



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



ARVERNE ARVERNE ARVERNE

**URBAN
RENEWAL
PROJECT**

FIRST AMENDED URBAN RENEWAL PLAN, August 1989



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

ARVERNE
URBAN RENEWAL PROJECT
Community Board No. 14
Queens

FIRST AMENDED URBAN RENEWAL PLAN
August 1989
(Latest revision (* * * * *) on August 20, 1990
pursuant to the Board of Estimate Approval)

* * * * *

ARVERNE URBAN RENEWAL PLAN

History of Prior Approvals

Urban Renewal Plan (October 1968)

Approval by the City Planning Commission: November 20, 1968 (CP20524)
Adopted by the Board of Estimate: December 19, 1968 (Cal. No. 13)

Minor Change (August 1974)

Approval by the City Planning Commission: December 2, 1974

First Amended Urban Renewal Plan (August 1989)

Approval by the City Planning Commission: June 20, 1990 (Cal. No. 16)
Adopted by the Board of Estimate: August 20, 1990 (Cal. No. 80)

ARVERNE
URBAN RENEWAL PLAN
CONTENTS OF PLAN

	<u>Page</u>
SECTION A: DESCRIPTION OF THE URBAN RENEWAL AREA	4
SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES	6
SECTION C: LAND USE PLAN	8
SECTION D: PROPOSED RENEWAL ACTIONS	23
SECTION E: REDEVELOPERS' OBLIGATIONS	27
SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	30
SECTION G: PROVISIONS FOR MODIFYING PLAN	32

EXHIBITS

EXHIBIT A:	PROJECT BOUNDARY DESCRIPTION
EXHIBIT B1-1:	PROPERTIES ACQUIRED
EXHIBIT B1-2:	PROPERTIES TO BE ACQUIRED
EXHIBIT B2:	PROPERTIES TO BE EXCLUDED ("X")

MAPS

MAPS 1A and 1B:	PROJECT BOUNDARY dated August 1989
MAPS 2A and 2B:	LAND USE PLAN dated August 1989

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA

The Arverne Urban Renewal Area ("Area") is located in Community Board No. 14 in the borough of Queens. The Area is generally bounded by (i) Rockaway Freeway to the north, (ii) Beach 32nd Street to the east, (iii) the boardwalk, Rockaway Beach Boulevard, and Hammels Boulevard to the south, and (iv) Beach 74th, Beach 81st, and Beach 84th Streets to the west. The project boundary ("Project Boundary") for the Area is shown on Maps 1A and 1B, Project Boundary, dated October 1968, as revised August 1989, and is described in Exhibit A, Project Boundary Description.

The existence of vacant, underutilized property adversely affects the quality of life in the Area and its immediate vicinity.

The area targeted for renewal consists largely of unimproved land, acquired by The City of New York ("City") pursuant to the New York State Eminent Domain Procedure Law and Article 15 of the New York State General Municipal Law. Such acquisition has been made in accordance with this Urban Renewal Plan ("Plan"), which was originally adopted by the Board of Estimate of the City on December 19, 1968 ("Approval Date"), as

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA (continued)

amended to date. The Area also includes properties subject to acquisition pursuant to this Plan, and properties not subject to acquisition. The properties not subject to acquisition include existing one and two family homes, most in relatively good condition, in a six block area, as well as two existing multi-family subsidized housing complexes, a church, and a utility facility.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES

In general, the Area shall be redeveloped in a comprehensive manner, with a view toward removing blight and restoring the residential character of the Area, with appropriate support facilities. It is expected that renewal activities in the Area shall encourage the upgrading of housing quality in its immediate vicinity. Relocation of residential and commercial tenants is anticipated in the Area.

Specifically, the Plan seeks to:

1. Eliminate blight and maximize appropriate land use;
2. Remove substandard and unsanitary structures;
3. Eliminate impediments to land assemblage and development;
4. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area;
5. Provide new unsubsidized housing, built to high standards of design;
6. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking.

The Area is eligible by law for the actions proposed. It has been designed so that, following the completion of construction, the projected redevelopment and the surrounding area shall have reasonable protection from

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES

decay, shall constitute a stable environment, and shall have a beneficial influence on abutting public and private developments.

SECTION C: LAND USE PLAN

1. LAND USE MAP

Maps 2A and 2B, Land Use Plan, dated October 1968, as revised August 1989 ("Land Use Plan"), locates the proposed land uses in the Area.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish the controls on development, including, but not limited to, permitted use of redevelopment parcels, limits on building bulk, and required off-street parking and loading, shall be as defined in the Comprehensive Amendments to the Zoning Resolution of the City, as published in the City Record on November 10, 1960, as amended ("Zoning Resolution"). With respect to any parcel acquired or to be acquired, in any case in which a specific control of this Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern.

The zoning of the Area shall be R-6 and M1-1. Commercial uses may be accommodated in proposed C-1 and C-2 overlay districts or pursuant to the provisions for Large Scale Residential Development which require City Planning Commission ("CPC") authorizations and special permit approvals.

SECTION C: LAND USE PLAN (continued)

a. Permitted Uses

As shown on Maps 2A and 2B, the Land Use Plan, the proposed land use of the Area is limited to residential development with accessory commercial facilities, public and private community facilities, parks, commercial parking, and industrial uses in the MI-1 Manufacturing District in the northwest section of the Area. The following uses shall be permitted in the Area in accordance with the additional regulations, controls, and restrictions contained herein:

1) Residential:

Residential uses, recreational and open space, and accessory and residential parking, shall be as permitted in an R6 General Residence District.

2) Commercial (Retail):

Accessory commercial activity as permitted by the Zoning Resolution in the R6 General Residence District under the guidelines for Large Scale Residential Developments (Section 78-00). Commercial development otherwise must be limited to those uses permitted in C-1 and C-2 zones. The total commercial square footage in both commercial overlay districts and as accessory uses to the Large Scale Residential District

SECTION C: LAND USE PLAN (continued)

must not exceed 3% of the combined residential and commercial floor area to be developed in the Area after September 1, 1989.

3) Public and Community Facilities:

As part of the total development, permitted public and community facility uses shall be those specified in Use Groups 3 and 4 of the Zoning Resolution. These may include, but are not limited to, schools, parks, playgrounds, libraries, accessory parking, and other permitted public or community facility uses.

4) Park

Permitted uses in mapped parks include, but are not limited to, playgrounds, ballfields, bicycle paths, and other active and passive recreational uses.

5) Commercial (Parking):

In addition to parking permitted as-of-right or by special permit under the Zoning Resolution, commercial and accessory parking shall specifically be permitted within the Area presently mapped as the Rockaway Freeway, between Beach 73rd and Beach 32nd Streets. Part or all of this section of the Rockaway Freeway shall be demapped and zoned with a C2-4 overlay.

6) Industrial

Only Use Group 17, manufacturing uses, as permitted in an M1-1 zoning district shall be allowed in the northwest section of the Area, bounded by Rockaway Freeway, Beach 77th Street, Hammels Boulevard and Beach 84th Street ("Industrial Area").

No auto-related uses, including repairs, shall be permitted.

Within the Industrial Area, along the north side of Hammels Boulevard from Beach 77th Street to Beach 84th Street and along the west side of Beach 77th Street from Hammels Boulevard to the elevated railway, street tree planting and landscape screening must be provided and maintained, as follows, by the developer of each zoning lot as new development occurs:

1. Within the mapped street right of way, contiguous with each zoning lot line, street trees must be planted at a maximum spacing of thirty feet on center within a minimum five foot wide, generally continuous planting strip. Interruptions in the planting strip may occur at site entrances and other obstructions necessitated by the normal operation of the onsite facility. The trees must be selected from the approved Department of Parks and Recreation ("DPR") street tree species which are salt spray tolerant and visually compatible with street trees planted along the opposite street edges.

SECTION C: LAND USE PLAN (continued)

ii. An additional minimum ten foot wide planting strip, within the zoning lot and contiguous with the above required sidewalk planting strip, must be provided and planted with at least one additional row of trees which are selected from the list of approved DPR street tree species which are salt spray tolerant. This second row of trees shall be planted offset from the first row to create an alternating double row of trees. Additional ground cover and dense shrubbery must be provided to fill out the combined planting strip and to screen the view below the tree canopy.

iii. Fences are allowed within the planting strip anywhere at or behind the lot line, but such fences must not be designed with continuous foundations or located in a manner which would interfere with normal plant or tree growth. Such fences must be generally integrated into the landscape buffer by the installation of climbing vines, dense shrubs or other plants which will grow to substantially conceal the fencing from view. No such fence shall exceed ten feet in height.

7) Easements

Public vehicular and pedestrian access easements shall be placed on all private streets surrounding mapped parks and public school facilities. A public pedestrian access easement shall be placed on a private north-south street between Beach 41st Street and Beach 47th Street to provide public access between the Boulevard as defined in Section C: 3(i) and the Park Strip, as defined in Section C: 6(ii).

SECTION C: LAND USE PLAN (continued)

b. ADDITIONAL REGULATIONS, CONTROLS AND RESTRICTIONS

1) Building Bulk and Parking

Except as specifically provided in this Plan, building bulk, including, but not limited to, floor area, open space, height and setback requirements, and parking requirements, shall be as required in the Zoning Resolution or otherwise authorized pursuant to Large Scale Residential Development Special Permits. With respect to any parcel acquired or to be acquired, in any case in which a specific control of the Plan conflicts with the Zoning Resolution, the more restrictive of the two shall govern.

2) Site Plan, Building Density and Scale

i. Any development constructed after September 1, 1989 pursuant to this Plan shall not exceed 7,500 residential units.

ii. Within 250 feet from the boardwalk, the height of a building or other structure or portion thereof, as defined in the Zoning Resolution, shall not exceed 60 feet, except for the permitted obstructions defined in Section 23-62 of the Zoning Resolution or otherwise authorized pursuant to Large Scale Residential Development Special Permits.

iii. In areas more than 250 feet north of the boardwalk, the height of a building or other structure or portion thereof, as defined in the Zoning Resolution, shall not exceed 125 feet, except for permitted obstructions defined in Section 23-62 of the Zoning Resolution or otherwise authorized pursuant to Large Scale Residential Development Special Permits.

SECTION C: LAND USE PLAN (continued)

iv. The width of any street wall of a building fronting on a mapped street shall not exceed 200 feet without substantial articulation of the street wall in the form of variable setbacks, streetwall recesses, and/or changes in the heights of the building's massing, as defined by the City's Department of Housing Preservation and Development ("HPD").

v. Unobstructed open areas which shall serve as view corridors shall be provided from the northern boundary of the Area to the public boardwalk. No building shall penetrate a view corridor. Landscaping, open landscape structures and street furniture, which may include covered, but not enclosed, seating pavilions, are permitted but shall not significantly impair the view through the corridor. The existing Federal Aviation Administration navigation facility shall not be considered a view obstruction. The average distance between view corridors shall not exceed 400 feet, and in no case shall the distance from one view corridor to the nearest other view corridor exceed 600 feet. The required north-south mapped streets shall be considered view corridors. The minimum width of view corridors on mapped north-south streets shall be equal to the mapped width of such streets. View corridors which are not on mapped north-south streets shall have a minimum width of 49 feet.

SECTION C: LAND USE PLAN (continued)

vi. Buildings in excess of 75 feet in height shall be located on wide streets and/or adjacent to mapped park or common open space a minimum of one acre in size.

3) Transportation and Site Circulation

i. There shall be a primary east-west roadway ("Boulevard") for the Area. In order to ensure that east-west through traffic shall be directed to the Boulevard, no other mapped street within the Area shall provide continuous east-west access from Beach 74th Street to Beach 59th Street or from Beach 47th Street to Beach 32nd Street.

ii. Part or all of the existing Rockaway Freeway shall be demapped between Beach 77th Street and Beach 32nd Street and shall be used to accommodate commercial and accessory parking and parkland. At least 500 of such parking spaces shall be set aside for the public, including all spaces adjacent to the 21-acre public park.

iii. a) The following streets shall remain mapped within the Area in order to provide continuous north-south vehicular and pedestrian access between the Area and the neighborhoods to the north of the Area. In addition, these streets shall serve as view corridors and shall be unobstructed within the Area. Wide streets, as defined in Section 12-10 of the Zoning Resolution, shall be provided as indicated below:

SECTION C: LAND USE PLAN (continued)

Beach 38th Street

Beach 41st Street

Beach 59th Street (Wide Street)

Beach 62nd Street

Beach 67th Street (Wide Street)

Beach 69th Street (Wide Street)

Beach 73rd Street

Beach 77th Street

b) The following streets shall be mapped within the Area, but need not provide access to blocks north of the Area. These streets shall provide public access to existing uses and/or new development in the Area.

Beach 32nd Street (Wide Street)

Beach 35th Street

Beach 47th Street (Wide Street)

Beach 56th Place (Wide Street)

Beach 60th Street

Beach 61st Street

Beach 79th Street

Beach 80th Street

Beach 81st Street

Beach 84th Street

c) One additional street between Beach 62nd Street and Beach 67th Street shall be mapped or remain mapped, but need not be a wide street. In addition, the portion of

SECTION C: LAND USE PLAN (continued)

Hammels Boulevard between Beach 84th Street and Beach 77th Street, and the portion of Larkin Avenue between Beach 62nd Street and Beach 59th Street shall remain mapped.

iv. Where there are mapped north-south streets onsite, these streets, with the exception of the cul-de-sacs at Beach 35th Street and Beach 38th Street, shall be mapped no further south than the northern boundary of the Coastal Erosion Hazard Area, an area set forth in Article 34 of the New York State Environmental Conservation Law, or the 50-foot park strip, as described in Section C.6.ii of this Plan, whichever extends farther north. Where a mapped north-south street ends to the north of the 50-foot park strip, the elongation of such street to the park strip shall be mapped as parkland in order to provide public access from the mapped street to the 50 foot park strip. Such mapped parkland shall be bounded on the east and west by the elongations of the mapped street, on the north by the mapped street, and on the south by the northern boundary of the 50 foot park strip. The elongation of the eastern and/or western boundary of a mapped street shall mean the linear extension of such boundary, as if the street were straight, and is not to include any "circles" at the southernmost portion of the street.

SECTION C: LAND USE PLAN (continued)

v. Access shall be provided between on-site north-south streets and mapped streets north of the Area under the elevated railway at:

Beach 35th Street

Beach 38th Street

Beach 41st Street

Beach 47th Street

Beach 56th Place

Beach 59th Street

Beach 62nd Street

Beach 67th Street

Beach 69th Street

Beach 73rd Street

Beach 77th Street

Beach 79th Street

Beach 80th Street

Beach 84th Street

Additional access under the el to the north from the Boulevard shall be provided at Beach 54th and Beach 44th Streets.

vi. There shall be no curb cuts on wide mapped streets without the consent of the City's Department of Transportation or as needed to provide access to mapped parks.

SECTION C: LAND USE PLAN (continued)

vii. Trees shall generally be planted in continuous rows and spaced uniformly along mapped streets. Street tree species shall be salt-spray tolerant. Additional controls governing provision of street trees within the Industrial Area are described in Permitted Industrial Uses, Page 11.

viii. A minimum of one space of accessory residential parking per dwelling unit shall be provided, separate from and in addition to any required accessory commercial and public parking. Group parking facilities shall be appropriately landscaped, buffered, and lighted. All or part of the demapped Rockaway Freeway shall accommodate accessory and commercial parking.

4) Public Schools

Two new public schools shall be provided within the Area, one in the area west of Beach 59th Street and one in the area east of Beach 47th Street.

5) Utilities

All new infrastructure improvements shall take into account the adjacent topography, legal grades, and elevation requirements in order to assure compliance with Federal Emergency Management Agency Zone A ("FEMA A") criteria.

6) Open Space and Recreational Uses

i. A mapped park of approximately 21 acres in size to serve the Rockaway community shall be developed within the Area.

SECTION C: LAND USE PLAN (continued)

ii. A 50-foot wide strip of land ("Park Strip") shall be mapped and developed as park along the northerly side of the boardwalk from Beach 32nd Street to Beach 74th Street to create a continuous open space buffer and dune preservation zone.

iii. A minimum of three neighborhood parks of at least two acres each in size shall be mapped in the Area. A minimum of two of these parks, and no less than six acres of park, shall be mapped and developed in the area west of Beach 59th Street and at least one park of at least two acres shall be mapped in the area east of Beach 47th Street. All such parks shall be located along at least one mapped street. All portions of private streets bordering mapped parks shall provide both public vehicular and pedestrian access to all such mapped parks.

iv. All mapped parks shall be designed and built in accordance with the requirements of DPR and are subject to DPR criteria, review, and approval.

v. In addition to the mapped parks, the proposed development shall provide additional open space areas for passive and active recreation to meet the needs of residents of the proposed development, as determined by HPD.

SECTION C: LAND USE PLAN (continued)

vi. To the extent consistent and compatible with environmental conditions within the Coastal Erosion Hazard Area, a publicly accessible bicycle path shall be provided across the entire east-west length of the Area from Shore Front Parkway at Beach 74th Street, traversing the 21-acre park, to Beach 32nd Street.

vii. A new free-standing recreational center will be provided within a portion of Site 1.

viii. Site 2 shall be reserved as recreational open space in conjunction with P.S. 183 and the proposed recreational center to be located on a portion of Site 1.

7) Environmental Controls

All projects are subject to the requirements of Article 8 of the New York State Environmental Conservation Law ("SEQRA"). SEQRA is implemented in the City by Executive Order 91 of 1977, City Environmental Quality Review ("CEQR").

8) Shoreline and Flooding Protection

i. The proposed development shall comply with the requirements for New York State Coastal Erosion Hazard Areas ("NYS CEHA"), associated regulations at 6 NYCRR 505, and all other applicable laws and regulations relevant to shoreline erosion.

SECTION C: LAND USE PLAN (continued)

- ii. There shall be no permanent structures south of the New York State Coastal Erosion Hazard Area line, except for the construction of the bicycle path, the cul-de-sacs at Beach 35th Street and Beach 38th Street and access ramps or walkways linking street ends to the boardwalk.
- iii. The area between the Coastal Erosion Hazard Area line and the boardwalk shall be developed and maintained as primary and secondary dunes, as defined in Article 34 of the New York State Environmental Conservation Law. Dune grass and other appropriate upper-wetland species of vegetation shall be planted in such area and protected where possible with sand fencing for the purpose of enhancing and protecting the primary and secondary dune area.
- iv. Access ramps or walkways must be provided through the area described in item iii above to the boardwalk from all required north-south streets east of Beach 73rd Street and must be constructed in accordance with NYS CEHA and DPR criteria.
- v. All development in the entire Area must be designed to conform with FEMA A zone standards, as defined in the requirements of Section 27-317 of the City's Administrative Code. The base flood elevation for the area must be 9.7 feet National Geodetic Vertical Datum ("NGVD"). The

SECTION C: LAND USE PLAN (continued)

infrastructure grading plan must take into account the building requirement specified by FEMA A zone criteria.

3. DURATION OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The foregoing land use provisions and building requirements of this Plan shall remain in effect for a period of forty (40) years from the approval date, except as provided in Section G.

SECTION D: PROPOSED RENEWAL ACTIONS

1. ACQUISITION

a. Properties Acquired or to be Acquired Pursuant to the Urban Renewal Law

All properties within the Area which have been or are to be acquired for renewal pursuant to Article 15 of the New York State General Municipal Law ("Urban Renewal Law") are listed in Exhibit B1-1 and B1-2 and shown on Map 1a and 1b, Project Boundary.

b. Properties Not Acquired Pursuant to the Urban Renewal Law

Properties within the Area which have been acquired by the City through means other than those of the Urban Renewal Law shall nevertheless be developed in accordance with the guidelines of this Plan, unless reserved previously for an alternative use.

c. Properties to be Excluded ("X")

All properties within the Area which are to be excluded from the Project are listed in Exhibit B2, Properties to be Excluded ("X").

2. RELOCATION

a. The City can and shall relocate families and individuals displaced from sites acquired pursuant to this Plan. All relocatees shall be placed into decent, safe, and sanitary

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

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.

b. HPD shall relocate site occupants in compliance with all applicable laws and regulations including, but not limited to, Section 505, sub-section 4 (e) of the Urban Renewal Law. Tenants on sites subject to Federal funding, if any, shall alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

c. Title vested commercial tenants on sites now owned by the City or to be acquired shall be relocated by HPD with the assistance of the Office of Business Development.

d. The City shall relocate the Joseph P. Addabbo Family Health Center without a lapse in service.

3. LAND DISPOSITION

Properties acquired shall be disposed of for redevelopment in accordance with this Plan, including the provisions set forth in Section E.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

4. DEMOLITION

All structures on sites to be cleared for new construction shall be demolished in accordance with the objectives and requirements of this Plan.

5. REHABILITATION AND CONSERVATION

All properties designated "Excluded From Project", shall comply with applicable codes and ordinances. HPD has developed an outreach program for owners of residential property which shall not be acquired in this Area. HPD shall advise such owners of the loan funds available for the rehabilitation of their properties.

6. CODE ENFORCEMENT

Throughout the Area, a continuous program of enforcement of applicable existing laws, codes, ordinances, and regulations of The City and State of New York and any other governmental authority having jurisdiction shall be in effect and in force. All properties shall be required to meet at least the minimum standards contained in all applicable codes, ordinances, laws, and regulations of The City and State of New York and any other governmental authority having jurisdiction.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

7. ZONING MAP AMENDMENTS

Zoning Map Amendments shall be necessary to implement the land use and redevelopment proposals under this Plan. Such rezonings shall be undertaken pursuant to Sections 200 and 197-c of the City Charter.

8. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, shall take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets shall be undertaken pursuant to Sections 202 and 197-c of the City Charter.

SECTION E: REDEVELOPERS' OBLIGATIONS

1. REGULATIONS AND CONTROLS TO BE IMPLEMENTED BY
RECORDABLE AGREEMENTS

The regulations and controls set forth in Section C, Land Use Plan, and Section D, Proposed Renewal Actions, shall be implemented, wherever applicable, by appropriate provisions in the disposition instruments.

2. LAND USE RESTRICTION

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

3. TIMELY PERFORMANCE

The redeveloper shall begin and complete the redevelopment of the land required in this Plan and the construction of the improvements agreed upon by the City and the redeveloper in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

No covenant, lease, agreement, conveyance, or other instrument shall be effected or executed by the City or by a redeveloper or any of its successors or assigns, whereby land in the Area is restricted upon the basis of race, creed, color, gender, national origin, sexual orientation, or affectional preference. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

SECTION E: REDEVELOPERS' OBLIGATIONS (continued)

5. DESIGN REVIEW

Site plans, landscape plans, architectural drawings, outline specifications, and schedules of materials and finishes for the construction 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 subject to review and approval of HPD and shall be submitted for such review and approval by the redeveloper prior to commencement of construction. Any substantial changes proposed subsequent to the initial approval by HPD shall also be subject to such review and approval by HPD, as set forth in the agreements between the City and the redeveloper.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

The redeveloper shall not sell, lease, or otherwise transfer the land at any time prior to completion of the redevelopment thereof, without prior written consent of HPD, except as set forth in the agreements between the City and the redeveloper.

SECTION E: REDEVELOPERS' OBLIGATIONS (continued)

7. COOPERATION WITH HPD

The redeveloper shall expeditiously submit all documents required by HPD for the approval and processing of the development project, including, but not limited to, Application for Sponsorship (Form Dev-2), Plan and Project Summary, and Land Disposition Agreement.

8. COOPERATION WITH OTHER CITY AGENCIES

The redeveloper shall cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

The redeveloper shall provide HPD with current revised drawings or descriptions reflecting substantial changes during construction. HPD shall use these drawings or descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion.

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

The following statement is set forth to indicate compliance with the Urban Renewal Law and, more particularly, Section 502, subdivision 7 thereof:

1. STATEMENT OF PROPOSED LAND USES

See Section C of this Plan.

2. PROPOSED LAND ACQUISITION, DEMOLITION AND REMOVAL OF STRUCTURES

See Section D of this Plan.

3. PROPOSED ACQUISITION OF AIR RIGHTS AND CONCOMITANT EASEMENTS OR OTHER RIGHTS OF USER

Not Applicable

4. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL

See Section D of this Plan.

5. PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE, COMMUNITY FACILITIES OR UTILITIES

Adjustments or improvements in utilities, as set forth in Section C, are contemplated.

6. PROPOSED NEW CODES AND ORDINANCES AND AMENDMENTS TO EXISTING CODES AND ORDINANCES

No changes are proposed except for Zoning Map Amendments required for portions of the Area.

7. PROPOSED PROGRAM OF CODE ENFORCEMENT

See Section D.6 of this Plan.

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

8. PROPOSED TIME SCHEDULE FOR THE EFFECTUATION OF THIS PLAN:

	<u>Estimated Starting Date</u>	<u>Estimated Completion Date</u>
a. Land Acquisition	October 1967	April 1991
b. Relocation of Site Occupants	October 1967	July 1991
c. Demolition and Site Clearance	April 1968	October 1991
d. Site Preparation Including Instal- lation of Site Improvements	July 1969	December 1998
e. Disposition of Land in the Project Area	July 1969	July 1998
f. Estimated Date of Completion of Project	---	January 2001

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. AMENDMENTS

This Plan may be amended at any time by The City of New York pursuant to Section 505 of 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 Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, HPD 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 Plan, provided that (i) no variations or modifications shall be permitted which are less restrictive than applicable state and local codes and ordinances, and (ii) concurrence is obtained from CPC.

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

Beginning at the intersection of the westerly line of Beach 84th Street and the northerly line of the Rockaway Freeway;

Thence easterly along the northerly line of the Rockaway Freeway to the intersection of the easterly line of Beach 32nd Street;

Thence southerly along the easterly line of Beach 32nd Street to the northerly line of the boardwalk;

Thence westerly along the northerly line of the boardwalk to its intersection with the prolongation of the westerly line of Beach 74th Street

Thence northerly along the westerly line of Beach 74th Street to the point of intersection with the southerly line of Rockaway Beach Boulevard;

Thence westerly along the southerly line of Rockaway Beach Boulevard to its point of intersection with the westerly line of Beach 81st Street;

Thence northerly along the westerly line of Beach 81st Street to its point of intersection with the southerly line of Hammels Boulevard;

Thence westerly along the southerly line of Hammels Boulevard to its point of intersection with the westerly line of Beach 84th Street;

Thence northerly along the westerly line of Beach 84th Street to its point of intersection with the northerly line of the Rockaway Freeway, which point is the place or point of beginning.

EXHIBIT B1-1

PROPERTIES ACQUIRED

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
1	16113	1	1, 3, 7, 8, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 38, 40, 43, 44, 45, 46, 47, 48, 49, 50, 52, 54	
2	16112	41	41, 43, 143, 44, 144, 51, 52, 57, 58, 65	
3	16111	1	1, 6, 11, 16, 21, 28, 30, 32, 35, 41, 44, 47, 48, 50, 52, 55, 58, 60	
4	16088	p/o 15	p/o 22, 25, 29, 33, 49, 53, p/o 56	Beach 74th Street Beach 75th Street Beach 76th Street
	16089	p/o 15	24, 26, 30, 31, 35, 36, 41, 42, 43, 44, 45, 48, 51, 54, 57, 59	
	16090	p/o 29	p/o 35, 36, 41, 42, 44, 48, 49, 50, 52, 56, 62, 66, 69, 72, p/o 75	
	16091	p/o 6	p/o 11, 12, 14, 16, 18, 20, 22, 24, 27, 31, 34, 37, 46, 47, 48, 49, 52, 55, 56 59, 60, p/o 61	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
5	16096	10 44	10, 11, 15, 18, 22, 26, 29, 33, 34, 37, 39, 43 44, 47, 50, 52, 62, 66, 70, 74, 82	
6	16081	p/o 45	p/o 45, p/o 48, p/o 74, p/o 75, p/o 76, 77	Beach 70th Street Beach 71st Street Beach 72nd Street Beach 73rd Street Rockaway Beach Blvd.
	16083	p/o 42	p/o 42, 46, p/o 49, p/o 52, p/o 54, p/o 63, p/o 68, p/o 72, 76, 78, p/o 79	
	16085	47	47, 51, 54, 57, 60, 63, 70, 77, 80, 82, 83, 85, 88, 90	
	16087	p/o 15	p/o 15, 17, 19, 21, 22, 25, 28, 31, 33	
7	16094	p/o 1	p/o 15, p/o 16 p/o/ 116, 19, p/o 119, 21, p/o 121, 22, p/o 122, 23, 123, 24, 124, 25, 125, 26, 126, 27, 127, 28, 128, 29, 129, 30, 130, 31, 35, 39, 44, p/o 50, p/o 57, p/o 63, p/o 67, p/o 71, p/o 75, p/o 78, p/o 79, p/o 83, p/o 87	Beach 72nd Street Beach 73rd Street Rockaway Beach Blvd.

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	16095	55	p/o 55, 58, 60, 62, 65, 69, 73, 77, 79, 81, 83, 85, 89, 90, 91, p/o 92, p/o 93, p/o 94, p/o 95, p/o 96	
8	16081	p/o 45	p/o 52, p/o 55, p/o 68	Beach 70th Street Beach 71st Street Beach 72nd Street Beach 73rd Street
	16092	1	p/o 1, 13, 19, 22, 24, 26, 32, 34, 35	Rockaway Beach Blvd. Shorefront Parkway
		37	136, 37, 38, 39, 42, 43, 45, 46, 47, 57, 58, 63, 66, 166, 68, 70	
		72	72	
		p/o 88	p/o 88	
		132	132	
	16093	p/o 1	p/o 1, 11, 15, p/o 16, p/o 21, 121, p/o 22, p/o 23, 125, p/o 26, p/o 28, p/o 31, p/o 35, p/o 39, p/o 42, p/o 44, p/o 45, p/o 53, 61, 65, 73, 79, 80, 88, 89, 90, 91, 92, 94, 194, 95, 98, 100, 101, p/o 106	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	16094	p/o 1	p/o 1, p/o 9, p/o 97, p/o 197	
	16095	p/o 55	p/o 97	
9	15917	p/o 1	1, p/o 5, p/o 94, p/o 96, 97, 98, 101, 102, 103, 104, 105, 106, 107, 108	Beach 68th Street Beach 69th Street Story Road Swan Road Rockaway Beach Blvd.
	15918	p/o 2	p/o 2	
	15939	p/o 1	p/o 34, p/o 36, p/o 39, p/o 42, p/o 45	
	15940	93 103	93, 96 103, 108, 110, 111, 113	
	15941	71	71, 75, 76, 78, 80, 82, 90	
	15942	p/o 1	p/o 34, p/o 36 p/o 38, p/o 40	
10	15910	p/o 7	p/o 1	Beach 66th Street Rockaway Beach Blvd. Larkin Avenue
	15912	p/o 1	1, p/o 7, p/o 12, p/o 13 p/o 15, 17, 19	
	15913	p/o 26	p/o 26, p/o 107	
	15914	1	1, 7	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	15937	p/o 1	p/o 24, 28, 31, 32, 37, 41, p/o 48, p/o 53, p/o 55, p/o 57, p/o 60, p/o 64	
	15938	p/o 1	p/o 50, p/o 55, p/o 58, p/o 61, p/o 63, p/o 64, p/o 66	
11	15939	p/o 1	p/o 1, 12, 16, 21, 25, 29, p/o 30, p/o 72, p/o 75, p/o 78, p/o 81	Beach 68th Street Beach 69th Street
	15942	p/o 1	p/o 1, p/o 9, 28, 29, 31, 30, p/o 32, 44, 47, 51, 55, 57, 59, 61	
12	15937	p/o 1	p/o 3, 8, 13 17, 20, p/o 24, p/o 67, p/o 71, p/o 72, p/o 77	Beach 66th Street
	15938	p/o 1	p/o 1, 16, 18, 19, 20, 21, 23, 24, p/o 25, p/o 69, 74, 79, p/o 83	
13	15905	1	1, 4, p/o 10, p/o 13, p/o 15	Beach 63rd Street Beach 64th Street Beach 65th Street
	15906	1 4	1 4, p/o 31, 35, 39, 46, 49, 52, 58	Sea Foam Court Larkin Avenue Rockaway Beach Blvd.

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
13 (cont.)	15911	1	1, 5, 10, 11, p/o 12 p/o 13, 16, 17, 20, 24, 124, 25, 125, 26 126, 27, 127, 28, 128, 29, 129, 30, 130, 31, 131, 32, 132, 33, 133, 34, 134, 35, 135, 36	
	15912	p/o 1	p/o 15,	
	15934	p/o 1	p/o 1, 24, p/o 29, p/o 42, p/o 49, 66, 70, 74, 78, p/o 82	
	15935	p/o 1	p/o 1, 17, 21, 26, 30, p/o 34, p/o 37, p/o 41, p/o 55, 63, 68, p/o 83	
	15936	p/o 1	p/o 1, 16, 27, 32, 35, 36, 37, 38, 39, 40, 41, 42, 44, 46, 47, 48, 50, 53, 58, 63	
	15937	p/o 1	p/o 48, p/o 53, p/o 55, p/o 57, p/o 60, p/o 64, p/o 67, p/o 71, p/o 72, p/o 77	
14	15904	1	1, 8, 10, 12, 14, 16, 21	Rockaway Beach Blvd.

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
15	15933	p/o 1 p/o 59	p/o 11, 15, 19, 20, 22, 28, 32, 36, 40 p/o 59, 63, 67, 71, 75, p/o 79	
16	15933	p/o 1 p/o 59	p/o 1 p/o 85, p/o 79	
17	15903	p/o 3	p/o 3, 7, 8, 9, 11, 15, p/o 17, p/o 20, p/o 25, 26, 27, 28, 31	Rockaway Beach Blvd.
18	15932	p/o 1	p/o 11,67, p/o 73	
19	15932	p/o 1	p/o 1, p/o 78	
20	15902	p/o 16	16, p/o 21, p/o 25 28,30,32	
21	15931	19	p/o 16, p/o 20, 24, 28, 46, 47, 49, 51, 52	
22	15926	p/o 44 p/o 100 p/o 200	p/o 44 p/o 34, p/o 37, p/o 50 Blk. 15924 p/o 31, p/o 33 Blk. 12925 p/o 34, p/o 38, Beach 57th Street, Beach 58th Street	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>	
23	15874	p/o 8	p/o 8, 13, 17, 19 21, 23, 25, 27, p/o 29, p/o 39	Beach 41st Street Beach 42nd Street Beach 43rd Street	
		p/o 41	41, 43, 45, 47, 49, 51, p/o 55	Beach 44th Street Beach 45th Street Beach 46th Street	
	15875	p/o 1	p/o 1, 15, 17 19, 21, 23, 25, 27, p/o 32, p/o 34, p/o 35, p/o 38, 39, 41, 44, 48, 51	Beach 46th Street Beach 46th Way Beach 46th Place Beach 47th Street	
			15876	p/o 1	7, 13, 16, 19, 22, p/o 25, p/o 35, 39, 41, 43, 45, 47, 50, 52
			15877	p/o 1	3, 12, 14, 16, 17, 18, 20, 22, 24, p/o 26, p/o 31, 36, 37, 39, 41, 43, 45, 47
15878	p/o 1	p/o 1, 4, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 46, p/o 48			

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
23 (cont.)	15879	p/o 1	p/o 3, 10, 12, 13, 14, 15, 16, 17, 21, 22, 23, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44	
	15880	p/o 1	10, 11, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25, 26, 30, 40, 41, 42, 43, 44, 45, 47, 48, 49	
	15881	p/o 1	30, 34, 35, p/o 36, p/o 44, 45, 46, p/o 47	
24	15871	p/o 1	1, 5, 10, 11, 15, 20, 25, p/o 30, p/o 35, 39, 44, 49, 54, 59, p/o 64 Blk. 15872 p/o 1, 10, 15, 20, p/o 25, p/o 32, 38, 43, 48	Beach 39th Street Beach 40th Street
	15873	p/o 1	p/o 1, p/o 11, p/o 12, p/o 14, p/o 17, p/o 18, p/o 20, p/o 21, p/o 24, p/o 31, 36, 40, 41, 45, 46	
25	15862	p/o 1	p/o 17, 21, 25, 29, 33, 37, 38, 39, p/o 41, 56, 60, 64, 68, 72, p/o 76	Beach 35th Street Beach 36th Street Beach 37th Street

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	15863	p/o 1	p/o 21, 27, 33, p/o 37, p/o 46, 53, 57, 61, 65	
	15864	p/o 1	p/o 9, 13, 18, p/o 28, p/o 40, 43, p/o 48, p/o 58, p/o 62	
26	15862	p/o 1	p/o 5, p/o 88, 92	Beach 35th Street
	15863	p/o 1	5, p/o 9, p/o 79, 83, 87	Beach 36th Street Beach 37th Street Spray View Avenue
	15864	p/o 1	1, p/o 9, p/o 63, 70	
	15868	p/o 1	1, 7, 8, 9, 11, 12, 13, p/o 15, p/o 16, 18, 20, p/o 21, 29, 31, 33, 34, 35, 37, 38, 39, 40	
	15869	p/o 1	1, 12, 14, 15, 17, p/o 18, p/o 20, 37, 39	
	15870	p/o 60 71	p/o 60, 65 71, p/o 75, p/o 110	
27	15859	1	1, 6, 10, 14, 18, 20, 22, 26, 30, 32, 33, 35, 36, 38, 39, 40, 42, 43, 45, 47, 54, 59, 61, 63, 66, 70, 71, 75 79, 83, 91, 93, 94, 95, 100	Beach 33rd Street Beach 34th Street Spray View Avenue Edgemere Avenue Seagirt Blvd.

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	15860	1	1, 5, 9, 17, 18, 20, 21, 23, 25, 26, 28, 29, 30, 33, 35, 37, 39, 41, 43, 47, 54, 59, 63, 67, 71, 75, 76, 78, 79, 80, 82, 83, 87, 95, 126, 128, 129, 130, 175, 176, 178, 179, 180, 182	
	15861	1 p/o 47	p/o 1, p/o 5, p/o 9, p/o 14, p/o 19, p/o 23, p/o 27, p/o 31, p/o 69, p/o 73, 75, 77, 81, 85, 89, 92, 93, 102 p/o 47, p/o 51, p/o 56, p/o 59	
	15865	p/o 1	1, 2, 5, 7, p/o 9 p/o 10, p/o 12, p/o 13, p/o 14, p/o 26, 29, 33, 35, 102, 103, 105, 107, 203	
	15866	p/o 1	1, 6, p/o 12, p/o 42	
	15867	p/o 1	p/o 1, 7, p/o 13,	
28	16081	41 (RF)	41 (RF)	
	16081	p/o 45	p/o 45, p/o 77	
	16083	39 (RF)	39 (RF)	
	16083	p/o 42	p/o 42, p/o 79	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	16085	44 (RF)	44 (RF)	
	16085	p/o 47	p/o 47, p/o 90	
	16087	p/o 12(RF)	p/o 12 (RF)	
	16087	p/o 15	p/o 15	
29	15917	18 (RF)	18 (RF)	
	15917	1	p/o 13, 88, p/o 90	
	15918	10	1, p/o 15	
	15918	p/o 18(RF)	p/o 18 (RF)	
30	15907	p/o 50	p/o 50, p/o 52, p/o 54, p/o 55, p/o 57, p/o 59, p/o 79	
	15907	81 (RF)	81 (RF)	
	15908	p/o 3	4, p/o 62, p/o 64, p/o 65, p/o 70	
	15908	5 (RF)	5 (RF)	
	15909	p/o 1	p/o 4	
	15909	7 (RF)	7 (RF)	
	15910	p/o 7	p/o 7, p/o 77	
	15910	9 (RF)	9 (RF)	
	15913	p/o 26	p/o 35, p/o 102	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	15913	38 (RF)	38 (RF)	
31	15900	p/o 4 (RF)	p/o 4 (RF)	
	15900	p/o 2	p/o 2	
	15901	p/o 1	p/o 1, p/o 68, p/o 72, p/o 75, p/o 77	
	15901	5 (RF)	5 (RF)	
32	15897	p/o 1	p/o 16	
	15897	p/o 17	p/o 17, p/o 31, p/o 35	
	15897	p/o 36(RF)	p/o 36 (RF)	
33	15891	p/o 30(RF)	p/o 30 (RF),	
	15897	p/o 36(RF)	p/o 36 (RF)	
34	15855	90 (RF)	90 (RF)	
	15857	75 (RF)	75 (RF)	
	15891	p/o 30(RF) 55, p/o 57	p/o 30 (RF), 55 p/o 57	
35	15853	60 (RF)	60 (RF)	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
36	15850	16 (RF)	16 (RF)	
	15851	48 (RF)	48 (RF)	
	15852	73 (RF)	73 (RF)	
37	15847	75 (RF)	75 (RF)	
	15848	36 (RF)	36 (RF)	
	15849	1 (RF)	1 (RF)	
38	15845	44 (RF)	44 (RF)	
39	15847	p/o 1	p/o 6	Beach 34th Street
	15948	p/o 1	p/o 1, p/o 8, p/o 10, 11, 12, 13, p/o 14	
	15950	p/o 1 p/o 55(RF)	p/o 1 p/o 55 (RF)	
40	15950	p/o 55(RF)	p/o 55 (RF)	
41	15902	6	6, 8, 11, 12, 38, 40, 41, 42, 43	
42	15932	37	37, 41, 46, 48, 49, 52, 55, 56	
43	15931	53, 55, 57, 59, 61, 63	p/o 16, p/o 20 56, 60, 62	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
44	15926	1	Blck 15924: 1, 3, 5, 8, 16, 21, p/o 26, p/o 31 51, 64 Blck 15925: 1, 5, 6, 11, 14, 20, 24, 27, 28, p/o 30, p/o 43, 46, 49, 51, 52, 57, 62, 65, 70 Blck 15926: p/o 1, p/o 7, p/o 10, p/o 13, p/o 16, p/o 20, p/o 22, p/o 23, p/o 24, p/o 28, p/o 31, p/o 34, p/o 50, 59, 61, 64, 70, 71, 72, 73, 74, 77, 79 Blck 15928: p/o 84 Blck 15929: p/o 44 Blck 15930: p/o 7, 15, 19, p/o 24	Beach 56th Street Beach 57th Street Beach 58th Street Ocean Avenue
45	15945	p/o 1	p/o 7, 9, 14, 17, 22, 24, p/o 36, p/o 37	Beach 32nd Street Beach 33rd Street
	15945	p/o 1 p/o 50 p/o 100	Block 15946: p/o 12, 15, p/o 18, p/o 20	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
46	16111	25	23, 25	
47	15939	p/o 1	p/o 42, p/o 45 53	Beach 67th Street Rockaway Beach Blvd.
48	16088	p/o 12(RF) p/o 15	p/o 12 (RF) 15, 19, 20, 21, p/o 56, 59, 62, 64	Beach 74th Street Beach 75th Street Beach 76th Street Rockaway Freeway Hammels Blvd.
	16089	p/o 12(RF) p/o 15	p/o 12 (RF) 16, 18, 21, 62, 63, 64, 65, 66, 67	
	16090	25 (RF) p/o 29	p/o 25 (RF) 29, 32, 35, 77, 79, 81, 83	
	16091	p/o 6	6, 7, 8, p/o 10 p/o 11, p/o 61, 64, 67	
49	15926	p/o 100	Block 15928: p/o 84, Block 15929: p/o 44 Block 15930: p/o 7, p/o 24	Beach 56th Place Beach 57th Street Beach 58st Street Beach 59th Street Beach 60th Street Beach 61st Street Beach 62nd Street Beach 63rd Street Beach 64th Street Beach 65th Street
	15931	p/o 16	p/o 64	
	15932	p/o 1	p/o 1, p/o 78	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	15933	p/o 1 59	p/o 1, p/o 85	Beach 66th Street Beach 67th Street Beach 68th Street
	15934	p/o 1	p/o 1	Beach 69th Street Beach 70th Street
	15935	p/o 1	p/o 1, p/o 83	Beach 71st Street Beach 72nd Street
	15936	p/o 1	p/o 1, p/o 1	Beach 73rd Street Shorefront Parkway
	15937	p/o 1	p/o 1, p/o 3, p/o 17	
	15938	p/o 1	p/o 1, p/o 83	
	15939	p/o 1	p/o 1	
	15942	p/o 1	p/o 1	
	16092	p/o 1 88	p/o 1 p/o 88	
	16093	p/o 1	p/o 1, p/o 106	
	16094	p/o 1	p/o 1, p/o 97, p/o 197	
	16095	p/o 95	p/o 97	
50	15938	p/o 1	p/o 25, 30, 32, 34, 35, 37, 42, p/o 50, p/o 55, p/o 58, p/o 61, p/o 63, p/o 64 p/o 66	Beach 67th Street Rockaway Beach Blvd.

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	15939	p/o 1	p/o 34, p/o 36, p/o 39, p/o 42, 61, 63, 64, 68, p/o 72	
51	15934	p/o 1	33, 37, 39, p/o 42, p/o 49, 54, 56, 62	Beach 63rd Street Larkin Avenue
	15935	p/o 1	p/o 34, p/o 37, p/o 41, 45, 49, 50, p/o 55	
52	15931	p/o 16	p/o 16, p/o 64	
53	15881	p/o 1	1, p/o 11, p/o 13 p/o 14, p/o 15, p/o 16	Beach 47th Way Beach 47th Street Beach 48th Way Beach 48th Street
	15882	p/o 1	1, 3, 11, 12, 13 14, 15, 16, 17, 18, 19, 20, 21, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44	Beach 49th Street Beach 50th Street Beach 51st Street Beach 52nd Street Beach 54th Street Beach 55th Street Beach 56th Street Beach 56th Place
	15883	p/o 1	1, 3, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, p/o 36, 37, 38, 39, 40, 42, 43, 44, 46, 47, 48, 49, 50	
	15884	p/o 1	1, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, p/o 34, 38 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
53 (cont.)				
	15885	p/o 1	1, 11, 12, 16, 17, 21, p/o 22, p/o 31, 32, 33, 34, 35, 36, 37, 38, 48, 49	
	15886	p/o 1	1, 3, 11, 16, 17, 19, 23, p/o 24, p/o 29, 34, 38, 40, 45, 50	
	15887	p/o 1	1, 11, 17, p/o 22, p/o 29, 34, 39, 41, 43, 44, 45	
	15888	p/o 1	1, 5, 9, 11, 13, 14, 15, 19, 20, p/o 21, p/o 27, 33, 34, 35, 37, 39, 40, 41, 42, 44, 45, 46, 47, 49, 50	
	15919	p/o 1	1, 4, 9, 10, 11, 12, 13, 14, 16, 17, 19, 21, 22, p/o 31, p/o 45, 50, 113, 114, 115, 121	
	15921	p/o 1	Block 15920: 1, 7, 12, 16, 21, 22, 25, p/o 26 p/o 34	
		112		
	15922	p/o 1	1, 7, 12, 17, 19, 22, 23, 25, 38, 39, 41, 43, 53, 58, 60, 62, 101	
		101		

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
	15923	p/o 1	p/o 1, p/o 9, p/o 14 p/o 16, p/o 21, p/o 26, p/o 41, 42, 47, 59, 64, 66 Block 15927, 124	
54	15865	p/o 1	p/o 14, p/o 26	Beach 32nd Street
	15866	p/o 1	p/o 12, p/o 42	Beach 33rd Street
	15867	p/o 1	p/o 13	Beach 34th Street
	15868	p/o 1	p/o 21	Beach 35th Street
	15869	p/o 1	p/o 18, p/o 20	Beach 36th Street
	15870	p/o 60	p/o 75	Beach 37th Street
	15871	p/o 1	74	Beach 38th Street
	15872	p/o 1	p/o 1	Beach 40th Street
	15873	p/o 1	p/o 1	Beach 41st Street
	15874	p/o 8 p/o 41	p/o 8 p/o 55	Beach 42nd Street
	15875	p/o 1	p/o 1	Beach 43rd Street
	15876	p/o 1	1	Beach 44th Street
	15877	p/o 1	1	Beach 45th Street
	15878	p/o 1	p/o 1, p/o 48	Beach 46th Street
	15879	p/o 1	1	Beach 46th Way
	15880	p/o 1	1	Beach 46th Place
	15881	p/o 1	p/o 47	

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-1
(continued)

<u>Site</u>	<u>Block</u>	<u>New Lot(s)</u>	<u>Old Lot(s)</u>	<u>Street Beds (p/o)</u>
55	15873	p/o 1	p/o 14, p/o 17, p/o 18, p/o 20, p/o 21, p/o 24,	Beach 41st Street
56	15862	p/o 1	9, 13, p/o 17, p/o 76, p/o 80	Beach 35th Street Beach 36th Street Beach 37th Street
	15863	p/o 1	p/o 9, 13, p/o 21, 70, 75, p/o 79,	
	15864	p/o 1	p/o 62, p/o 58, p/o 48	
57	16103	1, 60, p/o 70	1, 6 60, p/o 61 p/o 70	Beach 81st Street Beach 82nd Street Beach 83rd Street Finnard Avenue Hammels Blvd.
	16104	1 28	1, 20, 120 28	
	16105	1	1, 10, 12, 19, 20	
	16106	1	1, 7, 12, 20	
58	16100	p/o 34(RF), 38	p/o 34 (RF) 38, 40, 43, 45, 47, 61, 62, 63, 64, 67, 68, 75	Hammels Blvd.
59	16100	p/o 28(RF) 31	p/o 28 (RF) 31, 36, 143, 49	Beach 77th Street Hammels Blvd.

(RF) - Indicates Rockaway Freeway

EXHIBIT B1-2

PROPERTIES TO BE ACQUIRED

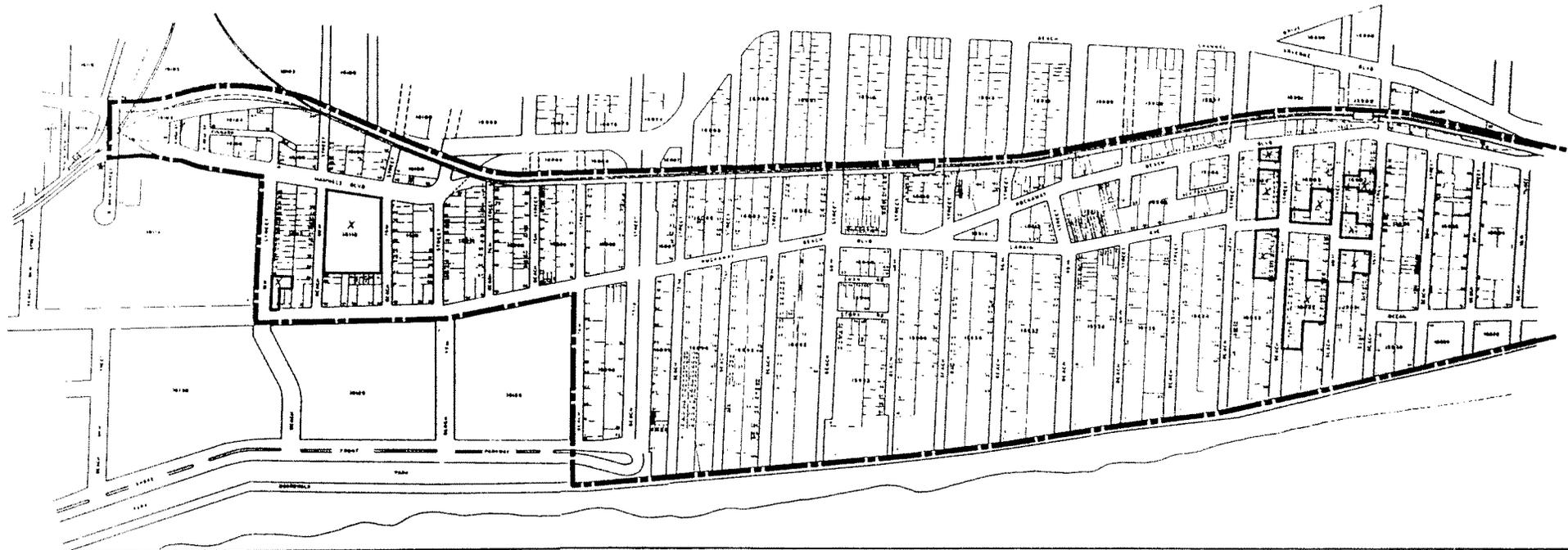
<u>Site</u>	<u>Block</u>	<u>Lot</u>
2	16112	45 (includes old lots 45 and 47)
4	16088	40
8	16092	50
28	16083	43*
	16083	84*
	16085	48*
	16085	92*
29	15917	14*
	15918	85*
30	15908	162*
	15909	6*
	15909	65*
	15909	70
	15913	37*
32	15897	18*
33	15891	57*
48	16090	85*
	16091	1*
57	16103	136*
	16103	201*
	16104	25
58	16100	37*
59	16100	56*

* These lots may be owned by the State of New York or the Long Island Rail Road and may be acquired.

EXHIBIT B2

PROPERTIES TO BE EXCLUDED ("X")

<u>Block</u>	<u>Lot(s)</u>
15861	35
15902	1, 3, 4, 13, 33, 35, 37, 44, 46
15903	1, 2, 32, 34, 37, 38
15904	19, 20, 25, 27, 29, 31, 33, 34, 35, 37
15931	32, 36, 38, 40
15932	15, 17, 19, 20, 21, 22, 23, 26, 27, 28, 30, 32, 35, 57, 58, 60, 62, 65, 159
15933	47, 48, 49, 50, 52, 53, 54, 56, 57, 58
16112	1
16113	9



LEGEND

- X EXCLUDED FROM PROJECT
- PROJECT BOUNDARY
- ★ POINT OF BEGINNING

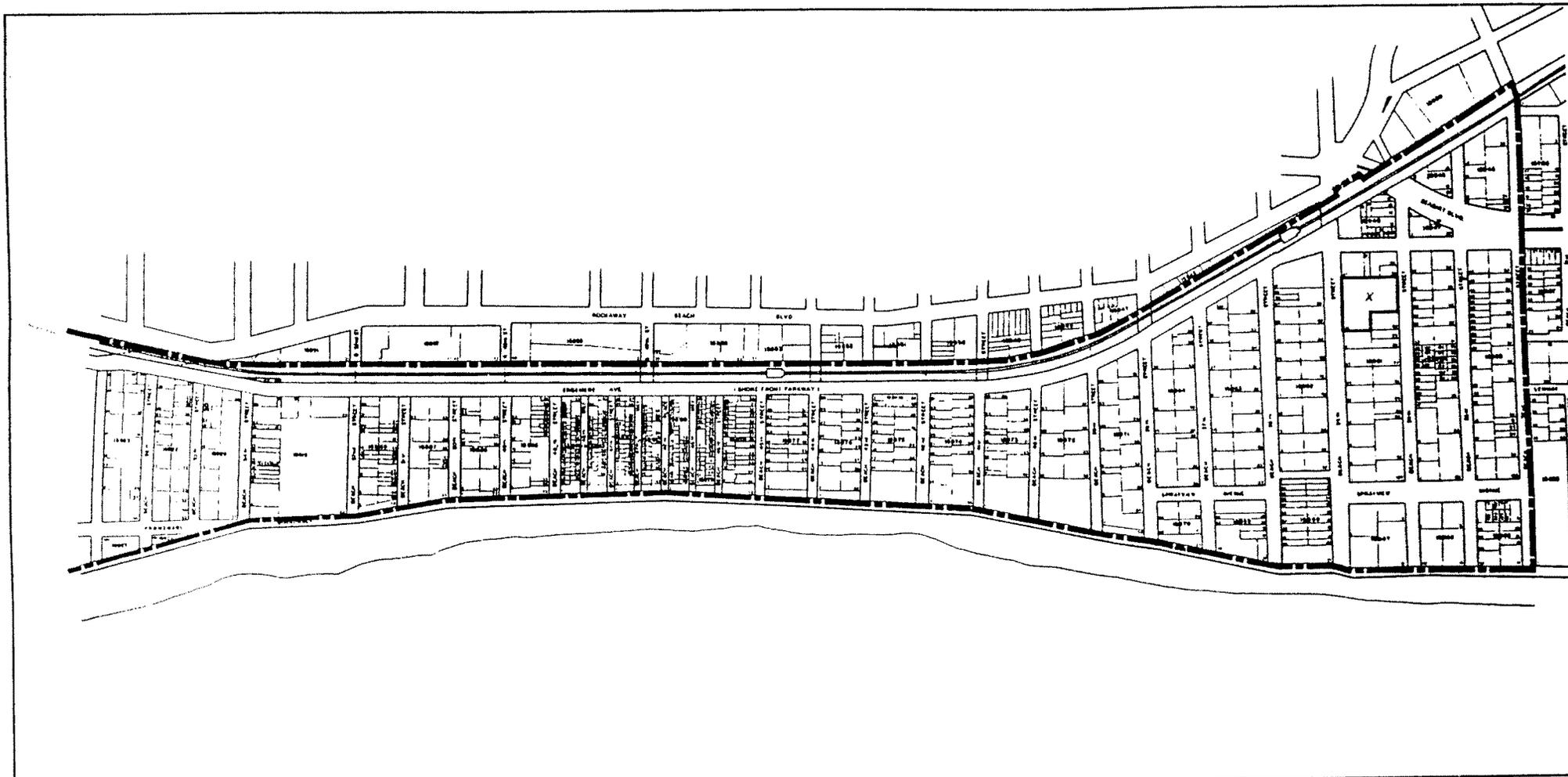
ARVERNE (WEST PORTION)
 URBAN RENEWAL PLAN
 THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PROJECT BOUNDARY

DATE: AUGUST, 1989

MAP 1A





LEGEND

- X EXCLUDED FROM PROJECT
- — — — — PROJECT BOUNDARY

ARVERNE (EAST PORTION)
 URBAN RENEWAL PLAN
 THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

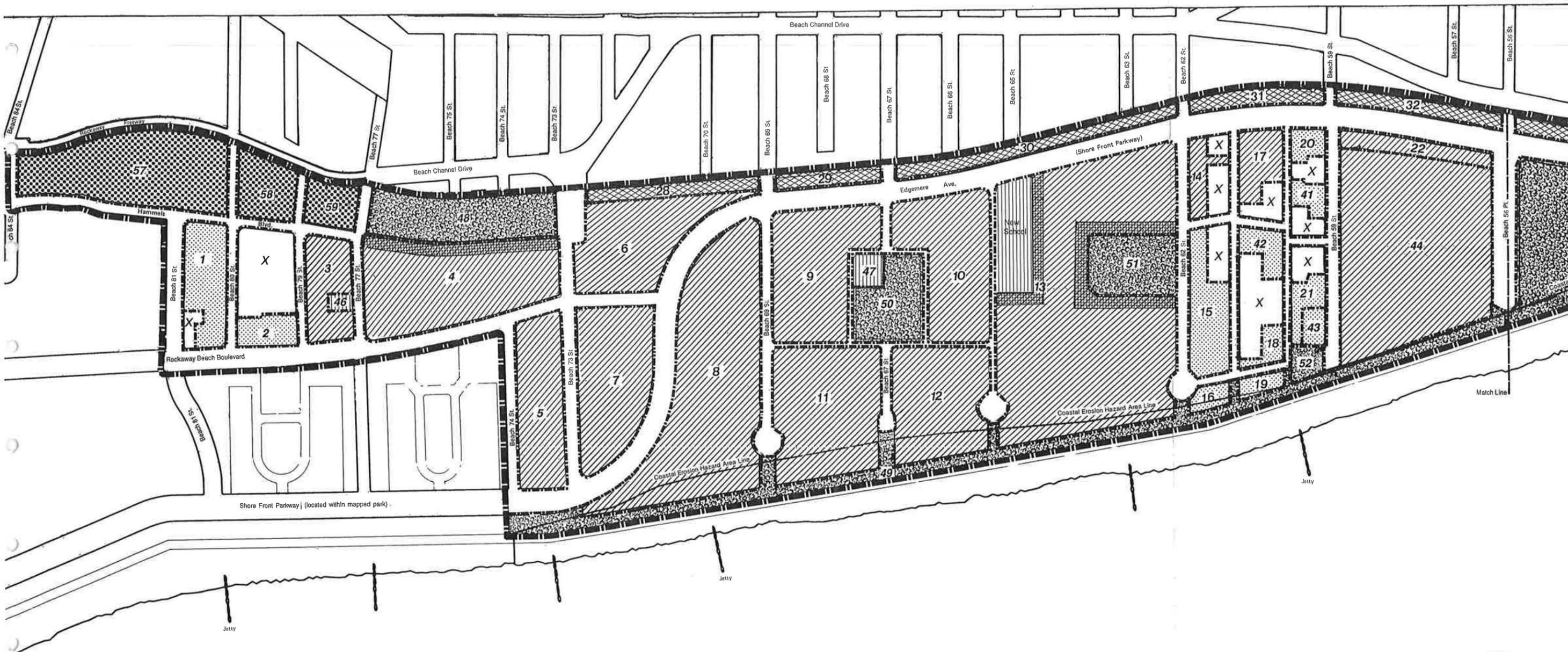
PROJECT BOUNDARY



DATE: AUGUST, 1969

MAP 1B





LEGEND

-  PROJECT BOUNDARY
-  RESIDENTIAL
-  COMMERCIAL (PARKING)
-  PUBLIC AND COMMUNITY FACILITIES
-  RESIDENTIAL / PUBLIC AND COMMUNITY FACILITIES / COMMERCIAL (RETAIL)
-  PARK
-  INDUSTRIAL
-  SITE BOUNDARY AND NUMBER
-  PUBLIC ACCESS EASEMENT
-  EXCLUDED FROM PROJECT



ARVERNE (WEST PORTION)

URBAN RENEWAL PLAN
 THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

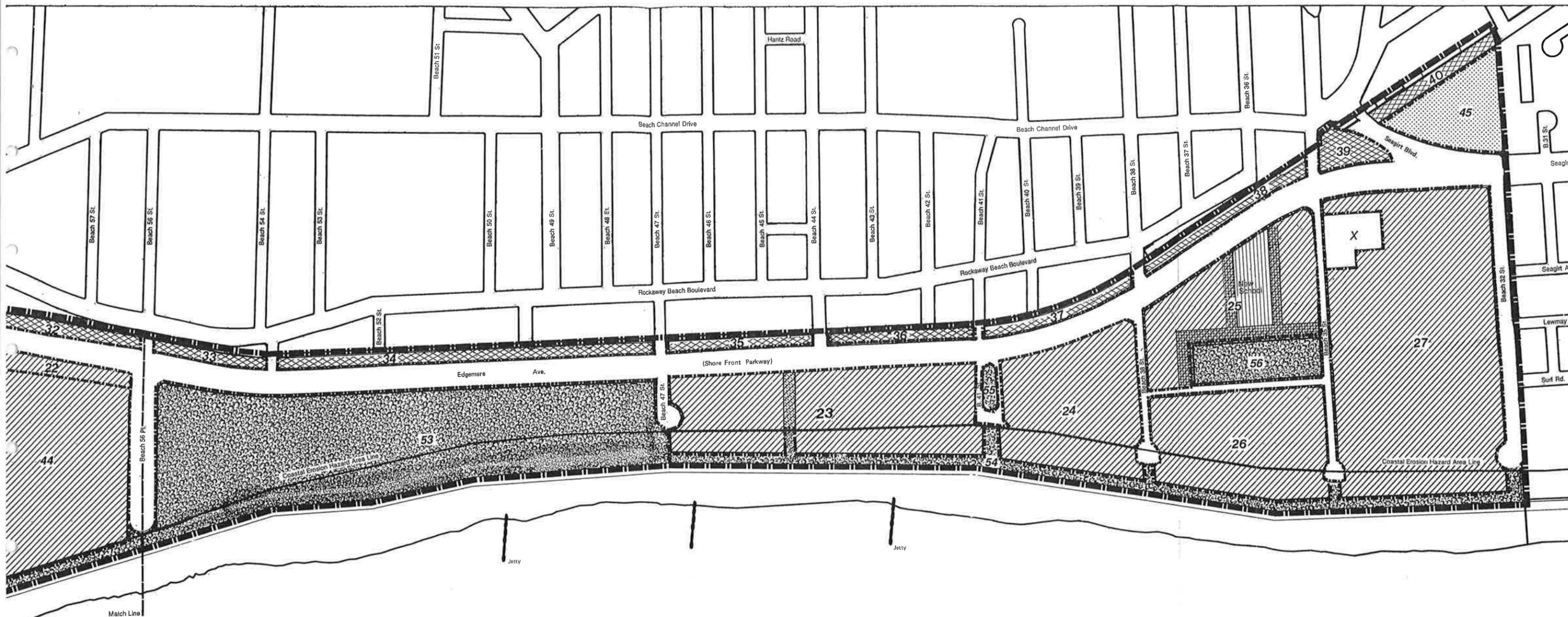
LAND USE PLAN

DATE: OCT. 1968; AUG. 1974; AUG. 1989



MAP 2A





LEGEND

-  PROJECT BOUNDARY
-  RESIDENTIAL
-  COMMERCIAL (PARKING)
-  PUBLIC AND COMMUNITY FACILITIES
-  RESIDENTIAL / PUBLIC AND COMMUNITY FACILITIES / COMMERCIAL (RETAIL)
-  PARK
-  INDUSTRIAL
-  SITE BOUNDARY AND NUMBER
-  PUBLIC ACCESS EASEMENT
-  EXCLUDED FROM PROJECT
-  EASEMENT-PEDESTRIAN ACCESS ONLY

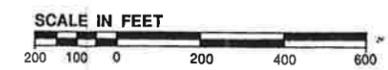


ARVERNE (EAST PORTION)

URBAN RENEWAL PLAN
 THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LAND USE PLAN

DATE: OCT. 1968; AUG. 1974; AUG. 1989



MAP 2B



A D D E N D A

(For information only/not part of the Urban Renewal Plan)

FACT SHEET

ARVERNE URBAN RENEWAL PROJECT

FIRST AMENDED PLAN

August, 1989

- Title:** First Amendment to the Arverne Urban Renewal Plan.
- Boundaries:** The Project is generally bounded by the Rockaway Freeway, Beach 32nd Street, the Boardwalk, Rockaway Beach Boulevard, Hammels Boulevard, and Beach 74th, Beach 81st and Beach 84th Streets.
- History:** The Arverne Urban Renewal Plan was officially adopted in December of 1968. The Board of Estimate approved the first stage (Arverne I) of the "Arverne Urban Renewal Project Area" on April 20, 1967. The second stage of acquisition (Arverne II) was approved by the Board of Estimate on December 19, 1968. 1,540 parcels were acquired in three separate takings. Title vesting dates were January 31, 1969 for Arverne I, October 1, 1969 for Arverne II, Stage I and December 29, 1969 for Arverne II, Stage II. Demolition of all residential and commercial buildings in the Urban Renewal Area took place subsequent to title vesting with the exception of some scattered commercial buildings and five blocks partially comprised of one and two family homes. In 1972-1974 the State Urban Development Corporation (UDC) built Ocean Village, a 1,092 unit mid-rise development on what is now Block 15926, Lot 1 in the center of the renewal area. A 460-unit City Mitchell-Lama Project, Seaview Towers was built in 1973-1975, half of which is in the renewal area, at the north-eastern corner of the site. A Minor Change to show a site for a proposed 360 units of housing to be financed through Operation Breakthrough was approved by the City Planning Commission in 1974, however, the project was not implemented. In 1978, three two-family homes were built under the HUD Section 235 Program, across from Ocean Village.
- Description:** The plan calls for the construction of 7,500 units of low and mid-rise housing. It entails the development of local retail commercial facilities, public and community facilities, parks and recreational facilities as well as light industrial activities in a proposed 3 block M1-1 manufacturing zone.

The entire Land Use Plan has been revised. However, the main focus of the 1968 Plan, the predominance of residential uses, has been retained in the First Amended Urban Renewal Plan. Major modifications and corrections were made to the Plan and are reflected in the text and Land Use Plan. Many of the additions to the text reflect the Planning Development Principles (PDPs) as contained in

(For information only/not part of the Urban Renewal Plan)

the Request for Proposals (RFP) issued by the Department of Housing Preservation and Development (HPD) in conjunction with the Department of City Planning (DCP). Other additions to the text were made for the purposes of clarifying and updating the text.

The Arverne Urban Renewal Plan is also being amended to provide for the acquisition of 23 properties excluded or omitted from the 1968 Plan, in order to implement the current plan in accordance with the provisions of the RFP. Five of these properties are privately owned while 18 properties, predominately sliver lots, would require conveyance by the State or the Long Island Rail Road. This amended plan contemplates the acquisition of three occupied commercial buildings for relocation and demolition and the acquisition of one vacant lot. In addition, the Plan calls for the acquisition, demolition and relocation of one occupied commercial building approved in the original Plan but never actually acquired.

Phasing: The disposition of the site identified in the RFP to the redeveloper will be in four phases. Phasing for disposition and redevelopment is to be in accordance with the requirements put forth in the RFP.

ULURP Actions Necessary in Conjunction with the Urban Renewal Plan Amendment:

Zoning Map Amendments: A number of zoning actions are necessary to accommodate the planned residential and commercial development. Zoning actions include rezoning portions of the Urban Renewal Area and small contiguous parcels from C8-1, R4, R5, and M1-1 to R6; rezoning a small area in the northwest portion of the Urban Renewal Area from R4 to M1-1; rezoning two acres of mapped park to R6 and a small parcel of mapped but undeveloped park to M1-1; eliminating existing C1-2 and C2-2 overlay districts and creating new C2-4 overlay districts.

A Zoning Special Permit Application proposes a Large Scale Residential Development Plan and contains a two-percent commercial allowance. Zoning Special Permits and authorizations are requested for Large Scale Residential Development.

In addition to Special Permits and authorizations under the Zoning Resolution and changes in the Zoning Map, other actions subject to ULURP include:

two applications for the Disposition of Real Property, one for the disposition of sites to the developer selected

(For information only/not part of the Urban Renewal Plan)

through an RFP issued by HPD in conjunction with the Department of City Planning, excluding those portions of the Area to become public schools, mapped parks, and public streets; and the other for the disposition of property in the proposed M1-1 area, excluding public streets.

Public Facility Site Selection applications for the construction of the relocated firehouse near, but outside the Area, in addition to the construction of two elementary schools.

An application for Changes in the City Map involving the elimination or delineation of all or part of all streets within the Area. All or part of five mapped parks are to be eliminated in addition to the 20 foot park strips along the Rockaway Freeway. Parks to be established or retained are Sites 48, 49, 50, 51, 52, 53, 54, 55, and 56. Also to be established through City map changes are public access easements and utility easements.

PROJECT SUMMARY

<u>Property Description</u>	<u>City-Owned</u>	<u>Privately-Owned</u>	<u>State or LIRR Owned</u>	<u>Total</u>
Vacant Lots	138	1*	18*	157
Occupied Buildings	16	4*	-	20
<u>Relocation and Displacement</u>				
Residential	3	-	-	3
Commercial/Industrial	3	4	-	7
Public and Community Facilities	3	-	-	3
<u>Demolition</u>	13	4	-	17
<u>Excluded "X" from Project</u>	2	59	-	61
<u>Buildings within UR Sites to remain (Sites 43, 44, 45, 46, and 47)</u>	1	4	12	17
<u>New Construction**</u>				

Proposed units - 7,500

*Subject to Acquisition

**The Urban Renewal Plan Designation and Acquisition Provision will allow the City to convey Urban Renewal Sites to the developer, who has been selected through a competitive proposal. The construction sites will be developed by Oceanview Associates, which is comprised of Forest City Ratner Companies and Park Tower Estates.

(For information only/not part of the Urban Renewal Plan)

* * * * *

URBAN RENEWAL SITES

<u>Site</u>	<u>Proposed Land Use</u>
1	Residential
2	Residential
3	Residential/Public and Community Facilities/Commercial (retail)
4	Residential/Public and Community Facilities/Commercial (retail)
5	Residential/Public and Community Facilities/Commercial (retail)
6	Residential/Public and Community Facilities/Commercial (retail)
7	Residential/Public and Community Facilities/Commercial (retail)
8	Residential/Public and Community Facilities/Commercial (retail)
9	Residential/Public and Community Facilities/Commercial (retail)
10	Residential/Public and Community Facilities/Commercial (retail)
11	Residential/Public and Community Facilities/Commercial (retail)
12	Residential/Public and Community Facilities/Commercial (retail)
13	Residential/Public and Community Facilities/Commercial (retail)
14	Residential/Public and Community Facilities/Commercial (retail)
15	Residential
16	Residential
17	Residential/Public and Community Facilities/Commercial (retail)
18	Residential
19	Residential
20	Residential
21	Residential
22	Residential/Public and Community Facilities/Commercial (retail)
23	Residential/Public and Community Facilities/Commercial (retail)
24	Residential/Public and Community Facilities/Commercial (retail)
25	Residential/Public and Community Facilities/Commercial (retail)
26	Residential/Public and Community Facilities/Commercial (retail)
27	Residential/Public and Community Facilities/Commercial (retail)
28	Commercial (parking)
29	Commercial (parking)
30	Commercial (parking)
31	Commercial (parking)
32	Commercial (parking)
33	Commercial (parking)
34	Commercial (parking)
35	Commercial (parking)
36	Commercial (parking)
37	Commercial (parking)
38	Commercial (parking)
39	Commercial (parking)
40	Commercial (parking)
41	Residential
42	Residential
43	Residential
44	Residential/Public and Community Facilities/Commercial (retail)
45	Residential

(For information only/not part of the Urban Renewal Plan)

46	Public and Community Facilities
47	Public and Community Facilities
48	Park
49	Park
50	Park
51	Park
52	Park
53	Park
54	Park
55	Park
56	Park
57	Industrial
58	Industrial
59	Industrial

Sites 1 - 40 are included in the proposed Large Scale Plan.
Sites 41 - 59 are not part of the proposed Large Scale Plan.

(For information only/not part of the Urban Renewal Plan)