



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
OFFICE OF DEVELOPMENT

BROWNS- VILLE II

**URBAN
RENEWAL
PROJECT**

SECOND AMENDED URBAN RENEWAL PLAN

NOVEMBER 1995

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

BROWNSVILLE II
URBAN RENEWAL AREA

Brooklyn
Community District No. 16

SECOND AMENDED URBAN RENEWAL PLAN

November 1995

BROWNSVILLE II

HISTORY OF PRIOR APPROVALS

Prior to the initial date of adoption of this Urban Renewal Plan by the Board of Estimate, as shown below, this project was a portion of the former Central Brooklyn Urban Renewal (Community Development) Project for which the "History of Prior Approvals" is set forth on the following pages.

Original Urban Renewal Plan dated March 1984

Approved by the City Planning Commission: October 31, 1984 (C841019 HUK)

Adopted by the Board of Estimate: December 6, 1984 (Cal. No. 34)

First Amended Urban Renewal Plan dated (June 1989)

Approved by the City Planning Commission: June 20, 1992 (910156 HUK)

City Council Approval: September 23, 1993 (C 910170 HUK)

Mayoral Approval: December 28, 1993 (Cal. No. 29)

Second Amended Urban Renewal Plan (November 1995)

Approved by the City Planning Commission: _____

City Council Approval: _____

Mayoral Approval: _____

Central Brooklyn Community Development Plan
History of Prior Approvals

Urban Renewal Plans for areas within the Central Brooklyn Community Development Project were separately approved before being consolidated into the overall Central Brooklyn Project, which came into existence on December 19, 1968.

Central Brooklyn Community Development Plan dated October, 1968
Approved by City Planning Commission: November 20, 1968(CP20511)
Adopted by Board of Estimate: December 19, 1968 (Cal. No. 9)

First Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: April 30, 1969 (CP20714)
Adopted by the Board of Estimate: August 21, 1969 (Cal. No. 7)

Second Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: August 18, 1969 (CP20825)
Adopted by the Board of Estimate: September 18, 1969 (Cal. No. 14)

Third Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: March 4, 1970 (CP21075)
Adopted by the Board of Estimate: April 16, 1970 (Cal. No. 8)

Fourth Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: October 14, 1970 (CP21330)
Adopted by the Board of Estimate: December 17, 1970 (Cal. No. 16)

Fifth Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: November 18, 1970 (CP1335)
Adopted by the Board of Estimate: January 14, 1971 (Cal. No. 11)

Sixth Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: September 22, 1971 (CP21739)
Adopted by the Board of Estimate: January 13, 1972 (Cal. No. 1)

Seventh Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: June 14, 1972 (CP21981)
Adopted by the Board of Estimate: August 17, 1972 (Cal. No. 5)

Eighth Amended Central Brooklyn Community Development Plan
Approved by the City Planning Commission: August 7, 1974 (CP22699)
Adopted by the Board of Estimate: October 10, 1974 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission: December 3, 1973 (HO73-69)f

Central Brooklyn Community Development Plan
History of Prior Approvals (Continued)

Ninth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: September 9, 1974 CP22782
Adopted by the Board of Estimate: October 24, 1974 (Cal. No. 5)

Tenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: July 23, 1975 (CP22926)
Adopted by the Board of Estimate: October 2, 1975 (Cal. No. 17)

Eleventh Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: July 2, 1975 (CP23014)
Adopted by the Board of Estimate: November 13, 1975 (Cal. No. 10)

Twelfth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 18, 1975 (CP22959)
Adopted by the Board of Estimate: March 18, 1976 (Cal. No. 10A)

Minor Change

Approved by the City Planning Commission: August 22, 1977 (C770374HCK)

Minor Change

Approved by the City Planning Commission: October 26, 1977 (C770439HCK)

Thirteenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 4, 1980 (C790722HUK)
Adopted by the Board of Estimate: August 21, 1980 (Cal. No. 25)

Minor Change

Approved by the City Planning Commission: August 18, 1980 (N800527HCK)

Fourteenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: February 2, 1981 (C800784HUK)
Adopted by the Board of Estimate: September 10, 1981 (Cal. No. 19)

Fifteenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 1, 1983 (C830971HUK)
Adopted by the Board of Estimate: June 30, 1983 (Cal. No. 32A)

Minor Change

Approved by the City Planning Commission: April 25, 1984 (C830971HUK)(A)

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- 2: LAND USE PLAN, DATED November, 1995

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Brownsville II Urban Renewal Area ("Area") pursuant to Section 504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to Section 502(5) of the Urban Renewal Law and Section 1802(6)(e) of the Charter.

2. BOUNDARY

The Area is located in Community District No. 16 in the Borough of Brooklyn and is generally bounded by (i) East New York Avenue on the north, (ii) Powell Street, Sutter Avenue and Van Sinderen Avenue on the east, (iii) Linden Boulevard and the Long Island Railroad Right-of-Way on the south, and (iv) East 98th Street and Ralph Avenue on the west ("Project Boundary"). The Project Boundary is described in Exhibit A ("Project Boundary Description") and is shown on Map 1A and Map 1B ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Linden Boulevard, East New York Avenue, Pitkin Avenue, Sutter Avenue, Rockaway Avenue and Mother Gaston Boulevard (Stone Avenue).

3. SITES

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

4. AREA

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

5. ELIGIBILITY

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

- a. Safety hazards due to the presence of obsolescent and vacant buildings.

- b. Vacant, unfenced, and unsanitary lots.
- c. Incohesive neighborhood due to an incomplete mixture of uses adjacent to residential development.
- d. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- e. Insufficient light and ventilation.
- f. Lack of suitable off street parking.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

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

2. STATEMENT OF COMPLIANCE

This Plan complies with Section 502(7) of the Urban Renewal Law, as more particularly set forth in the statement below:

a. Proposed Land Uses

See Section C.

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

See Section D.

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

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

No significant adjustments or improvements in utilities or community facilities are contemplated, except as set forth in Section D.

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

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	April 1969	Dec. 1995
Relocation of Site Occupants	July 1993	April 1997
Demolition and Site Clearance	June 1971	Dec. 1997
Site Preparation (Including Installation of Site Improvements)	April 1991	July 1997
Land Disposition	Aug. 1971	July 1997
Project Completion		Dec. 1999

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use.
- b. Remove 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 convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- f. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- g. Encourage the upgrading of housing quality in the immediate vicinity.

C: LAND USE CONTROLS

1. LAND USE PLAN

The projected land uses in the Area are shown on Map 2 ("Land Use Plan") as revised November 1995.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish controls on development (including, but not limited to, permitted uses, limits on building bulk, and required off-street parking and loading) will be as defined in the Comprehensive Amendments to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the City's Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential (R-6). With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

a. Permitted Land Uses

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

(1) Residential

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

(2) Commercial

Commercial uses permitted in C1 and C2 zones in accordance with the Zoning Resolution will be permitted.

(3) Public and Institutional

Public and institutional uses will be permitted in accordance to the Zoning Resolution.

(4) Public Open Space

Active and passive recreation will be permitted.

(5) Industrial

Manufacturing and heavy commercial uses as permitted by the Zoning Resolution in C8 and M Districts.

Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning room, lot coverage, floor area, open space, height, and setback requirements) and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section E.

(2) Urban Design Objectives

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

(3) Underground Utility Lines

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

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 ("SEQRA") of the Environmental Conservation Law. SEQRA is implemented in the City by Executive Order 91 of 1977, the City Environmental Quality Review ("CEQR").

Any project for the redevelopment of the Area which requires a future discretionary act (including, but not limited to, the decision to provide funding) by the United States ("Federal") government will also be subject to the requirements of the National Environmental Policy Act at 42 U.S.C. 4321 ("NEPA"). NEPA is implemented through (i) regulations at 40 CFR 1500-1508 governing all Federal projects, (ii) supplementary regulations at 24 CFR 50 governing projects funded by the Federal Department of Housing and Urban Development ("HUD"), and (iii) supplementary regulations at 24 CFR 58 governing projects using Federal Community Development Block Grant, Rental Rehabilitation, or Housing Development Grant funds. The Federal environmental review process must consider, where applicable, criteria, standards, policies, and regulations concerning noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species, and solid waste.

D: RENEWAL ACTIONS

1. ACQUISITION

a. Legal Authority

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

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

The properties located within the Project Boundary which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1A and Map 1B.

The properties comprising the sites numbered 111B, 140, 141, 142, 143, as identified on the Land Use Plan, have been acquired with Federal and State of New York ("State") assistance. All such properties will be subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act"), and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless their redevelopment involves a future discretionary act of the Federal government. All other properties, as identified on the Land Use Plan, have been or will be acquired with City funds, without Federal or State assistance.

c. Properties Acquired Through Other Means

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

d. Properties Not to be Acquired

The properties located within the Project Boundary which will not be acquired by the City pursuant to this Plan are listed in Exhibit C. Such properties will not be redeveloped pursuant to this Plan and will not be subject to the land use controls imposed pursuant to this Plan.

2. RELOCATION

Relocation of residential and commercial occupants is anticipated.

- a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.

- b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

3. DEMOLITION AND/OR REHABILITATION

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

4. LAND DISPOSITION

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

5. CODE ENFORCEMENT

Throughout the Area, there will be a continuous program of enforcement of applicable existing laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction. All properties will be required to meet at least the minimum standards contained in all applicable laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction.

6. ZONING MAP AMENDMENTS

Zoning Map Amendments are the rezoning of four sites (140,141,142,143) along Livonia Avenue from R-6 to C2-4 overlay within R6 district. This is necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings will be undertaken pursuant to Sections 200,201 and 197-c of the Charter.

7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter. However, no street modifications are proposed at this time.

8. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply will be provided in accordance with the requirements of the City's Department of Environmental Protection ("DEP"). Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

9. PUBLIC, SEMI-PUBLIC, AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have common space incorporated within it for use by residents.

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.

EXHIBIT A

BROWNSVILLE II

PROJECT BOUNDARY DESCRIPTION

Lying within the Borough of Brooklyn, County of Kings in The City of New York, New York.

BEGINNING at the intersection of the westerly line of Ralph Avenue with the northerly line of East New York Avenue;

Thence northeasterly, along the northerly line of East New York Avenue to its intersection with the westerly line of Powell Street;

Thence southerly, along the westerly line of Powell Street to its intersection with the southerly line of Sutter Avenue;

Thence easterly, along the southerly line of Sutter Avenue to its intersection with the westerly line of Van Sinderen Avenue;

Thence southerly, along the westerly line of Van Sinderen Avenue to the southerly line of Linden Boulevard;

Thence westerly, along the southerly line of Linden Boulevard to the southerly line of the railroad right-of-way of the Bay Ridge Division;

Thence southwestly, along the southerly line of the railroad right-of-way of the Bay Ridge Division to its intersection with the westerly line of East 98th Street;

Thence northerly, along the westerly line of East 98th Street to its intersection with the westerly line of Ralph Avenue;

Thence northerly, along the westerly line of Ralph Avenue to the northerly line of East New York Avenue, the point of **BEGINNING**. Excluding there from the areas described as follows:

1. BROWNSVILLE Urban Renewal Project:

BEGINNING at the corner formed by the intersection of the northerly line of Livonia Avenue with the easterly line of Mother Gaston Boulevard (Stone Avenue);

Thence southerly, along the easterly line of Mother Gaston Boulevard (Stone Avenue) to its intersection with the easterly prolongation of the southerly line of Linden Boulevard;

Thence westerly, along the southerly line of Linden Boulevard and its prolongation to its intersection with the westerly line of Rockaway Avenue;

Thence northerly, along the westerly line of Rockaway Avenue to its intersection with the easterly line of Mother Gaston Boulevard (Stone Avenue), the point of **BEGINNING**.

EXHIBIT B**Properties to be Acquired Pursuant to this Second Amendment
to Brownsville II U.R.A. dated November 1995**

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3811	17 through 21, 23 through 27, 124	140
3812	19 through 22, 121	141
3813	115	142
3814	120	143
3692	1 through 4, 23 through 32, 34, 35 and 37	111B

EXHIBIT B**BROWNSVILLE II****PROPERTIES ACQUIRED AND TO BE ACQUIRED****PROPERTIES ACQUIRED**

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3511	13, 22, 24, 25, 26, 27, 28, 30 32, 34, 35, 36, 37, 38, 40, 46, 48, 51, 54	112A
3694	24, 25	C
3743	16, 17	F
3743	18 through 20, 23 through 32, 34 through 36	121
3744	1, 3 through 8, 31 through 36	122
3828	1, 3 through 16, 18 through 25, 28, 30, 32 through 41, 43, 46, 106, 107, 114, 138 (Entire Block)	
3829	1 (Entire Block)	125A
3830	1 through 25, 27 through 32, 34, 36, 39, 42, 44, 47, 51, 54, 57 (Entire Block)	
3811	1, 3, 5, 6, 9, 12, 14, 28, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 47, 48	126
3812	1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 112, 13, 14, 15, 16, 26, 27, 29, 30, 31, 32, 33, 34, 38, 43, 46, 50	127
3814	1, 3, 6, 8, 10, 13, 15, 18, 30, 32, 34, 35 36, 38, 40, 41, 42, 44, 45, 46, 48, 52	129

PROPERTIES ACQUIRED AND TO BE ACQUIRED (continued)

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3831	1, 4, 6, 9, 12, 15, 18, 21, 23,	130
3813	1, 2, 3, 4, 5, 6, 7, 8, 10, 9, 10, 30, 31 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 46, 47, 48, 49, 50	128
3625	33, 34, 35, 36, 37, 38, 39	131A
3845	5, 7, 8, 11, 15, 17, 19, 24, 25, 26, 27, 28 29, 129, 30, 31, 32, 33, 34, 37, 42, 43, 44 45, 46	132
3846	1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 16 17, 22, 23, 24, 25, 27, 32, 37, 39, 40, 41 42, 43, 44, 45, 46	133
3847	8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 21, 22 23, 26, 28, 29, 30, 32, 33, 35, 37, 38, 39, 40, 41, 42, 43, 44	134A
3847	1, 2, 3	134B
3847	48, 49, 50	134C
3848	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 22, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 (Entire Block)	135
3855	1, 2, 3, 4, 5, 6, 7, 10, 24, 124, 25, 125, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37	136
3856	5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18 19, 119, 20, 21, 22, 23, 24, 26, 27, 28, 29	137
3857	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20 21, 22, 23, 24, 25, 26, 27	138
3858	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18	139

PROPERTIES ACQUIRED AND TO BE ACQUIRED (continued)

<u>Block</u>	<u>Lot(s)</u>	<u>SITE</u>
3675	21	A
3676	14, 15, 17, 19, 21, 23 through 27, 30, 32, 34	110A
3677	1 through 12, 15, 17, 18, 19, 26, 27, 28, 39 40, 42, 44, 45, 46, 48, 49	110
3677	32	110B
3677	34	110E

PROPERTIES ACQUIRED AND TO BE ACQUIRED (continued)

<u>Block</u>	<u>Lot(s)</u>	<u>Site</u>
3677	35, 36	110C
3677	38	110D
3692	5, 105, 6, 7, 107, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22	111
3692	1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 37	111B
3693	16 through 20, 22, 23	111A
3510	29, 33, 36, 39, 42, 43, 44, 46, 48, 52	112
3856	1	137A
3811	17 through 21, 23 through 27, 124	140
3812	19 through 22, 121	141
3813	115	142
3814	120	143

EXHIBIT C

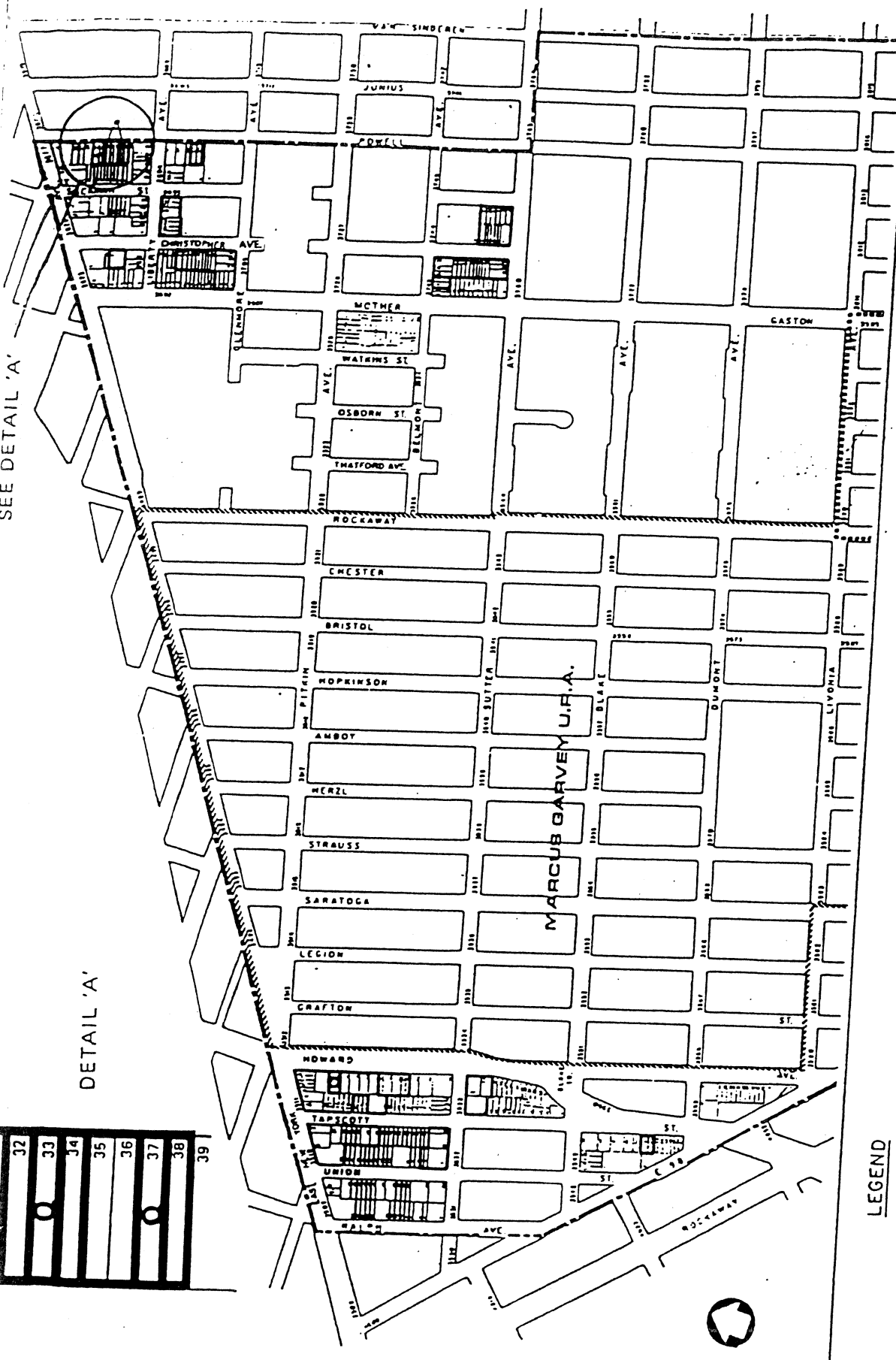
PROPERTIES NOT TO BE ACQUIRED "Q"

<u>Block</u>	<u>Lot(s)</u>
3511	44
3625	40, 41
3677	30, 31, 33, 37
3845	1, 40, 41, 47, 48, 49
3846	48, 49, 149, 50
3847	4, 6, 13, 14, 25, 45, 46, 47
3855	38
3856	6, 17
3857	5
3858	1, 2, 3
3525	22, 23

SEE DETAIL 'A'

DETAIL 'A'

32
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BROWNSVILLE II

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

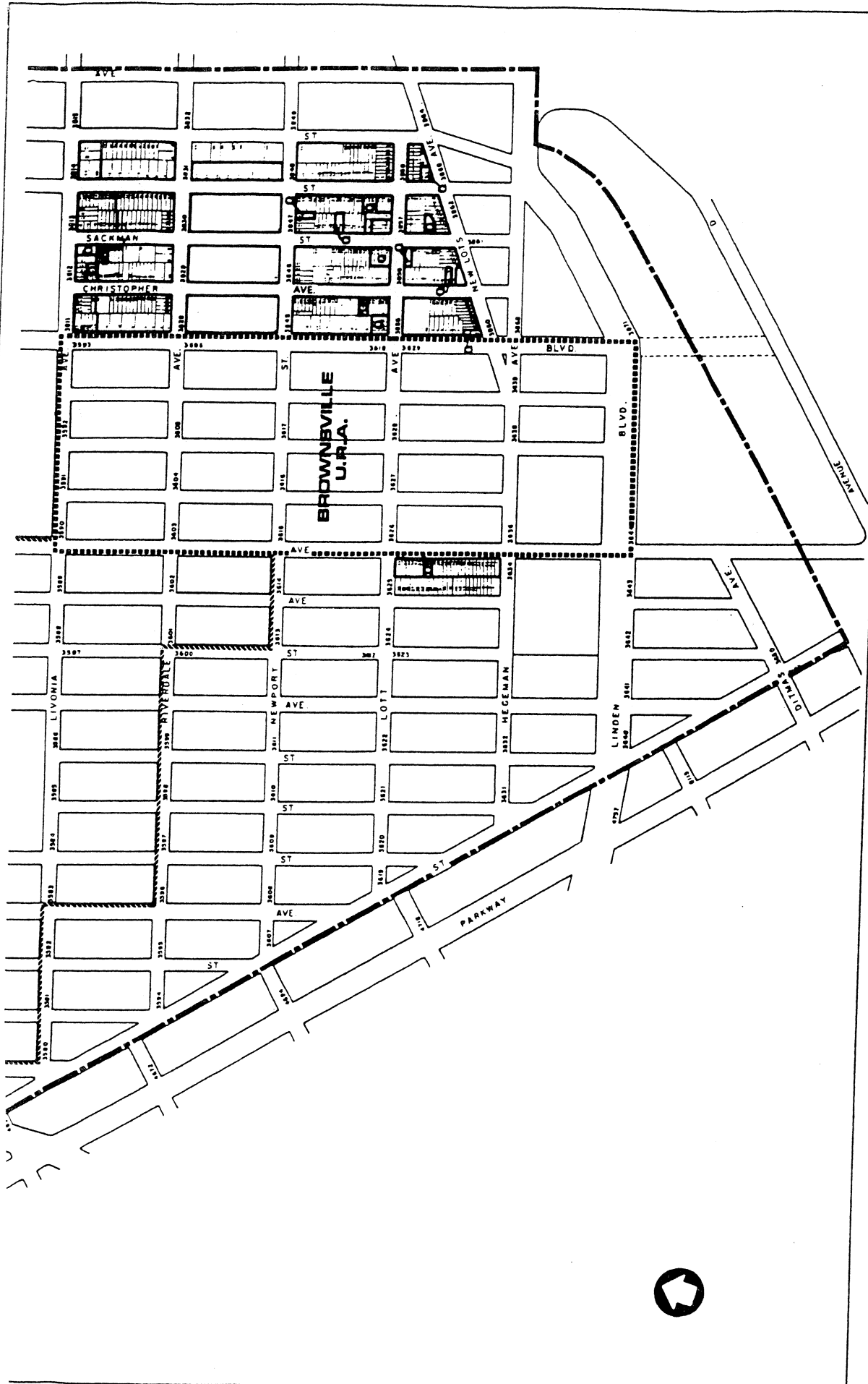
PROJECT BOUNDARY AND LAND ACQUISITION

DATE: OCTOBER, 1988; REVISED 12/88, 3/79, 5/78, 7/77, 1/83
MARCH, 1989; SEPTEMBER 1989; JUNE 1989; NOVEMBER 1989

MAP 1A

LEGEND

- PROJECT BOUNDARY
- BROWNSVILLE U.F.A. (EXCLUDED FROM PROJECT)
- MARCUS GARVEY U.F.A. (EXCLUDED FROM PROJECT)
- PROPERTIES TO BE ACQUIRED
- NOT TO BE ACQUIRED SUBJECT TO MINOR STANDARDS



BROWNSVILLE II

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

PROJECT BOUNDARY AND LAND ACQUISITION

DATE: OCTOBER, 1968 Revised 12/69, 3/75, 5/75, 7/79, 1/83
MARCH, 1984, SEPTEMBER 1986, JUNE 1989 ; NOVEMBER 1995

MAP 1B

LEGEND

— PROJECT BOUNDARY

..... BROWNSVILLE U.R.A.

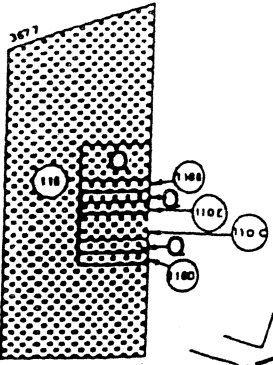
..... EXCLUDED FROM PROJECT

..... MARCUS GARVEY U.R.A.

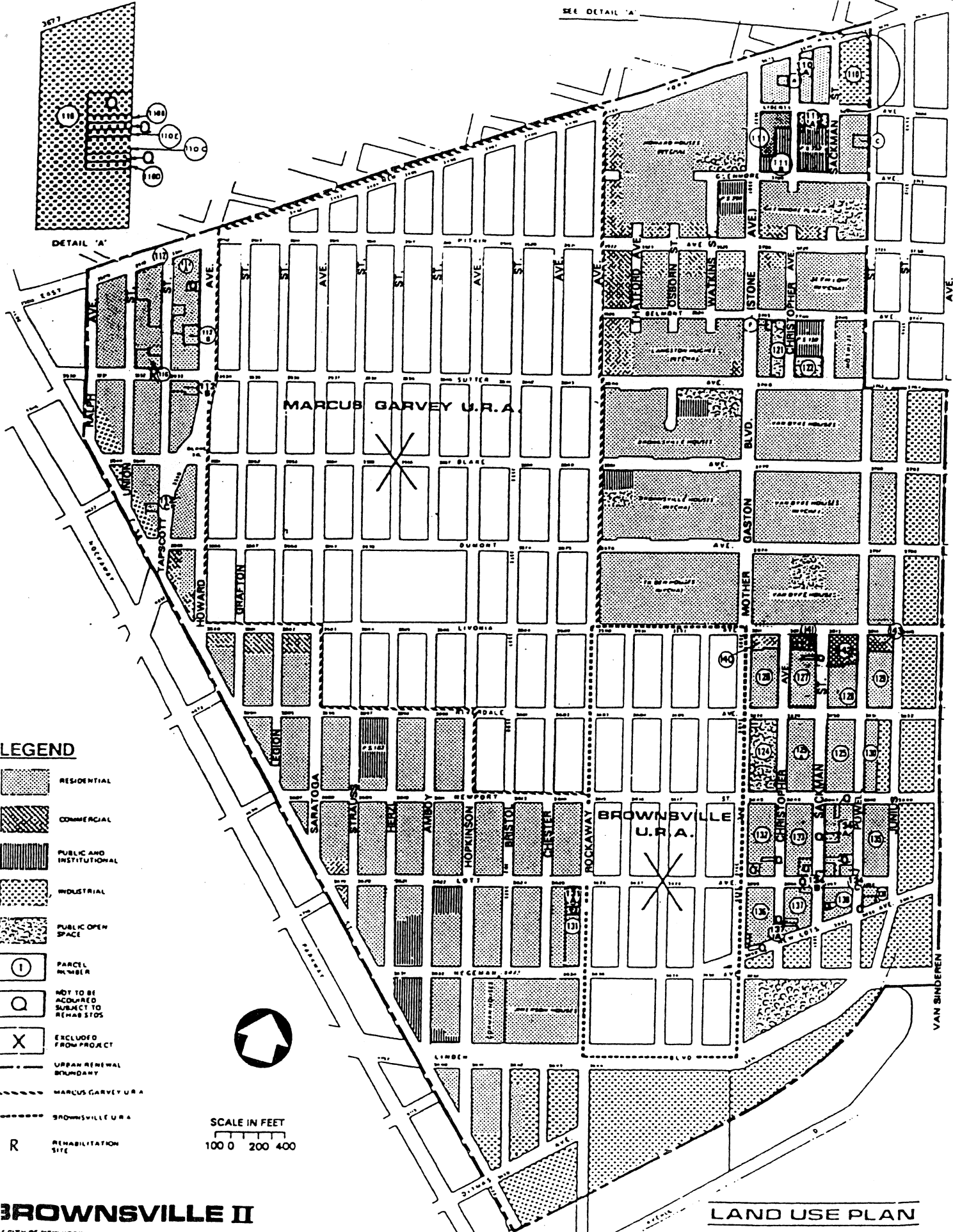
..... PROPERTIES TO BE ACQUIRED



SEE DETAIL 'A'



DETAIL 'A'



- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - PUBLIC AND INSTITUTIONAL
 - INDUSTRIAL
 - PUBLIC OPEN SPACE
 - PARCEL NUMBER
 - NOT TO BE ACQUIRED SUBJECT TO REHAB STOS
 - EXCLUDED FROM PROJECT
 - URBAN RENEWAL BOUNDARY
 - MARCUS GARVEY U.R.A.
 - BROWNSVILLE U.R.A.
 - RENOVATION SITE

SCALE IN FEET
100 0 200 400

BROWNSVILLE II

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

TEO: OCTOBER 1988, REV. 12/88, 3/75, 8/75, 1/83
TEO: MARCH 1984, SEPT. 1988, JUNE 1989, NOVEMBER 1995

LAND USE PLAN

Block 3812 (Site 141) all lots are currently city-owned; lots 19, 20 and 22 are currently vacant; lots 21 and 121 are improved with two-story brick residential buildings with ground floor retail. Each of these existing structures will be demolished. This site measures approximately 7,200 square feet, fronts along Livonia Avenue, and is on the Block bounded by Christopher Avenue and Sackman Street.

Block 3813 (Site 142) is currently vacant and in city-ownership. The site is approximately 40,000 square feet, fronts along Livonia Avenue, and is on the block bounded by Sackman and Powell Streets.

Block 3814 (Site 143) is vacant and in city-ownership. The site is approximately 20,000 square feet, fronts along Livonia Avenue, and is on the block bounded by Powell and Junius Streets.

Block 3692 (Site 111B - Nursing Home Site) is currently vacant. All of the parcels are in city ownership. The site measures approximately 40,000 square feet, fronts along Christopher Avenue and on blocks bounded by Glenmore Avenue and Liberty Avenue.

FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN