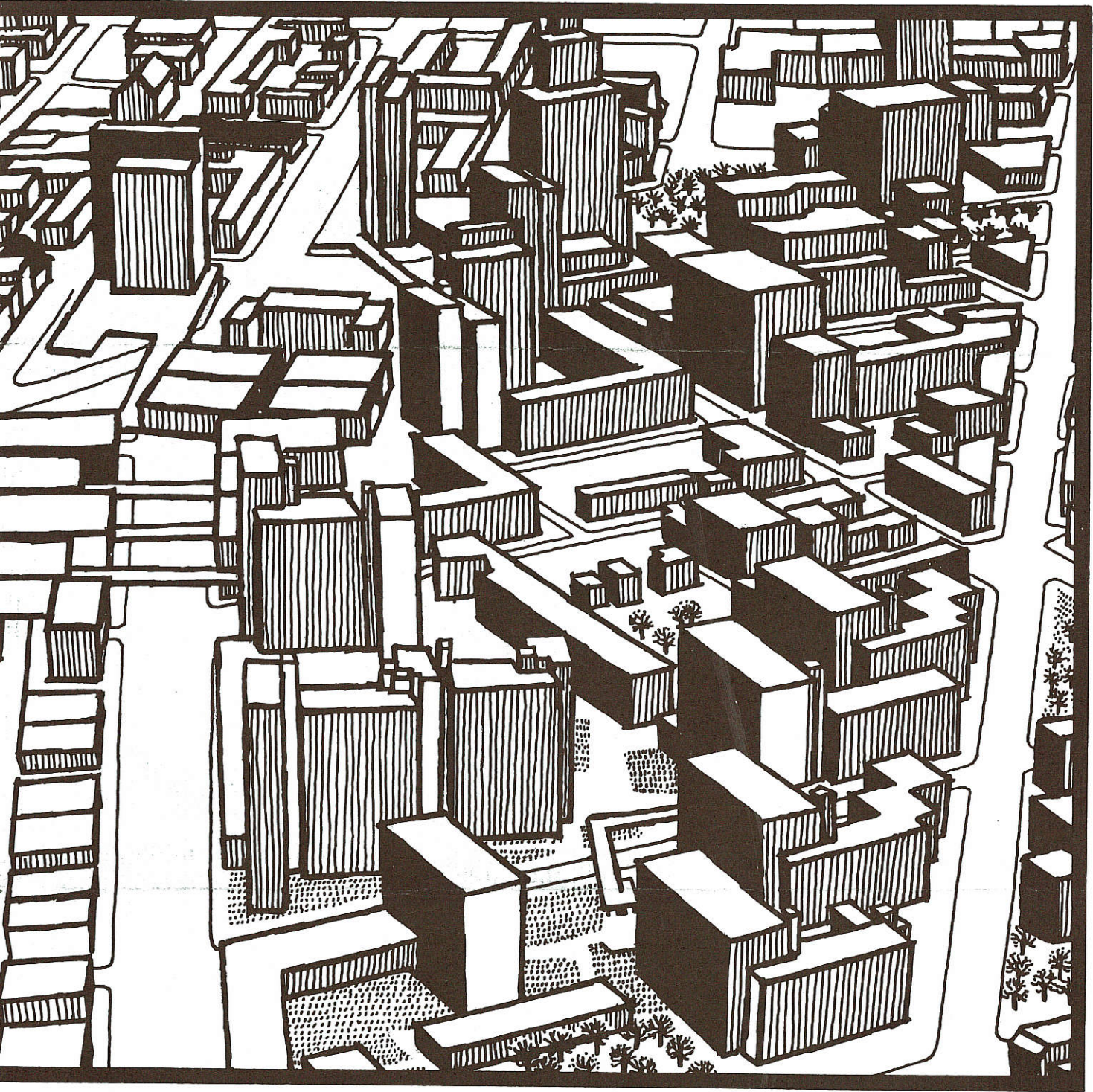


ATLANTIC TERMINAL



an urban center for fort greene

FORT GREENE NON-PROFIT IMPROVEMENT CORPORATION

ATLANTIC TERMINAL AN URBAN CENTER FOR FORT GREENE

Atlantic Terminal is new modern housing, 2400 apartments for low and moderate income families. It is outdoor and indoor recreational facilities, child care and family health centers, convenient shopping.

Atlantic Terminal is an educational complex with facilities for Headstart programs through Senior college. The new campus of Baruch College, a four year, tuition free, open enrollment branch of the New York City University System will be located in Atlantic Terminal. There will also be a new 1,000 pupil elementary school; P85K, a special "600" school; an academic high school and the private Seventh Day Adventist Church School.

Atlantic Terminal is Community Planned and Community Controlled Urban Renewal. Through the Fort Greene Non-Profit Improvement Corporation the community has strong control of the entire Urban Renewal project. This will insure that when completed Atlantic Terminal will have been planned to meet the needs of the Fort Greene community.

WHAT IS THE FORT GREENE NON-PROFIT IMPROVEMENT CORPORATION?

In June 1968, the Fort Greene Non-Profit Improvement Corporation was organized by residents of Fort Greene. The majority of the members of its Board of Directors are tenants and homeowners who live within the urban renewal site. The other members of the Corporation are off-site residents of Fort Greene and representatives of major organizations, block associations, and institutions, including churches in the vicinity.

As a non-profit builder the Fort Greene Non-Profit Improvement Corporation will get many privileges from the Federal and City governments. They will pass these benefits on to the residents of the Atlantic Terminal project in terms of lower rents. For instance, the Corporation will get the land for its buildings from the City at a lower cost; interest on its mortgages will cost less; the property

will be partially exempt from real estate taxes.

New York State laws are very strict about non-profit corporations. No member of the Board of Directors of the Fort Greene Non-Profit Improvement Corporation is allowed to receive any money from it, nor are members permitted to do business with the Corporation. Everybody who serves on the Board of Directors donates his time to the community.

OBJECTIVES

In January 1969 the Fort Greene Non-Profit Improvement Corporation was designated sponsor by the New York City Housing and Development Administration of 2,000 apartments to be built in the Atlantic Terminal Urban Renewal Area. The Atlantic Terminal Urban Renewal Project is the largest single project in N.Y.C. to be built by a community group. As a condition of its sponsorship the Corporation was told by New York City that it must be responsible for preparing and submitting a land-use concept plan for the entire Urban Renewal Site.

Coordinating with the architects for Baruch College, the Board of Education and the New York City Housing Authority, the other major builders in the renewal area, the Corporation's architects, Bond, Ryder Associates prepared the land-use plan. Their work was completed in the spring of 1969. At that time members of the Corporation, the architects and the Liaison Committee for the Atlantic Terminal Urban Renewal Area brought the plans to the community and discussed them with members of every block association in the renewal area. That series of meetings was climaxed by a community wide public meeting. Everybody living in Fort Greene had the opportunity to view the plans, make suggestions and ask questions. The comments of the community, and some of the changes that were suggested were incorporated into the site plan before it was submitted to the City in July 1969.

In October 1969, the site plan was sent back to the Corporation with some modifications that were insisted upon by the City. These changes were discussed by the Corporation with the elected Liaison Committee. In December 1969, a final plan

was agreed upon and approved by the Corporation and the City.

The first commitment of the Corporation as a community group is to provide the best possible housing for people at the lowest possible rent level. These rent levels will be based on the actual cost of construction, the cost of the FHA (Federal Housing Administration) mortgage and the income of each individual family. It will only be possible to know the building and the mortgage cost after a construction contract is signed. However, because the builder of the project, the Fort Greene Non-Profit Improvement Corporation, is by law not permitted to profit from the housing the rents will be lower than similar buildings constructed by private builders.

The second commitment of the Corporation is to use the Atlantic Terminal construction, and later its operation to provide jobs for community people. These jobs include construction contracts for minority group contractors, employment for community people in building the project, and job training for men who have been excluded from the building trades.

The Atlantic Terminal will also provide community people with the opportunity to learn housing management and operations and to work as professionals and para-professionals in the Community and Day Care Centers.

THE PROJECT

There will be 2,400 new apartments built in the Atlantic Terminal Urban Renewal Area. One thousand of these apartments will be for low income families eligible for public housing. Four hundred of these 1,000 apartments will be in buildings constructed, owned, maintained and operated by the New York City Housing Authority. Six hundred of the low income apartments will be located in buildings owned, operated, built and maintained by the Fort Greene Non-Profit Improvement Corp. These six hundred apartments will be intermingled in buildings that will also house 1,400 moderate income families.

The fourteen hundred units of moderate income housing will all be built by the Fort Greene

Non-Profit Corporation. The Corporation will rent these apartments to families whose incomes place them just above public housing level.

All apartments will be available first to residents who presently live within the Urban Renewal Area and who must be relocated. Once all these people are settled in their new homes, the remaining apartments will be rented to the public at large.

The apartments will range in size from no bedroom efficiencies to 5 bedrooms, and therefore the development will accommodate very large families, medium sized and small families, the elderly and the single.

THE HISTORY

Years of deterioration and neglect caused a serious housing crisis in the Atlantic Terminal area. In 1963, the New York City Planning Commission took the first small step to remedy the situation by designating the Atlantic Terminal Urban Area. Four years later, in 1967, after many community meetings, a community advisory board, the Liaison Committee for the Atlantic Terminal Urban Renewal Area, was elected at a public meeting. This representative group of community people, home owners, tenants, businessmen and representatives of churches met with City officials to determine the direction planning the Urban Renewal would take.

The Urban Renewal area is bounded on the south by Pacific Street, on the east by Vanderbilt Avenue, on the north by Greene Avenue, Hanson Place and State Street and on the west by Third and Fourth Avenues. This is the area where decayed housing, ugly factory buildings and some institutions exist side by side with decent and well preserved residential buildings.

Only 60% of the land in that area will be cleared for new construction. Much of the low brownstone type housing, as well as the institutions and most of the churches will be retained. Owners of these buildings are eligible for low cost federal rehabilitation loans. Some of the homeowners within the area have, in fact, already received their funds and have started rehabilitation work.

In the early stages of planning the Atlantic Terminal project was delayed until the City could find a new site for the old Fort Greene Meat Market. This market has been a source of irritation to residents of Fort Greene for more than 50 years and is largely responsible for the deterioration of a large part of the Urban Renewal Area.

The City first promised the Liaison Committee that the market would be gone by the Spring of 1970 and that the land would then be available for construction early in 1971. The promises to remove the meat market have been repeatedly broken. It is still in operation and will remain in Fort Greene for at least another three years.

However, the Fort Greene Non-Profit Improvement Corporation will not permit the Atlantic Terminal project to be delayed any longer. People in this community need decent housing at reasonable rents. Therefore, in spite of the problems, the Corporation is moving forward and in 1971 construction of 800 new apartments will begin.

STAGE I

The Fort Greene Non-Profit Improvement Corporation is preparing its Federal Housing Administration (FHA) forms for mortgage money to begin Stage I. The procedure takes many months to get approved as it moves through the bureaucracies of the Federal and City governments. Once the FHA approves the application for mortgage funds the Corporation will be prepared to begin construction.

At present New York City, through the Housing and Development Administration's Atlantic Terminal Project Office is acquiring the land for the new housing. The City is responsible for relocating a small number of people who will lose their homes during the first stage of development. Many of these people have already been relocated. Everybody else who lives in other portions of the Atlantic Terminal Urban Renewal site will be relocated into Stage I new housing after the buildings are completed.

New York City must turn over cleared land to the Corporation. The land that has so far been

acquired is now owned by the City, and the City is responsible for the maintenance and upkeep of it. In April, through City contracts, that have already been awarded, demolition will begin on Carlton Avenue, Adelphi Street and Clermont Avenue, between Fulton Street and Atlantic Avenue.

There are two buildings sites for new housing in Stage I. The first is a mid-block location between So. Elliott Place and South Portland Avenue. The Fort Greene Non-Profit Improvement Corporation is scheduled to build a high rise tower with 200 apartments on that site. Sixty of these apartments will be leased for public housing. The remaining 140 apartments are for moderate income families.

The second site in Stage I is between Carlton and Clermont Avenues on the blocks between Atlantic Avenue and Fulton Street. Adelphi Street will be incorporated into this, the first "super-block" in Atlantic Terminal.

In this location the Housing Authority will erect one structure with 300 low-income apartments which they will own, operate and maintain. The Fort Greene Non-Profit Improvement Corporation will build a second 300 apartment building. This structure will house 90 low-income and 210 moderate income families.

All the new buildings on this site will open one story above street level onto a landscaped plaza. The plaza will provide pedestrian walkways, benches and play areas for young children. Also, opening onto the plaza will be the new elementary school and the private Seventh Day Adventist Church School.

Elementary school children living in these buildings will be able to reach their classrooms without having to cross any streets. They will also have the advantage of living near the school yard and the use of it for recreation.

Eight hundred apartments will be completed in the first stage of Atlantic Terminal. Four hundred fifty of the apartments will be for low-income families. Three hundred fifty will be for moderate income families.

The apartment sizes will range from one

room efficiencies to accommodate single people, to five bedrooms for very large families. The Atlantic Terminal Project Office has made a survey of the renewal site residents, and the apartment distribution was determined by the needs of the people who will be relocated to them. The chart below shows the number of each size apartment and the distribution in the first stage development.

NUMBER OF BEDROOMS IN STAGE I APARTMENTS

	FORT GREENE CORPORATION		PUBLIC HOUSING
	300 Unit	200 Unit	300 Unit
0 BEDROOM	60	40	60
1 BEDROOM	90	60	90
2 BEDROOM	81	54	81
3 BEDROOM	45	30	45
4 BEDROOM	15	10	15
5 BEDROOM	9	6	9

THE SCHOOLS

The new campus of Baruch College will be located on the air rights of the Long Island Railroad, with only a small portion of the college extending onto solid ground. It will be located between Flatbush Avenue and So. Oxford Street.

Baruch College is a four year senior college offering a complete liberal arts program. As part of the New York City University system it is tuition free and has an open enrollment program. Dr. Robert C. Weaver, the President of Baruch College and a member of the Board of Directors of the Fort Greene Non-Profit Improvement Corp. has worked very closely in the development of plans for Atlantic Terminal. This relationship is very beneficial to Fort Greene because the School will be responsive to and involved with the life of this community. Baruch College will have 9,000 day students and 11,000 evening students. Having a well known college in the community will provide many opportunities for youth to continue their education and provide programs for continuing adult education as well. Baruch College is prepared to begin construction as soon as it reaches final agreement with the Long Island Railroad.

The new academic high school for 4,000 students, will also be built on the air rights of the Long Island Railroad. It will be located between Vanderbilt and Carlton Avenues and only athletic playing fields will separate it from the College.

The new elementary school, located on the Carlton-Clermont "super-block" is scheduled for completion at the same time the new houses will be ready for occupancy. It is now planned for 1,000 children, grades kindergarten through six. While it is still in the planning stage, it is possible for the community to ask that Headstart facilities be included within the structure.

COMMUNITY FACILITIES

The Atlantic Terminal project was planned so that internal pedestrian paths and overpasses would make it possible to walk from one end of the area to the other without having to cross streets. Walkways will be landscaped, and there will be benches and childrens playgrounds. Because most of the parking will be underground the project will have a maximum of open-air people space. New stores will be located along Fulton Street and Hanson Place.

Each complex of buildings in the Atlantic Terminal Area will have Day Care facilities. These facilities have been the ones most demanded by residents at meetings. Planning for the first such facility in Stage I is already underway.

Family Health Care facilities will be provided by Brooklyn Hospital under a separate program. This program will provide individualized medical care, on an appointment basis. Each family will have its own personal physician who they will see every time they come into the Health Center. The center will also be staffed by other professional health personnel to provide total family care. The Health Care Center will employ community residents and the unit will have a Community Health Committee to regulate its operational activities.

The Community Centers in the project will

provide community meeting rooms, places for senior citizens, recreational facilities. Planning for the center is beginning and the community will soon meet to decide on the facilities, programs and operation.

The Carlton Avenue Nursing Home will also build a new facility in the Renewal Area. This will be an extension of the Nursing Home that has been part of Fort Greene for many years.

In 1971 the first new housing in the Atlantic

Terminal Urban Renewal area will be under construction. When these buildings are completed and people are moved into their new homes, clearance for the remaining 1600 apartments will begin. By 1976 the development will be standing as one of the most important urban centers in America. It will be proof that community people, acting responsibly, can chart the future for themselves by planning and developing an urban center that meets their needs.

FACILITIES PLANNED FOR ATLANTIC TERMINAL

SCHOOLS:

BARUCH COLLEGE
NEW HIGH SCHOOL
NEW ELEMENTARY SCHOOL
"600" SCHOOL
7TH DAY ADVENTIST CHURCH SCHOOL

HOUSING:

1,000 LOW INCOME APARTMENTS
1,400 MODERATE INCOME APARTMENTS

COMMUNITY FACILITIES:

CHILD CARE CENTERS
FAMILY HEALTH CARE CENTER

COMMUNITY CENTERS

PARKS, PLAYGROUNDS
ATHLETIC FIELDS
CARLTON AVENUE NURSING HOME
SHOPPING CENTER

FORT GREENE NON-PROFIT IMPROVEMENT CORPORATION

OFFICERS

CHAIRMAN

PAUL KERRIGAN

1ST VICE CHAIRMAN

WILLIAM LEE

2ND VICE CHAIRMAN

YUSUF ABDUL MUMIN

CORRESPONDING SECRETARY

LLOYD HEZEKIAH

RECORDING SECRETARY

HAZEL SEALE

TREASURER

JOHN BOPP

HISTORIAN

LAURENCE CAPARASO

DORIS ELDREDGE

MARGARET GRADY

PAUL HANSON

AUDLEY HAREWOOD

SURMANATHA HARRIS

LLOYD HEZEKIAH

DAVID HODGE, JR.

ELIZABETH HUNTER

CAROLYN HUBBARD KAMUNANWIRE

PAUL D. KELLY

PAUL KERRIGAN

WILLIAM LEE

RITA LOGAN

CLARA MARTIN

BRUCE MIDDLETON

YUSUF ABDUL MUMIN

LORRAYNNE OLIVER

MADAME L. PAGE

ALBERT PIERRE

CYRIL RICHARDSON

MARIE RICHARDSON

HAZEL W. SEALE

ANDREW J. TRIMBLE

LOUISE WALLER

DR. ROBERT C. WEAVER

COMMITTEES

FINANCE COMMITTEE

JOHN BOPP, CHAIRMAN

HOUSING & PLANNING COMMITTEE

ALICE CARPER, CHAIRMAN

LEGAL COMMITTEE

PAUL KELLY, CHAIRMAN

MEMBERSHIP COMMITTEE

LOUISE WALLER, CHAIRMAN

PUBLICITY COMMITTEE

NEDDA ALLBRAY, CHAIRMAN

PROFESSIONALS

ARCHITECTS

BOND, RYDER ASSOCIATES

MAX BOND

DONALD RYDER

NATHAN SMITH

ATTORNEYS

MILTON H. FRIEDMAN

WILLIAM J. LAKE

HOUSING CONSULTANTS

LUCAS AND EDWARDS

WILLIAM R. LUCAS

JOHN J. EDWARDS, JR.

ACCOUNTANT

LUCAS AND TUCKER

OLIVER D. WALCOTT

BROCHURE WRITTEN BY:

NEDDA ALLBRAY

ARTWORK:

LUCY SIKES

BOARD OF DIRECTORS

IGOU M. ALLBRAY

NEDDA ALLBRAY

BURNSIDE ANDERSON

MARY LEE BELL

FATHER RALPH BESENDORFER

JOHN F. BOPP

LAURENCE CAPARASO

ALICE CARPER

DR. EMILY C. CHARLTON

ALEJANDRO CORTES

ERNEST CRICHLAW

ATLANTIC TERMINAL AREA

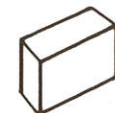
ALL HEAVILY OUTLINED BLDGS. TO BE STARTED IN THE FIRST STAGE



A Fort Greene Non-Profit Improvement Corp. Buildings

800 Apartments:

450 Low Income



B Public Housing

350 Moderate Income

FUTURE STAGES



REMAINING EXISTING STRUCTURES

