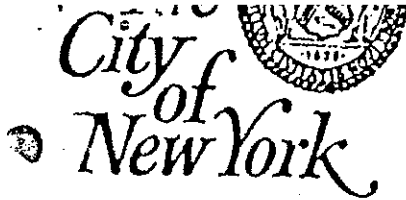


APPENDIX B

Urban Renewal Plans

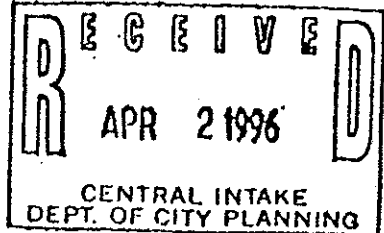
Urban Renewal Plan (1996)
Existing



DEBORAH C. WRIGHT, Commissioner

Office of Development
100 GOLD STREET, NEW YORK, N.Y. 10038

LAURI MILLER MICHEL, Deputy Commissioner
VERONICA M. WHITE, Assistant Commissioner



March, 28 1996

Joseph B. Rose
Chairperson
City Planning Commission
22 Reade Street
New York, New York 10007-1216

N960482HCK

Re: Broadway Triangle Urban Renewal Plan
Minor Change
Brooklyn, Community District Nos. 1 and 3

Dear Chairperson Rose:

Transmitted herewith for your approval is a proposed Minor Change to the above-referenced Urban Renewal Plan ("Plan"). The Plan was last approved by the Commission on May 15, 1989 (C880604HUK) and adopted by the Board of Estimate on June 29, 1989 (Cal. No. 13).

The proposed Minor Change involves the subdivision of Site #4 into two separate and distinct sites, Site #4A and Site #4B. The proposal does not call for any change in land use. Currently Site #4 is comprised of Block 2269 Lots 14, 16-19, 23-25, 27-31, 33, 35, 36, 39-43, 45, 47-50. Under the proposed Minor Change, Lots 14, 16, 17, 45, 47-50 would form Site #4A and Lots 18, 19, 23-25, 27-31, 33, 35, 36 and 39-43 would form Site #4B. The subdivision would facilitate a New York City Economic Development Corporation ("EDC") proposed project. EDC proposes to dispose of Site #4A to Arlington Press, a manufacturer of print labels for pharmaceutical companies, with existing business operations on property located adjacent to the proposed Site #4A. Site #4B can still be developed in accordance with the objectives of the Plan.

The Minor Change affects pages 2, 8, 11, 18, 20, Page 1 of Exhibit B and Map 2. A Fact Sheet has been provided for your information.

**FACT SHEET
BROADWAY TRIANGLE URBAN RENEWAL PLAN
MINOR CHANGE
MARCH 1996**

STATEMENT OF CONTENTS OF MINOR CHANGE:

This minor change to the Broadway Triangle Urban Renewal Area Plan involves the subdivision of Site #4 into two separate and distinct sites, Site #4A and Site #4B. This action does not propose any changes in land use. Currently, Site #4 consists of Block 2269, Lots 14, 16, 17, 18, 19, 23, 24, 25, 27, 28, 29, 30, 31, 33, 35, 36, 39, 40, 41, 42, 43, 45, 47, 48, 49 and 50. It is proposed that Lots 14, 16, 17, 45, 47, 48, 49 and 50 be split from Site #4 to form Site #4A. Site #4B would then be formed from the remaining parcels which would include Lots 18, 19, 23, 24, 25, 27, 28, 29, 30, 31, 33, 35, 36, 39, 40, 41, 42 and 43.

BOUNDARIES:

Block 2269 is bounded to the north by Gerry Street, to the south by Bartlett Street, to the west by Harrison Avenue and to the east by Throop Avenue.

REASON FOR MINOR CHANGE:

New York City Economic Development Corporation ("EDC") has proposed that Block 2269, Lots 14, 16, 17, 45, 47, 48, 49 and 50 be split from Site #4 and made into UR Site #4A in order to effectuate the proposed expansion of Arlington Press, a manufacturer of print labels for pharmaceutical companies. Arlington Press is interested in purchasing Block 2269; Lots 14, 16, 17, 45, 47, 48, 49 and 50, which is adjacent to its current facility, in order to expand its printing operations and to develop a parking lot for its employees. This subdivision will enable Arlington Press to serve its customer base more efficiently.

SPECIFIC CHANGES: (Pages affected)

Page 2: A section for the approval of the Minor Change by the City Planning Commission was added.

Page 8: Section C, Paragraph 1 has been changed to indicate the date (March 1996) of the amended Map 2, Land Use Plan.

SPECIFIC CHANGES: (continued)

Page 11: The descriptions of sites listed in Table I have been changed to eliminate Site #4 and include Site #4A and Site #4B.

Page 18: Section E, Paragraph 5 has been amended to reflect New York City Public Development Corporation's name change to New York City Economic Development Corporation and to reflect the fact that any redevelopment of the new Sites #4A and Site #4B will not be permitted without the consent of New York City Economic Development Corporation.

Page 20: Page 20 has been updated to reflect a new projected time schedule for the effectuation of the Urban Renewal Plan.

Exhibit B

Page 1: Has been amended to identify the Block/Lots comprising both Site #4A and Site #4B.

Map 2: The subdivision of Site #4 into Site #4A and Site #4B is reflected on Block 2269.

SITE STATUS:

Block 2269; Lots 16, 17, 18, 47 and 48 are vacant, City-owned land and were vested through the In-Rem process on October 18, 1977. Block 2269; Lots 14, 49 and 50 are privately owned land and will be acquired through the condemnation process.

FOR INFORMATION ONLY / NOT PART OF URBAN RENEWAL PLAN



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
OFFICE OF DEVELOPMENT

BROADWAY TRIANGLE

**URBAN
RENEWAL
PROJECT**

C880604HUK

URBAN RENEWAL PLAN, MARCH 1989
FIRST MINOR CHANGE: MARCH 1996

N960482HCK

RECEIVED
APR 2 1996
CENTRAL INTAKE
DEPT. OF CITY PLANNING

BROADWAY TRIANGLE URBAN RENEWAL PLAN

History of Prior Approvals

Original Urban Renewal Plan (March 1989)

Approved by the City Planning Commission: May 15, 1989 (C880604HUK)
Adopted by the Board of Estimate: June 29, 1989 (Cal. #13)

Minor Change (March 1996)

Approved by the City Planning Commission:

BROADWAY TRIANGLE
URBAN RENEWAL PLAN

	<u>Page</u>
SECTION A: DESCRIPTION OF URBAN RENEWAL AREA	4.
SECTION B: DEVELOPMENT OBJECTIVES	6
SECTION C: LAND USE PLAN	8
SECTION D: PROPOSED RENEWAL ACTIONS	14
SECTION E: REDEVELOPERS' OBLIGATIONS	17
SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	19
SECTION G: PROVISIONS FOR MODIFYING PLAN	21

EXHIBITS

EXHIBIT A: BOUNDARY DESCRIPTION	
EXHIBIT B: PROPERTIES TO BE ACQUIRED	

MAPS

MAP 1: PROJECT BOUNDARY AND LAND ACQUISITION	
MAP 2: LAND USE PLAN	

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA

1. Boundary of Urban Renewal Area

The boundary of the Urban Renewal Area is as shown on Map 1, Project Boundary Map dated March 1989, and is as described in Exhibit A, Boundary Description.

The general boundaries of the Urban Renewal Area are Marcy, Harrison and Union Avenues on the west, Lorimer and Walton Streets on the north, Broadway and Throop Avenue on the east, and Whipple Street, Flushing and Park Avenues on the South.

2. Neighborhood Characteristics

The area targeted for renewal bridges two community boards. The larger portion north of Flushing Avenue lies in the Williamsburg section of North Brooklyn in Community Board No. 1. It is characterized by an inappropriate mixture of residential, commercial, and industrial uses, in a generally deteriorated state. Unimproved land, which is not properly maintained or used, constitutes a large portion of the area. The vacant land currently in use provides for parking, open storage, and auto repair. The remainder of the Urban Renewal Area lies in the Bedford-Stuyvesant neighborhood in Community Board No. 3.

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA (continued)

It is characterized by a mixture of vacant land and small commercial/residential buildings. A large school building and adjacent open space are underutilized, and the bounds of residential and manufacturing land uses are not clearly delineated. To the south of the Urban Renewal Area is a large concentration of public housing, which ranges from Marcy Houses, a 1706 unit mid-rise complex, to the more recently-constructed 1903 unit Sumner Houses. One block outside the easterly boundary of the Urban Renewal Area is Woodhull Hospital, a 489 bed facility, employing approximately 2400 individuals and servicing the entire northern part of Brooklyn. One block outside the westerly boundary of the Urban Renewal Area is the main plant and parking lot for Pfizer, Inc., which currently employs approximately 700 people.

SECTION B: DEVELOPMENT OBJECTIVES (continued)

the projected redevelopment and the surrounding area will have reasonable protection from decay, will constitute a stable environment and will have a beneficial influence on abutting public and private developments.

Section C: Land Use Plan

1. Land Use Map

The attached Map 2, Land Use Plan, dated March 1996, shows all proposed land uses, including industrial, commercial, open space and residential. Proposed reuses and controls for the development sites are set forth in Table I (page 11).

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

SECTION C: LAND USE PLAN (continued)

a. Permitted Uses

(1) Commercial Uses

Commercial uses include uses permitted by the Zoning Resolution in a C2-3 district.

(2) Industrial Uses:

Industrial uses include manufacturing and heavy commercial uses permitted by the Zoning Resolution in manufacturing districts with the exception of the following:

- building materials or contractors yards (open and enclosed);
- produce or meat markets; and
- uses identified under Use Group 18 in the Zoning Resolution; provided, however, that uses set forth in Use Group 18A ("Manufacturing Establishments") and electric power or steam generating plants which meet all M1 Zoning District performance standards in accordance with Section 42-20 of the Zoning Resolution shall be permitted; and provided further, that any portion of an M3 Zone for which a Use Group 18 use currently exists or has existed at any time after August 1, 1981 may be used for any use set forth in Use Group 18A ("Manufacturing Establishments") or for electric power or steam generating plants.

Table I

<u>Site #s</u>	<u>Residential Height Limitations # of Stories</u>	<u>Land Use</u>
1A		Industrial
1B		Industrial
2		Industrial
3		Industrial
4A		Industrial
4B		Industrial
5	6	Residential and/or Commercial
6	6	Residential
7A		Industrial
7B		Industrial
8	6	Residential and/or Commercial
9	4	Residential and/or Commercial
10	4	Residential and/or Commercial
11	4	Residential
12		Open Space
13	4	Residential
14	4	Residential
15		Public and Semi-Public
16	4	Residential
17	4	Residential

SECTION C: LAND USE PLAN (continued)

b. Additional Regulations, Controls and Restrictions

(1) Building Bulk and Parking:

Controls to cover floor area, lot coverage, setbacks, off-street parking and loading shall be as set forth in the Zoning Resolution.

(2) Environmental Controls

All projects requiring discretionary State or City actions are subject to the requirements of Part 617 of The New York State Environmental Quality Review Act of 1976. This Act is implemented in the City by Executive Order 91 of 1977, City Environmental Quality Review (CEQR). Federally funded projects are also subject to the National Environmental Policy Act (40 CFR 1500-1598). For projects funded by the Department of Housing and Urban Development, the implementing regulations are in 24 CFR Part 50 or, for community development programs, in 24 CFR Part 58. As noted in the above regulations, the environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species and solid waste.

SECTION C: LAND USE PLAN (continued)

3. Duration of Land Use Provisions and Building Requirements

The foregoing land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of the approval of this Urban Renewal Plan by the Board of Estimate of The City of New York, except as provided in Section G hereunder.

SECTION D: PROPOSED RENEWAL ACTIONS

1. Acquisition

All properties within the project area designated for acquisition are to be acquired for clearance and redevelopment or rehabilitation.

a. Properties Acquired Pursuant to Article 15 of the General Municipal Law

All properties within the project area to be acquired pursuant to the Urban Renewal Law are as shown on Map 1, Project Boundary Map and are listed in Exhibit B, Properties To Be Acquired.

b. Properties Not Acquired Pursuant to Article 15 of the General Municipal Law

Properties acquired by the City through means other than those of the Urban Renewal Law shall nevertheless be developed according to the guidelines of this Plan, unless reserved previously for an alternative use.

2. Relocation

There is a feasible method for the relocation of families and individuals displaced from sites acquired pursuant to the terms and conditions of the urban renewal plan into decent, safe and sanitary dwellings, in 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.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

HPD has developed a special outreach program for owners of residential property which will not be acquired in the Urban Renewal Area. HPD will advise such owners of the loan funds available for the rehabilitation of their properties.

5. Streets to be Eliminated and/or Discontinued and Closed

- Walton Street (a mapped street) between Union and Harrison Avenues will be demapped and discontinued.
- Delmonico Place (a record street) between Flushing Avenue and Hopkins Street will be discontinued and closed.

6. 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.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

This Urban Renewal Plan conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives. The following statements are set forth to indicate compliance with Section 502, Subsection 7 of Article 15 of the General Municipal Law of The State of New York:

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 Acquisition of Air Rights and Concomitant Easements or Other Rights of a User Necessary for the Use and Development of Such Air Rights:

No acquisition of Air Rights is contemplated under this Urban Renewal Plan.

4. Proposed Methods or Techniques or Urban Renewal:

See Section D of this Urban Renewal Plan.

5. Proposed Public, Semi-Public, Private and Community Facilities or Utilities:

See Section C and D of this Urban Renewal Plan.

No major changes in utility systems are required.

6. Proposed New Codes, Ordinances and Amendments to Existing Codes and Ordinances as are required or Necessary to Effectuate the Plan:

No new codes or ordinances are required to effectuate this Plan.

SECTION E: REDEVELOPERS' OBLIGATIONS

- 1) The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
- 2) The redeveloper shall begin and complete the development of the land for the uses required in the Urban Renewal Plan and the construction of the improvements agreed upon in the land disposition agreement between The City of New York and the redeveloper within a reasonable time, as determined and set forth in the contract or lease between The City of New York and the redeveloper.
- 3) No covenant, lease, agreement, 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 assigns, whereby land in the Urban Renewal Area is restricted upon the basis of race, creed, color, sex or national origin. Appropriate covenants running with the land, which will prohibit any restriction, shall be included in the disposition instruments.
- 4) Site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction and improvements on the land, all in sufficient detail to permit determination of compliance with the

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS (continued)

7. Proposed Program of Code Enforcement:

See Section D of this Urban Renewal Plan.

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

<u>Project Activity</u>	<u>Start</u>	<u>Completion</u>
a) Land Acquisition	July 1989	January 1997
b) Relocation of Site Occupants	February 1990	February 1998
c) Demolition and Site Clearance	March 1990	March 1998
d) Site Preparation Including Installation of Project Improvements	January 1990	January 1997
e) Estimated Project completion	- - -	January 2001

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. Amendments

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 New State General Municipal Law (the Urban Renewal Law) 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 hardships, 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 modification shall be permitted which is less restrictive than applicable State and local codes and ordinances and provided further that concurrence is obtained from the city Planning Commission.

BOUNDARY DESCRIPTION

Lying within the Borough of Brooklyn, County of Kings in The City of New York.

Beginning at the intersection of the northerly line of Walton Street with the easterly line of Broadway;

Running thence southeasterly along the easterly line of Broadway to its intersection with the southerly line of Whipple Street;

Thence southerly along the southerly line of Whipple Street to its intersection with the easterly line of Throop Avenue;

Thence southerly along the easterly line of Throop Avenue to its intersection with the southerly line of Park Avenue;

Thence westerly along the southerly line of Park Avenue to its intersection with the westerly line of Marcy Avenue;

Thence northerly along the westerly line of Marcy Avenue to its intersection with the northerly line of Flushing Avenue;

Thence easterly along the northerly line of Flushing Avenue to its intersection with the northerly line of Bartlett Street;

Thence northerly along the northerly line of Bartlett Street to its intersection with the westerly line of Harrison Avenue;

Thence northerly along the westerly line of Harrison Avenue to its intersection with the southerly line of Hallabout Street;

Thence westerly along the southerly line of Hallabout Street to its intersection with the westerly line of Union Avenue;

Thence northerly along the westerly line of Union Avenue to its intersection with the northerly line of Lorimer Street;

Thence easterly along the northerly line of Lorimer Street to its intersection with the easterly line of Harrison Avenue;

Thence southerly along the easterly line of Harrison Avenue to its intersection with the northerly line of Walton Street;

Thence easterly along the northerly line of Walton Street to the point or place of beginning.

Exhibit B

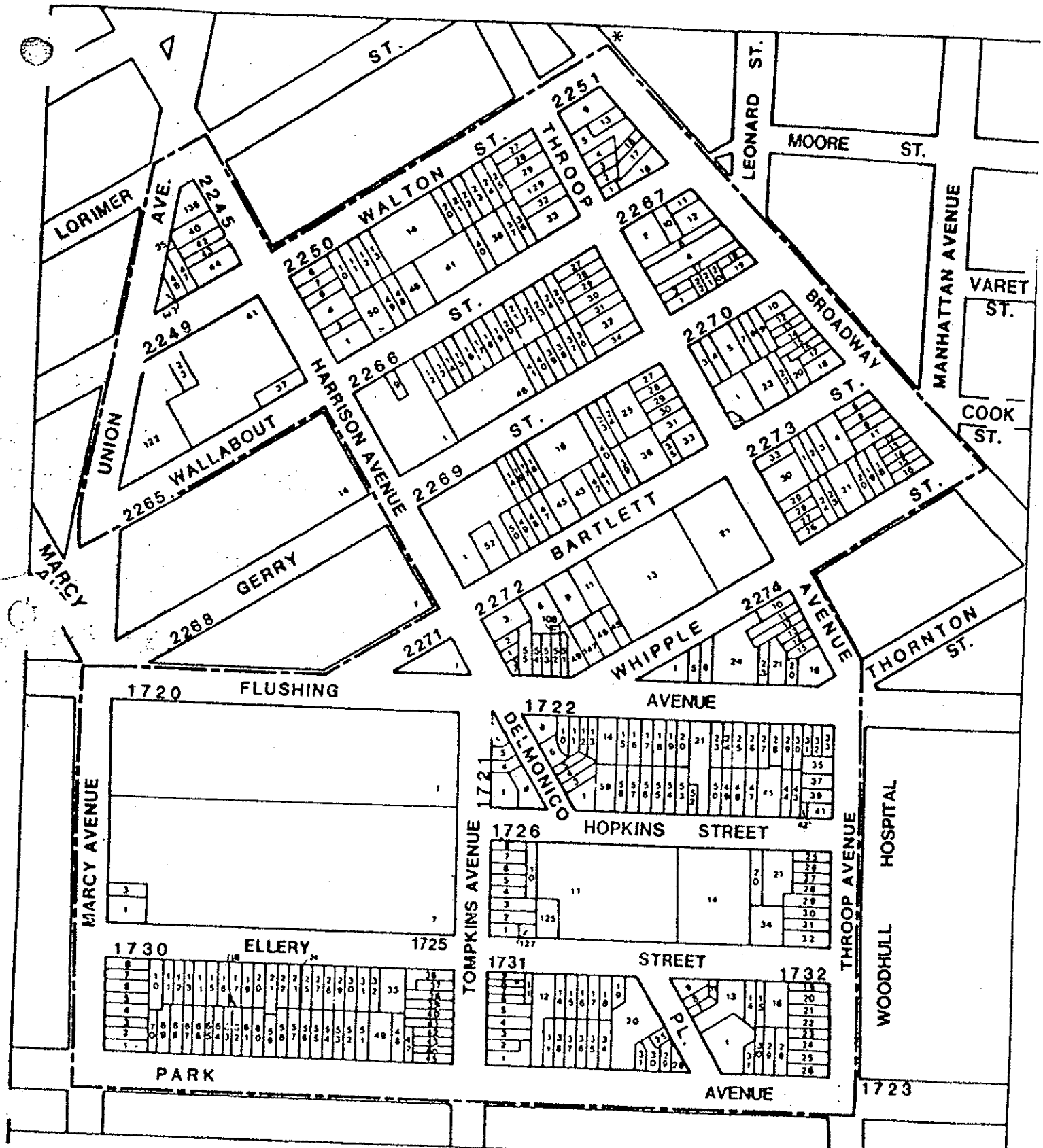
Properties To Be Acquired

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
2245	35, 136, 40, 42, 43, 44, 47, 149 Closed street bed of Walton Street between Union and Harrison Avenues	1A
2249	122, 23, 37, 41	1B
2250	6, 7, 8	2
2266	1, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 39, 40, 41, 46	3
2269	14, 16, 17, 45, 47, 48, 49, 50	4A
2269	18, 19, 23, 24, 25, 27, 28, 29, 30, 31, 33, 35, 36, 39, 40, 41, 42, 43	4B
2270	1, 3, 4, 5, 7, 8, 29	5
2270	10	6
2272	11	7A
2272	49, 51, 52, 53, 108	7B
2273	3, 4, 20, 21, 23, 24, 26, 27, 28, 29	8
1721	1, 4, 5, 6, 8	9
1722	1, 3, 4, 5, 6, 8, 10, 11, 12, 53, 54, 55, 56, 57, 58, 59, Closed bed of Delmonica Place between Flushing Avenue and Hopkins Street	9
1722	32, 33, 35, 37, 39, 41, 42, 43, 44, 45	10
1726	1, 2, 3, 4, 5, 6, 7, 8, 10, 127	11




EXHIBIT B
(continued)

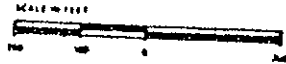
PROPERTIES TO BE ACQUIRED (continued)

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
1726	11, {ncludes formerly closed Delmonico Place now a playground	12
1726	20,21,31,32,34	13
1730	1,2,3,4,5,6,7,12,13,15,16,17,18, 19,20,21,22,23,24,25,27,28,29, 30,31,32,33,36,37,38,39,51,52,53 54,55,65,66,67,68,69,70	14
1730	47,48	15
1731	1,2,3,4,5,6,7,8,9,11,12,14,15, 16,17,18,19,39	16
1732	1,7,8,9,11,13,14,15,30,31	17



LEGEND

-  PROJECT BOUNDARY
-  POINT OF BEGINNING OF BOUNDARY DESCRIPTION
-  BLOCK & LOT

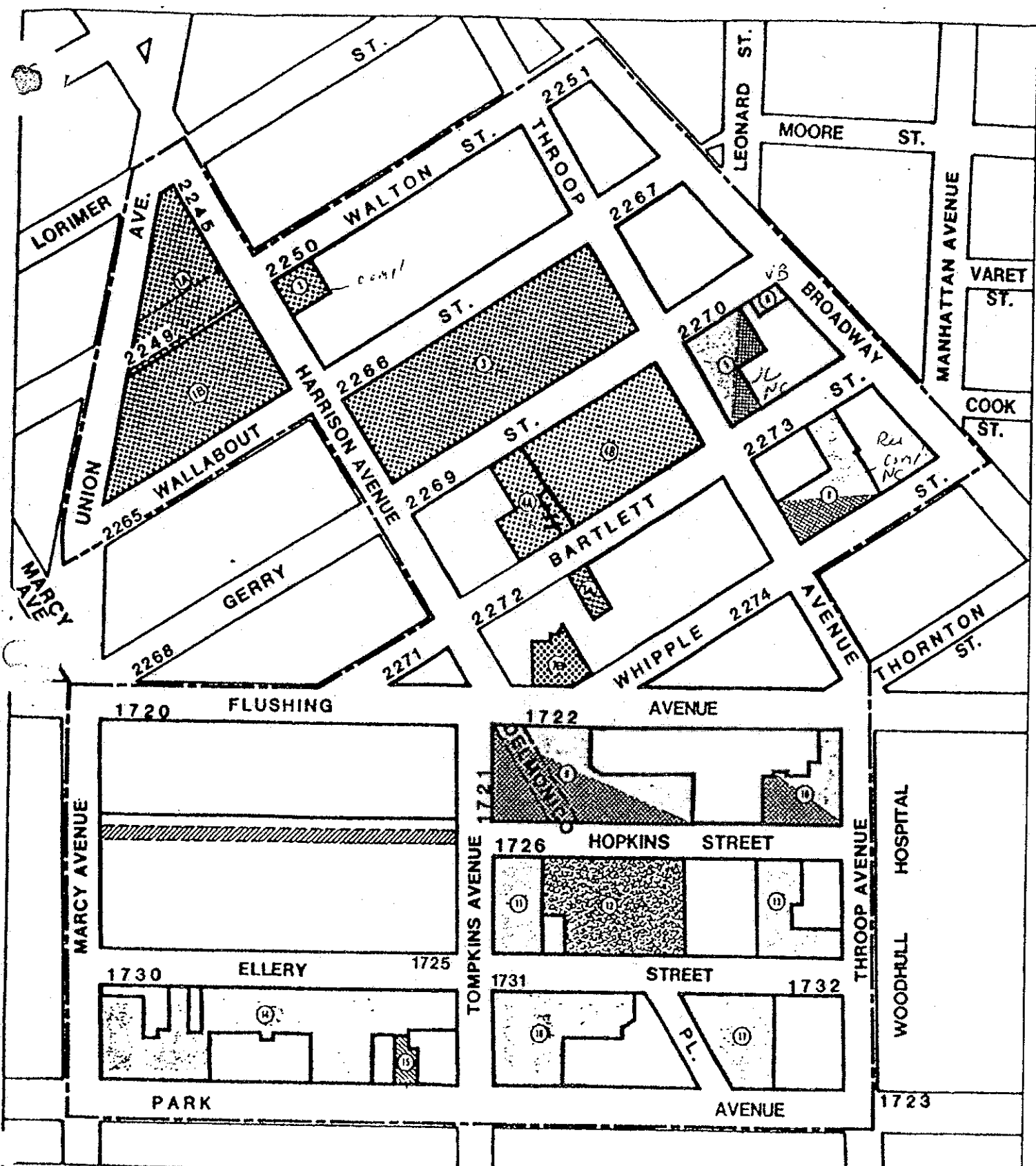


**BROADWAY TRIANGLE
URBAN RENEWAL PLAN**

The City of New York
Department of Housing
Preservation and Development

PROJECT BOUNDARY

MARCH 1988



LEGEND

	RESIDENTIAL
	COMMERCIAL
	PUBLIC AND SEMI-PUBLIC
	OPEN SPACE
	INDUSTRIAL
	SEWER EASEMENT

	STREET CLOSING
	RESIDENTIAL AND/OR COMMERCIAL
	PARCEL NUMBER
	PROJECT BOUNDARY



**BROADWAY TRIANGLE
URBAN RENEWAL PLAN**

The City of New York
Department of Housing
Preservation and Development

LAND USE PLAN

DATE MARCH 1969 *July 1971* **MAP 2**

MINOR CHANGE MARCH 1967

**Urban Renewal Plan
Proposed**

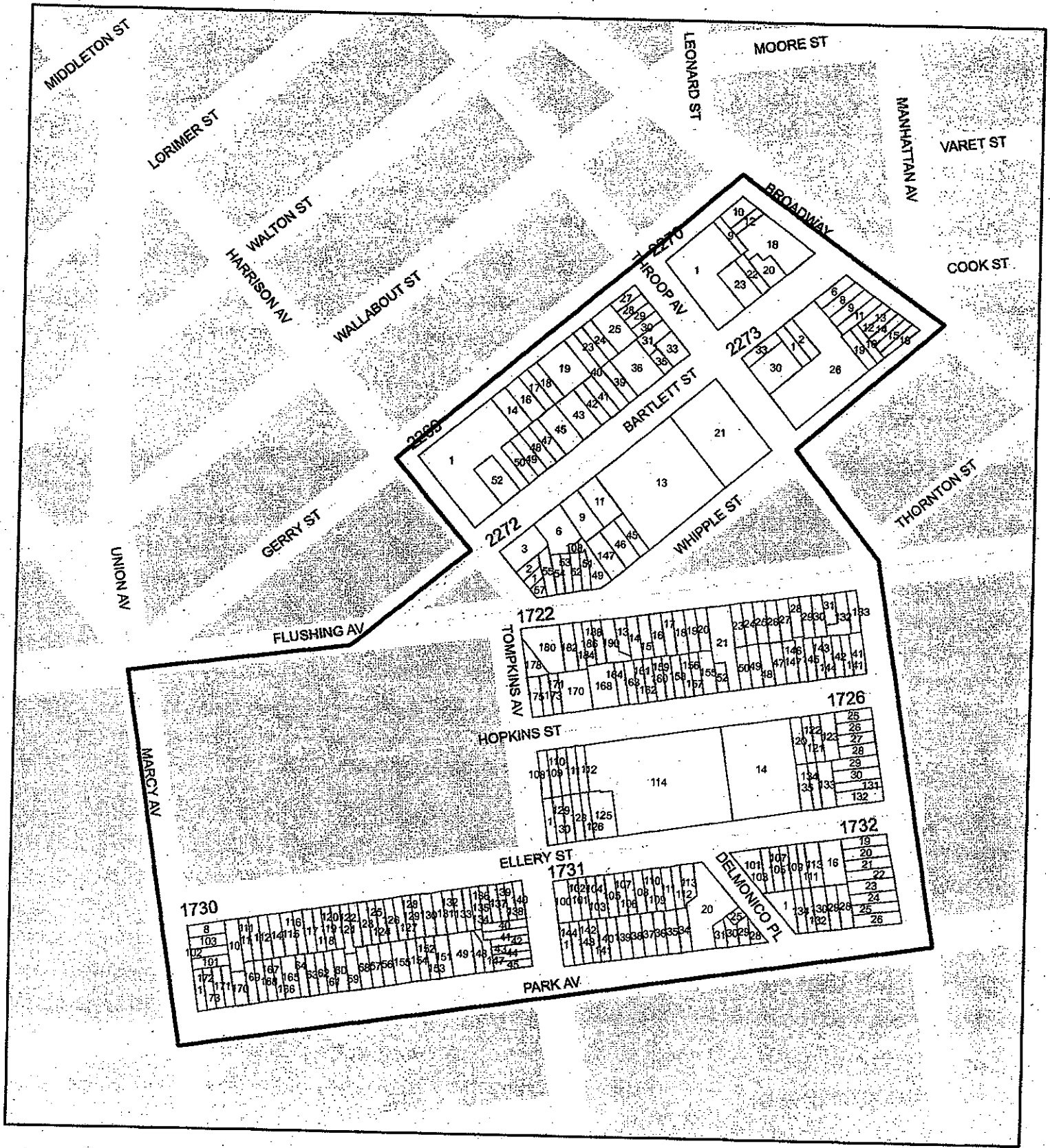
EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED



Site	BLOCK	OLD LOTS	NEW LOTS	LAND USE
1	2269	14, 16, 17, 18, 19, p/o 40, 23, 24		Residential
2	2269	25, 27, 28, 29, 30, 31, 33, 35, 36		Residential
3A	2269	43, 45, 47, 48, 49, 50		Residential
3B	2269	39, p/o 40, 41, 42		Residential
4A	2272	11		Residential
4B	2272	45, 46, 49, 51, 52, 53, 108, 147		Residential
5	2270	1, 3, 5, 7, 8	1	Residential
6	2270	10		Residential
7	2273	3, 4, 20, 21, 23, 24, 26, 27, 28, 29	26	Residential
8	1721 (Now 1722) 1722	1, 4, 5, 6, 8 1, 3, 4, 5, 6, 8, 10, 11, 12, 53, 54, 55, 56, 57, 58, 59 Closed bed of Delmonico Place between Flushing Avenue and Hopkins Street	171, 173, 175, 178 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 168, 170, 180, 182, 184, 186, 188, 190	Residential
9	1722	32, 33, 35, 37, 39, 41, 42, 43, 44, 45	41, 132, 133, 141, 142, 143, 144, 145, 146, 147	Residential
10	1726	1, 2, 3, 4, 5, 6, 7, 8, 10, 127	1, 108, 109, 110, 111, 112, 125, 126, 128, 129, 130	Residential
11	1726	11	114	Public Open Space
12	1726	20, 21, 31, 32, 34	120, 121, 122, 123, 131, 132, 133, 134, 135	Residential
13	1730	1, 2, 3, 4, 5, 6, 7, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 51, 52, 53, 54, 55, 65, 66, 67, 68, 69, 70	1, 101, 102, 103, 111, 112, 14, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 151, 152, 153, 154, 155, 165, 166, 167, 168, 169, 170, 171, 172, 173	Residential
14	1730	47, 48	147, 148	Residential
15	1731	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 19, 39	1, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 139, 140, 141, 142, 143, 144	Residential

16	1732	1, 7, 8, 9, 11, 13, 14, 15, 30, 31	1, 101, 103, 105, 107, 109, 111, 113, 130, 132, 134	Residential
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All mapped and/or built streets within the Project Boundary



LEGEND

-  Existing_UR_Boundary
-  Lot

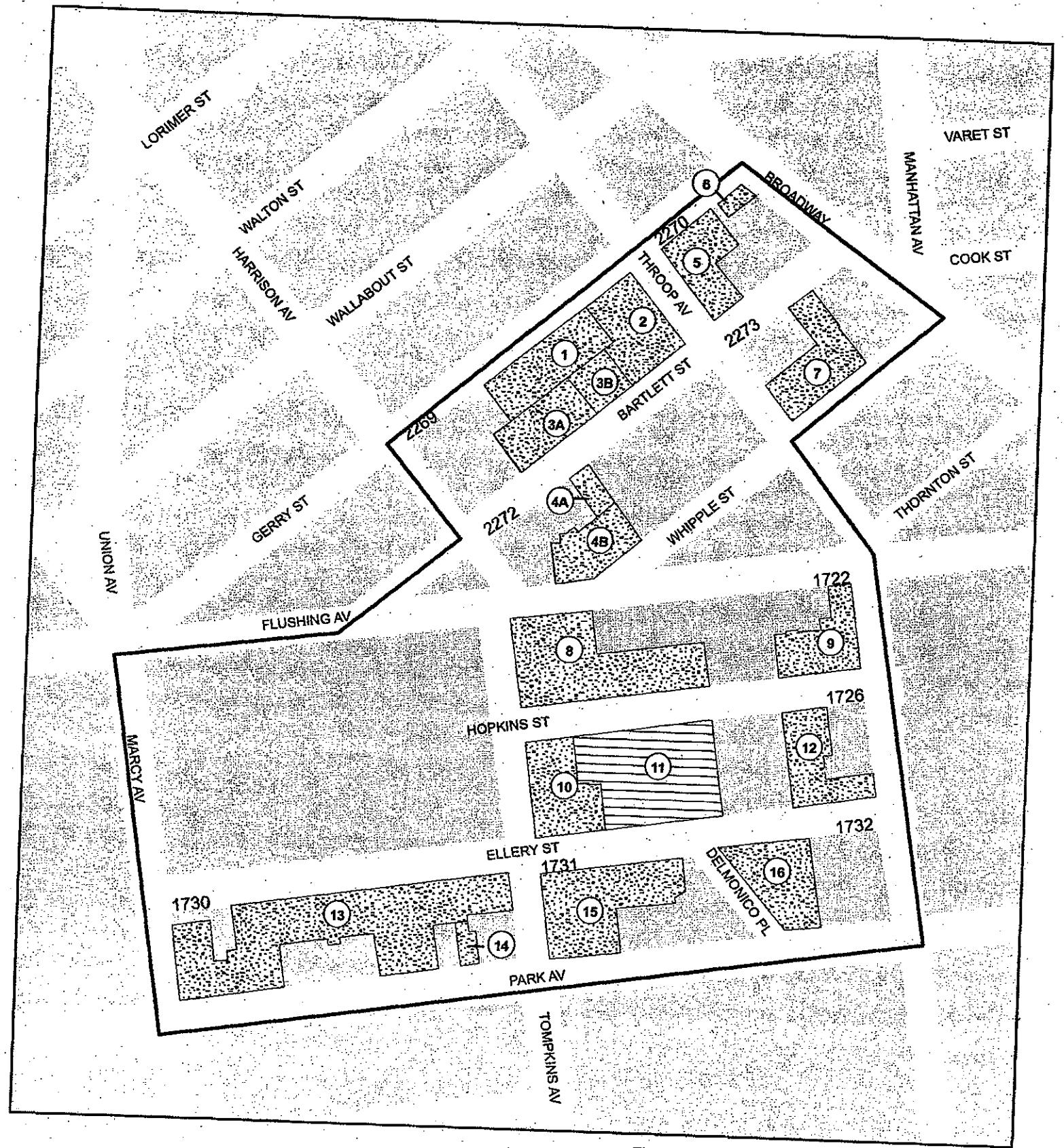


BROADWAY TRIANGLE
Urban Renewal Plan




City of New York
Department of Housing
Preservation and Development

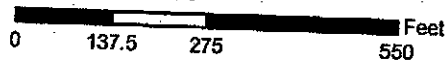
PROJECT BOUNDARY
February 2009

MAP 1



LEGEND

-  Project Boundary
-  Residential
-  Public Open Space



BROADWAY TRIANGLE
Urban Renewal Plan

City of New York
Department of Housing
Preservation and Development

LAND USE MAP
February 2009

MAP 2

Data Source: City of New York, DCP, COGIS r.04c, LION r.04d, MapPLUTO r.08c; HPD Office of Development. Map No: 100184.01 Date: 1/09 Scale: 1:3,749 Author: ES