

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

ATLANTIC TERMINAL

**URBAN
RENEWAL
PROJECT**

EIGHTH AMENDED URBAN RENEWAL PLAN, JULY 1985

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Office of Development

ATLANTIC TERMINAL
URBAN RENEWAL AREA

EIGHTH AMENDED URBAN RENEWAL PLAN

July 1985

Modified: December 1985



ATLANTIC TERMINAL

URBAN RENEWAL AREA

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission: June 12, 1968 (CP-20324)
Adopted by the Board of Estimate: July 25, 1968 (Cal. No. 9)

First Amended Urban Renewal Plan

Approved by the City Planning Commission: August 12, 1970 (CP-21202)
Adopted by the Board of Estimate: January 28, 1971 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission: September 27, 1971 (CP-21202)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission: December 12, 1972 (CP-22209)
Adopted by the Board of Estimate: January 26, 1973 (Cal. No. 12)

Third Amended Urban Renewal Plan

Approved by the City Planning Commission: January 29, 1975 (CP-22877)
Adopted by the Board of Estimate: March 6, 1975 (Cal. No. 9)

Fourth Amended Urban Renewal Plan

Approved by the City Planning Commission: September 8, 1976 (CP-23246)
Adopted by the Board of Estimate: December 2, 1976 (Cal. No. 5)

Fifth Amended Urban Renewal Plan

Approved by the City Planning Commission: August 3, 1977 (CP-770143HUK)
Adopted by the Board of Estimate: September 16, 1977 (Cal. No. 4)

Minor Change

Approved by the City Planning Commission: June 23, 1978 (CP-780104HCK)

Minor Change

Approved by the City Planning Commission: March 17, 1980 (N-790825HCK)

Sixth Amended Urban Renewal Plan

Approved by the City Planning Commission: June 22, 1983 (C-830450-HUK)
Adopted by the Board of Estimate: July 21, 1983 (Cal.No. 43A)

Seventh Amended Urban Renewal Plan

Approved by the City Planning Commission: July 13, 1983 (C-830883-HUK)
Adopted by the Board of Estimate: July 21, 1983 (Cal.No. 44)

Eighth Amended Urban Renewal Plan

Approved by the City Planning Commission: August 18, 1986 (C860201HUK)
Adopted by the Board of Estimate: October 9, 1986 (Cal.No. 23)

ATLANTIC TERMINAL URBAN RENEWAL PROJECT

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

EIGHTH AMENDED URBAN RENEWAL PLAN

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- Map 2: Land Use Plan, dated May 15, 1968, Revised July 1985

SECTION A: DESCRIPTION OF PROJECT AREA

1. Boundaries of Urban Renewal Area:

The boundaries of the Urban Renewal Area are as shown on Map 1, Project Boundary Map, dated May 15, 1968, as revised July 1985, and as described in the attached Exhibit "A".

2. Objectives of the Urban Renewal Plan:

The Urban Renewal Plan is intended to create a healthy and attractive urban environment by accomplishing the following specific objectives:

- a. Removal of structurally substandard buildings.
- b. Elimination of negative environmental conditions.
- c. Removal of impediments to land redevelopment (i. e. Multiplicity of ownership.)
- d. Reorganization of the presently inefficient street pattern.
- e. Continuation of local employment opportunities, through the retention of structurally sound non-residential buildings whenever feasible.
- f. Provision of a substantial number of housing units of low or moderate cost on land to be disposed of for residential purposes built to high standards of design, privacy, light, air and open space.
- g. Provision of compact, efficient, local retail commercial areas.
- h. Provision of land for public, recreational, and community facilities.
- i. Provision of off-street parking to relieve traffic congestion.
- j. Rehabilitation of certain buildings to strengthen an existing community facility use by providing accessory social and welfare space.

SECTION A: DESCRIPTION OF PROJECT AREA (Continued)

3. The Plan provides for the acquisition of a substantial portion of the properties within the project area. All structures on properties to be acquired, except for the few designated for rehabilitation, will be demolished and the cleared land will be redeveloped primarily for residential, commercial and institutional uses.

Commercial uses are expected to include approximately two million square feet of office and retail space, a multiscreen movie theatre, a large supermarket and a 1,000 car parking garage. Approximately 900 units of assisted housing has been provided to date in medium and high rise buildings, and an estimated 950 mostly governmentally assisted units are planned in low and medium rise buildings. Institutional and public facilities to be provided, include a new elementary school and public open space. The Plan also provides for a revision of the street system. See Section C:7.

Structures designated as (Q) - "Not To Be Acquired" shall be subject to the Property Rehabilitation Standards of the Plan except for industrial properties other than those on Block 2009.

SECTION B: LAND USE PLAN

1. Land Use Map

Map 2, Land Use Plan, dated May 15, 1968, revised July 1985 shows:

- a. All thoroughfares and street rights-of-way,
- b. All other public, institutional or special purpose uses, including easements;
- c. All other existing land uses to be retained and new residential, institutional, commercial, industrial, and public and semi-public uses to be established.

2. Land Use Provisions and Building Requirements

References in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, maximum residential densities (zoning rooms per parcel), required setbacks, maximum floor area, land coverage and required off-street parking and loading areas, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of The City of New York, as published in the City Record on November 10, 1960, and as amended. Wherever both specific controls in the Urban Renewal Plan, and references to the Zoning Resolution are used, in case of conflict, the more restrictive control shall govern.

a. Permitted Uses

As shown on Map 2, Land Use Plan, dated May 15, 1968, as revised July 1985, the following uses shall be permitted and all other uses excluded:

1) Residential

Residential with appurtenant recreational, community, commercial and parking facilities. Any areas left unbuilt upon shall be suitably landscaped. No new hotel or other structure for transient residential use is permitted within the project area.

SECTION B: LAND USE PLAN (Continued)

The new housing to be constructed on redevelopment parcels (except sites 1,3, 5,13,14,16 & 17) shall be for occupancy by families and individuals of low and moderate income and controlled to the extent authorized by the provisions of the National Housing Act of 1937, the Private Housing Finance Law of The State of New York, Section 236 of the National Housing Act and any other applicable law or laws governing such developments.

Commercial uses permitted within specific residential parcels as indicated in Table I of this Urban Renewal Plan shall be limited to local retail and service establishments and off-street parking. Such uses will be subject to the provisions and restrictions of Section 78-22, Special Regulations Applying to Large Scale Residential Developments, of the aforementioned Zoning Resolution.

Mixed residential and general commercial uses shall be permitted on certain sites as shown in Table I and Map 2, Land Use Plan.

2) Public and Institutional

Permitted public and institutional uses shall be those specified in Use Groups 3 and 4 of the aforementioned Zoning Resolution. Permitted uses in Groups 3 and 4 include schools, libraries, community centers, health facilities, and other essential service uses which can function best in a residential environment and are not objectionable in residential areas.

3) Public Open Space

Permitted uses shall be for playgrounds, parks and similar open space available for public recreational purposes.

SECTION B: LAND USE PLAN (Continued)

4) Commercial

General commercial uses are as permitted by the Zoning Resolution in C6 General Central Commercial Districts.

5) Light Industrial

These uses are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residential (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residential development is excluded from these districts, except for joint living-work quarters for artists in M1-5A and M1-5B Districts, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

b. Additional Regulations, Controls and Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of All Real Property Acquired

Controls to cover density (maximum number of zoning rooms in residential use areas), lot coverage, floor area ratio, industrial floor area, off-street parking and loading, shall be as set forth in the following Table I and accompanying notes of the Urban Renewal Plan.

Set-backs along Atlantic Avenue will be provided as may be required as a result of further traffic studies to be made.

c. Environmental Controls

All Projects 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 Protection Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species and solid waste.

d. Properties Subject to Federal Urban Renewal Regulations

All properties within the project area except Parcels 6 and 21, as identified on Map 2, Land Use Plan, are subject to the Federal Urban Renewal Regulations.

e. 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 approval of the original Urban Renewal Plan by the Board of Estimate of The City of New York that is July 25, 1968, except as provided in Section F hereunder.

f. Applicability of Land Use Provisions and Building Requirements to Properties Which are not to be Acquired.

The provisions and requirements set forth under Section B.2.a and B.2.b. will not apply to real property (Q) "Not to be Acquired". All properties which are (Q) "Not to be Acquired" will be subject to Property Rehabilitation Standards as set forth under Exhibit C of this Urban Renewal Plan, except as noted in Section A above. Any change, alteration, extension, or enlargement of industrial or commercial uses or structures on such properties shown on Map 2, Land Use Plan, dated May 15, 1968, revised July 1985, as (Q), "Not to be Acquired" shall be subject to approval by the Department of Housing Preservation and Development pursuant to the provisions of Section F of this Urban Renewal Plan.

SECTION B: LAND USE PLAN (Continued)

g. Underground Utility Lines

Existing overhead telephone and electrical lines are to be removed and relocated underground.

TABLE I

Parcel (a)	Permitted Use (b)	Maximum Floor Area Ratio (c) (g)	Maximum Commercial Floor Area (d)	Maximum Institutional Floor Area	Maximum Zoning Rooms	Off-Street Parking (e)	Setbacks (f)
1 (R)	Residential/ Commercial (j)	*	→	→	→	*	*
2A	Commercial (i)	*				*	*
2B	Commercial (i)	*				*	*
2C	Residential	5.28				*	*
2D	Commercial	*				*	*
3	Residential/ Commercial (k)	*	2,500,000	250,000	10,600	*	*
4A	Residential	3.41	→	→	→	*	*
4B	Residential	3.38				*	*
4C	Public & Institutional	6.5				*	*
4D	Public & Institutional	6.5				*	*
4E	Public & Institutional	6.5	→	→	→	*	*

TABLE I (continued)




Parcel (a)	Permitted Use (b)	Maximum Floor Area Ratio (c)	Maximum Commercial Floor Area (d)	Maximum Institutional Floor Area	Maximum Zoning Rooms	Off-Street Parking (e)	Setbacks (f)
5	Residential/ Commercial	*				*	*
6A	Commercial (j)	*	-	-	-	*	*
10(R)	Residential/ Public & Institutional	*	-	*	*	*	*
11	Public Open Space	*	-	-	-	-	-
12	Residential	*	-	-	*	*	*
13	Residential/ Public & Institutional	*	*	-	*	*	*
14	Residential	*	-	-	*	*	*
16	Residential	*	*	-	*	*	*
17	Residential	*	*	-	*	*	*
18	Public Open Space	-	-	-	-	-	-
19A	Light Industrial	-	-	-	-	*	-
19B	Light Industrial	-	-	-	-	*	-

TABLE I (continued)

Parcel (a)	Permitted Use (b)	Maximum Floor Area Ratio (c)	Maximum Floor Area (g)	Maximum Commercial Floor Area (d)	Maximum Institutional Floor Area	Maximum Zoning Rooms	Off-Street Parking (e)	Setbacks (f)
20	Commercial	0.20		10,800	-	-	*	*
21(R)	Residential	*		-	*	-	*	-

*No restriction or control other than the requirements of the Zoning Resolution and as set forth in this Table I.

(R) indicates Rehabilitation Sites.

NOTES:

All terms shall be as defined in the Comprehensive Amendment to the Zoning Resolution of The City of New York as approved by resolution of the Board of Estimate dated December 15, 1960, and as amended.

- (a) Parcels 1 - 6A, 10-14 and 16-21 are as shown and numbered on Map 2, Land use Plan, dated May 15, 1968, and as revised July 1985. (Former parcels 6B (part of), 7, 8 and 9 were designated Q - "Not to be Acquired").
- (b) Permitted uses may include a maximum of 2,500,000 square feet of commercial floor area. The remainder shall be General Commercial Uses as permitted by Section B.2.a.4 of the Urban Renewal Plan, and as shown on Map No. 2, Land Use Plan, dated May 15, 1968, revised July 1985.
- (c) The floor area ratio (F.A.R.) is to be applied to the parcel area and is the maximum F.A.R. notwithstanding any provision of the Zoning Resolution.
- (d) Commercial space in Parcels 4A and 4C shall be developed in relation to the Fulton Street frontage.
- (e) Required parking and loading areas shall be adequately screened.
- (f) Setbacks shall be provided as required by the Zoning Resolution or as approved by authorization or Special Permit.
- (g) Residential lot coverage by buildings is expressed as a percentage of parcel area. Any roof areas that are used to qualify as open space under the Zoning Resolution must be designed and maintained as open useable area, suitably surfaced, landscaped for recreational use and protected by fencing or other safeguards for use by tenants. Any area left unbuilt upon in all parcels shall be suitably surfaced and/or landscaped. This provision shall apply to Parcels 19A and 19B which are to be purchased by the adjacent manufacturing firm for incorporation into a parking and loading area.
- (i) A covered underground right-of-way subsurface easement for the Long Island Railroad shall be permitted within a portion of Parcel 2A and 2B.
- (j) In addition to the uses shown, general commercial uses shall be permitted.
- (k) Automobile parking and commercial vehicle storage shall be permitted as interim uses on Parcel 3

SECTION C. PROJECT PROPOSALS

1. ACQUISITION

a. Pursuant to Article 15 GML

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

b. Properties Not Acquired Under Article 15

Properties acquired by the City through means other than that 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 individual residents displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals and reasonably accessible to their places or employment.

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

3. DEMOLITION AND REMOVAL OF STRUCTURES

The structures on all redevelopment parcels acquired pursuant to this Plan shall be demolished and the sites cleared for new construction in accordance with the land use controls of the plan except on sites acquired for rehabilitation where the structures will be retained. These properties are identified as set forth in Paragraph 4.c below.

4. REHABILITATION AND CONSERVATION

a. Privately-Owned Properties Designated for Rehabilitation

- (1) All properties designated (Q) "Not to be Acquired" on Map 1, Project Boundary and Land Acquisition and as listed in Exhibit B-2, Properties Subject to Rehabilitation Standards, are not to be acquired but are to be kept at a high level of maintenance. Residential properties and industrial properties in Block 2009 must meet the rehabilitation standards set forth in Exhibit C, Property Rehabilitation Guidelines. The Department of Housing Preservation and Development stands ready to assist the owners of residential properties to undertake their rehabilitation.
- (2) Any property designated for rehabilitation which is not improved to the standards set forth in Exhibit C Property Rehabilitation Standards within a reasonable time shall be subject to acquisition, through condemnation, pursuant to the Urban Renewal Plan.

b. Limitations on New Construction On Not To Be Acquired (Q) Properties

If any structure designated (Q) "Not to be Acquired" is demolished, no new construction is to take place on the site without the prior approval of the Department of Housing Preservation and Development.

c. Properties To Be Acquired For Rehabilitation

Properties acquired for rehabilitation are identified in Exhibit B-1, Properties Acquired And To Be Acquired, and are shown on Map 1, Project Boundary and Land Acquisition Map. Such properties must be rehabilitated to at least the standards set forth in Exhibit C, Property Rehabilitation Standards, by the City or a selected redeveloper.

d. Conservation

- (1) Properties not designated for acquisition or for rehabilitation by their owners (Q properties) as shown on Map 1, Project Boundary and Land Acquisition Map and, accordingly, not listed in Exhibit B-1, Properties Acquired And To Be Acquired, or in Exhibit B-2, Properties Subject to Rehabilitation Standards, are deemed to be conservation properties. Such properties have been found to either be: (a) relatively sound -

SECTION C: PROJECT PROPOSALS (Continued)

designated as (S) Major Sound Properties on the project maps - having less defects and non-compliance with applicable local codes and ordinances than properties designated for rehabilitation, and including publicly owned properties in reasonable condition, or (b) not yet to have been thoroughly studied as part of the on-going planning for the project area.

- (2) Owners of conservation properties are directed to remove all code violations and to maintain the properties as required by law.

5. CODE ENFORCEMENT

Throughout the project area, a continuous program of enforcement of applicable existing laws, codes and 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.

6. REZONING

Rezoning will be necessary to implement the land use and redevelopment proposals under this Plan. Such rezonings, when necessary, will be undertaken pursuant to Section 200 and 197-c of the City Charter.

7. MAPPING OF STREETS

To meet the objectives of this Plan, certain streets within the project area will be modified or improved to limit access to vehicular traffic in order to enhance pedestrian and vehicular circulation. All street modifications including closings and the openings of new streets will take into consideration community needs, the objectives of the Plans, and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be undertaken pursuant to Section 202 and 197-c of the City Charter.

The street modifications proposed by this Plan are shown on Map 2, Land Use Plan. These modifications

SECTION C: PROJECT PROPOSALS (Continued)

include the following:

Proposed new and realigned streets:

Cumberland Street between Fulton and Atlantic Avenues; a new loop between Cumberland Street, South Oxford Street and South Portland Avenue; a new street between South Elliot Place and South Portland Avenue.

Proposed Demapped Streets:

Baruch Place between South Portland Avenue and South Oxford Street; South Elliot Place semi-circular parcel (cul-de-sac), southwest of intersection with proposed new street.

Proposed Street Widenings:

Northside of Atlantic Avenue, east of Flatbush Avenue intersection.

8. COMMUNITY FACILITIES

The predominant land use of the redevelopment areas is residential and commercial. However, a substantial amount of land has been made available for schools, public open space, and shopping facilities. In addition, some new housing may have incorporated within it private community facilities for the use of residents. The area is well served by existing schools and community institutions.

9. UTILITIES

No major changes in utility systems are required. The existing City-operated utilities, including water supply and the sewer systems, as they are being upgraded, are considered adequate for the project area. The public utility companies will provide service as needed. All utility services will be notified well in advance of the proposed changes in the street system that may affect their service. In most cases, easements will be provided. See also paragraph B.2.g.

SECTION D: REDEVELOPER'S OBLIGATIONS

- a. The Regulations and controls set forth in this Urban Renewal Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in the agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redevelopers shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable time, as determined and set forth in the contract between The City of New York, as set forth in the contract between The City of New York and each developer.
- d. The redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of The City of New York.
- e. No covenant, agreement, lease, 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 project area is restricted upon the basis of race, creed, sex, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.



SECTION D: REDEVELOPER'S OBLIGATIONS (Continued)

- f. Site Plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction or improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by each redeveloper at Design Concept, Preliminary Design and prior to commencement of construction. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Department of Housing Preservation and Development after construction for final determination and compliance, and issuance of a certificate of completion.
- g. Redevelopers shall be obligated to insure that some or all of the housing is made available at a sales price or rental that low or moderate income persons and families can afford consistent with Section B2(a)1.



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

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of The State of New York and more particularly Section 502, subdivision 7 thereof.

1. Statement of Proposed Land Uses - See Section B. of this Urban Renewal Plan;
2. Proposed Land Acquisition, Demolition and Removal of Structures - See Section C. of this Urban Renewal Plan;
3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Sections B. and C. of this Urban Renewal Plan;
4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new codes or ordinances are required to effectuate this Urban Renewal Plan; however, amendments to the existing zoning regulations for portions of the project area are anticipated.
5. Proposed Acquisition of Air Rights and Concomitant Easements or Other Rights of User Necessary for the Use and Development of Such Rights. - No acquisition of Air Rights is contemplated in this Plan.
6. Proposal Methods or Techniques of Urban Renewal - See Section A.3 of this Urban Renewal Plan;
7. Proposed Program of Code Enforcement - The standard program of Code Enforcement throughout the City will be followed in this Urban Renewal Plan.

SECTION E: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS
(Continued)

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

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	May, 1969	March 1983
b. Relocation of Site Occupants	May, 1969	March 1986
c. Demolition and Site Clearance	June, 1969	June, 1986
d. Site Preparation Including Installation of Project Improvements	June, 1970	July, 1986
e. Disposition of Land in the Project Area	January, 1971	July, 1990
f. Estimated Completion of Project	--	July, 1995

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 General Municipal Law of The State of New York and Section 197(c) of The New York City Charter.

2. Minor Changes

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth in Section C of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Department of Housing Preservation and Development shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modifications shall be permitted which are less restrictive than applicable State and Local Codes and Ordinances, and provided further that concurrence is obtained from the City Planning Commission.

EXHIBIT "A"

Boundary Description

Beginning at the corner formed by the intersection of the easterly line of Vanderbilt Avenue with the northerly line of Greene Avenue as these streets are laid out on the City Map:

1. Running thence southerly along the easterly line of Vanderbilt Avenue, 1759.41 feet to the center line of Atlantic Avenue;
2. Thence easterly, along the center line of Atlantic Avenue, 57.28 feet to the point;
3. Thence southerly along the easterly line of Vanderbilt Avenue 330.0 feet to the southerly line of Pacific Street;
4. Thence westerly along the southerly line of Pacific Street, 2568.09 feet to a point on Flatbush Avenue;
5. Thence northerly, parallel with Flatbush Avenue, 48.35 feet to the southerly line of Pacific Street;
6. Thence westerly along the southerly line of Pacific Street, 759.85 feet to the westerly line of 4th Avenue;
7. Thence northerly along the westerly line of 4th Avenue, 240.0 feet to the southerly line of Atlantic Avenue;
8. Thence westerly along the southerly line of Atlantic Avenue 717.83 feet to the westerly line of 3rd Avenue;
9. Thence northerly, along the westerly line of 3rd Avenue, 340.0 feet to the northerly line of State Street;
10. Thence easterly, along the northerly line of State Street 416.0 feet to the westerly line of Tax Lot 23, Block 174;
11. Thence northerly along the westerly line of Tax Lot 23, 17.75 feet to a point;
12. Thence northeasterly along the westerly line of Tax Lot 23, 8.67 feet to an angle point;
13. Thence northwesterly, along the westerly line of Tax Lot 23, 16.22 feet to a point;

EXHIBIT "A" (Continued)

14. Thence northerly along the westerly line of Tax Lot 23, 34.23 feet to an angle point;
15. Thence northeasterly, along the westerly line of Tax Lot 23 11.46 feet to the southerly line of Flatbush Avenue;
16. Thence northerly, along the southerly line of Flatbush Avenue, 221.58 feet to a point;
17. Thence northerly across Flatbush Avenue 197.92 feet to a point formed by the intersection of the easterly line of Flatbush Avenue with the northerly line of Lafayette Avenue;
18. Thence easterly, along the northerly line of Lafayette Avenue, 323.77 feet to the easterly line of Ashland Place;
19. Thence southerly along the easterly line of Ashland Place 635.55 feet to the northerly line of Hanson Place;
20. Thence easterly, along the northerly line of Hanson Place, 1299.0 feet to the easterly line of South Oxford Street;
21. Thence northerly, along the easterly line of South Oxford Street, 75.0 feet to the northerly line of Greene Avenue;
22. Thence easterly, along the northerly line of Greene Avenue 200 feet, to the westerly line of Cumberland Street;
23. Thence northerly, along the westerly line of Cumberland Street 95 feet to a point;
24. Thence easterly, crossing Cumberland Street, along the northerly line of Tax Lot 1, Block 2119, and crossing Carlton Avenue 340 feet to the easterly line of Carlton Avenue;
25. Thence southerly, along the easterly line of Carlton Avenue 95 feet to the northerly line of Greene Avenue;
26. Thence easterly along the north line of Greene Avenue 830 feet to the point or place of beginning; be the aforesaid courses and distances more or less.

The above described boundaries comprise an area of 4,540,528 square feet more or less or approximately 104 acres and are as shown on the Tax Map of the Borough of Brooklyn in The City of New York.

EXHIBIT B-1

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Parcel</u>	<u>Block</u>	<u>Lot(s)</u>
1(R)	180	23,27-33,40,46
2A	2001	20,25,26,28,30,31,33,35,39
	2002	7-38,41-42,45-46,Parts of: 1,5,49 Parts of Ft.Greene Place to be closed
2B	2002	55,61,63,Parts of 1,5,49
	2003	62-64,66,71,73,Parts of: 1,3,60,part of 7, Parts of Ft.Greene and South Elliot Places to be closed
2C	2003	8-16,49-53,55,Parts of 3,5,6,7,57
3	2004	1-2,7,12-13,15-17,65-75,175,76-77, 78-82,84
	2005	1,3-10,12-22,24-28,45-50,52-53,55-57, 60,63,65,67-68,169,70-75,79,82-89, 90-94,96,97,98, and a portion of the former street bed of South Oxford Street
	2006	1-5,6-25,27-41,43,45-54,56-59,62-80, 82-89,94-97
4A	2007	13-24,26-28,30,35,38,41-44,50,53,55-56,58, Parts of: 12,65 and bed of former Adelphi St.
4B	2007	1-4-11,69-70,73-75,180, Parts of of 12,65, and bed of former Adelphi Street
4C	2008	24-25,28,30-31,33-45,Part of 16
4D	2008	6,8-9,13-15,45,50,53,55,56,Part of 16
4E	2008	1,4,57-58,60,64-66,71-74,77
5	927	1,7,9,11-15,18-21,23,25,27,42-43
6A	1118	6

EXHIBIT B-1 (Continued)

<u>Parcel</u>	<u>Block</u>	<u>Lot(s)</u>
10 (R)	2004	30,32
11	{ 1955	1
	{ 1956	1,3-12,14,18-29
12	1957	21,23,36-37
13	1957	1,3-12,14-16,49-50
14	1958	13-17
16	1958	50-51,53,55-64
17	1959	71-80
18	1975	1-4
19A	2009	35-36
19B	2009	44
20	2110	3,5-8,10,12-19,21-22,24-26
21 (R)	2119	1
--	926	1
Rehab	180	52,55-60,63
Rehab	1958	4,8
Rehab	1959	22

Note: (R) indicates Rehabilitation Site

EXHIBIT B-2

PROPERTIES SUBJECT TO REHABILITATION STANDARDS

("Q" - "NOT TO BE ACQUIRED")

<u>Block</u>	<u>Lot(s)</u>
180	7-22
1118	1, 5, 21-25, 27
1119	1-64
1120	1-35
1121	1-47
1957	17, 24-35, 38-47
1958	1-3, 5-7, 9-11, 19-28, 30-49
1959	1-12, 23-27, 37, 39, 41-70
2003	19-48
2004	20-21, 33-61
2005	29-42
2009	1-34, 37-43

EXHIBIT C

PROPERTY REHABILITATION STANDARDS

I. INTRODUCTION

These Guidelines summarize the Property Rehabilitation Standards that have been developed to serve as the basis for rehabilitation of designated properties (Q properties) within the urban renewal area. The Standards are separated into two general categories: first, the Mandatory Requirements which are the various codes and ordinances of The City and State of New York relating to building construction and housing and second, the Objectives which are the additional goals for the improvement of buildings, particularly housing, within the renewal area.

The intent of the Standards is to assure a high level of rehabilitation for health, safety and fire protection, light ventilation, cleanliness, repair and maintenance, and structural stability for properties designated for rehabilitation, as well as to prevent adequate or salvageable housing or non-residential structures from deteriorating below minimum levels that impair the comfort and appearance of the property and the attractiveness of the entire neighborhood.

The complete detailed Property Rehabilitation Standards are available upon request from the Bureau of Operational Services, Office of Development, Department of Housing Preservation and Development.

II. APPLICABILITY

The Property Rehabilitation Standards are mainly designed for residential structures. Non-residential properties need comply only with those standards that are applicable to such structures. Non-residential portions of mixed-use properties should be brought to a level which is compatible with the residential character of the property or project.

III. MANDATORY REQUIREMENTS

The Mandatory Requirements consist of all applicable codes, ordinances and regulations; these include but are not limited to:

New York City:

Housing & Maintenance
Building Code
Air Pollution Control Code
Electrical Code

New York State

Multiple Dwelling Law

All properties "shall" (must) comply with these codes, ordinances and regulations as a minimum requirement.

IV. OBJECTIVES

The Objectives consist of additional goals for the upgrading of all properties in order to assure living units and public areas which provide for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type quality of the property under consideration.

All properties "should" (as an option) meet the following objectives wherever possible.

A. EXTERIOR

The exterior physical appearance of buildings and grounds should be well maintained, provide reasonable durability and economy of maintenance, and be architecturally consistent with the surrounding neighborhood.

B. INTERIOR

The interior of buildings should provide for complete living facilities arranged and equipped for suitable and desirable living conditions. Public halls, cellars and work spaces should be clean and free of violations.

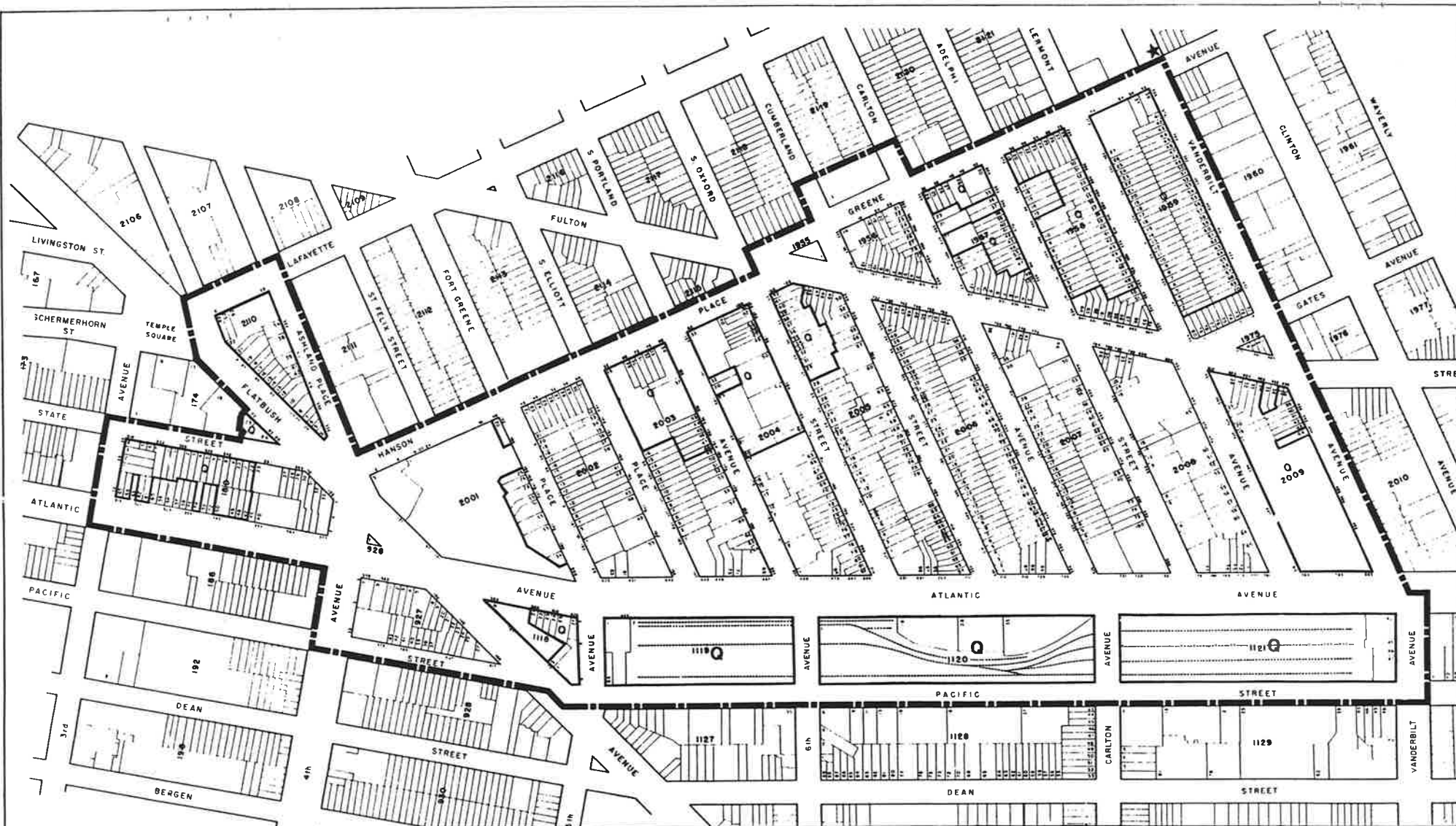
C. GENERAL

(1) Plumbing, heating and ventilating systems and their appurtenances should provide satisfactory water supply, drainage, venting and heating.

(2) Electrical and gas services shall conform to industry standards and those of the Bureau of Gas and Electricity of the Department of General Services.

(3) All requirements of The New York City Fire Department shall be met.

(4) The property shall be effectively protected against rodents and vermin.



LEGEND

- Project Boundary
- Q Not To Be Acquired
- ★ Point Of Beginning Of Boundary Description

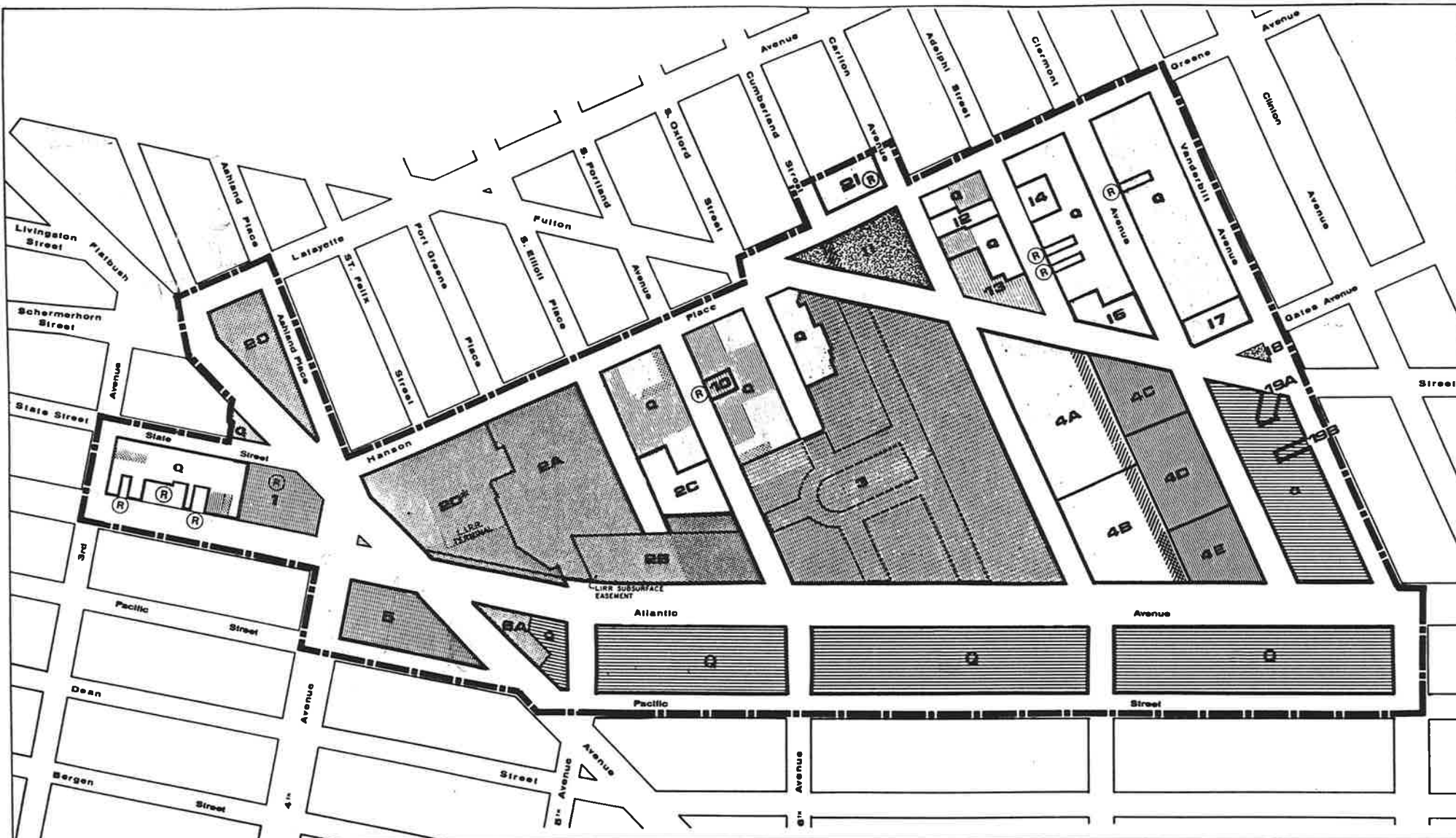
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

ATLANTIC TERMINAL PROJECT BOUNDARY

DATE: MAY 15, 1968

REVISED: AUG. 12, 1970; NOV. 5, 1971; OCT. 23, 1974;
MAY 4, 1976; AUGUST, 1982; JULY, 1985

SCALE IN FEET
100 0 100 200 300



LEGEND

	RESIDENTIAL		UTILITY EASEMENT		PROJECT BOUNDARY
	PUBLIC & INSTITUTIONAL		NOT TO BE ACQUIRED Major Sound Property		PROPOSED STREETS, to be mapped, subject to Board of Estimate approval
	RESIDENTIAL/COMMERCIAL		NOT TO BE ACQUIRED Subject to Rehab. Standards		RESIDENTIAL/ PUBLIC & INSTITUTIONAL
	COMMERCIAL		PARCEL NUMBER		
	LIGHT INDUSTRIAL		REHABILITATION SITE		
	PUBLIC OPEN SPACE		SITE OWNED BY M.T.A.		

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

ATLANTIC TERMINAL LAND USE PLAN

DATE: MAY 15, 1968

REVISED: AUG. 12, 1970, NOV. 16, 1972, NOV. 18, 1974, MAY 1976
JAN. 1977, MAR. 1978, JUNE 1978, AUGUST 1982
JULY 1985

MAP 2

