

PROJECT PROPOSED TO CLEAR SLUMS

City Planning Body to Study
New Housing Development
for Central Park West

COST PUT AT \$37,495,755

'Manhattantown' Would Have
2,720 Apartments in 17
20-Story Buildings

A proposal for a new \$37,495,755 slum clearance housing project along Central Park West in Manhattan, to be known as Manhattantown, was received yesterday by the Board of Estimate and sent to the City Planning Commission for study.

Put forward by the city's Committee on Slum Clearance Plans, of which City Construction Coordinator Robert Moses is chairman, the new housing development would rise on a site bounded by Central Park West, West Ninety-seventh Street, Amsterdam Avenue and West 100th Street. Columbus Avenue would run through the housing area.

The project would be privately built and operated and would encompass seventeen twenty-story buildings with 2,720 apartments, replacing 3,600 substandard tenement apartments now on the site. Based on today's construction costs, the project's rentals are estimated at about \$30 a room a month.

On the site now are dilapidated garage structures and old apartment and rooming houses. The new buildings, under the plans, are to be fireproof, with landscaped areas in between. Against a nearly 100 per cent coverage of the site by the existing buildings, the new structures would occupy only about 12½ per cent of the land.

To Provide Parking Space

The proposed redevelopment contemplates using the open land for playgrounds, landscaping, walks and benches and for the parking of automobiles. The new buildings, according to the slum clearance group, are to be "completely tax-paying." The city would aid residents of the site to find new homes and, where possible, persons now living in the area would have a priority on apartments in Federal, state and city low-rent housing projects.

Agreements between the city and the Federal Government will cover the assembling of necessary land and continuing general inspection to advance Manhattantown as speedily as possible.

West Ninety-eighth and Ninety-ninth Streets would be eliminated between Central Park West and Amsterdam Avenue, but Ninety-seventh and 100th Streets would be widened.

According to Mr. Moses, the slum clearance group has received "a firm offer from a reliable builder who agrees to pay the land price and carry out the recommended redevelopment plan." The city would buy the land, condemning where necessary, and then resell to a private owner.

The purchasing price, according to estimates, would be more than \$13 a square foot for the 923,260 square feet involved, or a total of more than \$13,000,000. Application is to be made under the National Housing Act for the Federal Government to pay two-thirds of the loss incurred by the city. The net lost to the city is figured at \$1,149,163.