

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

MILBANK FRAWLEY CIRCLE
URBAN RENEWAL PROJECT

FIFTH AMENDED URBAN RENEWAL PLAN
March 1987
First Minor Change: September, 1987

MILBANK-FRAWLEY CIRCLE URBAN RENEWAL PROJECT

History of Prior Approvals

Model Cities Community Development Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

August 16, 1967 (CP No. 19888)
September 21, 1967 (Cal. No. 62)

First Amended Urban Renewal Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

November 16, 1968 (CP No. 20407)
November 21, 1968 (Cal. No. 6)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

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April 24, 1969 (Cal. No. 7)

Third Amended Urban Renewal Plan

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Adopted by the Board of Estimate:

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June 18, 1970 (Cal. No. 3)

Minor Change

Approved by the City Planning Commission:

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Minor Change

Approved by the City Planning Commission:

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Minor Change

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Minor Change

Approved by the City Planning Commission:

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Minor Change

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Minor Change

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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 (N870115MHCM)

Minor Change

Approved by the City Planning Commission:

Fourth Amended Urban Renewal Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

MILBANK FRAWLEY CIRCLE URBAN RENEWAL PROJECT
(Continued)

History of Prior Approvals
(Continued)

Fifth Amended Urban Renewal Plan

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:

MILBANK-FRAWLEY CIRCLE URBAN RENEWAL AREA

FIFTH AMENDED URBAN RENEWAL PLAN

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- Exhibit B-1. Properties Acquired and To Be Acquired
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- Exhibit C. Property Rehabilitation Standards

MAPS

- Map 1 Project Boundary and Land Acquisition Map, dated October 1966, revised March 1987
- Map 2 Land Use Plan, dated October 1966, revised September, 1987

SECTION A. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The boundaries of the Urban Renewal Area are as shown on Map 1, Project Boundary and Land Acquisition Map, dated October 1966, revised March 1987 and are described in the attached Exhibit "A".

2. Objectives of the Urban Renewal Plan

The Urban Renewal Plan is intended to create a healthy and attractive urban environment by accomplishing the following specific objectives:

- a. The removal of structurally substandard and obsolete building types which are not capable of being improved and successfully integrated into the project.
- b. The elimination of blighting influences which have a detrimental effect upon the residential environment.
- c. The removal of impediments to land redevelopment such as multiplicity of ownership.
- d. The amelioration of the blighting influences resulting from the operation of the Penn-Central Railroad on the Park Avenue viaduct.
- e. The provision of a substantial number of housing units of low or moderate cost on lands to be disposed of for residential purposes.
- f. The provision of sites for a diversity and range of housing types and sizes appropriate for families of varying income levels built to high standards of design, privacy, light, air and open spaces.
- g. The encouragement of the attractive design of new buildings in accordance with the overall design objectives contained in this Plan.
- h. The encouragement of good building design including harmonious relationships with buildings to remain.
- i. The maintenance of a rehabilitation program of sound building types which will strengthen the residential quality of the community.
- j. The retention and preservation of the Mt. Morris Park Historic District.

SECTION A. DESCRIPTION OF PROJECT (continued)

- k. The improvement of public and semi-public facilities through expansion and new construction where needed and necessary to serve the diverse needs of the neighborhood.
- l. The improvement of shopping and related commercial development by concentrating new facilities in choice locations to serve the residents of the area.
- m. The encouragement of the continued operation of the Park Avenue Market to facilitate its use and obviate blighting influences resulting from its operation.
- n. To create off-street parking and loading facilities to serve commercial and residential uses, thereby relieving congestion in the streets.
- o. The provision of space for selected business, and professional uses to provide employment opportunities for area-residents.
- p. To improve the appearance of the neighborhood through such measures as landscaping, street improvements, and the provision of street furniture.
- q. The elimination of marginal streets thus facilitating optimum redevelopment, improving the living environment, and removing unnecessary intersections, thus alleviating traffic congestion.
- r. To facilitate the coordination of redevelopment activities along the length of 125th Street with redevelopment within the project area.

3. Types of Proposed Renewal Action

This urban renewal plan provides for the following renewal actions:

- a. Clearance and redevelopment of certain areas for residential, commercial, public, semi-public and other uses consistent with the provisions of this Plan.
- b. The conservation and rehabilitation of certain structures on parcels which are "not to be acquired" (Q) or scheduled for "conditional acquisition (Q*), and which shall be subject to the Property Rehabilitation Standards and controls set forth in this Urban Renewal Plan as the attached Exhibit C.
- c. The provision of public facilities and other improvements as necessary to improve the neighborhood.

SECTION B. LAND USE PLAN

1. Land Use Map

Proposed land uses, street rights-of-way and easements shall be as shown on Map 2, Land Use Plan dated October 1966, revised September 1987.

2. Land Use Provisions and Building Requirements

References in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels maximum residential densities, zoning rooms per parcel, required setbacks, maximum floor area, land coverage and required off-street parking and loading areas, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of The City of New York, as published in the City Record on November 10, 1960, as amended. Wherever both specific controls, in the Urban Renewal Plan and references to the Zoning Resolution are used, in case of conflict the more restrictive control shall govern.

a. Permitted Uses

The uses permitted shall be as shown on Map 2. Land Use Plan, dated October 1966, revised September 1987, and as specified below.

1) Residential

Residential uses shall be permitted including appurtenant community facility, recreational and parking uses. Appurtenant community facility and recreational uses are those which are appropriate in residential areas, and includes such uses as: medical offices, health centers, limited recreational facilities, day care centers and uses of a similar nature. New residential uses shall be designed to provide for a substantial number of dwelling units to serve families of low and moderate incomes as determined by The New York City Department of Housing Preservation and Development.

Community Facility (Institutional) uses with sleeping accommodations, including family units shall also be permitted.

SECTION B. LAND USE PLAN (continued)

2) Commercial

Commercial uses shall be limited to those permitted in C1-4 and C2-4, Local Retail and Local Service Districts of the aforementioned Zoning Resolution. However, in Blocks 1722, 1749A and 1749B, commercial uses shall be limited to those permitted in a C4-4, General Commercial District of the aforementioned Zoning Resolution.

Existing commercial uses on parcels which are designated as Not to be Acquired are to be retained as shown on Map 2, Land Use Map. Commercial uses permitted on Blocks 1599, 1600, 1621A, 1621B, 1622A and 1622B as shown on Map 2, Land Use Plan shall be limited to those permitted in C2-7, Local Service District of the aforementioned Zoning Resolution.

3) Public and Semi-Public

Permitted public and semi-public uses shall be those as specified in Use Groups 3 and 4 of the aforementioned Zoning Resolution, together with appurtenant parking facilities.

4) Public Open Space

Permitted uses shall be for public parks, playgrounds or similar open space available for public recreational purposes.

5) Alternate Use

An alternate use of disposition Parcels 20 and 6, 6B, 6C, and 6D is for park/playground. Parcel 1 shall have as an alternate use residential.

b. Additional Regulations, Controls and Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of All Real Property to be Acquired

- 1) Lot coverage and open space shall be controlled by the Zoning Resolution. However, any roof area that is to qualify as open space under the Zoning Resolution must be designed and maintained as usable area, suitably and landscaped for recreational use. Any area left un-built shall be suitably surfaced and/or landscaped.
- 2) Setbacks shall be provided as required by the Zoning Resolution. An additional setback of

SECTION B. LAND USE PLAN (continued)

100 feet from the right-of-way line of Park Avenue shall apply to residential buildings only. Residential construction on Block 1749 shall be exempted from this requirement. Setback areas adjacent to Park Avenue may be used as parking for the contiguous residences and shall be appropriately landscaped.

- 3) A setback of 20 ft. from the southerly right-of-way line of East 110th Street shall be required for all residential and non-residential construction.
- 4) Regulations regarding off-street parking and loading shall be established by the Zoning Resolution with the additional requirement that all such areas be adequately screened. Streets to be closed to vehicular traffic and limited access streets shall remain open as pedestrian rights-of-way.
- 5) Property to be acquired for rehabilitation must conform to the Rehabilitation Standards and Objectives attached as Exhibit C.
- 6) To assure superior design and site planning and to facilitate the optimum use of open space, it is intended that redevelopment be carried out in accordance with the Large Scale Residential Development Provisions (Section 78) of the Zoning Resolution of The City of New York, where applicable.
- 7) No building shall be sited so that any residential portion is subject to external noise exposure described as "Unacceptable" in HUD noise policy as defined in Circular 1390.2.

Any residential portion of any building which is subject to external noise exposure described as "Discretionary-Normally Unacceptable" in HUD noise policy shall require noise attenuation measures in design and/or construction.

These measures shall be sufficient to attain an interior acoustical environment which meets HUD standards, as defined in the above circular, which sufficiency shall be determined at any time prior to the approval of working drawings.

These controls, as well as the external noise exposure standards contained in HUD Circular 1390.2 shall apply to new residential construction only.

c. 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 the Board of Estimate of The City of New York, that is September 21, 1967, except as provided in Section F, hereunder.

SECTION B. LAND USE PLAN (continued)

d. Applicability of Land Use Provisions and Building Requirements to Properties Which are Not to be Acquired

All properties not to be acquired within the project area will be required to meet the provisions of section B.2 and B.2.b. above. All properties which are not to be acquired will be subject to the Property Rehabilitation Standards and Objectives as set forth under Exhibit C of this Urban Renewal Plan. Any change, alteration, extension, or enlargement of public and semi-public or commercial uses or structures on such properties shown on Map 2, Land Use Plan, as "Q", Not to be Acquired, or "Q*", Conditional Acquisition shall be subject to the approval of the Department of Housing Preservation and Development pursuant to the provisions of Section F of this Urban Renewal Plan.

e. Environmental Controls

All Projects are subject to the requirements of Part 617 of the New York State Environmental Quality Review Act of 1976. This Act is implemented in the city by 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 56, 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, Water Quality, Wildlife, Endangered Species and Solid Waste.

SECTION C. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Real Property to be Acquired for:

1) Clearance and Redevelopment

All properties (lots) within the project area to be acquired for clearance and redevelopment are as shown on Map 1, Project Boundary and Land Acquisition Map, and are as listed in Exhibit B-1.

2) Rehabilitation

All properties (lots) within the project area to be acquired for rehabilitation are shown on Map 1, Project Boundary and Land Acquisition Map and are listed in Exhibit B-1.

The properties which are shown as "Conditional Acquisition" (Q*) on Map 1, Project Boundary and Land Acquisition Map and are listed in Exhibit B-3, may be acquired under the special conditions set forth in Section C.1.b of this Urban Renewal Plan.

SECTION C. PROJECT PROPOSALS (continued)

3) Public Facilities

Land is to be acquired for development of such public facilities as parks, health centers, neighborhood community centers, day care facilities and expansion of certain existing facilities. These facilities will be developed generally within predominately residential structures.

4) Historic and Architectural Preservation

Features of structures in the Historic District as shown on Map 1, Project Boundary and Land Acquisition Map, shall be preserved in accordance with Exhibit C, Property Rehabilitation Standards.

b. Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

A continuous and vigorous enforcement of applicable existing laws, codes and ordinances and regulations of The City of New York will be in effect and in force within all areas designated as "Not to be Acquired" (Q) or, "Conditional Acquisition" (Q*). 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.

1) Properties Designated as Not to Be Acquired ("Q") on Map 2, Land Use Plan

Owners of all buildings in rehabilitation areas, also shown as "Q" on Map 2, Land Use Plan shall be required to renovate said structures in compliance with the minimum property rehabilitation standards contained in this Urban Renewal Plan. Such renovation will be undertaken within 5 years. In order to ensure the elimination of all substandard conditions in areas designated as "Not to be Acquired", the City reserves the right to acquire any property wherein the owner does not undertake to correct all outstanding building violations in addition to making such necessary improvements as may be required to bring the building into compliance with the minimum property rehabilitation standards contained in Exhibit C of this Urban Renewal Plan.

Properties designated as "Q", Properties Not To Be Acquired, are listed in Exhibit B-2.

SECTION C. PROJECT PROPOSALS (continued)

2) Residential and Non-Residential Designated as "Q*"
Conditional Acquisition on Map 2, Land Use Plan

These properties shall be subject to acquisition by the City if the redevelopment of these areas by parties other than the Department of Housing Preservation and Development is not initiated within ten years from the date of approval of this Urban Renewal Plan by the Board of Estimate of The City of New York. The redevelopment shall be in conformance with the provisions of this Urban Renewal Plan.

2. Rehabilitation and Conservation

All buildings to remain and designated "Not to be Acquired" (Q) on Map 1, Land Acquisition and Boundary Map, are to be kept at a high level of maintenance and must conform to the Property Rehabilitation Standards and Objectives attached to this Plan as Exhibit C. If any structure is demolished and new construction is to take place in an area designated "Not to be Acquired" the provisions of Section D.f. of this Urban Renewal Plan shall apply.

3. Relocation

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal 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 reasonable accessible to their places of 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.

4. Underground Utility Lines

Not applicable.

5. Temporary Project Improvements and Facilities

Not applicable.

SECTION D. REDEVELOPER'S OBLIGATIONS

- a. The regulations and controls set forth in Section C hereof, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redevelopers shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable time, as determined and set forth in the contract between The City of New York and each developer.
- d. The developers of project land shall not sell, lease, or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of The City of New York.
- e. No covenant, agreement, lease 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 project area is restricted upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
- f. 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 intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Department of Housing Preservation and Development by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall be similarly submitted for review and approval. Final drawings shall also be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.
- g. The development of the residential portion of the urban renewal area land must provide a substantial amount of housing at a sales price or rental that low or moderate income persons and families can afford.

SECTION E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and more particularly Section 502, subdivision 7 thereof.

1. Statement of Proposed Land Uses - See Section C. of this Urban Renewal Plan.
2. Proposed Land Acquisition Demolition and Removal Structures - See Section D. of this Urban Renewal Plan.
3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See Section C. and D. of this Urban Renewal Plan.
4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new codes or ordinances are required to effectuate this Urban Renewal Plan; however, amendments to the existing zoning regulations for portions of the project area are anticipated.
5. Proposed Methods or Techniques of Urban Renewal - See Sections B.3. and D. of this Urban Renewal Plan.
6. Proposed acquisition of air rights and concomitant easements or other rights of uses necessary for the use and development of such air rights - None.
7. Proposed program of Code Enforcement - See Section D. 1.(b).
8. Proposed Time Schedule for the Effectuation of this Urban Renewal Plan

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	January, 1971	January 1988
b. Relocation of Site Occupants	January, 1971	May 1988

SECTION E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS (continued)

c.	Demolition and Site Clearance	July, 1971	September 1988
d.	Site Preparation including Installation of Project Improvements	February, 1972	January 1989
e.	Disposition of Land in the Project Area	January, 1972	May 1989
f.	Estimated completion Date	—	February 1991

SECTION F. 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 modifications 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

The boundary of the Milbank Frawley Circle 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 Park Avenue;

Thence southerly along Park Avenue to its point of intersection with the southerly line of East 115th Street;

Thence westerly along the southerly line of 115th Street to its point of intersection with the easterly line of Lenox Avenue;

Thence southerly along the easterly line of Lenox Avenue to its point of intersection with the northerly line of West 112th Street; Thence easterly along the northerly line of 112th Street to its point of intersection with Park Avenue;

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

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

Thence southerly along the easterly line of Madison Avenue to its point of intersection with the southerly line of East 107th Street;

Thence westerly along the southerly line of East 107th Street to its point of intersection with the westerly line of Fifth Avenue;

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

Thence westerly along the southerly line of 110th Street 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.

The above described boundary includes an area of approximately 190.05 acres, and is as shown on the Tax Maps of the Borough of Manhattan in the City of New York.

EXHIBIT B-1

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Block</u>	<u>Lot(s)</u>	<u>Site No.</u>
1594	42,46,50,54,58,61,65	14-R
1594	36,40	--
1595	31,32,33,34,35,36,37,38,39,40,140,41	26B
1595	1,3,4,69,71	27A-R
1595	6,7,65	27B
1599	132,33,35,36,37,38,40,140,145	1C
1599	1,3,6,9,10,11,12,13,14,15,17,18,21,24, 26,65,67,167,68,69,70	32
1599	44,47,48,49,50,51,52,53,56,58,59,61,62,64	33
1600	39,41,42,43,45,46	2
1600	31,32,33,34,35,37	15
1600	54,55,56,57,58,59,60,61,62,63,64,65,66	20
1600	1,3,7,9,11,13,15,19,20,69	36
1601	27	1
1613	1	16
1613	6,8,9,16,17,56,58,60,62,65,67	21-R
1614	12,13,14,15,16,17,56,57,58,60,61	24A
1614	62,63	R
1615	5,7	R
1615	1,9,10,11,14,55,56,57,59,60,61,62,63,64, 65,66,68	24B
1616a	1,9,12,14,15,16,57,58,60,61,62,63,164,65, 165,65,66,67,68,69	23
1616b	20,21,22,23,123,24,25,26,28,30,31,32, 35,36,38,39,141,42,146,49,50,51,52,53	25B
1616b	33,34	25-R

EXHIBIT B-1
(continued)

<u>Block</u>	<u>Lot(s)</u>	<u>Site No.</u>
1617a	7, 10, 11, 111, 12, 13, 14, 15, 17, 18, 19, 55, 57, 157, 58, 59, 60, 66	4
1617a	1, 2, 3, 4, 67, 68, 69, 70, 71, 72	22
1617b	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	25A
1621a	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 168, 69, 70, 71, 72	34
1621a	66, 67, 68	34R
1621b	25, 28, 29	3A
1621b	20, 21, 22, 23, 24	3B
1621b	30, 31, 32, 35, 36, 41, 42, 43, 145, 47, 48, 49	35A
1622a	16, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 68	11-R
1622a	69, 70, 71, 72	12A
1622a	5, 7, 9, 11	12B
1622b	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	35B
1623a	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	5
1623b	45	13
1623b	47, 147, 48, 49, 50	13B
1623b	20, 21, 23, 25, 26, 27, 29, 30, 31, 32, 132, 33, 34, 35, 37, 39, 40, 41, 42, 43, 51, 52, 53, 54	37B
1717	12, 14, 15, 16, 17, 18	6
1717	54, 55, 56, 57, 58, 59, 60	6B
1717	9, 10, 11	6C
1717	19, 20	6D

EXHIBIT B-1
(continued)

<u>Block</u>	<u>Lot(s)</u>	<u>Site No.</u>
1717	28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45	38
1717	23, 24, 25, 26, 27	40-R
1718	25, 27, 29, 129, 30, 130, 31, 131, 32, 33, 133, 34, 134, 35, 36	41
1745a	5, 9, 10, 11, 12, 13, 59, 160, 61, 62, 162, 63, 163, 64, 65, 165, 66, 67, 167, 68	17A
1745 a	7	17B
1745a	14, 15, 16, 17, 54, 55	37C
1745a	1, 2, 3, 104, 168, 69, 70, 71	38A
1745b	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	37A
1746b	21, 28, 30, 31, 32, 33, 41, 141, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 34, 36, 37, 38, 40	9
1747b	35, 39, 40, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 69, 70, 71, 72, 73, 74, 75, 76, 65	10
1748a	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	39
1824	16, 18, 19, 20, 21, 22, 23, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54	29
1825	20, 21, 22, 23, 24, 25, 26, 27, 29, 33, 34, 38, 139, 40, 41, 42, 43, 44, 45, 49, 50	30
1825	53, 54, 55, 57, 58, 59	31

Note: An "R" designation in the Site Number column indicates
a site acquired for rehabilitation.

EXHIBIT B-2

PROPERTIES NOT TO BE ACQUIRED (Q)

BLOCK NO.	LOT(S)
1594	2, 7, 12, 17, 22, 26, 29, 30, 41, 69
1595	9, 15
1599	41, 27, 28
1600	30, 27, 26
1601	1, 18
1614	1, 69, 66, 64
1621b	50, 52, 53
1622a	1, 13
1717	5, 6, 7, 107, 8, 21, 46, 146, 47, 147, 48, 49, 50, 150, 51, 52, 152, 53, 61, 161, 62, 162, 63, 64, 65, 165, 66, 67, 167, 68, 69, 2, 1
1718	5, 6, 106, 7, 8, 108, 9, 10, 11, 12, 112, 13, 14, 114, 15, 115, 16, 17, 117, 18, 19, 119, 20, 21, 22, 24, 37, 42, 43, 143, 44, 144, 45, 46, 47, 48, 49, 149, 50, 150, 51, 52, 53, 55, 155, 56, 57, 58, 59, 159, 60, 61, 62, 162, 63, 64, 65, 165, 66, 67, 68, 69, 170, 71, 171, 72, 4, 1

EXHIBIT B-2
(continued)

BLOCK NO.	LOT(S)
1720a	5, 6, 7, 8, 108, 9, 10, 11, 111, 12, 13, 113, 14, 15, 16, 116, 17, 18, 118, 19, 20, 21, 22, 122, 23, 24, 25, 26, 27, 127, 28, 29, 30, 31, 32, 33, 133, 34, 4, 3, 2, 101, 1
1720b	40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 39, 38, 37, 36, 35
1721a	6, 7, 107, 8, 9, 10, 110, 11, 12, 14, 17, 18, 118, 19, 20, 21, 121, 22, 122, 23, 24, 124, 25, 26, 126, 27, 28, 128, 29, 30, 130, 132, 31, 4, 103, 3, 2, 1
1721b	40, 41, 42, 43, 44, 45, 48, 49, 50, 51, 52, 53, 54, 55, 56, 59, 60, 61, 62, 63, 70, 72, 73, 74, 39, 38, 37, 36, 35
1722	1, 5, 6, 7, 8, 9, 109, 10, 12, 13, 19, 22, 24, 25, 26, 27, 30, 32, 132, 133, 33, 34, 35, 135, 36, 37, 137, 38, 39, 40, 41, 44, 145, 46, 47, 49, 51, 55, 155, 56, 156, 57, 58, 59, 60, 61, 62, 63, 65, 66, 67, 68, 168, 69, 3
1749a	104, 5, 6, 7, 107, 8, 9, 10, 14, 16, 56, 59, 60, 160, 61, 62, 63, 64, 66, 69, 72, 172, 4, 3, 2, 101, 1
1749b	31, 131, 32, 132, 33, 35, 40, 41, 141, 42, 43, 46, 48, 49, 50, 123, 23, 22, 21
1748b	35, 45, 57, 58, 59, 60, 61
1746a	1
1747a	1
1821	31
1822	24, 29, 33, 35, 36, 37, 38, 39, 40, 41, 42
1823	18, 22, 23, 24, 25, 26, 27, 29, 30, 41, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47
1824	12, 14, 55
1825	1, 8, 10, 17, 36, 51, 63, 64

EXHIBIT B-3

PROPERTIES DESIGNATED-CONDITIONAL ACQUISITION PARCELS (Q*)

The following properties are designated Q*, Conditional Acquisition Parcels, and may be acquired under the special conditions set forth in Section D. 1. b. of this Urban Renewal Plan.

BLOCK NO.	LOT(S)
1749b	24, 28, 30
1748	50, 51, 52, 53, 54, 55, 56

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.

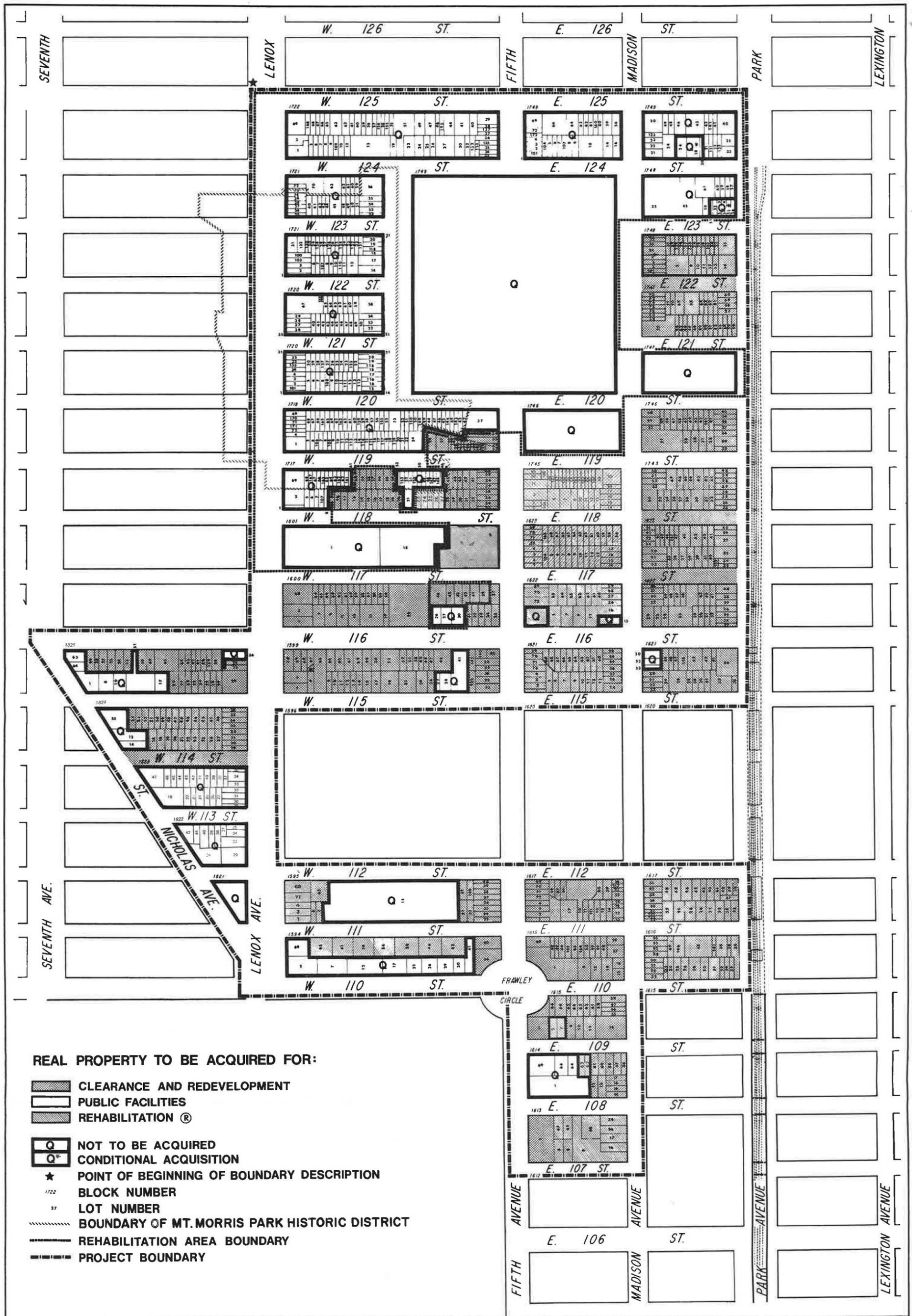
(2) Electrical and gas services shall conform to industry standards and those of the Bureau of Gas and Electricity of the Department of General Services.

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

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

V. ADDITIONAL REQUIREMENTS FOR THE HISTORIC DISTRICT

Local law requires the submission of all plans for the alteration of buildings within a designated historic district to be submitted to the Landmarks Preservation Commission for approval. Additionally, if federal funding is used, the State Historic Preservation Officer must also review and approve all plans.



REAL PROPERTY TO BE ACQUIRED FOR:

- CLEARANCE AND REDEVELOPMENT
- PUBLIC FACILITIES
- REHABILITATION ®
- NOT TO BE ACQUIRED
- CONDITIONAL ACQUISITION
- POINT OF BEGINNING OF BOUNDARY DESCRIPTION
- BLOCK NUMBER
- LOT NUMBER
- BOUNDARY OF MT. MORRIS PARK HISTORIC DISTRICT
- REHABILITATION AREA BOUNDARY
- PROJECT BOUNDARY

THE CITY OF NEW YORK

MILBANK FRAWLEY CIRCLE
urban renewal area

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PROJECT BOUNDARY AND LAND ACQUISITION MAP

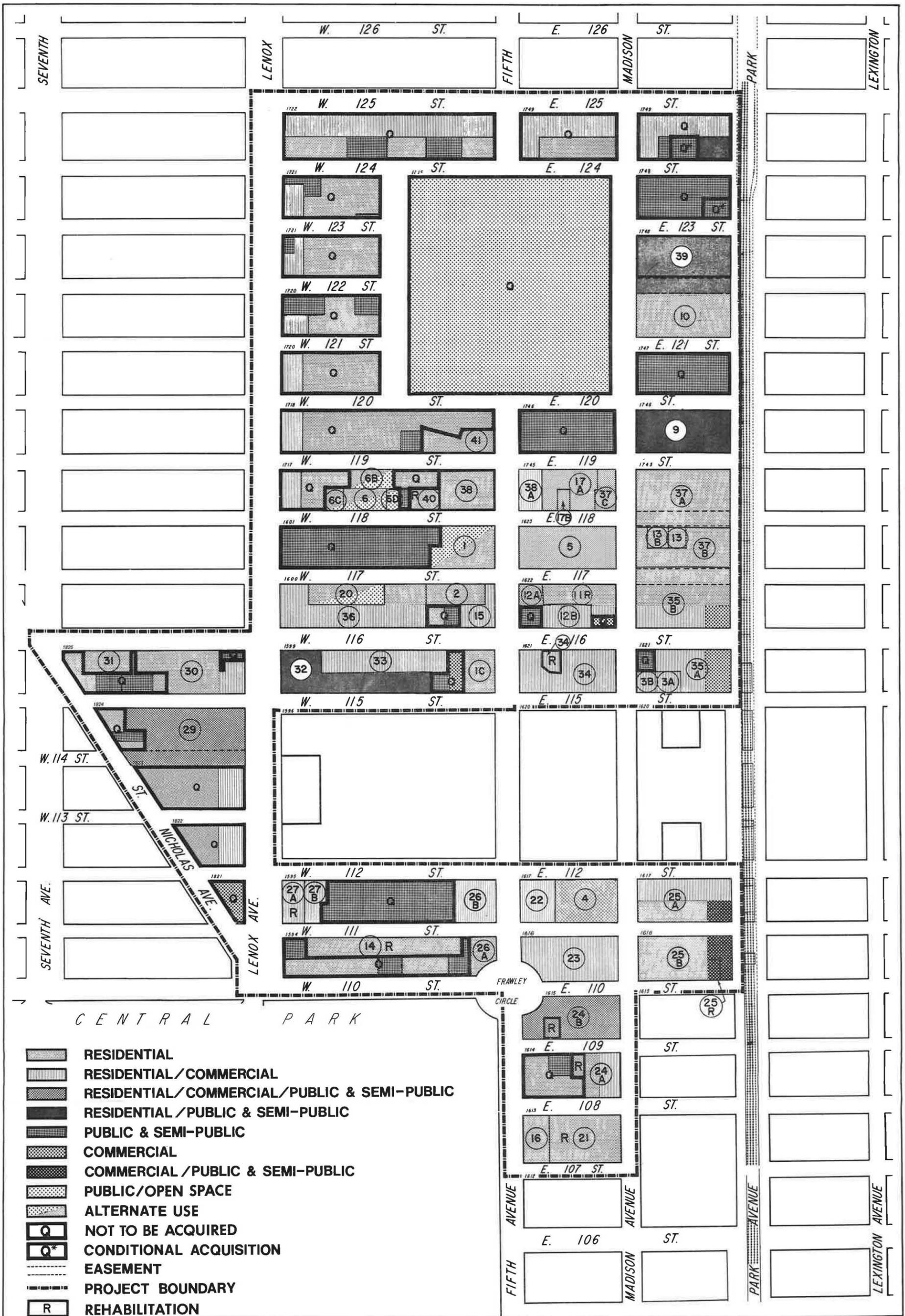
Date: October 1966

Rev. Feb. 1970; April 1979;
 July 1980; July 1981;
 March 1983; April 1986;
 Nov. 1986; Dec. 1986;
 March 1987

Scale in feet
 100 0 100 200 300 400



MAP 1



THE CITY OF NEW YORK
MILBANK FRAWLEY CIRCLE
 urban renewal area
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LAND USE PLAN

Date: October 1966
 Rev: Feb. 1970; April 1979;
 July 1980; July 1981;
 March 1983; April 1986;
 Nov. 1986; Dec. 1986;
 March 1987; Sept. 1987

Scale in feet
 100 0 100 200 300 400



MAP 2