

**Block 1118, Lots 21-25, 27**

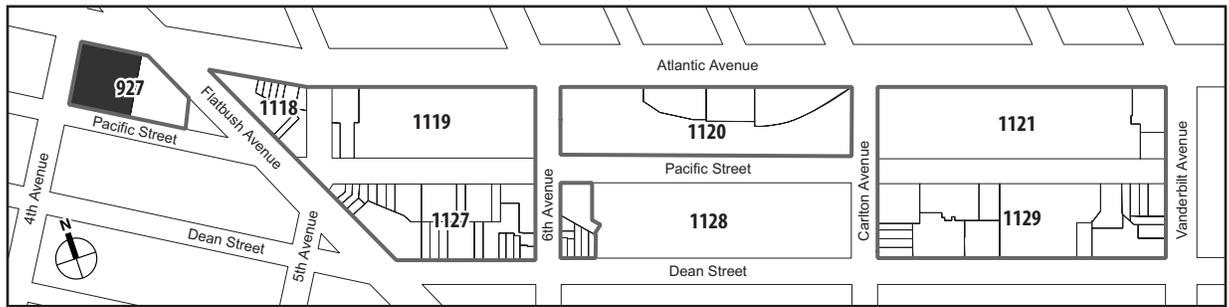


**Photograph 1118-21/27-G**



**Photograph 1118-21/27-H**

## Block 927, Lot 1



### Location, Use, Zoning, and Ownership

Lot 1 is located at 15 4th Avenue, between Atlantic Avenue and Pacific Street. The lot hosts a 30,300 gsf, one-story building currently occupied by a PC Richard & Son appliance store (see Photograph A). Lot 1 is located in a C6-2 zoning district. C6 districts are zoned for a wide range of high-bulk commercial uses requiring a central location, and generally accommodate uses such as corporate headquarters, large hotels, entertainment facilities, and mixed use buildings containing residential, retail, or other commercial uses. C6-2 districts have a maximum commercial FAR of 6.0 (with a bonus to 7.2). According to the New York City Department of Finance, lot 1 is currently owned by AJ Richard & Sons, Inc.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

There are no open building code violations associated with lot 1.

### Occupancy/Vacancy Status

As indicated above, the building on lot 1 is currently occupied by PC Richard & Son.

### Underutilization

Lot 1 is in a C6-2 zoning district with an FAR of 6.0. Situated at the corner of 4th and Atlantic Avenues, the lot occupies a highly visible location in the shopping and employment concentration that is anchored by Atlantic Terminal and Atlantic Center. Although the 30,780 sf lot can accommodate up to 184,680 zsf of built space under current zoning, it hosts a single-story 30,300 gsf building, utilizing only about 16 percent of the lot's development potential. At the time the lot was developed, the market conditions would not support a large-scale development using all of the development rights. As illustrated by Photograph B, the one-story PC Richard & Son building stands in stark contrast to the 34-story Williamsburg Savings Bank building (left), and the four stories of retail (center) and ten stories of office space (right) at Atlantic Terminal. Given its key location in the midst of one of the largest commercial districts in Brooklyn, lot 1 is critically underutilized.

## **Block 927, Lot 1**

### **Environmental Concerns**

Although lot 1 includes a recently built commercial structure and parking lot, fuel oil storage may have occurred on site prior to this redevelopment. Phase II sampling identified exceedances of criteria for metals, pesticides, and SVOCs in shallow soil samples, characteristic of historic fill as well as groundwater exceedances for metals, one SVOC, and two chlorinated VOCs, characteristic of regional groundwater conditions.

## Block 927, Lot I

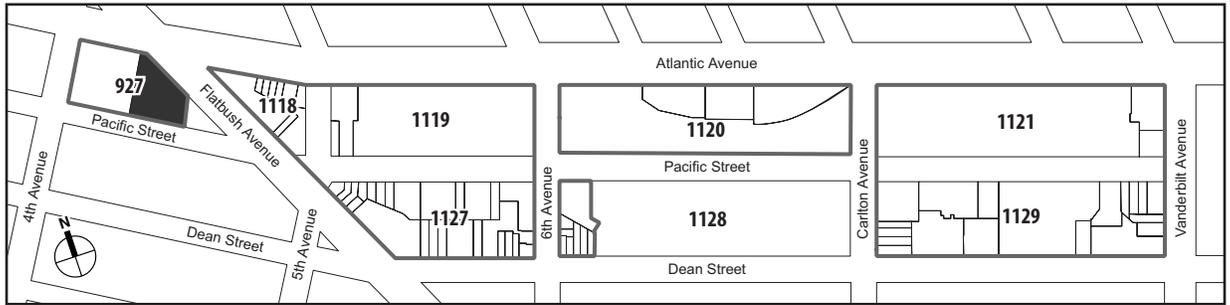


Photograph 927-I-A



Photograph 927-I-B

## Block 927, Lot 16



### Location, Use, Zoning, and Ownership

Lot 16 is located at 617 Pacific Street, with lot area fronting on both Flatbush Avenue and Pacific Street. This lot hosts a 16,950 gsf, one-story building currently occupied by a Modell's sporting goods store (see Photograph A). Lot 16 is located in a C6-2 zoning district. C6 districts are zoned for a wide range of high-bulk commercial uses requiring a central location, and generally accommodate uses such as corporate headquarters, large hotels, entertainment facilities, and mixed use buildings containing residential, retail, or other commercial uses. C6-2 districts have a maximum commercial FAR of 6.0 (with a bonus to 7.2). Lot 16 is currently owned by AYDC.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

There are no open building code violations associated with lot 16.

### Occupancy/Vacancy Status

As indicated above, the building on lot 16 is currently occupied by a Modell's sporting goods store, under a lease with AYDC.

### Underutilization

As indicated above, lot 16 is in a C6-2 zoning district with an FAR of 6.0. The lot, situated at the corner of 4th Avenue and Atlantic Avenue, occupies a highly visible location in the shopping and employment concentration that is anchored by Atlantic Terminal and Atlantic Center. Although the 23,150 sf lot can accommodate up to 138,920 zsf of built space under current zoning, it hosts a single-story 16,950 gsf building, utilizing only about 12 percent of the lot's development potential. At the time the lot was developed, the market conditions would not support a large-scale development using all of the development rights. As illustrated in Photograph B and discussed above under the profile for Block 927, lot 16, the one-story Modell's building stands in stark contrast to the 34-story Williamsburg Savings Bank building (left), and the four stories of retail (center) and ten stories of office space (right) at Atlantic Terminal. Given its key location in the midst of one of the largest commercial districts in Brooklyn, lot 16 is critically underutilized.

## **Block 927, Lot 16**

### **Environmental Concerns**

Although lot 16 includes a recently built commercial structure and parking lot, fuel oil storage may have occurred on site prior to this redevelopment. Phase II sampling identified exceedances of criteria for metals, pesticides, and SVOCs in shallow soil samples, characteristic of historic fill as well as groundwater exceedances for metals, one SVOC, and two chlorinated VOCs, characteristic of regional groundwater conditions.

**Block 927, Lot 16**

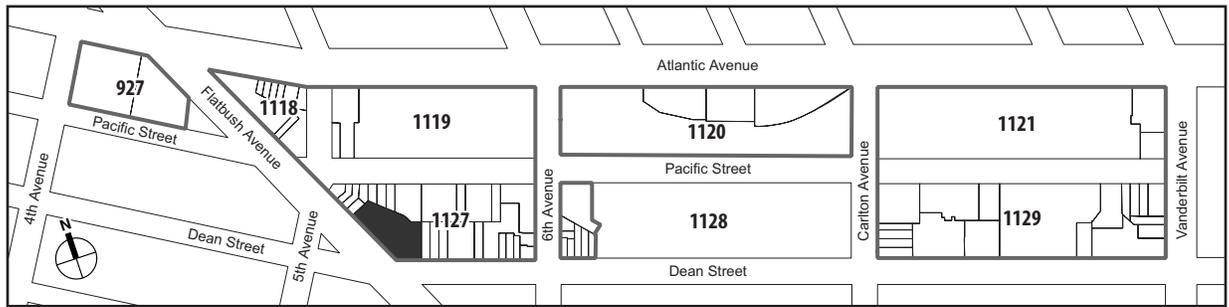


**Photograph 927-16-A**



**Photograph 927-16-B**

## Block I 127, Lot 1



### Location, Use, Zoning, and Ownership

Lot 1 is located at 195 Flatbush Avenue at the intersection of Flatbush Avenue and Dean Street. The lot is occupied by a Mobil gas station and service center (see Photograph A). Lot 1 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 1 is owned by AYDC, which purchased the property in March 2006.

### Unsanitary and Unsafe Conditions

The structures located on lot 1 itself appear to be in fair condition. However, the façade on the building east of lot 1 (lot 56), which faces the gas station and parking area, is in poor condition. As shown in Photograph B, the façade has been plastered over and is painted with graffiti. The plaster has crumbled in areas, exposing the underlying brick. In addition, as shown in Photographs C and D, portions of the lot's asphalt surface are pot holed (Photograph C shows a drainage grate near the lot's entrance that has sunk below grade) and areas of the sidewalk surrounding the lot are cracked and uneven.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

There are no open building code violations associated with lot 1.

### Occupancy/Vacancy Status

As indicated above, lot 1 is currently occupied by a Mobil gas station and service area.

### Underutilization

As indicated above, lot 1 is in an R7A zoning district, with a C2-4 overlay and an FAR of 4.0. Although the 18,574 sf lot can accommodate up to 74,296 zsf of built space under current zoning, it hosts a one-story 1,913 gsf building, utilizing less than 3 percent of the lot's development potential.

### Environmental Concerns

The Phase I ESA identified known subsurface contamination on lot 1. The site is undergoing remediation within the jurisdiction of the New York State Department of Environmental Conservation Spills Program. The contamination includes petroleum-related volatile organic compounds in the soil and groundwater, as well as floating gasoline on the water table. In addition to the active spill, there are also

## **Block 1127, Lot 1**

six closed spill numbers on the property. There are active underground petroleum storage tanks on the site, and historic tanks may be present. Repair operations at the facility include the use of hydraulic lifts and typical automotive repair fluids. Therefore, additional contamination could potentially be present associated with repair operations, especially around the hydraulic lifts and site drainage structures. Historically, the site contained a printing use. The lot also has an E-designation on file with DOB for issues related to hazardous materials.

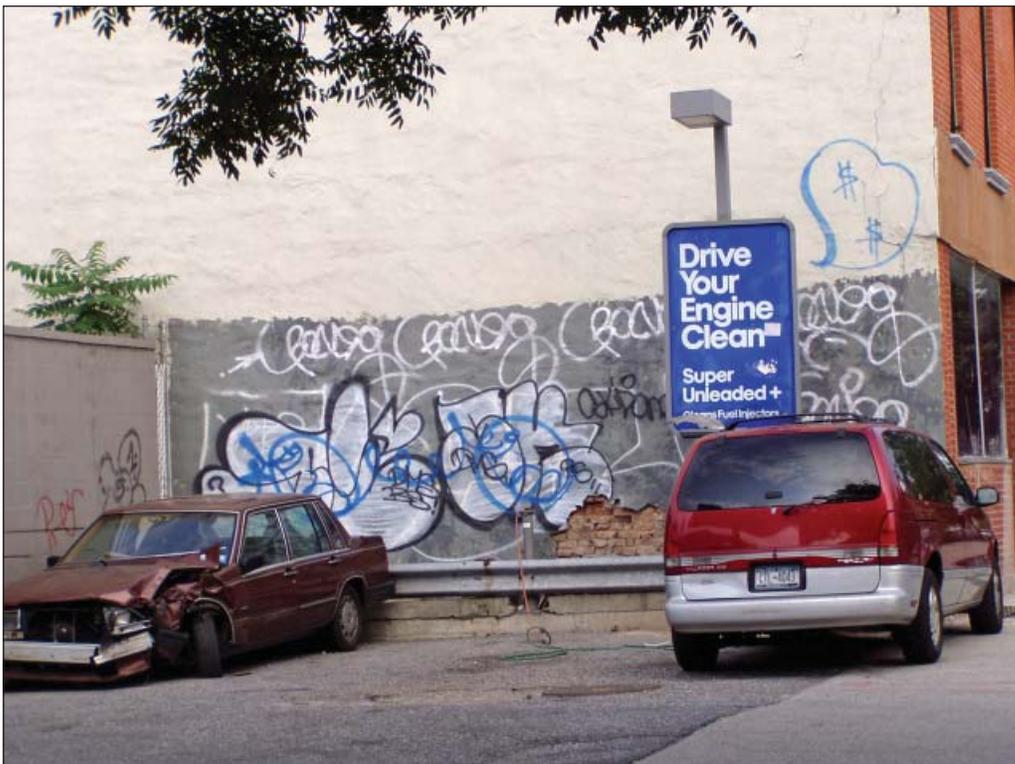
### **Miscellaneous**

According to the title agency New York Land Services, lot 1 had outstanding water bills amounting to \$4,390.84 at the time AYDC acquired the property.

## Block I 127, Lot I



Photograph I 127-I-A



Photograph I 127-I-B

# Block I 127, Lot I

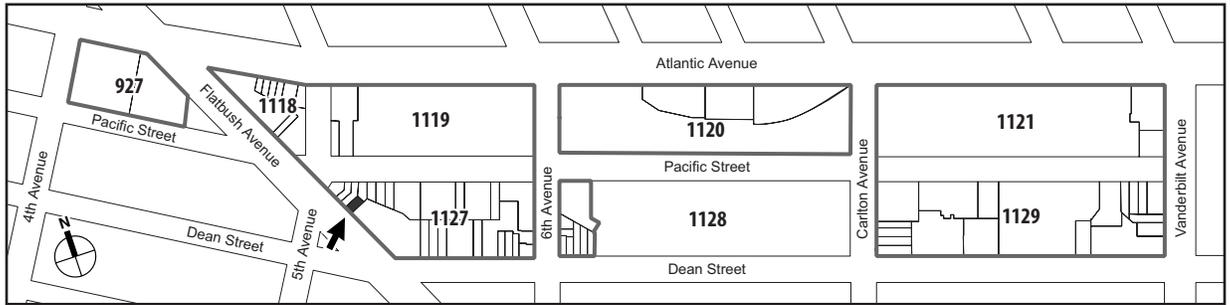


Photograph I 127-I-C



Photograph I 127-I-D

## Block 1127, Lot 10



### Location, Use, Zoning, and Ownership

Lot 10 is located at 193 Flatbush Avenue between Dean and Pacific Streets. The lot is occupied by a four-story, 5,350 gsf residential building with ground floor commercial use (see Photograph A). Lot 10 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 10 is owned by AYDC, which purchased the property in April 2005.

### Unsanitary and Unsafe Conditions

Apart from the peeling paint and loose brickwork on the building's eastern wall (see Photograph B), no unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

There are no open building code violations associated with lot 10.

### Occupancy/Vacancy Status

The three residential units on the upper floors of the building were vacated shortly after the building was purchased by its current owner, and the business that was operating in the ground floor space vacated the building on March 31, 2006 when its lease expired.

### Underutilization

Based on current zoning, lot 10 is fully utilized.

### Environmental Concerns

The Phase I ESA indicated there were no historic or current uses of potential concern on lot 10. Fuel oil tank(s), a potential source of subsurface contamination, were historically present on lot 10 based on DOB records. No Phase II ESA sampling was completed on lot 10.

**Block 1127, Lot 10**

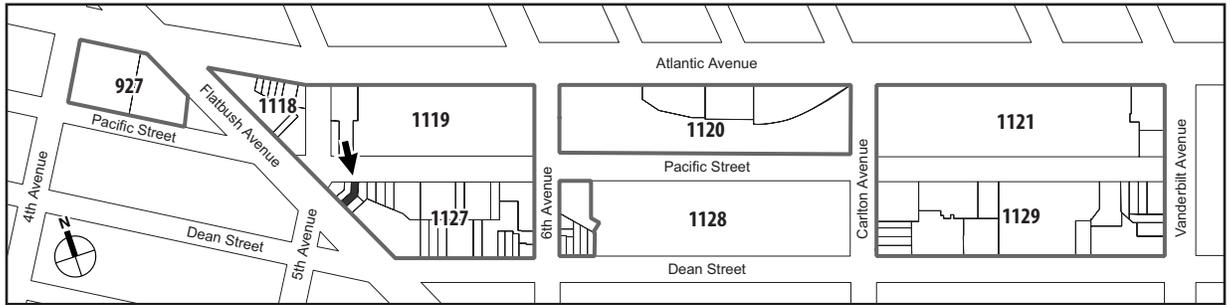


**Photograph 1127-10-A**



**Photograph 1127-10-B**

## Block 1127, Lot 11



### Location, Use, Zoning, and Ownership

As shown in the map above, lot 11 runs across the narrow western end of Block 1127 and fronts on both Flatbush Avenue and Pacific Street. The southern portion of the lot hosts a two-story mixed-use residential and commercial building located at 191 Flatbush Avenue (see Photograph A) and the northern portion of the lot hosts a two-story mixed use residential and commercial building located at 616 Pacific Street (see Photograph B). The buildings contain a combined 6,092 gsf of space.

Lot 11 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 11 is owned by AYDC, which purchased the property in July 2005.

### Unsanitary and Unsafe Conditions

As shown in Photograph C, the sidewalk in front of the Pacific Street portion of lot 11 is cracked in many places and weeds are growing through the cracks closest to the curb.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

Lot 11 has two open building code violations (see Appendix B). The first was issued in 1992 for work without a permit. Information on the second violation was not available from the DOB Building Information System.

### Occupancy/Vacancy Status

There were two commercial tenants on lot 11 who vacated the property in January 2006 pursuant to a contract with AYDC. The two residential units on lot 11 were vacated after a legal dispute with the prior owner and pursuant to a negotiated settlement with AYDC.

### Underutilization

Based on current zoning, lot 11 is fully utilized.

## **Block 1127, Lot 11**

### **Environmental Concerns**

The Phase I ESA identified no characteristics of lot 11 that were indicative of potential environmental concern from current or historic uses. Documentary evidence of an historic fuel oil tank was noted as a potential source of contamination, but no fuel oil storage tank was observed on the property—although an area of the basement was inaccessible to inspection. No Phase II sampling was completed on lot 11.

**Block I 127, Lot 11**



**Photograph I 127-11-B**



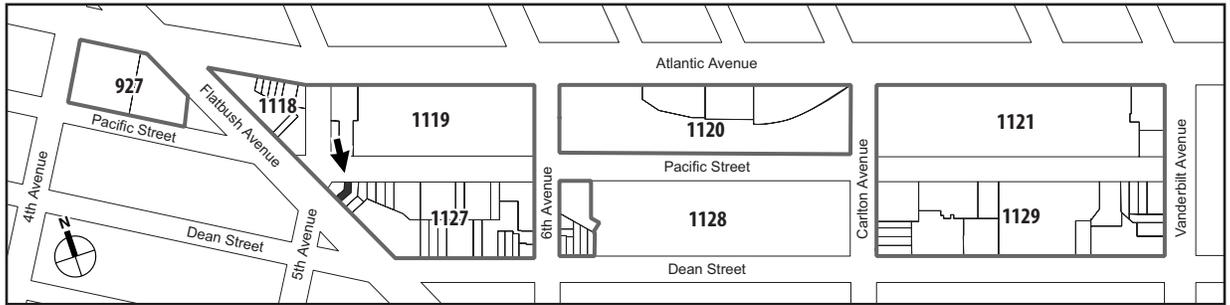
**Photograph I 127-11-A**

## Block I 127, Lot 11



Photograph I127-11-C

## Block 1127, Lot 12



### Location, Use, Zoning, and Ownership

Lot 12 is located at 189 Flatbush Avenue. As shown in the map above, the lot runs across the narrow western end of Block 1127 and fronts on both Flatbush Avenue and Pacific Street. The southern portion of the lot hosts a vacant three story mixed use residential and commercial building fronting Flatbush Avenue (see Photograph A) and the northern portion of the lot hosts a vacant one story building fronting Pacific Street (see Photograph B). Combined, the buildings contain 2,642 gsf of space.

Lot 12 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 12 is owned by AYDC, and was vacant when purchased in April 2005.

### Unsanitary and Unsafe Conditions

The façade of the building fronting Pacific Street is deteriorating in the area surrounding the gated doorway. The concrete platform in front of the building is chipped and there is a gap between the eastern part of the platform and the underlying sidewalk (see Photograph B). There is graffiti painted on the lower façade of the building fronting Flatbush Avenue (see Photograph A) and as shown in Photographs A and C, paint is flaking off of the facade that faces the adjacent vacant property (lot 13). A large vertical crack runs along that same side of the building, close to Flatbush Avenue.

### Indications of Structural Damage

The vertical crack that runs almost the entire length of the building fronting Flatbush Avenue (see Photographs A and C) may be indicative of some structural degradation. However, a structural due diligence survey has not been conducted for this lot.

### Building Code Violations

Lot 12 has 22 open building code violations, dating from 1990 to 2003 (see Appendix B). Three of the violations are for making building alterations without a valid certificate of occupancy. Fourteen violations are for failure to maintain the boiler. Information on the remaining five violations was not available from the DOB Building Information System.

### Occupancy/Vacancy Status

Both buildings on lot 12 are vacant and were vacant prior to acquisition by the current owner. According to the current owner, the buildings have been vacant for several years.

## **Block 1127, Lot 12**

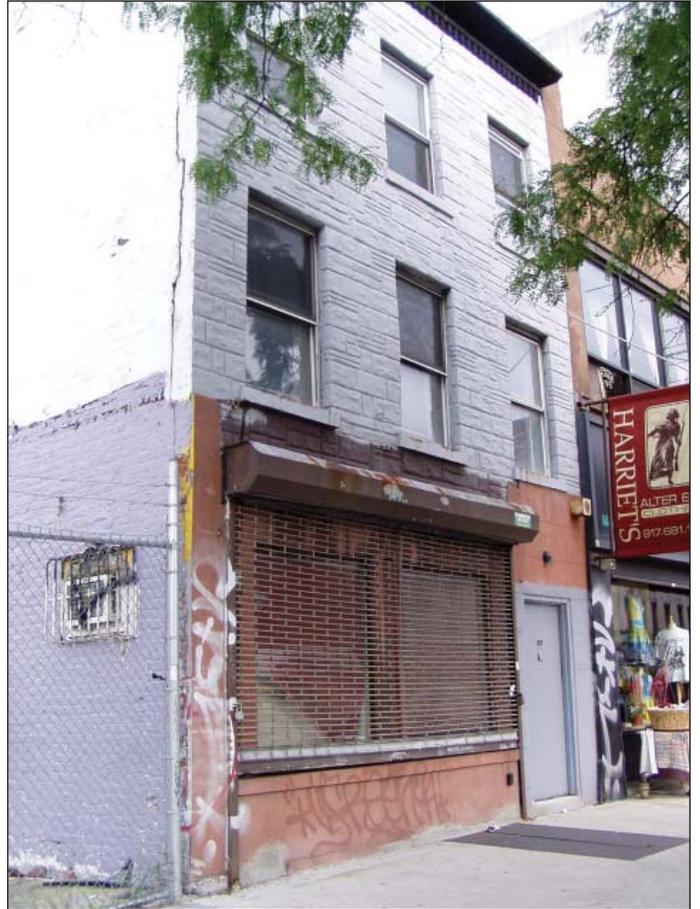
### **Underutilization**

As indicated above, lot 12 is in an R7A zoning district with a C2-4 overlay. Although the 1,126 sf lot can accommodate up to 4,504 zsf of built space under current zoning, the buildings on the lot are a combined 2,642 gsf—less than 60 percent of what is allowable under current zoning.

### **Environmental Concerns**

The Phase I ESA identified no characteristics of lot 12 that were indicative of potential environmental concern related to current or historic site uses. No evidence of storage tanks on lot 12 was noted. There was no evidence of site-related soil contamination based on shallow Phase II soil sampling.

**Block 1127, Lot 12**



**Photograph 1127-12-A**



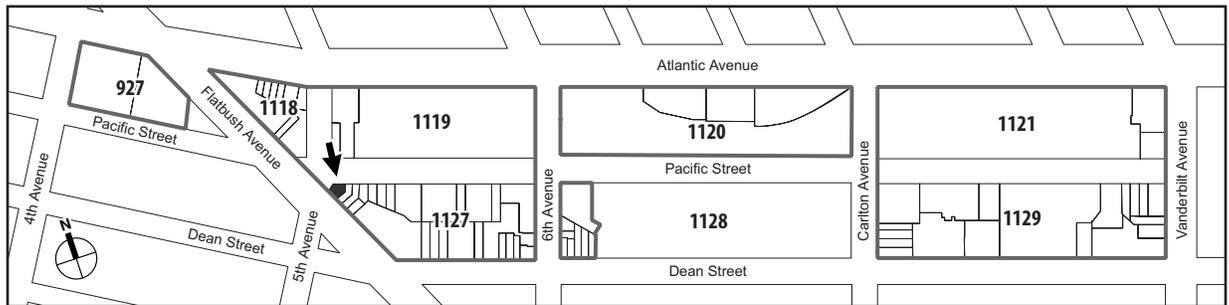
**Photograph 1127-12-B**

## Block 1127, Lot 12



Photograph 1127-12-C

## Block I 127, Lot 13



### Location, Use, Zoning, and Ownership

Lot 13 is a small, vacant, irregularly shaped lot located at 185 Flatbush Avenue, at the corner where Pacific Street, 5th Avenue, and Flatbush Avenue converge (see Photograph A). Lot 13 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 13 is owned by AYDC, which purchased the property in April 2005.

### Unsanitary and Unsafe Conditions

As shown in Photograph B, a sunken concrete slab—possibly a remnant from a structure previously located on lot 13—covers about a third of the lot area. Tall weeds grow in the crack between this concrete slab and the building on lot 12, and the portion of the lot that is not covered by the slab is also overgrown with vegetation (see Photographs B and C).

### Indications of Structural Damage

There are no structures located on lot 13.

### Building Code Violations

Lot 13 has four open building code violations (see Appendix B). Two of the violations, dated 1997 are for work without a permit and refer to a 12' by 20' structure being erected for use as a flower stand. Information on the remaining two violations was not available from the DOB Building Information System.

### Occupancy/Vacancy Status

As indicated above, lot 13 is a vacant lot. Based on information from the DOB Building Information System, demolition permits were issued in 1974 and 1982 and no development (other than the flower stand mentioned above) has occurred on the site since that time.

### Underutilization

Lot 13 is in an R7A zoning district with a C2-4 overlay. Although the 1,690 sf lot can accommodate up to 6,760 zsf of built space under current zoning, the lot is currently vacant. Considering its highly visible location, at the intersection of two major avenues and Pacific Street, the lot is highly underutilized.

## **Block 1127, Lot 13**

### **Environmental Concerns**

The Phase I ESA identified no site uses on lot 13 that would indicate the potential for subsurface contamination. DOB records indicated the presence of a historic fuel oil tank, which is a potential concern, however. Phase II sampling identified elevated levels of semi-volatile organic compounds in deeper soil samples and VOCs in groundwater samples, potentially site-related.

## Block I 127, Lot 13



Photograph I 127-13-A



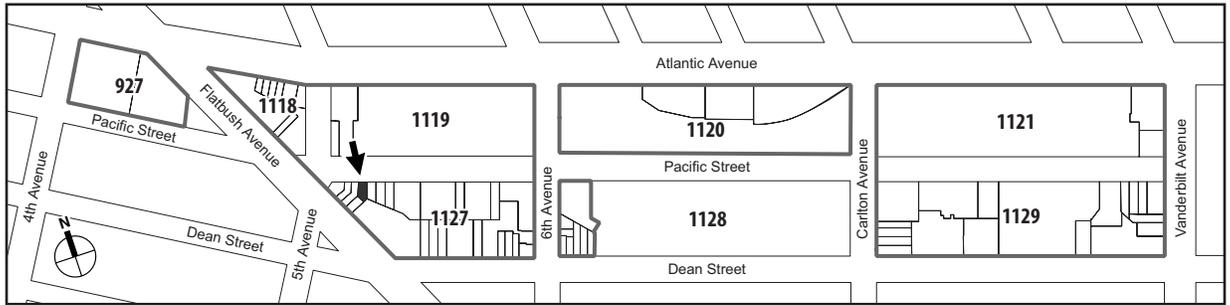
Photograph I 127-13-B

**Block I 127, Lot 13**



**Photograph I 127-13-C**

## Block I 127, Lot 18



### Location, Use, Zoning, and Ownership

Lot 18 is located at 618 Pacific Street between 5th and 6th Avenues. The lot hosts a three-story, 2,850 gsf multifamily residential building (see Photograph A). Lot 18 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 18 is owned by the US Department of Housing and Urban Development (HUD).

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

Lot 18 has six open building code violations (see Appendix B). Four of the violations (two from 1999 and two from 2001) are for work without a permit. One, dated 1999, is for failure to maintain the building and cites an unenclosed boiler room as a hazard. The sixth violation, also dated 1999, is for occupancy contrary to what is allowed by the certificate of occupancy.

### Occupancy/Vacancy Status

All four residential units in the building located on lot 18 are currently vacant. The building has been wholly vacant since September 2005.

### Underutilization

Lot 18 is in an R7A zoning district with a C2-4 overlay. Although the 1,337 sf lot can accommodate up to 5,348 zsf of built space under current zoning, it currently hosts a 2,850 gsf building, utilizing only 53 percent of the lot's development potential.

### Environmental Concerns

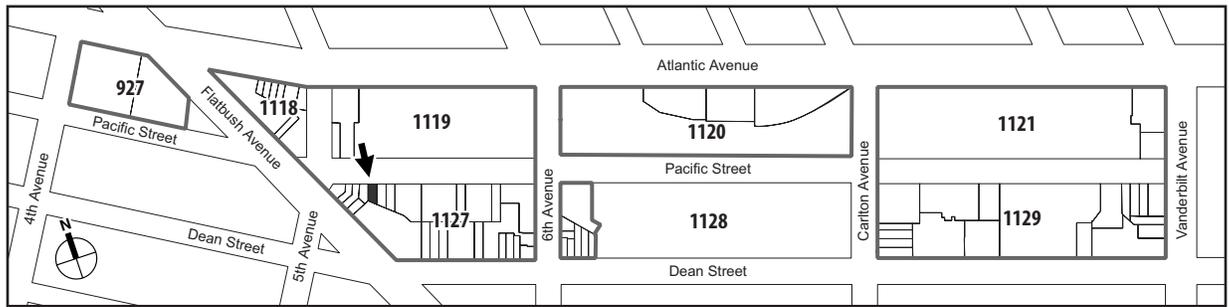
The Phase I ESA identified no current or historic uses on lot 18 that would indicate the potential for environmental concern. An aboveground fuel oil storage tank in the basement, however, was noted as a potential source of contamination. No Phase II ESA sampling was completed on lot 18.

**Block I 127, Lot 18**



**Photograph I 127-18-A**

## Block 1127, Lot 19



### Location, Use, Zoning, and Ownership

Lot 19 is located at 620 Pacific Street, between 5th and 6th Avenues. Until Spring 2006, the lot was occupied by a vacant two-story, 3,158 gsf structure, which was formerly an auto repair shop (see Photograph A). The building was demolished by AYDC with approval from ESDC because of its dangerously deteriorated condition, as described below.

Lot 19 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 19 is owned by AYDC, which purchased the property in April of 2006.

### Unsanitary and Unsafe Conditions

As indicated above, the building on lot 19 was demolished in Spring 2006. Although the façade of the 3,158 gsf building appeared to be physically intact with the exception of some peeling paint and several broken windows in the front, the interior of the building was in extremely poor condition, suffering from years of neglect. A pit in the ground floor (perhaps used in auto repair) covered almost the entire length of the building and was littered with pieces of broken wood beams and old window parts (see Photograph B). The ceiling was stripped bare with exposed electrical wiring hanging from lighting fixtures. The staircase joining the first and second floors was severely damaged with crumbling walls and heavy construction debris scattered throughout (see Photograph C).

### Indications of Structural Damage

A structural due diligence survey, completed by LZA Technology in November 2004 (see Appendix A), indicated that the building on lot 19 was in danger of collapse and recommended that the building be demolished because it posed an immediate threat to health and safety. As shown in Photograph D, there was a large hole in the roof of the building, and insulation material hung from the roof ceiling. There was excessive damage to the walls on the second floor of the building (e.g., peeling plaster and torn plywood), some of which probably occurred as a result of the open roof. The LZA report states that active leaks throughout the building, along with numerous cracked and broken glass window panes, had left the building permanently exposed to the elements, and that continued deterioration would have eventually led to additional local collapses of the timber floor and roof joist systems. The report further indicates that the structure was extremely dangerous and could have collapsed at any time.

### Building Code Violations

Lot 19 has four open DOB violations (see Appendix B). One of the violations, dated 1996, was for failure to maintain the building and cites broken beams, a partially collapsed roof, and a sagging and defective floor. Two of the violations, dated 1994 and 1996, are for occupancy contrary to what is permitted

## **Block 1127, Lot 19**

by the Certificate of Occupancy. Information on the fourth violation was not available from the City's Building Information System.

### **Occupancy/Vacancy Status**

The building on lot 19 was vacant when it was purchased by AYDC. According to the prior property owner, the building had been vacant for several years.

### **Underutilization**

As indicated above, lot 19 is in an R7A zoning district, with a C2-4 overlay and an FAR of 4.0. Although the 1,450 sf lot can accommodate up to 5,800 zsf of built space under current zoning, it previously hosted a two-story 3,158 gsf building, utilizing only 54 percent of the lot's development potential.

### **Environmental Concerns**

A Phase I ESA indicated that there is a potential for soil and groundwater contamination from site uses due to the following noted environmental conditions: evidence of former auto repair operations, debris and drums on the property, and a reported illegal auto repair operation in DOB records. The Phase I ESA identified the potential for subsurface contamination associated with the following site uses on lot 19: evidence of former auto repair operations, including related signs, debris, and drums, and evidence of potential historic gasoline tanks and a fuel oil tank. No Phase II ESA sampling has been completed on this lot.

### **Miscellaneous**

According to the title agency New York City Land Services, lot 19 had outstanding water bills amounting to \$28,178.22 at the time AYDC acquired the property. In addition, there were previously tax liens in excess of \$450,000 on the property. These liens were sold between 1998 and 2005 pursuant to six separate agreements.

**Block 1127, Lot 19**



**Photograph 1127-19-A**



**Photograph 1127-19-B**

**Block 1127, Lot 19**



**Photograph 1127-19-C**



**Photograph 1127-19-D**