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

REVISED
C'010593HUK
WEST
BUSHWICK

URBAN RENEWAL PROJECT

RECEIVED
AUG 17 2001
CENTRAL INTAKE
DEPT. OF CITY PLANNING

URBAN RENEWAL PLAN

APRIL 2001
Revised August 16, 2001
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

URBAN RENEWAL PLAN

WEST BUSHWICK
URBAN RENEWAL AREA

BROOKLYN
Community District No. 4

Revised August 2001
HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: August 22, 2001 (C010593HUK)
City Council: October 12, 2001 (Reso. No. 2069)
Mayor: October 23, 2001 (Cal. No. 15)
A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the West Bushwick 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 West Bushwick 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. 4 in the borough of Brooklyn and is generally bounded by (i) Flushing Avenue on the north, (ii) Evergreen Avenue on the east, (iii) Jefferson Street on the south, and (iv) Beaver Street and Bushwick Avenue 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. Inadequate open space.

d. Incompatible adjacent uses.

e. Hazardous or detrimental industrial uses.

f. Illegal uses and conversions.

g. Poorly or improperly designed street patterns and intersections.

h. Impractical street widths, sizes, and shapes.

i. 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 §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

See Section E.

g. Proposed Program Of Code Enforcement

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

h. Proposed Time Schedule For Effectuation Of Plan

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Estimated Commencement Date</th>
<th>Estimated Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>October 2002</td>
<td>October 2002</td>
</tr>
<tr>
<td>Relocation of Site Occupants</td>
<td>November 2002</td>
<td>November 2003</td>
</tr>
<tr>
<td>Demolition and Site Clearance</td>
<td>October 2001</td>
<td>April 2003</td>
</tr>
<tr>
<td>Site Preparation (Including Installation of Site Improvements)</td>
<td>November 2001</td>
<td>May 2004</td>
</tr>
<tr>
<td>Land Disposition</td>
<td>October 2001</td>
<td>June 2004</td>
</tr>
<tr>
<td>Project Completion</td>
<td></td>
<td>July 2006</td>
</tr>
</tbody>
</table>

3. OBJECTIVES

This Plan seeks to:

a. Redevelop the Area in a comprehensive manner, removing blight and maximizing 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 new housing of high quality.

f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking and private parking.

g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. DESIGN OBJECTIVES

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

a. Develop a residential neighborhood with characteristics and qualities of traditional New York City neighborhoods.
   - Facades should be predominantly brick.
   - There should be strong street walls especially on major streets.
   - Rooftops should be articulated.

b. Create a distinct visual image for the West Bushwick community that is compatible with the larger Bushwick community.
   - The height and bulk of new structures and the material and colors of building finishes should be compatible with the Bushwick community.

c. Promote articulated, human-scale building design. Where possible, designs should:
   - Provide features such as entry porches, porticos, gables, stoops, recessed entries, and bays to animate the facades;
   - Promote housing types that can be adapted in the future to serve evolving needs of the population; and
   - Preserve views of the Manhattan skyline by encouraging new development that steps down towards Flushing Avenue and by providing a public viewing platform at the site's high point.

d. Promote the health, safety and security of residents and visitors to West Bushwick.
   - Provide for building security through street orientation of housing and adequate lighting.
e. Develop buildings and open space that create complexity and excitement in an urban setting. Each attached house should:
• read as a distinct articulated entity within the row; and
• have pitched roofs;

C: CONTROLS ON REDEVELOPMENT

1. ZONING

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

2. PROPOSED USES

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

a. Residential

Residential uses and other compatible uses (including, but not limited to, community facilities such as medical offices, health centers and day care centers, open space, limited recreational facilities and local retail uses as permitted in a C2-4 commercial overlay) shall be permitted in accordance with the Zoning Resolution.

b. Commercial

Commercial uses shall be permitted in accordance with the Zoning Resolution.

3. SUPPLEMENTARY CONTROLS

a. Parking

Parking shall be provided as required by the Zoning Resolution except for Sites 1, 2, 3, 4, 8, and 9, where parking for a minimum of 15% of the dwelling units to be developed will be provided.

b. Utilities

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

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

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

   a. Method Of Acquisition

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

   b. Properties Acquired or to be Acquired

      The Acquisition Parcels have been or will be acquired by the City. All other Acquisition Parcels 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.
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.

The proposed Zoning Map Amendment calls for changing the zoning of the area bounded by Stanwix Street and Garden Street to the east, Melrose Street to the south, Beaver Street and Bushwick Avenue to the west, and Forrest Street and a line 100’ south of Flushing Avenue to the north, from M1-1 to R7-2. The area to be re-zoned includes all Acquisition Parcels within the Area. In addition, a C2-4 commercial overlay will be established on Sites 1, 2, 3, 4 and 8.

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. The proposed street modifications are:

- Map Noll Street from Bushwick Avenue to Stanwix Street;
- Map a street to be named, which will be a cul-de-sac extending west of Stanwix Street, within the area of Block 3151.

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 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 October 23, 2014 except as provided in Section G.
## EXHIBIT A

### PROPERTIES ACQUIRED AND TO BE ACQUIRED

<table>
<thead>
<tr>
<th>Site</th>
<th>Block</th>
<th>Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3145</td>
<td>p/o 1*, p/o 2*, 3*, 5, 6*, 7*, 8*, 11*, p/o 12*</td>
</tr>
<tr>
<td>3</td>
<td>3151</td>
<td>p/o 9*, 12*, 14*, 15*, 16*, p/o 17*, p/o 28*</td>
</tr>
<tr>
<td>4</td>
<td>3151</td>
<td>1*, 2, 3, 5, 6, 8, p/o 9*, p/o 59*, 64*, 65*, 66*, 67, 68, 69*, 70*</td>
</tr>
<tr>
<td>5</td>
<td>3145</td>
<td>p/o 1*, p/o 2*, p/o 12*, 14*</td>
</tr>
<tr>
<td>6</td>
<td>3151</td>
<td>p/o 28*</td>
</tr>
<tr>
<td>7</td>
<td>3151</td>
<td>p/o 9*, p/o 28*, p/o 59*</td>
</tr>
<tr>
<td>8</td>
<td>3137</td>
<td>1, 6, 9, 11, 12*, 15*, 17*, p/o 86*, 95*, 97*, 99*</td>
</tr>
<tr>
<td>9</td>
<td>3137</td>
<td>p/o 86*</td>
</tr>
<tr>
<td>10</td>
<td>3137</td>
<td>24*</td>
</tr>
</tbody>
</table>

**Streets to be mapped**

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3151</td>
<td>100*</td>
</tr>
<tr>
<td>3151</td>
<td>p/o 28*</td>
</tr>
</tbody>
</table>

All mapped and/or built streets within the Project Boundary

*City-owned property*
EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

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

BEGINNING at the intersection of the southerly line of Jefferson Street and the southwesterly line of Bushwick Avenue;

Thence northwesterly, along the southwesterly line of Bushwick Avenue to the intersection of the southwesterly line of Bushwick Avenue and the southwesterly line of Beaver Street;

Thence northwesterly, along the southwesterly line of Beaver Street to the northerly line of Flushing Avenue;

Thence northeasterly, along the northerly line of Flushing Avenue to the northeasterly line of Evergreen Avenue;

Thence southerly along the northeasterly line of Evergreen Avenue to the southeasterly line of Jefferson Street;

Thence southwesterly, along the southeasterly line of Jefferson Street to the southwesterly line of Bushwick Avenue, to the point or place of BEGINNING.
WEST BUSHWICK
URBAN RENEWAL PLAN
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LEGEND

- - PROJECT BOUNDARY
--- SITE BOUNDARY
1 SITE NUMBER
RESIDENTIAL
RESIDENTIAL AND/OR COMMERCIAL

All mapped and/or built streets within the Project Boundary have been or will be acquired for street use or for such other uses as may be specified herein.

LAND USE
DATE: APRIL, 2001

MAP 2
WEST BUSHWICK
URBAN RENEWAL PLAN
THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
LEGEND
- PROJECT BOUNDARY
--- SITE BOUNDARY
1700 BLOCK NUMBER
[6 7 8] LOT NUMBER
PROJECT BOUNDARY
DATE: APRIL, 2001
MAP 1
FACT SHEET
WEST BUSHWICK URBAN RENEWAL PROJECT
April 2001

Purpose of Plan

The Urban Renewal Plan is designed to facilitate the re-development of deteriorated and abandoned properties, remove existing blight, and maximize appropriate land use. The Plan proposes the designation of 10 Urban Renewal sites which will facilitate new housing, community facilities, open space, and commercial space. The project will generate approximately 460 new units of affordable housing, in a mix of rental and homeownership units. In order to create cohesive sites for new development, the acquisition of 13 privately owned parcels is proposed.

In addition to this Urban Renewal Area designation, residential development will be facilitated by the rezoning of several blocks from M1-1 to R7-2 with a C2-4 commercial overlay to be located on the blocks fronting Bushwick Avenue and Melrose Street. The proposed Plan also calls for the mapping of Noll Street between Stanwix Street and Bushwick Avenue and the mapping of a new cul-de-sac to extend south of Stanwix Street within Block 3151. A separate ULURP application to map these streets will be initiated at a later date.

Project Data

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>City-Owned</th>
<th>Privately-Owned To Be Acquired</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Lots</td>
<td>51</td>
<td>38</td>
<td>13</td>
</tr>
<tr>
<td>Vacant Lots</td>
<td>39</td>
<td>38</td>
<td>1</td>
</tr>
<tr>
<td>Vacant Buildings</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Occupied Buildings</td>
<td>8</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Occupied Lots (Auto uses)</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Residential Units to be Relocated</td>
<td>21</td>
<td>0</td>
<td>21</td>
</tr>
<tr>
<td>Commercial Businesses to be Relocated</td>
<td>6</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>Institutional Uses to be Relocated</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Buildings to be Demolished</td>
<td>8</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Buildings to be Rehabilitated</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

-FOR INFORMATION ONLY
NOT PART OF URBAN RENEWAL PLAN-