

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

BROWNSVILLE II  
URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN  
March, 1984

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 (C841019HUK)  
Adopted by the Board of Estimate: December 16, 1984 (Cal.No. 34)

## 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 (CP21335)  
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 (H073-69)

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 3, 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, 1975 (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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BROWNSVILLE II  
URBAN RENEWAL PLAN

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MAP 2:	LAND USE PLAN

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA

1. BOUNDARY OF URBAN RENEWAL AREA

The boundary of the Urban Renewal Area is as shown on Maps 1A and 1B, Project Boundary and Land Acquisition Maps, dated October, 1968 revised to March, 1984, and is described in Exhibit A, Boundary Description.

The boundary is generally as follows: East New York Avenue, Powell Street, Sutter Avenue, Van Sinderen Avenue, Linden Boulevard, Railroad right-of-way (Bay Ridge Division), East 98th Street and Ralph Avenue.

Prior to the adoption of this Plan, the Project Area was a part of the Central Brooklyn Urban Renewal Project.

2. NEIGHBORHOOD CHARACTERISTICS:

The Brownsville II Project comprises the southern half of Community Board No. 16 in Central Brooklyn, but excluding the Brownsville and Marcus Garvey Urban Renewal Projects.

At the initiation of the Central Brooklyn Project the condition of the housing stock, although varied, was generally in a state of decline and consisted of many

SECTION A: DESCRIPTION OF URBAN RENEWAL AREA(continued)

deteriorating old law tenements, multiple dwellings, brownstones and one and two family houses, as well as substantial deteriorating commercial and industrial areas. Vacant and abandoned buildings and vacant lots were located throughout the area. While a lot has been accomplished much remains to be done, including the continued removal of blight, upgrading and replacement of housing, provision of community facilities, recreational and open space areas and the revitalization of commercial and industrial sections.

## SECTION B: DEVELOPMENT OBJECTIVES

The Urban Renewal Plan preserves the character of the area as predominantly an area of residences for low and moderate income families together with recreational and other facilities necessarily incidental or appurtenant to such use, together with substantial areas of commerce and industry. In general, the area will be systematically upgraded as needed on a block by block basis, with a view to removing blight and restoring and enhancing the essential character of the area.

The staging of the renewal is in the best public interest. The first stage included detailed plans and acquisition of properties and was carefully designed to assure consistency with general area - wide planning efforts. It represented an approach to neighborhood renewal characterized by an emphasis on so-called "Vest Pocket" new construction of low and moderate income housing on a scale to fit into the present neighborhoods, and provision for additional community facilities, open space and other amenities. The strategy has been that the subsequent housing built or rehabilitated will provide needed relocation resources for future staged development within the Project Area. The Plan, as revised more recently, has provided for additional acquisition of properties for redevelopment with owner-occupied housing.



SECTION B: DEVELOPMENT OBJECTIVES(continued)

In summary, the proposed plan for the project is intended to eliminate, arrest and prevent blighting influences in the plan area. Towards this endeavor, it seeks to accomplish the following specific objectives:

- a. Remove substandard and unsanitary structures and improvements;
- b. Eliminate blighting environmental influences;
- c. Eliminate impediments to land assemblage and development;
- d. Provide convenient community facilities and other services;
- e. Strengthen code enforcement and other public services;
- f. Improve maintenance of as many existing structures as possible and foster owner occupancy;
- g. Provide new and rehabilitated housing for low and moderate income families, built to high standards of design, privacy, light, air and open space;
- h. Coordinate all design and architectural elements so as to assure high quality and consistency within each neighborhood and the area as a whole;
- i. Create relocation housing resources in advance of future relocation;
- j. Provide new commerce, industry and job opportunities;
- k. Coordinate physical development goals and plans with the social and economic programs active in the area; and
- l. Generally establish a superior living environment for residents of the area.

## SECTION C: LAND USE PLAN

### 1. LAND USE MAP

Map 2, Land Use Plan, dated October, 1968 and revised to March, 1984 shows:

- a. Proposed land uses and existing land uses to be retained.
- b. All thoroughfares and street rights-of-way. The major streets include: East New York Avenue, Pitkin Avenue, Sutter Avenue, Livonia Avenue, Linden Boulevard, Howard Avenue, Rockaway Avenue and Mother Gaston Boulevard (Stone Avenue).

### 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.

SECTION C: LAND USE PLAN(continued)

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.

a. Permitted Uses

As shown on Map 2, Land Use Plan, the following uses shall be permitted and all other uses excluded:

(1) Residential

Residential uses including appurtenant community facilities and recreational uses and accessory parking. Appurtenant uses include medical offices, health centers, limited recreational facilities, day care centers and uses of a similar nature, as well as local retail uses as permitted in C1 Zoning Districts. The new residential uses shall be designed to predominately serve families of low and moderate income.

SECTION C: LAND USE PLAN(continued)

(2) Commercial

Appropriate accessory and other retail and service commercial uses will be permitted to support residential development in the project area. Provisions will be made for new general commercial uses where appropriate.

(3) Public and Institutional

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

(4) Public Open Space

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

(5) Industrial

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

SECTION C: LAND USE PLAN(continued)

b. Additional Regulations, Controls and Restrictions

(1) Building Bulk and Parking

Controls to cover density (maximum number of zoning rooms in residential use areas), lot coverage, floor area ratio, setbacks, off-street parking and loading shall be as set forth in the Zoning Resolution.

(2) Environmental Controls

All projects are subject to the requirements of Part 617 of the New York State Environmental Quality Review Act of 1976. This Act is implemented in the City by Executive Order 91 of 1977, City Environmental Quality Review (CEQR). Federally funded projects are also subject to the National Environmental Protection Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the

SECTION C: LAND USE PLAN(continued)

following: noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species and solid waste.

(3) Underground Utility Lines

Any existing overhead telephone and electric lines in the redevelopment area are to be removed and relocated underground. All new or additional facilities shall be placed underground.

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 approval of the original Central Brooklyn Urban Renewal Plan by the Board of Estimate of The City of New York, namely to December 19, 2008, except as provided in Section G hereunder.

## SECTION D: PROPOSED RENEWAL ACTIONS

### 1. ACQUISITION

#### a. Pursuant to Article 15 GML

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

#### b. Properties Not Acquired Under Article 15

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

### 2. RELOCATION

There is a feasible method for the relocation of families and 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.

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.

3. DEMOLITION AND REMOVAL OF STRUCTURES

The structures on all properties acquired except for those on sites designated for rehabilitation as set forth on Map 2, Land use Plan, shall be demolished and the sites cleared for new construction in accordance with the land use controls of this Plan.

4. REHABILITATION AND CONSERVATION

a. Privately-Owned Properties Designated for Rehabilitation

(1) All properties designated (Q) "Not to be Acquired" on Maps 1A and 1B, Project Boundary and Land Acquisition Maps and Map 2, Land Use plan, and as listed in Exhibit B-2, Properties Subject to Rehabilitation Standards, are not to be acquired but are to be kept at a high level of maintenance and must meet the rehabilitation standards set



SECTION D: PROPOSED RENEWAL ACTIONS(continued)

forth in Exhibit C, Property Rehabilitation Standards. The Department of Housing Preservation and Development stands ready to assist the owners of such properties to undertake their rehabilitation.

(2) Any property designated for rehabilitation which is not improved to the standards set forth in Exhibit C within a reasonable time shall be subject to acquisition, through condemnation, pursuant to the Urban Renewal Plan.

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

b. Conservation

(1) Properties not designated for acquisition or for rehabilitation by their owners ("Q" properties) as shown on Maps 1A and 1B, Project Boundary and Land Acquisition Maps and, accordingly, not listed in Exhibits B-1 or B-2 are deemed to be conservation properties. Such properties have been found to either: (a) be relatively sound, or (b) have less defects and non-compliance with applicable local codes and ordinances than properties designated for rehabilitation, or (c) not yet to have been thoroughly studied as part of the on-going planning for the project area.

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

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

5. 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.

6. REZONING

It is contemplated that rezonings may be necessary to implement the land use and redevelopment proposals under this Plan. Such rezonings, when necessary, will be undertaken pursuant to Sections 200 and 197c of the City Charter.

7. MAPPING OF STREETS

To meet the objectives of this Plan, certain streets within the project area may be modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation. All street modifications including closings and the openings of new streets will take into consideration community needs, the objectives of the Plan, and the policies and requirements of City agencies and public

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

utility companies. Such remapping of streets will be undertaken pursuant to Sections 202 and 197c of the City Charter and a subsequent amendment of this Plan.

8. URBAN DESIGN OBJECTIVES

New construction should be designed to relate to the surrounding community to as great an extent as is feasible and practicable. The proposed project should harmonize in scale, configuration and materials to the prevailing neighborhood pattern. In areas with exceptionally strong or uniform street character, there should be minimal initial setbacks from front and side lot lines and the new construction should reinforce the existing urban pattern. Low rise buildings are preferred for family occupancy and low to medium rise for adult and elderly occupancy.

SECTION E: REDEVELOPER'S OBLIGATIONS

1. The regulations and controls set forth in this Urban Renewal Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the agreements for land disposition and conveyance, executed pursuant to the Urban Renewal Plan.
2. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
3. The redeveloper 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 agreement within a reasonable time, as determined and set forth in the agreement between The City of New York and the developer.
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, 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

SECTION E: REDEVELOPER'S OBLIGATIONS(continued)

area is restricted upon the basis of race, creed, sex, color or national origin, etc. 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.

6. 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 Department of Housing Preservation and Development (HPD) by each redeveloper prior to commencement of construction. Any material changes proposed after such approval of the plans by HPD shall be similarly submitted for review and approval.
7. As built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance and issuance of a Certificate of Completion.

SECTION E: REDEVELOPER'S OBLIGATIONS(continued)

8. The redeveloper shall expeditiously submit all documents requested by the Department of Housing Preservation and Development for the approval and processing of the development project including, but not limited to Application for Sponsorship (Form DEV-2), Plan and Project or Project Summary and the Land Disposition Agreement.
9. The redeveloper shall cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan. It is particularly important to ascertain, as early as possible, the requirements of the City Department of Transportation with regard to any improvements that may be required for the street(s) providing access to the project, pursuant to Section 3.3, Builder's Pavements, of the Department's regulations and Section 36 of the General City Law.

SECTION F: 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 501 thereof:

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 Methods or Techniques of Urban Renewal

See Section D of this Urban Renewal Plan

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

See Section C of this Urban Renewal Plan. No major changes in utility systems are required.

5. Proposed New Codes and Ordinances or Amendments Thereto

No new codes or ordinances are anticipated in order to effectuate this Urban Renewal Plan, however, amendments to the Zoning Map and the City Map for portions of the project are anticipated.

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

6. Proposed Acquisition of Air Rights and Concomitant Easements

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

7. Proposed Program of Code Enforcement

See Section D.5 of this Urban Renewal Plan.

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

<u>Project Activity</u>	<u>Start</u>	<u>Completion</u>
Land Acquisition	April 1969	June 1986
Relocation of Site Occupants	July 1969	Sept. 1986
Demolition and Site Clearance	June 1971	Oct. 1986
Site Preparation Including Installation of Project Improvements	Aug. 1971	Dec. 1987
Disposition of Land in Project Area	Aug. 1971	Dec. 1987
Completion of Development	-----	Dec. 1988



SECTION G: PROVISIONS FOR MODIFYING PLAN

1. AMENDMENTS

Major changes to this Urban Renewal Plan may be made at any time by The City of New York pursuant to Section 505 of Article 15 of the General Municipal Law (the Urban Renewal Law).

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

BROWNSVILLE II

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 west line of Ralph Avenue with the north line of East New York Avenue;

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

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

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

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

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

Thence southwesterly, along the south line of the railroad right-of-way of the Bay Ridge Division to its intersection with the west line of East 98th Street;

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

Thence northerly, along the west line of Ralph Avenue to the north line of East New York Avenue, the point of BEGINNING.

Excluding therefrom the areas described as follows:

1. BROWNSVILLE Urban Renewal Project:

BEGINNING at the corner formed by the intersection of the north line of Livonia Avenue with the east line of Stone Avenue;

Thence southerly, along the east line of Stone Avenue to its intersection with the easterly prolongation of the south line of Linden Boulevard;

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

Thence northerly, along the west line of Rockaway Avenue to its intersection with the north line of Livonia Avenue;

Thence easterly, along the north line of Livonia Avenue to its intersection with the east line of Stone Avenue, the point of BEGINNING.

## 2. MARCUS GARVEY Urban Renewal Project:

BEGINNING at the corner formed by the intersection of the north line of East New York Avenue and the east line of Rockaway Avenue;

Thence southerly, along the east line of Rockaway Avenue to its intersection with the north line of Livonia Avenue;

Thence westerly, along the north line of Livonia Avenue to its intersection with the west line of Rockaway Avenue;

Thence southerly, along the west line of Rockaway Avenue to its intersection with the south line of Newport Street;

Thence westerly, along the south line of Newport Street to its intersection with the west line of Bristol Street;

Thence northerly, along the west line of Bristol Street to its intersection with the south line of Riverdale Avenue;

Thence westerly, along the south line of Riverdale Avenue to its intersection with the west line of Saratoga Avenue;

Thence northerly, along the west line of Saratoga Avenue to its intersection with the south line of Livonia Avenue;

Thence westerly, along the south line of Livonia Avenue to its intersection with the west line of Howard Avenue;

Thence northerly, along the west line of Howard Avenue to its intersection with the north line of East New York Avenue;

Thence easterly, along the north line of East New York Avenue to its intersection with the east line of Rockaway Avenue, the point of BEGINNING.

EXHIBIT B-1

BROWNSVILLE II

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES ACQUIRED

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3511	13,22,24,25,26,27,28,30, 32,34,35,36,37,38,40,46, 48,51,54	112A
3533	31,37,40	112B
3549	43,44	112C
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)	124
3829	1 (Entire Block)	125A
3830	1 through 25,27 through 32, 34,36,39,42,44,47,51,54,57 (Entire Block)	125
3811	1,3,5,6,8,12,14,28,31,32, 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
3831	1,4,6,9,12,15,18,21,23	130

PROPERTIES TO BE ACQUIRED

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3675	21	A
3676	14,15,17,19,21,23 through 27,30,32,34	110A
3677	1 through 12,15,17,18,19, 26,27,28,30 through 40,42, 44,45,46,48,49 (Entire Block)	110
3692	1 through 16,105,107,18 through 32,34,35,37 (Entire Block)	111
3693	16 through 20,22,23	111A
3510	33,36	112
3511	57,58,60,63,64	112D
3813	1,2,3,4,5,6,7,8,108,9,10, 30,31,32,33,34,35,36,37,38, 39,40,41,42,46,47,48,49,50	128
3625	42,43,44,45,46,47,48,49,50, 51,52,53,54,55,56,57,58,	131
3625	1,33,34,35,36,37,38,39	131A
3845	5,7,8,11,15,17,19,24,25,26, 27,28,29,129,30,31,32,33, 34,37,40,42,43,44,45,46	132
3846	1,2,3,4,6,8,9,10,11,12,13, 14,16,17,22,23,24,25,27,32, 37,39,40,41,42,43,44,45,46,48	133

PROPERTIES TO BE ACQUIRED (continued)

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3847	8,9,10,11,12,17,18, 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
3855	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	1,5,7,8,9,10,11,12,13,14, 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 (Entire Block)	139

EXHIBIT B-2

BROWNSVILLE II

PROPERTIES SUBJECT TO REHABILITATION STANDARDS

<u>Block</u>	<u>Lot(s)</u>
3511	44
3625	40,41
3812	28
3845	1,41,47,48,49
3846	49,149,50
3847	4,6,13,14,15,16,25,45,46,47
3855	38
3856	6,17
3857	5
3858	2,3

## EXHIBIT C

### BROWNSVILLE II

#### PROPERTY REHABILITATION STANDARDS

##### I. INTRODUCTION

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

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

##### II. MANDATORY REQUIREMENTS

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

###### New York City:

Housing & Maintenance Code  
Building Code  
Air Pollution Control Code  
Electrical Code

###### New York State:

Multiple Dwelling law

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



### III. OBJECTIVES

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

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

#### A. EXTERIOR

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

##### Buildings

1. Exterior walls should be free of all holes, cracks and broken finish materials.
2. Fronts of Buildings should be clean. They should be steam cleaned, sandblasted or painted where required.
3. Windows and doors (including hardware) should operate satisfactorily, prevent the entrance or penetration of moisture and weather, and be protected from damage.
4. All weather access should be provided from the front and rear of all buildings.
5. Roofs should have a suitable, watertight, and reasonably durable covering with an adequately controlled system for the disposal of water.
6. Street numbers should be posted on all houses.
7. Refuse should be kept in covered containers, partially concealed but accessible.
8. Every yard should have an all-weather hose connection.

### Open Spaces

1. All accessory structures or appurtenances which serve no useful purpose and are not economically repairable, should be removed.
2. Open Spaces should be properly graded and improved to insure adequate drainage; appropriate landscaping, including shrubs and trees, should be provided.
3. Fences should be installed where necessary and should be generally consistent with surrounding properties.

### B. INTERIOR

The interior of buildings should provide for complete living facilities arranged and equipped for suitable and desirable living conditions.

#### Public Halls

1. Exterior doors should have safe locks.
2. Bell-buzzer system, two-way communication system and locked mailboxes should be provided where not mandatory by code.
3. Public hallway floors and stairways should be in sound condition and should be covered with resilient covering or carpeting.
4. Walls and ceiling in public hallways should be finished in light colored, durable, easily maintained materials.

#### Cellars

1. Cellars should have light colored walls and smooth level and hard floors.
2. Boilers, breachings and flues should be cleaned and well maintained.

### Living Units

1. Each living unit should provide space necessary for suitable living, sleeping, cooking, dining, storage, laundry and sanitary facilities.
2. Minimum areas of all rooms and spaces should be as follows:

Minimum Areas in Square Feet

DU Type	L.R.	D.R.	KIT or KITTE	1st B.R.	Other B.R.s	Closets	
0 BR*	200		59	20		16	
1 BR	150	70	65	40	100	24	
2 BR	150	90	75	50	100	80	32
3 BR	160	90	75	58	120	80	40
4 BRs or more	160	90	80	58	120	80	48**

\* Efficiency

\*\* Plus 8 square feet for each additional bedroom

Closet or stair areas shall be excluded in determining room areas. Minimum Room Dimensions should be as follows: Living Room 10 feet, Bedroom 8 feet.

3. Closet space should be provided within each bedroom or conveniently located nearby.
4. Access to all parts of the living unit should be possible without passing through a public hall. In dwelling units of three or more rooms, access to living rooms and bedrooms and at least one bathroom should be possible without passing through a bedroom.
5. Kitchens in one bedroom units should be provided with a minimum area of 30 square feet of wall and base cabinet shelving, 5 square feet of drawer area and 5 square feet of counter space. In larger units space should be appropriately increased. Adequate spaces for a stove and a refrigerator should be provided.

6. Bathroom fixtures should be arranged to provide for the comfortable use of each fixture and to permit proper door swing and the installation of accessories.
7. Plumbing heating and lighting fixtures and equipment should be upgraded to create more desirable living conditions.
8. Living unit entrance doors should be sound, freely moving, well fitted and equipped with safe locking devices. Also bells and peepholes should be installed.
9. Doors should be provided for each bedroom and bathroom and have a locking device on bathroom doors.
10. All walls, ceiling and woodwork surfaces should be without noticeable irregularities or cracks and should be painted or wallpapered where necessary. Surfaces which are subject to moisture shall be finished with moisture-resistant material.
11. Flooring should be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.
12. Where practicable, consideration should be given to using noise reduction and noise isolation techniques to separate areas of high noise from areas of quiet.

#### C. GENERAL

##### Plumbing and Heating

The plumbing and heating systems and their appurtenances should provide satisfactory, water supply drainage, venting, heating and operation of fixtures.

1. Should water piping be replaced it shall be of non-ferrous material or other approved material
2. Any new piping to be installed should be concealed where practicable.
3. Plumbing and adequate space for laundry equipment should be provided within each living unit or in a suitable public space.

4. Heat shall be centrally supplied to all dwelling units through a system capable of distributing 70°F to all habitable spaces during zero°F outside temperature.

#### Insulation

Where existing exterior walls or top floor ceilings do not have insulation, consideration should be given to installing the proper amount to prevent excessive heat loss and to provide comfort for residents.

#### Electric

Electrical service shall conform to the standards established by the U.S. Board of Fire Underwriters and the Bureau of Gas and Electricity of the City of Department of General Services. In no instance shall these standards be below those for new residential structures of comparable size.

#### Ventilation

Additional ventilation should be provided in areas where codes are either minimal or non-applicable and where improvement is recommended. Mechanical or natural means may be utilized.

#### Masonry

Basement and foundation walls shall be well maintained and should prevent entrance of water or moisture.

#### Fire Exits

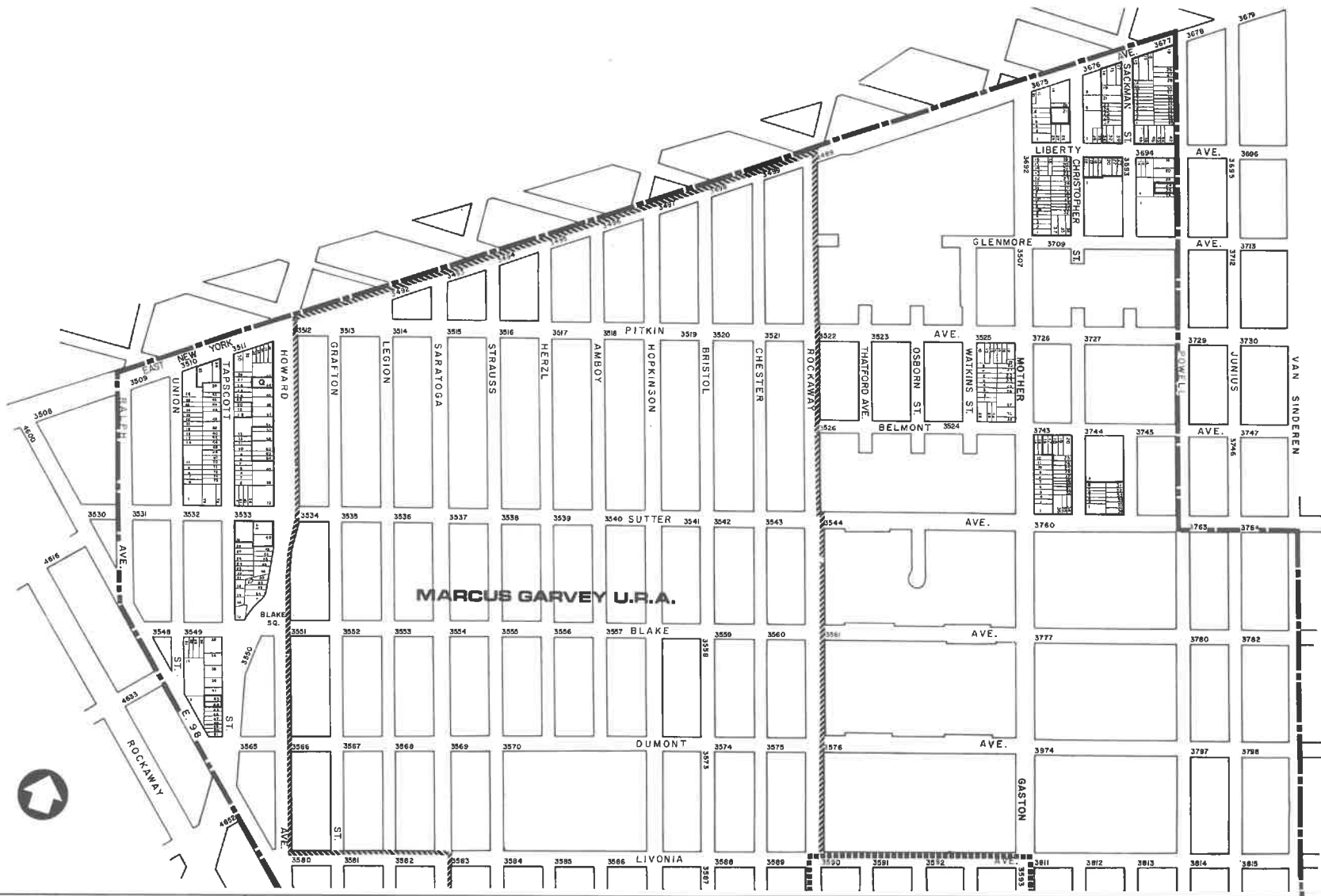
All fire exits, including scuttle covers, bulkheads and cellar doors should afford amply security, but be easily opened when required.

#### Rodent Control

Each building and its exterior appurtenances should be effectively protected against rodents and vermin infestation.

### IV. MIXED USE PROPERTIES

Non-residential portions of mixed-use properties should be of a character which is compatible with the residential character of the property or project.



MARCUS GARVEY U.R.A.

# LEGEND

- PROJECT BOUNDARY
- ..... BROWNSVILLE U.R.A. } EXCLUDED FROM PROJECT
- /////// MARCUS GARVEY U.R.A. }
- P 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

SCALE IN FEET  
200 0 200 400 600

MAP 1A



## LEGEND

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

## BROWNSVILLE II

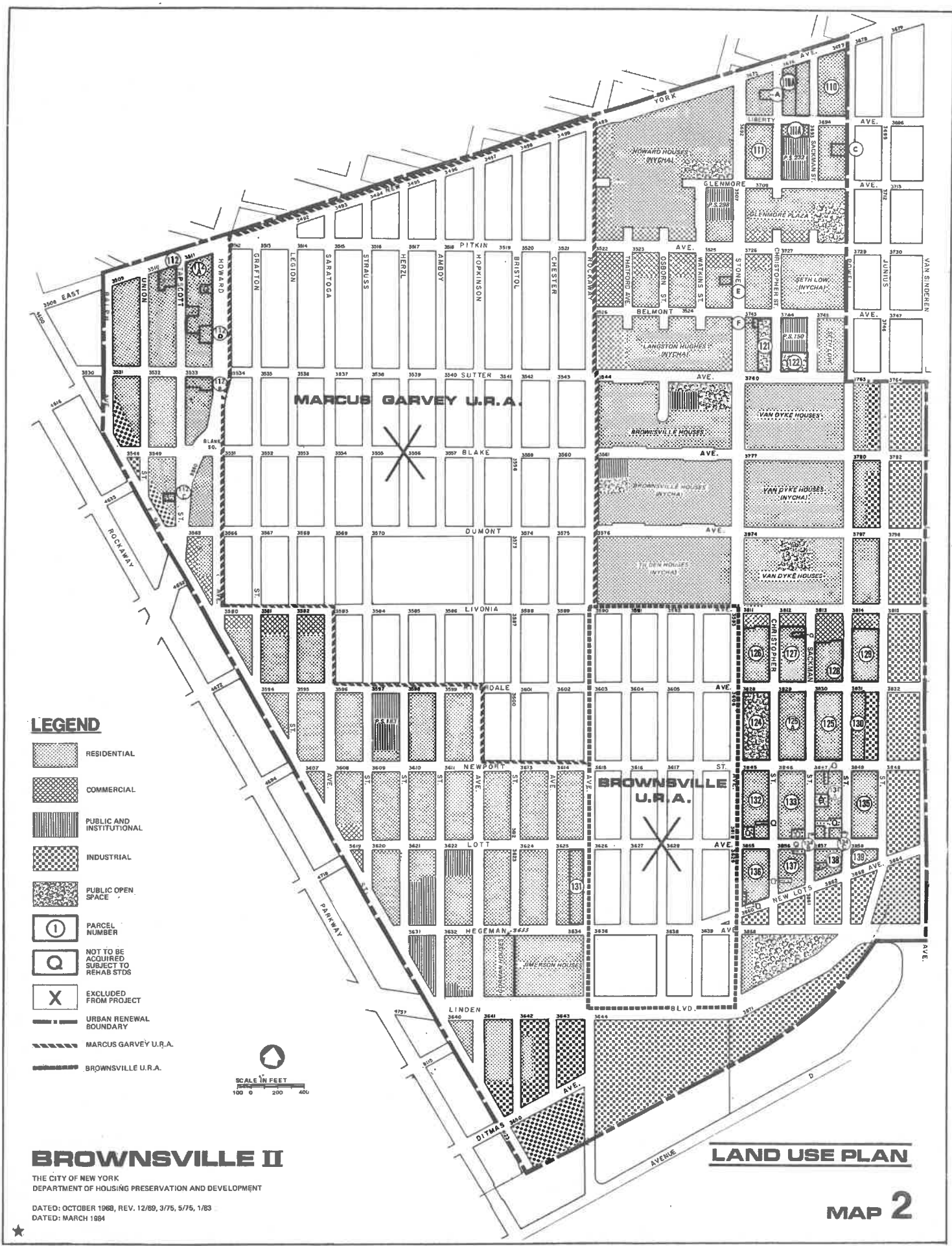
THE CITY OF NEW YORK  
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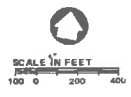
SCALE IN FEET  
0 200 400 600

MAP1B



**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.



**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  
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**LAND USE PLAN**