



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

**MILBANK FRAWLEY
CIRCLE - WEST**

**URBAN
RENEWAL
PROJECT**

URBAN RENEWAL PLAN

970142HUM

R E C E I V E D

SEPTEMBER 1996

SEP 18 1996

LAND USE REVIEW
DEPT. OF CITY PLANNING

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

URBAN RENEWAL PLAN

MILBANK FRAWLEY CIRCLE - WEST

URBAN RENEWAL AREA

Manhattan

Community District No. 10

September, 1996

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 i and ii.

HISTORY OF PRIOR APPROVALS

Original

Model Cities Community Development Plan
City Planning Commission: August 16, 1967 (CP No. 19888)
Board of Estimate: August 16, 1967 (Cal. No. 62)

Amendments

First:

City Planning Commission: November 16, 1968 (CP No. 20407)
Board of Estimate: November 21, 1968

Second:

City Planning Commission: March 19, 1969 (CP No. 20659)
Board of Estimate: April 24, 1969 (Cal. No. 7)

Third:

City Planning Commission: May 13, 1970 (CP No. 21203)
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, 1980 (N-800954)

Minor Change

Approved by the City Planning Commission: June 7, 1983 (N-83099-HCM)

HISTORY OF PRIOR APPROVALS (con't)

Minor Change

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

Minor Change

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

Fourth:

City Planning Commission: September 30, 1987 (C870695 HUM)
Board of Estimate November 19, 1987 (Cal. No. 14)

Fifth:

City Planning Commission: July 6, 1987 (C870751 HUM)
Board of Estimate: August 19, 1987 (Cal. No. 33)

Minor Change

Approved by the City Planning Commission: November 2, 1987
(N880255HCM)

Minor Change

Approved by the City Planning Commission: May 3, 1988 (N8805341HCM)

Minor Change

Approved by the City Planning Commission: March 7, 1980 (N900318HCM)

Minor Change

Approved by the City Planning Commission: October 16, 1992
(N930129HCM)

Milbank Frawley Circle - East Urban Renewal Plan

City Planning Commission: August 19, 1992 (N920139HUM)
City Council: October 8, 1992
Mayor: October 13, 1992

Milbank Frawley Circle - West Urban Renewal Plan

City Planning Commission: March 5, 1997 (C970142HUM)
City Council: April 16, 1997 (Reso. No. 2281)
Mayor: May 13, 1997 (Cal. No. 94)

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Milbank Frawley Circle - West Urban Renewal Area ("Area") as an urban renewal area pursuant to §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 §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

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

3. BOUNDARY

The Area is located in Community District No. 10 in the Borough of Manhattan and is generally bounded by (i) West 125th on the north (ii) Fifth Avenue on the east, (iii) West 110th Street on the south, and (iv) St. Nicholas and Lenox Avenues on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

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

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Abandoned, vacant, substandard, underutilized, and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.
- c. Excessive density.

A: URBAN RENEWAL AREA (cont'd)

- d. Excessive lot coverage.
- e. Inadequate open space.
- f. Insufficient light and ventilation.
- g. Incompatible adjacent uses.
- h. Illegal uses and conversions.
- i. Lack of suitable off street parking.
- j. Inadequate loading and unloading facilities.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to §505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

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

a. Proposed Land Uses

See Section C.

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

See Section D.

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

None.

B: URBAN RENEWAL PLAN (cont'd)

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

See Section C.

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

No changes are proposed. See Section E.

g. Proposed Program Of Code Enforcement

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

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	Aug. 1997	June 2000
Relocation of Site Occupants	Dec. 1997	Dec. 2001
Demolition and Site Clearance	June 1998	Apr. 2002
Site Preparation (Including Installation of Site Improvements)	Aug. 1998	Apr. 2002
Land Disposition	Dec. 1997	Apr. 2001
Project Completion		Dec. 2005

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.

B: URBAN RENEWAL PLAN (cont'd)

- b. Remove or rehabilitate substandard and insanitary structures.
- c. Remove impediments to land assemblage and orderly development.
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.
- e. Provide new housing of high quality and/or rehabilitated housing of upgraded quality.
- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. DESIGN OBJECTIVES

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

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

2. PROPOSED USES

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

a. Residential

Residential and other compatible uses will be permitted in accordance with the Zoning Resolution.

C: CONTROLS ON REDEVELOPMENT (cont'd)

b. Commercial

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

c. Public Open Space

Open space uses will be permitted, including active and passive recreation for public purposes.

3. SUPPLEMENTARY CONTROLS

a. Utilities

(1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infeasible.

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

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

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

b. Properties Acquired or to be Acquired

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

2. RELOCATION

There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL (cont'd)

and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws.

3. DEMOLITION AND/OR REHABILITATION

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

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan.

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.5 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. No Zoning Map Amendments are proposed at this time.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.6 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. No street modifications are proposed at this time.

F: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The disposition instruments for any land in the Area to be redeveloped in accordance with this Plan will contain (i) covenants which incorporate this Plan by reference and require compliance with the terms and restrictions set forth herein, and (ii) covenants running with the land which require compliance with Section F.4.

2. LAND USE RESTRICTION

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

3. TIMELY PERFORMANCE

F: REDEVELOPER OBLIGATIONS (cont'd)

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

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

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

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

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

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

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

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final

F: REDEVELOPER OBLIGATIONS (cont'd)

determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

G: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to §505 of the Urban Renewal Law and §197-c and §197-d of the Charter and may amend the designation of the Area at any time pursuant to §504 of the Urban Renewal Law.

2. MINOR CHANGES

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

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Urban Renewal Plan, as modified to indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

H: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until May 13, 2037, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1A	1599	33*, 35*, 36*, 37*, 38*, 40*, p/o 41*, 140*, 145*
1B	1599	24*, 26, 27, 28*, p/o 41*, 132
2	1600	p/o 20
3A	1600	19*
3B	1600	p/o 20
3C	1600	26*, 27*
6A	1717	12*, 14*, 15*, 16*, 17*, 18*
6B	1717	54*, 55*, 56, 57, 58
6C	1717	9, 10
6D	1717	11
6E	1717	19, 20
14A	1594	42, 50, 54, 58, 61, 65
14B	1594	40
15	1600	p/o 20
20	1600	54*
26	1595	31
27A	1595	1*
27B	1595	6, 7, 65
29	1824	16, 19*, 20*, 21*
30	1825	20, 21*, 22*, 23, 24, 25*, 26*, 27*, 29*, 33*, 34, 38, 40, 41, 43*, 44*, 45, 49*, 50, 139
31	1825	59

PROPERTIES ACQUIRED AND TO BE ACQUIRED (cont'd)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
32A	1599	6*, 9*, 10*, 11*, 12*, 13*, 14*, 15*, 17*, 18*, p/o 65
32B	1599	1, 3*, p/o 65, 67*, 68*, 69*, 70*
33	1599	47*, 48*, 49*, 50*, 51, 52*, 53*, 56*, 58*, 59*, 61*, 62*, 64*
36	1600	1*, 3*, 7*, 9*, 11*, 13*, 69*
38	1717	28*, 29*, 30*, 31*, 32*, 33*, 34*, 35*, 36*, 37*, 38*, 39*, 40*, 41, 42, 43, 44*, 45*
40	1717	23
41	1718	25*, 27*, 30, 29*, 31*, 32, 33, 34, 35, 36, 129, 130, 131, 132 133, 134, 135

KEY TO EXHIBIT B NOTATIONS

* City-owned properties

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

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

Lying within the Borough of Manhattan in the City of New York, New York;

Beginning at the intersection of the northerly line of West 125th Street and the westerly line of Lenox Avenue;

Running thence easterly along the northerly line of 125th Street to its point of intersection with the median line of Fifth Avenue;

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

Thence westerly, along the southerly line of West 124th Street to its point of intersection with the easterly line of Mount Morris Park West;

Thence southerly, along the easterly line of Mount Morris Park West to its point of intersection with the northerly line of West 120th Street;

Thence easterly, along the northerly line of West 120th Street to its point of intersection with the median line of Fifth Avenue;

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

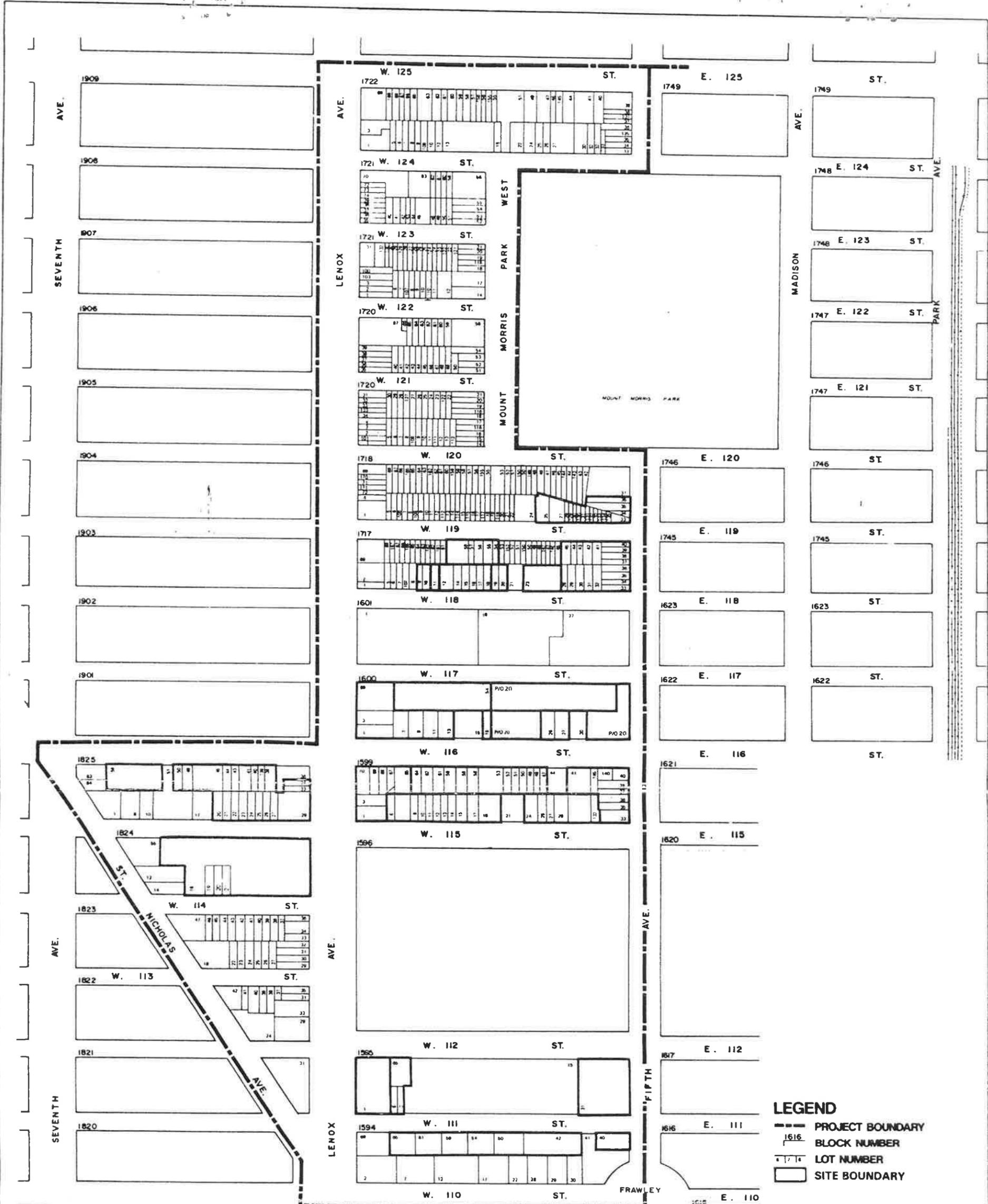
Thence westerly along the southerly line of 110th Street to its point of intersection with the westerly line of Lenox Avenue;

Thence northerly along the westerly line of Lenox Avenue to its point of intersection with the westerly line of St. Nicholas Avenue;

Thence northerly along the westerly line of St. Nicholas Avenue to its point of intersection with the northerly line of West 116th Street;

Thence easterly along the northerly line of West 116th Street to its point of intersection with the westerly line of Lenox Avenue;

Thence northerly along the westerly line of Lenox Avenue to its point of intersection with the northerly line of West 125th Street which is the point or place of beginning.



LEGEND

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

THE CITY OF NEW YORK
 DEPARTMENT OF
 HOUSING PRESERVATION AND DEVELOPMENT

MILBANK FRAWLEY CIRCLE - WEST

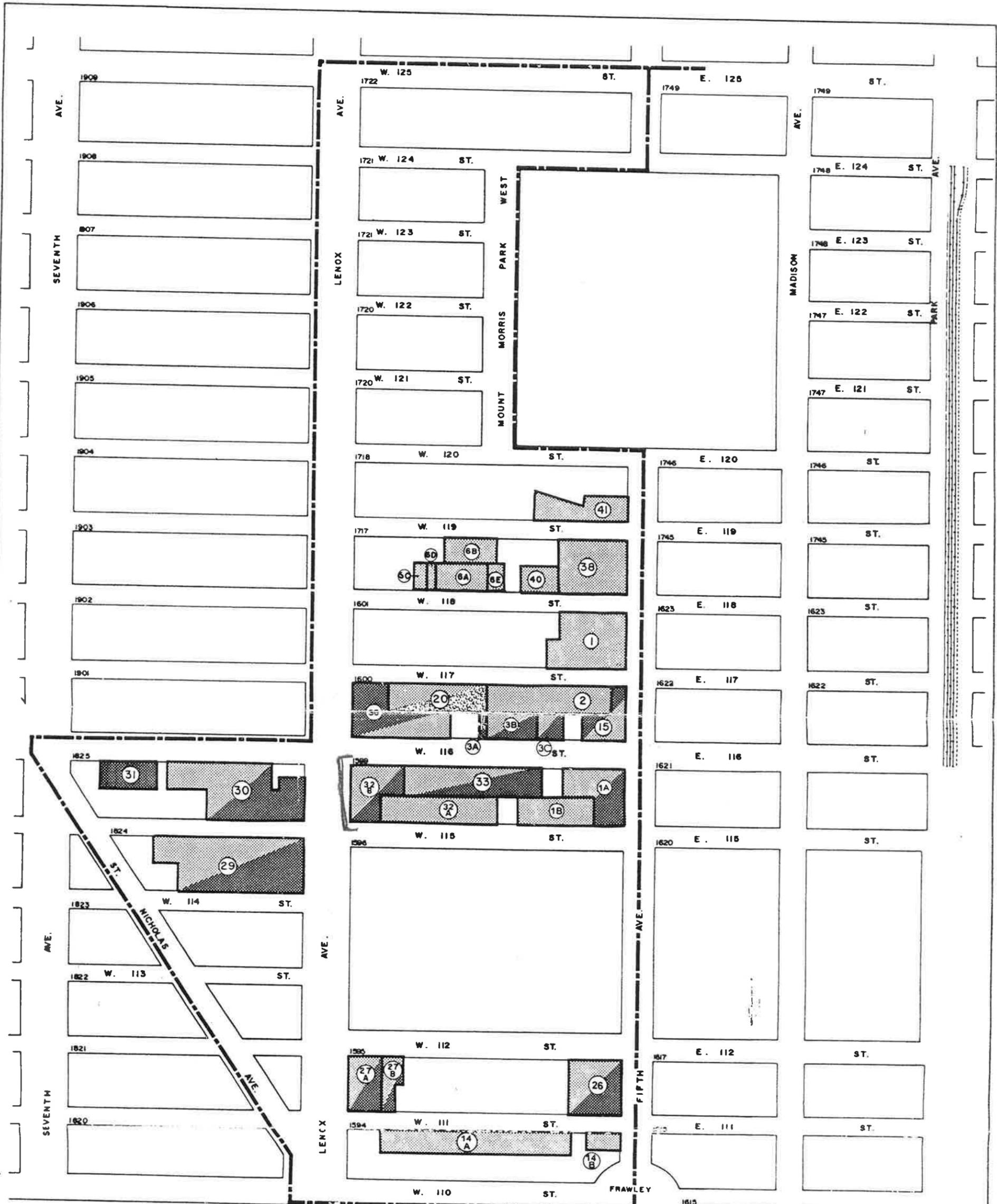
Urban Renewal Area

DATE: SEPTEMBER 1996

Scale in feet
 100 0 100 200 300



PROJECT BOUNDARY MAP 1



THE CITY OF NEW YORK
 DEPARTMENT OF
 HOUSING PRESERVATION AND DEVELOPMENT

MILBANK FRAWLEY CIRCLE - WEST

Urban Renewal Area

DATE: SEPTEMBER 1996



LEGEND

- PROJECT BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- SITE BOUNDARY
- SITE NUMBER
- BLOCK NUMBER

FACT SHEET

MILBANK FRAWLEY CIRCLE - WEST URBAN RENEWAL PLAN

SEPTEMBER 1996

URBAN RENEWAL AREA AND PROJECT DESCRIPTION

The New York City Department of Housing Preservation and Development (HPD) is proposing to establish the Milbank Frawley Circle - West Urban Renewal Area from the balance of the Milbank Frawley Circle Urban Renewal Area not included in the Milbank Frawley Circle - East Urban Renewal Area. The Milbank Frawley Circle - East Urban Renewal Plan (ULURP No. N920139HUM) was approved in October 1992. This urban renewal plan is for the creation of the Milbank Frawley Circle - West Urban Renewal Area.

The Milbank Frawley Circle West Urban Renewal Area ("Area") is located in Community District No. 10 in the Borough of Manhattan and is generally bounded by (i) West 125th on the north, (ii) Fifth Avenue on the east, (iii) West 110th Street on the south, and (iv) St. Nicholas and Lenox Avenues on the west.

PURPOSE OF PLAN

The former Milbank Frawley Circle Urban Renewal Area has been split along Community Board 10 and 11 boundaries to facilitate the Urban Renewal Amendment process to make necessary changes to promote commercial and residential development. The new Milbank Frawley Circle West Urban Renewal Plan ("Plan") will remove previously imposed site restrictions to allow more flexibility than previous plans. Development will now be able to occur pursuant to what is allowed by the New York City Zoning Resolution.

Development will first occur on Block 1599 on Sites 1A and 1B as part of Phase I of the ANCHOR/Partnership Plaza Retail Demonstration Program at Malcolm X Boulevard. The ANCHOR/Partnership Plaza program seeks to rebuild blighted commercial corridors in neighborhoods through a partnership between the public sector, the private sector and the community. One of six designated development corridors in the Partnership Plaza, the Malcolm X. Boulevard Corridor is located within the boundaries of the Area.

CHANGES FROM PREVIOUS PLANS

The Milbank Frawley Circle - West Urban Renewal Plan conforms to the most recently approved HPD language, terminology and methodology. As such it is significantly different in form and in content from previously approved Urban Renewal Plans. As part of these changes, the previous plan's restriction of new residential units to serve families of low and moderate incomes has been deleted. Aside from conforming to the latest approved urban renewal form there are several differences between this Plan and previously approved plans outlined below.

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN

All previously designated "Q" and "X" parcels have been removed from this Plan. These designations are no longer used by HPD for urban renewal plans. These parcels have either been incorporated into development sites or they have not been designated for development.

In addition to the previously mentioned division of the former Area, the Plan has renamed some previously designated development sites in the interest of numerical and/or alphabetical consistency. The site designation changes are as follows:

- Site 1C becomes 1A
- Site 1D becomes 1B
- Site 3 becomes 3C
- Site 6 becomes 6A
- Site 6C1 becomes 6C
- Site 6C2 becomes 6D
- Site 6D becomes 6E
- Site 14 becomes 14A
- Site 14C becomes 14B
- Site 26B becomes 26

Three previously designated "Q" parcels have been incorporated into parcels. They are as follows:

- Lots 27, 28, p/o 41 become part of Site 1B
- Part of Lot 41 becomes part of Site 1A (in accordance with zoning).

Some lots have been moved from one development site to another, added or removed from sites changing the boundaries of those sites. The changes are as follows:

- Lot 132 has been moved from Site 1A to Site 1B as lot 132 is not within the C1-4 Commercial overlay and cannot be developed for commercial uses;

- Lot 27 on Block 1599 has been added to Site 1B as a property to be acquired.

- Lot 19 has been removed from Site 36. Lot 19 contains an active church and is therefore not an appropriate development site; and

- Lot 135 has been added to Site 41. This lot was inadvertently omitted from the previous Milbank Frawley Circle Fifth Amendment, Fourth Minor Change Urban Renewal Plan (ULURP No. N930129HCM).

Within the Area, the development designations on several sites have changed. The changes to the development designations are as follows:

- On Site 1A the development designation has been changed from Residential to Residential/Commercial. This was done to take full advantage of the existing zoning;

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN

On Site 29 the development designation has been changed from Residential/Commercial/Public & Semi-public to Residential/Commercial. This was done because Public & Semi-public is no longer an Urban Renewal Land Use, it has been changed to Community Facilities. A separate community facility designation is not necessary for this site as it is allowed in As-of Right development scenarios;

Site 32 has been divided into two development sites. 32A and 32B. This was done to reflect the underlying zoning for these sites. Site 32A, which is zoned R7-2, is designated for residential development. Site 32B, which is zoned R7-2/C1-4, is designated for residential and commercial development.

A new development site, Site 3A, has been created. It was created because a portion of a previously designated development site has been omitted to accommodate an existing church. As this church is in the middle of the site, the lots in the site are no longer contiguous. Because of this a new development site had to be created.

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN