

FLUSHING MEADOW  
AND BEYOND

PRELIMINARY REPORT ON A PROPOSED  
POST WORLD'S FAIR PROGRAM



# FLUSHING MEADOW AND BEYOND

## PRELIMINARY REPORT ON A PROPOSED POST WORLD'S FAIR PROGRAM

FLUSHING MEADOW PARK      KISSENA CORRIDOR PARK  
KISSENA PARK      CUNNINGHAM PARK      ALLEY PARK  
DOUGLSTON PARK GOLF COURSE

PREPARED BY  
NEW YORK WORLD'S FAIR  
1964 - 1965 CORPORATION

EXHIBIT A

POST-FAIR PARK SYSTEM FLUSHING MEADOW AND BEYOND

<u>Total — Flushing Meadow Park</u>		1,346 Acres
Including Flushing Meadow Park Addition and Addition to Marina . . . . .		1,346 Acres
 <u>Leased Area for Fair</u>		
Original Lease . . . . .		646 Acres
Additions:		
Under Van Wyck Expressway Extension . . . . .	14	
Marina . . . . .	<u>77</u>	
		<u>91</u>
Total Leased Area . . . . .		737 Acres
 <u>Total — Beyond Flushing Meadow</u>		
Lawrence Street to Douglaston including Kissena, Cunningham and Alley Parks, North Hills Golf Club, now called Douglaston Park Golf Course, etc., already in existence . . . . .		<u>1,470 Acres</u>
 <u>Portion of this Total</u>		
Lawrence Street to Douglaston chargeable to Post-Fair beyond Flushing Meadow and additional items for completion . . . . .		268 Acres
GRAND TOTAL OF CHAIN OF PARKS		2,816 Acres

EXHIBIT B

FINANCING THE NEW YORK WORLD'S FAIR  
FIXED OBLIGATIONS AND BALANCES WHICH MAY BE  
AVAILABLE FOR PARK PURPOSES

The total World's Fair receipts is estimated as follows:	
Proceeds from Notes . . . . .	\$ 30,000,000
Prepaid 1964 Space Rentals, Ticket Sales and other income . . . . .	24,900,000
1964 Admissions, Rentals and other income . . . . .	69,900,000
1964-1965 Interim Period . . . . .	13,375,000
1965 Admissions, Rentals and other income . . . . .	<u>50,275,000</u>
Total . . . . .	\$ 188,450,000
The total World's Fair expenditures is estimated as follows:	
Construction Costs . . . . .	\$ 33,700,000
Interest and Financing Expenses . . . . .	4,950,000
General, Administrative and Operating Expenses . . . . .	63,075,000
Payment of 6% Notes . . . . .	30,000,000
Demolition . . . . .	2,000,000
Restoration of Park . . . . .	<u>5,000,000</u>
Total . . . . .	\$ 138,725,000
The estimated cash surplus of \$49,725,000 will be applied as follows:	
Reimbursement to the City for Construction . . . . .	\$ 24,000,000
Balance available for Flushing Meadow and Corridor Improvements, of which \$23,000,000 is required to complete the program, leaving a possible balance of \$2,725,000 . . . . .	<u>25,725,000</u>
Total . . . . .	\$ 49,725,000
Estimated financial expenditure by other agencies generated by the Fair are:	
Exhibitors and Concessionaires . . . . .	\$ 500,000,000
Federal-State Arterial Program . . . . .	125,000,000
Verrazano-Narrows Bridge and Triborough Bridge and Tunnel Authority approaches and Federal-State Arterial approaches . . . . .	450,000,000
Throgs Neck Bridge and approaches . . . . .	120,000,000
Flushing Bay Improvements—Federal, State and City . . . . .	9,000,000
New Shea Stadium . . . . .	19,000,000
Long Island Rail Road . . . . .	1,000,000
Miscellaneous . . . . .	<u>55,000,000</u>
Total . . . . .	\$1,279,000,000



January 20, 1964

## INTRODUCTORY STATEMENT

This is a preliminary plan with cost estimates for completing Flushing Meadow Park and the Corridor to the City line.

It is based upon practical considerations and is offered to the City and others interested in the hope that, by imaginative advance preparation, wide participation, domestic and foreign, prudent management, full publicity and cooperation of all official agencies and molders of public opinion, there may be enough of a balance substantially to complete this Park System.

The Fair will have at least 70,000,000 visitors, possibly 80,000,000. When it closes, work should begin at once on an agreed comprehensive program instead of merely clearing the site and leaving an immense neglected and unusable acreage.

As to obligations of the Fair, the following is the order in which we propose to proceed:

- First — Repay bank loans.
- Second — Repay holders of the Fair notes.
- Third — Demolish and remove temporary structures and restore the former uncompleted park.
- Fourth — Turn over to the City \$24,000,000 for permanent improvements financed by the City.
- Fifth — Complete and make fully usable Flushing Meadow Park, and the first stage of the program, the ribbon Corridor Park System through Kissena, Cunningham and Alley Parks to the City-Nassau line.
- Sixth — Complete the second stage of the Corridor Park System. The table opposite, Exhibit B, gives tentative figures to explain the magnitude of the operation. This is not an ordinary, stereotyped financial statement and prognosis. It consists in part of established facts and in part of conservative guesses as to attendance, revenues, future costs and balances.

The \$24,000,000 paid for by the City for permanent improvements and returned by the Fair as agreed out of its surplus, will of course be used as the governing body of the City sees fit.

No one at this stage can gauge accurately the final costs and proceeds of a gigantic two year Fair. There are too many imponderables. On the assumption, however, that there may on account of large attendance and careful management be a large balance, the Fair offers to assume responsibility for completing the park system in Flushing Meadow and Beyond in accordance with the program more fully explained in the text which follows.

By modifications to the existing agreement with the City described in Exhibit C following the consultants' report the Fair will, to the extent that it has the means, use its expert force to combine demolition, salvage, moving of dirt and fill without double and triple handling, restoration and construction so as to finish the Flushing Meadow and Corridor program without cost to the City. In this way there will be no competition with the rest of the City's park program which, in any event, will absorb all the ordinary City Capital funds which can possibly become available to the Park Department through conventional procedure and ordinary channels in the next ten years.

It must be remembered that, after the 1939-1940 Fair, there was never enough City money to finish more than a fraction of Flushing Meadow Park. In the meantime Queens has grown and the demand for a continuous park system running along the terminal moraine or ridge and crossing the meadows has become urgent.

Queens—and this means the central core of New York—lacks a continuous chain of parks running along its spine. The Bronx has an east and west belt system running from Pelham Bay and Pelham Bay and

Moshulu Parkways through Bronx Park to Van Cortlandt. Brooklyn has the Belt Parkway system. Staten Island has a spinal system running on the ridge from Silver Lake Reservoir to Tottenville with spurs to the shore. Manhattan has a belt system but no continuous interior corridor. In Queens we have the finest remaining opportunity and, God willing, shall perhaps have the means to seize it so that the recreation system in this, the very heart of the City, will become the ultimate residuary legatee of a second and financially successful World's Fair.

The acreage involved in this park system, including the Corridor and the existing Kissena, Cunningham, Alley and Douglaston Parks is 2,816 acres, as indicated in Exhibit A.

Converting a pageant into a park is not like composing bars of music, one following another. The stanzas of demolition, salvage, dirt moving, restoration and construction overlap. The procedure is most complicated. We must begin building in one place as we continue to demolish in another, and thus create currently usable marginal recreation areas as we move along, as explained in the consultants' report and Exhibits E and F. In this way the entire new park system can be finished by summer of 1967, that is within approximately twenty-two months after the close of the Fair in October 1965.

The design of Flushing Meadow and the Corridor constitutes a challenge to the most talented and honest landscape engineers. It is all very well to chatter about keeping such lands in their natural state. Most city parks are by definition largely, if not predominately, artificial. Our famous Central Park in Manhattan was a desolate expanse of rocks, stagnant pools, dumps, squatters and goats when the Bryants, Olmsteads and Vaux reclaimed it a century ago. Not even these early planning geniuses could visualize the immense pressures which forced Manhattan upward and converted a bosky dell into a Japanese garden and a major police problem. Our task in Queens is no easy one.

We urge that this preliminary plan be given sympathetic consideration by officials, the press and the public, and express the hope that the Fair may be sufficiently successful to make the program in large part realizable in the period immediately following its close.

The aftermath of a World's Fair is at least as significant as the Fair itself. Visitors to such an exposition carry away indelible impressions, lively lessons, enduring satisfactions and pleasant memories, but what finally remains on the ground when the pageant has faded, the brickbats have been removed by the wreckers and scavengers, and the park planners have gone to work is of more concern to the next generation than any spectacle, however gorgeous.

To this end we must now address ourselves so that our ultimate objective may be determined and all our energies directed toward its realization. The Fair management is committed without reservation to making a record of showmanship in all branches of human endeavor to attracting an attendance unequalled by any other exposition in the past, to the promotion of world friendship and finally to presenting to the City an integrated chain of urban parks which will serve as a model to rapidly growing municipalities everywhere.

The natural disposition of the Fair executives at the close of the 1965 season would be to level and clean up the Fair area as quickly as possible and to go on their way, leaving the future park problem to others. This has been the history of most Fair grounds. We prefer to bend every effort to produce a surplus large enough to enable those who created the Fair to build a heritage for all time.

I trust that it will not appear absurd if I say that what is left of the Fair grounds and environs is at least as important to us as the success and imprint of the Fair itself.

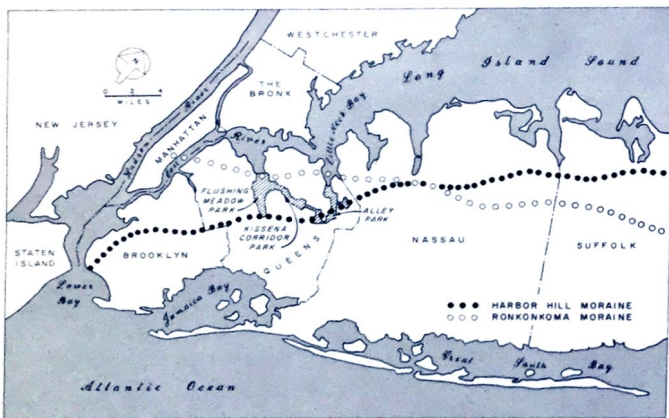
ROBERT MOSES  
President

This preliminary report on the proposed post World's Fair program for Flushing Meadow and Beyond includes demolition, restoration and additional development based upon immediate and future recreation needs. Flushing Meadow Park will be the major link in a chain of improved parks reaching through Kissena Corridor, Kissena Park, Cunningham Park, and Alley Park, including the Douglaston Park Golf Course (formerly the North Hills Golf Club).

#### GEOLOGY OF THE REGION

Flushing Meadow is a geological formation common to the north shore of Long Island. Sand hills and deep valleys on the north side of the Harbor Hill and Ronkonkoma terminal glacial moraines extend from Flushing east to Port Jefferson. The northern portions of these valleys form the several bays, Flushing, Little Neck, Manhasset, Hempstead Harbor and others. The southern portion of these valleys consists of low lying salt meadow with small streams cutting through to the bays. These valleys extend south into the high land of the moraines. In the past many of the streams were dammed to provide water power for local mills.

At Flushing Meadow the moraines are three miles apart and the largest meadow appeared there. Almost all of this meadow is now included in Flushing Meadow Park. Four miles to the east of Flushing Meadow, across the Flushing peninsula, lies the valley of Little Neck Bay with a similar stream and meadow on the south. Most of this meadow, and a large part of the adjacent upland, is within Alley Park.



Between these meadows lie Kissena Corridor, Cunningham Park and the uplands of Alley Park. The right-of-way of the old Long Island Motor Parkway runs along the west side of Cunningham Park, cuts through the park and then runs east a mile to the west end of Alley Park. This right-of-way, when developed, will serve as a connection between the three parks, large areas of which have been improved in the last twenty years, making a chain of parks through the high lands of the moraines and terminating in the natural meadows at both ends.

#### FLUSHING MEADOW PARK 1941-1960

Prior to the New York World's Fair 1939-1940, Flushing Meadow was an ash and garbage dump. This was reclaimed for use by the Fair. The Fair plan contemplated that at its conclusion there would be a completed usable public park but this purpose was only in small part accomplished. In 1960 the park consisted of 1258 acres of generally open park development with limited facilities for ice skating at the City Building, swimming and water shows at the State-built Amphitheatre, the Flushing Bay Marina, the Queens Botanical Gardens, ballfields, picnic and open play areas and playgrounds.

#### FLUSHING MEADOW PARK—WORLD'S FAIR 1964-1965

The 1964-1965 World's Fair was launched in 1959. Permanent park improvements were contemplated. One of the first steps was to move the so-called Gardens on Parade to Kissena Corridor Park as the nucleus for a future Queens Botanical Garden. A third of this new site, adjacent to Main Street, has been made for display garden purposes, including an administration building. The remaining area, extending

westerly to Lawrence Street, is being developed as an arboretum. A connection to Flushing Meadow Park is afforded by means of a new pedestrian overpass at Lawrence Street.

There have also been extensive permanent improvements in Flushing Meadow Park, including complete water supply, sanitary and storm sewer systems and substantial electrical, telephone and park lighting improvements. The Flushing River has been relocated, piped in part, and a permanent lagoon constructed. Certain of the roadways and walks have been rebuilt, others added and extensive planting has been done throughout the site.

Flushing Bay Marina is now being modernized and enlarged to provide an initial capacity of dockage and moorings for 800 boats with an eventual expansion to 2,000 boats. The main channel to Flushing Bay is being enlarged to a width of 300 feet and the depth of the channel and the anchorage is being increased to fifteen feet at mean low water under a Federal contract with City participation. The Marina will be directly connected by roads and paths to Shea Stadium and Flushing Meadow Park. Post-Fair development funds will not be required as it is under a fifteen-year agreement with the City to a concessionaire.

Shea Stadium, with a seating capacity of 55,000, is being constructed by the Department of Parks as a permanent home for the New York Mets of the National Baseball League. The stadium, by completing the circle of seats around the outfield, may be enlarged to a capacity of 85,000. The present structure has been designed to provide for a roof; this and the expansion program, however, are not required in the foreseeable future. A permanent pedestrian overpass connects the stadium with the I.R.T. Subway, the Long Island Rail Road and Flushing Meadow Park.

The recent addition of 65 acres of land lying between 126th Street and the Flushing River, provides space for a junior stadium and field house, tennis courts, baseball, football and soccer fields with attendant parking facilities. This addition will eliminate unsightly junkyards and an unneeded team yard of the Long Island Rail Road. This area, with the addition to the Marina, increases the size of Flushing Meadow Park to 1346 acres.

The New York City Building and the New York State Amphitheatre, constructed during the 1939-1940 World's Fair, are being prepared for use during the 1964-1965 World's Fair and will continue to serve the permanent park after the Fair. The Fair's administration building is a permanent structure and is recommended to be retained to serve as an administration center for park operation, maintenance and police headquarters.

The Hall of Science, now under construction, will become a permanent feature of Flushing Meadow Park. It is anticipated that it will operate under a distinguished Board of Directors in accordance with principles established at the major existing City Museums.

Post-Fair operation of the Helicopter Tower will be decided by an agreement between the Port Authority and the City. This building, together with the New York City Building, the Unisphere, the pools and fountains are thus important features of the post-Fair Flushing Meadow Park.

Flushing Meadow Park will be one of the most accessible parks in the City. It can be reached readily via the Grand Central Parkway, Long Island Expressway, Van Wyck Expressway Extension and Northern Boulevard, as well as by the I.R.T. Subway and the Long Island Rail Road. This park is also available to the rapidly growing numbers of boating enthusiasts who will use the facilities of the enlarged Marina.

#### POST-FAIR RESTORATION OF FLUSHING MEADOW PARK

The site of the World's Fair 1964-1965, under the terms of the lease with the City of New York, will be restored as a City park. Buildings erected by World's Fair exhibitors will be demolished and removed; all temporary buildings and other structures, foundations, pavements and utilities, remaining after the exhibitors depart, will be removed by or under the direction of the Fair Corporation. The extensive utility systems, installed for use during the Fair, will be modified to accommodate the future park development.

#### POST-FAIR DEVELOPMENT—FLUSHING MEADOW

The plan for post-Fair development of Flushing Meadow Park will incorporate certain of the paths, roads and tree planting installed during the Fair. From the Helipoint to the Botanical Gardens, past the City

Building, Unisphere, pools, lagoon and the proposed zoo and Botanical Gardens, tree-lined walks in spacious lawns with trees in studied composition will provide quiet areas for rest and relaxation. Picnic areas, softball, baseball, soccer and football fields, in addition to handball and tennis courts, archery, bocce courts, playgrounds and other facilities, many of which will be lighted for night use, will be provided on the periphery. These facilities, together with the Meadow Lake and Willow Lake areas, including the bicycle and pedestrian paths, emphasize the comprehensive range of recreation features. A field house, comfort stations and concession buildings will be provided for the convenience of park patrons.

A zoo, comparable in size to the Central Park Zoo in Manhattan, is shown on the plan; it is situated immediately north of Lawrence Street. The first stage in the development of this zoo, including one main building, is provided in this program. Necessary improvements will be made at the Amphitheatre to adapt it to future City park operation.

The building erected for the Fair by the DuPont Company is under consideration for permanent use in the park for the marionette shows now being held in a building inadequate for the purpose in Central Park.

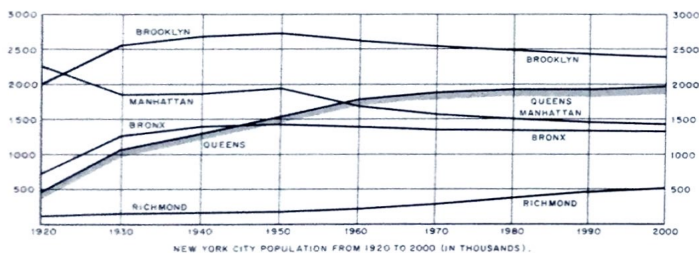
Five sculptural elements will remain in the park after the Fair; four in their present locations. One will be relocated from the Transportation Area to a new location at the south end of the cross axis. The children's playground constructed as an adjunct to the Danish Pavilion can be incorporated into the park program.

Expansion of the Hall of Science for wider use by the public after the Fair is included in the post-Fair development. This modern building, with the permanent exhibits to be installed under the present program, will provide only a nucleus of a comprehensive Science Center. The Hall of Science is situated in an area of the park where it may ultimately be expanded to several times its present size. This is the history of our other museums. (Exhibit G).

The people of the City of New York thus will inherit at Flushing Meadow a large and distinguished recreational and educational center situated at the geographic center of the City. This part of the development can be constructed at an estimated cost of \$11,850,000.

#### POST-FAIR DEVELOPMENT BEYOND FLUSHING MEADOW

Flushing Meadow Park will be directly connected with Little Neck Bay, through Kissena Corridor and Kissena Park, by the old Motor Parkway right-of-way through Cunningham Park to Alley Park, thus forming a 2,816 acre chain of parks over seven miles long traversing the heart of densely populated areas.



The Kissena Corridor has considerable improvements constructed during the last twenty years. This ribbon of parks, four and one-half miles long, connects Flushing Meadow, Kissena and Cunningham Parks and, with the old Long Island Motor Parkway right-of-way, completes the direct connection between Flushing Meadow and Alley Parks. Some portions, originally swamp land, were once the right-of-way of the Creedmoor branch of the Long Island Rail Road. The construction of a large storm water sewer provided the opportunity to acquire the entire corridor from ridge to ridge for park purposes.

The chain of parks from Lawrence Street to the Douglaston Park Golf Course includes pedestrian and bicycle paths bridging the intervening streets. These paths connect all existing facilities and will be augmented by appropriate landscape treatment and planting in the undeveloped areas from Main Street to Parsons Boulevard. The old Motor Parkway bridges will be refurbished and new overpasses constructed at Main Street, Kissena Boulevard, 164th Street, Fresh Meadow Lane, Utopia Parkway, 188th Street and from Alley Park to Douglaston Park Golf Course. As 146th Street and 58th Avenue do not exist physically, they must be mapped as parks within Kissena Corridor. Since the old

North Hills Golf Club, now Douglaston Park Golf Course, is not connected directly with Alley Park, additional land will be required for connection from Alley Park. This part of the Development can be constructed at an estimated cost of \$4,800,000.

#### ADDITIONAL ITEMS FOR COMPLETION OF THE DEVELOPMENT—MAIN STREET TO DOUGLSTON PARK GOLF COURSE

Additional items will be provided for the completion of the development of this continuous chain of parks such as playfields and playgrounds, baseball, softball and football fields, tennis courts, a pitch-putt golf course and a swimming pool. Additional park lighting and planting, a swimming pool and pitch-putt golf course, adjacent to the existing eighteen-hole Kissena Golf Course and park, and paths within Douglaston Park Golf Course will complete the many diverse facilities in this chain. The estimated cost of this development is \$3,200,000.

#### DEMOLITION—FLUSHING MEADOW

The lease with the City of New York provides that the New York World's Fair 1964-1965 Corporation shall perform the necessary demolition and restoration of Flushing Meadow Park after the Fair. In accordance with the requirements of exhibitors' lease agreements with the Fair Corporation, the cost of demolition of the exhibit buildings, estimated at \$25,000,000, is to be borne by the exhibitors. It has been proposed that agreements be reached with most of the exhibitors, prior to the closing of the Fair, to provide for a single demolition and salvage contract for removal of exhibit buildings under the supervision of the Engineering Division of the Fair Corporation. Demolition plans and specifications would be completed and a contract let prior to the closing of the Fair.

The cost of demolition is estimated at \$2,000,000. This includes the removal of temporary roads and parking fields, temporary buildings, structures and certain pools as well as adjustments of the utility systems to eliminate temporary installations. The Fair Corporation's Engineering Division would also supervise this portion of demolition.

#### RESTORATION—FLUSHING MEADOW

The restoration of Flushing Meadow Park, at an estimated cost of \$5,000,000, will provide new facilities to take the place of those in the park prior to 1960. This estimate provides for regrading, topsoil and seeding, restoration of planting, revisions of the sanitary and storm water drainage, water supply, police and fire communication systems, conversion of the electrical distribution system to park use, construction of parking fields, ball fields, playgrounds and rehabilitation of permanent pools.

Demolition, salvage and restoration of Flushing Meadow Park are primary obligations of the New York World's Fair 1964-1965 Corporation. It is expected that the World's Fair promissory notes will be redeemed prior to the closing of the Fair. These obligations precede the return of twenty-four million dollars advanced by the City of New York for the permanent Fair and Flushing Meadow improvements. Flushing Meadow can be completed at an estimated cost of \$11,850,000, and the Corridor work beyond, at a cost of \$4,800,000. Additional Corridor items would cost \$3,200,000, a grand total of \$23,000,000, which includes \$3,150,000 for administration and engineering costs, if such a balance remains.

#### MODIFICATION OF LEASE

Appended to this report (Exhibit C) is the proposed Agreement of Modification of Lease presenting that the Fair, out of balances, will do all of this work.

#### POST-FAIR—PLANNING

Performance by the Fair Corporation of its post-Fair demolition, salvage and restoration obligations requires early and adequate planning so that it can be accomplished in an orderly and economical manner and properly can be correlated with the completion of this Park system. The complex interrelationships between demolition and salvage; permanent, temporary and additional post-Fair underground utilities; restoration, salvage and park improvements, must be recognized.

Since 1960, the 1964-1965 World's Fair management has not only planned for the two year Fair period but has done so with the deliberate intention of retaining as much as possible a nucleus of permanent

post-Fair improvements. The major arterial improvements, financed by the Federal and State Governments, were advanced to accommodate the Fair. The Fair Corporation and City have constructed, in addition to the structures built for use during the Fair, many miles of roadways and pedestrian walks as well as parking fields in Flushing Meadow. Twenty-two miles of storm and sanitary sewers, three hundred eighty miles of high and low tension electrical distribution cables, fourteen miles of water mains and sixty miles of communication cables are the major components of the vast utility network that has been constructed beneath the paths and roadways. Portions of this utility complex were installed only for use during the Fair and will be removed. Temporary roadways, pedestrian walks and parking fields will be removed, and additional ones provided where none were required during the Fair.

Demolition of buildings should be progressed in a planned sequence so that it may be closely followed by utility system modifications and extensions, park construction and finally by landscape treatment. Consequently, demolition, salvage, dirt moving, restoration and park improvements are not independent operations but should be parts of one integrated program. The New York World's Fair 1964-1965 Corporation, through its Engineering Staff, supervised the design and construction of the Fair and is familiar with the construction and operation of the buildings and utility systems and therefore is considered to be the best qualified agency to supervise the design and construction of the future permanent Park System.

**SCHEDULE FOR COMPLETION OF CONSTRUCTION PROGRAM**

With an integrated program the Fair management would be from time to time able to convey to the City for operation usable portions of park finished before the entire post-Fair development program is completed. The following schedule indicates when various features of Flushing Meadow Park and the chain of parks beyond may be utilized by the public.

The Amphitheatre and approaches ready for use 1967 season.  
 Permanent exhibits installed in the Hall of Science Summer 1966.  
 The Heliport now in full operation.  
 The Arena ready for use Summer 1966.  
 The Zoo opened to the public Spring 1967.  
 Marginal playgrounds and playfields around Meadow and Willow Lakes ready Spring 1967.  
 Flushing Meadow Park Addition completed Spring 1967.  
 Playground and ball fields adjacent to Lawrence Street Spring 1967.  
 Additions to the chain of Corridor parks from Main Street to Douglaston Park Golf Course completed 1967.

The balance of the demolition, restoration and improvement of Flushing Meadow Park, as well as additions to the chain of parks beyond Flushing Meadow, can be completed within twenty-two months after the closing of the Fair. This improved park system will provide employment for construction workers offsetting, to some extent, reduction in employment resulting from the termination of the Fair.

This is the opportune time to provide the City of New York with an unparalleled park development to serve the recreational needs of a large central and fast growing community.

Respectfully submitted,



ANDREWS & CLARK, INC.



CLARKE & RAPUANO, INC.

**NEW YORK WORLD'S FAIR 1964-1965 CORPORATION**

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WORLD'S FAIR  
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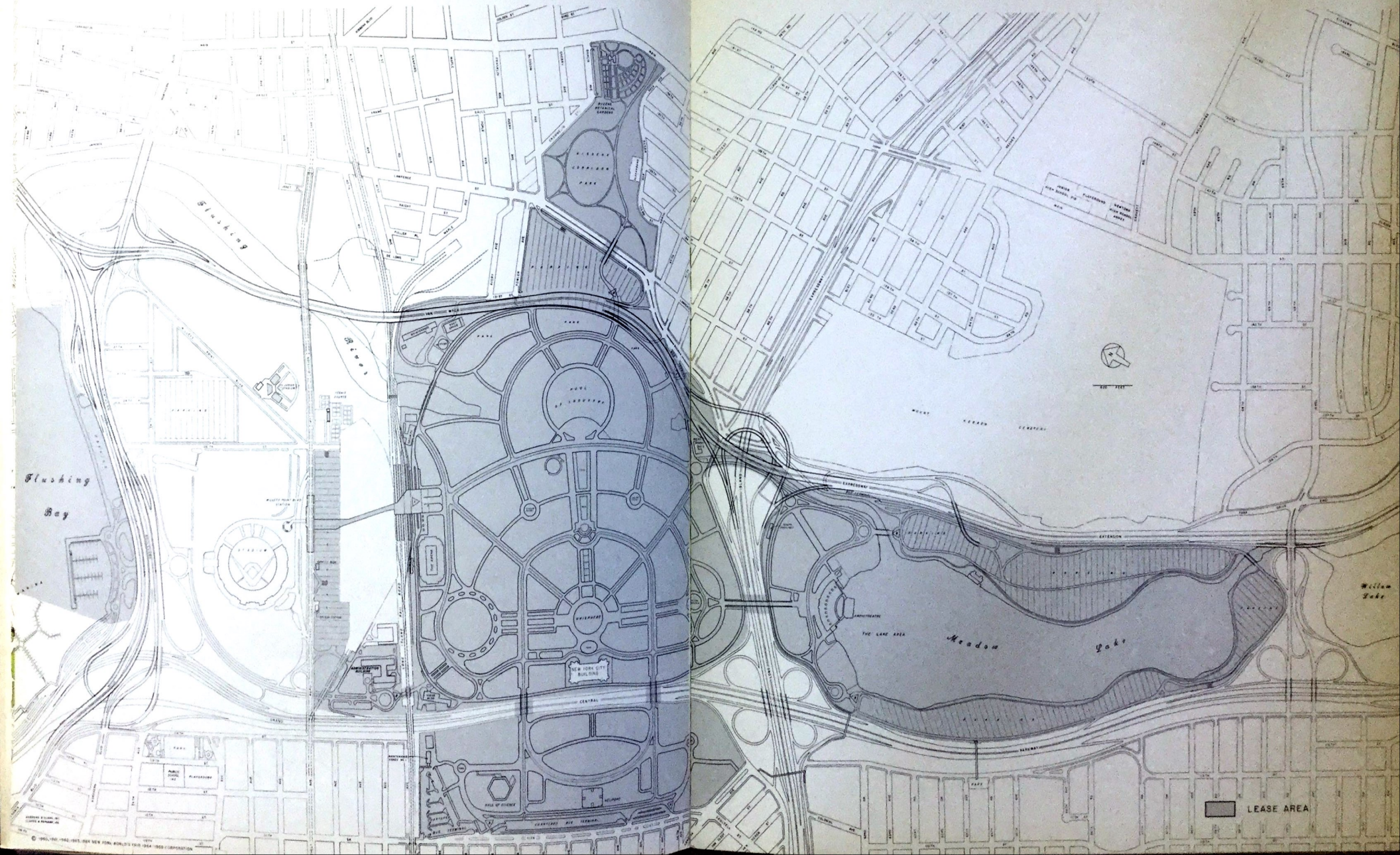


CORONA DUMPS

1933



NEW YORK WORLD'S FAIR 1964-1965



PRELIMINARY REPORT ON A PROPOSED POST WORLD'S FAIR PROGRAM



Flushing Bay

**LEGEND**

- } EXISTING
- }
- }
- } POST FAIR DEVELOPMENT
- }
- } ADDITIONAL ITEMS FOR COMPLETION OF DEVELOPMENT

MARINA

STADIUM

PARKING

PARKING

PARKING

MAIN MONUMENTAL AND COMFORT STATION

THE CENTRAL

ADMINISTRATION BUILDING

NEW NEW CITY CLUB SKATING

POSTAL

Flushing

ATHLETIC FIELD

PARKING

PARKING

PARKING

PARKING

ATHLETIC FIELD

COMFORT STATION

ATHLETIC FIELD

CHILDREN'S CAT CAMP

PARKING

ATHLETIC FIELD

ATHLETIC FIELD

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POST FAIR DEVELOPMENT  
FLUSHING MEADOW PARK





PRELIMINARY REPORT ON A PROPOSED POST WORLD'S FAIR PROGRAM

POST FAIR DEVELOPMENT  
KISSENA CORRIDOR PARK  
KISSENA PARK

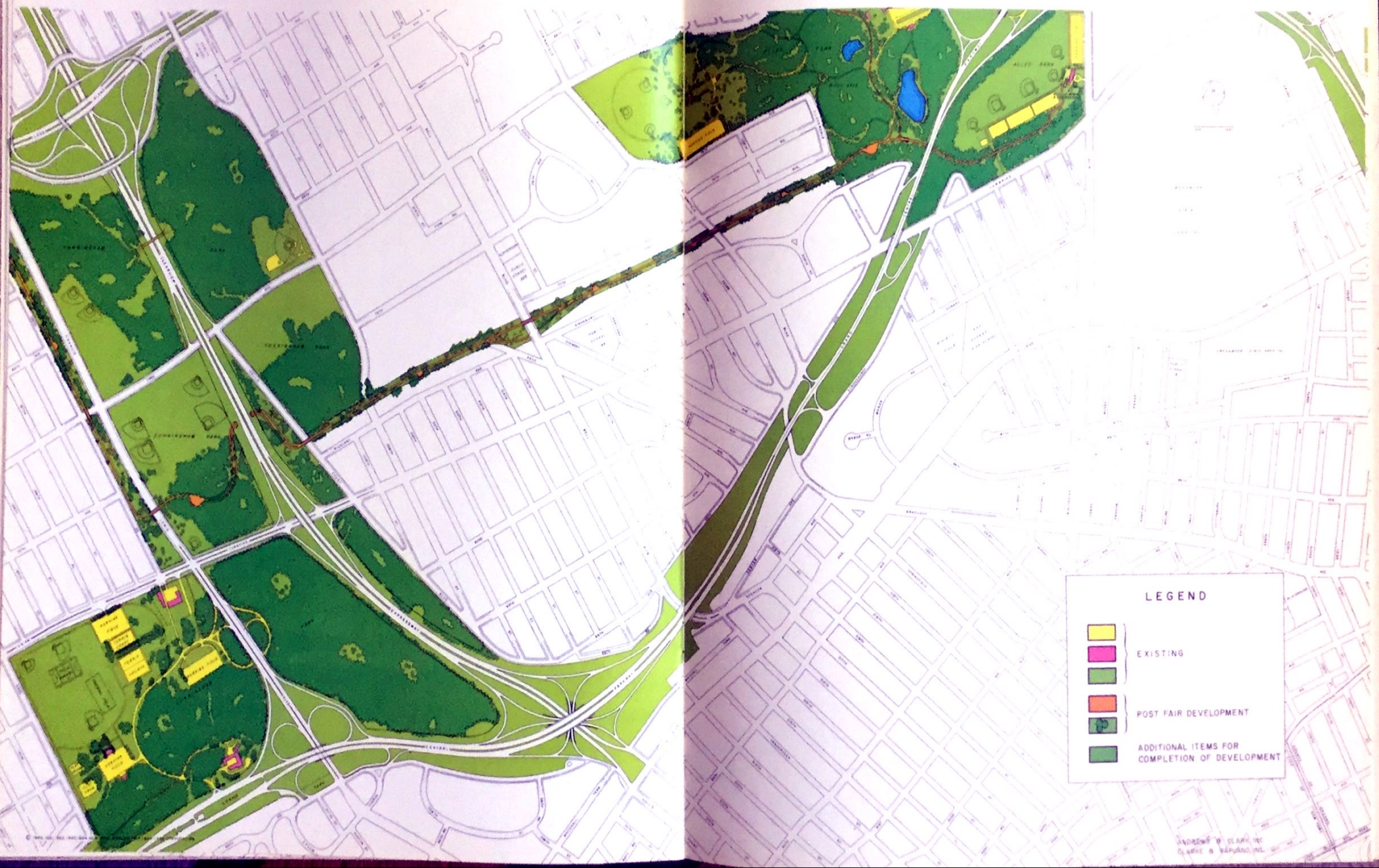


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- } ADDITIONAL ITEMS FOR COMPLETION OF DEVELOPMENT

PRELIMINARY REPORT ON A PROPOSED POST WORLD'S FAIR PROGRAM

POST FAIR DEVELOPMENT  
CUNNINGHAM PARK TO ALLEY PARK



**LEGEND**

- EXISTING
- EXISTING
- POST FAIR DEVELOPMENT
- ADDITIONAL ITEMS FOR COMPLETION OF DEVELOPMENT

PRELIMINARY REPORT ON A PROPOSED POST WORLD'S FAIR PROGRAM

POST FAIR DEVELOPMENT  
ALLEY PARK  
DOUGLASTON PARK GOLF COURSE



**OBLIGATIONS UNDER LEASE AGREEMENT**

**Demolition**

1. Removal of Fair-built Roads and Parking Fields	\$ 350,000
2. Demolish Maintenance Building, Press Building, Identification Building, Comfort Stations, Covered Assembly Pavilion, Truck Loading Platform and Structures abandoned by Exhibitors	750,000
3. Removal of Temporary Pools, Entrance Towers, Directional and Street Signs, Intra-mural Bus Stations, Entrance Gates and Fences, Information Booths and Flagpoles	170,000
4. Removal of Unisphere Lighting, Transformers for Concession Areas and Demolish Electrical Substations	30,000
5. Demolish Temporary Storm and Sanitary Structures, Removal of Hydrants, Service Connections and Temporary Light Poles; Replace Fixtures on Permanent Light Poles	600,000
6. Removal of Temporary Installations from Entrance Building and Pool of Industry	100,000
Total	\$ 2,000,000

**Restoration**

1. Landscaping, including Grading, Planting, Topsoil and Seeding	\$2,700,000
2. Utilities—Revise Pump Stations; Adjust Storm, Sanitary, Water, Fire and Police Communication Systems; Convert Electrical Distribution System to Park Use	700,000
3. Entrance Building and Boathouse	50,000
4. Parking Fields	800,000
5. Ball Fields and Playground	550,000
6. Rehabilitation of Permanent Pools	200,000
Total	\$ 5,000,000

TOTAL COSTS FOR DEMOLITION AND RESTORATION \$ 7,000,000

**POST-FAIR DEVELOPMENT**

**FLUSHING MEADOW**

**Central Area**

1. Baseball, Softball and Football Fields; Handball, Paddle Tennis and Shuffleboard Courts	\$ 200,000
2. Field House, Bleachers, Comfort Stations, Concessions, Equipment and Storage Buildings, Day Camp Building, Assembly Arena Modification	1,100,000
3. Planting	700,000
4. Parking Fields	300,000
5. Roads and Pedestrian Walks	200,000
6. Lighting	300,000
7. Hall of Science Exhibits (initial installation)	3,500,000
Sub Total	\$6,300,000

**Meadow and Willow Lake Areas**

1. Softball and Football Fields, Playgrounds	\$ 300,000
2. Comfort Stations	100,000
3. Planting	600,000
4. Parking Fields	180,000
5. Roads, Bicycle Paths and Pedestrian Walks	460,000
6. Willow Lake Cleanup	100,000
7. Lighting	360,000
8. Bridge over Willow Lake	200,000
9. Wells	200,000
10. Amphitheatre	500,000
Sub Total	\$3,000,000

**Park Addition**

1. Baseball, Softball and Football Fields; Tennis Courts	\$ 130,000
2. Pedestrian Walks	25,000
3. Bleachers	25,000
4. Planting, including Excavation, Fill, Topsoil and Seeding	525,000
5. Utilities: Lighting and Drainage	225,000
6. Willets Point Boulevard Pedestrian Overpass	120,000
Sub Total	\$1,050,000

**Lawrence Street to Main Street**

1. Playground	\$ 75,000
2. Zoo (Phase I)	1,200,000
3. Botanical Garden	50,000
4. Parking Fields	55,000
5. Roads, Bicycle Paths and Pedestrian Walks	80,000
6. Lighting	40,000
Sub Total	\$1,500,000

TOTAL PARK IMPROVEMENTS FLUSHING MEADOW \$11,850,000



BEYOND FLUSHING MEADOW

**Kissena Corridor Park: Main Street to Kissena Boulevard**

1. Roads, Bicycle Paths, Pedestrian Walks and Utilities . . . . .	\$ 825,000
2. Planting including Fill, Topsoil and Seeding . . . . .	550,000
3. Path and Walk Lighting . . . . .	125,000
4. Pedestrian and Bicycle Overpasses at Main Street and Kissena Boulevard . . . . .	250,000
Sub Total . . . . .	<u>\$1,750,000</u>

**Kissena Park and Golf Club: Kissena Boulevard to Fresh Meadow Lane**

1. Roads, Bicycle Paths, Pedestrian Walks and Utilities . . . . .	\$ 570,000
2. Planting including Topsoil and Seeding . . . . .	250,000
3. Path and Walk Lighting . . . . .	140,000
4. Pedestrian and Bicycle Overpasses at 164th Street and Fresh Meadow Lane . . . . .	250,000
Sub Total . . . . .	<u>\$1,210,000</u>

**Kissena Corridor Park: Fresh Meadow Lane to Long Island Expressway**

1. Roads, Bicycle Paths, Pedestrian Walks and Utilities . . . . .	\$ 150,000
2. Planting including Topsoil and Seeding . . . . .	20,000
3. Path and Walk Lighting . . . . .	80,000
4. Pedestrian and Bicycle Overpasses at Utopia Parkway and 188th Street . . . . .	250,000
Sub Total . . . . .	<u>\$ 500,000</u>

**Park from Long Island Expressway to Francis Lewis Boulevard**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 50,000
2. Planting including Topsoil and Seeding . . . . .	20,000
3. Path and Walk Lighting . . . . .	80,000
4. Restoration of Bridges . . . . .	25,000
Sub Total . . . . .	<u>\$ 175,000</u>

**Cunningham Park: Francis Lewis Boulevard to Hollis Court Boulevard**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 60,000
2. Planting including Topsoil and Seeding . . . . .	10,000
3. Path and Walk Lighting . . . . .	30,000
4. Restoration of Bridges . . . . .	30,000
Sub Total . . . . .	<u>\$ 130,000</u>

**Park from Hollis Court Boulevard to Alley Park**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 140,000
2. Planting including Topsoil and Seeding . . . . .	20,000
3. Path and Walk Lighting . . . . .	110,000
4. Restoration of Bridges . . . . .	20,000
Sub Total . . . . .	<u>\$ 290,000</u>

**Alley Park: Union Turnpike to Northern Boulevard**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 250,000
2. Planting including Topsoil and Seeding . . . . .	100,000
3. Path and Walk Lighting . . . . .	50,000
4. Restoration of Bridges . . . . .	5,000
Sub Total . . . . .	<u>\$ 405,000</u>

**Connector: From Alley Park to Douglaston Park Golf Course**

1. Land Acquisition . . . . .	\$ 90,000
2. Pedestrian and Bicycle Overpass at Cross Island Parkway and Douglaston Parkway including approaches . . . . .	250,000
Sub Total . . . . .	<u>\$ 340,000</u>

TOTAL PARK IMPROVEMENTS BEYOND FLUSHING MEADOW . . . . . \$ 4,800,000

ADDITIONAL ITEMS

**Kissena Corridor Park: Main Street to Kissena Boulevard**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 110,000
2. Playgrounds, Tot Lots and Senior Citizens Area . . . . .	300,000
3. Ball Fields and Ball Courts . . . . .	100,000
4. Comfort Station and Bicycle Rental Building . . . . .	90,000
5. Path and Walk Lighting . . . . .	100,000
Sub Total . . . . .	<u>\$ 700,000</u>

**Kissena Park and Golf Club: Kissena Boulevard to Fresh Meadow Lane**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 140,000
2. Tot Lot . . . . .	25,000
3. Ball Fields and Ball Courts . . . . .	110,000
4. Pitch-Putt Golf Course . . . . .	400,000
5. Bathhouse Complex . . . . .	1,000,000
6. Parking Field . . . . .	50,000
7. Comfort Station and Storage Building . . . . .	75,000
8. Path, Walk and Parking Field Lighting . . . . .	140,000
Sub Total . . . . .	<u>\$1,940,000</u>

**Kissena Corridor Park: Fresh Meadow Lane to Long Island Expressway**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 7,000
2. Path and Walk Lighting . . . . .	8,000
Sub Total . . . . .	<u>\$ 15,000</u>

**Alley Park: Union Turnpike to Northern Boulevard**

1. Bicycle Rental and Concession Buildings . . . . .	\$ 90,000
2. Path and Walk Lighting . . . . .	210,000
Sub Total . . . . .	<u>\$ 300,000</u>

**Connector: From Alley Park to Douglaston Park Golf Course**

1. Bicycle Path and Pedestrian Walk . . . . .	\$ 95,000
2. Path and Walk Lighting . . . . .	85,000
3. Fencing . . . . .	65,000
Sub Total . . . . .	<u>\$ 245,000</u>

TOTAL ADDITIONAL ITEMS . . . . . \$ 3,200,000

ADMINISTRATION AND ENGINEERING . . . . . \$ 3,150,000

TOTAL COST FOR IMPROVEMENTS . . . . . \$23,000,000

EXHIBIT C  
PROPOSED MODIFICATION OF FAIR LEASE

THIS AGREEMENT OF MODIFICATION OF LEASE, made as of the \_\_\_\_\_ day of \_\_\_\_\_, 1964, by and between THE CITY OF NEW YORK (hereinafter called the "City") acting through Newbold Morris, Commissioner of Parks of such City, with the approval of the Board of Estimate of such City, and NEW YORK WORLD'S FAIR 1964-1965 CORPORATION (hereinafter called the "Corporation"), a non-profit membership corporation, organized and existing under the laws of the State of New York, with its principal place of business at Flushing Meadow Park, in the Borough of Queens, City of New York.

WHEREAS, pursuant to Chapter 428 of the Laws of 1960 and Chapter 909 of the Laws of 1961, by a certain Agreement of Lease, dated May 27, 1960, entered into between the City and the Corporation, and approved by the Board of Estimate of the City (Cal. No. 368, May 27, 1960, and Cal. No. 272B, June 10, 1960), by a Supplemental Agreement of Lease dated February 14, 1961 (Cal. No. 181, January 26, 1961), by a Second Supplemental Agreement of Lease, dated May 5, 1961 (Cal. No. 434, April 27, 1961) and by a Third Supplemental Agreement of Lease dated September 14, 1961 (Cal. No. 294, August 24, 1961), the City leased to the Corporation certain areas of land in Flushing Meadow Park and Kissena Corridor Park, in the Borough of Queens, City and State of New York; and

WHEREAS, the parties hereto have determined that it will be in their mutual interests and in the interests of carrying out the provisions of Chapter 428 of the Laws of 1960, as amended by Chapter 909 of the Laws of 1961, to modify the said Agreement of Lease dated May 27, 1960 in certain respects.

NOW THEREFORE, in consideration of the foregoing and of the mutual undertakings, covenants and agreements set forth in the said Agreement of Lease, dated May 27, 1960, the said Supplemental Agreement of Lease dated February 14, 1961, the said Second Supplemental Agreement of Lease, dated May 5, 1961, and the said Third Supplemental Agreement of Lease, dated September 14, 1961, and in consideration of the mutual undertakings, covenants and agreements herein set forth, the parties hereto agree as follows:

FIRST: Article 3 of the Agreement of Lease, dated May 27, 1960, is hereby modified to read as follows:

ARTICLE 3. *Term:*

The term of this lease shall commence on the first day of June, 1960, and shall expire on the thirty-first day of December, 1967, provided, that the Commissioner shall have the right, upon written request by the Corporation, to extend said term with respect to the demised premises or any part or parts thereof and on the same terms and conditions as herein set forth for such additional period, not to exceed six months as shall be necessary for completion of the rehabilitation and improvement work hereinafter referred to.

SECOND: The heading of Article 15 of the Agreement of Lease, dated May 27, 1960, is hereby modified to read as follows:

ARTICLE 15. *Removal of Structures and Rehabilitation and Improvement Work*

and the first paragraph of said Article 15 is hereby modified to read as follows:

The Corporation, after the close of the Fair and prior to the expiration of the term of the lease, at its own cost and expense, shall demolish and remove all buildings, structures, pavement and other facilities and clear the site of all such buildings, structures, pavement and other facilities not useful for park purposes, shall restore the demised premises to a condition satisfactory to the Commissioner, and shall, after payment of or provision for all its then outstanding bonds, obligations and liabilities of every kind and nature, and out of net revenues then remaining to the Corporation's credit, rehabilitate and improve the demised premises and certain other City owned Park land in the vicinity thereof in general accordance with the preliminary plan attached hereto and entitled Flushing Meadow and Beyond, Preliminary Report on a Proposed Post World's Fair Program, dated January 20, 1964 subject to such revisions as shall be contained in final plans for said rehabilitation and improvement to be prepared by the Corporation and approved by the Commissioner and the Board of Estimate. Said plans shall be so designed as to provide for first-class municipal park facilities. Said plans shall show the buildings, structures, pavements and other facilities which are to be removed, and those which are to remain upon the demised premises, and shall also show all improvements to be made. In the event that said net rev-

enues shall be insufficient for said rehabilitation and improvement, in accordance with the plans therefor, the Corporation, with the approval of the Commissioner and the Board of Estimate, shall make appropriate changes in the scope of said rehabilitation and improvement including, if desirable, the elimination of certain areas from the scope thereof. The City shall cooperate with the Corporation by affording to the Corporation, insofar as possible, unrestricted access to and occupancy of said lands to be so rehabilitated and improved. Nothing herein contained shall prevent the Corporation from agreeing to permit any concessionaire, licensee, exhibitor or sublessee who constructs a building or a structure on the leased premises or a contractor who has constructed for the Corporation a structure not a permanent improvement, to remove same within four months subsequent to the termination of the Fair. Clearing the site shall include removing temporary buildings and structures and foundations to four feet below the surface and filling excavations. The Fair shall be deemed to have terminated when it is closed to the public.

THIRD: The second paragraph of Article 16 of the Agreement of Lease, dated May 27, 1960, is hereby modified to read as follows:

All net revenue derived from any source by the Corporation and remaining to its credit after the close of the Fair and after the payment of or provision for all of the Corporation's then outstanding bonds, obligations and liabilities of every kind and nature, including the discharge of all its obligations under this lease, other than the rehabilitation and improvement work provided for herein, shall be used by the Corporation for said rehabilitation and improvement including the Corporation's operating costs and its costs and obligations in connection with administration and supervision of said rehabilitation and improvement, and the balance of such revenue remaining thereafter shall be paid to the City and shall be used by it for educational purposes.

FOURTH: Notwithstanding anything contained in this Agreement of Modification of Lease, or the fact that the term shall not have expired, the Corporation shall turn over and surrender to the City, and the City shall accept, such portions of the demised premises as to which rehabilitation and improvement work shall have been completed. The precise dates for such turning over and surrender shall be determined by the Corporation and the Commissioner with due regard to whether the turning over or surrender of portions of the demised premises will hamper or impede rehabilitation and improvement work upon other portions thereof or the administration and supervision of such work.

FIFTH: In the event that any provision of this Agreement of Modification of Lease shall depend for its validity upon legislation, said provision shall, to the extent that said legislation has not heretofore been enacted, be and be deemed to be subject to the enactment of the required legislation.

SIXTH: As herein and hereby modified, all of the terms and conditions of the Agreement of Lease, dated May 27, 1960 and of the Supplemental, Second Supplemental and Third Supplemental Agreements of Lease, are in all respects ratified and confirmed and shall be and remain in full force and effect.

IN WITNESS WHEREOF, THE CITY OF NEW YORK, acting by Newbold Morris, Commissioner of Parks, and, in pursuance of the provisions of Chapter 428 of the Laws of 1960 as amended by Chapter 909 of the Laws of 1961, with the approval of the Board of Estimate, has caused this Agreement of Modification of Lease to be signed by Newbold Morris, Commissioner of Parks, and NEW YORK WORLD'S FAIR 1964-1965 CORPORATION has caused its corporate seal to be hereunto affixed and duly attested and this Agreement of Modification of Lease to be signed by Robert Moses, its President, the day and year first above written.

APPROVED AS TO FORM THE CITY OF NEW YORK

By \_\_\_\_\_  
*Corporation Counsel* NEWBOLD MORRIS  
*Commissioner of Parks*

ATTESTED: \_\_\_\_\_  
(SEAL) NEW YORK WORLD'S FAIR  
*City Clerk* 1964-1965 CORPORATION

(SEAL) ATTESTED: By \_\_\_\_\_  
ERNESTINE R. HAIG ROBERT MOSES  
*Secretary* *President*

## EXHIBIT D

## PROPOSED NEW YORK STATE ENABLING LEGISLATION

To amend chapter four hundred twenty-eight of the laws of nineteen hundred sixty, entitled "An act to empower the commissioner of parks of the city of New York with the approval of the board of estimate of the city of New York to lease park lands to the New York World's Fair 1964 Corporation, to empower the board of estimate of such city to enact a special code of laws for the regulation of the area, to suspend the provisions of the New York city charter, the administrative code of such city and all acts of the legislature and local laws inconsistent with the provisions of such special code, to control advertising and amusements in the area adjoining the world's fair, to regulate tourists camps in the borough of Queens, and to exempt certain officers and employees of the corporation from the operation of certain provisions of law," in relation to the term of the lease between the city of New York and New York World's Fair 1964-1965 Corporation, and in relation to certain provisions of such lease.

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

SECTION 1. Section one of chapter four hundred twenty-eight of the laws of nineteen hundred sixty, entitled "An act to empower the commissioner of parks of the city of New York with the approval of the board of estimate of the city of New York to lease park lands to the New York World's Fair 1964 Corporation, to empower the board of estimate of such city to enact a special code of laws for the regulation of the area, to suspend the provisions of the New York city charter, the administrative code of such city and all acts of the legislature and local laws inconsistent with the provisions of such special code, to control advertising and amusements in the area adjoining the world's fair, to regulate tourists camps in the borough of Queens, and to exempt certain officers and employees of the corporation from the operation of certain provisions of law," as amended by chapter nine hundred nine of the laws of nineteen hundred sixty-one, is hereby amended to read as follows:

SECTION 1. The commissioner of parks of the city of New York with the approval of the board of estimate of the city of New York is hereby authorized and empowered to lease without public auction or by sealed bids for a period expiring not later than [January] *December thirty-first, nineteen hundred sixty-six* *seven*, all or a portion of the areas comprising Flushing Meadows park and Kissena Corridor park to New York World's Fair 1964 Corporation, a non-profit membership corporation no part of the net earnings of which inures to the benefit of any member thereof or any other person and no part of the activities of which is carrying on propaganda or otherwise attempting to influence legislation, or any successor corporation for the purpose of holding a world's fair for educational purposes on the area covered by the lease to be opened in the year nineteen hundred sixty-four, which corporation or its successors are hereby authorized to lease the same, and conduct thereon any and all of the activities pertaining to a world's fair including the issuance of permits to exhibitors and concessionaires, the charging for admittance and all other matters that may be necessary for or appertaining to the successful completion and operation of a world's fair and for the purpose of rehabilitating and improving the area covered by the lease after the close of the world's fair, *said corporation or its successors being hereby authorized to perform said rehabilitation and improvement and to conduct any and all of the activities pertaining thereto including the letting and supervision of contracts and all other matters that may be necessary for or appertaining to the successful completion of said rehabilitation and improvement work.* In the event that [the world's fair is continued to a date subsequent to January first, nineteen hundred sixty-six] *by reason of continuation of the world's fair or otherwise, said rehabilitation and improvement work shall not be completed by the end of the term of the lease, the commissioner of parks of*

Explanation — Matter in italics is new; matter in brackets [ ] is old law to be omitted.

the city of New York is hereby authorized and empowered to extend the term and conditions of the lease [to such subsequent date] *with respect to the area covered by the lease or any part or parts thereof upon written request therefor by New York World's Fair 1964-1965 Corporation for such additional period of time as shall be necessary for completion of said rehabilitation and improvement work after the close of the world's fair, subject to such limitations as to duration of the extended term as shall be imposed by the board of estimate of the city of New York. Notwithstanding the fact that the term of the lease shall not have expired, New York World's Fair 1964-1965 Corporation is hereby authorized and empowered to turn over and surrender to the city of New York, and the city of New York is hereby authorized and empowered to accept, such portions of the area covered by the lease as to which said rehabilitation and improvement work shall have been completed.*

§ 2. Subdivision (c) of section two of such chapter is hereby amended to read as follows:

(c) That New York World's Fair 1964 Corporation shall at its own cost and expense demolish and remove all temporary structures and clear the site of all buildings and structures not useful for park purposes [as certified by said commissioner of parks] and that the entire area be restored to a condition satisfactory to the commissioner of parks, *and that said corporation, after payment of or provision for all its then outstanding bonds, obligations and liabilities of every kind and nature and out of net revenues then remaining to the corporation's credit, and within such time after the close of the fair as may be agreed upon in the lease, shall rehabilitate and improve the area covered by the lease and certain other park land controlled by the city of New York in the vicinity thereof, all in general accordance with plans therefor to be prepared by the corporation and approved by the commissioner of parks of the city of New York and the board of estimate of the city of New York, and that in the event said net revenues shall be insufficient for said rehabilitation and improvement in accordance with the plans therefor, the corporation, with the approval of the commissioner of parks and the board of estimate, shall make appropriate changes in the scope of said rehabilitation and improvement including, if desirable, elimination of certain areas from the scope thereof.*

§ 3. Subdivision (e) of section two of such chapter is hereby amended to read as follows:

(e) That all net revenue derived from any source by said New York World's Fair 1964 Corporation and remaining to its credit after the close of the fair and after the payment by the corporation of [all of its] *or provision for all of the corporation's* then outstanding bonds, obligations and liabilities of every kind and nature, including the discharge of all its obligations under the lease [shall be paid to the city of New York and shall be used for the restoration and improvement of Flushing Meadow park,] *other than the rehabilitation and improvement work provided for in the lease, shall be used by said corporation for said rehabilitation and improvement including the corporation's operating costs and its costs and obligations in connection with administration and supervision of said rehabilitation and improvement and the balance of such revenue remaining thereafter shall be paid to the city of New York and be used by [the city of New York] it for educational purposes.*

§ 4. If any section, clause or provision of this act shall be unconstitutional or be ineffective in whole or in part, to the extent that it is not unconstitutional or ineffective, it shall be valid and effective and no other section, clause or provision shall on account thereof be deemed invalid or ineffective.

§ 5. In so far as the provisions of this act are inconsistent with the provisions of any other act, general or special, or of any local law of the city of New York, the provisions of this act shall be controlling.

§ 6. This act shall take effect immediately.