

ATLANTIC TERMINAL URBAN RENEWAL PROJECT

CITY OF NEW YORK

N.Y. R-190

URBAN RENEWAL PLAN

Section A. CONTENTS OF PLAN

Section B. Description of Project

Section C. Land Use Plan

Section D. Project Proposals

Section E. Other Provisions Necessary to Meet State and  
Local Requirements

Section F. Provisions for Changes in Approved Plan

Section G. Minor Changes

Exhibits

Exhibit A Boundary Description.

Exhibit B-1 Property Rehabilitation Controls (Residential)

Exhibit B-2 Property Rehabilitation Controls (Non-Residential)

Maps

Map 1 Boundary Map --- (Dated May 15, 1968)

Map 2 Land Use Plan (Dated May 15, 1968)



B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area:

The boundaries of the Urban Renewal Area are as shown on Map 1, Boundary Map, dated May 15, 1968 and are 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. Rehabilitation of existing residential buildings wherever feasible
- f. Continuation of local employment opportunities, through the retention of structurally sound non-residential buildings wherever feasible
- g. Provision of new housing for low and moderate income families built to high standards of design, privacy, light, air and open space
- h. Provision of compact, efficient, local retail commercial areas
- i. Provision of land for public, recreational, and community facilities.
- j. Provision of off-street parking to relieve traffic congestion

3. Types of Proposed Renewal Action

All structures in the project area which are to be acquired will be demolished and the cleared land will be redeveloped for residential, institutional, commercial, industrial, public and semi-public use, except as provided for in Section D.1.b. of the Urban Renewal Plan.

Structures which are "Not to be Acquired" (Q) or scheduled for Conditional Acquisition (Q\*), shall be subject to Property Rehabilitation

Controls as set forth in this Urban Renewal Plan and the attached Exhibits B-1 and B-2.

Proposed institutional and public and semi-public improvements include the provision of land for development of a four year college, elementary and secondary schools, a "600" school, parks, health, neighborhood and other community facilities. Land will also be made available for necessary street widenings. In addition, the Urban Renewal Plan proposes the underground relocation of electric and telephone utility lines.

C. LAND USE PLAN

1. Land Use Map

Map 2, Land Use Plan, dated May 15, 1968, 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, 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 approved by resolution of the Board of Estimate on December 15, 1960, and as amended to April 25, 1968. 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, the following uses shall be permitted and all other uses excluded:

1. Residential

Residential with appurtenant recreational, community 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.

The new housing to be constructed on redevelopment parcels shall be for occupancy by families and individuals of low and moderate income and shall be developed, regulated and controlled to the extent authorized by the provisions of the Private Housing Finance Law of the State of New York, and Section 221 (d)(3) 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.

2. Public and Semi-Public (Related to Residential)

- a. Public parks
- b. Health and neighborhood facilities
- c. Expansion of existing on-site facilities.

3. Public and Semi-Public (Institutional)

Land may be provided for the following educational facilities:

- a. Four year college
- b. Elementary and secondary schools
- c. "600" school

4. Commercial

General commercial uses shall be limited to those permitted in a C4-5 District of the aforementioned Zoning Resolution, excluding the following uses: catering establishments, public auction rooms and wedding chapels or banquet halls in Use group 9A, Use group 9B, variety stores in Use group 10A, and Use groups 10B and 12. These uses shall be restricted to parcels permitting this type of land use as shown on Map 2, Land Use Plan, dated May 15, 1963.

Local retail commercial uses shall be limited to those referred to in Section 2.a.1. above.

5. Manufacturing

Manufacturing or light industrial uses shall be limited to those permitted in an M1-1 District of the aforementioned Zoning Resolution and shall be permitted only in parcels designated for light industrial land use on Map 2, Land Use Plan, dated May 15, 1968.

- 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, commercial floor area, 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.

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

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)	Set- backs (f)
1	Residential and/or Institutional	6.0				*	*
2	Residential and/or Institutional	3.7				*	*
3	Residential and/or Institutional	2.0	250,000	1,552,000	10,600	*	*
4	Residential	3.4				*	*
5	Residential and/or Institutional	5.4				*	*
6	Institutional	*	*	*	-	*	*
7	Institutional	*	*	*	-	*	*
8	Institutional	*	*	*	-	*	*
9	Light Manu- facturing	*	*	*	-	*	*
10	Institutional	*	-	*	-	*	*
11	Park	-	-	-	-	-	-
12	Residential	*	-	-	*	*	*
13	Residential	*	*	-	*	*	*
14	Residential	*	ca	-	*	*	*
15	Residential	*	-	-	*	*	*

Table I (continued)

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)	Set- backs (f)
16	Residential	*	*	-	*	*	*
17	Residential	*	*	-	*	*	*
18	Park	-	-	-	-	-	-
19a	Light Manu- facturing	-	-	-	-	*	-
19b	Light Manu- facturing	-	-	-	-	*	-
20	Commercial	0.20	10,800	-	-	*	*

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

Table I (continued)

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 to April 25, 1968.

- (a) Parcels 1 through 20 are as shown and numbered on Map No. 2, Land Use Plan, dated May 15, 1968.
- (b) Permitted uses may include a maximum of 250,000 square feet of commercial floor area of which a maximum of 50,000 square feet may be utilized for retail and service establishments as permitted by Large Scale Development Provisions of the Zoning Resolution. The remainder shall be General Commercial Uses as permitted by Section C.2.a.4. of the Urban Renewal Plan, and as shown on Map No. 2, Land Use Plan, dated May 15, 1968.
- (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 Parcel 4 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.
- (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 usable 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.



c. 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 Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section F, hereunder.

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

The provisions and requirements set forth under C.2.a. and C.2.b. will not apply to real property "Not to be Acquired". All properties which are "Not to be Acquired" will be subject to Property Rehabilitation Standards as set forth under Exhibits B-1 and B-2 of this Urban Renewal Plan. Any change, alteration, extension, or enlargement of industrial or commercial uses or structures on such properties shown on Map 2, Land Use Plan, as "Q", Not to be Acquired, or Q\*, Conditional Acquisition shall be subject to approval by the Housing and Development Administration pursuant to the provisions of Section G of this Urban Renewal Plan.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Real Property to be Acquired for:

1. Clearance and Redevelopment

All properties within the project area, except those listed below, will be acquired for clearance and redevelopment. Property shown as "Q" "Not to be Acquired" on Map 1, Project Boundary Map, dated May 15, 1968, may be acquired under the special conditions set forth in D.1.6. of this Urban Renewal Plan.

Block 180	-	Lots 7-22
2003	-	Lots 19-48
2004	-	Lots 20-61
2005	-	Lots 29-42
2009	-	Lots 1-34, 37-43
1957	-	Lots 17, 24-35, 38-47
1958	-	Lots 1-8, 11, 19-49
1959	-	Lots 1-70

The following properties, shown as Q\*, "Conditional Acquisition", on Map 1 referred to above, may be acquired under the

special conditions set forth in Section D.1.6. of this Urban Renewal Plan.

Block 174 - Lots 23, 24  
180 - Lots 1-6, 47-65

2. Public Facilities

Land is to be acquired for development of parks, two health clinics, a day care facility, a neighborhood community action center and expansion of existing on-site facilities. In addition, land is to be acquired for necessary street widenings.

3. Conservation and Rehabilitation

See Section D.1.6. below.

b. Special Conditions Under Which Properties not Designated for Acquisition May be Acquired

A continuous and vigorous enforcement of applicable existing laws, codes and ordinances and regulations of the City of New York will be in effect and in force within all areas designated as "Not to be Acquired" or "Conditional Acquisition". 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.

1. Residential (Designated as "Q", Not to be Acquired, on Map 2, Land Use Plan)

Owners of all buildings in these areas will be required to renovate said structures in compliance with the rehabilitation standards contained in this Urban Renewal Plan, within three years of the adoption and approval of this Urban Renewal Plan by the Board of Estimate of the City of New York. In order to ensure the elimination of all substandard conditions in areas designated as "Not to be Acquired", the City reserves the right to acquire any property wherein the owner does not undertake to correct all outstanding building violations in addition to making such necessary improvements as may be required to bring the building into compliance with the Rehabilitation Standards contained in Exhibit B-1 of this Urban Renewal Plan.

2. Residential and Non-Residential (Designated as Q\*, Conditional Acquisition, on Map 2, Land Use Plan)

These properties shall be acquired if the Housing and Development Administration determines that the owners have

not complied with the following conditions:

- a) Within six (6) months after approval of this Urban Renewal Plan by the Board of Estimate, the owner shall enter into an agreement with the Housing and Development Administration to undertake rehabilitation of the property in accordance with the Rehabilitation Standards as set forth in Exhibits B-1 and B-2 of this Urban Renewal Plan;
- b) Within eighteen (18) months after approval of this Urban Renewal Plan by the Board of Estimate, the owner shall have corrected all outstanding building violations and brought the property into substantial compliance with these Rehabilitation Standards, in a manner satisfactory to the Housing and Development Administration.

If acquisition of residential and/or non-residential properties is required under these provisions, reuse of these parcels and, where applicable, of related properties scheduled for residential and/or non-residential use, shall be in conformance with the objectives of the Urban Renewal Plan, as determined by the Housing and Development Administration, subject to D.H.U.D. concurrence.

c. Special Conditions Under Which Properties Identified For Acquisition May be Excluded Therefrom

Not Applicable.

2. Rehabilitation and Conservation

All buildings to remain and designated "Not to be Acquired" (Q) or "Conditional Acquisition" (Q\*) on Map 1, Boundary Map, dated May 15, 1968 are to be kept at a high level of maintenance. If any structure is demolished and new construction is to take place in an area designated "Not to be Acquired" or "Conditional Acquisition", the provisions of Section D.3.f. of this Urban Renewal Plan shall apply in order to ensure harmonious redevelopment.

3. Redeveloper's Obligations

- a. The regulations and controls set forth in Section C hereof, will be implemented, wherever applicable, by appropriate covenants or other provisions in 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 and each redeveloper.
- 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 and each redeveloper.
- 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, 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.
- f. Site 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 the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Housing and Development Administration by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration shall be similarly submitted for review and approval. As-built drawings shall also be submitted to the Housing and Development Administration after construction for final determination of compliance.

#### 4. Underground Utility Lines

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

#### E. OTHER PROVISIONS 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 C. of this Urban Renewal Plan;
- 2. Proposed Land Acquisition, Demolition and Renewal Structures - See Section D. of this Urban Renewal Plan;

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Sections C. and D. 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 Time Schedule for the Effectuation of this Urban Renewal Plan

Estimated Completion Date of Project: January 1972

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	January 1969	January 1970
b. Relocation of Site Occupants	January 1969	January 1971
c. Demolition and Site Clearance	June 1969	June 1971
d. Site Preparation Including Installation of Project Improvements	January 1970	January 1972
e. Disposition of Land in the Project Area	January 1970	June 1971

#### F. CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be modified at any time by the City of New York provided that, if modified prior to the termination of the Government's financial obligation under the Capital Grant Contract such modification be concurred in by the Department (HUD) and provided further that if such modification adversely affects as determined by the Housing and Development Administration, any land disposed of by the City of New York for redevelopment (new construction as distinguished from rehabilitation), written consent to such modification must be obtained from the purchaser, mortgagee, and/or lessee of such real property or its successors and assigns which consent shall not be unreasonably withheld.

#### G. MINOR CHANGES

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Sections C. and D. 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 Housing and Development Administration shall have the power, upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances and provided that D.H.U.D. concurrence is obtained.

EXHIBIT "A"

Description of Land to be Acquired for the Atlantic Terminal Project,  
including interior and peripheral streets:

BEGINNING at the corner formed by the intersection of the north line  
of Greene Avenue with the east line of Vanderbilt Avenue;

Running thence westwardly, along the north line of Greene Avenue  
to the corner formed by its intersection with the east line of South  
Oxford Street;

Thence across Fulton Street, to the corner formed by the intersection  
of the west line of South Oxford Street with the north line of Hanson  
Place;

Thence westwardly, along the north line of Hanson Place to the corner  
formed by its intersection with the east line of Ashland Place;

Thence northwardly, along the east line of Ashland Place to the corner  
formed by its intersection with the north line of Lafayette Avenue;

Thence westwardly, along the north line of Lafayette Avenue to the corner  
formed by its intersection with the eastline of Flatbush Avenue;

Thence across Flatbush Avenue to the corner formed by the intersection of  
the west line of Flatbush Avenue with the south line of Schermerhorn Street;

Thence southwardly, along the west line of Flatbush Avenue to a point about  
136 feet from the corner formed by the intersection of the west line of  
Flatbush Avenue with the north line of State Street;

Thence along the west lot line of lot 23 in Block 174 to a point on the  
north line of State Street, which point is about 110 feet west of the corner  
formed by the intersection of the west line of Flatbush Avenue with the  
north line of State Street;

Thence westwardly, along the north line of State Street to the corner formed  
by its intersection with the west line of Third Avenue;

Thence southwardly, along the west line of Third Avenue, to the corner formed  
by its intersection with the south line of Atlantic Avenue;

Thence eastwardly, along the south line of Atlantic Avenue, to the corner  
formed by its intersection with the west line of Fourth Avenue;

Thence southwardly along the west line of Fourth Avenue, to the corner formed  
by its intersection with the south line of Pacific Street;

Thence eastwardly, along the south line of Pacific Street, to the corner  
formed by its intersection with the west line of Flatbush Avenue;

Thence southwardly, along the west line of Flatbush Avenue, to a point of intersection with the westerly prolongation of the South line of Pacific Street;

Thence eastwardly across Flatbush Avenue along the south line of Pacific Street to the corner formed by its intersection with the east line of Vanderbilt Avenue;

Thence northwardly, along the east line of Vanderbilt Avenue and its prolongation across Atlantic Avenue to a point on the north line of Atlantic Avenue;

Thence westwardly, along the north line of Atlantic Avenue, to the corner formed by its intersection with the east line of Vanderbilt Avenue;

Thence northwardly, along the east line of Vanderbilt Avenue to the place or point of BEGINNING.

The above described boundaries comprise an area of 4,521,528 square feet, more or less, or approximately 103.8 acres, and are as shown on the Tax Maps of the Borough of Brooklyn in the City of New York.

The following Parcels are designated as NOT TO BE ACQUIRED (Q):

<u>BLOCK NO.</u>	<u>LOTS</u>
180	7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
2003	19, 29, 30, 31, 32, 33, 34, 37, 43, 44, 45, 46, 47, 48
2004	20, 21, 25, 30, 32, 33, 40, 41, 42, 44, 45, 46, 47, 48, 50, 54, 61
2005	29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42
2009	1, 19, 20, 23, 26, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 43
1957	17, 24, 25, 26, 27, 28, 30, 35, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47
1958	1, 2, 3, 4, 5, 6, 7, 8, 11, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49



BLOCK NO.LOTS

1959

1, 2, 3, 4, 5, 6, 7, 8, 9, 10,  
11, 12, 13, 14, 15, 16, 17, 18,  
19, 20, 21, 22, 23, 24, 25, 26,  
27, 37, 39, 41, 42, 43, 44, 45,  
46, 47, 48, 49, 50, 51, 52, 53,  
54, 55, 56, 56, 58, 59, 60, 61,  
62, 63, 64, 65, 66, 67, 68, 69, 70

The following properties are designated Q\*, Conditional Acquisition  
Parcels, and may be acquired under the special conditions set forth  
in Section D.1.b. of this Urban Renewal Plan.

BLOCK NO.LOTS

174

23, 24

180

1, 2, 3, 4, 5, 6, 47, 48, 49,  
50, 52, 53, 54, 55, 56, 57, 58,  
59, 60, 61, 62, 63, 64, 65

ATLANTIC TERMINAL URBAN RENEWAL AREA: NYR-190

Exhibit - B-1.

GENERAL STANDARDS AND CONTROLS

FOR

RESIDENTIAL REHABILITATION

EXCEPT CLASS "B" OCCUPANCY

HOUSING AND DEVELOPMENT ADMINISTRATION

Prepared by:

Martyn & Don Weston and Pedro Lopez  
Architects & Urban Planners  
New York City

Exhibit B-1 of the Urban Renewal Plan

Atlantic Terminal  
May 10, 1968

GENERAL STANDARDS AND CONTROLS  
FOR RESIDENTIAL REHABILITATION

1. INTRODUCTION

These standards have been developed to serve as the basis for rehabilitation of existing residential structures to provide an environment and accommodations which are decent, safe, sanitary, livable and designed to have continuing appeal. The rehabilitation of these structures for the respective degrees of rehabilitation shall meet property standards hereinafter described which are sufficiently high when combined with public improvements and other actions to be taken to give promise of restoring the economic and social health of the area and, on the other hand, sufficiently low to keep the costs of improvements within the reach of the present residents.

Application. These requirements provide the minimum to be met in the rehabilitation of existing properties in the Urban Renewal Area to be submitted for mortgage insurance under the National Housing Act, Section 220, Direct Rehabilitation Loans (Hud Section 312), Municipal Loans (Art. VII of the Private Housing Finance Law) and other applicable Housing Assistance Programs.

The requirements set forth herein supplement all State and Local codes and ordinances applicable to the regulation and control of building construction and renovation and therefore constitute additional controls and requires. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

- a) Chapter 26, Title C, Building Code of the Administrative Code of the City of New York.
- b) Chapter 26, Title D, the Housing Maintenance Code of the City of New York.
- c) Chapter 713, L. 1929, Multiple Dwelling Law, as amended;
- d) Zoning Resolution of the City of New York; 1961 as amended.
- e) Chapter 30, Title B, Electrical Code of New York.

Extensive Rehabilitation. New additions must comply with FHA standards and requirements for new structures, except that where limitations are presented by existing construction which is to remain, reasonable modification will be permitted where the resulting conditions are deemed by the FHA to be consistent with the objectives of the standards and requirements. The Insuring Office should be consulted as to applicable standards and acceptability where new additions are anticipated.

II. DEFINITIONS PERTAINING TO THE STRUCTURE

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Basement: A space of full story heights below the first floor having less than 50% of its height below adjoining grade.

Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.

Story: That portion of a building between a floor and the next floor above.

First Story(First Floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Dwelling: A building designed or used as the living quarters for one or more families.

Dwelling Unit: A "dwelling unit" is a group of rooms having separate entrance and consisting of one or more living rooms and at least one kitchen or kitchenette and one bathroom.

One-family dwelling: A building designed and used expressly for one family unit, the disposition of elements within and without guaranteeing the inhabitants' safety, health and welfare.

Two-family dwelling: A building designed for and used by two families, with separate self-contained facilities, services and utilities for each family dwelling unit.

Multiple dwelling: A "multiple dwelling" is a building containing three or more dwelling units.

#### DEFINITIONS PERTAINING TO DWELLING UNITS

Habitable Room: A space used for living, sleeping, eating and cooking, or combinations thereof, but not including kitchenettes, bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Living Room: A "living room" is any habitable space within a dwelling unit used for sleeping, study, social gathering or other human activity, but exclusive of such areas as bathroom, cooking spaces under 59 sq. ft., foyer, halls, dressing rooms, and closets.

Bedroom: A "bedroom" is a habitable space used primarily for sleeping purposes.

Kitchen: A "kitchen" is a habitable space used for cooking and preparation of foods, which has a floor area of 59 sq. ft. or more.

Kitchenette: A "kitchenette" is a cooking space having a floor area less than 59 sq. ft.

Bathroom: A "bathroom" is a compartment within a dwelling unit containing a water closet, lavatory, bathtub, shower and medicine cabinet.

Living Units: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating cooking and sanitation.

DEFINITIONS PERTAINING TO THE SITE

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories of floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Grade, finish: The top surface of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Lot Coverage: That percentage of the plot area covered by the building area.

Repairs: To restore to a sound and acceptable state of operation, serviceability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rehabilitation: The restoration of one or more dwelling to a satisfactorily improved physical condition, and which overcomes, the deterioration of a property or properties, and aids in the improvement of its neighborhood.

Three types of rehabilitation apply to residential structures, a: minimum, b: moderate and c: extensive; each type shall meet property standards herein set forth. All rehabilitation shall include the correction of deficiencies and code violations, both recorded and observed, as a mandatory requirements prior to the application of the further requirements of the property standards and controls.

- a. Minimum rehabilitation shall consist of the repair and replacement of all structural deficiencies "fix-up", "paint-up and clean up" of existing structures, facilities and services; replacement of old fixtures where directed in the plumbing, heating and electrical systems and minimal partition changes to meet the space and occupancy standards. The adding of partitions to create closets is within the scope, however removal of partitions should be avoided since occupants remain in apartments. No relocation of tenants nor owners shall be required for this type of rehabilitation.
- b. Moderate rehabilitation shall consist of the modernization of all facilities and services, the repair and replacement of all structural deficiencies, the replacement of old fixtures to the plumbing, heating, and electrical systems, as required. It shall require partition, changes to meet the space and occupancy standards for those spaces grossly below minimum standards i.e. more than 20% deficient in terms of dimension or area. It shall require the upgrading of rooming units as set out in the accompanying "Class B Occupancy Standards". Relocation of tenants or owners shall not generally be expected for this level of rehabilitation. However specific apartments may require temporary relocation during the work.
- c. Extensive rehabilitation shall consist of the replacement of all deteriorated facilities and services; the repair and replacement of all structural deficiencies due to the gutting of the building. It shall require complete new plumbing, heating and electrical systems, new kitchens and bathrooms.

It shall require the elimination of existing spaces now classed as rooming units with the resultant relocation of tenants which shall be of the shortest duration possible, for that particular structure undergoing rehabilitation.

### III. (a) - GENERAL OBJECTIVES OF RESIDENTIAL REHABILITATION AND CONSERVATION

- A. The areas shown for residential rehabilitation "Proposed Land Use" shall be residential in use and character. Uses which are accessory to and/or harmonious with this residential character and are legal uses under existing law shall be permitted, including those of a professional or home occupation nature. This includes rooming houses, Class B, multiple dwellings as a harmonious compatible and necessary residential use, within the Atlantic Terminal Urban Renewal Area.

- B. All properties devoted to residential uses are to be improved, restored and maintained, to a level which achieves and adequate standard of safe and sanitary housing for the people residing therein.
- C. All residential structures shall be structurally sound and of a type and quality of construction to permit healthful year-round occupancy.
- D. The exterior physical character of all structures shall be aesthetically pleasing and architecturally consistent with the surrounding neighborhood.
- E. All open areas shall be appropriately landscaped, including paving, drainage and necessary fencing. The planting of easily maintained shrubbery and trees is desirable where possible.
- F. Adequate and properly buffered off-street parking shall be provided wherever possible.
- G. In order to eliminate conditions causing disease or which are otherwise detrimental to the public health, safety and general welfare of the community, all facilities necessary for adequate heat, lighting, plumbing and general sanitation must be provided and properly maintained in good working order. Adequate space for occupants are to be provided in all dwelling units for healthful living conditions.
- H. In order to prevent unsafe conditions and to prevent injury to persons or damage to adjacent structures, potential fire hazards and unsafe yard conditions will be eliminated. Yard conditions which create a fire hazard or a safety hazard to the building or adjacent buildings shall be eliminated.

### III. (b) - STANDARDS FOR RESIDENTIAL REHABILITATION

#### A. Site Design and Maintenance Standards

- 1. Each structure containing dwelling units shall have direct access to a public street.
- 2. Each building shall be provided with access to the rear yard. This access for a detached dwelling should be directly from a street.
- 3. Yards shall be free of all debris. No accessory structures, fences, or similar subsidiary items shall be permitted which:
  - (a) Significantly obstruct light or air from doors or windows.
  - (b) Obstruct a safe means of access to or egress from the building

- (c) Create fire hazards, attract or harbor rodents, or create unhealthful conditions.
  - (d) Are structurally unsafe; or
  - (e) Create objectionable odors, noises, or view.
4. Every dwelling shall have yard space of such size and so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy. There shall be adequate open spaces for laundry drying, gardening, landscaping and outdoor living. The open space may be at the rear, front or one of the side yard areas.
  5. Refuse shall be kept in rodent and odor-proof containers which shall be placed behind or within suitable visual barriers and shall be accessible to dwelling tenants and refuse collectors.
  6. Areas other than driveways, walks, and terraces shall be enhanced with some form of landscaping which requires minimal maintenance.
  7. Off-street parking space shall be provided for each dwelling unit wherever possible. Each such space shall be paved with a durable, dust free surface. When existing structures are sited in a manner which makes providing on-site parking difficult, this requirement will be waived.
  8. No building shall be increased in height or enclosed volume which would make the building non-complying to the zoning resolution, or be brought closer than 30 feet to the rear lot line.

#### C. Construction Standards

##### Objective

The construction standards and requirements set forth herein are designed to achieve structurally sound buildings with a minimum life of between twenty-five to forty years, depending upon the degree of rehabilitation, exclusive of normal replacement items.

1. All residential structures shall be of adequate construction be weather-tight, and contain sufficient and proper insulation to permit healthful year-round occupancy.
2. Any deterioration or failure of material, as evidenced by settlement, cracks, holes, leakage inadequate drainage, rodents, insects, or other conditions impairing the safety or sanitation of the building shall be repaired, replaced or otherwise corrected in a workmanlike manner with materials of good quality and reasonable durability.



3. All exterior wood surfaces shall be protected from decay with paint or other protective coverings. All scaled and chipped paint shall be removed and replaced.
4. Leaking, cracked, sagging or otherwise deteriorated roofs shall be repaired, reinforced, or be rebuilt as required. All structures shall have adequate gutters and leaders. Faulty flashing and deteriorated or leaking skylights shall be replaced.
5. All structures shall have a proper masonry foundation, with footings below the first level adequately water-proofed, installed with termite protection.
6. All inside and outside stairways, rails and porches shall be safely constructed.
7. Floors shall be smooth, even and sound and free from holes, splints, loose boards or excessive deflection, wood floors receiving a clear finish shall be scraped, sanded and steel woolled, leaving a clean, clear finish which is free of blemishes and discolorations.
  - (a) Floors in kitchens and bathrooms shall be of a durable, waterproof, non-absorptive material such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terazzo or linoleum. Wood finish flooring for these rooms is not acceptable.
  - (b) Finish floors in habitable rooms other than kitchens shall be wood flooring or a resilient tile or yard goods.
  - (c) In hallways, wood, a resilient flooring or carpeting shall be used for finish flooring materials. Noise control should be considered in making selection.
8. Walls and ceilings shall be smooth, even, sound and free from holes and cracks; old paint and paper shall be removed and surfaces shall be sanded before repainting or repapering. All unsound or rotten plaster shall be replaced.
9. Wood trim shall be scraped and sanded to a smooth finish before painting or shall be replaced. Wood sash shall be weathertight and resistant to excessive infiltration or wind rattling. The surfaces shall be scraped and sanded smooth and all defective glass and putty shall be replaced before painting. Rotted, weak or broken sash shall be replaced.
10. Apartment entrance doors shall be sound, self fitted, freely moving; fitted with locks; free of surface defects, splints, scaled and chipped paint surfaces. Generally, new apartment entrance doors shall be provided; each shall have an inter-receiver, bell and apartment number, in multiple dwellings these shall be metal-clad with metal bucks.

11. Masonry walls shall be cleaned, patched and painted as required. Brick walls and patched stone walls, which cannot be exposed shall receive one or more coats of paint, stucco, or other protective coating. All metal work, including cornices and rails shall be wire brushed and repainted. Metal flue stacks shall be removed and replaced, where necessary, with approved masonry flues and chimneys.
12. Public circulation spaces shall be finished in light colored, durable, easily maintained materials and finished. Untenanted basements, storage rooms and workshops shall have fire-retarded ceilings throughout, light colored walls, and smooth level and hard floors.
13. Where new stairs are installed in one and two family dwellings, they shall have oak treads and rises. In multiple dwellings, they shall be of steel construction with cement treads. All multiple dwellings shall be provided with sprinkler systems unless otherwise provided with approved fire escapes.
14. Bath and toilet rooms shall have waterproof floors and sanitary base at least 6" in height. Shower walls and wall around bath tub shall be surfaced with ceramic tile, or material of similar quality to a heights of at least 6 feet.

C. Plumbing and Sanitation

1. Every private yard shall have one hose bib placed at the rear of every building with a deep-reach valve or inside cutoff.
2. All new hot and cold water supply piping shall be non-ferrous materials. All piping shall be adequately sized to supply drain, and vent all fixtures attached thereto, and shall be sound, tight and free of mineral deposits or corrosion. Piping not meeting these requirements shall be replaced. All new piping in any habitable space shall be concealed in walls, floor or ceiling. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air, sound, or harborages for vermin or rodents.
3. Domestic hot water between 120oF and 140oF shall be centrally supplied to all dwelling units. The hot water heater, if separate from the heating plant shall be electric, gas, or oil fired, and shall be vented through an approved flue in such manner as to insure against fire or asphyxiation hazard. Gas burning equipment shall conform to the standards of the American Gas Assn. (AGA).

4. Every dwelling unit shall contain a bathroom with a flush water closet, a lavatory, and a bathtub in good working condition, properly connected and with adequate water pressure. Bath tubs shall be at least 4 feet 6 inches long and showers shall have a least dimension of not less than 30 inches.

#### D. Heating

1. Heat shall be centrally supplied to all dwelling units through a system capable of distributing 70oF to all habitable spaces during 0oF outside temperature.
2. The heating plant shall be installed in a separately enclosed space on the lowest floor, and shall be properly connected to an approved masonry flue. The system shall be durable, quiet in operation, and safe. All mains, branch piping, and ductwork in habitable spaces shall be concealed in walls, floor or ceiling.

#### E. Light and Ventilation

1. Ventilation shall be provided in accordance with applicable requirements of the Multiple Dwelling Law and Rules and Regulations of the Department of Buildings of the City of New York.
2. All public entrance space shall have natural light provided by window, doorway, or equivalent glass area of at least 10 percent of the floor area.
3. Minimum window areas shall be in accordance with code requirements.
4. There shall be light throughout all public halls and stairs, natural or artificial, direct or indirect, sufficient to provide safe illuminated passage to all apartments and other public spaces in accordance with customary good practice.

#### F. Electrical Distribution

1. The electrical system shall conform to the requirements of the U. S. Board of Fire Underwriters and the Department of Water Supply, Gas and Electricity of the City of New York.

#### G. Space and Occupancy Standards

1. Minimum space and room sizes shall be as specified for Urban Renewal Rehabilitation, except where provisions of the New York City Housing Maintenance Code are more stringent.

2. In each dwelling unit of three or more rooms, access to each living room and bedroom, and to at least one bathroom shall be possible without passing through any bedroom.
3. Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first bedroom plus 6 sq. ft. for each additional bedroom. The space provided shall be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.

Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit but on the same floor may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

4. Existing doors in sound condition and to remain shall approximate in size the following and minimum size of new doors installed in new openings shall be:
  - a) Habitable rooms, 2 ft.-6" wide.
  - b) Bathrooms, toilet compartments and closets other than linen and broom - 2ft-0" wide.
  - c) Service stair doors - 2 ft.6" wide inc.
  - d) Cased openings, 2 ft.-6" wide
  - e) To public stairway enclosures, single door- 3 ft-0" wide; double doors-2 ft.4" wide.
  - f) Height of all interior doors - 6 ft-8".
  - g) Main entrance door - 3 ft-0" wide

Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

5. All multi-family dwellings of 3 or more stories shall provide at least two means of egress above the second floor for each apartment. In converted dwellings, public hall sprinkler system will be acceptable in place of second means of egress, as long as there is a scuttle.
6. Hallways providing access to stairways and serving more than one family shall not be less than 3 ft.-0" wide.
7. Any non-residential use of the property shall be subordinate to its residential use and character. This non-residential use should not exceed 40% of the total floor area.

8. In any multiple dwelling the vestibule shall have individual bells with apartment telephone and door control system. Locked mail boxes in conformance with U. S. Post Office Department Standards shall be provided. Every rebuilt vestibule and ground floor hall shall be of adequate width.

9. Apartment and Room Area

For minimum rehabilitation, no partition changes will be carried out except for the provision of a closet to each bedroom, where required. The minimum sizes of newly-created rooms and spaces shall be according to the following table:

Table: Minimum Room Size Requirements By Type of Use

Legend:

LR = Living Room                      BR= Bedroom  
KIT= Kitchen (59 Sq. ft. or over)  
DS = Dining Space                      K'TTE= Kitchenette (less than 59 sq. ft.)

Note: Apartments may be designed either with kitchens or kitchenettes, but minimum areas as shown shall be provided.

<u>Dwelling</u>	<u>Areas in Square Feet</u>					<u>1st BR</u>	<u>Other BRs</u>	<u>Total Storage</u>	<u>Sq.Ft. Closets</u>
	<u>L R</u>	<u>D S</u>	<u>KIT</u>	<u>or</u>	<u>K'TTE</u>				
OBR Efficiency	200		59		20				16
1 BR	150	70	65		40	100			24
2 BR	150	90	75		50	100	70		32
3 BR	160	90	75		58	120	80		40
4 or more BR	160	90	80		58	120	80	48 (plus 8 for ea. additional bedroom)	

Minimum Room Dimensions shall be as follows:

- a) Width of main living room                      10 feet  
b) Width of each bedroom                              8 feet

10. No bathroom shall have direct access from a kitchen or kitchenette; in each dwelling unit containing two or more bedrooms at least one bathroom shall have direct access from a hall or foyer within the dwelling unit.
11. Every dwelling unit shall contain space for dry and refrigerated food storage and for a stove or other cooking facilities. Every dwelling unit shall contain an installed kitchen sink in good working condition.
12. Minimum areas and dimensions of kitchen storage space shall generally be as follows:
  - a) Total shelving in wall and base cabinets-30 sq. ft.
  - b) Drawer area - 5 sq. ft.
  - c) Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.
13. In each dwelling unit access to a bathroom or toilet shall be on the same floor or one flight below or above the bedroom area.

H. Exceptions

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardship, a variance to such requirement may be permitted by the Housing and Development Administration providing that no variance shall be permitted which is less restrictive than applicable State and Local codes and ordinances.

ATLANTIC TERMINAL URBAN RENEWAL AREA: NYR-190

Exhibit - B-1.1

GENERAL STANDARDS AND CONTROLS

FOR

RESIDENTIAL REHABILITATION

CLASS "B" OCCUPANCY

HOUSING AND DEVELOPMENT ADMINISTRATION

Prepared by:

Martyn & Don Weston and Pedro Lopez  
Architects & Urban Planners  
New York City

GENERAL STANDARDS AND CONTROLS  
FOR RESIDENTIAL REHABILITATION

CLASS B OCCUPANCY

1. INTRODUCTION

These Standards are supplementary to the General Standards and Controls for Residential Rehabilitation Except Class-B Occupancy. They follow the same intent and application of the former, except wherein stated as being additional to or in replacement of a previous clause.

Dwelling units for rooming houses and single room occupancy are a residential feature of urban life. They house a substantial percentage of urban workers, particularly service employees, for the vast commercial enterprises and institutional complexes of the city.

The rooming house's predominant function is to provide shelter. The social and other physical needs of the occupants have traditionally been served by their places of employment, or adjunct activities of their places of employment. They were provided with meals, forms of organized leisure or entertainment, often uniforms also, which contributed to a need of minimal domestic services within the living unit.

The rooming house also fulfills the needs of those people, who for whatever reason, cannot assume the responsibility of an apartment, with its mandatory lease, the acquisition of furniture, fixtures and other accoutrements. It is also the impermanent dwelling of the homeless man and woman.

The rooming house is an historical, as well as an actual feature of urban life - the "board and lodging" "bed and board", "pension", "bed sitting room" of the world capitals which have provided shelter for many millions of urban dwellers. The rooming house is usually cheaper than a hotel, offers more privacy and potentially more permanency than a hotel, and a greater social identification due to the presence of other tenants, even though there may be minimal communications between them.

Excessive density has been one of the reasons for antagonism to rooming houses and S.R.O.'s. The upgrading of rooming houses to provide better access to the sanitary and cooking facilities is a requirement of the standards.

Theoretically, the density factor as the main objection to rooming houses and S.R.O.'s is somewhat fallacious, because when Class B occupancy is changed to Class A occupancy, the excessive number of occupants



merely move outwards and create new S.R.O. conditions in, as yet, undeclared urban renewal areas, or they move in with families into private dwellings and create excessive densities within the private dwelling.

There are many people whose social and everyday needs do not require an apartment, they may be employed by educational, health or religious institutions, restaurants, hotels, clubs or transportation companies; they may be students, transportation employees, migratory workers, employees of 24-hour essential industry, a diverse cross-section of the urban population whose housing needs have only ever been met by the rooming house (or the S.R.O.)

II. DEFINITIONS (v. Housing Maintenance Code. Section D26-1.07.)

Class B multiple dwelling: includes hotels, lodging houses, rooming houses, boarding houses, boarding schools furnished room houses, lodging, club houses and college and school dormitories.

Rooming house: shall mean a Class B converted dwelling with more than half of the rooms in rooming units.

Rooming unit: shall mean one or more living rooms arranged to be occupied as a unit separate from all other living rooms, and which does not have both lawful sanitary facilities and lawful cooking facilities for the exclusive use of the family residing in such unit.

Single room occupancy: is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupants thereof reside separately and independently of the other occupants of the same apartment. When a Class A multiple dwelling is used wholly or in part for single room occupancy, it is considered a Class A multiple dwelling.

III. (a) General Objectives of Rehabilitation and Conservation of Class B. Occupancy Multiple Dwellings

- A. This L.P.A. is concerned with uses accessory to and/or harmonious with the residential character of the area and are legal uses under the existing codes. It accepts the rooming house, class B, multiple dwelling as integral, harmonious and compatible with the Atlantic Terminal Urban Renewal Area.

- B. The study accepts that the only legal single room occupancy which can be created is a hotel, but proposes that modification to Section D26-33.07 of the Housing Maintenance Code be considered in the light of the extraordinary demand for rooming house accommodation in urban areas and peri-urban areas upon special application or permit of approval, wherein facilities have been upgraded to provide amenable living conditions in conformance with code requirements. (Section D26-33.07 States that no new rooming house accommodation cannot now be created, neither in existing dwellings nor proposed buildings.)
- C. Single room occupancy will be eliminated in this rehabilitation program in conformance with Section D26-33.11 of the Housing Maintenance Code which states that all single room occupancy in Class A S.R.O. buildings shall terminate within 10 years from 14 July, 1967. (see definition of S.R.O.)

III (b) Standards for Residential Rehabilitation

- A. Site Design and Maintenance Standards as previously stated.
- B. Construction Standards as previously stated.
- C. Plumbing and Sanitation as previously stated, except as hereinafter augmented.
  - 4. Every occupant of a rooming unit shall have access to each required water closet, lavatory, bath and shower without passing through any other rooming unit, or portion of the dwelling reserved for other occupants.
  - 5. At least one water closet, lavatory and bath or shower shall be provided for each six persons (or less) lawfully occupying a rooming unit.
  - 6. Each floor shall be provided with a water closet and lavatory in a separate compartment from an adjacent shower. Alternate floors will be provided with a bath and lavatory in addition to the aforementioned facilities, but in no case shall these be less than one complete bathroom for each six rooming units.
- D. Heating  
As previously stated.
- E. Ventilation  
As previously stated.

F. Lighting and Electrical Distribution  
as previously stated.

G. Space and Occupancy Standards  
as previously stated, augmented as follows:

3. Clothes closet space shall be provided within each rooming unit.
5. Each multiple dwelling containing the rooming units shall be provided with a sprinkler system in place of a second means of egress, on condition that there is a scuttle to the roof.
6. All rooming units shall open onto a public hall not less than 3'-0" wide; no rooming unit shall open onto, nor have access through any other rooming unit.
9. Apartment and Room area  
  
The minimum sizes of newly-created space or enlarged space to the rooming unit shall be in conformance to the Minimum Room Size Requirements of previous section.
10. Each rooming unit shall have access to a kitchen or kitchenette on alternate floors, but in no instance shall such facilities serve more than six rooming units. Each kitchen or kitchenette shall contain sink, drainer, cooking range and refrigerator, with space for day and refrigerated food storage and a minimum length of 10'-0" of cabinets.
11. No occupant of a rooming unit shall have to go more than one flight of stairs to the cooking facilities.

ATLANTIC TERMINAL URBAN RENEWAL AREA - NYR-190

Exhibit B - 2

URBAN RENEWAL PLAN

PROPERTY REHABILITATION STANDARDS

(NON-RESIDENTIAL)

Exhibit B-2 of the Urban Renewal Plan

Atlantic Terminal  
May 10, 1968

## I. GENERAL STANDARDS NON-RESIDENTIAL STRUCTURES

These standards have been developed to serve as a basis for the rehabilitation of existing industrial properties, public and semi-public institutions and commercial buildings. The applicable paragraphs of Exhibit B-1 of the Urban Renewal Plan, along with additional controls which are to be complied with, are cited below:

## II. INTRODUCTION

These standards have been developed to serve as the basis for rehabilitation of existing non-residential structures to provide an environment and accommodations which are decent, safe, sanitary, livable and designed to have continuing appeal.

The requirements set forth herein supplement all State and Local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

- a) Chapter 26, Title C, Building Code of the Administrative Code of the City of New York;
- b) Zoning Resolution of the City of New York
- c) Chapter 30, Title B, Electrical Code of the City of New York; and
- d) Chapter 22, Health Code of the City of New York;
- e) State Labor Laws

### III. PROPERTY DEVELOPMENT AND CONSTRUCTION STANDARDS

#### A. OBJECTIVE OF CONSTRUCTION STANDARDS

The construction standards and requirements set forth herein are designed to achieve safe and sound buildings, equipped with necessary facilities generally provided in modern non-residential buildings, including protection from corrosion and decay, resistance to the elements, reasonable durability, economical maintenance, good quality of workmanship and acceptable appearance.

All structural components of a building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated structure. Sagging floors, partitions or stairs, bulging exterior walls, etc. shall be restored, within practicable limits, to an acceptable level or plumb position, and adequately supported or braced. Individual structural members in a deteriorated condition shall be replaced with new sound material and properly reframed. Loose or improper jointing of structural members shall be restored to provide the necessary degree of rigidity. With respect to fire protection, the objective is to assure a high degree of safety to life and property by the separation of dwelling units, by the use of materials which will retard the spread of fire, smoke, and hot gases through open or concealed spaces within the building, and by providing adequate and properly constructed means of exit.

#### B. SITE WORK

- (1) Repair or replace broken sidewalks, areaways, yards, courts, or other defective paved surfaces around the buildings as required, and provide proper pitch away from the structure.
- (2) Repair, replace, and restore retaining walls, fences and yard drains as required.
- (3) No subsidiary structures, fences, open incinerators or other installations shall be permitted on the premises which create hazardous or objectionable conditions.

- (4) Defective masonry steps and railings shall be repaired or replaced as required. Where portions of the masonry steps require substantial alterations, the finished surfaces shall provide a homogenous texture and uniform color harmonizing with the main structure.

C. EXTERIOR OF STRUCTURES

- (1) Exterior walls shall provide safe and adequate support for all superimposed loads and shall be resistant to weather and moisture. The following requirements shall be met:
  - a- Seal or repair all cracks in walls, including foundation and parapet walls and point masonry surfaces as required.
  - b- Repair defective wall surfaces, coping, window sills, masonry trim and other brick or masonry surfaces, and replace missing material with new material. All patches and repairs shall match existing material in color and texture. Damaged belt courses and other decorative features shall be repaired to match existing portions or the entire section replaced, with special attention to size, placement, style, and material of existing architectural features within this and adjacent buildings.
  - c- Rough and unfinished sidewalls resulting from the removal of adjoining structures, shall be repaired, repointed and covered with a smooth coat of colored stucco, or other approved materials.
  - d- Upon completion of masonry repair work, the appearance shall be improved by washing down with appropriate detergents. In some special cases, steam cleaning may be necessary.

•(2) WINDOWS, DOORS AND OTHER OPENINGS

Existing doors and windows, including hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Defective doors, sash, frames, and trim shall be repaired or replaced as indicated below:

- a. Repair windows if work can be done in place.
- b. Replace windows if the entire component needs to be removed or where material has deteriorated. Where partial replacements of sash or frame are required, this work shall match the existing undamaged surfaces.
- c. All existing windows shall be made weather-tight. Windows above basement shall be weatherstripped.
- d. Defective panes of glass shall be replaced and the putty painted.
- e. New windows shall be provided with approved type weather stripping and hardware, and painted with three coats of approved type paint to match existing work.
- f. Main entrance doors and rear doors shall be in sound condition, well fitted and equipped with approved locks and other essential hardware, and shall either be painted with three coats of exterior type paint, or provided with a suitable natural finish. Defective doors shall be repaired and restored properly if feasible, or replaced when the damage is extensive.

(3) ROOFING AND SHEET METAL

All roofs shall have a suitable covering free of holes, cracks, blisters or other damage. Old, worn, or deteriorated roofing surfaces which no longer provide the necessary degree of protection as evidenced by poor drainage, excessive blistering, surface breaks and/or water seepage into the interior, shall be removed and replaced with new roofing and properly pitched to gutters or roof



drains. Gutters, downspouts or roof drains shall be cleaned and repaired where required. However, where the damage is extensive, they shall be removed and replaced. Rotted or weak roof framing shall be replaced. Defective base and/or cap flashing shall be repaired or replaced as required.

(4) MISCELLANEOUS METAL WORK

All exterior ferrous metal work, including cornices, skylights, fire escapes, gratings, railings and iron fences shall be secured and repaired where necessary. All metal work shall be wire-brushed and painted where required, with three coats of approved exterior paint. Where damage is extensive, it shall be removed and replaced.

D. INTERIOR OF BUILDING

(1) Architectural Work

- a) Floors (other than basements and cellars) - All floors shall be solid level, and finished with a smooth and even surface. Defective wood flooring or floors damaged as the result of removals of walls or partitions shall be repaired or replaced as required, with materials and workmanship to match adjacent undamaged flooring, in order to provide a sound, level and durable surface. Loose boards shall be renailed. After completion of the floor restoration work, floors shall be scraped, sanded, sealed and refinished to match original flooring work. In some cases the use of resilient flooring over a smooth and level plywood base is an acceptable substitute. All toilet room floors shall be finished with ceramic tile. Damaged ceramic tile floors in toilet rooms shall be repaired where possible to match the original undamaged tile flooring or where necessary, shall be replaced entirely.
- b) Plaster - All defective or uneven plastered surfaces shall be removed and replaced with new plaster and finished flush with adjacent undamaged work. All existing deteriorated wood lath and

plaster shall be removed and replaced with new materials. In all areas where the deterioration of plastered surfaces is the result of roof or wall leaks, or defective plumbing pipes concealed in the walls, restoration of the plaster surface shall be made only after the completion of such repairs. Moisture-resistant Cement Plaster shall be used in toilet rooms. Repair the plaster in all areas damaged as the result of removals of doors, partitions or wall to match adjacent undamaged surfaces.

- c) Interior Woodwork - All defective woodwork and trim shall be repaired or replaced, and properly primed and painted.
- d) Stairways - Existing stairways in good condition to remain or to be repaired, shall not be dangerously or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection is not recommended.

(2) Mechanical, Electrical and Sanitary Facilities

- a) General - All the industrial and commercial structures and institutional establishments shall be equipped with an adequate supply of heat, and hot and cold water. In addition, these buildings shall be equipped with separate toilet rooms for men and women, having complete sanitary facilities, tile floors and wainscots and adequate ventilation.

The electric wiring shall conform to the requirements of the National Board of Fire Underwriters and the Department of Water Supply, Gas and Electricity, New York City.

Food handling establishments shall be equipped with an adequate supply of hot water and with toilet facilities for the food handling personnel in accordance with the provisions of the New York City Health Code. Restaurants and lunch rooms shall also have toilet rooms with wash basins for men and women to accommodate the public as well as the personnel. In bars and grills, the toilet facilities shall also conform with the provisions of the New York State Liquor Authority.

- b) Plumbing - The plumbing system and its appurtenances for each building shall provide a satisfactory hot and cold water supply, drainage, venting, and operation of fixtures. Plumbing systems, including house sewers, shall operate free of fouling and clogging. The water supply system shall be free from excessive accumulation of rust or mineral deposits. Piping and fixtures which do not meet these requirements shall be removed and replaced.
- c) Piping - All new hot and cold water supply piping shall be of nonferrous materials where practicable. All piping shall be in sound condition, of adequate sizes, and shall be free of cross connections or back-siphonage between fixtures, which may cause contamination of the domestic water supply. Piping not meeting these requirements shall be removed and replaced with new piping. All existing exposed plumbing piping in toilet rooms shall be removed and replaced with piping concealed in the walls. Pipe openings in walls, floor and ceiling shall be provided with tight-fitting escutcheons around the pipes to block leakage of air, transmission of sound, and to prevent the passage of rodents or vermin.
- d) Domestic Hot Water - Each building shall have an adequate supply of hot (120o-140oF) water, with ample storage capacity from a central system.
- e) Heating, Ventilation and Air Conditioning - The heating system shall be capable of maintaining a temperature of at least 70 degrees F., within all habitable spaces when the outside temperature is zero. All boilers and equipment shall bear an appropriate recognized approval for safety and performance. All defective piping or radiators shall be replaced. Defective boiler room equipment and pipe insulation shall be replaced or repaired. Ventilation shall be provided in accordance with applicable requirements of the Department of Buildings of the City of New York. Where no windows are provided, mechanical ventilators are acceptable. Defective or unsightly air conditioning units shall be repaired or replaced.

- f) Electrical - Each room shall be provided with convenience outlets. Appliance circuits shall be installed. All wiring shall be concealed. The electrical system shall conform to the requirements of the National Board of Fire Underwriters and the Department of Water Supply, Gas and Electricity of the City of New York.

#### E. PROTECTION AGAINST INFESTATION

The steps outlined below are essential protective measures against rat and vermin infestations:

- (1) Windows near grade shall be in sound condition and shall be provided with snug-fitting screens.
- (2) Exterior doors must fit tightly and be flashed at sill.
- (3) Openings of pipes through floors or wall shall be provided with tight-fitting escutcheons.
- (4) Cracks and crevices in foundations and walls above shall be effectively sealed.
- (5) Decayed wood surfaces shall be replaced and joints caulked.

#### F. USES AND PROPERTY DEVELOPMENT

- (1) Except where otherwise indicated in the Urban Renewal Plan (M-1 and C-2 zones) uses shall be limited to those permitted by the Zoning Resolution in an R-7 District. All other uses shall be prohibited.
- (2) Off-street parking and loading facilities where required, must be approved in writing by the Housing and Development Administration and shall be adequately buffered from adjacent areas by landscaping and other means of screening, as appropriate.
- (3) The exterior physical character of all structures shall be acceptable in appearance and consistent with the surrounding neighborhood.

#### G. SIGNS

All commercial signs shall conform with the Zoning Resolution of the City of New York, and all major and illuminated signs shall be subject to review by the H.D.A. The area of all new or replaced commercial signs shall not be greater than three times the street frontage in linear feet. In general, the size and appearance of commercial signs shall provide a pleasing appearance which must harmonize with the aesthetics of the new neighborhood. Existing signs which might have a blighting influence on the adjacent residential area shall be removed.

#### H. FLOOR LOADING

Floor loading must not exceed the permissible load limits for a given use as established by New York City Code.

#### I. ADDITIONAL REQUIREMENTS

In addition to complying with the general standards enumerated above, specific controls are cited below with respect to individual structures.

#### IV. COMMERCIAL AND INDUSTRIAL PROPERTIES

A. Block 174 Lot 23 and 24. (Corner building and building adjacent and next to the Department of Welfare).

##### 1. Corner Building - Lot 24

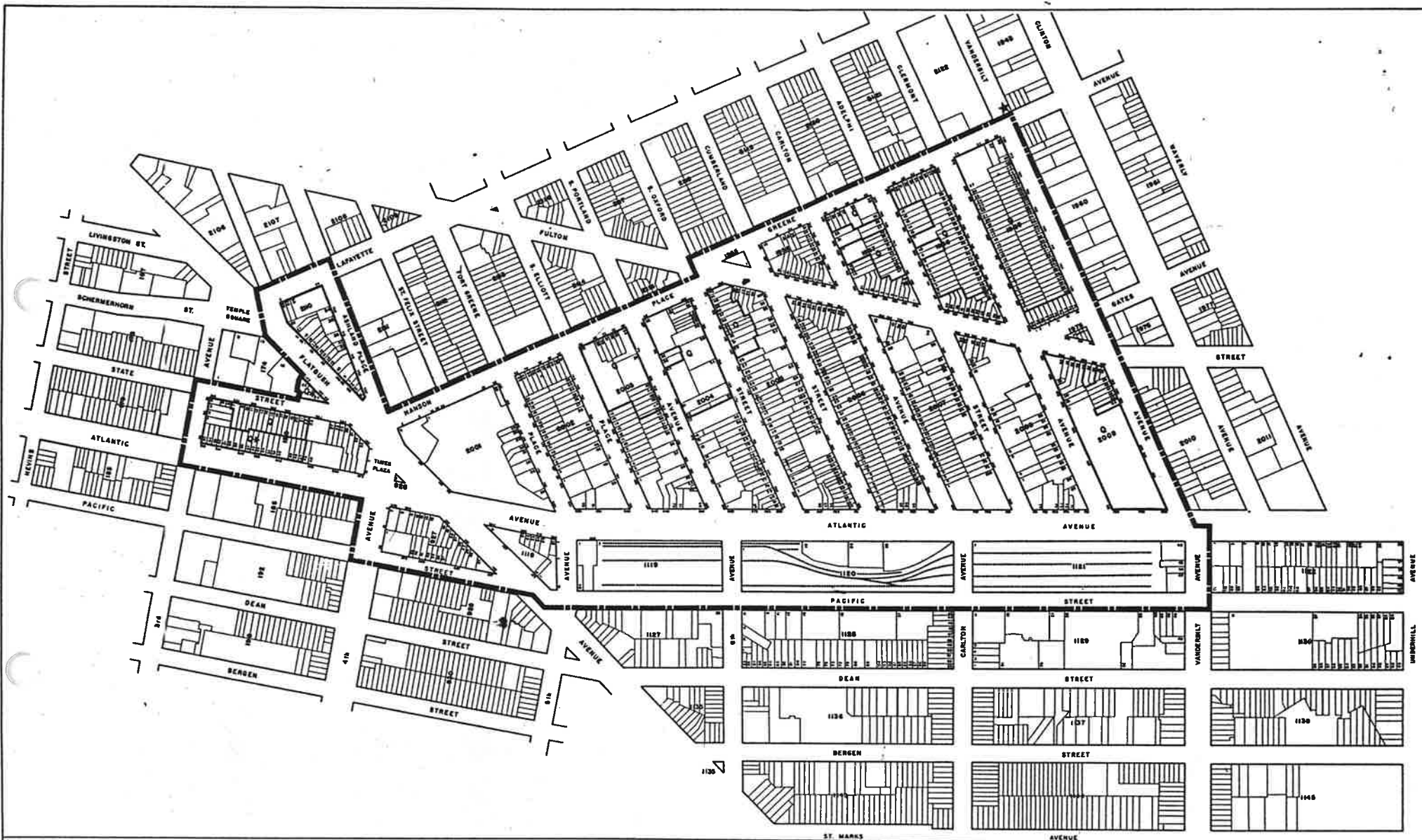
- a. Remove lunch counter projection at the first floor level and rebuild so that the line of the structure will be flush, straight and true from the ground plane to the top of the cornice.
- b. Harmonize facing of the building so that the exposed materials are uniform.

##### 2. Both Buildings - Lot 23 and 24

- a. Particular consideration is to be given in the execution of the following:
  - (1) painting of tower, cornice, window trim, etc.
  - (2) cleaning of brick, patching and repointing of mortar
  - (3) removal of all signs which might have a blighting influence. (This is to include the sign at the roof of the corner building).

B. Block 2009, Lot 1, Schroder Building

1. Buffer off-street parking from adjacent areas utilizing suitable solid wall screen.
2. Continue existing tree planting north on Clermont Avenue and on Vanderbilt Avenue to Fulton Street. Plant trees along Fulton Street to act as a buffer between off-street parking and adjacent areas.



# LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- CONDITIONAL ACQUISITION
- POINT OF BEGINNING OF BOUNDARY DESCRIPTION

FINAL PROJECT REPORT  
ATLANTIC TERMINAL  
THE CITY OF NEW YORK  
HOUSING & DEVELOPMENT ADMINISTRATION

## PROJECT BOUNDARY BLOCK, LOT, AND HOUSE NUMBERS

DATE: MAY 15, 1966  
CODE No. R-213

SCALE OF FEET  
0 50 100 150 200

