

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

MILBANK FRAWLEY CIRCLE EAST

URBAN RENEWAL AREA

Community District No. 11

MANHATTAN

URBAN RENEWAL PLAN
SEPTEMBER 1991

Milbank Frawley Circle East

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 2a and 2b.

Original Urban Renewal Plan dated September 1991

City Planning Commission:

City Council:

Mayor:

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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DATED SEPTEMBER 1991
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SECTION A:

A: URBAN RENEWAL AREA

1. BOUNDARY

The Milbank Frawley Circle East Urban Renewal Area ("Area") is located in Community Board No. 11, in the borough of Manhattan. The Area is generally bounded by (i) East 125th Street on the north, (ii) Park Avenue on the east, (iii) East 107th Street on the south, and (iv) Fifth Avenue on the west.

The boundary of the Area is shown on Map 1 ("Project Boundary and Land Acquisition Map"), dated October 1966 and revised September 1991, and is described in Exhibit A ("Project Boundary Description"). The Project Boundary Map also shows all properties excluded from the Project and all thoroughfares and street rights-of-way. The major streets include: East 125th, East 116th, and East 110th Streets; Fifth, Madison, and Park Avenues.

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 and Land Acquisition 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 are present and adversely affect the quality of life in the Area and its immediate vicinity:

- a. Vacant, substandard and 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.

A: URBAN RENEWAL AREA (continued)

- 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

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 shall 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	January 1971	October, 1992
Relocation of Site Occupants	January 1971	June, 1993
Demolition and Site Clearance	July 1971	December, 1993
Site Preparation (Including Installation of Site Improvements)	February 1972	April, 1994
Land Disposition	January 1972	March, 1994
Project Completion		April 1996

3. PLAN OBJECTIVES

The Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and unsanitary structures;

3. PLAN OBJECTIVES (continued)

- c. Remove impediments to land assemblage and 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 set forth in Map 2, ("Land Use Plan") dated October 1966 and revised September 1991.

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) shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The rezoning of the Area shall be as set forth in the Zoning Resolution. The predominant zoning 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.

C: LAND USE CONTROLS (continued)

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS (cont'd)

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 the 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 Regulations, 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: LAND USE CONTROLS (continued)

- (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 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) 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 electric lines in the redevelopment area are to be removed and relocated underground. All new or additional facilities shall be placed underground, except that housing development under the City's Home Ownership Program need not comply with this provision.

c. Environmental Controls

All projects 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").

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

C: LAND USE CONTROLS (continued)

c. Environmental Controls (cont'd)

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 3A, 5, 9, 10, 12B, 13 and 17A, as identified on the Land Use Plan, have been acquired with Federal and State assistance. All such properties are 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.

b. Properties Acquired Through Other Means

Those properties in the Area which have been or are to be 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)

1. ACQUISITION (continued)

c. Properties Not to be Acquired

Those properties in the Area which will not be acquired by the City pursuant to this Plan ("Q" properties) 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.

d. Properties to be Excluded

Those properties in the Area which are excluded from the Project are listed in Exhibit D 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

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. Relocation of residential and commercial residents is anticipated. 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.

D: RENEWAL ACTIONS (continued)

3. DEMOLITION

The structures on properties to be cleared for new construction will be demolished in accordance with the objectives and requirements of this Plan.

4. REHABILITATION AND CONSERVATION

The structures on properties acquired in accordance with this Plan, and which are designated for rehabilitation on Map 2 will be rehabilitated in accordance with applicable codes and ordinances.

5. LAND DISPOSITION

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

6. 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.

7. ZONING MAP AMENDMENTS

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

8. 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 shall be contingent upon approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the City Charter.

D: RENEWAL ACTIONS (continued)

9. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply shall 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.

10. PUBLIC, SEMI-PUBLIC AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the redevelopment area is 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.

SECTION 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 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 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.

SECTION E: REDEVELOPER OBLIGATIONS (cont'd)

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 Vendex Questionnaires), 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 ammend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Sections 197-c and 197-d 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, indicating such subdivision including any related new exhibits 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 Council, 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 (R)	1615 W	5,7,60,61,62,63,64
24B	1615 W	1,9,10,11,14,55,56,57,59,65, 66,68
23	1616 W	1,9,12,14,15,16,57,58,60,61, 62,63,164,65,165,65,66,67, 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		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
3B	1621 E	20,21,22,23,24

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 (R)	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, 48,49,50,51,52,53
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

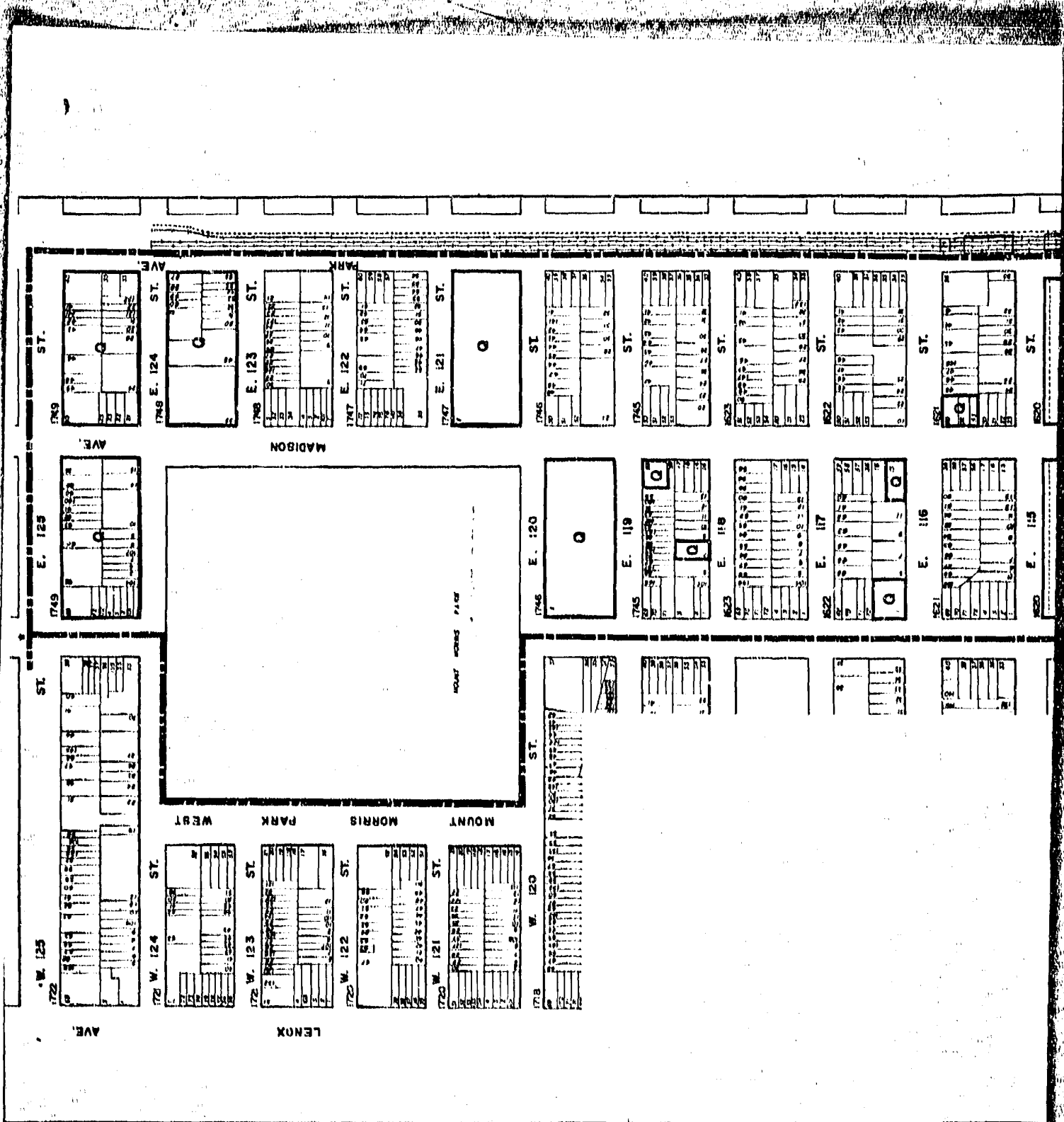
PROPERTIES NOT TO BE ACQUIRED

<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

169 LOT NUMBER

Q NOT TO BE ACQUIRED

1617-169-100-065

THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

MILBANK FRAWLEY CIRCLE - EAST

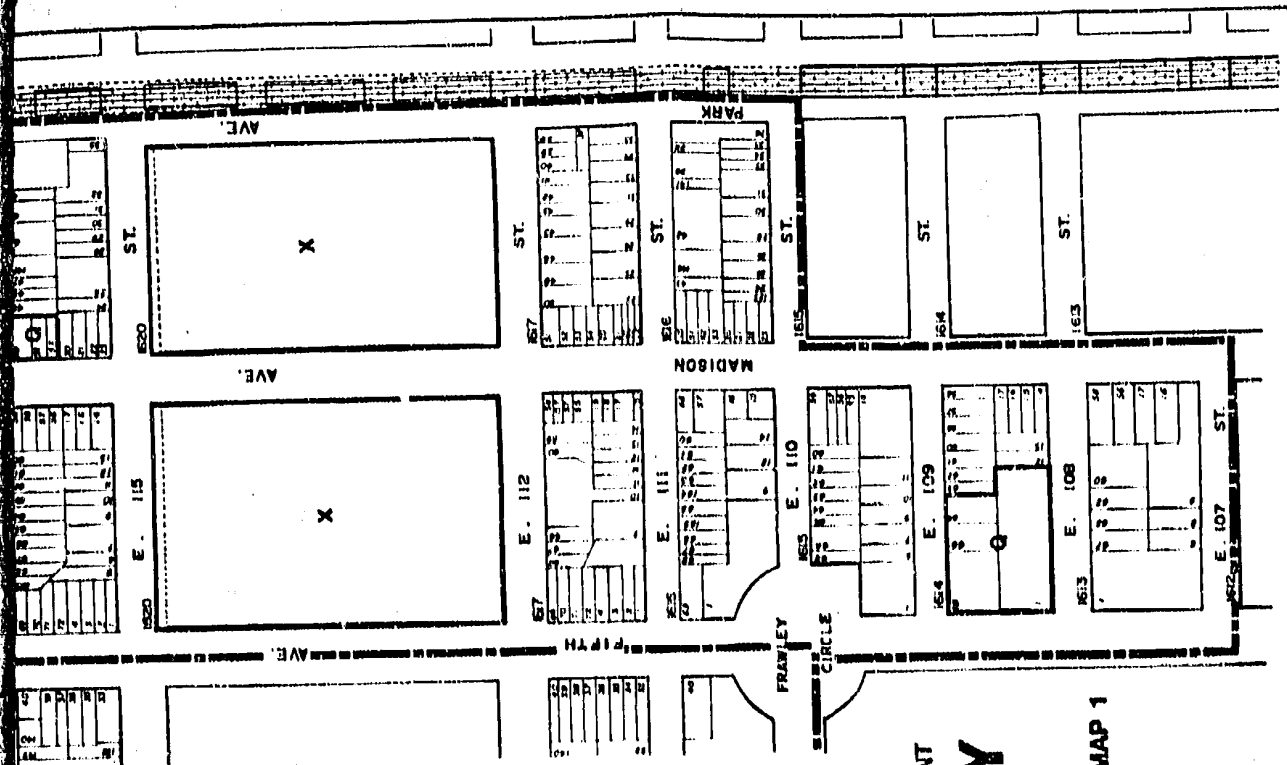
Urban Renewal Area

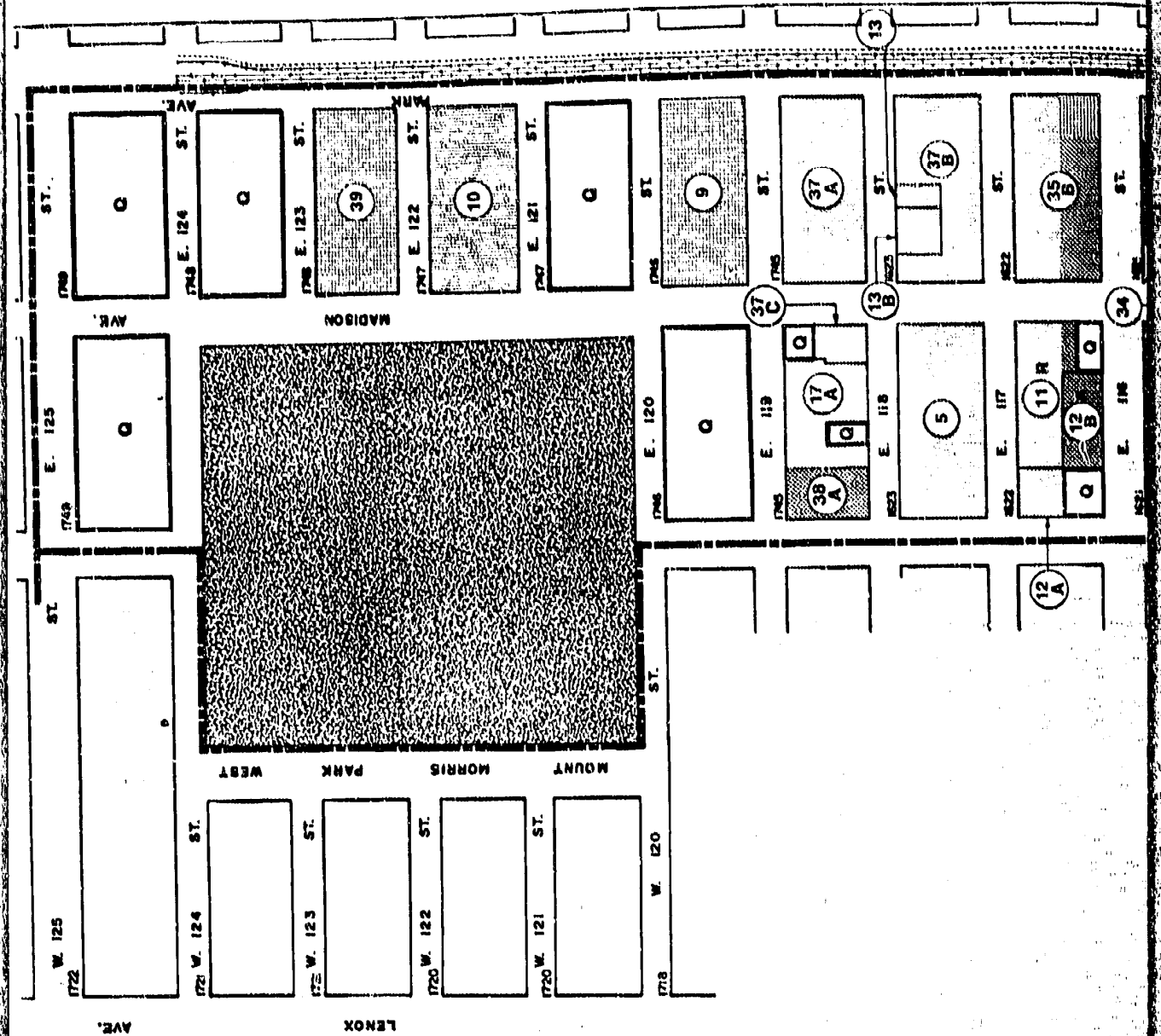
PROJECT BOUNDARY & LAND ACQUISITION MAP

MAP 1

DATE: SEPTEMBER 1961

Scale in feet





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

THE CITY OF NEW YORK

DEPARTMENT OF

HOUSING PRESERVATION AND DEVELOPMENT

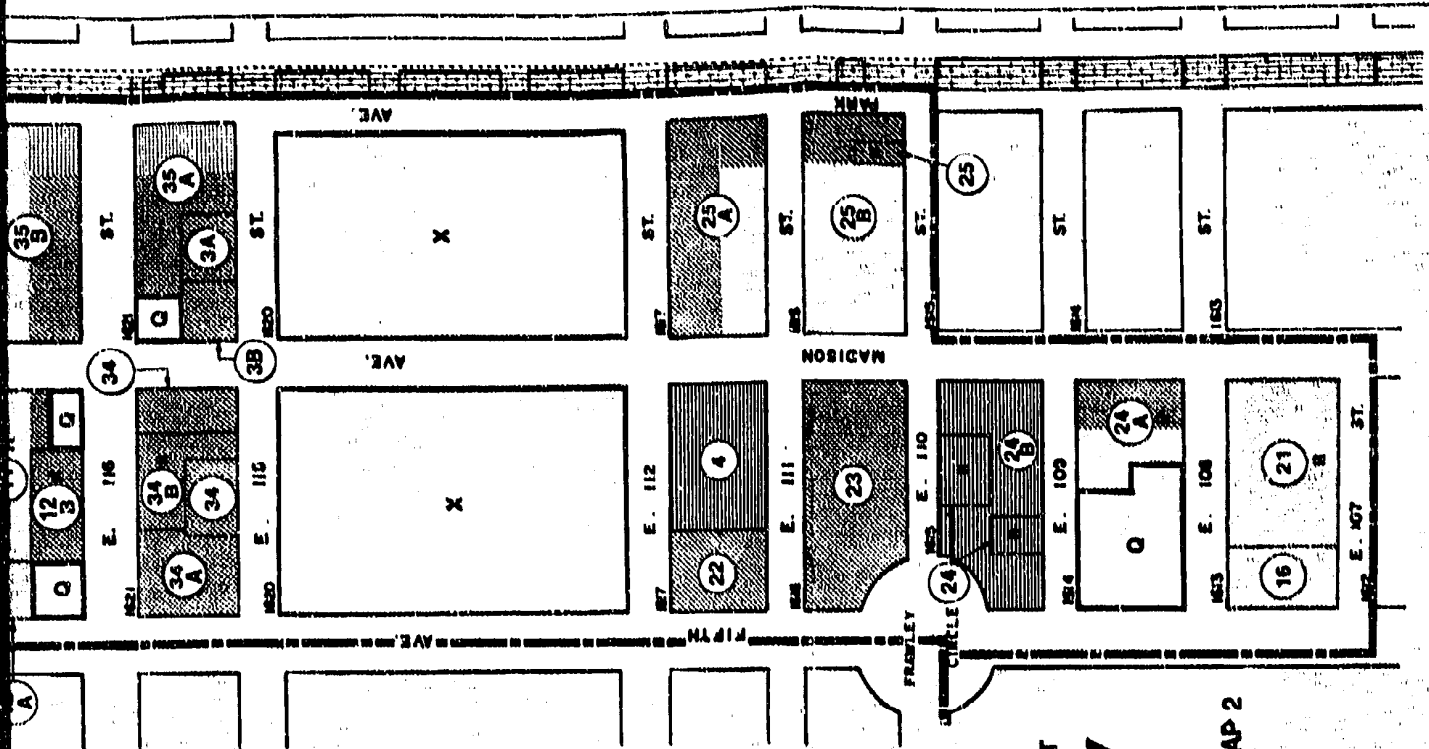
MILBANK FRAWLEY CIRCLE - EAST

Urban Renewal Area

LAND USE PLAN

DATE: SEPTEMBER 1991

Scale in feet



MAP 2

MILBANK FRAWLEY CIRCLE EAST
Urban Renewal Plan
(Formerly part of Milbank Frawley Circle U. R. Plan)

FACT SHEET

September 1991

Reason for New Plan:

To facilitate the administration of the U.R. Plan by splitting the Area along Community Board boundaries. The reason for doing so now is that some changes are necessary to facilitate the construction of a new housing development providing approximately 130 low and moderate income cooperative apartments on Site 39 (see item 1 below).

Specific Changes:

1. On Map 2 (Land Use Plan), the boundary of Site 39 was changed to exclude E. 122nd Street; and the land-use screen was removed from E. 122nd Street; The new hospital, located between 121st and 122nd Streets, uses 122nd Street as an access.
2. On Map 2, the land-use for Site 10 was changed from Residential to Public & Semi-public, reflecting the current use of the site for North General Hospital. The new hospital was built in conjunction with the N.Y. State Urban Development Corporation, which was able to override the restrictions of the U.R. Plan. The Plan will now conform to existing conditions.
3. On Map 2, and in Exhibit B, the boundary of Sites 34 and 34R were changed as follows:
 - Lots 7,9,10,11,14,16,17,54,57,58, and 59 comprise Site 34 (new construction)
 - Lots 1,2,3,4,5,6,67,68,168,69,70,71, and 72 form new Site 34A (new construction); all lots were previously part of site 34--except for lots 67 and 68, which were transferred from old rehab Site 34R.
 - Lots 12,13,60,61,62,63,64,65 and 66 comprise new Site 34B (rehab); this includes lots 66,67 and 68 from old site 34R, with the remainder coming from old site 34.

These changes are made to reflect properties previously developed and conveyed; to maintain and rehabilitate sound housing stock; and to form feasible development sites.
4. On Map 2, E. 117th and E. 118th Streets are shown as open streets as they are not planned to be closed.

(continued)

5. Site 17B (Block 1745, Lot 7) was eliminated and made a "Q" parcel. This change was reflected on Maps 1 and 2, and in Exhibits B and C. The City has no plans to acquire this fully occupied residence, and has approved an 8A Loan for its renovation.
6. Block 1745, lot 55 was removed from Site 37C and made a "Q" parcel. This change was reflected on Maps 1 and 2, and in the Exhibits B and C. The City has no intention of acquiring this property, on which North General Hospital will be constructing a medical office building.

Site Status

Site 39 is currently comprised of 29 tax lots: 16 City-owned vacant lots; 3 privately-owned vacant lots; 2 privately-owned vacant buildings; 2 City-owned occupied buildings; 4 privately-owned occupied buildings; one former gas station; and one active gas station.