THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

FOURTH AMENDED

URBAN RENEWAL PLAN

FRESH CREEK

URBAN RENEWAL AREA

BROOKLYN

Community District No. 5

April 2022

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: November 21, 1967 (Cal. No. 1)
Board of Estimate: December 21, 1967 (Cal. No. 11)

First Amendment

City Planning Commission: June 16, 1982 (Cal. No. 85)
Board of Estimate: July 23, 1982 (Cal. No. 24)

Second Amendment

City Planning Commission: May 22, 1996 (Cal. No. 26)
City Council: June 25, 1996 (Reso. No. 1807)
Mayor: July 26, 1996 (Cal. No. 97)

Third Amendment

City Planning Commission: February 17, 2009 (Cal. No. 4)
City Council: April 2, 2009 (Reso. No. 1904)
Mayor: April 22, 2009 (Cal. No. 22)

First Minor Change
City Planning Commission: December 2, 2019

Fourth Amendment

City Planning Commission: ____, 2022 (Cal. No. __)
City Council: ____, 2022 (Reso. No. ____)
Mayor: ____, 2022 (Cal. No. __)

TABLE OF CONTENTS

SECTIONS **Page**

A: URBAN RENEWAL AREA....4

B: URBAN RENEWAL PLAN.... 5

C: CONTROLS ON REDEVELOPMENT.... 8

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL.... 11

E: RELATED ACTIONS.... 11

F: REDEVELOPER OBLIGATIONS....14

G: MODIFICATION OF PLAN.... 15

H: DURATION OF PLAN....16

EXHIBITS

A: PROPERTIES ACQUIRED AND TO BE ACQUIRED

B: PROJECT BOUNDARY DESCRIPTION

MAPS

1: PROJECT BOUNDARY MAP, DATED APRIL 2022

2: LAND USE MAP, DATED APRIL 2022

TABLES

A: LAND USES AND DEVELOPMENT CONTROLS

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Fresh Creek 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 Fresh Creek 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. 5 in the borough of Brooklyn and is generally bounded by (i) Flatlands Avenue on the north, (ii) Fountain Avenue on the east, (iii) Shore Parkway on the south, and (iv) Hendrix Creek/Schenck 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, underutilized, substandard, and/or insanitary, lots.

b. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.

c. Poorly or improperly designed street patterns and intersections.

d. Unsuitable topography, subsoil, or other physical conditions.

e. Deteriorated, substandard and inadequate infrastructure, including storm sewers, sanitary sewers, and streets.

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

Project Activity	Estimated Commencement Date	Estimated Completion Date
Land Acquisition	May 1968	May 1968
Relocation of Site Occupants	May 1968	May 1968
Demolition and Site Clearance	May 1968	June 1968
Site Preparation (Including Installation of Site Improvements)	May 1968	December 2024
Land Disposition	October 1982	December 2024
Project Completion		December 2026

3. OBJECTIVES

This Plan seeks to:

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

b. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.

c. Provide new housing of high quality.

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

e. Develop a new urban residential neighborhood with supporting local commercial, institutional and community facility uses.

f. Develop a regional retail center with accessory parking spaces and off-street loading facilities

g. Link the new urban neighborhood to the regional center by means of a landscaped pedestrian connection

h. Develop a major mapped park.

i. Establish an overall neighborhood character and scale by controlling the location of uses and the density and height of structures.

j. Achieve compatible joint use by neighborhood residential, regional retail, park and institutional uses

4. 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, and (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern.

These objectives will be achieved through the following urban design principles:

a. New residential buildings for family housing should consist of low to mid-rise structures.

b. New regional retail uses should be separated from the residential neighborhood.

1. Accessory parking areas for the regional retail center should be screened from the residential areas and contain trees and other appropriate plantings.

2. The Main vehicular access to the retail center parking areas should be from a new interchange on Shore Parkway.

3. Trucks servicing the regional retail center should be limited to routes on Gateway Drive, Erskine Street, Seaview Avenue, and Fountain Avenue.

4. The regional retail center should be linked to the local commercial uses on Elton Street by means of a landscaped pedestrian connection.

c. New local commercial and community facility uses should be limited to locations on Elton Street, Flatlands Avenue, Fountain Avenue between Egan Street (formerly known as Old Vandalia Street) and Vandalia Avenue, and Erskine Street between Vandalia Avenue and Schroeders Avenue (formerly known as Ashford Place/Erskine Place), as well as to the town center area at the terminus of Elton Street. Elton Street will form the central spine of the neighborhood, easily accessible to the entire community. The local commercial uses will be linked to the regional retail centers by means of a pedestrian friendly town center and a landscaped pedestrian connection.

d. New park development should provide both passive and active recreational facilities for the new residential neighborhood and the surrounding community with separate facilities targeted to the needs of various age groups and types of activity. Parkland should consist of interior parks within an area bounded by Gateway Drive, Schroeders Avenue (formerly known as Ashford Place/Erskine Place), Erskine Street

and Flatlands Avenue, in addition to a perimeter park that should be separated from Shore Parkway and Hendrix Creek by natural areas. A continuous bikeway/walkway should be incorporated in the park with provision for future connections to the bikeway/walkway planned to parallel Shore Parkway.

e. New mapped streets should be developed in a hierarchical manner with Gateway Drive, Vandalia Avenue, Fountain Avenue, Seaview Avenue, Elton Street and Erskine Street being the major collector thoroughfares. All streets should be bounded by trees and other appropriate plantings and separated from adjacent open uses. Curb cuts should be minimized on major streets.

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, including, but not limited to, recreation, open space, community facilities, and parking will be permitted in accordance with the Zoning Resolution.

b. Regional Commercial

Commercial and accessory uses allowed in a C4-2 zoning district will be permitted

c. Local Commercial

Local service commercial, community facility and accessory uses allowed in a C2-4 commercial overlay will be permitted.

d. Public and Semi-Public

Uses within Use Groups 3, 4, and 6 will be permitted, including, but not limited to, community centers, childcare centers, schools, parks, playgrounds, clinics, and libraries.

e. Park

Playgrounds, parks, ball fields, and similar open space uses for active and passive recreational purposes will be permitted.

f. Landscape Buffer Zone

Landscape area comprised of any combination of grass, groundcover, shrubs, trees, or other living plant material.

3. SUPPLEMENTARY CONTROLS

a. Building Bulk

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

b. Parking

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

c. Urban Design Controls

1. Density

Development will not exceed the maximum unit count or floor area specified for each site in Table A. Total development in the Area will not exceed 2,668 residential units, 1,270,000 square feet of regional retail space, and 130,000 square feet of local commercial and community facility space.

2. Height

The height of buildings to be developed on each site will not exceed the maximum number of stories specified for such site in Table A. The height of residential buildings will not exceed four stories, except that (i) on parcels with frontage on either Flatlands Avenue, Flatlands Place or Elton Street, the height of new residential buildings may be up to eight stories, and (ii) in the south central portion of the residential area, the height of new residential buildings for the elderly may be up to eight stories (iii) on Site 26a , the height of new residential buildings for the elderly may be up to eight stories.

3. Curb Cuts, Parking and Buffering

i. Group Parking facilities accessory to residential uses will be separated from mapped streets by an area containing trees and other appropriate plantings of at least 4 feet in depth. Park or all of such area may be located along the street line within the right-of-way. Such areas will contain a minimum of one tree of at least 3-inch caliper for every 20 parking spaces, but in no event will the placement of such trees deviate from Department of Parks and Recreation minimum spacing standards.

ii. Residential curb cuts on Vandalia Avenue, Gateway Drive, Elton Street and Erskine Street will be limited to an average of one curb cut per 200 feet of continuous curb length. No individual residential curb cut on these streets will be wider than 30 feet.

4. Setbacks

The building facades on sites fronting on Elton Street between Flatlands Avenue and regional retail center (Sites 4, 6b, 7b, 12b, 12d, 14a, 14c, 16c, 19b, and 20a) will be located at least 12 feet from the curb line. The areas between the curb lines and the building facades will be developed and treated as continuations of the adjacent sidewalks.

5. Ground Floor Uses on Elton Street

Uses on ground floors or within five feet of curb level will be limited to non-residential uses and lobbies. Such non-residential uses will have a minimum depth of 30 feet from the street wall. Building utility rooms will not front on Elton Street. For any buildings fronting Elton Street from Flatlands Avenue to the regional shopping center, each ground floor street wall will be glazed with transparent materials which may include show windows, glazed transoms, or glazed portions of doors. Such glazed area, measured to a height of 10 feet above the level of the adjoining sidewalk, will occupy at least 70 percent of the area of such ground floor street wall. Not less than 50 percent of such area will be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

d. <u>Utilities</u>

(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 at this time.

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. The existing C4-2 district will be extended north to a line approximately 115 feet south of Schroeders Avenue (formerly known as Ashford Place/Erskine Place) between Gateway Drive and Erskine Street. The existing commercial overlay on both sides of Fountain Street (to be demapped) between Lower Ashford Street and Essex Street will be eliminated. In addition, the C2-4 commercial overlay fronting Elton Street between Elton Place (to be demapped) and Schroeders Avenue (formerly known as Ashford Place/Erskine Place) will be eliminated.

b. A C2-4 commercial overlay will be mapped along the east side of Elton Street between Vandalia Avenue and 100 feet north of Egan Street (formerly known as Old Vandalia Street); A C2-4 commercial overlay will also be mapped on the west side of Elton Street from the south side of Schroeders Avenue (formerly known as Ashford Place/Erskine Place) to a line 162 feet south. A C2-4 commercial overlay will be mapped to include the entire block bounded by Flatlands Avenue to the north, Elton Street to the east, Locke Street (formerly known as Lower Ashford Street) to the west. In addition, the underlying zoning district within the C2-4 commercial overlay mapped along both sides of Elton Street between Flatlands Avenue and a line 162 feet south of Shroeders Avenue (formerly known as Ashford Place/Erskine Place), as well as the full block bounded by Elton Street to the east, Flatlands Avenue to the north, Locke Street (formerly known as Flatlands Place) to the south and Ashford Street (formerly known as Lower Ashford Street) to the west will be R7A.

c. A C2-4 commercial overlay will be mapped on the west side of Fountain Avenue between Egan Street (formerly known as Old Vandalia Street) and Vandalia Avenue.

d. A C2-4 commercial overlay will be mapped on the eastern portion of the block bounded by Vandalia Avenue on the north, Erskine Street on the east and Schroeders Avenue (formerly known as Erskine Place) on the south.

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:

a. The following new streets will be established on the City Map:

    1. Milford Street, between Egan Street (formerly known as Old Vandalia Street) and Vandalia Avenue.

    2. Locke Street, between Gateway Drive and Ashford Street (formerly known as Lower Ashford Street).

3. Egan Street, between Vandalia Avenue and Ashford Street (formerly known as Lower Ashford Street).

4. Jerome Street, between Schroeders Avenue (formerly known as Ashford Place) and Vandalia Avenue.

5. Walker Street, between Vandalia Avenue and Schroeders Avenue (formerly known as Ashford Place).

6. Schoreders Avenue, between Gateway Drive and Erskine Street.

b. The following streets will be eliminated, discontinued and closed:

1. Montauk Place, between Egan Street (formerly known as Old Vandalia Street) and Vandalia Avenue.

2. Milford Place, between Egan Street (formerly known as Old Vandalia Street) and Vandalia Avenue

3. Logan Place, between Egan Street (formerly known as Old Vandalia Street) and Vandalia Avenue.

4. Fountain Place, between Egan Street (formerly known as Old Vandalia Street) and Vandalia Avenue.

5. Fountain Street, between Gateway Drive and Erskine Street.

6. Walker Place, between Walker Street and Ashford Street (formerly known as Lower Ashford Street).

7. Elton Place, between Elton Street and Erskine Street.

8. Walker Street, between Fountain Street and Vandalia Avenue.

9. Ashford Street (formerly known as Lower Ashford Street), between Fountain Street and Schroeders Avenue (formerly known as Ashford Place).

10. Essex Street, between Schroeders Avenue (formerly known as Erskine Place) and Fountain Street.

11. Elton Street, between Fountain Street and a point 162 feet south of Schroeders Avenue (formerly known as Erskine Place/Ashford Place).

12. Berriman Place, between Schroeders Avenue (formerly known as Erskine Place) and Fountain Street.

13. Shepard Place, between Elton Place and Schoreders Avenue (formerly known as Erskine Place).

14. A portion of Erskine Street, between Elton Place and Shroeders Avenue (formerly known as Erskine Place).

3. MAPPED PARKS

To meet the objectives of this Plan, portions of existing mapped parks within the Area may be demapped and new parks and/or park additions mapped:

a. The following parks will be eliminated from the City Map:

1. The park bounded by Walker Street, Ashford Street (formerly known as Lower Ashford Street), Shroeders Avenue (formerly known as Ashford Place) and Walker Place.

2. The park bounded by Essex Street, Schroeders Avenue (formerly known as Erskine Place), Shepard Place and Elton Place.

b. The following parks will be established on the City Map:

1. A park bounded by Vandalia Avenue, Walker Street, Schroeders Avenue (formerly known as Ashford Place) and Ashford Street (formerly known as Lower Ashford Street).

2. A park bounded by Vandalia Avenue, Berriman Street (formerly known as Berriman Place), Schroeders Avenue (formerly known as Erskine Place) and Site 26A.

4. EASEMENTS

a. The following easements will be modified:

1. Sewer easement in the bed of Egan Street (formerly known as Old Vandalia Street), between Vandalia Avenue and Ashford Street (formerly known as Lower Ashford Street) will be extinguished. The balance of the easement will remain.

2. The Public Access Easement in the bed of Schroeders Avenue (formerly known as Erskine Place) between Ashford Street (formerly known as Lower Ashford Street) and Elton Street, will be extinguished.

3. The Public Access Easement located between Lower Ashford Street (to be eliminated) and Elton Street (to be eliminated) will be extinguished.

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, including but not limited to, any changes to the provisions of Section B.4, Section C.3.c, and Table A.

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 July 26, 2036, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Land Use
1	4443 4444 4452 4586	1 p/o 1 p/o 170 p/o 1		Park
2	4580 4586	p/o 2 p/o 1		Park
3a/b	4444 4445	p/o 1 p/o 1	4444/p/o 1; 4452/p/o 170 4445/p/o 1; 4446/p/o 1	Residential
3c	4452	p/o 170		Residential
3d	4452	p/o 170		Residential
3e/f	4445 4446	p/o 1 p/o 1		Residential
4	4447	p/o 1	Former Lots 1 and 2 aka Condo Nos. 3924, 3925	Residential & Local Commercial
5	4447	p/o 1	3	Park
6a	4448	p/o 1	1	Residential
6b	4448	p/o 1	50	Residential & Local Commercial
7a	4452	p/o 170		Residential
7b	4452	p/o 170	235	Residential & Local Commercial
7c	4452	p/o 170	280-290	Residential
8a	4452	p/o 170	204-207, 224-234, 236, 237	Residential
8b	4452	p/o 170	208-223	Residential
8c	4452	p/o 170	240-248, p/o 249, p/o 250, 253-260	Residential
8d	4452	p/o 170	p/o 249, p/o 250, 251, 252	Residential

EXHIBIT A (continued)

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Land Use
8e	4452	p/o 170	155-161, p/o 580	Residential
8f	4452	p/o 170	377-392	Residential
9	4452	p/o 170 p/o 400	471	Park
10	4452	p/o 170 p/o 400	393-399, 402-405	Residential
12a	4452	p/o 400	440-449, 468, 469	Residential
12b	4452	p/o 400	Former Lot 670 aka Condo. No. 3895	Residential & Local Commercial
12c	4452	p/o 400	451-459, 461-467	Residential
12d	4452	p/o 400	423	Residential & Local Commercial
12e	4452	p/o 400	406-420	Residential
13a	4452	p/o 170 p/o 400 p/o 1	502, 505, 515, 525, 535, 545, 555, 565, 575, p/o 580, 590	Regional Commercial
13f	4452	p/o 170	p/o 580	Landscape Buffer Zone
13g	4452 4586	p/o 400 p/o 170 p/o 1	4452/p/o 570	Landscape Buffer Zone
13h	4452	p/o 170 p/o 400	450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, p/o 570	Regional Commercial
14a	4449	p/o 1	1	Public and Semi-Public (school)
14b	4449	p/o 1	101-104	Residential & Local Commercial
14c	4449	p/o 1	105, 110	Residential & Local Commercial
15	4450	1	101-144, 7200	Residential
16a	4452	p/o 170 p/o 400	601-609, 622-633	Residential
16b	4452	p/o 170 p/o 400	610-621	Residential

EXHIBIT A (continued)

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Land Use
16c	4452	p/o 170 p/o 400	600	Residential & Local Commercial
17	4451	1	1	Public and Semi-Public (H.S. Field)
18a	4452	p/o 800	801-839	Residential
18b	4452	p/o 800	840-871	Residential
19a	4452	p/o 170 p/o 400	724-735	Residential
19b	4452	p/o 170 p/o 400	700	Residential & Local Commercial
19c	4452	p/o 170 p/o 400	701-723	Residential
20a	4452	p/o 170	190, 191	Residential & Local Commercial
20b	4452	p/o 170	917-934	Residential
22a	4586	p/o 872	876-888	Residential
22b	4586	p/o 872	872-875, 889-916	Residential
24	4452 4456	p/o 170 p/o 1	4452/935-944 4586/945-957	Residential
26a	4586	p/o 1	p/o 1	Residential
26b	4586	p/o 1	925	Park
27	4586	p/o 1	958-969	Residential
28	4586	p/o 1	4586/970-977 4452/p/o 580	Residential
29	4586	p/o 1	4452/301-342	Residential
31	4586	p/o 1	4452/343-374	Residential
33	4586	p/o 1	4452/375	Residential & Local Commercial

All mapped and/or built streets within the Project Boundary

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

ALL THAT certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Flatlands Avenue distant the following four (4) courses and distances from the point formed by the intersection of the southerly side of Flatlands Avenue with the westerly side of Fountain Avenue;

1. Westerly along the southerly side of Flatlands Avenue, 404.86 feet;

2. Westerly along the southerly side of Flatlands Avenue and along the arc of a curve bearing to the right having a radius of 239.65 feet and a delta angle of 18 degrees 45 minutes 42 seconds, a distance along said curb of 78.48 feet;

3. Westerly still along the southerly side of Flatlands Avenue 520.46 feet to the point formed by the intersection of the southerly side of Flatlands Avenue with the extension of the easterly side of Atkins Avenue;

4. Northerly perpendicular to the last course 120,11 feet to the point of intersection of the northerly side of Flatlands Avenue and the easterly side of Atkins Avenue, the true point or place of BEGINNING;

RUNNING THENCE from said point or place of beginning westerly along the northerly side of Flatlands Avenue to the westerly edge of Schenck Avenue Extension;

THENCE southerly along the westerly edge of Schenck Avenue Extension, and along the eastern edge of Hendrix Basin to the northerly edge of Shore Parkway;

THENCE easterly along the northerly edge of Shore Parkway to the westerly boundary of Fountain Avenue;

THENCE northerly along Fountain Avenue to a point distant 327.51 feet southerly from the corner formed by the intersection of the westerly side of Fountain Avenue with the southerly side of Flatlands Avenue;

THENCE westerly perpendicular to the last course 980.89 feet to the extension of the easterly side of Atkins Avenue;

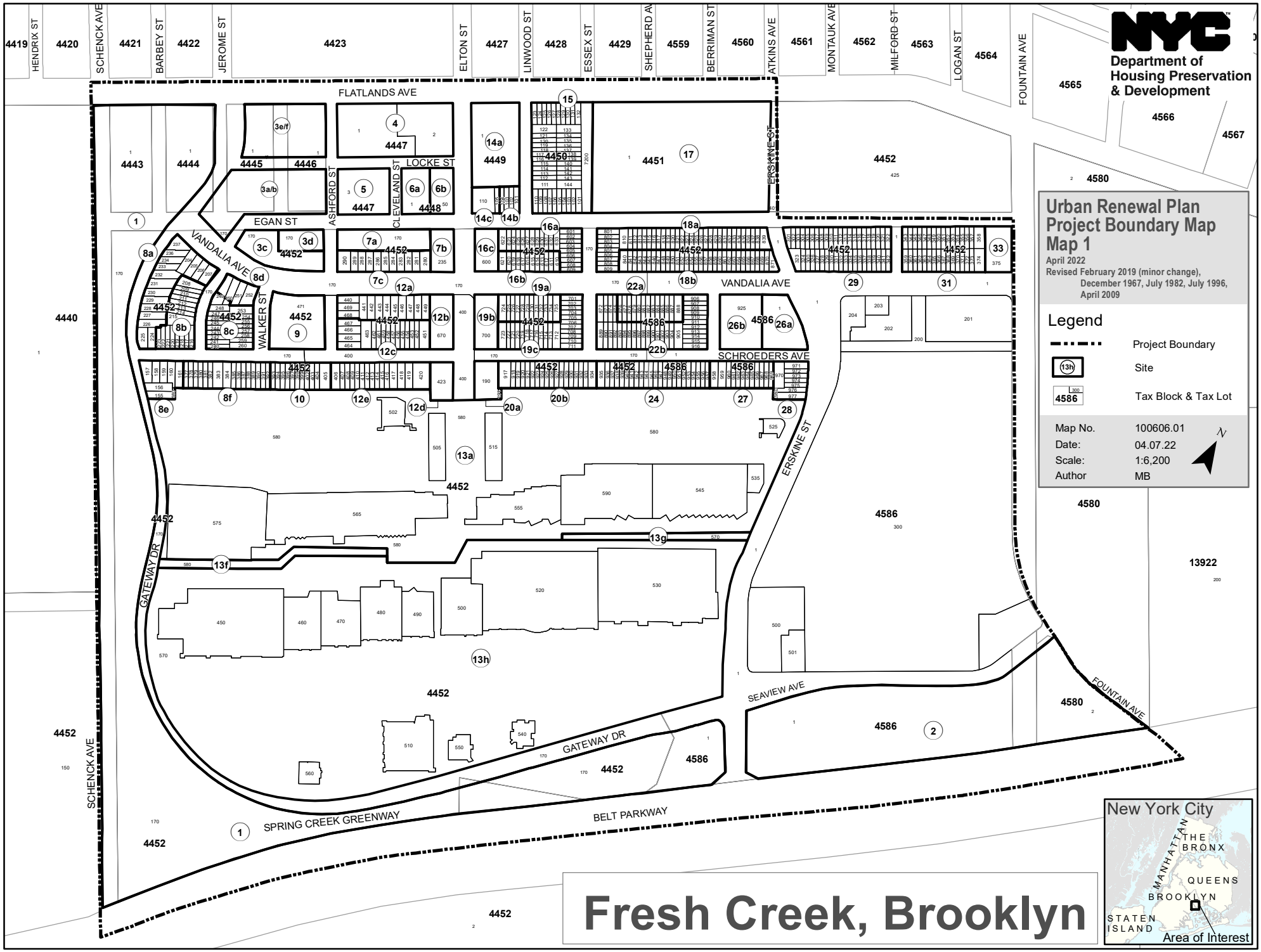
THENCE northerly along said extension 590,57 feet to the point or place of BEGINNING.

TABLE A

LAND USES AND DEVELOPMENT CONTROLS

Site #	Use	Acreage	Maximum Height (Stories)	Maximum Development	Construction Underway/Completed as of April 2022 (Approximate)
1	Park	30.82	N/A	N/A	N/A
2	Park	12.17	N/A	N/A	N/A
3a/b	Residential	2.46	4	200 DUs	0
3c	Residential	1.07	4	144 DUs	0
3d	Residential	0.48	4	40 DUs	0
3e/f	Residential	2.09	4	200 DUs	0
4	Residential & Local Commercial	2.54	8	287 DUs	287 DUs
5	Park	0.98	N/A	N/A	N/A
6a	Residential	0.55	4	40 DUs	0
6b	Residential & Local Commercial	0.47	8	50 DUs & 60,000 s.f.	50 DUs & 6,602 s.f.
7a	Residential	0.85	4	80 DUs	0
7b	Residential & Local Commercial	0.46	8	60 DUs & 7,000 s.f.	59 DUs & 4,578 s.f
7c	Residential	0.84	4	112 DUs	88 DUs
8a	Residential	1.55	4	160 DUs	16 DUs
8b	Residential	0.93	3	32 DUs	16 DUs
8c	Residential	0.85	3	38 DUs	17 DUs
8d	Residential	0.41	4	56 DUs	0
8e	Residential	1	4	64 DUs	56 DUs
8f	Residential	0.46	3	36 DUs	30 DUs
9	Park	1.35	N/A	N/A	N/A
10	Residential	0.71	3	24 DUs	24 DUs
12a	Residential	0.93	4	112 DUs	96 DUs
12b	Residential & Local Commercial	0.56	8	64 DUs & 9,000 s.f.	64 DUs & 8,326 s.f.
12c	Residential	1.13	4	46 DUs	44 DUs
12d	Residential & Local Commercial	0.39	8	80 DUs	80 DUs
12e	Residential	1.1	4	48 DUs	43 DUs
13a	Regional Commercial	40.23	2	630,000 s.f.	610,231 s.f.
13f	Landscape buffer	0.57	N/A	N/A	N/A
13g	Landscape buffer	0.45	N/A	N/A	N/A
13h	Regional Commercial	46.97	2	640,000 s.f.	634,769 s.f.
14a	Public and Semi-Public (school)	1.77	N/A	N/A	N/A
14b	Residential	0.23	3	10 DUs	10 DUs

14c	Residential & Local Commercial	0.22	8	29 DUs & 2,000 s.f.	29 DUs & 1,712 s.f.
15	Residential	2.27	3	54 DUs	54 DUs
16a	Residential	0.99	3	30 DUs	30 DUs
16b	Residential	0.58	4	36 DUs	36 DUs
16c	Residential & Local Commercial	0.46	8	59 DUs & 7,000 s.f.	59 DUs & 4,578 s.f.
17	Public and Semi-Public (H.S. Field)	7.84	N/A	N/A	N/A
18a	Residential	1.81	3	45 DUs	45 DUs
18b	Residential	1.45	3	64 DUs	64 DUs
19a	Residential	0.71	4	26 DUs	26 DUs
19b	Residential & Local Commercial	0.56	8	64 DUs & 9,000 s.f.	64 DUs & 8,326 s.f.
19c	Residential	1.21	3	28 DUs	28 DUs
20a	Residential & Local Commercial	0.39	8	47 DUs & 6,000 s.f.	47 DUs & 5,614 s.f.
20b	Residential	1.06	3	36 DUs	18 DUs
22a	Residential	0.67	3	24 DUs	24 DUs
22b	Residential	1.84	3	44 DUs	44 DUs
24	Residential	1.35	3	48 DUs	24 DUs
26a	Residential	0.8	N/A	191 DUs	0
26b	Park	0.96	N/A	N/A	N/A
27	Residential	0.68	3	24 DUs	24 DUs
28	Residential	0.45	3	14 DUs	7 DUs
29	Residential	1.9	4	112 DUs	42 DUs
31	Residential	1.61	3	64 DUs	32 DUs
33	Public and Semi-Public	0.41	N/A	N/A	N/A



Data Source: City of New York. DOF DTM Tax Lots 2022.03,16, LION r.19a; DoITT Parks Planimetric 2011; HPD Office of Neighborhood Strategies - Planning & Predevelopment.

City of New York. Department of Housing Preservation and Development. ONS - Planning & Predevelopment/Land Use & Policy/GIS.



Data Source: City of New York. DOF DTM Tax Lots 2022.03,16, LION r.19a; DoITT Parks Planimetric 2011; HPD Office of Neighborhood Strategies - Planning & Predevelopment.

City of New York. Department of Housing Preservation and Development. ONS - Planning & Predevelopment/Land Use & Policy/GIS.

FACT SHEET

FRESH CREEK URBAN RENEWAL PLAN

FOURTH AMENDMENT

April 2022

REASON FOR AMENDMENT:

A Fourth Amendment to the Fresh Creek Urban Renewal Plan ("FCURP") is proposed to allow for an increase in the total maximum number of dwelling units in Section C.3.c.1, an addition of an exempt location for height restrictions under Section C.3.c.2, an amendment to the land uses and to merge certain Urban Renewal Sites specified under Appendix A and an amendment to the land uses and development controls specified under Table A, to allow an increase in the density and height limitation that are specified on designated Urban Renewal Sites in the FCURA.

The proposed amendment will facilitate the construction of an eight-story mixed-use building with approximately 190 affordable units including approximately 134 Affordable Independent Residences for Seniors ("AIRS") housing units, one additional unit for the superintendent, and approximately 3,431 square feet of community facility space located on Site 26a of the FCURP. The proposed amendment will also facilitate the development of approximately nine four-story buildings containing approximately 560 affordable units on Sites 3a, 3b, 3d, 3e, 3f, 6a, and 7a in the FCURP.

Information on approximate construction underway and completed has been added to Table A to reflect recent changes in the FCURA, and the time schedule for the effectuation of the urban renewal plan has been updated.

SPECIFIC CHANGES:

(1) Section C.3.c.1 has been modified to allow an increase in the total maximum number of dwelling units from 2,477 to 2,668 dwelling units.

(2) Section C.3.c.2 has been modified to allow for the exemption of Site 26a from a height restriction of four stories.

(3) Map 2, Exhibit A, and Table A have been modified to reflect a land use change for Site 26a from Public and Semi-Public land use to Residential land use.

(4) Table A has been modified to assign 191 dwelling units as maximum permissible development for Site 26a.

(5) Map 1, Map 2, Exhibit A, and Table A have been modified to merge Sites 3a and 3b to form Site 3a/b, and Sites 3e and 3f to form Site 3e/f.

(6) Table A has been modified to reflect a redistribution of density on Sites 3a/b, 3d, and 3e/f. The total number of dwelling units permitted on Site 3a/b will be 200 units, on Site 3d will be 40 units, and on Site 3e/f will be 200 units.

(7) Table A has been modified to reflect minimal changes to the acreage of Sites 6a and 7a, from 0.53 acres and 0.84 acres to 0.55 acres and 0.85 acres respectively.

(8) Table A has been modified to include a "Approximate Construction Underway/Completed" column representing completed development in the FCURA

(9) All Sites have been updated to reflect current tax lot delineations

FOR INFORMATION ONLY
NOT PART OF THE URBAN RENEWAL PLAN
NOT PART OF ULURP APPLICATION