

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

FULTON PARK
URBAN RENEWAL AREA

BROOKLYN
Community District No. 3

FIRST AMENDED URBAN RENEWAL PLAN

March 1992

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 (July 1984)

City Planning Commission: Sept. 15, 1985 (C850254HUK)
Board of Estimate: Feb. 11, 1988 (Cal No. 16)

Amendments:

First (October 1991)

City Planning Commission:
City Council:
Mayor:

CENTRAL BROOKLYN COMMUNITY DEVELOPMENT PLAN
History of Prior Approvals

Urban Renewal Plans for three areas within the Central Brooklyn Community Development Project, including Fulton Park, 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 (CP-20511)
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 11, 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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A: URBAN RENEWAL AREA

1. BOUNDARY

The Fulton Park Urban Renewal Area ("Area") is located in Community District No. 3, in the borough of Brooklyn. The Area is generally bounded by (i) Decatur and Bainbridge Streets on the north, (ii) Patchen and Buffalo Avenues on the east, (iii) Atlantic Avenue on the south, and (iv) Albany and Throop Avenues on the west. The boundary of the Area is described in Exhibit A ("Project Boundary Description") and is shown on Map 1, dated October, 1968 revised to March 1992 ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Fulton Street, Atlantic Avenue, Utica Avenue and Malcolm X Boulevard (Reid Avenue).

Those properties in the Area which have been or will be acquired by the City of New York ("City") pursuant to this Urban Renewal Plan ("Plan") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). Those properties in the Area which will not be acquired by the City pursuant to this Plan are indicated on the Project Boundary Map and are listed in Exhibit C ("Properties Not to be Acquired").

2. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to Article XV ("Urban Renewal Law") of the General Municipal Law of the State of New York ("State"). The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Vacant, substandard, and/or deteriorating buildings with high levels of code violations.
- b. Safety hazards due to the presence of obsolescent and vacant buildings.
- c. Vacant, unfenced, and unsanitary lots.
- d. Incohesive neighborhood due to an incomplete mixture of uses adjacent to residential development.
- e. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- f. Excessive land coverage.
- g. Insufficient light and ventilation.
- h. Illegal uses and conversions.

A: URBAN RENEWAL AREA (continued)

- i. Inadequate maintenance.
- j. Abandoned or underutilized properties.
- k. Hazardous or detrimental industrial uses.
- l. Poorly or improperly designed street patterns and intersections.
- m. Impractical street widths, sizes, and shapes.
- n. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- o. Lack of suitable off street parking.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

This Plan is issued by the City, acting by and through its Department of Housing Preservation and Development ("HPD"), pursuant to the Urban Renewal Law. All properties to be acquired in accordance with this Plan will be acquired pursuant to the Urban Renewal Law in accordance with the State's Eminent Domain Procedure Law.

2. STATEMENT OF COMPLIANCE

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

a. Proposed Land Uses

See Section C.

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

See Section D.

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

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

B: URBAN RENEWAL PLAN (continued)

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

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

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

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.5.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	April 1969	June 1989
Relocation of Site Occupants	July 1969	September 1989
Demolition and Site Clearance	June 1971	October 1989
Site Preparation (Including Installation of Site Improvements)	August 1971	December 1991
Land Disposition	August 1971	December 1991
Project Completion		August 1993

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and insanitary structures;
- c. Remove impediments to land assemblage and orderly development;
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area;

B: URBAN RENEWAL PLAN (continued)

- e. Redevelop the Area in a comprehensive manner, removing blight and restoring the residential character of the Area, with appropriate support facilities.
- f. Provide new and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design in terms of privacy, light, air, and open space;
- g. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- h. Encourage the upgrading of housing quality in the immediate vicinity.

Following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay, will constitute a stable environment, and will have a beneficial influence on abutting public and private developments.

C: LAND USE CONTROLS

1. LAND USE PLAN

The projected land uses in the Area are set forth in Map 2, dated October, 1968 revised to March, 1992. ("Land Use Plan").

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

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

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential (R5 and R6). With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

C: LAND USE CONTROLS (continued)

b. Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

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

Supplementary Controls on Specific Sites

(a) Site 15A - Development shall be limited to landscaped open space; no building is to be erected thereon.

(2) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding residential area, (ii) new construction should be designed to relate to the surrounding community, (iii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, (iv) low rise buildings should be preferred for family occupancy, (v) low to medium rise buildings should be preferred for adult and elderly occupancy, and (vi) in areas with exceptionally strong or uniform street character, the new construction should enforce the existing urban pattern and there should be minimal initial setbacks from front and side lot lines.

(3) Underground Utility Lines

Any existing overhead telephone and electrical lines in the Area will be removed and relocated underground and all new or additional telephone and electrical lines will be placed underground, unless HPD determines that such placement underground either is not necessary or is not feasible.

c. Environmental Review

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

C: LAND USE CONTROLS (continued)

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

D: RENEWAL ACTIONS

1. ACQUISITION

a. Properties Acquired or to be Acquired Pursuant To This Plan

Those properties in the Area which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1.

The properties comprising the sites numbered 1 through 11, as identified on the Land Use Plan, have been acquired with Federal and State assistance. All such properties will be subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act"), and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless the redevelopment involves a future discretionary act of the Federal government.

All other properties, as identified on the Land Use Plan, have been or will be acquired with City funds, without Federal or State assistance.

b. Properties Acquired Through Other Means

Those properties in the Area which have been or are acquired by the City through authority other than that set forth in this Plan will nevertheless be developed in accordance with this Plan, unless HPD determines that an alternative use is appropriate.

D: RENEWAL ACTIONS (continued)

c. Properties Not to be Acquired

Those properties in the Area which will not be acquired by the City pursuant to this Plan are listed in Exhibit C and shown on Map 1. Such properties will not be redeveloped pursuant to this Plan and will not be subject to the land use controls imposed pursuant to this Plan.

2. RELOCATION

Relocation of residential and commercial residents is anticipated.

- a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.
- b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

3. DEMOLITION AND/OR REHABILITATION

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

4. LAND DISPOSITION

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

5. CODE ENFORCEMENT

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

D: RENEWAL ACTIONS (continued)

6. ZONING MAP AMENDMENTS

Zoning Map Amendments may be necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings will be undertaken pursuant to Sections 200 and 197-c of the Charter.

7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter.

The following street modifications are proposed as shown on Map 2.

Realignments:

Troy and Lewis Avenues at Fulton Street
Utica Avenue and Malcolm X Boulevard (Reid Avenue) at Fulton Street

Closings:

Bainbridge Street - portion between Sumner and Lewis Avenues
Chauncey Street - Fulton Street to Lewis Avenue
Marion Street - Fulton Street to Malcolm X Boulevard and portion to Patchen Avenue
Sumpter Street - Fulton Street to Patchen Avenue
Herkimer Street - Hunterfly Place to Troy Avenue, portion to Albany Avenue
Troy Avenue, Utica Avenue and Malcolm X Boulevard - portions at Fulton Street in connection with realignments.

Openings:

Hattie Jones Court - off Herkimer Street
Jewell McKay Lane - off Herkimer Street
Cul-de-sacs will be provided for streets with partial closings.

8. UTILITIES

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

D: RENEWAL ACTIONS (continued)

Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

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

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have incorporated within it private community facilities for the use of residents. The Area is well served by existing parks, schools, and shopping facilities.

E: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The requirements of this Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the disposition instruments.

2. LAND USE RESTRICTION

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

3. TIMELY PERFORMANCE

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

4. NON-DISCRIMINATION

No covenant, lease, agreement, conveyance, or other instrument will be effected or executed by the City or by a redeveloper or any of its successors or assigns, whereby land in the Area is restricted upon the basis of race, creed, color, gender, national origin, sexual orientation, or affectional preference. Appropriate covenants running with the land, which will prohibit any such restrictions, will be included in the disposition instruments.

E: REDEVELOPER OBLIGATIONS (continued)

5. DESIGN REVIEW

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

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

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

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project, including, but not limited to, the Application for Sponsorship (Form Dev-2A and Form Dev-2B and Disclosure Statements), Project Summary or Plan and Project, and the Land Disposition Agreement.

8. COOPERATION WITH OTHER CITY AGENCIES

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

9. CERTIFICATE OF COMPLETION

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

F: MODIFICATION OF PLAN

1. AMENDMENTS

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

2. MINOR CHANGES

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

3. SUBDIVISIONS

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

G: DURATION OF LAND USE PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan by the City's Board of Estimate namely to December 19, 2008, except as provided in Section F.

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

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

BEGINNING at the intersection of the south line of Atlantic Avenue and the west line of Albany Avenue;

Thence northerly, along the west line of Albany Avenue to the south line of Fulton Street;

Thence westerly, along the south line of Fulton Street to the west line of Throop Avenue;

Thence northerly, along the west line of Throop Avenue to the north line of Decatur Street;

Thence easterly, along the north line of Decatur Street to the east line of Lewis Avenue;

Thence southerly, along the east line of Lewis Avenue to the north line of Bainbridge Street;

Thence easterly, along the north line of Bainbridge Street to the east line of Patchen Avenue;

Thence southerly, along the west line of Patchen Avenue to the north line of Fulton Street;

Thence easterly, along the north line of Fulton Street to the east line of Buffalo Avenue;

Thence southerly, along the east line of Buffalo Avenue to the south line of Atlantic Avenue;

Thence westerly, along the south line of Atlantic Avenue to the west line of Albany Avenue, the point of BEGINNING.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Block*</u>	<u>Lot(s)</u>	<u>Site**</u>
1701	1,5,6,7,8,10,11,13,14,15,16,17,18,118,19, 25,26,29,32,33,34,35,38,40,44,45,46,47, 49,50,51,52,53,60,61,62,63,64	1
1707	1,2,3,5,6,7,12,13,14,15,16,17,19,20,21,22, 23,24,26,27,28,29,30,31,32,36,37,38,46,48, 59,60,61,65,73,74,93 Closed bed of Herkimer Street between Schnectady Avenue and Hunterfly Place	
1700	1,6,11,13,15,16,23,29,30,31,32,33,34,35, 36,38,39,42,43,66,67,68,69,70,71,72,73, 74,75,76,77	2
1679	54,56,57,63,66,68,69,70,75,76,77,78,79	3
1684	1,2,3,5,14,16,17,22,23,25,39,46,47,48,49, 53,57,58,59,60,61,62,63,64,65,66,166,67, 68,69,60,72,74,77,78,79 Closed bed of Bainbridge Street between Sumner Avenue and a point about 300 feet west of Lewis Avenue	
1691	12,13,15,16,17,18,19,20,21,22,23,24,25, 26,27,28,29,30,31,37,38,41,42,44,46,47, 49,51,55,58,59,62,63,64,57	4
1694	1,2,3,4,5,6,7,8,9,11,21,38, Closed bed of Marion Street between Fulton Street and Reid Avenue	

EXHIBIT B

PROPERTIES ACQUIRED (Continued)

<u>Block*</u>	<u>Lot(s)</u>	<u>Site**</u>
1700	44,45,46,47,49,50,51,52,53,54,55,56,57,58	6A
1706	1,6,8,9,11,12,14,15,16,17,20,22,23,24,25, 26,27,28,29,30,130,32,33,34,35,36,37,38, 39,40,41,42,43,45,46,49,51,55,57,62,64, 66,71,72,73,76,77,79,81,82,88,110	6B
1708	1,3,4,203,10,11,12,13,14,16,17,19,20,21,22, 23,24,25,26,27,28,29,30,31,32,78,97	7
1702	1,3,4,5,6,7,8,9,10,11,12,14,16,17,18,19,20, 22,23,24,25,26,27,28,29,30,31,33,133,34,35, 36,37,38,39,40,42,43,44,45,46,47,48,49,51, 52,53,54,55,56,57,58,59,60,61,62,63,64,65, 66,67,69,70,71,72,73,74	8,8A
1692	1,6,11,12	9
1700 (Former)	Part of lots 1 and 6 and the closed street bed of Troy Avenue between Fulton and Herkimer Streets	10A
1689	1	11
1710	1,3,43,44,46,47,48,50,51,53,54,55,56,57, 58,59,60,61,62,63,64,65,66,67,69,70,72, 73,74	12
1710	34,35,37,38,39	13
1703	8,9,10,11,12,13,14,15,16,17,18,19,20,120, 21,121,22,23,25,26,27,28,29,30,31,48,49, 50,51,52,53,54	14
1703	33	14A
1703	1,2	14B

EXHIBIT B

PROPERTIES ACQUIRED (Continued)

<u>Block*</u>	<u>Lot(s)</u>	<u>Site**</u>
1695	6,7,8,9,10,11,12,13,14,15,16,17,18,20,21,22, 26,27,29,30,31,32,34,35,36,37,38,39,40,42, 44,47,48,49,50,51,52,54,56,57,58,59	15
1697	1 Sumpter Street between Patchen Avenue and Fulton Street, Marion Street between Reid Avenue about half way to Patchen Avenue, Reid Avenue between Marion and Fulton Streets. Part of former Reid Avenue between Marion and Fulton Streets	15A
1699	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,17,19, 21,22,23,24,25,26,27,28,29,30,31,32,33,34, 35,36,38,39,40,41,43,45,56,58,60,61,63,64, 65,66,68,70,72,73,74,75,76	17
1705	37,39,41,58,62,63,66,68	18
1708	42,43,44,45,46,47,48,49,59,63,64,65,67,68, 70,72,73	19
1709	1,2,3,4,5,6,8,9,10,11,12,17,18,19,20,21, 22,23,24,25,26,27,28,29,30,31,32,33,34, 35,36	20
1687	47	21A
1687	40,41,42,50,54,55,56,140,155	21B
1687	19,21,22,23,64,65,66,68,72,73, 74,75,76,170,173	22
1687	78,79,80,81,82	23
1686	37,45,46,47,48,49,50,51	24
1679	36,37	25

EXHIBIT B

PROPERTIES ACQUIRED (Continued)

<u>Block*</u>	<u>Lot(s)</u>	<u>Site**</u>
1859	24,29,33,34,36	26
1858	24,30	27A
1859	10,14,15	27B
1859	1	27C

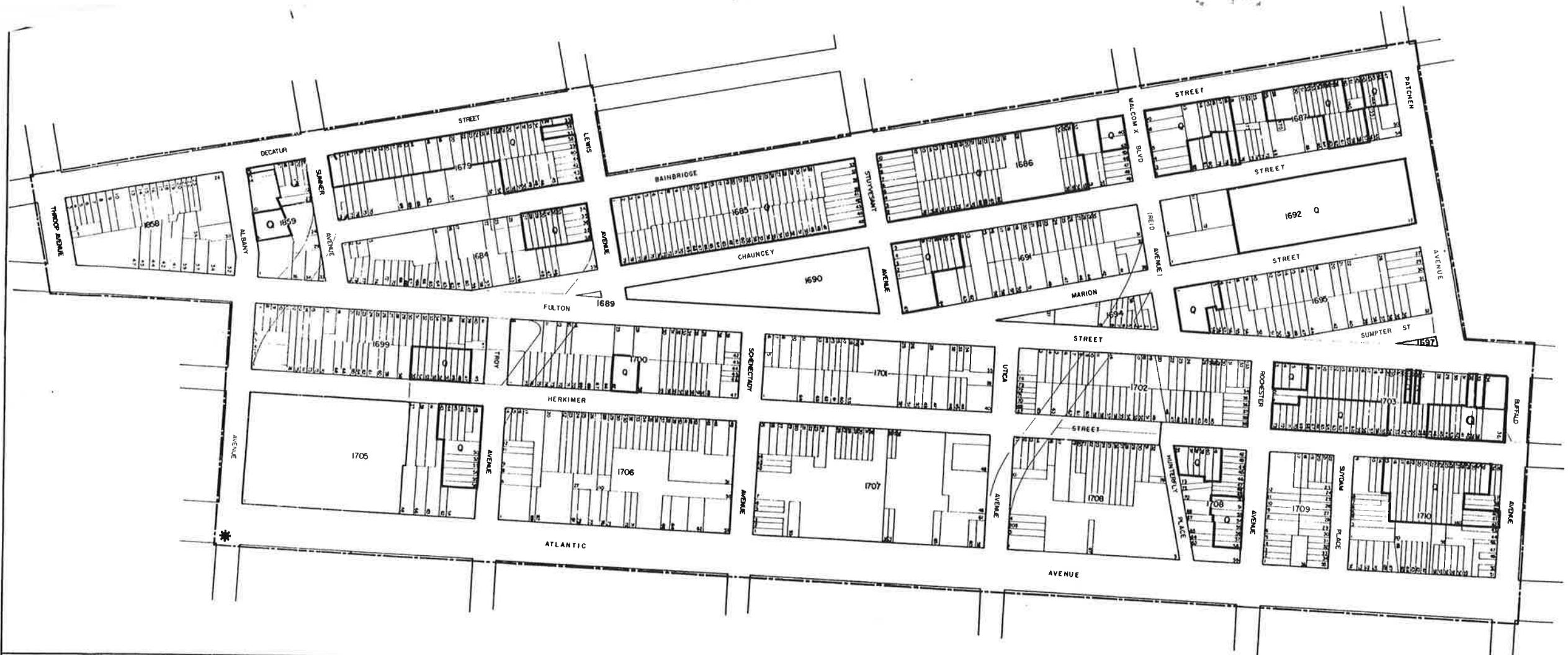
*Block may be listed at more than one location and out of numerical order depending on site assignment.

**Lots may not accurately reflect sites because of street realignments.

EXHIBIT C

PROPERTIES NOT TO BE ACQUIRED

<u>Block</u>	<u>Lot(s)</u>
1679	1,3 through 14,16,18,20,22 through 35,135,38 through 53
1684	27,28,29,30,31,32,33,34,35,36,37, 38
1685	All (Entire block)
1686	1 through 10,12 through 26,28,34,35, 36,40,43,53,54,55,56,66 through 78
1687	1,3,4,5,8,10,13 through 18,25,26, 31, through 38,43,44,144,45,46, 57 through 63, 77
1691	1,2,3,4,5,6,7,8,9,10,11,67
1695	1,5
1697	1
1699	47,48,49,50,51,52,53,54,55
1703	3,4,5,7,122,24,32,34,36,38 through 47, 55 through 73
1705	43 through 48,50,52 through 56
1708	35,37,38,39,40,41,50,51,53,54, 55,56,57,58
1710	15 through 32,40,41,42



LEGEND

- PROJECT BOUNDARY
- ★ POINT OF BEGINNING OF BOUNDARY DESCRIPTION
- Q NOT TO BE ACQUIRED
- 1702 BLOCK NUMBER
- LOT NUMBER

FULTON PARK URBAN RENEWAL AREA

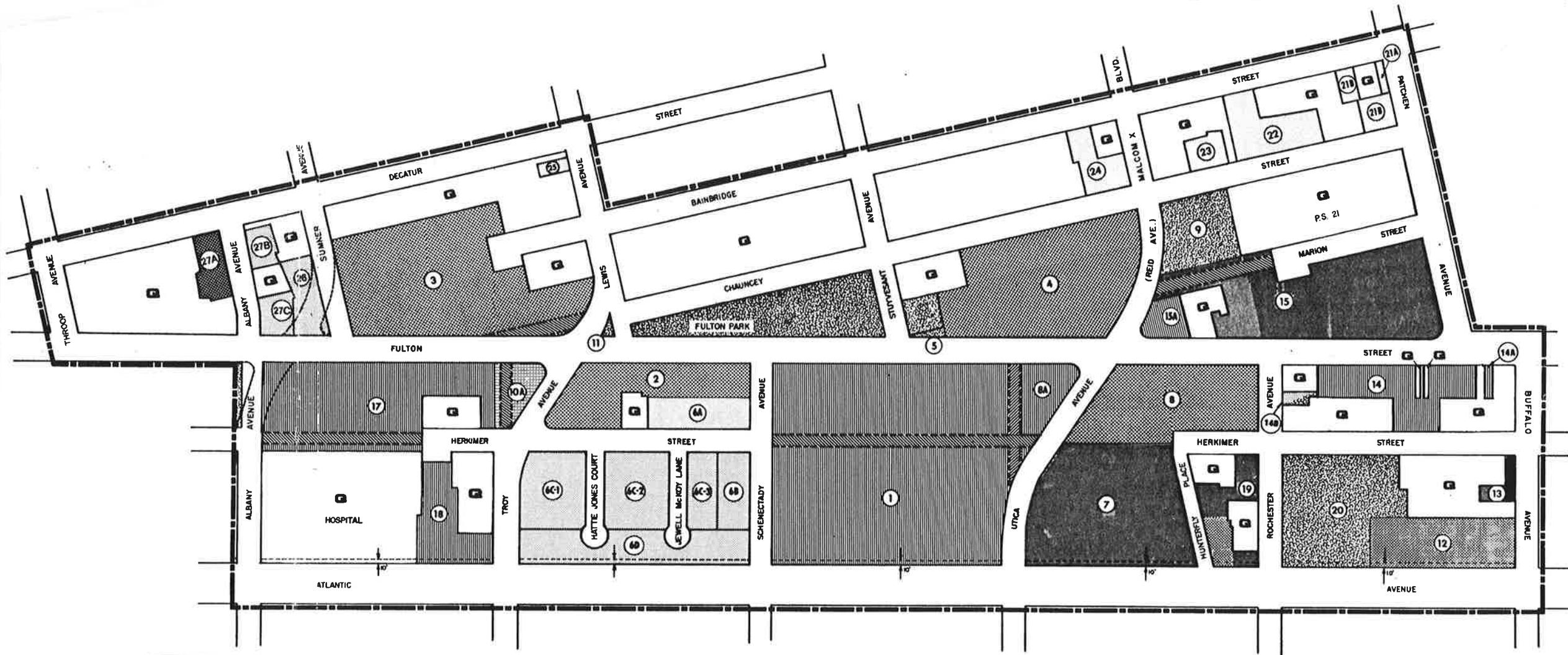
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PROJECT BOUNDARY & LAND ACQUISITION



DATE OCTOBER, 1968, REVISED 8/69, 4/72, 6/74, 3/75, 7/79, 5/80
JULY 1984, MARCH 1992

**MAP
1**



LEGEND

-  PROJECT AREA BOUNDARY
-  PARCEL NUMBER
-  NOT TO BE ACQUIRED
-  ACCESS AND OR UTILITY EASEMENT
-  BUILDING SET BACK AREA
-  LOW MEDIUM DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LIGHT MANUFACTURING
-  PARK AND PLAYGROUND
-  PUBLIC AND QUASI-PUBLIC
-  MEDIUM DENSITY RESIDENTIAL WITH ACCESSORY COMMERCIAL FACILITIES
-  RESIDENTIAL REHABILITATION
-  COMMERCIAL

FULTON PARK URBAN RENEWAL AREA

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LAND USE PLAN



DATED: OCTOBER 1988, REVISED: 8/89, 4/72, 6/74, 3/75, 7/79, 5/80, 7/84,
MARCH 1992