

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

METROTECH
Metropolitan Technology Center
URBAN RENEWAL PROJECT

Brooklyn
Community District No. 2

URBAN RENEWAL PLAN
May 1986
First Minor Change: October, 1987

METROTECH
Metropolitan Technology Center
History of Prior Approvals

Original Urban Renewal Plan(May 1986)

Approved by City Planning Commission: May 6, 1987 (C870084HUK)
Adopted by Board of Estimate: June 30, 1987 (Cal.No.19)

Minor Change (October 1987)

Approved by City Planning Commission:

METROTECH
Metropolitan Technology Center
URBAN RENEWAL PROJECT

CONTENTS OF PLAN

	<u>PAGE</u>
SECTION A: DESCRIPTION OF URBAN RENEWAL AREA	4
SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES	5
SECTION C: LAND USE PLAN	10
SECTION D: PROPOSED RENEWAL ACTIONS	16
SECTION E: REDEVELOPERS' OBLIGATIONS	21
SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	23
SECTION G: PROVISIONS FOR MODIFYING PLAN	25

EXHIBITS

EXHIBIT A: BOUNDARY DESCRIPTION	
EXHIBIT B-1: PROPERTIES TO BE ACQUIRED	
EXHIBIT B-2: PROPERTIES NOT TO BE ACQUIRED(Q)	
EXHIBIT C: PROPERTY REHABILITATION STANDARDS	

MAPS

MAP 1: PROJECT BOUNDARY	
MAP 2: LAND USE PLAN	

SECTION A: DESCRIPTION OF THE URBAN RENEWAL AREA

PROJECT BOUNDARIES

The boundaries of MetroTech the Metropolitan Technology Center Urban Renewal Area are shown on Map 1 Project Boundary dated May 1986, and are described in Exhibit A Boundary Description.

The area is generally located between Willoughby Street, Jay Street, Tech Place (Johnson Street), Bridge Street, Tillary Street, Flatbush Avenue Extension and Gold Street. The overall area of the urban renewal project consists of Tax Blocks 132, 142, 143, 2047, 2048 and portions of Tax Blocks 147, 148, 2058, 2059 and 2060 located in Brooklyn, New York.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES

1. Urban Renewal Plan Objectives

MetroTech the Metropolitan Technology Center Urban Renewal Project is designed to promote and protect public health, safety and general welfare and the revitalization and redevelopment of a commercial and institutional district. The project located on the west side of Flatbush Avenue Extension between Willoughby Street on the south and Tillary Street to the north has the following general objectives among others:

- a. The removal of abandoned, dilapidated and obsolete buildings and structures; the elimination of an abundance of streets (impractical street widths, sizes and shapes), irregularly shaped and small lots; thereby improving traffic safety within the area.
- b. To strengthen and expand the commercial office and retail core of the expanded Downtown Brooklyn Area by improving the environment for intensive commercial and institutional redevelopment in the immediate district.
- c. To provide major assembled and cleared areas for the expansion of job intensive office, research, scientific, and educational uses and related ancillary facilities, all of which would have excellent access to public transportation. These new areas would be placed in the context of a high intensity commercial core area in Downtown Brooklyn.
- d. To assist educational and cultural institutions, to expand and provide major new programs and facilities, and to induce subsequent job intensive economic development.
- e. To provide an environment for the creation of a major research and training institute devoted to the advanced field of telecommunication and related disciplines. The institute will serve as a vital incentive to the private development of substantial office space and an attractive environment for employment within the urban renewal project and the overall Downtown Brooklyn Area.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES (continued)

- f. To rationalize and improve the circulation system in the commercial-institutional-open space area by providing for the separation of major pedestrian and vehicular traffic flows, for adequate loading and unloading facilities, and for suitable off-street parking facilities.
 - g. To create a lively, safe and attractive environment for an increased number of pedestrians who utilize public transportation, in the new intensive, commercial/institutional center.
 - h. To induce an overall redevelopment of the area of the plan by utilizing architectural design which encompasses superior aesthetic expression, functional arrangement, structural soundness, and a planned relationship to surrounding environmental conditions and the communities of Downtown Brooklyn.
2. The area is eligible under State and local law for the actions proposed, and has been delineated so as to promote reasonable protection of the area after the renewal activities by constituting a stable area in itself and by reflecting a beneficial influence on abutting private and public developments.

3. Area Deficiencies

The urban renewal plan area as it presently exists contains the following types of deficiencies which adversely affect economic conditions and impede sound growth and development in the project area and the immediate vicinity:

- a. Vacant and underutilized properties.
- b. Abandoned, obsolete and dilapidated structures.
- c. Incompatible and scattered residential structures of mixed residential and non-residential use.

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES (continued)

- d. Illegal uses and conversions of structures.
- e. Uses which do not conform with the New York City Zoning Resolution.
- f. Unsanitary and substandard conditions in structures.
- g. Unplanned and uneconomic commercial development.
- h. Overcrowding traffic and pedestrian circulation resulting in congestion.
- i. Multiplicity of non-conforming parking lots and inadequate parking contributing to poor traffic circulation.

All of these deficiencies hamper or impede proper and economic development of this area and impair the sound growth and development of the area and the municipality.

Furthermore, the existing conditions in this area make assembly of such land for clearance, rehabilitation, or redevelopment by individual owners or private enterprise difficult and uneconomic. Finally, because of the existing conditions, factors, characteristics, or combinations thereof, property owners in this area lack the incentive or means to properly maintain, improve or redevelop their separate parcels. Continuance of such environmental conditions results in misuse, deterioration, and health and safety hazards which perpetuate blight which in turn discourages builders and investors from developing the

SECTION B: STATEMENT OF DEVELOPMENT OBJECTIVES(continued)

area, causes the value of improvements in relation to land values to remain depressed, and reduces the amount of public revenue normally capable of being derived from the area so impaired.

SECTION C: LAND USE PLAN

1. LAND USE MAP

The attached Map 2, Land Use Plan dated May 1986, as revised October 1987 shows all proposed thoroughfares and streets and all proposed land uses, including commercial institutional, residential, open space, public and related ancillary uses.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of technical terms used in this Plan to establish the controls on development including the permitted use of redevelopment parcels, limits on building bulk, and required off-street parking and loading, etc., shall be as defined in the Zoning Resolution of The City of New York. In any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern.

The Zoning Resolution referred to in this Urban Renewal Plan is the Zoning Resolution of The City of New York as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended to the date application is filed with the Department of Buildings of The City of New York for the construction of alteration of property improvements pursuant to the Plan.

SECTION C: LAND USE PLAN(continued)

a. Permitted Uses

As shown on Map 2, Land Use Plan and Table I below, the following uses shall be permitted.

(1) Commercial

Commercial uses include uses permitted in C6-4 and C6-1A districts of the Zoning Resolution.

(2) Institutional

Institutional uses will include extension of selected institutional uses permitted in C6-4 and C6-1A zones of the Zoning Resolution including open space and ancillary commercial uses developed to maintain its street frontage. University housing is included as an institutional use.

(3) Institutional or Commercial

Institutional or commercial uses will include those uses permitted in Commercial uses and/or Institutional uses as defined above.

(4) Residential

Residential and appurtenant recreational and community facilities as permitted by the Zoning Resolution. Housing to be provided on Block 147, Lot 2 shall be initially for occupancy by persons of low or moderate income being relocated from other sites in the urban renewal area in which case such parcel will be developed and regulated as required or permitted under the appropriate law or laws controlling such developments. Vacant housing units

SECTION C: LAND USE PLAN(continued)

subsequent to initial occupancy may be for tenancy by persons of low or moderate income or by persons paying market rates for housing. Commercial uses may be permitted which shall be limited to local retail service establishments.

(5) Public Open Space

Open space shall include Sites 3 and 6 consisting of not less than 3.3 acres of landscaped public open space.

TABLE I

<u>Site Nos.</u>	<u>Land Use</u>
1	Institutional/ Commercial
2	Institutional
3	Open Space
4	Institutional/ Commercial
5	Institutional/ Commercial
6	Open Space
7	Commercial
8	Commercial
9	Commercial
10	Commercial

SECTION C: LAND USE PLAN (continued)

b. Additional Regulations, Controls and Restrictions

(1) Building Bulk and Parking

Controls to cover floor area, lot coverage, setbacks, off-street parking and loading shall be as set forth in the Zoning Resolution.

(2) Open Space

A detailed landscaped plan for the public open space, to be reviewed and approved by the New York City Planning Commission, will meet the following minimum landscape requirements:

- (a) Site 3 shall contain 150 deciduous trees of at least 5"-7" caliper chosen from the following: honey locust, sargent cherry, red maple and saucer magnolia;
- (b) Sites 3 and 6 shall contain a total of 1,500 linear feet of fixed seating;
- (c) Site 3 shall contain 98 wrought iron moveable chairs;
- (d) The urban renewal area shall contain 426 deciduous trees of at least 5"-8" caliper chosen from the following: sargent cherry, red maple, london plane, and saucer magnolia.

SECTION C: LAND USE PLAN(continued)

(3) Public Right of Way/Connector Roadway

The connector roadway running from Jay Street to Gold Street will be well lit and well maintained. Signage will be in accordance with an approved Department of Transportation (DOT) signage plan. In addition DOT traffic enforcement agents will have permanent access and powers of enforcement along the roadway. Truck loading docks along the connector roadway will be designed, when appropriate, for head-in head-out truck movement.

(4) Other

Subway Entrance Relocation

Any plans to relocate the stairway entrance to the subway at the corner of Jay Street and Myrtle Avenue shall be in accordance with The New York City Transit Authority's Station Planning Guidelines (Revised, 1975). The relocation shall be immediately adjacent to and accessible without any obstruction from a public sidewalk, a widening of the public sidewalk, a corner circulation space, an arcade, a corner arcade, a building entrance recess area or an urban plaza. The relocated entrance may be provided within a building but shall not be enclosed by any doors.

SECTION C: LAND USE PLAN(continued)

3. ENVIRONMENTAL CONTROLS

All projects are subject to the requirements of Part 617 of The New York State Environmental Quality Review Act and Executive Order 91 of 1977, City Environmental Quality Review (CEQR).

Federally funded projects are also subject to the National Environmental Policy Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wetlands, Coastal Zones, Air Quality, Wildlife, Endangered Species and Solid Waste.

4. UNDERGROUND UTILITY LINES

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

SECTION C: LAND USE PLAN(continued)

5. 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 this Urban Renewal Plan by the Board of Estimate of The City of New York, except as provided in Section G hereunder.

SECTION D: PROPOSED RENEWAL ACTIONS

1. ACQUISITION

All properties within the project area designated for acquisition are to be acquired for clearance and redevelopment, except for Block 147, lot 2 (the Firehouse).

a. Pursuant to Article 15 GML

All properties within the project area to be acquired pursuant to the Urban Renewal Law are as shown on Map 1, Project Boundary and are listed in Exhibit B-1 Properties To Be Acquired.

Such properties including vacant parcels and except for Block 147, Lot 2 which is to be rehabilitated for residential use, will be utilized for newly constructed buildings for commercial, institutional, open space public or related ancillary uses in accordance with section C of this Plan.

b. Properties Not Acquired Under Article 15

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

2.

RELOCATION

There is a feasible method for the relocation of families and individuals displaced from sites acquired pursuant to

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

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 or 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.

3. DEMOLITION

The structures on all properties acquired shall be demolished and the sites cleared for new construction in accordance with the land use controls of this Plan, except those site(s) designated for rehabilitation.

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

4. REHABILITATION AND CONSERVATION

a. Privately Owned Properties Designated for Rehabilitation

(1) All properties designated (Q) "Not to be Acquired" as shown on Map 1, Project Boundary and as listed in Exhibit B-2, Properties Subject to Rehabilitation Standards, are not to be acquired but are to be kept at a high level of maintenance and must meet the rehabilitation standards set forth in Exhibit C, Property Rehabilitation Standards. The Department of Housing Preservation and Development stands ready to assist the owners of such residential properties to undertake their rehabilitation.

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

b. Limitations on New Construction On Not To Be Acquired (Q) Properties

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

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

c. City Owned Properties Designated for Rehabilitation

Block 147 Lot 2 has been designated for rehabilitation for residential and ancillary uses. Such property must be brought into compliance with the rehabilitation standards set forth in Exhibit C.

5. STREETS TO BE MAPPED OR WIDENED

The following street is proposed to be mapped:

A service road 45 feet wide running parallel to and abutting the west side of Flatbush Avenue Extension from Tech Place (Johnson Street) to a point between Myrtle Avenue and Willoughby Street, including Lot 8 of Block 2060. Myrtle Avenue is to be widened on both sides from Flatbush Avenue Extension to the middle of the block west of Duffield Street. A portion of the eastern side of Jay Street will be widened for a bus and taxi layby in the vicinity of Myrtle Avenue as previously mapped.

6. STREETS TO BE DEMAPPED

The following sections of streets will be demapped:

- Lawrence Street, from Tech Place (Johnson Street) to a point lying between Myrtle Avenue and Willoughby Street.
- Bridge Street, from Tech Place (Johnson Street) to a point lying between Myrtle Avenue and Willoughby Street.
- Myrtle Avenue between Jay Street to a point lying between Bridge Street and Duffield Street. In connection with

SECTION D: PROPOSED RENEWAL ACTIONS(continued)

this demapping, a cul-de-sac having a diameter of approximately 120 feet will be mapped at westerly terminus of Myrtle Avenue.

- Duffield Street from Tech Place (Johnson Street) to Myrtle Avenue.

Connections between buildings may be constructed over Tech Place (Johnson Street) and Duffield Street.

7. PUBLIC RIGHT-OF-WAY/CONNECTOR ROADWAY

A connector roadway will be constructed from Jay Street to Gold Street parallel to Willoughby Street midway between Myrtle Avenue as formerly mapped and Willoughby Street to provide access for parking garages, truck docks and for use of public buses. One section of that connector roadway between Lawrence and Bridge Streets will be retained by the City as a public right-of-way for pedestrian and vehicular purposes.

8. 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 E: REDEVELOPERS' OBLIGATIONS

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

- 2) The redeveloper shall begin and complete the development of the land for use required in the 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, as determined and set forth in the contract or lease between The City of New York and the redeveloper.

- 3) 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 Urban Renewal Area is restricted upon the basis of race, creed, color, sex or national origin. Appropriate covenants running with the land which will prohibit any restrictions shall be included in the disposition instruments.

- 4) 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

SECTION E: REDEVELOPERS' OBLIGATIONS(continued)

Urban Renewal Plan, including quality design and character of proposed construction, shall be submitted by each redeveloper to the Department of Housing Preservation and Development, and the Public Development Corporation, at the Preliminary Design Stage, the Final Design Stage and upon completion of construction, indicating as-built conditions. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development and by the Public Development Corporation shall be similarly submitted for review and approval to both agencies.

5) The redevelopers 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 and the Public Development Corporation, except as otherwise set forth in the contract or lease between The City of New York and the redeveloper.

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

This urban renewal plan conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives. The following statements are set forth to indicate compliance with Section 502, Subsection 7 of Article 15 of the General Municipal Law of The State of New York:

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 a User Necessary for the Use and Development of Such Air Rights:

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

4. Proposed Methods or Techniques or Urban Renewal:

See Section D of this Urban Renewal Plan.

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

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

6. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances as are Required or Necessary to Effectuate the Plan:

No new codes or ordinances are required to effectuate this Plan; however, amendments to the existing zoning

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

regulations for portions of the project area are anticipated.

7. Proposed Program of Code Enforcement:

See Section D of this Urban Renewal Plan.

8. Proposed Relocation Plan:

See Section D of this Urban Renewal Plan.

9. Proposed Non-Discrimination Plan:

See Section E of this Urban Renewal Plan.

10. Proposed Time Schedule for the Effectuation of the Plan:

<u>Project Activity</u>	<u>Estimated Starting Date</u>	<u>Estimated Completion Date</u>	
		<u>Phase I</u>	<u>Phase II</u>
a) Land Acquisition	Nov. 1987	Oct. 1988	Oct. 1990
b) Relocation of Site Occupants	Jan. 1988	Dec. 1988	Dec. 1991
c) Demolition and Site Clearance	Mar. 1987	Jan. 1988	Jan. 1992
d) Site Preparation including Installation of Project Improvements	May 1988	Oct. 1989	Oct. 1992
e) Estimated Project Completion	-	Nov. 1990	Nov. 1993

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. AMENDMENTS

This Urban Renewal Plan may be amended at any time 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 hardship, 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 are less restrictive than applicable State and Local Codes and Ordinances, and provided further that concurrence is obtained from the City Planning Commission.

EXHIBIT A

BOUNDARY DESCRIPTION

BEGINNING at the intersection of the southerly line of Tillary Street and the southwesterly line of Flatbush Avenue Extension;

Thence, southeasterly along the southwesterly line of Flatbush Avenue Extension to the northerly line of Tax Lot 4 in Block 2060;

Thence, westerly along the northerly line of Tax Lot 4, to the easterly line of Gold Street;

Thence, southerly along the easterly line of Gold Street to the intersection of the southerly line of Willoughby Street and the easterly line of Gold Street;

Thence, westerly along the southerly line of Willoughby Street to the intersection of the westerly line of Duffield Street and the southerly line of Willoughby Street;

Thence, northerly along the westerly line of Duffield Street to the northerly line of Tax Lot 38, Block 2058;

Thence, westerly along the northerly line of Tax Lot 38 and its extension to the easterly line of Bridge Street;

Thence, southerly along the easterly line of Bridge Street to its intersection with the prolongation of the southerly line of Tax Lot 7, Block 148;

Thence, westerly along the last mentioned prolongation and the southerly line of Tax Lot 7 to the easterly line of Lawrence Street;

Thence, southerly along the easterly line of Lawrence Street to the extension, of the northerly line of Tax Lot 36, Block 147;

Thence, westerly along the northerly line of Tax Lot 36 and its extension, Block 147, to the easterly line of Tax Lot 2, Block 147;

Thence, southerly along the easterly line of Tax Lot 2 to the southerly line of Tax Lot 2;

Thence, westerly along the southerly line of Tax Lot 2 and its extension to the westerly line of Jay Street;

Thence, northerly along the westerly line of Jay Street to the intersection of the westerly line of Jay Street and the northerly line of Tech Place (Johnson Street);

Thence, easterly along the northerly line of Tech Place (Johnson Street) to the intersection of the northerly line of Tech Place (Johnson Street) and the westerly line of Bridge Street;

Thence, northerly along the westerly line of Bridge Street to the southerly line of Tillary Street;

Thence, easterly along the southerly line of Tillary Street to the point or place of BEGINNING.

EXHIBIT B-1

PROPERTIES TO BE ACQUIRED

<u>Block</u>	<u>Lots</u>
132	14, 23
143	1, 5, 6, 11, 12, 14, 16, 17, 18, 19, 23, 25, 26, 27, 28, 29, 34, 38, 42
147	4, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 22, 31, 34, 35
148	7, 12, 13, 18, 19, 20, 21, 22, 23, 24
2047	1, 11, 27, 29, 32, 33, 34, 35, 37, 40, 41, 42
2048	1, 2, 3(part), 6, 9, 34, 35, 40
2058	1(part), 17, 18, 23, 24, 25, 27, 28, 29, 30, 35, 36
2059	1, 2, 3, 4, 7, 8, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 35, 36, 39, 44, 48, 51, 52, 53, 54
2060	8

Closed street bed of Duffield Street between Tech Place (Johnson Street) and Myrtle Avenue

Closed street bed of Myrtle Avenue between the easterly side of Jay Street to about two-thirds east along the block between Bridge and Duffield Streets, closed bed of Lawrence Street between the southerly side of Tech Place (Johnson Street) to about 250 feet south of Myrtle Avenue and closed street bed of Bridge Street between Tech Place (Johnson Street) to about 250 feet south of Myrtle Avenue.

EXHIBIT B-2

PROPERTIES NOT TO BE ACQUIRED("Q")

<u>Block</u>	<u>Lots</u>
132	1, 6, 10, 12, 35
142	1
147	2
2047	4, 5, 6, 7, 13, 31
2048	3 (part)
2059	12, 14



EXHIBIT B-3

PROPERTIES TO BE ACQUIRED BY SITE
(For Information Purposes Only)

<u>Block</u>	<u>Lots</u>	<u>Site No</u>
132	14, 23	1
143	12, 14, 16, 17, 18, 19, 23, 25, 26	2
143	1, 5, 6, 11, 27, 28, 29, 34, 38, 42	3
2047	11, 27, 29, 32(part), 33(part), 34(part), 35 (part), 37(part)	5
--	Closed street bed of Duffield Street between Tech Place (Johnson Street) and Myrtle Avenue	5
2048	1(part), 2(part), 35(part), 40(part)	5
2047	1, 32(part), 33(part), 34(part), 35(part), 40, 41, 42	4
147	4, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 22, 31, 34, 35	7
--	Closed street bed of Myrtle Avenue between the easterly side of Jay Street to about two-thirds east along the block between Bridge and Duffield Streets, closed street bed of Lawrence Street between the southerly side of Tech Place (Johnson Street) to about 250 feet south of Myrtle Avenue and closed street bed of Bridge Street between Tech Place (Johnson Street) to about 250 feet south of Myrtle Avenue.	6
148	7, 12, 13, 18, 19, 20, 21, 22, 23, 24	8
2058	1(part), 17, 18, 23, 24, 25(part), 27(part), 28(part), 29(part), 30, 35, 36	9
2059	1, 2, 3, 4, 7, 8, 15, 17, 18(part), 19(part), 20(part), 21(part), 22(part), 23(part), 24(part), 25(part), 26, 27, 29, 30(part), 31(part), 32(part), 35, 36, 39, 44, 48, 51, 52, 53, 54	10

<u>Block</u>	<u>Lot(s)</u>	<u>Site No.</u>
2047	37 (part)	SW
2048	1(part), 2(part), 3(part), 6, 9, 34, 35(part), 40(part)	SW
2058	25(part), 27(part) 28(part) 29(part)	SW
2059	18(part), 19(part), 20(part), 21(part), 22(part), 23(part), 24(part), 25(part), 26, 27, 29, 30(part), 31(part), 32(part)	SW
2060	8	SW

SW = Street Widening

This Exhibit is for information only and is not to be considered an integral part of the Plan.

EXHIBIT C

PROPERTY REHABILITATION STANDARDS

I. INTRODUCTION

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

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

The complete detailed Property Rehabilitation Standards are available upon request from the Bureau of Operational Services, Office of Development, Department of Housing Preservation and Development.

II. APPLICABILITY

The Property Rehabilitation Standards are mainly designed for residential structures. Non-residential properties need comply only with those standards that are applicable to such structures. Non-residential portions of mixed-use properties should be brought to a level which is compatible with the residential character of the property or project.

III. MANDATORY REQUIREMENTS

The Mandatory Requirements consist of all applicable codes, ordinances and regulations; these include but are

not limited to:

New York City:

Housing & Maintenance
Building Code
Air Pollution Control Code
Electrical Code

New York State

Multiple Dwelling Law

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

IV. OBJECTIVES

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

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

A. EXTERIOR

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

B. INTERIOR

The interior of buildings should provide for complete living facilities arranged and equipped for suitable and desirable living conditions. Public halls, cellars and work spaces should be clean and free of violations.

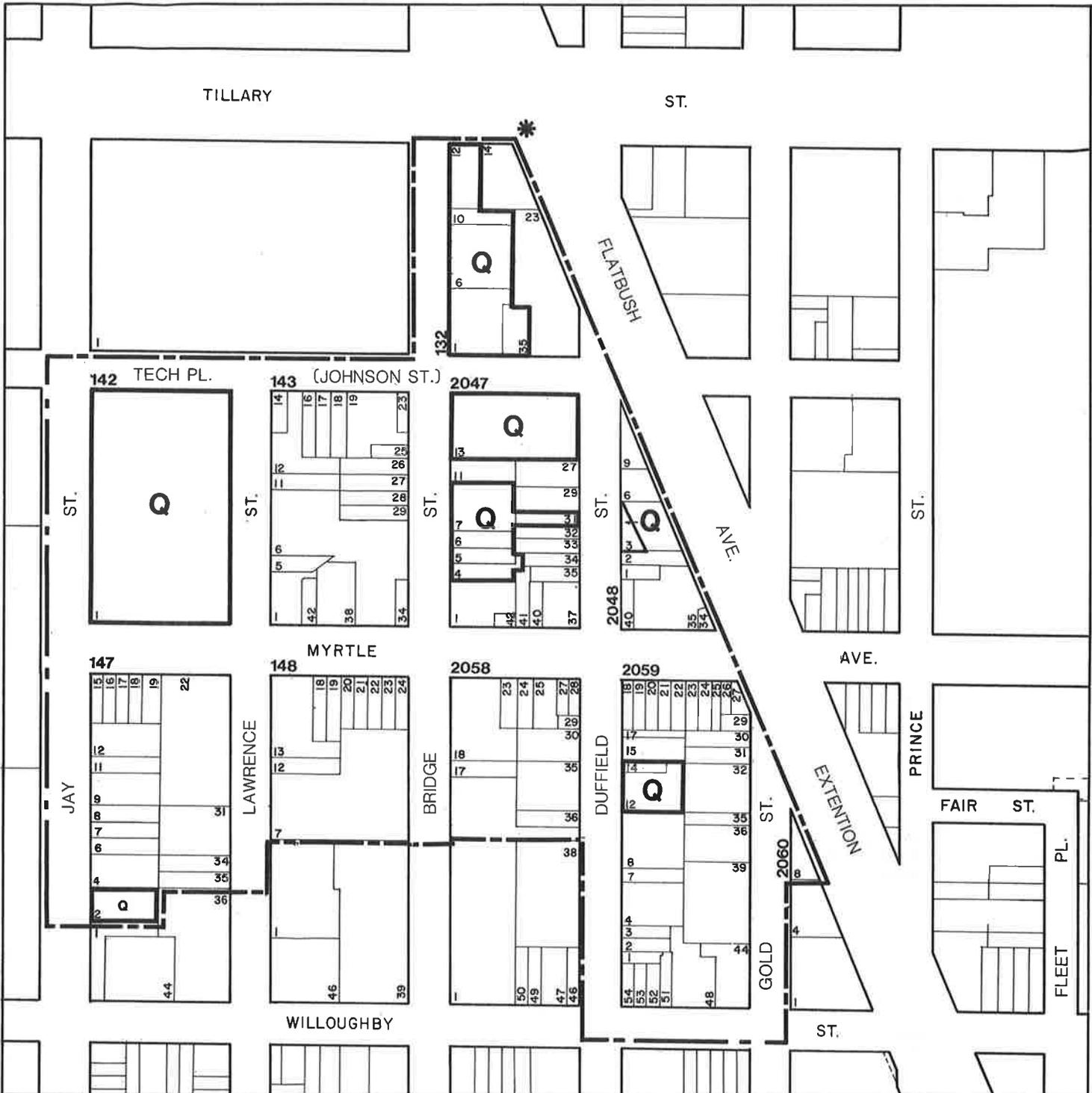
C. GENERAL

(1) Plumbing, heating and ventilating systems and their appurtenances should provide satisfactory water supply, drainage, venting and heating.

(2) Electrical and gas services shall conform to industry standards and those of the Bureau of Gas and Electricity of the Department of General Services.

(3) All requirements of The New York City Fire Department shall be met.

(4) The property shall be effectively protected against rodents and vermin.



LEGEND

PROJECT BOUNDARY

BLOCK AND LOT

NOT TO BE ACQUIRED

STREET WIDENING

POINT OF BEGINNING OF BOUNDARY DESCRIPTION

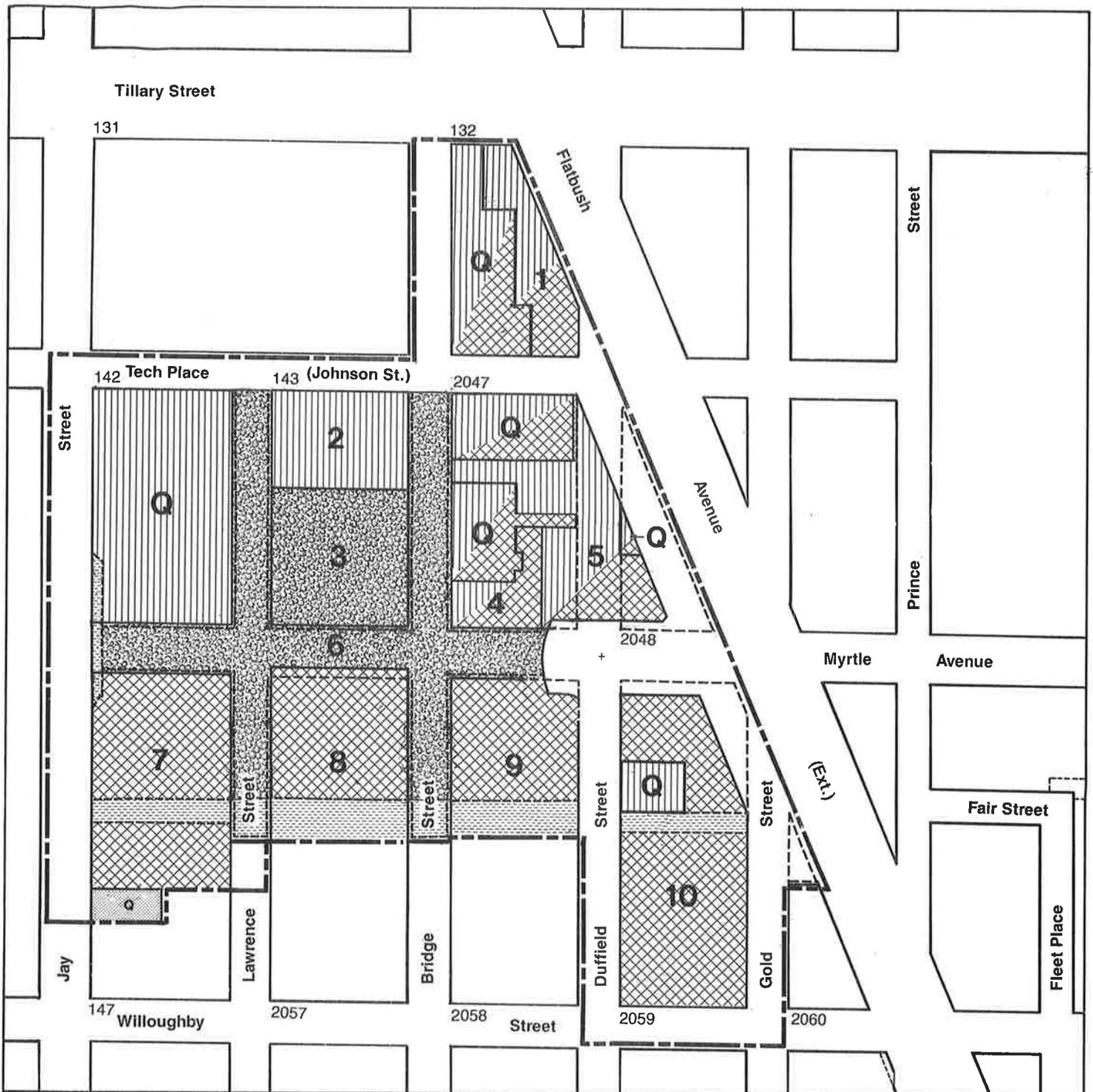
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

METROTECH
METROPOLITAN TECHNOLOGY CENTER
URBAN RENEWAL PLAN

PROJECT BOUNDARY

DATE: MAY 1986, REVISED OCTOBER, 1987





LEGEND

-  PROJECT BOUNDARY
-  INSTITUTIONAL
-  COMMERCIAL
-  INSTITUTIONAL/COMMERCIAL
-  OPEN SPACE
-  RESIDENTIAL
-  NOT TO BE ACQUIRED
-  PROPOSED STREET WIDENING
-  PROPOSED STREET CLOSING
-  PUBLIC RIGHT-OF-WAY/CONNECTOR ROADWAY
-  SITE NUMBER
REHABILITATION SITE



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

METROTECH
METROPOLITAN TECHNOLOGY CENTER
URBAN RENEWAL PLAN
LAND USE PLAN

DATE: MAY 1986, REVISED OCTOBER, 1987

