

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

BROWNSVILLE II
URBAN RENEWAL PROJECT
Community Board No. 16
Brooklyn

FIRST AMENDED URBAN RENEWAL PLAN
September 1990

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 6, 1984 (Cal. No. 34)

First Amended Urban Renewal Plan dated (September 1990)

Approved by the City Planning Commission:

Adopted by the City Council:

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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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 as revised to September 1990, 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 as revised to September 1990, 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.

SECTION C: LAND USE PLAN(continued)

The Zoning Resolution referred to in this Urban Renewal Plan is 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. In any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution shall govern prior to the acquisition of property pursuant to the Urban Renewal Plan; thereafter, the more restrictive of the two shall govern.

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 predominantly 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 Policy Act (42 U.S.C.A.4321). 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 C: LAND USE PLAN(continued)

3. DURATION OF LAND USE PROVISIONS AND BUILDING
REQUIREMENTS

The foregoing land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of 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. LAND ACQUISITION

All properties within the project area, which are to be acquired for renewal pursuant to the Urban Renewal Law are listed in Exhibit B Properties Acquired And To Be Acquired and are shown on Maps 1A and 1B Project Boundary and Land Acquisition Maps.

2. RELOCATION

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

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.

SECTION D: PROPOSED RENEWAL ACTIONS

3. LAND DISPOSITION

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

4. DEMOLITION AND/OR REHABILITATION

The structures on Urban Renewal Sites shall either be demolished and the sites cleared for new construction or rehabilitated in accordance with the objectives and requirements of this Urban Renewal Plan. Acquired improved properties that are found to be financially feasible to rehabilitate will be rehabilitated.

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.

SECTION D: PROPOSED RENEWAL ACTIONS (continued)

6. STREET MODIFICATIONS

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 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.

7. UTILITIES

All utilities shall be underground. Sewers, waterlines and street lighting will be installed as required.

8. REZONING

It is contemplated that rezoning 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.

SECTION E: REDEVELOPERS' OBLIGATIONS

1. REGULATIONS AND CONTROLS TO BE IMPLEMENTED BY RECORDABLE AGREEMENTS

The regulations and controls set forth in Section C, Land Use Plan and Section D, Proposed Renewal Actions, will be implemented, wherever applicable, by appropriate covenants or other provisions and agreements for land disposition and conveyance, executed pursuant thereto.

2. LAND USE RESTRICTION

The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.

3. TIMELY PERFORMANCE

The redeveloper shall begin and complete the redevelopment of the land required in this Urban Renewal Plan and the construction of the improvements agreed upon in the Land Disposition Agreement between The City of New York and the redeveloper within a reasonable time.

4. NON-DISCRIMINATION

No covenant, lease, agreement, conveyance or other instrument shall be effected or executed by The City of New York or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color, gender, national origin, sexual orientation or affectional preference. Appropriate covenants running with

SECTION E: REDEVELOPERS' OBLIGATIONS (continued)

the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

5. DESIGN REVIEW

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 this Urban Renewal Plan and the design and character of proposed construction, shall be subject to review and approval of the Department of Housing Preservation and Development and shall be submitted 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 also be subject to such review and approval. Final working drawings shall be submitted before construction begins, and as-built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.

SECTION E: REDEVELOPERS' OBLIGATIONS (continued)

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

The redeveloper of project land shall not sell, lease or otherwise transfer such land at any time prior to completion of the redevelopment thereof, without prior written consent of the Department of Housing Preservation and Development except as set forth in the contract or lease between The City of New York and the respective redeveloper.

7. COOPERATION WITH HPD

The redeveloper shall expeditiously submit all documents required 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.

8. COOPERATION WITH OTHER CITY AGENCIES

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.

SECTION E: REDEVELOPERS' OBLIGATIONS (continued)

9. CERTIFICATE OF COMPLETION

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 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 502 subdivision 7 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 ACQUISITION OF AIR RIGHTS AND CONCOMITANT EASEMENTS OR OTHER RIGHTS OF USER

Not Applicable

4. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL

See Section D of this Urban Renewal Plan

5. PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE AND COMMUNITY FACILITIES OR UTILITIES

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

6. PROPOSED NEW CODES AND ORDINANCES OR AMENDMENTS THERETO

No changes are proposed.

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

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>Estimated Start Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	April 1969	June 1987
Relocation of Site Occupants	July 1969	Sept. 1987
Demolition and Site Clearance	June 1971	Oct. 1987
Site Preparation Including Installation of Project Improvements	Aug. 1971	Dec. 1988
Disposition of Land in Project Area	Aug. 1971	Dec. 1991
Completion of Development	-----	June 1993

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. AMENDMENTS

This Urban Renewal Plan may be amended at anytime 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 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.

3. SUBDIVISION OF PARCELS

The subdivision of a development parcel shall be permitted without review or approval by the City

SECTION G: PROVISIONS FOR MODIFYING PLAN (continued)

Planning Commission provided that HPD finds and states in writing that (i) the site plan complies with the intent and provisions of the Urban Renewal Plan and (ii) the unused portion of the development parcel is marketable and developable in accordance with the Plan and the applicable laws and statutes. However, the modified Land Use Plan and such other pages as may be affected by the subdivision shall be filed with the Department of City Planning for information purposes.

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 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 southwesterly, 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 therefrom 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 Stone Avenue;

Thence southerly, along the easterly line of 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 northerly line of Livonia Avenue;

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

2. MARCUS GARVEY Urban Renewal Project:

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

Thence southerly, along the easterly line of Rockaway Avenue to its intersection with the northerly line of Livonia Avenue;

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

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

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

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

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

Thence northerly, along the westerly line of Saratoga Avenue to its intersection with the southerly line of Livonia Avenue;

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

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

Thence easterly, along the northerly line of East New York Avenue to its intersection with the easterly 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
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	1,3,5,6,9,12,14,28,31,32, 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

PROPERTIES ACQUIRED

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
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
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	1,42,43,44,45,46,47,48,49, 50,51,52,53,54,55,56,57,58	131
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
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	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

PROPERTIES TO BE ACQUIRED (continued)

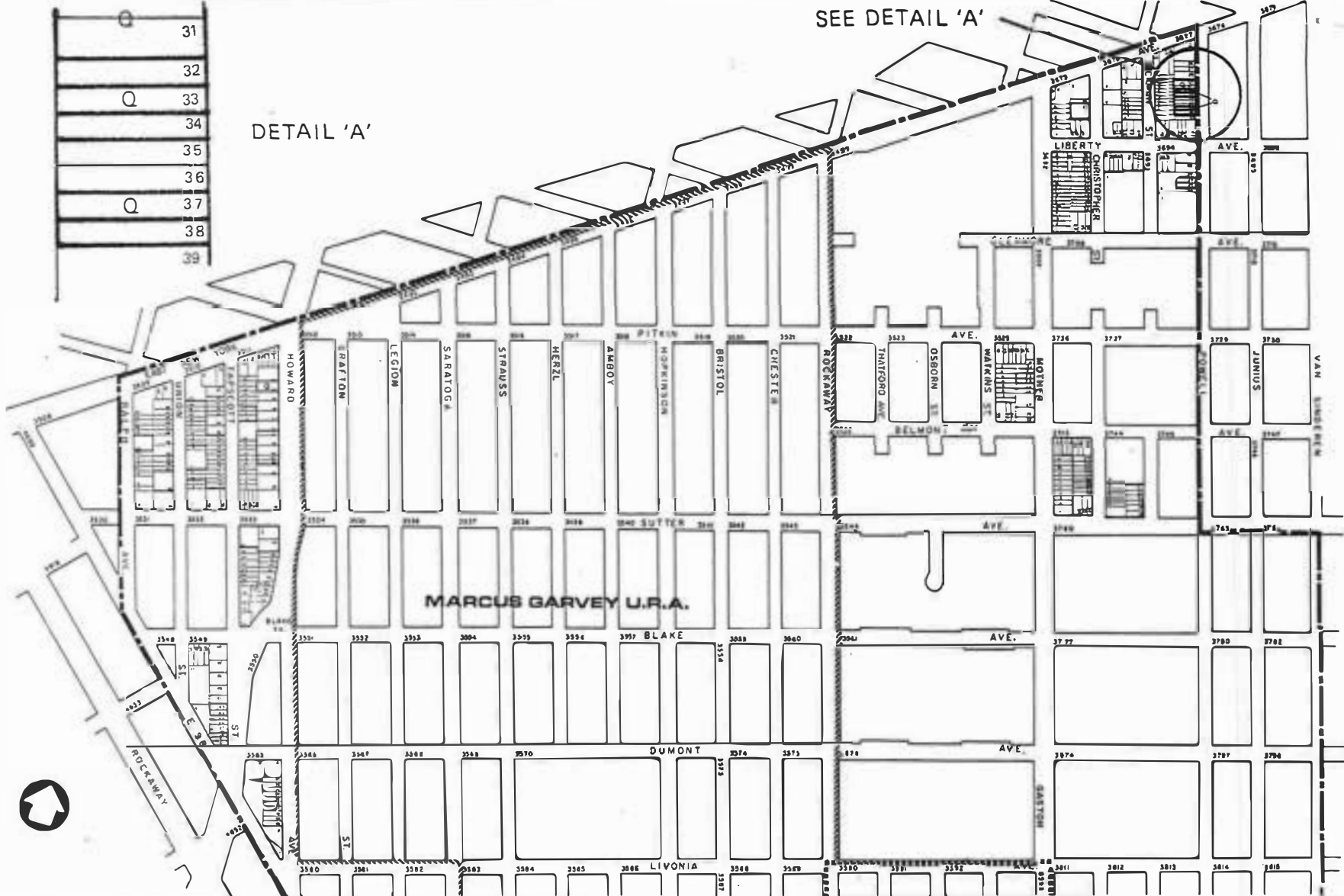
<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3858	5,6,7,8,9,10,11,12,13,14,16, 18	139
3675	21	A
3676	14,15,17,19,21,23 through 27,30,32,34	110A
3677	1 through 12,15,17,18,19, 26,27,28,39,40,42,44,45, 46,48,49	110
3677	32	110B
3677	34	110E
3677	35,36	110C
3677	38	110D
3692	1 through 16, 105,107,18 through 32,34,35,37 (Entire Block)	111
3693	16 through 20,22,23	111A
3510	29,33,36,39,42,43,44,46, 48,52	112
3856	1	137A

EXHIBIT B-2

BROWNSVILLE II

PROPERTIES NOT TO BE ACQUIRED "Q"

<u>Block</u>	<u>Lot(s)</u>
3511	44
3625	40,41
3677	30,31,33,37
3812	17,18,24,28
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



SEE DETAIL 'A'

DETAIL 'A'

31
32
Q 33
34
35
Q 36
37
38
39

MARCUS GARVEY U.R.A.

LEGEND

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

Q NOT TO BE ACQUIRED SUBJECT TO REHAB. STANDARDS

BROWNSVILLE

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

SCALE IN FEET
0 100 200 300 400 500

MAP 1A



LEGEND

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

BROWNSVILLE II

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

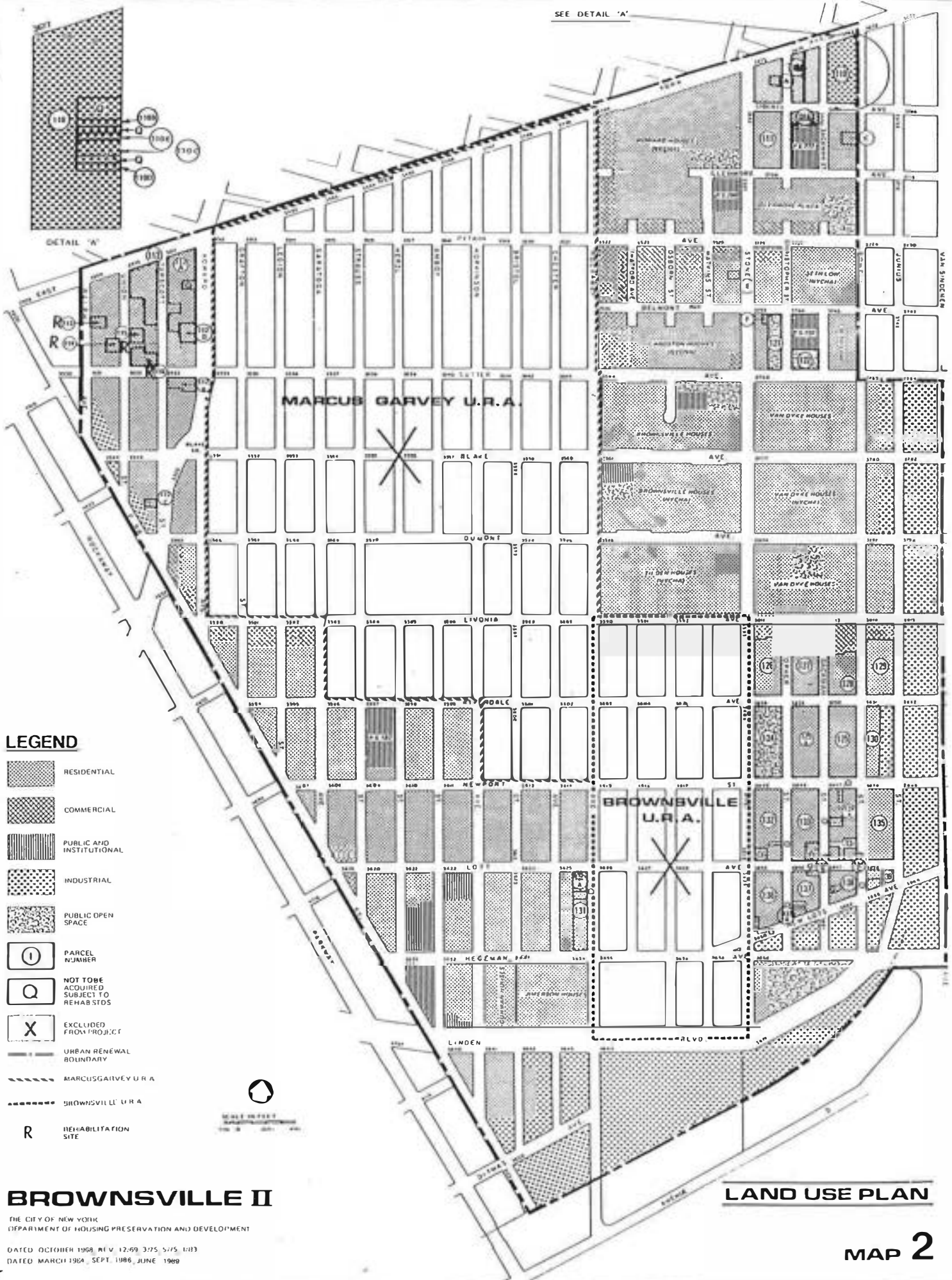
PROJECT BOUNDARY AND LAND ACQUISITION

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

Scale 1" = 100'

MAP 1B

SEE DETAIL 'A'



FACT SHEET
BROWNSVILLE II
FIRST AMENDED URBAN RENEWAL PLAN

SEPTEMBER 1990

REASON FOR AMENDMENT

The Brownsville II Urban Renewal Plan is being amended in order to facilitate the expansion of Leo Dunskey Inc., a manufacturer of wooden staircases, through a land use change; and to update the "Q" parcel language.

SPECIFIC CHANGES

Major modifications and corrections were made to the Plan and are reflected in the text, Land Use Plan and Project Boundary Maps. Site E, Block 3525, Lots 22 and 23, was inadvertently included in the previous plan and map and is being deleted. (Lots 22 and 23 have since been merged into a new lot 25). The creation of Sites 110B (lot 32), 110C (Lots 35,36) 110D (Lot 38) and 110E (lot 34) on Block 3677 and the reconfiguration of Site 110 to include only Lots 1-12, 15, 17, 18, 19, 26-28, 39, 40, 42, 44, 45, 46, 48 and 49. All "Q" parcel language has been updated to reflect the elimination of references to "Q" parcel rehabilitation standards in the text and maps.

LAND USE CHANGE

BLOCK:

3677 from Residential to Industrial

SITE:

110, 110B, 110C, 110D, 110E

FOR INFORMATION ONLY/ NOT PART OF URBAN RENEWAL PLAN