



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

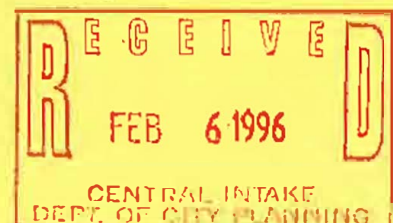
# **BROWNS- VILLE II**

**URBAN  
RENEWAL  
PROJECT**

**960360HUK**

**SECOND AMENDED URBAN RENEWAL PLAN**

**NOVEMBER 1995**



**THE CITY OF NEW YORK**  
**DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**  
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**BROWNSVILLE II**  
**URBAN RENEWAL AREA**

**Brooklyn**  
**Community District No. 16**

**SECOND AMENDED URBAN RENEWAL PLAN**

**November 1995**

## BROWNSVILLE II

### HISTORY OF PRIOR APPROVALS

Prior to the initial date of adoption of this Urban Renewal Plan by the Board of Estimate, as shown below, this project was a portion of the former Central Brooklyn Urban Renewal (Community Development) Project for which the "History of Prior Approvals" is set forth on the following pages.

#### Original Urban Renewal Plan dated March 1984

Approved by the City Planning Commission: October 31, 1984 (C841019 HUK)

Adopted by the Board of Estimate: December 6, 1984 (Cal. No. 34)

#### First Amended Urban Renewal Plan dated June 1989

Approved by the City Planning Commission: June 20, 1992 (910156 HUK)

City Council Approval: September 23, 1993 (C 910170 HUK)

Mayoral Approval: December 28, 1993 (Cal. No. 29)

#### Second Amended Urban Renewal Plan (November 1995)

Approved by the City Planning Commission: May 22, 1996 (C 841019 HUK)

City Council Approval: June 25, 1996 (Reso. No. 1816)

Mayoral Approval: April 3, 2000 (Cal. No. 42)

Central Brooklyn Community Development Plan  
History of Prior Approvals

Urban Renewal Plans for areas within the Central Brooklyn Community Development Project were separately approved before being consolidated into the overall Central Brooklyn Project, which came into existence on December 19, 1968.

Central Brooklyn Community Development Plan dated October, 1968

Approved by City Planning Commission: November 20, 1968(CP20511)

Adopted by Board of Estimate: December 19, 1968 (Cal. No. 9)

First Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: April 30, 1969 (CP20714)

Adopted by the Board of Estimate: August 21, 1969 (Cal. No. 7)

Second Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: August 18, 1969 (CP20825)

Adopted by the Board of Estimate: September 18, 1969 (Cal. No. 14)

Third Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: March 4, 1970 (CP21075)

Adopted by the Board of Estimate: April 16, 1970 (Cal. No. 8)

Fourth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: October 14, 1970 (CP21330)

Adopted by the Board of Estimate: December 17, 1970 (Cal. No. 16)

Fifth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: November 18, 1970 (CP1335)

Adopted by the Board of Estimate: January 14, 1971 (Cal. No. 11)

Sixth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: September 22, 1971 (CP21739)

Adopted by the Board of Estimate: January 13, 1972 (Cal. No. 1)

Seventh Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 14, 1972 (CP21981)

Adopted by the Board of Estimate: August 17, 1972 (Cal. No. 5)

Eighth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: August 7, 1974 (CP22699)

Adopted by the Board of Estimate: October 10, 1974 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission: December 3, 1973 (HO73-69)f

**Central Brooklyn Community Development Plan  
History of Prior Approvals (Continued)**

**Ninth Amended Central Brooklyn Community Development Plan**

Approved by the City Planning Commission: September 9, 1974 CP22782  
Adopted by the Board of Estimate: October 24, 1974 (Cal. No. 5)

**Tenth Amended Central Brooklyn Community Development Plan**

Approved by the City Planning Commission: July 23, 1975 (CP22926)  
Adopted by the Board of Estimate: October 2, 1975 (Cal. No. 17)

**Eleventh Amended Central Brooklyn Community Development Plan**

Approved by the City Planning Commission: July 2, 1975 (CP23014)  
Adopted by the Board of Estimate: November 13, 1975 (Cal. No. 10)

**Twelfth Amended Central Brooklyn Community Development Plan**

Approved by the City Planning Commission: June 18, 1975 (CP22959)  
Adopted by the Board of Estimate: March 18, 1976 (Cal. No. 10A)

**Minor Change**

Approved by the City Planning Commission: August 22, 1977 (C770374HCK)

**Minor Change**

Approved by the City Planning Commission: October 26, 1977 (C770439HCK)

**Thirteenth Amended Central Brooklyn Community Development Plan**

Approved by the City Planning Commission: June 4, 1980 (C790722HUK)  
Adopted by the Board of Estimate: August 21, 1980 (Cal. No. 25)

**Minor Change**

Approved by the City Planning Commission: August 18, 1980 (N800527HCK)

**Fourteenth Amended Central Brooklyn Community Development Plan**

Approved by the City Planning Commission: February 2, 1981 (C800784HUK)  
Adopted by the Board of Estimate: September 10, 1981 (Cal. No. 19)

**Fifteenth Amended Central Brooklyn Community Development Plan**

Approved by the City Planning Commission: June 1, 1983 (C830971HUK)  
Adopted by the Board of Estimate: June 30, 1983 (Cal. No. 32A)

**Minor Change**

Approved by the City Planning Commission: April 25, 1984 (C830971HUK)(A)

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### EXHIBITS

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- B: PROPERTIES ACQUIRED AND TO BE ACQUIRED
- C: PROPERTIES NOT TO BE ACQUIRED

### MAPS

- 1: PROJECT BOUNDARY MAP, DATED November, 1995
- 2: LAND USE PLAN, DATED November, 1995

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Brownsville II Urban Renewal Area ("Area") pursuant to Section 504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to Section 502(5) of the Urban Renewal Law and Section 1802(6)(e) of the Charter.

2. BOUNDARY

The Area is located in Community District No. 16 in the Borough of Brooklyn and is generally bounded by (i) East New York Avenue on the north, (ii) Powell Street, Sutter Avenue and Van Sinderen Avenue on the east, (iii) Linden Boulevard and the Long Island Railroad Right-of-Way on the south, and (iv) East 98th Street and Ralph Avenue on the west ("Project Boundary"). The Project Boundary is described in Exhibit A ("Project Boundary Description") and is shown on Map 1A and Map 1B ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Linden Boulevard, East New York Avenue, Pitkin Avenue, Sutter Avenue, Rockaway Avenue and Mother Gaston Boulevard (Stone Avenue).

3. SITES

The properties located within the Project Boundary which have been or will be acquired by the City ("Acquisition Parcels") for redevelopment pursuant to this Second Amended Brownsville II Urban Renewal Plan ("Plan") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). The properties located within the Project Boundary which will not be acquired by the City for redevelopment pursuant to this Plan ("Exempt Parcels") are listed in Exhibit C ("Properties Not to be Acquired").

4. AREA

The Acquisition Parcels listed in Exhibit B comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan. The Exempt Parcels listed in Exhibit C are not part of the Area and are not subject to the provisions of this Plan, notwithstanding the fact that they are located within the Project Boundary.

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Safety hazards due to the presence of obsolescent and vacant buildings.

- b. Vacant, unfenced, and unsanitary lots.
- c. Incohesive neighborhood due to an incomplete mixture of uses adjacent to residential development.
- d. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- e. Insufficient light and ventilation.
- f. Lack of suitable off street parking.



B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to Section 505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

This Plan complies with Section 502(7) of the Urban Renewal Law, as more particularly set forth in the statement below:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private Or Community Facilities Or Utilities

No significant adjustments or improvements in utilities or community facilities are contemplated, except as set forth in Section D.

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	April 1969	Dec. 1995
Relocation of Site Occupants	July 1993	April 1997
Demolition and Site Clearance	June 1971	Dec. 1997
Site Preparation (Including Installation of Site Improvements)	April 1991	July 1997
Land Disposition	Aug. 1971	July 1997
Project Completion		Dec. 1999

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use.
- b. Remove substandard and insanitary structures.
- c. Remove impediments to land assemblage and orderly development;
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.
- e. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- f. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- g. Encourage the upgrading of housing quality in the immediate vicinity.

1. LAND USE PLAN

The projected land uses in the Area are shown on Map 2 ("Land Use Plan") as revised November 1995.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish controls on development (including, but not limited to, permitted uses, limits on building bulk, and required off-street parking and loading) will be as defined in the Comprehensive Amendments to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the City's Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential (R-6). With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

a. Permitted Land Uses

As shown in the Land Use Plan, the following uses will be permitted in the Area in accordance with the additional regulations, controls, and restrictions set forth in this Plan, and all other uses will be excluded:

(1) Residential

Residential and other uses will be permitted in accordance with the Zoning Resolution.

(2) Commercial

Commercial uses permitted in C1 and C2 zones in accordance with the Zoning Resolution will be permitted.

(3) Public and Institutional

Public and institutional uses will be permitted in accordance to the Zoning Resolution.

(4) Public Open Space

Active and passive recreation will be permitted.

(5) Industrial

Manufacturing and heavy commercial uses as permitted by the Zoning Resolution in C8 and M Districts.

Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning room, lot coverage, floor area, open space, height, and setback requirements) and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section E.

(2) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, (iii) low rise buildings should be preferred for family occupancy, and (iv) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

(3) Underground Utility Lines

Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or unfeasible.

c. Environmental Review

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

Any project for the redevelopment of the Area which requires a future discretionary act (including, but not limited to, the decision to provide funding) by the United States ("Federal") government will also be subject to the requirements of the National Environmental Policy Act at 42 U.S.C. 4321 ("NEPA"). NEPA is implemented through (i) regulations at 40 CFR 1500-1508 governing all Federal projects, (ii) supplementary regulations at 24 CFR 50 governing projects funded by the Federal Department of Housing and Urban Development ("HUD"), and (iii) supplementary regulations at 24 CFR 58 governing projects using Federal Community Development Block Grant, Rental Rehabilitation, or Housing Development Grant funds. The Federal environmental review process must consider, where applicable, criteria, standards, policies, and regulations concerning noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species, and solid waste.

D: RENEWAL ACTIONS

1. ACQUISITION

a. Legal Authority

All properties to be acquired in accordance with this Plan will be acquired pursuant to Section 506 of the Urban Renewal Law and, if necessary, the Eminent Domain Procedure Law.

b. Properties Acquired or to be Acquired Pursuant to this Plan

The properties located within the Project Boundary which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1A and Map 1B.

The properties comprising the sites numbered 111B, 140, 141, 142, 143, as identified on the Land Use Plan, have been acquired with Federal and State of New York ("State") assistance. All such properties will be subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act"), and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless their redevelopment involves a future discretionary act of the Federal government. All other properties, as identified on the Land Use Plan, have been or will be acquired with City funds, without Federal or State assistance.

c. Properties Acquired Through Other Means

Acquisition Parcels acquired by the City through authority other than that set forth in this Plan will be subject to the restrictions of this Plan and will be developed in accordance with this Plan. Exempt Parcels acquired by the City will not be subject to the restrictions of this Plan.

d. Properties Not to be Acquired

The properties located within the Project Boundary which will not be acquired by the City pursuant to this Plan are listed in Exhibit C. Such properties will not be redeveloped pursuant to this Plan and will not be subject to the land use controls imposed pursuant to this Plan.

2. RELOCATION

Relocation of residential and commercial occupants is anticipated.

- a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.

- b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the 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.

### 3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation in accordance with the objectives and requirements of this Plan.

### 4. LAND DISPOSITION

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

### 5. CODE ENFORCEMENT

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

### 6. ZONING MAP AMENDMENTS

Zoning Map Amendments are the rezoning of four sites (140,141,142,143) along Livonia Avenue from R-6 to C2-4 overlay within R6 district. This is necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings will be undertaken pursuant to Sections 200,201 and 197-c of the Charter.

### 7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter. However, no street modifications are proposed at this time.

- b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the 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.

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### 6. ZONING MAP AMENDMENTS

Zoning Map Amendments are the rezoning of four sites (140,141,142,143) along Livonia Avenue from R-6 to C2-3 overlay within R6 district. This is necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings will be undertaken pursuant to Sections 200,201 and 197-c of the Charter.

### 7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter. However, no street modifications are proposed at this time.



8. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply will be provided in accordance with the requirements of the City's Department of Environmental Protection ("DEP"). Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

9. PUBLIC, SEMI-PUBLIC, AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have common space incorporated within it for use by residents.

## E. REDEVELOPER OBLIGATIONS

### 1. RECORDABLE AGREEMENTS

The disposition instruments for any land in the Area to be redeveloped in accordance with this Plan will contain (i) covenants which incorporate this Plan by reference and require compliance with the terms and restrictions set forth herein, and (ii) covenants running with the land which require compliance with Section E.4.

### 2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified in this Plan.

### 3. TIMELY PERFORMANCE

Each redeveloper will be required to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

### 4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument whereby such land or any part thereof is restricted upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy thereof, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

### 5. DESIGN REVIEW

Prior to commencement of construction, each redeveloper will be required to submit site plans, landscape plans, architectural drawings, outline specifications, and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of this Plan and the design and character of proposed construction, for the review and approval of HPD. Each redeveloper will submit any material change thereafter proposed for the review and approval of HPD prior to commencement of construction of such change. Final working drawings will be submitted before construction begins.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials/submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

F: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Section 197-c of the Charter.

2. MINOR CHANGES

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

3. MERGERS AND SUBDIVISIONS

The merger and/or subdivision of any of the development sites in the Area will be permitted where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The merger and/or subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified to indicate such merger and/or subdivision, will be filed with the Department of City Planning for information purposes.

G: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until 2035, except as provided in Section F.

**EXHIBIT A**

**BROWNSVILLE II**

**PROJECT BOUNDARY DESCRIPTION**

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

BEGINNING at the intersection of the westerly line of Ralph Avenue with the northerly line of East New York Avenue;

Thence northeasterly, along the northerly line of East New York Avenue to its intersection with the westerly line of Powell Street;

Thence southerly, along the westerly line of Powell Street to its intersection with the southerly line of Sutter Avenue;

Thence easterly, along the southerly line of Sutter Avenue to its intersection with the westerly line of Van Sinderen Avenue;

Thence southerly, along the westerly line of Van Sinderen Avenue to the southerly line of Linden Boulevard;

Thence westerly, along the southerly line of Linden Boulevard to the southerly line of the railroad right-of-way of the Bay Ridge Division;

Thence southwestly, along the southerly line of the railroad right-of-way of the Bay Ridge Division to its intersection with the westerly line of East 98th Street;

Thence northerly, along the westerly line of East 98th Street to its intersection with the westerly line of Ralph Avenue;

Thence northerly, along the westerly line of Ralph Avenue to the northerly line of East New York Avenue, the point of BEGINNING. Excluding there from the areas described as follows:

**1. BROWNSVILLE Urban Renewal Project:**

**BEGINNING** at the corner formed by the intersection of the northerly line of Livonia Avenue with the easterly line of Mother Gaston Boulevard (Stone Avenue);

Thence southerly, along the easterly line of Mother Gaston Boulevard (Stone Avenue) to its intersection with the easterly prolongation of the southerly line of Linden Boulevard;

Thence westerly, along the southerly line of Linden Boulevard and its prolongation to its intersection with the westerly line of Rockaway Avenue;

Thence northerly, along the westerly line of Rockaway Avenue to its intersection with the easterly line of Mother Gaston Boulevard (Stone Avenue), the point of **BEGINNING**.

## **EXHIBIT B**

### **Properties to be Acquired Pursuant to this Second Amendment to Brownsville II U.R.A. dated November 1995**

<b><u>Block</u></b>	<b><u>Lot(s)</u></b>	<b><u>Site</u></b>
3811	17 through 21, 23 through 27, 124	140
3812	19 through 22, 121	141
3813	115	142
3814	120	143
3692	1 through 4, 23 through 32, 34, 35 and 37	111B

**EXHIBIT B**

**BROWNSVILLE II**

**PROPERTIES ACQUIRED AND TO BE ACQUIRED**

**PROPERTIES ACQUIRED**

<b><u>Block</u></b>	<b><u>Lot(s)</u></b>	<b><u>Site</u></b>
3511	13, 22, 24, 25, 26, 27, 28, 30 32, 34, 35, 36, 37, 38, 40, 46, 48, 51, 54	112A
3694	24, 25	C
3743	16, 17	F
3743	18 through 20, 23 through 32, 34 through 36	121
3744	1, 3 through 8, 31 through 36	122
3828	1, 3 through 16, 18 through 25, 28, 30, 32 through 41, 43, 46, 106, 107, 114, 138 (Entire Block)	
3829	1 (Entire Block)	125A
3830	1 through 25, 27 through 32, 34, 36, 39, 42, 44, 47, 51, 54, 57 (Entire Block)	
3811	1, 3, 5, 6, 9, 12, 14, 28, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 47, 48	126
3812	1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 112, 13, 14, 15, 16, 26, 27, 29, 30, 31, 32, 33, 34, 38, 43, 46, 50	127
3814	1, 3, 6, 8, 10, 13, 15, 18, 30, 32, 34, 35 36, 38, 40, 41, 42, 44, 45, 46, 48, 52	129



**PROPERTIES ACQUIRED AND TO BE ACQUIRED (continued)**

<b><u>Block</u></b>	<b><u>Lot(s)</u></b>	<b><u>Site</u></b>
3831	1, 4, 6, 9, 12, 15, 18, 21, 23,	130
3813	1, 2, 3, a4, 5, 6, 7, 8, 108, 9, 10, 30, 31 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 46, 47, 48, 49, 50	128
3625	33, 34, 35, 36, 37, 38, 39	131A
3845	5, 7, 8, 11, 15, 17, 19, 24, 25, 26, 27, 28 29, 129, 30, 31, 32, 33, 34, 37, 42, 43, 44 45, 46	132
3846	1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 16 17, 22, 23, 24, 25, 27, 32, 37, 39, 40, 41 42, 43, 44, 45, 46	133
3847	8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 21, 22 23, 26, 28, 29, 30, 32, 33, 35, 37, 38, 39, 40, 41, 42, 43, 44	134A
3847	1, 2, 3	134B
3847	48, 49, 50	134C
3848	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 22, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 (Entire Block)	135
3B55	1, 2, 3, 4, 5, 6, 7, 10, 24, 124, 25, 125, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37	136
3856	5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18 19, 119, 20 21, 22, 23, 24, 26, 27, 28, 29	137
3857	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20 21, 22, 23, 24, 25, 26, 27	138
3858	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18	139

**PROPERTIES ACQUIRED AND TO BE ACQUIRED (continued)**

<b><u>Block</u></b>	<b><u>Lot(s)</u></b>	<b><u>SITE</u></b>
3675	21	A
3676	14, 15, 17, 19, 21, 23 through 27, 30, 32, 34	110A
3677	1 through 12, 15, 17, 18, 19, 26, 27, 28, 39 40, 42, 44, 45, 46, 48, 49	110
3677	32	110B
3677	34	110E

**PROPERTIES ACQUIRED AND TO BE ACQUIRED** (continued)

<b><u>Block</u></b>	<b><u>Lot(s)</u></b>	<b><u>Site</u></b>
3677	35, 36	110C
3677	38	110D
3692	5, 105, 6, 7, 107, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22	111
3692	1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 37	111B
3693	16 through 20, 22, 23	111A
3510	29, 33, 36, 39, 42, 43, 44, 46, 48, 52	112
3856	1	137A
3811	17 through 21, 23 through 27, 124	140
3812	19 through 22, 121	141
3813	115	142
3814	120	143

**EXHIBIT C**

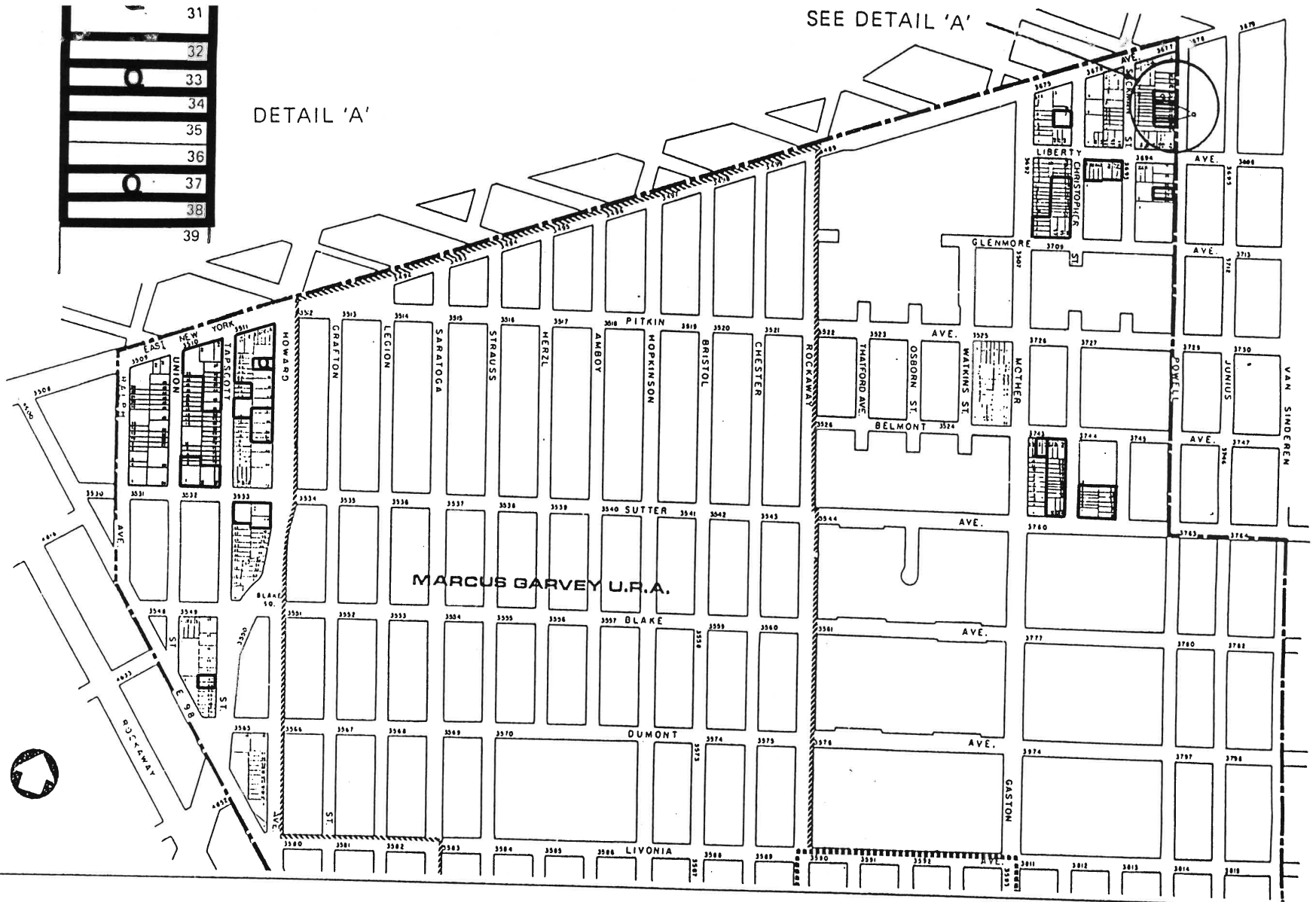
**PROPERTIES NOT TO BE ACQUIRED "Q"**

<b><u>Block</u></b>	<b><u>Lot(s)</u></b>
3511	44
3625	40, 41
3677	30, 31, 33, 37
3845	1, 40, 41, 47, 48, 49
3846	48, 49, 149, 50
3847	4, 6, 13, 14, 25, 45, 46, 47
3855	38
3856	6, 17
3857	5
3858	1, 2, 3
3525	22, 23

31
32
33
34
35
36
37
38
39

DETAIL 'A'

SEE DETAIL 'A'



# LEGEND

- PROJECT BOUNDARY
- ..... BROWNVILLE U.R.A. EXCLUDED FROM PROJECT
- ////// MARCUS GARVEY U.R.A.
- PROPERTIES TO BE ACQUIRED

Q NOT TO BE ACQUIRED SUBJECT TO REHAB STANDARDS

## BROWNVILLE II

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

## PROJECT BOUNDARY AND LAND ACQUISITION

DATE: OCTOBER, 1968 Revised 12/69, 3/75, 5/75, 7/79, 1/83  
MARCH, 1984, SEPTEMBER 1986, JUNE 1989, NOVEMBER 1995

SCALE IN FEET  
0 100 200 300 400

MAP 1A



### LEGEND

- — — — — PROJECT BOUNDARY
- ..... BROWNSVILLE U.R.A. } EXCLUDED FROM PROJECT
- ////////// MARCUS GARVEY U.R.A. }
- PROPERTIES TO BE ACQUIRED

## BROWNSVILLE II

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

### PROJECT BOUNDARY AND LAND ACQUISITION

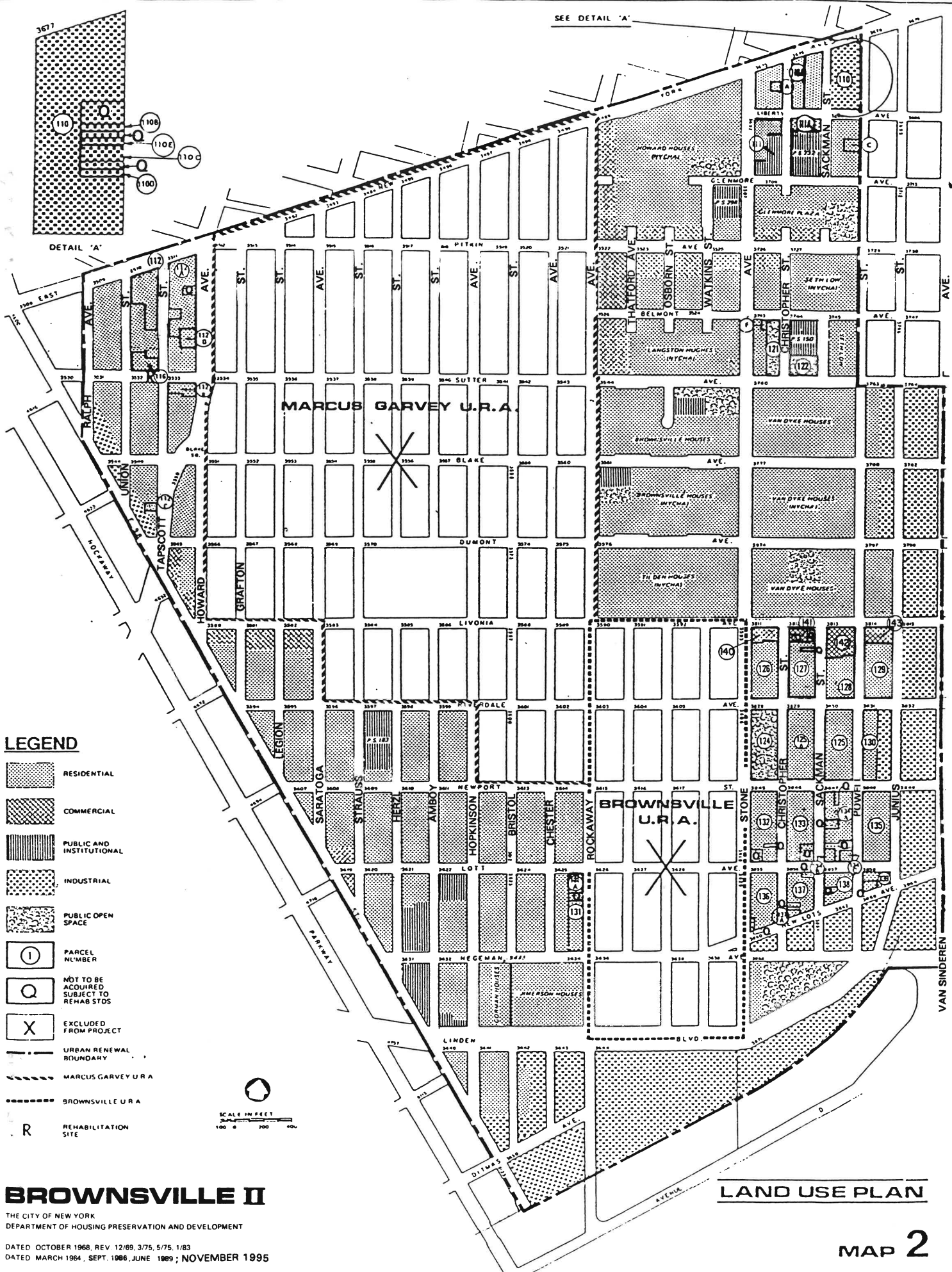
DATE: OCTOBER, 1968 Revised 12/69, 3/75, 5/75, 7/79, 1/83  
MARCH, 1984, SEPTEMBER 1986, JUNE 1989; NOVEMBER 1995

SCALE IN FEET  
200 0 200 400 600

MAP 1B



SEE DETAIL 'A'



# LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC AND INSTITUTIONAL
- INDUSTRIAL
- PUBLIC OPEN SPACE
- PARCEL NUMBER
- NOT TO BE ACQUIRED SUBJECT TO REHAB STDs
- EXCLUDED FROM PROJECT
- URBAN RENEWAL BOUNDARY
- MARCUS GARVEY U.R.A.
- BROWNSVILLE U.R.A.
- REHABILITATION SITE

## BROWNSVILLE II

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
DATED: OCTOBER 1968, REV. 12/69, 3/75, 5/75, 1/83  
DATED: MARCH 1984, SEPT. 1986, JUNE 1989, NOVEMBER 1995

## LAND USE PLAN

## **FACT SHEET**

### **BROWNSVILLE II**

#### **SECOND AMENDED URBAN RENEWAL PLAN**

**November 1995**

#### **REASON FOR AMENDMENT**

The Brownsville II Urban Renewal Plan is being amended in order to facilitate the disposition for City sponsored commercial development of various parcels along Livonia Avenue between Mother Gaston Boulevard and Junius Street and to facilitate the development of a 200 bed nursing home as well as a 24 space parking lot on Christopher and Glenmore Avenues and Mother Gaston Boulevard, within the Brownsville section of Brooklyn, Community District 16.

#### **SPECIFIC CHANGES**

Modifications to the Plan include the designation of four (4) additional urban renewal sites: 140, 141, 142, 143. Site 111B was formerly part of site 111 and its land use is changed to public and institutional use to permit development of a nursing home; and the inclusion of language to permit the administrative subdivision of urban renewal sites.

#### **LAND USE CHANGES**

The following four sites are to be developed in accordance with proposed commercial zoning:

Block 3811, Lots 17-21, 23-27, 124.	Site 140
Block 3812, Lots 19-22, 121	Site 141
Block 3813, Lot 115	Site 142
Block 3814, Lot 120	Site 143

The land use for Site 111B is to be public and institutional to permit development of a nursing home.

#### **SITES STATUS**

Block 3811 (Site 140) is currently vacant, and all lots with the exception of lots 20 and 25 are in city-ownership. Lots 20 and 25 will be acquired as part of the proposed project. This site measures approximately 20,500 square feet, fronts along Livonia Avenue, and is on the block bounded by Mother Gaston Blvd. and Christopher Avenue.



**Block 3B12 (Site 141)** all lots are currently city-owned; lots 19, 20 and 22 are currently vacant; lots 21 and 121 are improved with two-story brick residential buildings with ground floor retail. Each of these existing structures will be demolished. This site measures approximately 7,200 square feet, fronts along Livonia Avenue, and is on the Block bounded by Christopher Avenue and Sackman Street.

**Block 3813 (Site 142)** is currently vacant and in city-ownership. The site is approximately 40,000 square feet, fronts along Livonia Avenue, and is on the block bounded by Sackman and Powell Streets.

**Block 3814 (Site 143)** is vacant and in city-ownership. The site is approximately 20,000 square feet, fronts along Livonia Avenue, and is on the block bounded by Powell and Junius Streets.

**Block 3692 (Site 111B - Nursing Home Site)** is currently vacant. All of the parcels are in city ownership. The site measures approximately 40,000 square feet, fronts along Christopher Avenue and on blocks bounded by Glenmore Avenue and Liberty Avenue.

**FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN**

