

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

**FOURTH AMENDED
URBAN RENEWAL PLAN**

**SOUTH JAMAICA I
URBAN RENEWAL AREA**

Queens

Community District No. 12

November 1996

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: June 25, 1971
Board of Estimate: August 19, 1971 (Cal. No. 28)

Amendments

First:

City Planning Commission: October 20, 1975 (CP-23020)
Board of Estimate: October 6, 1977 (Cal. No. 20)

Minor Change:

City Planning Commission: April 30, 1981 (N-810162HCQ)

Second:

City Planning Commission: October 15, 1988 (C-870865HUQ)
Board of Estimate: December 15, 1988 (Cal. No. 25)

Third:

City Planning Commission: August 19, 1992
City Council: October 8, 1992 (Reso. No. 915)
Mayor: October 15, 1992 (Cal. No. __)

Fourth:

City Planning Commission: ____, 19__
City Council: ____, 19__ (Cal. No. __)
Mayor: ____, 19__ (Cal. No. __)]

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the South Jamaica I 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 Fourth Amended South Jamaica I 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. 12 in the borough of Queens and is generally bounded by (i) South Road and the Long Island Railroad right-of-way on the north, (ii) Merrick Boulevard, 167th Street and Sutphin Boulevard on the east, (iii) Linden Boulevard, 116th Avenue and Rockaway Boulevard on the south, and (iv) 147th Street, Sutphin Boulevard and 150th Street 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 lot coverage.
- d. Insufficient light and ventilation.
- e. Incompatible adjacent uses.
- f. Illegal uses and conversions.
- g. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- h. Poorly or improperly designed street patterns and intersections.
- i. Impractical street widths, sizes, and shapes.

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.

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.

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	March 1974	July 1977
Relocation of Site Occupants	March 1974	December 1997
Demolition and Site Clearance	September 1975	June 1998
Site Preparation (Including Installation of Site Improvements)	July 1977	June 1998
Land Disposition	July 1977	June 1998
Project Completion		November 2001

3. OBJECTIVES

This Plan seeks to:

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

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, (iii) low rise buildings should be preferred for family occupancy; (iv) low to medium rise buildings should be preferred for adult and elderly occupancy; and, (v) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

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

Housing and other uses allowed in R3-2, R4, R5 and R6 General Residence Districts shall be permitted in accordance with the Zoning Resolution. Such other uses shall include, but shall not be limited to, off-street parking, community rooms and play areas. Community facility and recreational uses, including but not limited to, medical offices, health centers, day care centers, limited recreational facilities, and uses of a similar nature, shall also be permitted.

b. Commercial

Uses allowed in C1-2 and C2-4 commercial overlay districts shall be permitted in accordance with the Zoning Resolution. Community facility uses shall also be permitted in accordance with the Zoning Resolution.

c. Industrial

High performance manufacturing and industrial uses as permitted in M-1 Light Manufacturing Districts (High Performance) shall be permitted in accordance with the Zoning Resolution. Development of any uses within Use Group 18 of the Zoning Resolution shall not be permitted on Sites 12a and 12b.

Development of any uses within Use Group 16C shall not be permitted on Site 12b. All industrial uses will comply with the requirements set forth in Section C.3.b.

d. Public Open Space

Active recreation, passive recreation, and community gardens, and other public uses for public purposes shall be permitted in accordance with the Zoning Resolution.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

Site 10a shall be limited to a maximum of 305 apartments.

Site 12a and 12b, which are designated for industrial use, shall have specific setback requirements that supplement the Zoning Resolution regarding the perimeters of the sites that front on or abut residential zones. For Site 12a, there shall be a setback of at least 20 feet along 166th Street and of at least 30 feet adjacent to Site 12c. For Site 12b there shall be setbacks of at least 20 feet both along Hendrickson Place and adjacent to Site 12c. These setbacks shall be appropriately landscaped, and may not be used for off-street parking, off-street loading or for storage or processing of any kind.

Site 12c which is designated for residential use, shall have a 40 foot rear yard requirement adjacent to Site 12b and a 30 foot setback requirement adjacent to Site 12a.

b. Industrial Controls

Industrial uses will be subject to the additional controls set forth in this Section C. 3. b.

(1) Off Street Parking and Loading Regulations

Minimum parking shall be in accordance with the Zoning Resolution. Sufficient space shall be provided off-street for employee parking.

Sufficient space shall be provided off-street for loading and unloading freight and delivery trucks, and for storing trucks waiting to use loading platforms during periods of peak truck arrivals.

(2) Performance Standards

All industrial uses shall comply with the performance standards governing noise, vibrations, smoke, dust or other particulate matters, odorous matter, toxic or noxious matter, radiation hazards, humidity, heat, or glare applicable to M-1 Light Manufacturing Districts as set forth in the Zoning Resolution.

(3) Enclosure and screening requirements

The enclosure of activities shall be in accordance with the Supplementary Use Regulations applicable to an M-1 Light Manufacturing Districts as set forth in the Zoning Resolution.

Storage of material or products shall be either enclosed within a building or contained in a open shed screened so that it is not visible from any street or other area accessible to the general public. Screening shall consist of walls or fences, trees and shrubs, and/or other methods compatible with the structures.

(4) Sign Regulations

The erection of signs shall be in accordance with the Sign Regulations applicable to an M-1 District as set forth in the Zoning Resolution. Advertising signs are prohibited. Business signs may be illuminated but not flashing. The illumination shall be indirect, being derived entirely from an external artificial source and so arranged that no direct rays of light are projected from such source into any streets or into residential buildings outside the industrial area. No illuminated sign shall be displayed on any building wall facing an adjacent Residential District.

(5) Lighting

All on-site lighting shall be arranged so that no direct rays of light are projected onto the surrounding streets.

(6) Access and Egress

The number of access and egress points shall be minimized so that they do not unduly obstruct the flow of traffic in the area.

(7) Street Trees

Trees shall be planted on all streets that abut industrial parcels. Planting shall be in accordance with the Department of Parks and Recreation guidelines.

c. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below.

d. Parking

Parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below.

e. 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.

f. Easements

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

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 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. Properties designated for rehabilitation are indicated in Exhibit A.

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.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, 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.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, 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

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 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 August 19, 2011, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1	12051	20, 36
2	12045	1, 7, 192, 194
3	12008	7, 12, 25, 26, 27, 28, 29, 30, 31, 34
4a	11980	18, 20, 22, 24, 25, 26, 27, 28, 29, 30*, 32*
4b	11994	1*, 3, 5, 7, 8, 9, 12, 13*, 14*, 15*, 16, 116, 17*, 18*, 20*, 57*
6a	12143	1, 6, 7, 9, 13, 14, 16, 18, 20, 39, 41, 42, 43, 45, 47, 48, 49, 50
	12144	12, 14, 15, 16, 18, 20, 21, 22, 23, 37, 39, 41, 43, 45, 47, 48
	12145	12, 13, 14, 15, 16, 18, 20, 31, 35
6b	12146	1, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16 18, 19, 20, 21, 22, 24, 25, 26, 29, 35, 37, 38, 41, 46, 49, 54, 59, 65
6c	12159	1, 2, 4, 6, 7, 8, 10, 12, 14, 15, 16 17, 18, 20, 21, 23, 25, 31, 136, 37, 40, 43, 45, 50, 59, 60, 61, 65

*City Owned

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
6d	12156	12*, 14, 16, 18, 20, 39, 42, 46, 48, 50
6e	12158	32, 38, 42, 68, 72, 74, 77, 79
6f	12170	33*, 36, 38, 44, 47, 52, 56, 62, 68, 70, 72, 76, and the adjoining creek bed
7a	10149	12, 15, 16, 18, 19, 21, 24
7b	10149	70*, 71*
8a	10128	1, 8, 17, 72
8b	10128	21, 25, 27, 28, 29, 31, 33, 35, 36, 62, 65, 68
9a	10169	23*
9b	10169	1*, 8*, 10, 94*
10a	12322	1, 3, 5, 6, 8, 10, 12, 14, 16, 18, 20, 23, 24, 29, 96, 102, 105, 107, 110
	166th St. between Sayres Ave., and Linden Blvd.	

*City Owned

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
10b	12320	1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18, 19, 20, 22, 23, 25, 26, 27, 29, 32, 34, 36, 37, 39, 45, 46, 48, 50, 53, 55, 56, 58, 61, 63, 65, 67, 68, 69, 71, 75, 80, 84, 86
	12321	101, 105, 107, 109, 111, 117, 121, 125, 130
10c	10203	26, 29, 31, p/o bed of Baisley Street
10d	10203	p/o 137, p/o bed of Baisley Street
11a	10140	3, 4, 5, 57, 58, 59, 65, 66, 102
11b	10140	10, 11, 14, 46, 49
11c	10140	20, 22*, 23, 26, 32, 33*, 34*, 35*, 38*, 39, 40*
12a	10170	28, 29, 229, 30, 32, 35, 38, 46, p/o 49
12b	10170	p/o 49, p/o 21*, 52, 53, p/o 55, p/o 57, p/o 124, p/o 125
12c	10170	p/o 21*, p/o 49, p/o 53, p/o 126, 127, 128, p/o 129

*City Owned

EXHIBITA**(continued)****PROPERTIES ACQUIRED AND TO BE ACQUIRED**

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
13	10111	201*, 203, 204, 207, 210, 218, 220
	10112	13*, 26, 39*, 49, 50
	10113	103
	10114	32, 60
	10115	141, 45*, 49, 50, 51, 151, 52, 59, 64, 66, 71, 75
	Including adjoining portions of the beds of Tuckerton Street, 156th Street, 156th Place, and Guinzburg Road	
14a	10120	25, 27, 30
14b	10120	5*, 6*, 7, 8*, 9, 10*, 39*, 40
14c(R)	10120	2, 3*
15a	10121	50, 51, 52, 53, 54, 55, 82, 83, 84, 85
15b	10121	79*, 80*
15c	10121	58
15d	10121	69, 70, 71
16	10122	35
17a	10123	25, 27, 30, 31, 32, 33
17b	10123	23, 24
18a	10124	30, 34

*City Owned
(R) to be rehabilitated

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
19	10130	1*, 3*, 4*, 5*, 6*, 57, 58, 59, 60
19a	10130	20, p/o 26, 27, 31, 32, 33, 35, 38, p/o 39, 44, 46, 48
** 19b	10130	p/o 26*, p/o 39*
	10131	p/o 29*, 42*
19c	10130	14*, 15*
20a	10131	3*, 5*, 6*
20c	10131	8*, 9*, 10*
21	10131	p/o 29, 37, p/o 38, 44, 47, 48
** 21a	10131	p/o 29*, p/o 38*
22	10133	1, 2, 3, 4, 5, 6, 59, 63
22a	10133	11, 12, 16, 20, 22, 24, 26, 28, p/o 30, 37, 39, 40, 41, 43, 44, 45, 47, 49
23	10141	51
24	10141	78, 79
25	10143	3, 5
26a	10129	51*, 52*, 53*, 54*, 55, 57, 58, 155*

*City Owned

**For street purposes only

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
26b	10129	42*, 44*
26c	10129	21
27a	10161	1, 3*
27b(R)	10161	8
27c	10161	9*
27d(R)	10161	10
27e(R)	10161	14*
27f	10161	15*, 16*
27g(R)	10161	17*
27h(R)	10161	20, 21
27i	10161	56
27j	10161	25
27k(R)	10161	26
27l	10161	27*, 28, 29
27m(R)	10161	30
27n	10161	52*, 53
28a	10162	55, 56*
28b	10162	49

*City Owned
(R) to be rehabilitated

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
28c	10162	28*
28d	10162	41, 42
28e(R)	10162	68*
29a	10163	118
29b	10163	15, 62, 63*, 65*, 114*
29c	10163	73, 74
30a	10164	16
30b	10164	7*, 8*
31b	10125	114, 116*
32a	10139	1*, 11*, 13*, 15, 17, 62*, 63*, 64, 66*, 67, 68*, 69, 71*, 72*
32b	10139	58, 60
32c	10139	26*, 52, 53*, 55
33a	10166	42, 43
33b	10166	10*, 11*
33c	10166	58*, 59*, 60*

*City Owned

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
34a	10167	20*, 21*, 24, 25, 35*, 38*, 39*, 41*
34b	10167 10168	50*, 51* 35 20*
36	10146	1*, 2*, 3, 4
37a	10150	30*, 31
37b	10150	6, 7, 8*, 10*
37c	10150	1*
37d	10150	51*, 52*, 53, 54, 55, 57
38a	10171	25*, 26*
38b	10171	42*, 44
39a	10172	11*, 12*, 13*
39c	10172	55
41	10175	53*, 55*
42a	12152	8*, 9*, 10*, 11*
42b	12152	58, 59, 60
43	10181	3

*City Owned

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
44a	10182	14*, 61*, 62*, 63*
44b	10182	26*, 28*
44c	10182	39*
45	12163	19*, 20*
46a	12164	30*
46b	12164	34, 35, 36, 37, 41*, 43*
46c	12164	59, 67*
47a	10191	5, 39
47b	10191	22*, 23*, 24*

All mapped and/or built streets within the Project Boundary

*City Owned

EXHIBIT A
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

South Road between 150th Street and Long Island Railroad

107th Avenue between 150th Street and Long Island Railroad

Shore Avenue between Sutphin Boulevard and 154th Street

Yates Road between Sutphin Boulevard and 154th Street

108th Avenue between Sutphin Boulevard and Long Island Railroad

Arlington Terrace between Sutphin Boulevard and 154th Street

109th Avenue between Sutphin Boulevard and Long Island Railroad

Sutphin Boulevard between 109th Avenue and South Road

150th Street between South Road and Sutphin Boulevard

153rd Street between South Road and 107th Avenue and between 109th Avenue and 172 feet south of Arlington Terrace

154th Street between South Road and 109th Avenue

155th Street between South Road and 109th Avenue

156th Street between South Road and 108th Avenue

157th Street between South Road and 109th Avenue

Hendrickson Place between Merrick Boulevard and 166th Street
(Block 10170, Lots: p/o 57, p/o 55, p/o 124, p/o 125, p/o 126, p/o 129, 130)

O'Donnell Road between Guy R. Brewer Boulevard (New York Boulevard) and 166th Street

Phroane Avenue (extension) between Guy R. Brewer Boulevard (New York Boulevard) and 166th Street.

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

Beginning at the corner formed by the intersection of the south line of the Long Island Railroad Main Line right of way and the east line of 168th Street;

1. Running thence southerly along the east line of 168th Street, crossing Douglas Avenue and Liberty Avenue, to a point of juncture with the east line of Merrick Boulevard;
2. Thence continuing southerly, along the east line of Merrick Boulevard crossing 104th Avenue, 105th Avenue, 106th Avenue, 107th Avenue and 108th Avenue, to the south line of 108th Avenue;
3. Thence westerly, along the south line of 108th Avenue, crossing Merrick Boulevard, to the east line of 167th Street;
4. Thence southerly, along the east line of 167th Street, crossing 108th Road, 109th Avenue, 109th Road, Brinkerhoff Avenue, 110th Road, 111th Avenue, Sayres Avenue, Linden Boulevard, 115th Avenue and 116th Avenue, to the south line of 116th Avenue;
5. Thence westerly, along the south line of 116th Avenue, crossing 167th Street, and 166th Street, to the east line of proposed Marsden Street;
6. Thence continuing westerly, along the projected south line of 116th Avenue, crossing the proposed Marsden Street and the Long Island Railroad Old Southern Division (Atlantic Line) right-of-way;
7. Thence northwesterly, along the west line of the Long Island Railroad Old Southern Division right-of-way, to the projected south line of 116th Avenue;
8. Thence southwesterly, along the south line of 116th Avenue, crossing Guy R. Brewer Boulevard (New York Boulevard) and 157th Street to the west line of 157th Street;
9. Thence northwesterly, along the west line of 157th Street, crossing 116th Avenue to the point of juncture with the west line of 157th street;
10. Thence continuing northwesterly, along the west line of 157th Street, crossing 115th Drive, 115th Road, 115th Avenue and 114th Road to the south line of Linden Boulevard;
11. Thence westerly, along the south line of Linden Boulevard, to the east line of 155th Street;

EXHIBIT B
(continued)

12. Thence southerly, along the east line of 155th Street, crossing 114th Road and 115th Avenue to the south line of 115th Avenue;
13. Thence westerly, along the south line of 115th Avenue, crossing 155th Street, to the east line of Sutphin Boulevard;
14. Thence southerly, along the east line of Sutphin Boulevard, crossing 115th Road, 115th Drive, 116th Avenue, 116th Road, 116th Drive, Foch Boulevard, 118th Avenue, 119th Avenue, 119th Road, 120th Avenue, 121st Avenue, 122nd Avenue, 124th Avenue and 125th Avenue, to the projected east line of 150th Street;
15. Thence continuing southerly along the projected east line of 150th Street, crossing Sutphin and Rockaway Boulevards to the south line of Rockaway Boulevard;
16. Thence northwesterly, along the south line of Rockaway Boulevard, crossing 150th Street, 149th Street, 148th Street to the projected west line of 147th Street;
17. Thence northerly, along the west line of 147th Street, crossing Rockaway Boulevard, 123rd Avenue, 120th Avenue, 119th Avenue and Foch Boulevard, to the north line of Foch Boulevard;
18. Thence easterly, along the north line of Foch Boulevard, crossing 147th Street and 148th Street, to the east line of 148th Street;
19. Thence northerly, along the east line of 148th Street to the north lot line of Tax Lot 34, Tax Block 12008;
20. Thence easterly, along the north lot line of Tax Lot 34, Tax Block 12008 to the west lot line of Tax Lot 31;
21. Thence northerly along the west lot lines of Tax Lots 31, 30 and 29 to the north lot line of Tax Lot 29;
22. Thence easterly along the north lot line of Tax Lot 29 to the west lot line of Tax Lot 28;
23. Thence northerly along the west lot lines of Tax Lots 28, 27, 26, 25, and 12 to the north lot line of Tax Lot 12;
24. Thence easterly, along the north lot line of Tax Lot 12, Tax Block 12008 to the west lot line of Tax Lot 7;
25. Thence northerly, along the west lot line of Tax Lot 7, Tax Block 12008 to the south line of 116th Avenue;

EXHIBIT B
(continued)

26. Thence easterly, along the south line of 116th Avenue to the west line of Sutphin Boulevard at the intersection of 149th Street;
27. Thence northerly, crossing 116th Avenue to the intersection of the east side of 149th Street with the north side of 116th Avenue continuing northerly along the east side of 149th Street to the north lot line of Tax lot 14, Tax Block 11994;
28. Thence easterly, along the north lot line of Tax Lot 14, Tax Block 11994, 80.00 feet to a west lot line of Tax lot 14;
29. Thence northerly, along a west lot line of Tax lot 14 and continuing northerly along the west lot lines of Tax Lots 13 and 12, Tax Block 11994 to the north lot line of Tax Lot 12;
30. Thence easterly, along the north lot line of Tax Lot 12, Tax Block 11994, to the west lot line of Tax Lot 9;
31. Thence northerly, along the west lot line of Tax Lot 9, Tax Block 11994 and following said westerly lot line of Tax Lot 9, as it turns easterly and northerly continuing along the west lot lines of Tax Lots 8, 7, 5, 3, 1, and 57, Tax Block 11994, across 115th Avenue to the north line of 115th Avenue;
32. Thence easterly, along the north line of 115th Avenue to the west lot line of Tax Lot 32, Tax Block 11980;
33. Thence northerly, along the west lot lines of Tax Lots 32, 30, 29, and 28, Tax Block 11980 to the north lot line of Tax Lot 28;
34. Thence westerly, along the north lot line of Tax lot 28, Tax Block 11980 to the west lot line of Tax Lot 27;
35. Thence northerly, along the west lot lines of Tax Lots 27, 26, 25, 24, 22, 20, and 18 to the south lot line of Tax Lot 11;
36. Thence westerly along the south lot line of Tax Lot 11 to the west line of Tax Lot 11;
37. Thence northerly along the west line of Tax Lot 11, following said line as it turns westerly, and northerly again along said west line of Tax Lot 11 and Tax Lot 8 to the south line of Tax Lot 6;
38. Thence westerly along the south line of Tax Lot 6 to the west line of Tax Lot 6;
39. Thence northerly along the west line of Tax Lot 6 to the north lot line of Tax Lot 6;

EXHIBIT B
(continued)

40. Thence easterly, along the north lot line of Tax Lot 6, Tax Block 11980 to the west line of Sutphin Boulevard;
41. Thence north and northwesterly, along the west line of Sutphin Boulevard, crossing Linden Boulevard, 112th Avenue, 111th Avenue, 110th Road, Brinkerhoff Avenue, Glassboro Avenue, Ferndale Avenue, 109th Avenue, Arlington Terrace, 108th Avenue, Lakewood Avenue, Shore Avenue, 107th Avenue and South Road to the north line of South Road;
42. Thence easterly, along the north line of South Road to its intersection with the southerly prolongation of the west line of 150th Street;
43. Thence northerly, along the west line of 150th Street crossing 105th Avenue, Liberty Avenue, 97th Avenue, 95th Avenue and 94th Avenue to the south line of the Long Island Railroad Main Line right-of-way;
44. Thence easterly, along the south line of the Long Island Railroad Main Line right-of-way, crossing the Long Island Railroad Old Southern Division to the west line of 158th Street;
45. Thence southeasterly along the west line of 158th Street to the north line of Liberty Avenue;
46. Thence westerly, along the north line of Liberty Avenue to the east line of the Long Island Railroad Old Southern Division right of way;
47. Thence southerly, along the east line of the Long Island Railroad Old Southern Division right-of-way to the south line of South Road;
48. Thence easterly, along the south line of South Road, crossing 159th Street, 160th Street, Union Hall Street, Guy R. Brewer Boulevard (New York Boulevard), 164th Street and 165th Street, to the east side of 165th Street;
49. Thence northerly, along the east line of 165th Street, crossing South Road and Liberty Avenue to the south line of the Long Island Railroad Main Line right-of-way;
50. Thence easterly, along the south line of the Long Island Railroad Main Line right-of-way to the point or place of beginning, excepting there from any rights or properties held by the State of New York.

The above described area is located in Queens County, City and State of New York.



LEGEND

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

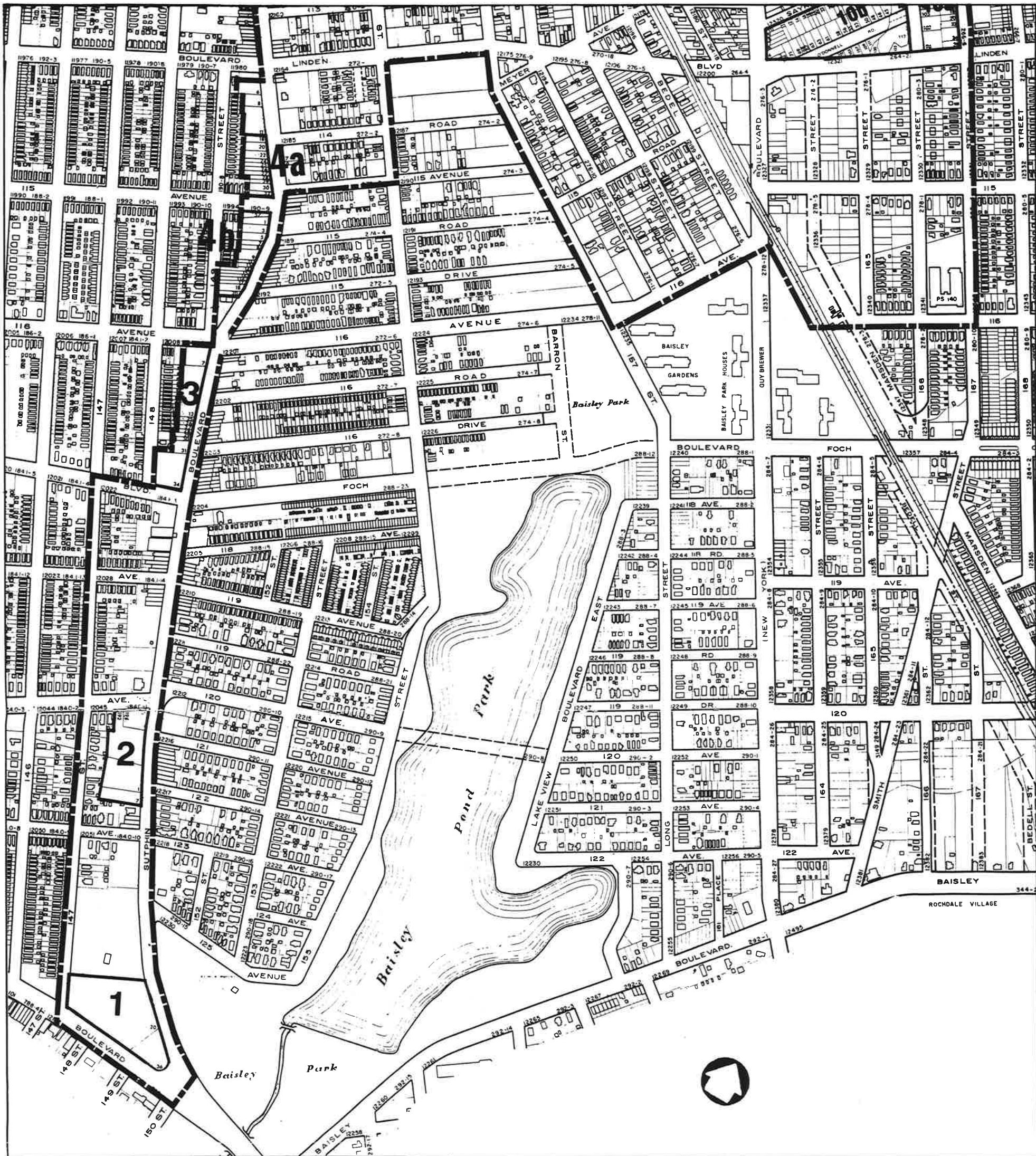
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

SOUTH JAMAICA I
URBAN RENEWAL AREA
NORTH SECTION

PROJECT BOUNDARY

DATE: NOVEMBER 1996

MAP 1



LEGEND

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

SCALE IN FEET
200 0 200 400

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

**SOUTH JAMAICA I
URBAN RENEWAL AREA
SOUTH SECTION**

PROJECT BOUNDARY

DATE: NOVEMBER 1996

MAP 1



LEGEND

- PROJECT BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- PUBLIC OPEN SPACE
- SITE BOUNDARY & NUMBER
- UTILITY EASEMENT
- UTILITY & ACCESS EASEMENT
- INDUSTRIAL

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

SOUTH JAMAICA I
URBAN RENEWAL AREA
NORTH SECTION

LAND USE PLAN

DATE: NOVEMBER 1996

MAP 2

