THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

FOURTH AMENDED

URBAN RENEWAL PLAN

BROWNSVILLE II

URBAN RENEWAL AREA

Brooklyn

Community District No. 16

April 2022

HISTORY OF PRIOR APPROVALS

Prior to the initial date of adoption of this Brownsville II 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

City Planning Commission: October 31, 1984 (C 841019 HUK)
Board of Estimate: December 6, 1984 (Cal. No. 34)

First Amendment

City Planning Commission: May 1, 1991 (C 910156 HUK)
City Council: June 5, 1991 (Reso. 1025)
Mayor: December 28, 1993 (Cal. No. 29)

Second Amendment

City Planning Commission: May 22, 1996 (C 960360 HUK) (Cal. No. 22)
City Council: June 25, 1996 (Reso 1816)
Mayor: April 3, 2000 (Cal. No. 42)

Third Amendment

City Planning Commission: September 22, 2021 (C 210256 HUK) (Cal. No. 6)
City Council: November 23, 2021 (Reso 1814)
Mayor: February 7, 2022

Fourth Amendment

City Planning Commission: _____, 20__
City Council: _____, 20__ (Reso __)
Mayor: _____, 20__ (Cal. No. __)

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 (H073-69)

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. 1 OA)

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 (C830971 HUK)
Adopted by the Board of Estimate: Jun e 30, 1983 (Cal. No. 32A)

Minor Change
Approved by the City Planning Commission: April 25, 1984 (C830971 HUK)(A)

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EXHIBITS

A: PROPERTIES ACQUIRED AND TO BE ACQUIRED

B: PROJECT BOUNDARY DESCRIPTION

MAPS

1: PROJECT BOUNDARY MAP, DATED March 23, 2022

2: LAND USE MAP, DATED March 23, 2022

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Brownsville II 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 Third Amended Brownsville II 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. 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. 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. Incompatible adjacent uses.

d. Excessive lot coverage.

e. Insufficient light and ventilation.

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

Project Activity	Estimated Commencement Date	Estimated Completion Date
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	June 2030
Project Completion		January 2040

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.

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, and (iii) 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

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

b. Commercial

Commercial uses and other uses permitted in accordance with the Zoning Resolution.

c. Public and Institutional

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

d. Industrial

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

e. Public Open Space

Active and passive recreation will be permitted.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

None.

b. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution.

c. Parking

Parking requirements will be as required by the Zoning Resolution.

d. 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. 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. The Acquisition Parcels, if any, that the City acquired with Federal assistance are identified in Exhibit A. All other 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. No relocation is anticipated.

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 Amendments are:

a. A zoning map change from R6/C2-4 to R7-2/C2-4 between Mother Gaston Boulevard and Powell Street, to a depth of 100' from Livonia Avenue between Mother Gaston Boulevard and Sackman Street and to a depth of 200' from Livonia Avenue between Sackman Street and Powell Street.

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 instruments by which the City disposes of any Acquisition Parcel or part thereof to a redeveloper will be recorded in the Office of the City Register and will contain covenants running with the land which (i) incorporate this Plan by reference, (ii) require compliance with the terms and restrictions set forth in this Plan, and (iii) require compliance with Section F.4. An amendment to this Plan which becomes effective after the date of disposition of an Acquisition Parcel to a redeveloper will not apply to the real property comprising such Acquisition Parcel unless, following the effective date of such amendment, the City and the owner of

such real property execute a written agreement, approved as to form by the Corporation Counsel, providing that such amendment shall thereafter apply to such real property.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan and to comply with all other terms and restrictions set forth 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 until January 1, 2040, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

Site	Block	Old Lot(s)	New Lot(s)	Land Use
110	3677	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 17, 18, 19, 26, 27, 28, 39, 40, 42, 44, 45, 46, 48, 49	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 19, 20, 21, 22, 23, 24, 26, 27, 28, 39, 40, 42, 44, 45, 46, 48, 49	Industrial
111	3692	5, 105, 6, 7, 107, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22	5, 105, 6, 7, 107, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20,21,22	Residential
112	3510	29, 33, 36, 39, 42, 43, 44, 46, 48, 52	27, 28, 29, 30, 31, 32, 33, 36, 39, 40, 42, 43, 44, 46, 48, 50, 52, 54, 56	Residential
121	3743	18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36	18, 19, 35, 36	Public Open Space
122	3744	1, 3, 4, 5, 6, 7, 8, 31, 32, 33, 34, 35, 36	1	Public Open Space
125	3830	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 34, 36, 39, 42, 44, 47, 51, 54, 57 (Entire Block)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54 (Entire Block)	Residential
126	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	1, 2, 102, 103, 4, 104, 105, 106, 7, 107, 8, 108, 109, 10, 110, 11, 111, 112, 13, 15, 16, 128, 29, 129, 30, 130, 131, 132, 133, 34, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145	Residential

Site	Block	Old Lot(s)	New Lot(s)	Land Use
127	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	1, 2, 3, 113, 114, 115, 116, 117, 118, 119, 120, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152	Residential
128	3813	1, 2, 3, 4, 5, 6, 7, 8, 108, 9, 10, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 46, 47, 48, 49, 50	1, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154	Residential
129	3814	1, 3, 6, 8, 10, 13, 15, 18, 30, 32, 34, 35, 36, 38, 40, 41, 42, 44, 45, 46, 48, 52	1, 2, 103, 4, 5, 106, 7, 108, 9, 110, 11, 12, 113, 14, 115, 16, 17, 117, 118, 19, 119, 31, 33, 134, 135, 136, 37, 138, 139, 140, 141, 142, 43, 144, 145, 146, 47, 49, 50, 51, 53, 54	Residential
130	3831	1, 4, 6, 9, 12, 15, 18, 21, 23	1, 2, 102, 3, 103, 5, 105, 7, 107, 8, 108, 10, 110, 11, 111, 13, 113, 14, 114, 16, 116, 17, 117, 19, 119, 20, 120	Residential
132	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	5, 6, 106, 9, 109, 10, 110, 111, 12, 112, 13, 113, 114, 115, 116, 117, 19, 20, 21, 22, 23, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145	Residential
133	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	1, 101, 102, 103, 6, 7, 107, 108, 109, 110, 111, 112, 113, 16, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 37, 137, 38, 139, 140, 141, 142, 143, 144, 145	Residential

Site	Block	Old Lot(s)	New Lot(s)	Land Use
135	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)	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 119, 120, 127, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 134, 135, 136, 137, 138, 139, 140, 141, 142, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 (Entire Block)	Residential
136	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	1, 102, 103, 104, 105, 106, 107, 108, 109, 110, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 40	Residential
137	3856	5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 119, 20, 21, 22, 23, 24, 26, 27, 28, 29	5, 7, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 217, 218, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129	Residential
138	3857	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22, 23, 24, 25, 26, 27	1, 27, 26, 25, 24, 122, 121, 120, 118, 115, 114, 113, 112, 107, 108, 109, 110, 111	Residential
139	3858	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18	5, 106, 107, 108, 109, 110, 111, 112, 113, 114	Residential
140 F	3811	17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 124	17, 18, 19, 20, 21, 23, 24, 124, 25, 26, 27	Residential
141 F	3812	19, 20, 21, 22, 121	19, 20, 21, 22, 121	Residential
142 F	3813	115	115	Residential
143 F	3814	120	120	Commercial
110A	3676	14, 15, 17, 19, 21, 23, 24, 25, 26, 27, 30, 32, 34	14, 15, 17, 19, 21, 23, 24, 25, 26, 27, 30	Industrial

Site	Block	Old Lot(s)	New Lot(s)	Land Use
110B	3677	32	32	Industrial
110C	3677	35, 36	35, 36	Industrial
110D	3677	38	38	Industrial
110E	3677	34	34	Industrial
111A	3693	16, 17, 18, 19, 20, 22, 23	16, 17, 18, 19, 20, 22	Residential
111B F	3692	1 ,2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, and 37	1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 37	Residential
112A	3511	13, 22, 24, 25, 26, 27, 28, 30, 32, 34, 35, 36, 37, 38, 40, 46, 48, 51, 54	13, 22, 46	Residential
124	3828	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 28, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 106, 107, 114, 138 (Entire Block)	1 (Entire Block)	Public Open Space
125A	3829	1 (Entire Block)	1, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 (Entire Block)	Residential

Site	Block	Old Lot(s)	New Lot(s)	Land Use
131A	3625	33, 34, 35, 36, 37, 38, 39	33, 34, 35, 36, 37, 38, 39	Residential
134A	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	7, 107, 108, 109, 110, 15, 115, 116, 117, 118, 119, 20, 120, 121, 122, 26, 27, 128, 129, 130, 31, 131, 132, 133, 34, 134, 36, 136, 137, 138, 139, 140, 142, 143	Residential
134B	3847	1, 2, 3	1, 102, 103, 105	Residential
134C	3847	48, 49, 50	48, 148, 149, 150	Residential
137A	3856	1	1	Residential
A	3675	21	p/o 14	Industrial
C	3694	24, 25	24	Residential
F	3743	16, 17	16	Residential

KEY TO EXHIBIT A NOTATIONS

R Property designated for rehabilitation

F Property acquired with Federal Assistance

EXHIBIT B

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 southwesterly, 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:

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.

FACT SHEET

BROWNSVILLE II

FOURTH AMENDED URBAN RENEWAL PLAN

APRIL 2022

REASON FOR AMENDMENT:

The Brownsville II Urban Renewal Plan is being amended to facilitate residential and mixed-use development on certain urban renewal sites within the Brownsville II Urban Renewal Area. Permitted land uses have been revised to reflect current redevelopment plans for these locations. Specifically, this revision will allow for a change in land use for Sites 140, 141, and 142 from Commercial to Residential uses.

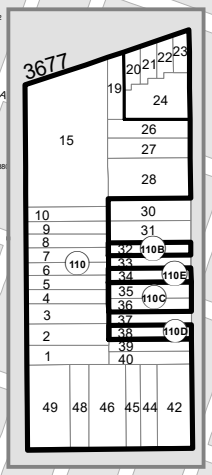
SPECIFIC CHANGES:

(1) Map 1 and 2 and Exhibit A have been modified to reflect land use changes for Sites 140 (Block 3811, Lots 17, 18, 19, 20, 21, 23, 24, 124, 25, 26, 27), 141 (Block 3812, Lots 19, 20, 21, 22, 121), and 142 (Block 3813, Lot 115) from Commercial to Residential land use.

(2) All sites have been updated to reflect current tax lot delineations.

FOR INFORMATION ONLY
NOT PART OF THE URBAN RENEWAL PLAN

Brownsville II - Brooklyn



See Detail Map of Tax Block 3677

Project Boundary Map
Map1
March 2022

Revised June 2020, November 1995, June 1989, March 1984

Legend

- Project Boundary
- Site
- Tax Block and Lot

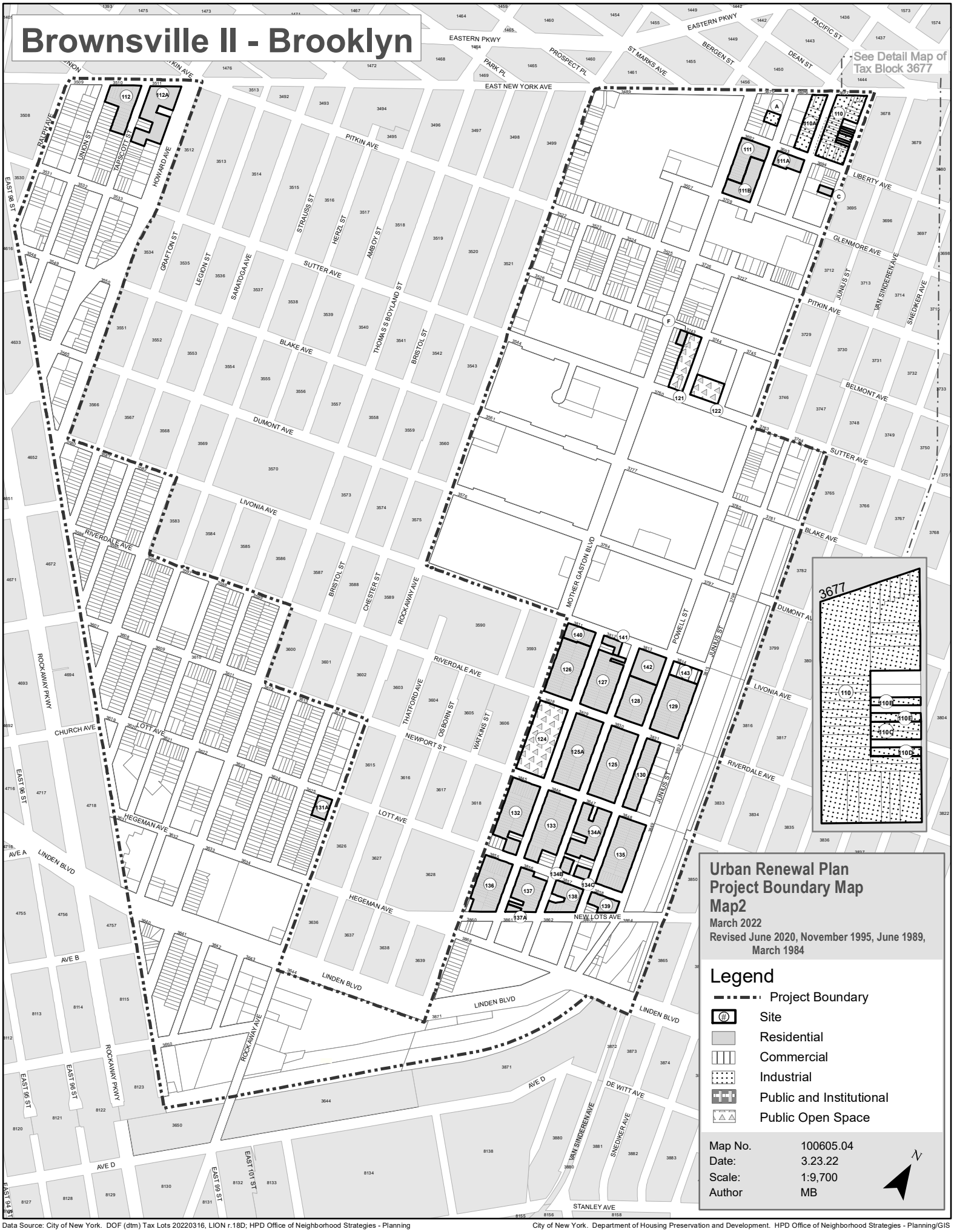
Map No.	100605.03
Date:	3.23.22
Scale:	1:9,700
Author	MB

N

Data Source: City of New York. DOF (dtm) Tax Lots 20220316, LION r.18D; HPD Office of Neighborhood Strategies - Planning

City of New York. Department of Housing Preservation and Development. HPD Office of Neighborhood Strategies - Planning/GIS

Brownsville II - Brooklyn



Urban Renewal Plan
Project Boundary Map
Map2

March 2022

Revised June 2020, November 1995, June 1989, March 1984

Legend

- Project Boundary
- Site
- Residential
- Commercial
- Industrial
- Public and Institutional
- Public Open Space

Map No.	100605.04
Date:	3.23.22
Scale:	1:9,700
Author	MB

N

Data Source: City of New York. DOF (dtm) Tax Lots 20220316, LION r.18D; HPD Office of Neighborhood Strategies - Planning

City of New York. Department of Housing Preservation and Development. HPD Office of Neighborhood Strategies - Planning/GIS