will not apply to the real property comprising such Acquisition Parcel unless, following the effective date of such amendment, the City and the owner of such real property execute a written agreement, approved as to form by the Corporation Counsel, providing that such amendment shall thereafter apply to such real property.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan and to comply with all other terms and restrictions set forth in this Plan.

3. TIMELY PERFORMANCE

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

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

HPD may require any redeveloper to (i) submit site plans, landscape plans, architectural drawings, outline specifications, schedules of materials and finishes, and/or final working drawings, in sufficient detail to permit determination of compliance with the controls of this Plan, for HPD approval prior to commencement of construction, and (ii) submit any material change to such documents thereafter proposed for HPD approval prior to commencement of construction of such change.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

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

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

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

9. CERTIFICATE OF COMPLETION

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

G: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to §505 of the Urban Renewal Law and §197-c and §197-d of the Charter and may amend the designation of the Area at any time pursuant to §504 of the Urban Renewal Law.

2. MINOR CHANGES

HPD, with the concurrence of CPC, may authorize minor changes of the terms of these restrictions which conform with the intent and purpose of this Plan, including, but not limited to, any changes to the provisions of Section C.3.a.5 and Section C.3.a.6.

3. MERGERS AND SUBDIVISIONS

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

H: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of approval of this 16th Amended Plan, continuous from the prior expiration date of this Plan, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

A. East Harlem Triangle

Site	Block	Old Tax Lot(s)	New Tax Lot(s)*	Land Use
1[F]	1778	6, 7, 8, 9, 10, 11, 12, 14, 16, 56, 57, 58, 59, 60, 61, 62, 118, 155, 156, 157, 158	6	Residential
1A[F]	1777(W)	69	69	Commercial
2[F]	1777(W)	5, 9, 10, 11, 12, 13, 14, 15, 17, 56, 57, 58, 59, 60, 61, 63, 64, 110, 112, 164	5	Commercial
3A[F]	1776(W)	7 (part), 8 (part), 9, 10, 11, 12, 13, 15, 16, 57, 59, 60, 61, 62, 63, 64, 65, 109, 115, 161	1775/165, p/o 168	Residential/Commercial / Pedestrian/Utility and Emergency Vehicle Easement
3A West[F]	1776 (W)	2, 3, 4, 5 (part), 6 (part), 68	1775 p/o 168	Commercial
3B[F]	1775(W)	6, 7, 8, 9, 11, 12, 13, 15, 16, 17, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 116, 115, 167	6, p/o 3	Residential/Commercial / Pedestrian/Utility and Emergency Vehicle Easement
	1776(W)	7 (part), 8 (part)		
	East 127th Street Between Park and Lexington Ave. (part)			
3B West[F]	1775(W)	3, 68, 69, 72, 169	p/o 3	Commercial/ Pedestrian/Utility and Emergency Vehicle Easement
	1776 (W)	1, 5 (part), 6 (part)		
	East 127th Street Between Park and Lexington Ave. (part)			
3C[F]	1775(W)	71	71	Commercial
	East 127th Street Between Park and Lexington Ave. (part)			
4A[F]	1775(E)	40	40	Residential
4B[F]	1775(E)	49, 149, 50, 52	p/o 45	Residential
4C[F]	1775(E)	20, 24, 25, 26, 27	20	Residential/ Institutional

Site	Block	Old Tax Lot(s)	New Tax Lot(s)*	Land Use
4D[F]	1775(E)	44, 45, 47, 48	p/o 45	Residential
5[F]	1775 (E)	38, 41, 43	p/o 33	Residential/ Institutional
6[F]	1792	45, 46, 146	50	Institutional
7[F]	1792	1, 2, 3, 47, 48, 104	1	Institutional
8[F]	1791	2 (part), 45, 104 (part), 105 (part)	44	Institutional/ Residential/ Commercial
8A[F]	1791	1, 2 (part), 101, 104 (part), 105 (part)	46	Residential/ Commercial/ Institutional
9[F]	1791	5, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 33, 36, 37, 38, 40, 42, 106, 108, 109, 111, 116, 118	1, 20, 25, 34	Residential/ Commercial/ Institutional
10[F]	1774(E)	23, 24, 25, 27, 28, 29, 30, 31, 44, 45, 47, 49	1001-1005 (formerly Lot 30)	Residential/ Commercial
10A[F]	1774(E)	33, 35, 36, 37, 38, 39, 40	33	Institutional
11	1773(E)	20, 22, 23, 24, 25, 125, 26, 31, 33, 37, 43, 47, 122	p/o 20, 33	Residential/Commercial
12	1790	1, 3, 5, 6, 12, 13, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 40, 41, 44, 45, 49, 101, 145	1 (Lots 3, 5, 6, 8, 41, 44, 45, 46, 101 merged into Lot 1), 9 (Lot 8 subdivided into Lots 8 and 9), 12, 13 (p/o Lot 40 merged into Lot 13), 20, 24, 25, 26, 27, 28, 29, 30, 31	Residential/ Commercial/ Institutional

Site	Block	Old Tax Lot(s)	New Tax Lot(s)*	Land Use
13	1789	1, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 39, 42, 43, 45, 46, 50, 104, 121	1, 4, 5, 9, 10, 11, 12, 13, 14, 15, 21(Lots 16, 18, 19, 20, 22, 23, 24, 25, and 121 merged into Lot 21) 26, 27, 28, 29, 30, 34, 35, 36, 39, 42, 43, 45, 50, 146 (apportioned from Lot 46)	Residential/ Commercial
13A	1789	46	1001-1002 (formerly Lot 46)	Residential/ Commercial
14A	1774(W)	17, 56, 57, 59, 60	17, 56 (Lot 58 merged into Lot 56)	Residential/ Commercial
14B	1774(W)	5, 6, 7, 8, 65, 66, 67	5, 6, 7, 8, 65, 66, 67	Residential/ Commercial
15A	1773(W)	1, 2, 4, 5, 6, 67, 69, 72, 167	1, 4, 67, 69, 72	Residential/ Commercial
15B	1773(W)	15, 17, 18, 57	15,17,18,57	Residential/ Commercial
16A[F]	1792	42	5	Industrial
16B[F]	1792	10, 11	19	Industrial
16C[F]	1792	21, 29, 121	28	Industrial

B. East Harlem Pilot Block

Site	Block	Old Tax Lot(s)	New Tax Lot(s)*	Land Use
109	1787	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 50, 115, 117, 119, 121, 129, 139	1, 60, 70, 80	Residential

C. East 106th-107th Street

Site	Block	Old Tax Lot(s)	New Tax Lot(s)*	Land Use
110	1612	1	1, 101 (apportioned from Lot 1)	Residential

D. Harlem-East Harlem Model Cities

Site	Block	Old Tax Lot(s)	New Tax Lot(s)*	Land Use
103	1645	20, 21, 22, 23, 24, 25, 26, 46, 47, 48, 49, 50, 51, 52, 120, 121, 122, 125, 126, 151, 152,153, 155	22-24, 27-32,33 (Lots 34 and 134 merged into Lot 33), 35, 37-41, 44-45,50 (Lots 46, 47, 48, and 49 merged into Lot 50), 51,122, 124 (25 merged into Lot 124), 125, 126, 129, 132-133, 151-153, 1101-1102 (formerly Lot 20)	Residential
105	1682	1, 2, 3, 4, 5, 6, 7, 46, 49, 50, 51, 52	1, 2, 3, 4, 5, 6, 7, 46,49, 50, 51, 52	Residential
107	1634	56, 57, 59, 60, 62, 157, 158, 161	56, 57, 59, 60, 62, 157, 158, 156	Residential
108	1724	69, 70	69	Institutional

All mapped and/or built streets within the Project Boundary

KEY TO EXHIBIT A NOTATIONS

* New tax lots are as they appeared on the Tax Map of the City of New York designated Tax Map 2020(c) by the Department of Finance.

F Property acquired with Federal Assistance

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

The boundary of the Harlem-East Harlem Urban Renewal Area is described as follows:

Lying within the Borough of Manhattan in the City of New York;

Beginning at the corner formed by the intersection of the southwesterly line of East 110th Street with the southeasterly line of Madison Avenue;

Running thence southeastwardly, along the southwesterly line of East 110th Street to the northwesterly line of Park Avenue;

Thence northeastwardly, across East 110th Street to the corner formed by the intersection of the northeasterly line of East 110th Street with the northwesterly line of Park Avenue;

Thence northeastwardly, along the northwesterly line of Park Avenue and across East 111th Street, as it intersects Park Avenue, to the southwesterly line of East 112th Street;

Thence northwestwardly, along the southwesterly line of East 112th Street to the point of intersection of the southwesterly line of East 112th Street with the southwestwardly prolongation of the southeasterly line of Tax Lot 23 in Manhattan Tax Block 1620, which is coincident with the northwesterly line of Park Avenue;

Thence northeastwardly along said southwestwardly prolongation of the southeasterly line of Tax Lot 23 in Manhattan Tax Block 1620, which is coincident with the northwesterly line of Park Avenue and along the northwesterly line of Park Avenue and across East 115th Street, as it intersects Park Avenue, to the point of intersection of the northeastwardly prolongation of the southeasterly line of Tax Lot 23 in Manhattan Tax Block 1620, which is coincident with the northwesterly line of Park Avenue, to the point of intersection of said last mentioned northeastwardly prolongation with the northeasterly line of East 115th Street;

Thence southeastwardly, along the northeasterly line of East 115th Street to the northwesterly line of Park Avenue;

Thence northeastwardly, along the northwesterly line of Park Avenue to southwesterly line of East 116th Street;

Thence southeastwardly, across Park Avenue to the corner formed by the intersection of the southwesterly line of East 116th Street with the southeasterly line of Park Avenue.

Thence southeastwardly, along the southwesterly line of East 116th Street and across from Lexington Avenue, as it intersects East 116th Street, to the corner formed by the intersection of the southeasterly line of Lexington Avenue with the southwesterly line of East 116th Street;

Thence northeastwardly, across East 116th Street to the corner formed by the intersection of the northeasterly line of East 116th Street with the southeasterly line of Lexington Avenue;

Thence northeastwardly, along the southeasterly line of Lexington Avenue and across East 117th Street, East 118th Street, East 119th Street, East 120th Street, East 121st Street, East 122nd Street, and East 123rd Street as they intersect Lexington Avenue, to the corner formed by the intersection of the southeasterly line of Lexington Avenue with the southwesterly line of East 124th Street;

Thence northwestwardly across Lexington Avenue to the corner formed by the intersection of the northwesterly line of Lexington Avenue with the southwesterly line of East 124th Street;

Thence northwestwardly, along the southwesterly line of East 124th Street and across Park Avenue, as it intersects East 124th Street to the corner formed by the intersection of the southwesterly line of East 124th Street with the northwesterly line of Park Avenue;

Thence northeastwardly, across 124th Street to the corner formed by the intersection of the northeasterly line of 124th Street with the northwesterly line of Park Avenue;

Thence northeastwardly along the northwesterly line of Park Avenue and across East 125th Street, as it intersects Park Avenue, to the corner formed by the intersection of the northeasterly line of East 125th Street with the northwesterly line of Park Avenue;

Thence northwestwardly, along the northeasterly lines of East 125th Street and West 125th Street across Madison Avenue, Fifth Avenue and Lenox Avenue as they intersect 125th Street, to the corner formed by the intersection of the northeasterly line of West 125th Street with the northwesterly line of Lenox Avenue;

Thence northeastwardly, along the northwesterly line of Lenox Avenue across West 126th Street and across West 127th Street to the corner formed by the intersection of the northwesterly line of Lenox Avenue with the northeasterly line of West 127th Street.

Thence southeastwardly, across Lenox Avenue to the corner formed by the intersection of the southeasterly line of Lenox Avenue with the northeasterly line of West 127th Street;

Thence southeastwardly, along the northeasterly lines of West 127th Street and East 127th Street, across Fifth Avenue and Madison Avenue, as they intersect 127th Street, to the corner formed by the intersection of the northeasterly line of East 127th Street with the northwesterly line of Park Avenue;

Thence northeastwardly, along the northwesterly line of Park Avenue and along the northeastwardly prolongation thereof across East 128th Street, East 129th Street, East 130th Street, East 131st Street and East 132nd Street as they intersect Park Avenue to the United States Bulkhead Line;

Thence generally in a southwardly direction, along the United States Bulkhead Line to the point formed by the intersection of the United States Bulkhead Line with the southeastwardly prolongation of the northeasterly line of Tax Lot 1 in Manhattan Tax Block 1699, which is coincident with the southwesterly line of East 106th Street;

Thence northwestwardly along said southeastwardly prolongation of the northeasterly line of Tax Lot 1 in Manhattan Tax Block 1699, which is coincident with the southwesterly line of East 106th Street, and along the southwesterly line of East 106th Street across Franklin Delano

Roosevelt Drive, First Avenue, Second Avenue, Third Avenue, Lexington Avenue, Park Avenue, Madison Avenue and Fifth Avenue, as they intersect East 106th Street to the northwesterly line of Fifth Avenue;

Thence northeastwardly along the northwesterly line of Fifth Avenue to the point formed by the intersection of the northwesterly line of Fifth Avenue with the northwestwardly prolongation of the southwesterly line of East 107th Street;

Thence southeastwardly, along said last mentioned prolongation and along the southwesterly line of East 107th Street across Fifth Avenue and Madison Avenue, as they intersect East 107th Street, to the southeasterly line of Madison Avenue;

Thence northeastwardly along the southeasterly line of Madison Avenue across East 108th Street and East 109th Street, as they intersect Madison Avenue, to the point or place of beginning.

FACT SHEET
SIXTEENTH AMENDED HARLEM-EAST HARLEM
URBAN RENEWAL PLAN
June 2020

URBAN RENEWAL AREA AND PROJECT DESCRIPTION

The Department of Housing Preservation and Development (“HPD”) is proposing an amendment to the Fifteenth Amended Harlem-East Harlem Urban Renewal Plan ("Plan"). The Harlem-East Harlem Urban Renewal Area ("Area") is located in Community Districts Nos. 10 and 11 in Manhattan and is generally bounded by (i) West 127th Street and East 133rd Street on the north, (ii) the Harlem River on the east, (iii) West 110th Street, East 106th Street, East 107th Street, and East 110th Street on the south, and (iv) Fifth Avenue, Madison Avenue, Park Avenue, Lexington Avenue, and Lenox Avenue (Malcolm X Boulevard) on the west. The perimeter described in Exhibit B and shown on Map 1 (“Project Boundary”) encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

CHANGES FROM PREVIOUS PLANS

Changes to previous plans include extending the duration of the plan for forty (40) years . The Plan will expire 40 years from the date of approval of this 16th Amended Plan, continuous from the prior expiration date of this Plan.

Blocks and lots have been reviewed and updated since the prior amendment of the Plan.

The proposed time schedule for effectuation of the Plan has been extended to 2030.

FOR INFORMATION ONLY
NOT PART OF URBAN RENEWAL PLAN
NOT PART OF ULURP APPLICATION