

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

BROADWAY TRIANGLE  
URBAN RENEWAL PROJECT  
Community Boards No. 1 and 3  
Brooklyn

Urban Renewal Plan

March 1989

BROADWAY TRIANGLE URBAN RENEWAL PLAN

History of Prior Approvals

Original Urban Renewal Plan, March 1989

Approved by the City Planning Commission: May 15, 1989 (C880604 HUK)

Adopted by the Board of Estimate: June 29, 1989 (Cal. No. 13)

BROADWAY TRIANGLE

URBAN RENEWAL PLAN

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## SECTION A: DESCRIPTION OF URBAN RENEWAL AREA

### 1. Boundary of Urban Renewal Area

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

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

### 2. Neighborhood Characteristics

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

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA (continued)

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

## SECTION B: DEVELOPMENT OBJECTIVES

The general purpose of the Urban Renewal Plan is to promote new industrial and residential development through the creation of an improved living and working environment. The development is to be compatible with existing housing and other public and semi-public or private developments adjacent to the area. Specifically, the Urban Renewal Plan seeks to:

1. Eliminate blight and maximize appropriate land use;
2. Remove substandard and insanitary structures;
3. Eliminate impediments to land assemblage and development;
4. Strengthen the tax base for the City by encouraging new industrial development and employment opportunities in the project area;
5. Provide new housing for low, moderate and middle income families, built to high standards of design;
6. Coordinate all design and architectural elements to assure a high quality design and a productive environment.

The Urban Renewal Area is eligible under State and local laws for the actions proposed. It has been designed so that following the completion of construction

SECTION B: DEVELOPMENT OBJECTIVES (continued)

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

SECTION C: LAND USE PLAN

1. Land Use Map

The attached Map 2, Land Use Plan, dated March 1989 shows all proposed land uses, including industrial, commercial, open space and residential. Proposed re-uses and controls for the development sites are set forth in Table I (page 11).

2. Land Use Provisions and Building Requirements

The meaning of technical terms used in this Plan to establish the controls on development including the permitted use of redevelopment parcels, limits on building bulk, and required off-street parking and loading, etc., shall be as defined in the Zoning Resolution of The City of New York. In any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern. The Zoning Resolution referred to in this Urban Renewal Plan is the Zoning Resolution of The City of New York as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended to the date application is filed with the Department of Buildings of The City of New York for the construction or alteration of property improvements pursuant to the Plan.



SECTION C: LAND USE PLAN (continued)

a. Permitted Uses

(1) Commercial Uses

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

(2) Industrial Uses:

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

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

SECTION C: LAND USE PLAN (continued)

(3) Residential and Commercial Uses:

Residential uses include residential and community facilities, recreational and park space, and commercial activity permitted by the Zoning Resolution in R6 and C1 districts. Street trees will be planted every twenty five feet along frontages of the residential sites as indicated on Page 11, Table I.

(4) Public and Semi-Public Uses:

As part of the total development, public and semi-public uses may be provided within the project area. These uses may include but are not limited to: schools, parks, playgrounds, libraries, police and fire stations, accessory parking and other similar public or semi-public uses.

(5) Open Space

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

Table I

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

SECTION C: LAND USE PLAN (continued)

b. Additional Regulations, Controls and Restrictions

(1) Building Bulk and Parking:

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

(2) Environmental Controls

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

SECTION C: LAND USE PLAN (continued)

3. Duration of Land Use Provisions and Building Requirements

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

## SECTION D: PROPOSED RENEWAL ACTIONS

### 1. Acquisition

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

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

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

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

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

### 2. Relocation

There is a feasible method for the relocation of families and individuals displaced from sites acquired pursuant to the terms and conditions of the urban renewal plan into decent, safe and sanitary dwellings, in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

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, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Commercial tenants on sites now owned by The City of New York or to be acquired will be relocated with the assistance of the Office of Business Development and the Department of Housing Preservation Development.

3. Demolition and/or Rehabilitation

The structures on all properties shall either be demolished and the sites cleared for new construction or rehabilitated in accordance with the objectives and requirements of this Urban Renewal Plan.

4. Rehabilitation and Conservation

All properties designated not to be acquired, shall comply with applicable codes and ordinances.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

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

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

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

6. Code Enforcement

Throughout the project area, a continuous program of enforcement of applicable existing laws, codes, ordinances and regulations of The City of New York will be in effect and in force. All properties shall be required to meet at least the minimum standards contained in these city codes and ordinances and all applicable laws, codes and regulations of the City and State of New York.



SECTION E: REDEVELOPERS' OBLIGATIONS

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

SECTION E: REDEVELOPERS' OBLIGATIONS (continued)

Urban Renewal Plan, including quality of design and character of proposed construction, shall be submitted by each redeveloper to the Department of Housing Preservation and Development and, in the case of Sites 1A,1B,2,3,4,7A and 7B New York City Public Development Corporation, at the Preliminary Design Stage, the Final Design Stage and upon completion of construction, indicating as-built conditions. Any material changes proposed after receipt of such approvals by the Department of Housing Preservation and Development and by the Public Development Corporation shall be similarly submitted for review and approval to both agencies.

5) The redeveloper of project land shall not sell, lease or otherwise transfer such land at any time prior to completion of the redevelopment thereof without the prior written consent of the Department of Housing Preservation and Development and in the case of sites 1A,1B,2,3,4,7A and 7B, New York City Public Development Corporation, except as otherwise set forth in the contract or lease between The City of New York and the redeveloper.

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

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

1. Statement of Proposed Land Uses

See Section C of this Urban Renewal Plan.

2. Proposed Land Acquisition, Demolition and Removal of Structures

See Section D of this Urban Renewal Plan.

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

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

4. Proposed Methods or Techniques of Urban Renewal:

See Section D of this Urban Renewal Plan.

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

See Section C and D of this Urban Renewal Plan.

No major changes in utility systems are required.

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

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

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

7. Proposed Program of Code Enforcement:

See Section D of this Urban Renewal Plan.

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

<u>Project Activity</u>	<u>Start</u>	<u>Completion</u>
a) Land Acquisition	July 1989	January 1990
b) Relocation of Site Occupants	February 1990	February 1992
c) Demolition and Site Clearance	March 1990	March 1992
d) Site Preparation Including Installation of Project Improvements	January 1990	January 1993
e) Estimated Project completion	---	January 1994

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. Amendments

This Urban Renewal Plan may be amended at any time by The City of New York pursuant to Section 505 of Article 15 of the New State General Municipal Law (the Urban Renewal Law) and Section 197-c of The New York City Charter.

2. Minor Changes

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

## EXHIBIT A

### BOUNDARY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

PROPERTIES TO BE ACQUIRED

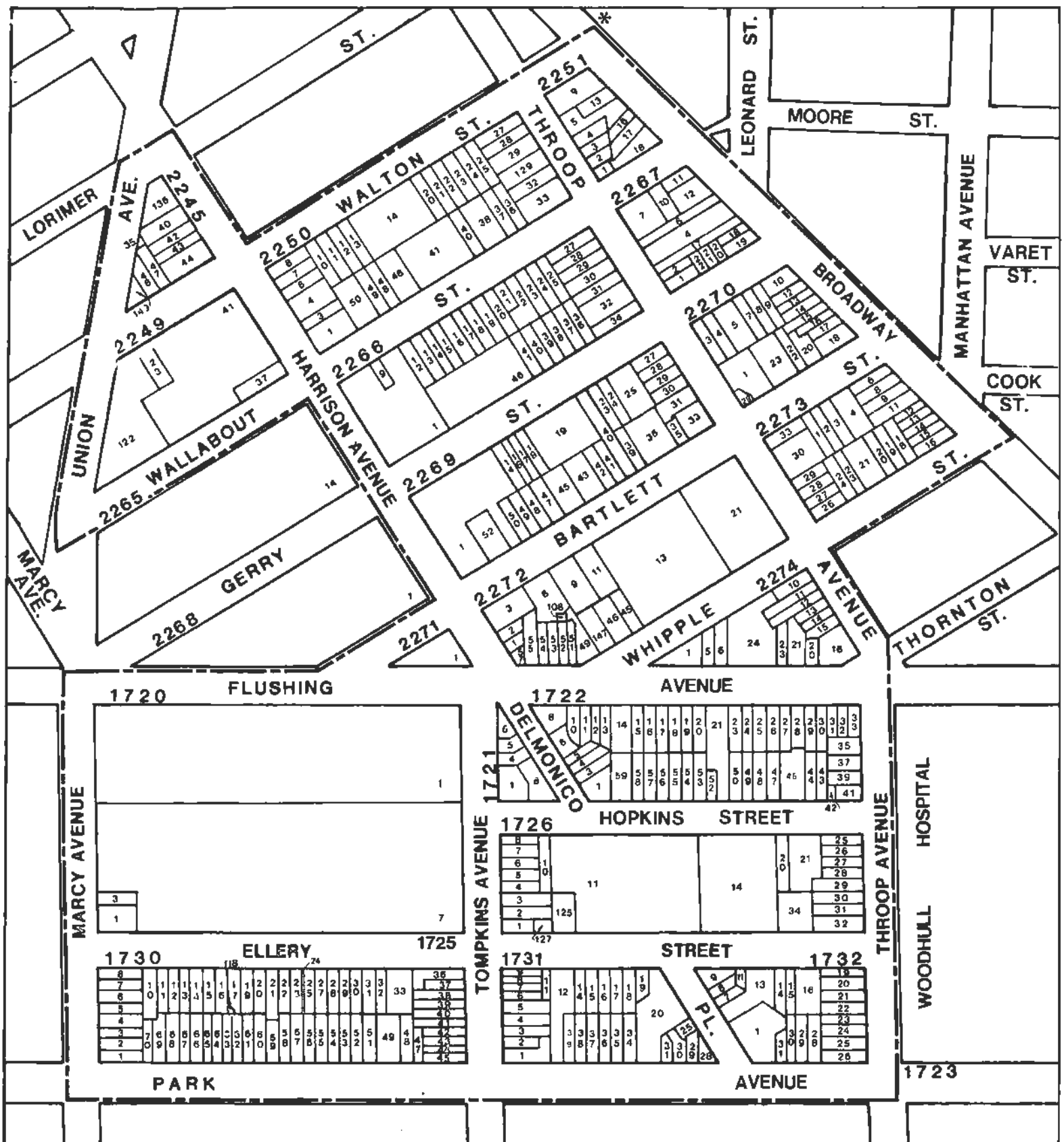
<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
2245	35,136,40,42,43,44,47,48,149 Closed street bed of Walton Street between Union and Harrison Avenues	1A
2249	122,23,37,41	1B
2250	6,7,8,10,11	2
2266	1,9,12,13,14,15,16,17,18,19,20,21,22 23,24,25,27,28,29,30,31,32,34,37,38, 39,40,41,46	3
2269	14,16,17,18,19,23,24,25,27,28,29,30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

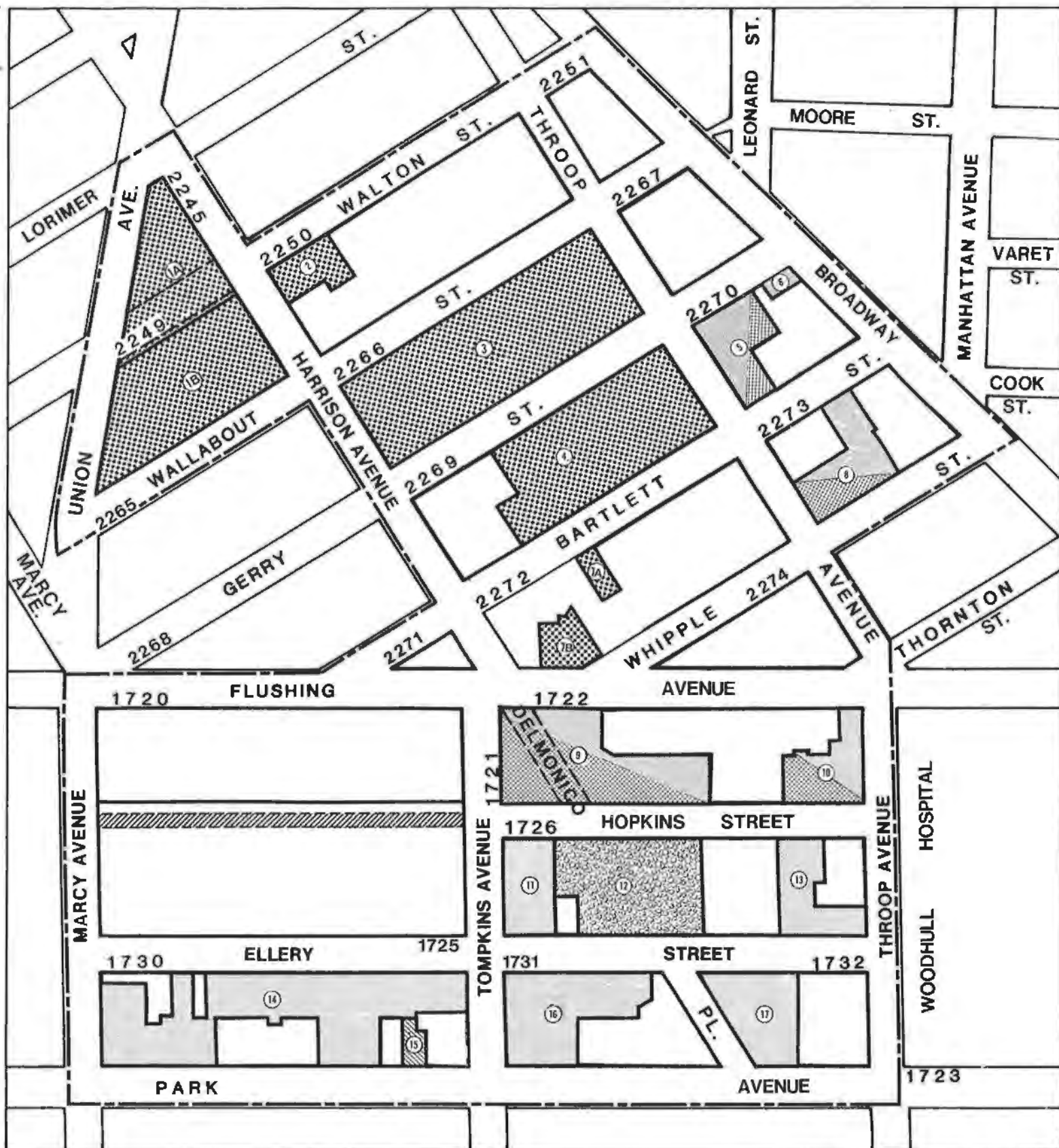
EXHIBIT B  
(continued)

PROPERTIES TO BE ACQUIRED (continued)

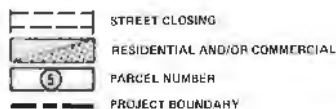
<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
1726	11, includes formerly closed Delmonico Place now a playground	12
1726	20,21,31,32,34	13
1730	1,2,3,4,5,6,7,12,13,15,16,17,18, 19,20,21,22,23,24,25,27,28,29, 30,31,32,33,36,37,38,39,51,52,53 54,55,65,66,67,68,69,70	14
1730	47,48	15
1731	1,2,3,4,5,6,7,8,9,11,12,14,15,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







#### LEGEND



#### BROADWAY TRIANGLE URBAN RENEWAL PLAN

The City of New York  
Department of Housing  
Preservation and Development

#### LAND USE PLAN

DATE:

MAP 2