



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
OFFICE OF PLANNING, POLICY AND INTERGOVERNMENTAL AFFAIRS

EDGEMERE

URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN

**JANUARY 1997
REVISED JUNE 1997**

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Edgemere Urban Renewal Area ("Area") as an urban renewal area pursuant to Section 504 of Article XV ("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. AREA

The properties indicated on Map 1 and listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this Edgemere Urban Renewal Plan ("Plan"). These Acquisition Parcels comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan.

3. BOUNDARY

The Area is located in Community District No. 14 in the Borough of Queens and is generally bounded by (i) Conch Basin, Beach Channel Drive, and Norton Basin on the north, (ii) Beach 35th Street on the east, (iii) Beach Channel Drive, Rockaway Beach Boulevard and the northern boundary of the former Rockaway Freeway on the south, and (iv) Beach 51st and Beach 49th Streets on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary ") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

Any properties located within the Project Boundary which are not listed in Exhibit A ("Exempt Parcels") will not be acquired by the City for redevelopment pursuant to this Plan. Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned.

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. Abandoned, vacant, substandard, underutilized, and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- b. Abandoned, vacant, underutilized, substandard, and/or insanitary lots.
- c. Insufficient light and ventilation.
- d. Illegal uses and conversions.
- e. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- f. Poorly or improperly designed street patterns and intersections.
- g. Impractical street widths, sizes, and shapes.
- h. Unsuitable topography, subsoil, or other physical conditions.

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

In accordance with Section 502(7) of the Urban Renewal Law, this Plan states the following information:

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

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

See Section C.

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

See Section E.

g. Proposed Program Of Code Enforcement

Properties will be required to comply with applicable United States (“Federal”), State of New York (“State”), and City laws, codes, ordinances, and regulations (collectively, “Laws”).

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	January 1998	January 2001
Relocation of Site Occupants	May 1998	January 2002
Demolition and Site Clearance	February 1998	March 2002
Site Preparation (Including Installation of Site Improvements)	May 1997	April 2002
Land Disposition	July 1998	September 2001
Project Completion		December 2002

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove or rehabilitate 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 new housing of high quality and/or rehabilitated housing of upgraded quality.
- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. 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, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

The controls of this Plan will be concurrent with, and will not preempt or supersede, the controls of the Zoning Resolution of the City, as amended ("Zoning Resolution"). The controls of the Zoning Resolution will apply to all Acquisition Parcels at all times to the extent permitted by Law. The controls of this Plan will commence to apply to any Acquisition Parcel upon acquisition by the City or at such later date as may be specified in this Plan. Thereafter, if there is any conflict between the controls imposed by the Zoning Resolution and the controls imposed by this Plan, the more restrictive of the two will govern.

2. PROPOSED USES

Map 2 indicates the permitted use of each Acquisition Parcel following disposition by the City to a redeveloper. Each use indicated in Map 2 will have the meaning set forth in this Section C.2.

a. Residential

Residential and other compatible uses allowed in R-4 districts will be permitted in accordance with the Zoning Resolution.

b. Commercial

Commercial uses allowed in C1-2, C2-2 and C2-4 commercial overlay districts will be permitted in accordance with the Zoning Resolution. Community facility uses appropriate in residential areas will also be permitted in accordance with the Zoning Resolution.

c. Community Facility

Residential-related public and semi-public institutional uses to serve the local community (such as schools, playgrounds and other similar facilities) and institutional uses designed to serve the broader community will be permitted.

d. Public Open Space

Active and passive recreation and nature conservation for public purposes will be permitted.

3. SUPPLEMENTARY CONTROLS

a. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below.

b. Parking

Parking requirements will be as required by the Zoning Resolution.

c. Utilities

(1) 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 infeasible.

(2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

d. Density

All residential development shall not exceed a total of 800 dwelling units. All commercial development shall not exceed a total of 100,000 square feet of floor area.

e. Height

Perimeter walls of new residential buildings shall not exceed 25 feet and peaks of pitched roofs shall not exceed 35 feet in relation to the elevation of the 100-year flood plain.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws, including, but not limited to, Section 506 of the Urban Renewal Law and the Eminent Domain Procedure Law. Regardless of the method of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

b. Properties Acquired or to be Acquired

The Acquisition Parcels have been or will be acquired by the City. All Acquisition Parcels have been or are intended to be acquired with City funds, without Federal assistance.

2. RELOCATION

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. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws.

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.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan; provided, however, that the City will not sell any property which is then in the bed of a mapped street.

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. Five zoning map changes are proposed as follows:

- a. A zoning map change to extend an adjacent C2-4 commercial overlay to the block bounded by Beach 35th Street, Beach Channel Drive, Beach 36th Street, and Rockaway Beach Boulevard.
- a. A zoning map change to extend an adjacent C2-4 commercial overlay to the blocks bounded by Rockaway Beach Boulevard, Beach 43rd Street, Beach 45th Street and the Rockaway Freeway.
- c. A zoning map change to eliminate the C1-2 commercial overlay on the north side of Rockaway Beach Boulevard between Beach 43rd Street and Beach 45th Street.
- d. A zoning map change to establish a C1-2 commercial overlay on the north side of Beach Channel Drive between Beach 37th Street and Beach 38th Street.
- e. A zoning map change to establish a C2-2 commercial overlay on the south side of Beach Channel Drive between Beach 38th Street and Beach 40th Street.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The proposed street modifications are:

- a. The elimination of:
 - (1) Alameda Avenue from Beach 51st Street to Beach 49th Street and the discontinuance and closing thereof;
 - (2) Beach 45th Street from Norton Avenue to the U.S. Pierhead and Bulkhead Line of Conch Basin;

- (3) Conch Road from Beach 45th Street to Beach 44th Street;
- (4) A portion of Beach 44th Street between Norton Avenue and the U.S. Pierhead and Bulkhead Line of Conch Basin and the discontinuance and closing of a portion thereof;
- (5) Norton Avenue from Beach 38th Street to Beach 43rd Street, and the discontinuance and closing of portions thereof;

A portion of Beach 38th Street between Norton Avenue and Beach Channel Drive and the discontinuance and closing thereof;
- (7) A portion of Beach 37th Street between Norton Avenue and Beach Channel Drive, and the discontinuance and closing of a portion thereof;
- (8) Beach 41st Place between Beach Channel Drive and Beach 42nd Street;
- (9) Beach 46th Street (a dead end) from Rockaway Beach Boulevard to the New York City Transit Authority right-of-way ("NYCTA ROW");
- (10) Beach 43rd Street from Rockaway Beach Boulevard to the NYCTA ROW and the discontinuance and closing of a portion thereof;
- (11) Beach 39th Street from Rockaway Beach Boulevard to the NYCTA ROW, and the discontinuance and closing of a portion thereof;
- (12) Portions of Rockaway Beach Boulevard between Beach 37th Street and Beach 35th Street, and the discontinuance and closing of portions thereof.

b. The establishment of:

- (1) A portion of Elizabeth Avenue at its intersection with Beach 49th Street;
- (2) Edgemere Drive at a width of 50 feet on Block 15965 from Beach 43rd Street to Beach 44th Street;
- (3) Conch Road at a width of 60 feet on Block 15962 extending from Beach 44th Street to Beach 43rd Street;
- (4) Beach 43rd Street at a width of 50 feet, from Norton Avenue to Conch Basin, with a hammerhead turn-around;
- (5) A turn-around at the northern terminus of Beach 40th Street;
- (6) A turn-around at the southern terminus of Beach 36th Street;
- (7) A portion of Beach 48th Street at its intersection with Norton Avenue;

- (8) A portion of Beach 47th Street at its intersection with Norton Avenue;
- (9) A portion of Beach 46th Street at its intersection with Norton Avenue.
- c. The narrowing of:
 - (1) Norton Avenue from Beach 49th Street to Beach 46th Street;
 - (2) Norton Avenue from Beach 45th Street to Beach 43rd Street.
- d. The widening of:
 - (1) Beach 37th Street from Rockaway Beach Boulevard to Beach Channel Drive from 60 feet to 75 feet.
- e. The realignment of:
 - (1) Norton Avenue from Beach 38th Street to Beach 35th Street, and the discontinuance and closing of the former street bed;
 - (2) Beach 36th Street at its intersection with Norton Avenue, and the discontinuance and closing of a portion thereof;
 - (3) Norton Avenue from Beach 46th Street to Beach 45th Street.

3. MAPPED PARKS

To meet the objectives of this Plan, areas designated as open space may be mapped as parks, but any proposed mapped parks set forth in this Section E.3 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The following mapped parks are proposed:

- a. Addition to Michaelis-Bayswater Park generally bounded by the existing southerly boundary of Michaelis-Bayswater Park, the prolongation of the westerly line of Beach 38th Street and the proposed realignment of Norton Avenue;
- b. A new park on a part of the block bounded by Beach Channel Drive, Beach 45th Street, Beach 46th Street and Rockaway Beach Boulevard;
- c. Addition to Rockaway Community Park generally bounded by the existing southerly boundary of Rockaway Community Park, the proposed New York City Pierhead line, Elizabeth Avenue and Beach 51st Street.

4. ADDITIONAL CITY MAP CHANGES

To meet the objectives of this Plan, the following additional changes to the City Map are proposed within and/or adjacent to the Area. Any City Map modifications

set forth in this Section E.4 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter:

- a. The establishment of a New York City bulkhead line at Norton Basin;
- b. The establishment of a New York City pierhead line at Conch Basin;
- c. The modification of a sewer easement, along the northerly prolongation of Beach 42nd Street, from Beach Channel Drive to Norton Basin;
- d. The modification of a sewer easement, a portion of which lies in Beach 49th Street, from Beach Channel Drive to Conch Basin;
- e. The delineation of a sewer corridor extending radially from the intersection of Beach 45th Street and Norton Avenue to Conch Basin;
- f. The delineation of a sewer corridor in portions of the former beds of Beach 38th Street and Norton Avenue, along the northerly prolongation of Beach 38th Street;
- g. The delineation of a sewer corridor in a portion of the former bed of Norton Avenue, along the northerly prolongation at Beach 35th Street;
- h. The modification of a 10-foot-wide sidewalk easement abutting the westerly side of Beach 40th Street from Beach Channel to Norton Avenue.

F: 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 F.4.

2. LAND USE RESTRICTION

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

3. TIMELY PERFORMANCE

Each redeveloper will be required to expeditiously apply for all required governmental approvals and 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 which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, 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

HPD may require any redeveloper to (i) submit site plans, landscape plans, architectural drawings, outline specifications, schedules of materials and finishes, and/or final working drawings, in sufficient detail to permit determination of compliance with the controls of this Plan, for HPD approval prior to commencement of construction, and (ii) submit any material change to such documents thereafter proposed for HPD approval prior to commencement of construction of such change.

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.

G: 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 and 197-d of the Charter and may amend the designation of the Area at any time pursuant to Section 504 of the Urban Renewal Law.

2. MINOR CHANGES

HPD, with the concurrence of the City Planning Commission (“CPC”), may authorize minor changes of the terms of the restrictions which conform with the intent and purpose of this Plan.

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided 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, either is in the bed of a mapped street or is marketable and developable in accordance with this Plan and with all applicable Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file 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.

H: 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 _____, except as provided in Section G.

EXHIBIT A
PROPERTIES TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
1	15825	1,7	Rockaway Beach Blvd*
	15845	30*,32*,35*	
2	15826	1,19*,22*,25*, 30,32*,33*,36*	Rockaway Beach Blvd *
	15845	15*,21*	
3	15828	7*, 8*, 10*, 12*, 14,16,36, 38*, 39*, 41*,48*,49*,59,70*, 72,74*,76,90*,92, 94*,96,107*,110*, 112,114,116	
4	15828	18*, 20, 22, 23, 78, 80*, 98, 100*, 118,120	
5	15829	1, 2, 6, 8, 9*, 11*, 13*,15, 52, 54, 58	
6	15829	47*,48	
7	15829	21, 23, 24*	
8	15829	25*, 27*, 28, 29, 30*, 31,40,41,42,43,44*,46*	
9	15830	15*.16,17*,19*,23*,26*, 28*,30,38,39,45*,46,50, 51,52*,53*,54*,55*,59*	

EXHIBIT A
PROPERTIES TO BE ACQUIRED

(continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
10	15830	6, 7, 9	
11	15831	1,17,20,25*,29*,50	Beach 41st Place*
	15832	60*,75*	
12	15833	1,7*,9*,10*,12,14*, 16,18,20*,46,55,58, 71,73	
13	15834	38,42	
14	15834	24,25*,26,28,43*,45	
15	15834	1*,11,17,19,21,53,54, 56,58*,62,64*,158*	
16	15835	29	
17	15836	1*,7,22	
18	15837	29,31*,33,41*,47,49, 51,52*,54*	
19	15837	21,23	
20	15837	64*,65*,66,67*,69*	
21	15837	9*,10*,12*	
22	15838	3,7*,9*,11,12,13,15*, 17*,19*,20*,21,23,25, 27,29,33,35,37*,39,51	
23	15839	26	

EXHIBIT A
PROPERTIES TO BE ACQUIRED

(continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
24	15839	40	
25	15839	44	
26	15839	51*	
27	15840	1*	
28	15845	4.8.10.13*.14* p/o 44*	
29	15847	79.80*.81.82*.83* 84*.85*.86*.87* 88*.89*	Beach 39th Street*
	15848	48.50.52*.54*.55.57* 58*.60*.62*.63*.65*.67*	
30	15849	6*.8*.9*.10*.17.18* 19*.20*.27*.28*.29*	
31	15850	1, 6*	
32	15851	33.35.40.42*.44.58.59	Beach 43rd Street*
33	15852	60.64.68.84.86.88	
34	15853	40*.48*.53*.90*.95.102	
35	15952	38*	
36	15952	42	

EXHIBIT A
PROPERTIES TO BE ACQUIRED

(continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
37	15952	45.144*	
38	15952	13*,14	
39	15952	1*.3.5*.7*. 49*.51.57.59	
40	15952	25*.27*	Norton Avenue* Beach 36th St.*
	15953	25.27.31*.40.43*	Beach 37th St.* Beach 38th St.*
	15954	<u>25.27*.28*.30.31.</u> 33*.51*.131*	
41	15953	47*	
42	15953	1*.3.11*.13*.17*.19 21*.51*.55*.57.63. 65*.67*.69*.71*	
43	15954	56*	
44	15954	21*.22.60	
45	15954	13*.18*.64*.66*.68*	
46	15954	10*.72	
47	15954	1*.74.76*.78.80	
48	15961	100*	

EXHIBIT A
PROPERTIES TO BE ACQUIRED

(continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
49	15961	95*, 97*	
50	15961	83*, 85*, 87*	Norton Avenue*
51	15961	61*, 63	
52	15960	43*, 46*, 48*, 49, 51	
53	15960	39, 40, 41*	
54	15960	34, 35*	
55	15960	28*, 29*, 30*	
56	15960	15*, 16*, 17*, 18*, 20, 21, 22*, 23*	
57	15960	3*, 4, 5, 6, 7*, 8*	
58	15962	p/o 19*, 28*, 30, 33, 54*, 56, 57*	Beach 44th St.* Beach 45th St.* Beach 46th St.*
	15963	1*, 21*, 30*, 32, 33, 34*, 35*, 36*, 38*, 39*, 40*, 41*, 42*, 43*, 44*, 45*, 46, 47*, 48*, 53, 54*, 55*	
	15964	50, 51, 53, 54, 55*, 58*, 61, 62*, 63, 64*, 65, 152, 153	
	15970	32	

EXHIBIT A
PROPERTIES TO BE ACQUIRED

(continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
59	15962	p/o19*,61,63	
60	15962	1,3*,5,6,7*,9*,10*,11*, 14*,15*,17*,73*,79,81*, 82*,83*,84*,85*,86*,89*, 90*,91*,92,95*,101*,102, 104*,183*,201*	
61	15965	40,41,42,43,51*, 52,53,54,55,67*, 68*,69*,70*,71*, 73*,75*,79*,80*,81*	
62	15965	19,20,21,29*,31,34*, 35*,36*,37,38*,84, 85*,86,87,93,95*, 96,97,98,99*,101*, 103,104	
63	15965	107,108*,109,110	
64	15966	27*,28*,29*,30,36*, 45*,52*,53	
65	15966	23*,25*,59,61*	
66	15966	3,5,7,8,17,18,19,20, 65,66*,68,70,72*,74*, 75*,76*,77,78*,79*, 80,81*	
67	15967	18	
68	15967	10*,12*,13*,111*	

EXHIBIT A
PROPERTIES TO BE ACQUIRED

(continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
70	15968	44	
71	15968	72,73,74	
72	15968	79*,80*	
73	15968	82,83,84*,85,86, 87,88*,89,90*,91	
74	15968	10,11*,12,14,16*,17*	
75	15968	97	
76	15968	108,109,209	
77	15968	5*,6	
78	15969	30,33,35,40*,42*,47*, 48*,49*,50*,51,135	
79	15969	56,57*,58,59*,60*	
80	15969	6*, 7*	
81	15969	73*	
82	15971	21*	
83	15971	16*	
84	15972	33*	

EXHIBIT A
PROPERTIES TO BE ACQUIRED

(continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Streets to be Demapped</u>
85	15972	3	
86	15973	p/o 1*	
87	15973	p/o 1*.38	
88	15971	1*.100*	Alameda Avenue*
	15976	45	
	15977	1.50.75	
89			Alameda Avenue*

All mapped and/or built streets within the Project Boundary

The following properties are to be acquired exclusively for the establishment, widening or realignment of new streets, or for the development of existing mapped, unbuilt streets:

<u>Block</u>	<u>Lot(s)</u>
15845	28*.29*
15952	23*.37*
15953	23.49
15954	24*.58*
15961	p/o 68,p/o 69,p/o 70,p/o 72,p/o 74. p/o 76,p/o 78*.p/o 79.p/o 80,p/o 81. p/o 88,p/o 92.p/o 94. 98*.p/o 102. p/o 103.p/o 104

EXHIBIT A

PROPERTIES TO BE ACQUIRED

(continued)

<u>Block</u>	<u>Lot(s)</u>
15962	18,p/o 45,p/o 46,p/o 48,p/o 49,p/o 50, p/o 51,p/o 59,p/o 67,70*,p/o 75,p/o 78, p/o 87,p/o 88,105*
15965	39,82*,83*
15968	64*

Beach 43rd Street between Norton Avenue and Conch Basin*

*City owned property

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION*

Beginning at a point formed by the intersection of the prolongation of the westerly line of Beach 51st Street and the northerly line of Almeda Avenue:

Running thence easterly along the northerly line of Almeda Avenue to the northeasterly line of Almeda Avenue:

Thence southeasterly, along the northeasterly line of Almeda Avenue to the northwesterly line of Tax Lot 75 in Queens Tax Block 15977, as shown on the Tax Map of the City of New York for the Borough and County of Queens as said Tax Map existed on January 3, 1994:

Thence northeasterly, along the northwesterly line of said Tax Lot 75 to the U.S. Pierhead and Bulkhead line:

Thence southeasterly, along the U.S. Pierhead and Bulkhead Line to an angle point:

Thence northeasterly, continuing along the U.S. Pierhead and Bulkhead Line to the westerly line of Tax Lot 110 in Queens Tax Block 15961:

Thence southerly, along the westerly line of Tax Lot 110 in Queens Tax Block 15961, across the bed of Norton Avenue and continuing southerly along the westerly line of Tax Lot 60 in Queens Tax Block 15960 to the northerly line of Beach Channel Drive:

Thence easterly, along the northerly line of Beach Channel Drive to the westerly line of Beach 38th Street:

Thence northerly, along the westerly line of Beach 38th and its prolongation to the southerly line of Norton Avenue:

Thence southeasterly, along the southerly line of Norton Avenue, to an easterly line of Tax Lot 3, in Queens Tax Block 15955:

Thence northerly, along the easterly line of Tax Lot 3, to the northerly line of Norton Avenue:

Thence southeasterly, along the northerly line of Norton Avenue to the easterly line of Beach 35th Street:

Thence southerly, along the easterly line of Beach 35th Street to the northerly line of Rockaway Freeway:

Thence southwestwesterly and westerly, along the northerly line of Rockaway Freeway to the westerly line of Beach 47th Street:

Thence northerly, along the westerly line of Beach 47th Street to the southerly line of Rockaway Beach Boulevard:

*Note: This project boundary description is a generalized metes and bounds description of the Project Boundary. It is NOT a certified legal description prepared by a licensed surveyor.

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

(continued)

Thence westerly along the southerly line of Rockaway Beach Boulevard to its intersection with the prolongation of the westerly line of Beach 49th Street:

Thence northerly, along the said prolongation and the westerly line of Beach 49th Street to the southerly line of Beach Channel Drive:

Thence westerly, along the southerly line of Beach Channel Drive to the westerly prolongation of Beach 51st Street:

Thence northerly, along the westerly line of Beach 51st Street and its prolongation to the point or place of beginning.

The above described area is located in the Borough and County of Queens.

FACT SHEET

EDGEMERE URBAN RENEWAL PLAN

January 1997, Revised June 1997

Urban Renewal Area and Project Boundary

The proposed Edgemere Urban Renewal Area ("Area") consists of sites that are generally bounded by (i) Conch Basin, Beach Channel Drive, and Norton Basin on the north; (ii) Beach 35th Street on the east; (iii) Beach Channel Drive, Rockaway Beach Boulevard and the northern boundary of the former Rockaway Freeway on the south; and (iv) Beach 51st and Beach 49th Streets on the west.

Purpose of Plan

The proposed Edgemere Urban Renewal Plan ("Plan") provides for the acquisition of property within an area that is substantially blighted and underutilized. There are 88 sites in the Plan. These sites are primarily residential, but also include sites designated for open space, commercial use and community facilities, as follows:

Residential sites	65
Commercial and/or residential sites	7
Open space sites	12
Open space or residential sites	3
Community facility or residential sites	1
	<hr/>
	88

Development Program

The Plan will facilitate the development of up to 800 dwelling units. It is expected that this development will consist primarily of two-family houses. The Plan will also facilitate the development of up to 100,000 square feet of neighborhood retail commercial space as well as public open space and community facilities.

Project Data

	<u>City-owned</u>	<u>Private</u>	<u>Total</u>
Acquisition (parcels)	318	259	577
Relocation:			
Residential (units)	4	16	20
Commercial (businesses)	0	5	5
Employees	0	14	14
Demolition(buildings)	4	45	49

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN OR ULURP APPLICATION

LEGEND

-  PROJECT BOUNDARY
-  BLOCK NUMBER
-  LOT NUMBER
-  SITE BOUNDARY

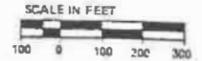
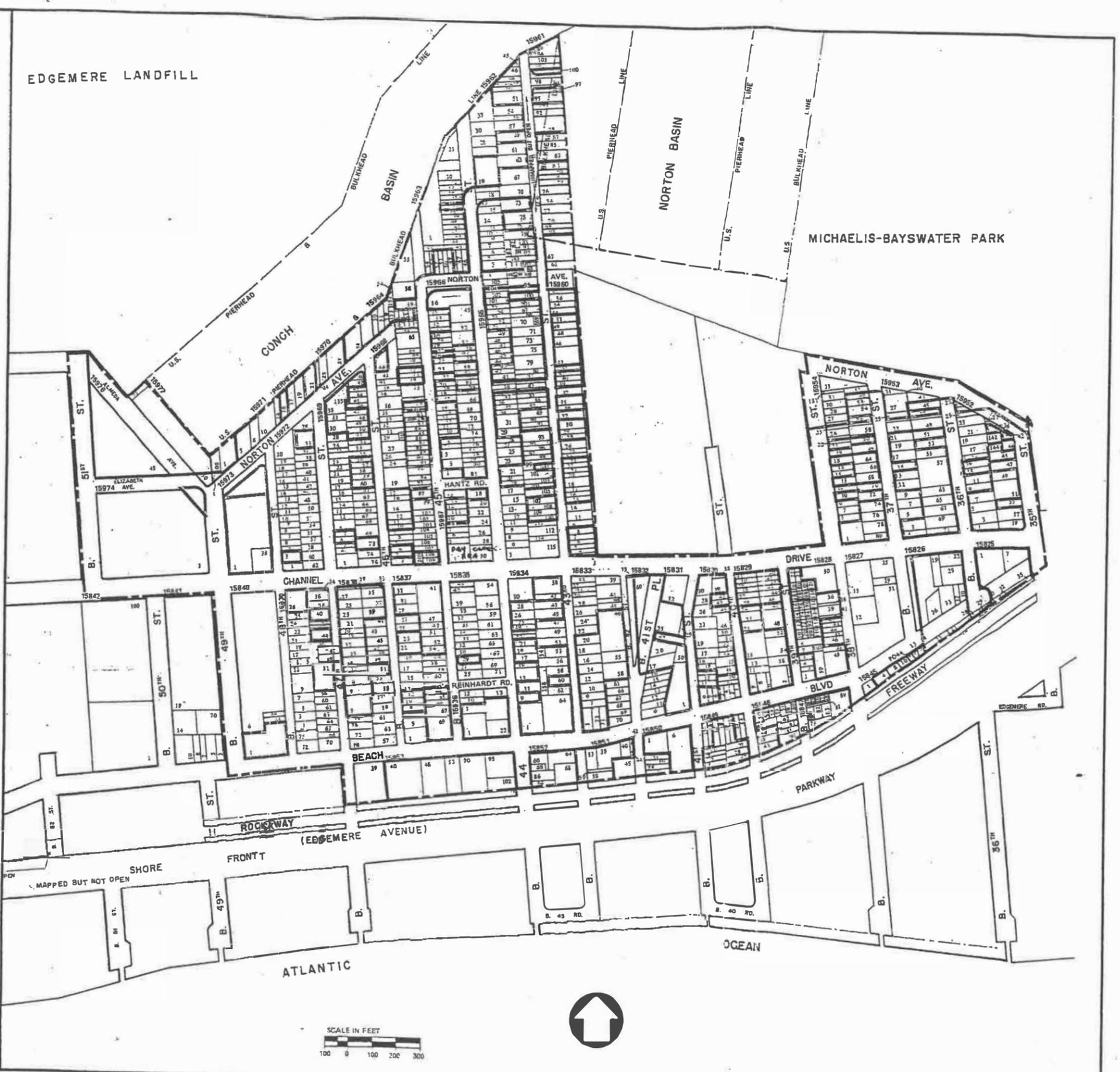
The City of New York
Department of Housing Preservation
and Development

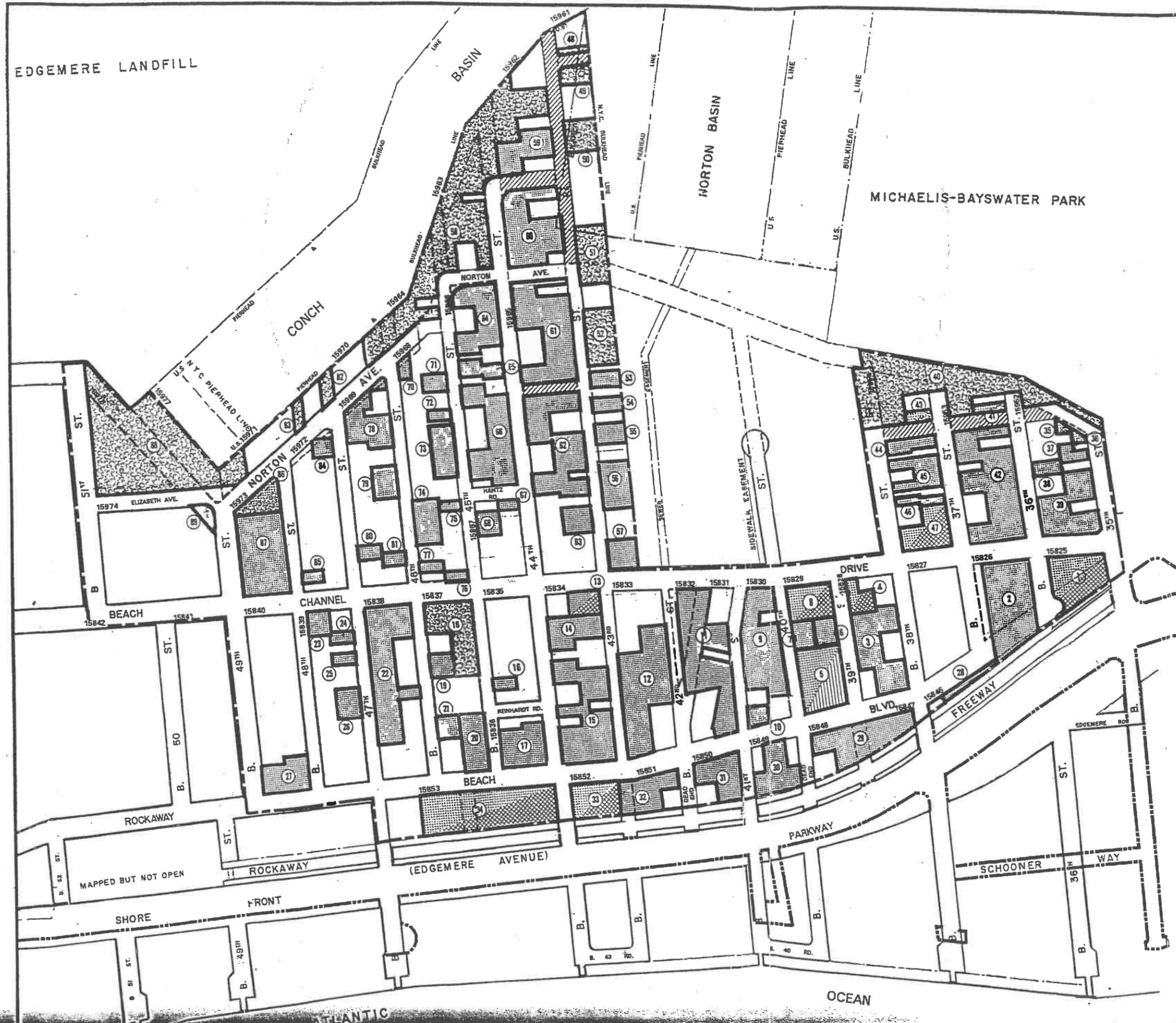
**EDGEMERE
URBAN RENEWAL PLAN
PROJECT BOUNDARY**

DATE: JANUARY 1997.
REVISED JUNE 1997

1

DRAWN BY L.G.





- LEGEND**
- PROJECT BOUNDARY
 - 15890 BLOCK NUMBER
 - ① SITE NUMBER AND BOUNDARY
 - STREET WIDENED
 - STREET NARROWED
 - STREET CLOSED
 - APPROVED STREETS IN ARVERNE URA (NOT YET FILED)
 - PROPOSED NEW STREET
 - RESIDENTIAL
 - COMMERCIAL/ RESIDENTIAL
 - COMMERCIAL
 - RESIDENTIAL / OPEN SPACE
 - OPEN SPACE
 - COMMUNITY FACILITY/RESIDENTIAL

The City of New York
 Department of Housing Preservation and Development

EDGEMERE URBAN RENEWAL PLAN

LAND USE

DATE: JANUARY 1997,
 REVISED JUNE 1997
 SCALE IN FEET

