



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

MILBANK FRAWLEY CIRCLE- EAST

**URBAN
RENEWAL
PROJECT**

N010509HCM

RECEIVED

MAR 21 2001

CENTRAL
DEPT. OF CITY PLANNING

MARCH 2001

**URBAN RENEWAL PLAN
FOURTH MINOR CHANGE**

**THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

URBAN RENEWAL PLAN

MILBANK FRAWLEY CIRCLE EAST

URBAN RENEWAL AREA

Manhattan

Community District No. 11

September 1991

**Fourth Minor Change
March 2001**

HISTORY OF PRIOR APPROVALS

Prior to the initial date of adoption of this Urban Renewal Plan by the City Council (shown below), this Area was part of the former Milbank Frawley Circle Urban Renewal Area, for which the "History of Prior Approvals" is set forth on pages 3 and 4.

Original Urban Renewal Plan dated September 1991

City Planning Commission: August 19, 1992 (C920139HUM)

City Council: October 8, 1992 (Res. 920)

Mayor: June 8, 1994

Minor Change

Approved by the City Planning Commission: November 29, 1993 (N920140AHCM)

Minor Change

Approved by the City Planning Commission: July 5, 1994 (M920139AHUM)

Minor Change

Approved by the City Planning Commission: March 5, 1997 (N960649HCM)

Minor Change

Approved by the City Planning Commission:

MILBANK FRAWLEY CIRCLE URBAN RENEWAL PROJECT

HISTORY OF PRIOR APPROVALS

Model Cities Community Development Plan

Approved by the City Planning Commission: August 16, 1967 (CP No. 19888)
Adopted by the Board of Estimate: September 21, 1967 (Cal No. 62)

First Amended Urban Renewal Plan

Approved by the City Planning Commission: November 16, 1968 (CP No. 20407)
Adopted by the Board of Estimate: November 21, 1968 (Cal No. 6)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission: March 9, 1969 (CP No. 20659)
Adopted by the Board of Estimate: April 24, 1969 (Cal No. 7)

Third Amended Urban Renewal Plan

Approved by the City Planning Commission: May 13, 1970 (CP No. 21203)
Adopted by the Board of Estimate: June 18, 1970 (Cal No. 3)

Minor Change

Approved by the City Planning Commission: December 3, 1973 (HO-73-69)

Minor Change

Approved by the City Planning Commission: August 9, 1979 (N-790426-HCM)

Minor Change

Approved by the City Planning Commission: December 3, 1979 (N-790320-HCM)

Minor Change

Approved by the City Planning Commission: December 3, 1979 (N-790527-HCM)

Minor Change

Approved by the City Planning Commission: October 29, 1979 (N-800954-HCM)

Approved by the City Planning Commission: June 7, 1983 (N-830999-HCM)

Minor Change

Approved by the City Planning Commission: July 30, 1984 (N-840226-HCM)

Minor Change

Approved by the City Planning Commission: October 26, 1986 (N-870115-HCM)

Minor Change

Approved by the City Planning Commission: May 4, 1988 (N-880032-HCM)

Fourth Amended Urban Renewal Plan

Approved by the City Planning Commission: September 30, 1987 (C870695HUM)
Adopted by the Board of Estimate: November 19, 1987 (Cal No. 14)

MILBANK FRAWLEY CIRCLE URBAN RENEWAL PROJECT
(Continued)

HISTORY OF PRIOR APPROVALS
(Continued)

Fifth Amended Urban Renewal Plan (March, 1987)
Approved by the City Planning Commission: July 6, 1987 (C870751HUM)
Adopted by the Board of Estimate: August 19, 1987 (Cal No. 33)

Minor Change
Approved by the City Planning Commission: November 2, 1987 (N880255-HCM)

Minor Change
Approved by the City Planning Commission: May 3, 1988 (N880534-HCM)

Minor Change
Approved by the City Planning Commission: March 7, 1990 (N900318-HCM)

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- 2: LAND USE PLAN, DATED SEPTEMBER 1991, Revised June, 1996

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Milbank Frawley Circle East Urban Renewal Area ("Area") pursuant to Section 504 of Article 15 ("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. BOUNDARY

The Area is located in Community District No. 11 in the borough of Manhattan and is generally bounded by (i) East 125 Street on the north, (ii) Park Avenue on the east, (iii) East 107 Street on the south, and (iv) Fifth Avenue on the west ("Project Boundary"). The Project Boundary is described in Exhibit A ("Project Boundary Description") and is shown on Map 1 ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Fifth Avenue, Madison Avenue, Park Avenue, East 125 Street, East 116 Street, and East 110 Street.

3. SITES

The properties located within the Project Boundary which have been or will be acquired by the City ("Acquisition Parcels") for redevelopment pursuant to this Milbank Frawley Circle East Urban Renewal Plan ("Plan") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). The properties located within the Project Boundary which will not be acquired by the City for redevelopment pursuant to this Plan ("Exempt Parcels") are listed in Exhibit C ("Properties Not to be Acquired").

4. AREA

The Acquisition Parcels listed in Exhibit B comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan. The Exempt Parcels listed in Exhibit C are not part of the Area and are not subject to the provisions of this Plan, notwithstanding the fact that they are located within the Project Boundary.

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. 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. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities or adequate fire or safety protection.
- e. Insufficient light and ventilation.
- f. Illegal uses and conversions.
- g. Inadequate maintenance.
- h. Abandoned or underutilized properties.
- i. Lack of suitable off street parking.

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

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.

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

See Section C and 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.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	Jan., 1971	Oct., 1992
Relocation of Site Occupants	Jan., 1971	June, 1993
Demolition and Site Clearance	July, 1971	Dec., 1996
Site Preparation (Including Installation of Site Improvements)	Feb., 1972	April, 1997
Land Disposition	Jan., 1972	Mar., 1997
Project Completion		April, 1999

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and unsanitary 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 and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design in terms of privacy, light, air, and open space;
- f. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking;
- g. Redevelop the Area in a comprehensive manner, removing blight and restoring the residential character of the Area, with appropriate support facilities;
- h. Encourage the upgrading of housing quality in its 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 shown on Map 2 ("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 Charter and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential (R7-2). 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.

a. Permitted Land Uses

As shown in the Land Use Plan, the following uses will be permitted in the Area in accordance with the additional regulations, controls, and restrictions set forth in this Plan, and all other uses will be excluded:

(1) Residential

Residential uses, including appurtenant community and commercial uses, will be permitted in accordance with the Zoning Resolution.

(2) Commercial

Commercial uses will be permitted in accordance with the Zoning Resolution.

(3) Public and Semi-Public Facilities

Public and Semi-public uses will be permitted in accordance with the Zoning Resolution.

(4) Public Open Space

Open space uses will be permitted in accordance with the Zoning Resolution.

b. Additional Regulation, Controls and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning rooms, 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.

(a) The development of Site 39 will be limited to 150 dwelling units.

(b) Any roof area that is to qualify as open space under the Zoning Resolution must be designed and maintained as usable area, suitably landscaped for recreational use. Any area left unbuilt shall be suitably surfaced and/or landscaped.

(c) A setback of 100 feet from the right-of-way line of Park Avenue shall apply to residential buildings only. Setback areas adjacent to Park Avenue may be used as parking for the contiguous residences and shall be appropriately landscaped.

(d) Offstreet parking and loading areas shall be adequately screened.

(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 community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, (iii) low rise buildings should be preferred for family occupancy, (iv) low to medium rise buildings should be preferred for adult and elderly occupancy, and (v) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

(3) Underground Utility Lines

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.

(4) Easements

Easements, if any, will be provided as shown on Map 2.

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 of the Environmental Conservation Law, 6 N.Y.C.R.R. Part 617, 62 R.C.N.Y. Chapter 5, and Mayoral Executive Order No. 91 of August 24, 1977, as amended.

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. Legal Authority

All properties to be acquired in accordance with this Plan will be acquired pursuant to Section 506 of the Urban Renewal Law and, if necessary, the Eminent Domain Procedure Law.

b. Properties Acquired or to be Acquired Pursuant to this Plan

The properties located within the Project Boundary 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 3A,5,9,10,12B,13 and 17A, as identified on the Land Use Plan, have been acquired with Federal and State of New York ("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 their 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.

c. Properties Acquired Through Other Means

Acquisition Parcels acquired by the City through authority other than that set forth in this Plan will be subject to the restrictions of this Plan and will be developed in accordance with this Plan. Exempt Parcels acquired by the City will not be subject to the restrictions of this Plan.

d. Properties Not to be Acquired

The properties located within the Project Boundary which will not be acquired by the City pursuant to this Plan are listed in Exhibit C. 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 occupants 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. Properties designated for rehabilitation are indicated in Exhibit B and shown on Map 2. Rehabilitation will be undertaken in conformance with HPD's Design Guidelines for Multi-Family Housing/Substantial Rehabilitation.

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.

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, 201 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. However, no street modifications are proposed at this time.

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"). 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.

E: 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 E.4.

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

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 whereby such land or any part thereof is restricted upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy thereof, 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

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

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. MERGERS AND SUBDIVISIONS

The merger and/or 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 subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The merger and/or subdivision of a development site will not require review or approval by CPC, but 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.

G: 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 August 19, 2032 except as provided in Section F.

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

The boundary of the Milbank Frawley Circle East Urban Renewal Project is described as follows:

Lying in the Borough of Manhattan, City and State of New York;

Beginning at the intersection of the northerly line of East 125th Street and the median line of 5th Avenue;

Running thence easterly, along the northerly line of East 125th Street to the westerly line of N.Y.C.R.R. in Park Avenue;

Thence southerly, along the said westerly line of N.Y.C.R.R. to the southerly line of East 110th Street;

Thence westerly, along the southerly line of East 110th Street to the easterly line of Madison Avenue;

Thence southerly, along the easterly line of Madison Avenue to the southerly line of East 107th Street;

Thence westerly, along the southerly line of East 107th Street and its prolongation to the westerly line of 5th Avenue;

Thence northerly, along the westerly line of 5th Avenue to its intersection with the southerly line of West 110th Street;

Thence easterly, along the southerly line of West 110th Street to its intersection with the median line of 5th Avenue;

Thence northerly, along the median line of Fifth Avenue to the northerly line of West 120th Street;

Thence westerly, along the northerly line of West 120th Street to the easterly line of Mount Morris Park West;

Thence northerly, along the easterly line of Mt. Morris Park West to the southerly line of West 124th Street;

Thence easterly, along the southerly line of West 124th Street to its intersection with the median line of 5th Avenue;

Thence northerly, along the median line of 5th Avenue to the point or place of BEGINNING.

The above described area is located in the Borough of Manhattan, City and State of New York.

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
16	1613 W	1
21 (R)	1613 W	6,8,9,16,17,56,58,60,62,65,67
24A (R)	1614 W	12,13, 14, 15, 16, 17, 56, 57, 58, 60, 61, 62, 63
24	1615 W	5, 7
24 (R)	1615 W	60, 61, 62, 63, 64
24B	1615 W	1, 9, 10, 11, 14, 55, 56, 57, 59, 65, 66, 68
23	1616W	1,9,12,14,15,16,57,58,60,61,62, 63,164,65,165,66,67,68,69
25B	1616 E	20, 21, 22, 23, 123, 24, 25, 26, 28, 30, 31, 35, 36, 38, 39, 141, 42, 146, 49, 50, 51, 52, 53
25 (R)	1616 E	33, 34
4	1617 W	7, 10, 11, 111, 12, 13, 14, 15, 17, 18, 19, 55, 57, 157, 58, 59, 60, 66
22	1617 W	1, 2, 3, 4, 67, 68, 69, 70, 71, 72
25A	1617 E	20, 21, 121, 22, 122, 23, 25, 28, 29, 31, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54
34	1621 W	7, 9, 10, 11, 14, 16, 17, 56, 57, 58, 59
34A	1621 W	1, 2, 3, 4, 5, 6, 67, 68, 168, 69, 70, 71, 72
34B (R)	1621 W	12, 13, 60, 61, 62, 63, 64, 65, 66
3A	1621 E	25, 28, 29

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED (cont'd)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
35A	1621	30,31,32,35,36,41,42,43,145, 47,48,49
11 (R)	1622	16,56,57,58,59,60,61,62,63,65, 66,68
12A	1622 W	69,70,71,72
12B	1622 W	5,7,9,11
35B	1622 E	20,23,24,25,29,30,31,32,33,34, 35,36,37,38,40,41,42,43,46,47, 48,49,50
35B (R)	1622 E	51,52,53
5	1623 W	1,2,3,4,104,5,6,7,8,9,10,11, 12,13,14,15,16,17,56,58,59,60, 61,62,63,64,65,66,67,68,168, 69,70,71,72
13	1623 E	45
13B	1623 E	47,147,48,49,50
37B	1623 E	20,21,23,25,26,27,29,30,31,32, 132,33,34,35,37,39,40,41,42, 43,51,52,53,54
17A	1745 W	5,9,10,11,12,13,59,160,61,62, 162,63,163,64,65,165,66,67, 167,68
37C	1745 W	14,15,16,17,54
38A	1745 W	1,2,3,104,168,69,70,71
37A	1745 E	20,23,24,26,27,28,30,31,32, 33,34,35,36,37,38,39,40,41,42, 43,44,45,46,47,50,51,52,53
9	1746 E	21,28,30,31,32,33,34,36,37,38, 39,40,41,141,42,43,44,45,46, 47,48,49,50,51,52

EXHIBIT B

PROPERTIES ACQUIRED AND TO BE ACQUIRED (cont'd)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
10	1747 N	35,39,40,44,45,46,47,48,49,50, 51,52,53,54,55,56,57,58,59,60, 61,62,63,64,65,69,70,71,72,73, 74,75,76
39	1748 S	1,101,2,3,4,5,9,10,11,12,13, 14,21,22,23,123,24,25,26,126, 27,28,128,29,30,31,32,33,34

The designation "(R)" in the Site Number column indicates a rehabilitation site.

EXHIBIT C

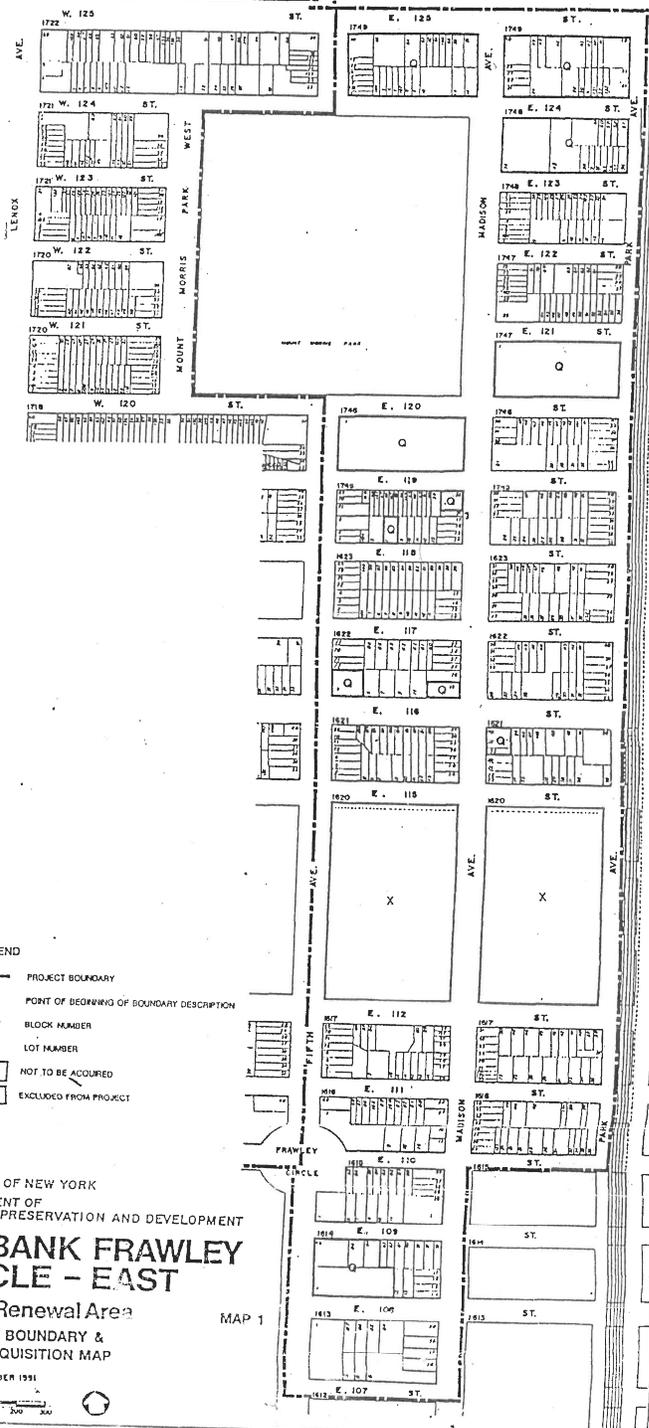
PROPERTIES NOT TO BE ACQUIRED

<u>Block</u>	<u>Lot(s)</u>
1614 W	1,64,66,69
1621 E	50,52,53
1622 W	1,13
1746 W	1
1745 W	7,55
1747 E	1
1749 W	1,101,2,3,4,104,5,6,7,107,8,9,10,14,16,56, 59,60,160,61,62,63,64,66,69,72,172
1749 E	21,22,23,123,24,28,30,31,131,32,132,33,35, 40,41,141,42,43,46,48,49,50,123,23,22,21

EXHIBIT D

PROPERTIES EXCLUDED FROM PROJECT

<u>Block</u>	<u>Lot(s)</u>
1618	1,14
1620	23,40



- LEGEND**
- PROJECT BOUNDARY
 - + POINT OF BEGINNING OF BOUNDARY DESCRIPTION
 - 1617 BLOCK NUMBER
 - 111 LOT NUMBER
 - NOT TO BE ACQUIRED
 - ✕ EXCLUDED FROM PROJECT

THE CITY OF NEW YORK
 DEPARTMENT OF
 HOUSING PRESERVATION AND DEVELOPMENT

MILBANK FRAWLEY CIRCLE - EAST

Urban Renewal Area

PROJECT BOUNDARY &
 LAND ACQUISITION MAP

MAP 1

DATE: SEPTEMBER 1951

Scale in Feet
 1" = 100'



- LEGEND**
- PROJECT BOUNDARY
 - RESIDENTIAL
 - RESIDENTIAL/COMMERCIAL
 - RESIDENTIAL/COMMERCIAL/PUBLIC & SEMI-PUBLIC
 - RESIDENTIAL/PUBLIC & SEMI-PUBLIC
 - PUBLIC & SEMI-PUBLIC
 - COMMERCIAL
 - COMMERCIAL/PUBLIC & SEMI-PUBLIC
 - PUBLIC OPEN SPACE
 - NOT TO BE ACQUIRED
 - EXCLUDED FROM PROJECT
 - REHABILITATION

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MILBANK FRAWLEY CIRCLE - EAST

Urban Renewal Area MAP 2

LAND USE PLAN

DATE: SEPTEMBER 1991, Rev. March 2001

