

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

BROOKLYN CENTER
URBAN RENEWAL PROJECT

FOURTH AMENDED URBAN RENEWAL PLAN
April 1986

BROOKLYN CENTER URBAN RENEWAL PLAN

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission: August 12, 1970 (CP-21262)
Adopted by the Board of Estimate: September 12, 1970 (Cal. No. 13)

Minor Change

Approved by the City Planning Commission: September 16, 1968 (CP-20423)

First Amended Urban Renewal Plan

Approved by the city Planning Commission: March 31, 1971 (CP-21540)
Adopted by the Board of Estimate: November 11, 1971 (Cal. No. 11)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission: January 5, 1972 (CP-21798)
Adopted by the Board of Estimate: October 26, 1972 (Cal. No. 9A)

Minor Change

Approved by the City Planning Commission: January 26, 1977 (N-770223-HCK)

Minor Change

Approved by the City Planning Commission: January 25, 1978 (N-770494-HCK)

Third Amended Urban Renewal Plan

Approved by the City Planning Commission: August 22, 1984 (C-840224 HUK)
Adopted by the Board of Estimate: October 4, 1984 (Cal. No. 18)

Minor Change

Approved by the City Planning Commission:

Fourth Amended Urban Renewal Plan

Approved by the City Planning Commission: *August 18, 1986 (C860837 HUK)*
Adopted by the Board of Estimate: *October 9, 1986 (Cal. # 21)*

BROOKLYN CENTER URBAN RENEWAL PROJECT
FOURTH AMENDED URBAN RENEWAL PLAN
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SECTION A: DESCRIPTION OF PROJECT AREA

1. Boundary of the Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Map 1, Project Boundary, dated June 30, 1970, as amended to date, and are described in the attached Exhibit A - "Boundary Description".

2. Urban Renewal Plan Objectives

The Brooklyn Center Urban Renewal Project is designed to promote and protect public health, safety, and general welfare through the revitalization and redevelopment of a commercial, institutional, and industrial area located on both sides of Flatbush Avenue, and Flatbush Avenue Extension from Lafayette Place to the south and Myrtle Avenue to the north. These general goals include, among others, the following general purposes:

- a. Removal of abandoned, dilapidated and obsolete building and structures; the elimination of impractical street widths, sizes and shapes, blocks and lots of irregular form, shape, and insufficient size, width and depth; the improvement of traffic safety within the area;

SECTION A: DESCRIPTION OF PROJECT AREA (continued)

rectification of inadequate loading and unloading facilities; the elimination of impediments to land disposition and development.

- a. To strengthen and expand the commercial and retail core, as well as the residential base of Brooklyn Center by improving the shopping, and working environment.
- c. To provide major additional areas for the expansion of office uses and their ancillary facilities which would have excellent access to public transportation and be placed within the context of a high intensity commercial core area.
- d. To assist Downtown Brooklyn educational and cultural institutions to expand and to provide new open space.
- e. To provide additional manufacturing area for existing manufacturers which will create new facilities for manufacturing jobs.
- f. To rationalize the circulation system in the commercial-retail area by providing for the separation of major pedestrian and traffic

SECTION A: DESCRIPTION OF PROJECT AREA(continued)

flows; for adequate automobile parking facilities; and for adequate unloading facilities for commercial vehicles.

g. To create a lively, safe environment for pedestrians, who mostly arrive by public transportation, in the retailing center of the borough.

h. The achievement of a desirable level of contemporary architectural design in terms of aesthetic expression, functional arrangement, structural soundness and relationship to environmental conditions.

3. The area is eligible under State and local law for the actions proposed, and has been delineated so as to promote reasonable protection of the area after the renewal by constituting a stable area in itself and by reflecting a beneficial influence on abutting private development.

4. The following types of deficiencies are present and adversely affect economic conditions in the project area:

a. Vacant and underutilized commercial properties and loft space on Flatbush Avenue.

SECTION A: DESCRIPTION OF PROJECT AREA (continued)

- b. Traffic bottlenecks along Flatbush Avenue.
- c. Incompatible scattered residential dwellings over businesses.
- d. Deteriorated vacant buildings, poor building maintenance resulting in litter and refuse on Fair Street, Prince Street and Lafayette Avenue, the existence of which constitutes a negative influence on adjacent properties impairing their economic soundness and stability, thereby threatening the source of public revenue.
- e. Abandoned, obsolete and unsanitary structures on Fulton Street and Rockwell Place.
- f. Inadequate commercial uses in converted residential buildings.
- g. Incompatible uses as a result of nonconforming uses and unplanned, uncontrolled commercial development.
- h. Multiplicity of ownership which inhibits proper assemblage and development on land.
- i. Multiplicity of unplanned parking lots in area, contributing to poor traffic conditions.

SECTION A: DESCRIPTION OF PROJECT AREA (continued)

- j. Inadequate parking and service facilities, especially with regard to servicing the high daily volume of truck traffic in the area.
- k. Very poor traffic and pedestrian circulation in the area.

5. Types of Proposed Renewal Action

All parcels except for those noted below will be acquired for purposes of clearance and redevelopment or rehabilitation.

The following parcels will not be acquired but are included in the project and will have controls placed upon their future redevelopment by private interests. They are marked "Q"-Not to be Acquired.

<u>Block Number</u>	<u>Lot Number</u>
2094	1,35
167	1,2,3,8,9,13,42,50,51,52,53
166	21,23,24,25,27,28,29,32,33,34,35,37,38,40,43,51

SECTION A: DESCRIPTION OF PROJECT AREA (continued)

<u>Block Number</u>	<u>Lot Number</u>
2095	1,16
161	18,37,43
149	1 (pt.)
2108	17,18,19,20,21,25

The following parcels are marked "X" are to be excluded from the project.

<u>Block Number</u>	<u>Lot Number</u>
149	60,75
160	2,3,7,18,29

Structures on all acquired parcels will either be rehabilitated or demolished, and replaced by new construction for commercial, industrial, institutional, and public purposes. Vacant land will be improved for similar use.

Streets will be demapped as required.

SECTION B: LAND USE PLAN

1. Land Use Plan Map

The attached Map 2, Land Use Plan, dated June 30, 1970, as amended to date, shows:

- a. All thoroughfares and streets;
- b. New commercial, industrial and related uses, institutional and public uses to be established.

2. Land Use Provisions and Building Requirements

Reference in this Urban Renewal Plan to the provisions of the Zoning Resolution concerning land use and building requirements 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, as amended, including the Special Brooklyn Center Development District. Wherever specific controls in the Plan conflict with the provisions of the Zoning Resolution, the more restrictive of the two shall govern, except that in the case of a development which is a project of The New York State Urban Development Corporation, the

SECTION B: LAND USE PLAN(continued)

Plan shall not be deemed to require adherence to the requirements or procedures contained in the Zoning Resolution relative to the construction (as part of such development) of a public parking garage of less than 500 spaces.

The specific controls to be applied to the parcels marked "Q"-Not to be Acquired on Blocks 166 and 167 are:

- (1) The front wall of any development 1/shall be (i) coincident with the street line, and (ii) constructed along the entire length of the street line bounding the zoning lot.
- (2) Any development 1/shall provide an arcade adjoining the lot line along Livingston Street or Flatbush Avenue Extension. The arcade shall conform to the definition of "Arcade" contained in Section 12-10 of the Zoning Resolution, except that (i) it shall extend the full length of the front lot line, and (ii) it shall have a minimum width, unobstructed by columns, of 8.5 feet.

1/Development is defined as the construction of a new building or other structure on a zoning lot; this is slightly different than the definition in the Zoning Resolution.

SECTION B: LAND USE PLAN(continued)

The specific control to be applied to the parcel marked "Q" - Not to be Acquired on Block 2095, Lot 16 is:

The use of the property is controlled by the Zoning Resolution. If the use of the building on the parcel is converted in whole or in part to Residential use, the regulations of Article I Chapter 5 of the Zoning Resolution for R6 districts shall be applicable to such Residential portion.

3. Permitted Uses

As shown on the attached Map 2, Land Use Plan, dated June 30, 1970, as amended to date, the following uses shall be permitted:

- a. Commercial: - Commercial uses will include uses permitted in a C6-1 district; except if modified by the Special Brooklyn Center Development District Zoning Resolution; Residential as permitted in a C6-1 district is also allowed;
- b. Industrial and Related Uses: - Industrial uses will include uses permitted in a M1-6 manufacturing district;

SECTION B: LAND USE PLAN(continued)

- c. Institutional/Commercial - This use will provide for the extension of selected institutional and/or commercial uses designated by the Office for Economic Development. Facilities constructed by The New York City Transit Authority such as a transit substation shall also be permitted in this designation.
- d. Public - This use will provide for a park, public space, pedestrian street or site improvement.
4. Additional Regulations, Controls and Restrictions to be Imposed By The Plan On The Sale, Lease Or Retention Of All Real Property Acquired.

The sequence of construction for Phase I sites is outlined on Map 1, Project Boundary, dated June 30, 1970, as amended to date. Transfers of bulk among reuse parcels will be permitted as approved by the Office for Economic Development and The City Planning Commission.

The following specific controls are applied to Block 2107, Lot 36: The City shall prepare a reuse plan and any sale or lease shall be subject to the Uniform Land Use Review Procedure (ULURP).

Likewise, should the property be retained for

SECTION B: LAND USE PLAN(continued)

public use, such use shall be subject to review under site selection procedures consistent with Section 197-c of The New York City Charter.

5. Environmental Controls

All Projects are subject to the requirements of Park 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-1500-1508). For projects funded by the Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wetlands, Coastal Zones, Air Quality, Water Quality, Wildlife, Endangered Species and Solid Waste.

SECTION B: LAND USE PLAN(continued)

6. Duration of Land Provisions and Building Requirements

The 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, except as provided in Section E, hereunder.

7. Applicability of Land Use Provisions and Building Requirements To Properties Which Are Marked "Q"-Not to Be Acquired.

The provisions and requirements set forth under Section C:3 and C:4 will not apply to parcels marked "X"-Excluded from the Project. In the event that the use of such parcel is changed or enlarged or if an existing building or such property is enlarged, altered, converted, reconstructed, or relocated, it shall be in accordance with the applicable regulations of the aforementioned Zoning Resolution.

SECTION C: PROPOSED RENEWAL ACTIONS

1. Land Acquisition

a. All properties within the project area except those designated as "Q" Not to be Acquired, and those designated as "X"-Excluded from the Project, will be acquired for clearance and redevelopment or rehabilitation. Such properties are shown on Map 1, Project Boundary, dated June 1970, as amended to date, and are listed in Exhibit B, Properties to be Acquired.

b. Special Conditions Under Which Properties Identified for Acquisition May Be Excluded Therefrom (other than property in Sites 5 and 7 and Block 2107, Lot 36)

It is the intent of The City of New York to achieve maximum feasible private development and redevelopment. Therefore, the owner of property within the designated area who desires to develop or redevelop his property may secure exclusion of said property from acquisition by The City of New York pursuant to the Urban Renewal Plan upon submission to the Office for Economic Development by him of an acceptable proposal for said development and improvement of his property for a use or uses meeting the requirements of the Urban Renewal Plan.

SECTION C: PROPOSED RENEWAL ACTIONS(continued)

c. Special Conditions Under Which Properties Not Designated For Acquisition May Be Acquired

All properties within the Urban Renewal Area shall be subject to continuing enforcement of applicable existing laws, codes, ordinances and regulations of The City and State of New York and shall be required to meet the minimum standards contained therein. Properties which fail to comply with these standards or which are deemed to be a blighting influence because of this failure shall be subject to acquisition by the City.

2. Preservation and Rehabilitation

See Section A:5

3. Demolition of Structures

See Section A:5

SECTION D: REDEVELOPER'S OBLIGATIONS

1. The regulations and controls set forth in Section C, Land Use Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
2. The redeveloper shall devote the land solely to the use specified in this Urban Renewal Plan.
3. The redeveloper shall begin and complete the development of the land for the use required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract within a reasonable time, as determined and set forth in the contract between The City of New York and the redeveloper.
4. The redeveloper 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.
5. No covenant, lease, agreement, conveyance of other instrument shall be affected or executed by The City of New York, or a redeveloper, or any of his successors or assigns whereby land in the project

SECTION D: REDEVELOPER'S OBLIGATIONS (continued)

area is restricted upon basis of race, creed, sex, color or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments

6. Site plans, architectural drawings, outline specifications and schedules of materials, and finishes for the construction of improvements of the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan, including the quality of design, and the character of the proposed construction, shall be submitted for review and approval to the City Planning Commission and the Department of Housing Preservation and Development by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall be similarly submitted for review and approval. Samples of materials in sufficient quantity to establish color, texture and combinations of materials shall also be submitted to the Department

SECTION D: REDEVELOPER'S OBLIGATIONS (continued)

of Housing Preservation and Development after final determination of compliance.

7. As part of Plan, the redeveloper will be expected to cooperate with appropriate City agencies in realizing its objectives.

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

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of The State of New York and more particularly, Section 502, subdivision 7 thereof.

1. Statement of Proposed Land Uses

See Section B of this Urban Renewal Plan.

2. Proposed Land Acquisition, Demolition, and Removal of Structures

See Sections A & C of this Urban Renewal Plan.

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities

See Section B of this Urban Renewal Plan.

4. Proposed New Codes and Ordinances and Amendments Thereto

No new Codes or Ordinances are required to effectuate this Urban Renewal Plan. However, amendments to the existing zoning resolution within the project area will be required to effectuate this Plan.

5. Proposed Acquisition of Air Rights and Concomitant Easements or Other Rights of User for the Use and Development of Such Air Rights

- NONE -

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

6. Proposed Methods or Techniques of Urban Renewal

See Sections A & C of this Urban Renewal Plan.

7. Proposed Program of Code Enforcement

The general code enforcement program of The City of New York is in effect within this area, and code enforcement activities will be strengthened in properties not designated for acquisition.

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

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion</u>
a. Land Acquisition	Spring 1971	Summer 1986
b. Relocation of Site Occupants	Spring 1971	Summer 1987
c. Demolition and Site Clearance	Summer 1971	Summer 1987
d. Disposition of Land in the Project Area	Summer 1971	Summer 1987
e. Site Preparation including Installation of Project Area	Fall 1971	Fall 1987
f. Estimated Project Completion	-----	Fall 1989

SECTION F: PROVISIONS FOR MODIFYING PLAN

1. Amendments

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

2. Minor Changes

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

SECTION G: RELOCATION PLAN

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals and reasonably accessible to their places of employment. The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505 sub-section 4(e) of Article 15 of the General Municipal Law. Tenants on sites subject to Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Assistance and Real Property Acquisition Policies Act of 1970.

EXHIBIT A

Boundary Description

BEGINNING at the intersection of the northerly line of Myrtle Avenue and the westerly line of Flatbush Avenue Extension;

Thence, easterly along the northerly line of Myrtle Avenue to the easterly line of Prince Street;

Thence, southerly along the easterly line of Prince Street to the northerly line of Fair Street;

Thence, easterly along the northerly line of Fair Street to the easterly line of Fleet Place;

Thence, southerly along the easterly line of Fleet Place to the northerly line of Willoughby Street;

Thence, easterly along the northerly line of Willoughby Street to its intersection with the northerly prolongation of the easterly line of former Debevoise Place;

Thence, southerly along said northerly prolongation and the easterly line of former Debevoise Place to the northerly line of DeKalb Avenue;

Thence, easterly along the northerly line of DeKalb Avenue to the easterly line of Ashland Place;

Thence, southerly along the easterly line of Ashland Place to the northerly line of Fulton Street;

Thence, southeasterly along the northerly line of Fulton Street to the easterly line of Fort Greene Place;

Thence, southerly along the easterly line of Fort Greene Place to the southerly line of Lafayette Avenue;

Thence, westerly along the southerly line of Lafayette Avenue and its extension to the southerly line of Schermerhorn Street;

Thence, westerly along the southerly line of Schermerhorn Street to the westerly line of Bond Street;

EXHIBIT A
Boundary Description (continued)

Thence, northerly along the westerly line of Bond Street to the southerly line of Fulton Street;

Thence, westerly along the southerly line of Fulton Street to its intersection with the prolongation of the westerly line of Albee Square;

Thence, northerly along said prolongation and the westerly line of Albee Square to the northerly line of Willoughby Street;

Thence, easterly along the northerly line of Willoughby Street to the westerly line of Flatbush Avenue Extension;

Thence, northerly along the westerly line of Flatbush Avenue Extension to the point or place of Beginning.

EXHIBIT B
Properties Acquired and/or To Be Acquired
Phase I

<u>Site No.</u>	<u>Block</u>	<u>Lot(s)</u>
1	162	1, (3,5,6)
2	2093	1, (56), and the closed street bed of Hudson Avenue between Fulton Street and Dekalb Avenue.
2A	167	15,16,26,27,28,36
3A	161	47,50
4	149	14,15,17,19,20,21,22,23, 24,25,50
5	2106	1,4,5,6,7,9,16,19,26,29,40
6	2095	9,10,25,26,27,28,29,38,39,40 42,43,45,53,57,59, and the closed street bed of Rockwell Place between Fulton Street and Dekalb Avenue.
7	2107	1,2,15,24,30,40,41 and the closed street bed of Rockwell Place between Lafayette Avenue and Fulton Street
8	2109	1,5,6,7,8,9,10,11,12
9	2080	1,5,13
	2084	26,(31), and the closed street bed of Debevoise Place between Flatbush Avenue Extension and Fleet Street
10	----	The closed street bed of a portion of Albee Square between DeKalb Avenue, a distance of 215 feet towards Fleet Street
	160	1,36

NOTE: (6) = Lots consolidated

EXHIBIT B
(continued)
Properties Acquired and/or To Be Acquired

Phase II

<u>Site No.</u>	<u>Block</u>	<u>Lot(s)</u>
	149	26,30,31,32,33,34
	161	1,3,27,30,33,52,53,54,55,56,57, 58,59,60,61,62,63,64
	2107	36
	2108	1
	2060	22,23,24,25,26,27,32,(34),(36), (122)
	2062	1,(3),5,6,17,18,19,21,23,24,(25), (26)
	149	1(pt),49,(12)
	2079	21

NOTE: (34) = Lots consolidated

BROOKLYN CENTER Urban Renewal Plan

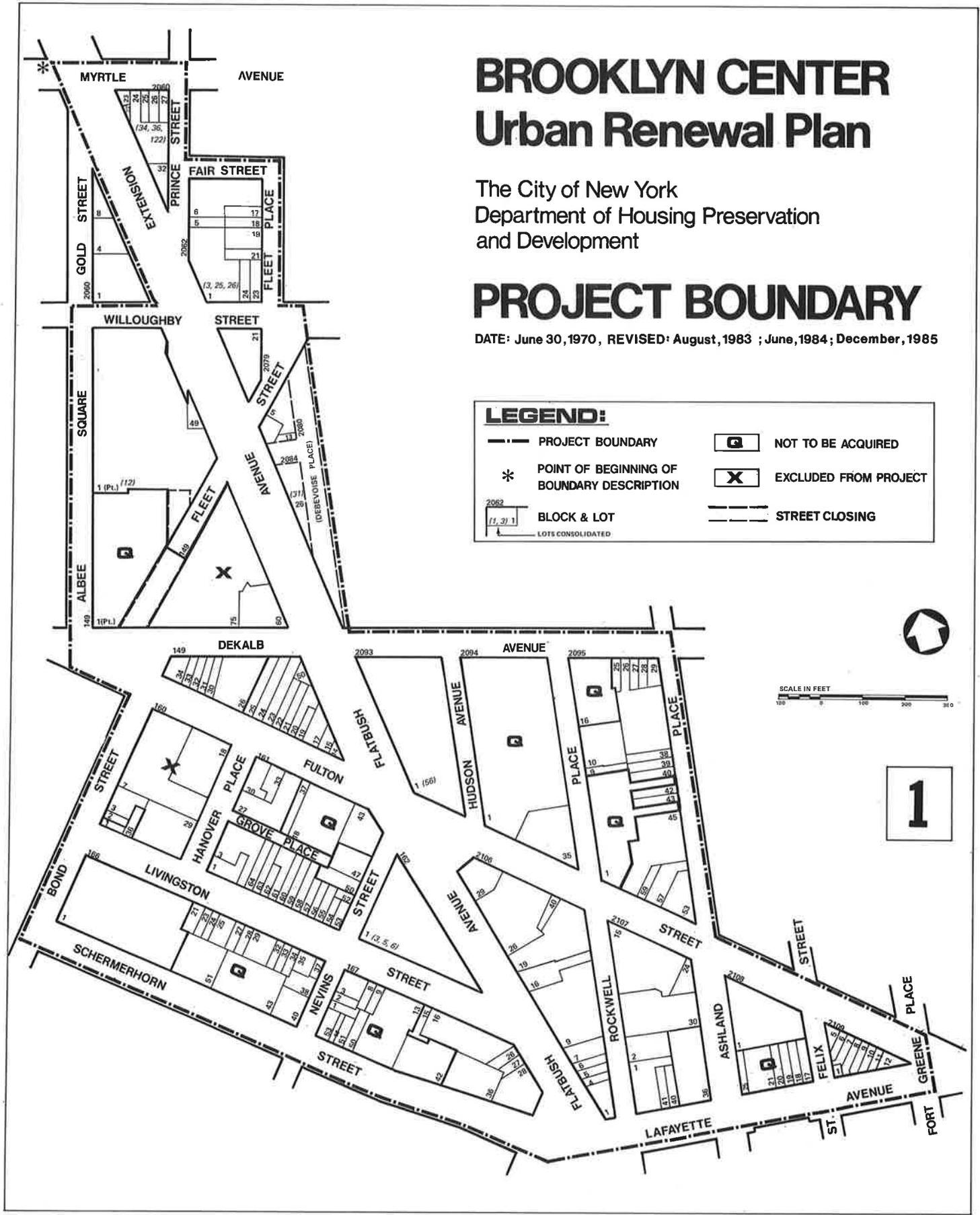
The City of New York
Department of Housing Preservation
and Development

PROJECT BOUNDARY

DATE: June 30, 1970, REVISED: August, 1983 ; June, 1984 ; December, 1985

LEGEND:

-  PROJECT BOUNDARY
-  POINT OF BEGINNING OF BOUNDARY DESCRIPTION
-  BLOCK & LOT
LOTS CONSOLIDATED
-  NOT TO BE ACQUIRED
-  EXCLUDED FROM PROJECT
-  STREET CLOSING



BROOKLYN CENTER Urban Renewal Plan

The City of New York
Department of Housing Preservation
and Development

LAND USE PLAN

DATE: June 30, 1970 , REVISED: August, 1983 ; June, 1984 ; December, 1985

LEGEND:

	INDUSTRIAL AND RELATED USE		SITE BOUNDARY & NUMBER
	COMMERCIAL		NOT TO BE ACQUIRED
	PUBLIC		EXCLUDED FROM PROJECT
	PROJECT BOUNDARY		STREET CLOSING
	INSTITUTIONAL/COMMERCIAL		

NOTE:
PROPOSED STREET CLOSINGS
SUBJECT TO SEPARATE
BOARD OF ESTIMATE
APPROVALS.



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