

**CITY PLANNING COMMISSION**

May 15, 1989/Calendar No. 3

N 880603 HGK

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**IN THE MATTER OF** the designation of the Broadway Triangle Urban Renewal Area, located in Community Districts 1 and 3, Borough of Brooklyn, pursuant to Section 504, Article 15, of the General Municipal (Urban Renewal) Law of New York State.

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The area proposed to be designated as appropriate for urban renewal is located in the area generally bounded by Walton Street, Broadway, Whipple Street, Throop Avenue, Park Avenue, Marcy Avenue, Flushing Avenue, Bartlett Street, Harrison Avenue, Wallabout Street, Union Avenue, Lorimer Street and Harrison Avenue. This area, proposed to be designated the Broadway Triangle Urban Renewal Area, includes Tax Blocks 2245, 2249, 2250, 2251, 2266, 2267, 2269, 2270, 2271, 2272, 2273, 2274, 1720, 1721, 1722, 1726, 1730, 1731 and 1732, Borough of Brooklyn. The area to be specifically designated is located as follows:

Beginning at the intersection of the northerly line of Walton Street with the easterly line of Broadway;

Running then southeasterly along the easterly line of Broadway to its intersection with the southerly line of Whipple Street;

Then southerly along the southerly line of Whipple Street to its intersection with the easterly line of Throop Avenue;

Then southerly along the easterly line of Throop Avenue to its intersection with the southerly line of Park Avenue;

Then westerly along the southerly line of Park Avenue to its intersection with the westerly line of Marcy Avenue;

Then northerly along the westerly line of Marcy Avenue to its intersection with the northerly line of Flushing Avenue;

Then easterly along the northerly line of Flushing Avenue to its intersection with the northerly line of Bartlett Street;

Then easterly along the northerly line of Bartlett Street to its intersection with the westerly line of Harrison Avenue;

Then northerly along the westerly line of Harrison Avenue to its intersection with the southerly line of Wallabout Street;

Then westerly along the southerly line of Wallabout Street to its intersection with the westerly line of Union Avenue;

Then northerly along the westerly line of Union Avenue to its intersection with the northerly line of Lorimer Street;

Then easterly along the northerly line of Lorimer Street to its intersection with the easterly line of Harrison Avenue;

Then southerly along the easterly line of Harrison Avenue to its intersection with the northerly line of Walton Street; and

Then easterly along the northerly line of Walton Street to the point or place beginning.

In materials submitted by the Department of Housing Preservation and Development, and by the Public Development Corporation, it was noted that the area to be designated is characterized by vacant and deteriorating buildings and vacant properties in which litter accumulates. The urban renewal designation and related urban renewal plan would eliminate blight, remove substandard and insanitary structures, and eliminate impediments to land assemblage and development.

In addition to the designation of the Broadway Triangle Urban Renewal Area, the following actions are the subject of related reports of the City Planning Commission, dated May 15, 1989:

- C 880604 HUK: Urban Renewal Plan for the Broadway Triangle Urban Renewal Area, designating sites for residential use, for residential and/or commercial use, for industrial use and for open space use and for public/semi-public use, to facilitate the development of approximately 200 to 300 residential units and up to approximately 300,000 square feet of industrial space.
- C 880605 HDK: Disposition of Sites 5, 6, 8 through 11, 13, 14, 16 and 17 of the Broadway Triangle Urban Renewal Area for redevelopment for residential use and/or commercial use, in accordance with the controls of the Broadway Triangle Urban Renewal Plan.
- C 880606 HDK: Disposition of Sites 1A, 1B, 2, 3, 4, 7A and 7B, of the Broadway Triangle Urban Renewal Area for redevelopment for industrial use, in accordance with the controls of the Broadway Triangle Urban Renewal Plan.
- C 880488 MMK: Proposed changes to the City Map for the elimination, discontinuance and closing of Walton Street between Union Avenue and Harrison Avenue; the discontinuance and closing of Delmonico Place between Hopkins Street and Flushing Avenue; and the delineation of a sewer easement between Flushing Avenue and Ellery Street. The changes would facilitate the redevelopment of Sites 1A, 1B, 9 and 12 of the Broadway Triangle Urban Renewal Area.

Concurrent with the review of the five above-described actions relating to the Broadway Triangle Urban Renewal Area, the following actions for properties adjacent to the urban renewal area are the subject of reports of the City Planning Commission:

- C 890005 PSK: Selection and acquisition of privately owned property on all of the two blocks bounded by Wallabout Street, Harrison Avenue, Bartlett Street, Flushing Avenue and Union Avenue (Tax Block 2265, Lot 14 and Tax Block 2268, Lot 1).
- C 890006 HDK: Disposition of the property on the two blocks bounded by Wallabout Street, Harrison Avenue, Bartlett Street, Flushing Avenue and Union Street (Tax Block 2265, Lot 14 and Tax Block 2268, Lot 1) to the Public Development Corporation for subsequent disposition to a developer for industrial development.

The two blocks proposed for selection, acquisition and disposition by the two above-described actions (C 890005 PSK and C 890006 HDK) are adjacent to the Broadway Triangle Urban Renewal Area.

A description of the proposed Broadway Triangle Urban Renewal Area sites, summaries of the environmental review, community boards' and Borough Board public reviews, and the public hearing of the City Planning Commission, and a statement of the Commission, are included within the related report on the Broadway Triangle Urban Renewal Plan (C 880604 HUK).

#### Public Hearing

On March 1, 1989 the City Planning Commission scheduled March 22, 1989, as the date for a public hearing on this related actions. The public hearing was duly held on March 22, 1989. A summary of the public hearing and a statement of the Commission is included in the related report on the Broadway Triangle Urban Renewal Plan (C 880604 HUK), dated April 26, 1989.

#### RESOLUTION

The City Planning Commission finds that the area described above, within the Borough of Brooklyn, is an area appropriate for urban renewal.

The City Planning Commission hereby designates, pursuant to Section 504, Article 15, of the General Municipal (Urban Renewal) Law of New York State, the area described above as an area appropriate for urban renewal.

SYLVIA DEUTSCH, Chairperson,  
DENISE M. SCHEINBERT, Vice-Chairperson  
SALVATORE GAGLIARDO, MARILYN MAMMANO, Wm. GARRISON McNEIL,  
DANIEL T. SCANNELL, Commissioners