Appendix I-1
Sendero Verde RWCDS Analysis

Projected Development Site Number	Block	Lots	Lot Area	Underlying Zoning	Existing FAR	Existing Building Floor Area	Existing Total Residential Floor Area	Existing Residential DU	Existing Total Commercial Floor Area	Existing Commercial Floor Area-Office	Existing Commercial Floor Area-Retail	Existing Commercial Floor Area-Auto Use	Existing Commercial Floor Area-Storage	Existing Total Manufacturing Floor Area	Existing Total Parking Floor Area	Additional Notes
1	**1754**	**33,40**	**19,651**	C8-3	1.08	21,183	0	0	21,183	0	0	0	0	0	21,183	Commercial parking garage
2	**1769**	**3**	**13,620**	M1-4	2.29	31,185	0	0	31,185	18,500	2,868	0	0	9,817	0	
3	**1623**	**33,34**	**10,599**	R7-2	0.57	6,060	4,545	6	1,515	0	1,515	0	0	0	0	
4	**1775**	**3,6,165,168,71**	**156,416**	M1-2	2.95	461,796	450,018	412	11,778	5,711	0	0	0	0	0	
5	**1751**	**40,137,33,34,37,132,35,38,36**	**16,487**	C8-3	0.00	0	0	0	0	0	0	0	0	0	0	
6	**1746**	**33**	**20,183**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
7	**1745**	**134**	**17,642**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
8	**1750**	**40**	**13,493**	C6-3	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
9	**1774**	**68**	**11,491**	C6-3	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
10	**1773**	**1,69,67,72,4**	**25,820**	C6-3/C4-4D	0.26	6,810	0	0	6,810	0	6,810	0	0	0	0	
11	**1772**	**33,34,35,37,38,39,134,140**	**17,967**	C4-4	1.83	32,952	3,340	4	29,612	4,728	8,760	0	16,124	0	0	
12	**1770**	**36**	**18,973**	C4-4D	1.78	33,736	0	0	33,736	16,751	16,985	0	0	0	0	
13	**1786**	**4,47**	**13,669**	C4-4D	3.55	48,500	0	0	42,500	0	32,500	0	10,000	0	0	
14	**1767**	**33**	**11,395**	C4-4D	2.60	29,607	0	0	29,607	0	9,215	0	20,392	0	0	
15	**1636**	**40,138,38,39, 37, 139**	**8,073**	R8A	2.00	16,165	9,720	9	6,445	0	6,445	0	0	0	0	
16	**1643**	**35,37,137,33**	**12,128**	C4-4D	0.78	9,486	0	0	9,486	0	9,486	0	0	0	0	
17	**1660**	**3,4,45,1**	**22,201**	R8A	1.52	33,815	0	0	33,815	0	5,500	15,600	0	0	0	
18	**1635**	**33,35,36,37,38,39,40**	**18,159**	R8A	1.95	35,420	0	0	35,420	0	17,210	0	18,210	0	0	
19	**1634**	**34,35,36,37,38,33**	**12,858**	R8A	1.06	13,575	0	6	13,575	0	13,575	0	0	0	0	
20	**1654**	**3,4,45**	**18,326**	R8A	1.15	21,062	0	0	21,062	0	21,062	0	0	0	0	
21	**1632**	**37,40,35**	**15,183**	R8A	1.70	25,765	0	0	25,765	0	25,765	0	0	0	0	

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22	**1771**	**33,36**	**18,647**	C4-4	1.79	33,372	0	0	33,372	8,836	15,036	0	9,500	0	0	
23	**1643**	**56**	**8,074**	R7-2	1.00	8,073	0	0	8,073	0	8,073	0	0	0	0	
24	**1768**	**71,169,69,70,170**	**6,480**	M1-4	0.00	0	0	0	0	0	0	0	0	0	0	
25	**1622**	**36,35**	**4,545**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	
26	**1655**	**29, 24**	**9,633**	R8A	1.46	14,039	6,479	7	7,560	0	3,780	0	3,780	0	0	
27	**1785**	**1,104**	**2,815**	C4-4D	1.66	4,671	2,600	11	2,071	0	1,071	0	0	0	0	Vacant building
28	**1643**	**71**	**2,523**	R7-2	0.95	2,400	0	0	2,400	0	2,400	0	0	0	0	Vacant upper floors
29	**1659**	**1**	**9,285**	R8A	3.17	29,430	4,200	6	25,230	0	1,200	0	0	24,030	0	Vacant building
30	**1756**	**33**	**9,992**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
31	**1622**	**33**	**2,250**	R7-2	0.97	2,190	0	0	2,190	0	2,190	0	0	0	0	
32	**1768**	**40,39**	**5,430**	C4-4D	1.70	9,212	1,000	2	8,212	0	5,512	0	2,700	0	0	
33	**1655**	**1,3,102**	**9,839**	R8A	0.83	8,118	0	0	8,118	0	8,118	0	0	0	0	
35	**1676**	**49**	**1,944**	R8A	0.00	0	0	0	0	0	0	0	0	0	0	
36	**1772**	**55**	**6,330**	R7-2	2.84	18,000	15,000	16	3,000	0	3,000	0	0	0	0	
37	**1771**	**51**	**2,573**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	
38	**1643**	**50,149,49**	**5,046**	R7-2	2.29	11,560	5,318	8	6,242	800	5,442	0	0	0	0	

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39	**1643**	**21**	**2,523**	R7-2	1.00	2,523	0	0	2,523	0	2,523	0	0	0	0	
40	**1639**	**49,48**	**5,248**	R7-2/R7A	0.99	5,200	0	0	5,200	0	5,200	0	0	0	0	
41	**1639**	**21**	**6,800**	R7-2	1.51	10,300	0	0	10,300	0	0	0	0	0	0	
42	**1638**	**56**	**2,523**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
43	**1637**	**51,52,21,22**	**10,092**	R7-2	1.43	14,407	11,984	24	2,423	0	2,423	0	0	0	0	
44	**1637**	**24,25**	**5,046**	R7-2/R7A	0.00	0	0	0	0	0	0	0	0	0	0	
45	**1635**	**149,150**	**2,226**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	
46	**1635**	**48,49**	**5,148**	R7-2/R7A	0.00	0	0	0	0	0	0	0	0	0	0	
47	**1634**	**158**	**2,569**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	
48	**1643**	**63**	**2,523**	R7-2	0.79	2,000	0	0	2,000	0	2,000	0	0	0	0	Vacant building
49	**1643**	**41**	**13,682**	R7A	0.79	10,800	0	0	10,800	0	10,800	0	0	0	0	
50	**1667**	**102**	**1,740**	C4-4D	3.16	5,500	4,900	6	600	0	600	0	0	0	0	
51	**1666**	**105,5**	**6,042**	C4-4D/R7A	0.00	0	0	0	0	0	0	0	0	0	0	
52	**1788**	**28**	**2,265**	R7-2	0.89	2,014	0	0	2,014	0	2,014	0	0	0	0	
53	**1786**	**28**	**3,750**	R8A	0.99	3,700	0	0	3,700	0	3,700	0	0	0	0	
54	**1786**	**123,23,22,121**	**5,594**	R8A	0.85	4,774	2,790	3	1,984	0	0	0	0	0	0	
55	**1785**	**23,22,21**	**5,306**	R8A	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
56	**1784**	**128,28,27,26,25,120**	**14,971**	R8A	2.50	37,466	37,466	48	0	0	0	0	0	0	0	Vacant buildings
57	**1795**	**3,2,1**	**6,400**	R8A	0.63	4,023	4,023	3	0	0	0	0	0	0	0	

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58	**1667**	**26**	**2,768**	R8A	0.98	2,725	0	0	2,725	200	0	0	2,525	0	0	
59	**1667**	**22,120**	**6,467**	R8A	0.34	2,200	0	0	2,200	0	2,200	0	0	0	0	
60	**1689**	**1**	**2,025**	R8A	0.99	2,000	0	0	2,000	0	2,000	0	0	0	0	
61	**1666**	**23**	**1,800**	R8A	0.00	0	0	0	0	0	0	0	0	0	0	
62	**1688**	**2,1**	**4,892**	R8A	0.98	4,800	0	0	4,800	0	4,800	0	0	0	0	
63	**1665**	**25,24,23,122**	**11,101**	R8A	1.19	13,246	4,570	6	8,676	0	6,000	0	0	0	0	
64	**1687**	**3,102**	**3,200**	R8A	1.28	4,080	3,060	6	1,020	0	1,020	0	0	0	0	Vacant upper floor residential units
65	**1682**	**49**	**2,583**	R8A	0.97	2,500	0	0	2,500	0	0	0	0	0	0	
66	**1682**	**4,3**	**5,000**	R8A	0.00	0	0	0	2,250	0	0	0	0	0	0	
67	**1680**	**3**	**5,050**	R8A	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
68	**1644**	**12**	**10,092**	R7-2	0.99	10,000	0	0	10,000	0	10,000	0	0	0	0	
69	**1771**	**1,2**	**4,583**	M1-4	0.00	0	0	0	0	0	0	0	0	0	0	Community garden
70	**1617**	**23,40,51,39,37,54,42,41,33,29, 45,50,25,43,38,35,28,53,20,48, 46,52,31,22,122,121, 21, 34**	**80,735**	R7-2	0.05	4,100	2,050	8	2,050	0	2,050	0	0	0	0	Baseball fields, community gardens, and vacant land
Total						**1,116,540**	**573,063**	**591**	**539,727**	**55,526**	**290,848**	**15,600**	**83,231**	**33,847**	**21,183**	

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1	1754	33,40	19,651	C8-3	6.50	2.0	39,169	0	0	10,592	0	0	0	0	0	0	0	10,592	0	0	28,578	30
2	1769	3	13,620	M1-4	6.50	2.3	31,185	0	0	21,368	2,868	0	0	0	0	0	18,500	0	0	9,817	0	52
3	1623	33,34	10,599	R7-2	6.50	3.3	34,572	26,680	31	7,892	8,272	0	0	0	0	0	0	0	0	0	0	85
4	1775	3,6,165,168,71	156,416	M1-2	6.20	3.0	461,796	450,018	412	11,778	0	0	0	0	0	0	11,778	0	0	0	0	106
5	1751	40,137,33,34,37,132,35,38,36	16,487	C8-3	6.50	2.0	32,974	0	0	32,974	0	0	0	0	32,974	0	0	0	0	0	0	45
6	1746	33	20,183	R7-2	6.50	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,183	0
7	1745	134	17,642	R7-2	6.50	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,642	0
8	1750	40	13,493	C6-3	10.00	5.9	80,149	68,005	76	12,144	0	0	0	12,144	0	0	0	0	0	0	0	85
9	1774	68	11,491	C6-3	10.00	5.9	68,257	57,915	64	10,342	0	0	0	10,342	0	0	0	0	0	0	0	75
10	1773	1,69,67,72,4	25,820	C6-3/C4-4D	9.39	7.6	195,499	159,102	133	36,397	0	0	0	13,110	0	0	23,287	0	0	0	11,307	135
11	1772	33,34,35,37,38,39,134,140	17,967	C4-4	6.50	1.8	32,952	3,340	4	29,612	8,760	0	0	0	0	16,124	4,728	0	0	0	0	36
12	1770	36	18,973	C4-4D	6.50	4.9	93,881	73,528	82	20,353	20,353	0	0	0	0	0	0	0	0	0	0	110
13	1786	4,47	13,669	C4-4D	6.50	3.5	48,500	6,000	0	42,500	32,500	0	0	0	0	10,000	0	0	0	0	0	36
14	1767	33	11,395	C4-4D	6.50	6.0	68,101	49,691	55	18,410	10,256	0	0	0	0	0	8,154	0	0	0	0	110
15	1636	40,138,38,39, 37, 139	8,073	R8A	6.00	4.6	37,162	31,331	33	5,831	5,831	0	0	0	0	0	0	0	0	0	0	85
16	1643	35,37,137,33	12,128	C4-4D	6.50	6.0	72,241	53,096	59	19,145	10,915	0	0	0	0	0	8,230	0	0	0	0	110
17	1660	3,4,45,1	22,201	R8A	6.50	6.0	133,614	129,129	143	4,485	0	0	4,485	0	0	0	0	0	0	0	17,217	105
18	1635	33,35,36,37,38,39,40	18,159	R8A	6.50	5.6	101,135	66,370	74	34,765	16,555	0	0	0	0	18,210	0	0	0	0	0	105
19	1634	34,35,36,37,38,33	12,858	R8A	6.50	6.0	76,631	65,059	64	11,572	11,572	0	0	0	0	0	0	0	0	0	0	115
20	1654	3,4,45	18,326	R8A	6.50	6.0	110,243	106,534	118	3,709	3,709	0	0	0	0	0	0	0	0	0	14,205	95
21	1632	37,40,35	15,183	R8A	6.50	6.0	91,416	88,316	98	3,100	3,100	0	0	0	0	0	0	0	0	0	11,775	105
22	1771	33,36	18,647	C4-4	6.50	3.8	70,515	47,751	53	22,764	11,382	0	0	0	0	9,500	1,882	0	0	0	0	60
23	1643	56	8,074	R7-2	6.50	3.4	27,775	19,701	22	8,074	8,074	0	0	0	0	0	0	0	0	0	0	55
24	1768	71,169,69,70,170	6,480	M1-4	6.50	2.0	12,960	0	0	0	0	0	0	0	0	0	0	0	0	12,960	0	40
25	1622	36,35	4,545	R7-2	6.50	4.0	18,180	13,635	15	4,545	4,545	0	0	0	0	0	0	0	0	0	0	65
26	1655	29, 24	9,633	R8A	6.50	1.5	14,039	6,479	7	7,560	3,780	0	0	0	0	3,780	0	0	0	0	0	51
27	1785	1,104	2,815	C4-4D	6.50	6.0	16,947	14,413	16	2,534	2,534	0	0	0	0	0	0	0	0	0	0	85
28	1643	71	2,523	R7-2	6.50	2.9	7,200	0	0	4,800	4,800	0	0	0	0	0	0	0	2,400	0	0	43

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29	**1659**	**1**	**9,285**	R8A	6.50	6.0	55,337	46,980	52	8,357	8,357	0	0	0	0	0	0	0	0	0	0	85'
30	**1756**	**33**	**9,992**	R7-2	6.50	3.9	39,402	30,409	34	8,993	8,993	0	0	0	0	0	0	0	0	0	0	55
31	**1622**	**33**	**2,250**	R7-2	6.50	4.0	9,000	6,750	8	2,250	2,250	0	0	0	0	0	0	0	0	0	0	45
32	**1768**	**40,39**	**5,430**	C4-4D	6.50	5.9	32,255	23,458	26	8,797	8,797	0	0	0	0	0	0	0	0	0	0	90
33	**1655**	**1,3,102**	**9,839**	R8A	6.50	6.0	58,996	50,141	56	8,855	8,855	0	0	0	0	0	0	0	0	0	0	95
35	**1676**	**49**	**1,944**	R8A	6.00	6.0	11,673	9,923	11	1,750	1,750	0	0	0	0	0	0	0	0	0	0	75
36	**1772**	**55**	**6,330**	R7-2	6.50	4.0	25,330	21,010	23	4,320	4,320	0	0	0	0	0	0	0	0	0	0	65
37	**1771**	**51**	**2,573**	R7-2	6.50	3.4	8,729	6,413	7	2,316	2,316	0	0	0	0	0	0	0	0	0	0	65
38	**1643**	**50,149,49**	**5,046**	R7-2	6.50	4.0	20,102	15,561	17	4,541	4,541	0	0	0	0	0	0	0	0	0	0	75
39	**1643**	**21**	**2,523**	R7-2	6.50	4.0	10,091	7,820	9	2,271	2,271	0	0	0	0	0	0	0	0	0	0	55
40	**1639**	**49,48**	**5,248**	R7-2/R7A	5.30	4.0	20,923	16,200	18	4,723	4,723	0	0	0	0	0	0	0	0	0	0	75
41	**1639**	**21**	**6,800**	R7-2	6.50	4.0	27,180	21,060	23	6,120	6,120	0	0	0	0	0	0	0	0	0	0	65
42	**1638**	**56**	**2,523**	R7-2	6.50	4.0	10,076	7,805	9	2,271	2,271	0	0	0	0	0	0	0	0	0	0	65
43	**1637**	**51,52,21,22**	**10,092**	R7-2	6.50	4.0	40,007	30,924	34	9,083	9,083	0	0	0	0	0	0	0	0	0	0	65
44	**1637**	**24,25**	**5,046**	R7-2/R7A	5.25	4.0	19,980	19,980	22	0	0	0	0	0	0	0	0	0	0	0	0	80
45	**1635**	**149,150**	**2,226**	R7-2	6.50	4.0	8,913	6,910	8	2,003	2,003	0	0	0	0	0	0	0	0	0	0	55
46	**1635**	**48,49**	**5,148**	R7-2/R7A	4.69	3.4	17,700	13,091	15	4,609	4,609	0	0	0	0	0	0	0	0	0	0	65
47	**1634**	**158**	**2,569**	R7-2	6.50	4.0	10,148	7,836	9	2,312	2,312	0	0	0	0	0	0	0	0	0	0	55
48	**1643**	**63**	**2,523**	R7-2	6.50	3.9	9,947	7,676	9	2,271	2,271	0	0	0	0	0	0	0	0	0	0	65
49	**1643**	**41**	**13,682**	R7A	4.00	0.8	10,800	0	0	10,800	10,800	0	0	0	0	0	0	0	0	0	0	40
50	**1667**	**102**	**1,740**	C4-4D	6.50	6.0	10,429	8,863	10	1,566	1,566	0	0	0	0	0	0	0	0	0	0	95
51	**1666**	**105,5**	**6,042**	C4-4D/R7A	5.25	4.0	24,171	18,733	21	5,438	5,438	0	0	0	0	0	0	0	0	0	0	75
52	**1788**	**28**	**2,265**	R7-2	6.50	3.4	7,651	5,612	6	2,039	2,039	0	0	0	0	0	0	0	0	0	0	55
53	**1786**	**28**	**3,750**	R8A	6.00	6.0	22,382	19,007	21	3,375	3,375	0	0	0	0	0	0	0	0	0	0	85
54	**1786**	**123,23,22,121**	**5,594**	R8A	6.00	5.9	32,818	27,783	31	5,035	5,035	0	0	0	0	0	0	0	0	0	0	75
55	**1785**	**23,22,21**	**5,306**	R8A	6.00	5.9	31,332	26,557	30	4,775	4,775	0	0	0	0	0	0	0	0	0	0	75
56	**1784**	**128,28,27,26,25,120**	**14,971**	R8A	6.00	5.5	81,619	71,626	80	9,993	9,993	0	0	0	0	0	0	0	0	0	0	85
57	**1795**	**3,2,1**	**6,400**	R8A	6.00	5.8	37,152	31,392	35	5,760	5,760	0	0	0	0	0	0	0	0	0	0	85

Projected Development Site Number	Block	Lots	Lot Area	No Action Underlying Zoning	No Action Maximum FAR	No Action Built FAR	No Action Building Floor Area	No Action Total Residential Floor Area	No Action Residential DU	No Action Total Commercial Floor Area	No Action Commercial Floor Area-Local Retail	No Action Commercial Floor Area-Restaurant	No Action Commercial Floor Area-Grocery Store	No Action Commercial Floor Area-Destination Retail	No Action Commercial Floor Area-Hotels	No Action Commercial Floor Area-Storage Area	No Action Commercial Floor Area-Office	No Action Commercial Floor Area-Auto Use	No Action Community Facility Floor Area	No ActionTotal Manufacturing Floor Area	No Action Total Parking Floor Area	No Action Building Height
58	**1667**	**26**	**2,768**	R8A	6.00	5.7	15,910	13,419	15	2,491	2,491	0	0	0	0	0	0	0	0	0	0	95
59	**1667**	**22,120**	**6,467**	R8A	6.00	6.0	38,800	32,980	37	5,820	5,820	0	0	0	0	0	0	0	0	0	0	85
60	**1689**	**1**	**2,025**	R8A	6.00	5.7	11,579	9,756	11	1,823	1,823	0	0	0	0	0	0	0	0	0	0	95
61	**1666**	**23**	**1,800**	R8A	6.00	6.0	10,777	9,157	10	1,620	1,620	0	0	0	0	0	0	0	0	0	0	95
62	**1688**	**2,1**	**4,892**	R8A	6.00	6.0	29,352	24,949	28	4,403	4,403	0	0	0	0	0	0	0	0	0	0	85
63	**1665**	**25,24,23,122**	**11,101**	R8A	6.00	6.5	71,685	66,690	74	0	0	0	0	0	0	0	0	0	4,995	0	0	95
64	**1687**	**3,102**	**3,200**	R8A	6.00	6.0	19,081	16,201	18	2,880	2,880	0	0	0	0	0	0	0	0	0	0	85
65	**1682**	**49**	**2,583**	R8A	6.00	6.0	15,525	13,200	15	2,325	2,325	0	0	0	0	0	0	0	0	0	0	75
66	**1682**	**4,3**	**5,000**	R8A	6.00	5.9	29,700	25,200	28	4,500	4,500	0	0	0	0	0	0	0	0	0	0	115
67	**1680**	**3**	**5,050**	R8A	6.00	6.0	30,195	25,650	29	4,545	4,545	0	0	0	0	0	0	0	0	0	0	105
68	**1644**	**12**	**10,092**	R7-2	6.50	3.4	34,716	24,624	27	10,092	0	0	10,092	0	0	0	0	0	0	0	0	55
69	**1771**	**1,2**	**4,583**	M1-4	6.50	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
70	**1617**	**23,40,51,39,37,54,42,41,33,29, 45,50,25,43,38,35,28,53,20,48, 46,52,31,22,122,121, 21, 34**	**80,735**	R7-2	6.50	0.1	4,100	2,050	8	2,050	2,050	0	0	0	0	0	0	0	0	0	0	43
Total							**2,982,656**	**2,359,489**	**2,480**	**564,418**	**336,886**	**0**	**14,577**	**35,596**	**32,974**	**57,614**	**76,559**	**10,592**	**7,395**	**22,777**	**120,907**	

Projected Development Site Number	Block	Lots	Lot Area	With Action Zoning	With Action Maximum FAR	With Action Built FAR	With Action Building Floor Area	With Action Total Residential Floor Area	With Action Residential DU	With Action Total Commercial Floor Area	With Action Commercial Floor Area- Local Retail	With Action Commercial Floor Area- Restaurant	With Action Commercial Floor Area- Grocery Store	With Action Commercial Floor Area- Destination Retail	With Action Commercial Floor Area- Hotels	With Action Commercial Floor Area- Storage Area	With Action Commercial Floor Area- Office	With Action Commercial Floor Area- Auto Use	With Action Community Facility Floor Area	With ActionTotal Manufacturing Floor Area	With Action Total Parking Floor Area	With Action Building Height
1	**1754**	**33,40**	**19,651**	M1-6 / R9	8.50	5.00	98,255	0	0	0	0	0	0	0	0	0	0	0	0	98,255	0	75
2	**1769**	**3**	**13,620**	M1-6 / R10	10.00	12.00	163,403	114,371	127	24,516	12,258	0	0	0	0	0	12,258	0	0	24,516	0	200
3	**1623**	**33,34**	**10,599**	R9 + C2-5	8.50	8.45	89,546	80,007	89	9,539	4,539	5,000	0	0	0	0	0	0	0	0	0	155
4	**1775**	**3,6,165,168,71**	**156,416**	M1-6 / R10	10.00	5.07	793,092	721,502	802	61,928	10,000	10,150	0	30,000	0	0	11,778	0	0	0	9,662	215
5	**1751**	**40,137,33,34,37,132,35,38,36**	**16,487**	M1-6 / R9	8.50	8.50	140,139	107,165	119	32,974	4,974	8,000	0	20,000	0	0	0	0	0	0	0	190
6	**1746**	**33**	**20,183**	R10 + C2-5	12.00	12.00	242,196	218,930	243	11,633	11,633	0	0	0	0	0	0	0	11,633	0	17,100	200
7	**1745**	**134**	**17,642**	R10 + C2-5	12.00	11.99	211,614	189,230	210	11,192	11,192	0	0	0	0	0	0	0	11,192	0	12,900	210
8	**1750**	**40**	**13,493**	C6-4	13.00	12.96	174,880	107,415	119	53,972	0	0	0	13,493	0	0	40,479	0	0	0	13,493	215
9	**1774**	**68**	**11,491**	C6-4	12.00	11.96	137,421	106,440	118	21,236	8,736	0	0	12,500	0	0	0	0	0	0	9,745	185
10	**1773**	**1,69,67,72,4**	**25,820**	C6-4	12.00	11.93	307,927	237,028	263	59,048	0	0	0	12,572	0	0	46,476	0	0	0	11,851	270
11	**1772**	**33,34,35,37,38,39,134,140**	**17,967**	C4-6	12.00	12.00	215,604	167,093	186	8,651	8,651	0	0	0	0	0	0	0	32,341	0	7,519	275
12	**1770**	**36**	**18,973**	C4-6	12.00	8.88	168,400	148,046	164	20,354	11,340	0	0	0	0	0	9,014	0	0	0	0	200
13	**1786**	**4,47**	**13,669**	C4-6	12.00	11.87	162,207	140,063	156	22,144	12,302	0	0	0	0	0	9,842	0	0	0	0	190
14	**1767**	**33**	**11,395**	C4-6	12.00	11.87	135,211	116,801	130	18,410	10,256	0	0	0	0	0	8,154	0	0	0	0	200
15	**1636**	**40,138,38,39, 37, 139**	**8,073**	R10 + C2-5	12.00	11.94	96,386	82,624	92	13,762	13,762	0	0	0	0	0	0	0	0	0	0	190
16	**1643**	**35,37,137,33**	**12,128**	C4-6	12.00	11.88	144,081	124,936	139	19,145	10,915	0	0	0	0	0	8,230	0	0	0	0	220
17	**1660**	**3,4,45,1**	**22,201**	R10 + C2-5	12.00	11.93	264,948	226,667	252	9,184	0	0	9,184	0	0	0	0	0	17,100	0	11,997	300
18	**1635**	**33,35,36,37,38,39,40**	**18,159**	R10 + C2-5	12.00	12.00	217,866	185,180	206	24,449	8,106	0	0	0	0	0	16,343	0	0	0	8,237	290
19	**1634**	**34,35,36,37,38,33**	**12,858**	R10 + C2-5	12.00	11.88	152,753	129,609	144	23,144	11,572	0	0	0	0	0	11,572	0	0	0	0	260
20	**1654**	**3,4,45**	**18,326**	R10 + C2-5	12.00	11.88	217,713	187,477	208	30,236	7,613	0	9,867	0	0	0	12,756	0	0	0	0	210
21	**1632**	**37,40,35**	**15,183**	R10 + C2-5	12.00	11.88	180,375	153,045	170	13,665	13,665	0	0	0	0	0	0	0	13,665	0	0	180
22	**1771**	**33,36**	**18,647**	C4-6	12.00	9.15	170,679	147,915	164	22,764	11,382	0	0	0	0	0	11,382	0	0	0	0	180
23	**1643**	**56**	**8,074**	R9 + C2-5	8.50	8.50	68,629	52,657	59	15,972	8,074	0	0	0	0	0	7,898	0	0	0	0	100
24	**1768**	**71,169,69,70,170**	**6,480**	M1-6 / R10	12.00	12.00	77,760	45,360	50	0	0	0	0	0	0	0	0	0	0	32,400	0	175
25	**1622**	**36,35**	**4,545**	R9 + C2-5	8.50	8.50	38,633	34,088	38	4,545	4,545	0	0	0	0	0	0	0	0	0	0	145
26	**1655**	**29, 24**	**9,633**	R9 + C2-5	8.50	6.98	67,282	62,220	69	5,063	5,063	0	0	0	0	0	0	0	0	0	0	145
27	**1785**	**1,104**	**2,815**	C4-6	12.00	6.53	18,374	15,840	16	2,534	2,534	0	0	0	0	0	0	0	0	0	0	95
28	**1643**	**71**	**2,523**	R9 + C2-5	8.50	8.50	21,445	18,922	21	2,523	1,523	1,000	0	0	0	0	0	0	0	0	0	95
29	**1659**	**1**	**9,285**	R10 + C2-5	12.00	11.88	110,307	94,160	105	14,147	0	0	8,357	0	0	0	5,790	0	2,000	0	0	170
30	**1756**	**33**	**9,992**	R9 + C2-5	8.50	8.42	84,104	66,118	73	8,993	8,993	0	0	0	0	0	0	0	8,993	0	0	130

Projected Development Site Number	Block	Lots	Lot Area	With Action Zoning	With Action Maximum FAR	With Action Built FAR	With Action Building Floor Area	With Action Total Residential Floor Area	With Action Residential DU	With Action Total Commercial Floor Area	With Action Commercial Floor Area- Local Retail	With Action Commercial Floor Area- Restaurant	With Action Commercial Floor Area- Grocery Store	With Action Commercial Floor Area- Destination Retail	With Action Commercial Floor Area- Hotels	With Action Commercial Floor Area- Storage Area	With Action Commercial Floor Area- Office	With Action Commercial Floor Area- Auto Use	With Action Community Facility Floor Area	With ActionTotal Manufacturing Floor Area	With Action Total Parking Floor Area	With Action Building Height
31	**1622**	**33**	**2,250**	R9 + C2-5	8.50	8.50	19,125	16,875	19	2,250	2,250	0	0	0	0	0	0	0	0	0	0	95
32	**1768**	**40,39**	**5,430**	C4-6	12.00	11.39	61,857	56,970	63	4,887	4,887	0	0	0	0	0	0	0	0	0	0	150
33	**1655**	**1,3,102**	**9,839**	R10 + C2-5	12.00	11.91	117,188	100,534	112	16,654	8,855	0	0	0	0	0	7,799	0	0	0	0	260
35	**1676**	**49**	**1,944**	R9 + C2-5	8.50	8.20	15,941	13,997	16	1,944	1,944	0	0	0	0	0	0	0	0	0	0	95
36	**1772**	**55**	**6,330**	R7D + C2-5	5.60	4.35	27,540	23,220	26	4,320	4,320	0	0	0	0	0	0	0	0	0	0	75
37	**1771**	**51**	**2,573**	R7D + C2-5	5.60	4.05	10,416	8,100	9	2,316	2,316	0	0	0	0	0	0	0	0	0	0	75
38	**1643**	**50,149,49**	**5,046**	R9 + C2-5	5.60	8.50	42,873	38,332	43	4,541	4,541	0	0	0	0	0	0	0	0	0	0	155
39	**1643**	**21**	**2,523**	R7D + C2-5	5.60	5.40	13,625	11,354	13	2,271	2,271	0	0	0	0	0	0	0	0	0	0	65
40	**1639**	**49,48**	**5,248**	R7D + C2-5	5.60	5.60	29,388	24,665	27	4,723	4,723	0	0	0	0	0	0	0	0	0	0	105
41	**1639**	**21**	**6,800**	R7D + C2-5	5.60	5.59	37,980	31,860	35	0	0	0	0	0	0	0	0	0	6,120	0	0	95
42	**1638**	**56**	**2,523**	R7D + C2-5	5.60	5.40	13,625	11,354	13	2,271	2,271	0	0	0	0	0	0	0	0	0	0	65
43	**1637**	**51,52,21,22**	**10,092**	R7D + C2-5	5.60	5.58	56,333	47,250	53	9,083	9,083	0	0	0	0	0	0	0	0	0	0	75
44	**1637**	**24,25**	**5,046**	R7D	5.60	4.78	24,120	24,120	27	0	0	0	0	0	0	0	0	0	0	0	0	90
45	**1635**	**149,150**	**2,226**	R7D + C2-5	5.60	5.40	12,020	10,017	11	2,003	2,003	0	0	0	0	0	0	0	0	0	0	65
46	**1635**	**48,49**	**5,148**	R7D + C2-5	5.60	5.57	28,682	24,073	27	4,609	0	4,609	0	0	0	0	0	0	0	0	0	105
47	**1634**	**158**	**2,569**	R7D + C2-5	5.60	5.40	13,873	11,561	13	2,312	2,312	0	0	0	0	0	0	0	0	0	0	65
48	**1643**	**63**	**2,523**	R7D + C2-5	5.60	4.55	11,483	9,212	10	2,271	2,271	0	0	0	0	0	0	0	0	0	0	75
49	**1643**	**41**	**13,682**	R7D + C2-5 / R7B	5.60	4.87	66,669	54,355	60	12,314	0	0	0	12,314	0	0	0	0	0	0	0	115
50	**1667**	**102**	**1,740**	C6-4	12.00	5.99	10,429	8,863	10	1,566	1,566	0	0	0	0	0	0	0	0	0	0	95
51	**1666**	**105,5**	**6,042**	R7D + C2-5	5.60	5.56	33,585	28,147	31	5,438	5,438	0	0	0	0	0	0	0	0	0	0	105
52	**1788**	**28**	**2,265**	R9 + C2-5	8.50	5.96	13,490	11,225	12	2,265	2,265	0	0	0	0	0	0	0	0	0	0	95
53	**1786**	**28**	**3,750**	R9 + C2-5	8.50	6.69	25,097	21,722	24	3,375	0	3,375	0	0	0	0	0	0	0	0	0	95
54	**1786**	**123,23,22,121**	**5,594**	R9 + C2-5	8.50	8.35	46,710	41,675	46	5,035	5,035	0	0	0	0	0	0	0	0	0	0	105
55	**1785**	**23,22,21**	**5,306**	R9 + C2-5	8.50	8.41	44,611	39,836	44	4,775	0	4,775	0	0	0	0	0	0	0	0	0	105
56	**1784**	**128,28,27,26,25,120**	**14,971**	R9 + C2-5	8.50	8.49	127,166	117,173	130	9,993	9,993	0	0	0	0	0	0	0	0	0	0	185
57	**1795**	**3,2,1**	**6,400**	R9 + C2-5	8.50	8.41	53,795	48,035	53	5,760	5,760	0	0	0	0	0	0	0	0	0	0	115
58	**1667**	**26**	**2,768**	R9 + C2-5	8.50	6.44	17,827	15,336	17	2,491	0	2,491	0	0	0	0	0	0	0	0	0	95
59	**1667**	**22,120**	**6,467**	R9 + C2-5	8.50	8.48	54,817	48,997	54	5,820	0	5,820	0	0	0	0	0	0	0	0	0	115
60	**1689**	**1**	**2,025**	R9 + C2-5	8.50	5.72	11,579	9,756	11	1,823	1,823	0	0	0	0	0	0	0	0	0	0	95
61	**1666**	**23**	**1,800**	R9 + C2-5	8.50	6.09	10,958	9,338	10	1,620	1,620	0	0	0	0	0	0	0	0	0	0	95

Projected Development Site Number	Block	Lots	Lot Area	With Action Zoning	With Action Maximum FAR	With Action Built FAR	With Action Building Floor Area	With Action Total Residential Floor Area	With Action Residential DU	With Action Total Commercial Floor Area	With Action Commercial Floor Area- Local Retail	With Action Commercial Floor Area- Restaurant	With Action Commercial Floor Area- Grocery Store	With Action Commercial Floor Area- Destination Retail	With Action Commercial Floor Area- Hotels	With Action Commercial Floor Area- Storage Area	With Action Commercial Floor Area- Office	With Action Commercial Floor Area- Auto Use	With Action Community Facility Floor Area	With ActionTotal Manufacturing Floor Area	With Action Total Parking Floor Area	With Action Building Height
62	**1688**	**2,1**	**4,892**	R9 + C2-5	8.50	8.50	41,582	37,179	41	4,403	4,403	0	0	0	0	0	0	0	0	0	0	125
63	**1665**	**25,24,23,122**	**11,101**	R9 + C2-5	8.50	8.97	99,606	94,338	105	0	0	0	0	0	0	0	0	0	5,268	0	0	255
64	**1687**	**3,102**	**3,200**	R9 + C2-5	8.50	6.82	21,809	18,929	21	2,880	2,880	0	0	0	0	0	0	0	0	0	0	95'
65	**1682**	**49**	**2,583**	R9 + C2-5	8.50	8.10	20,923	18,598	21	2,325	2,325	0	0	0	0	0	0	0	0	0	0	95
66	**1682**	**4,3**	**5,000**	R9 + C2-5	8.50	8.46	42,300	37,800	42	4,500	4,500	0	0	0	0	0	0	0	0	0	0	165
67	**1680**	**3**	**5,050**	R9 + C2-5	8.50	8.39	42,345	37,800	42	4,545	4,545	0	0	0	0	0	0	0	0	0	0	165
68	**1644**	**12**	**10,092**	R9 + C2-5	8.50	8.50	85,782	75,690	84	10,092	0	0	10,092	0	0	0	0	0	0	0	0	175
69	**1771**	**1,2**	**4,583**	M1-6 / R10	12.00	12.00	54,996	46,746	52	4,125	4,125	0	0	0	0	0	0	0	4,125	0	0	165
70	**1617**	**23,40,51,39,37,54,42,41,33,29 ,45,50,25,43,38,35,28,53,20,4 8,46,52,31,22,122,121, 21, 34**	**80,735**	R9 + C2-5	8.50	10.17	820,732	621,024	663	39,868	2,050	2,722	10,293	0	0	0	24,803	0	159,840	0	0	440
Total							**7,254,107**	**5,986,964**	**6,623**	**767,190**	**326,002**	**47,942**	**47,793**	**100,879**	**0**	**0**	**244,574**	**0**	**272,277**	**155,171**	**102,504**	

Projected Development Site Number	Block	Lots	Lot Area	Increment Residential Floor Area	Increment Residential DU	Increment Commercial Floor Area	Increment Commercial Floor Area- Local Retail	Increment Commercial Floor Area- Restaurant	Increment Commercial Floor Area- Grocery Store	Increment Commercial Floor Area- Destination Retail	Increment Commercial Floor Area- Hotels	Increment Commercial Floor Area- Storage Area	Increment Commercial Floor Area- Office	Increment Commercial Floor Area- Auto Use	Increment Community Facility Floor Area	Increment Total Manufacturing Floor Area
1	**1754**	**33,40**	**19,651**	0	0	-10,592	0	0	0	0	0	0	0	-10,592	0	98,255
2	**1769**	**3**	**13,620**	114,371	127	3,148	9,390	0	0	0	0	0	-6,242	0	0	14,699
3	**1623**	**33,34**	**10,599**	53,327	58	1,647	-3,733	5,000	0	0	0	0	0	0	0	0
4	**1775**	**3,6,165,168,71**	**156,416**	271,484	390	50,150	10,000	10,150	0	30,000	0	0	0	0	0	0
5	**1751**	**40,137,33,34,37,132,35,38,36**	**16,487**	107,165	119	0	4,974	8,000	0	20,000	-32,974	0	0	0	0	0
6	**1746**	**33**	**20,183**	218,930	243	11,633	11,633	0	0	0	0	0	0	0	11,633	0
7	**1745**	**134**	**17,642**	189,230	210	11,192	11,192	0	0	0	0	0	0	0	11,192	0
8	**1750**	**40**	**13,493**	39,410	44	41,828	0	0	0	1,349	0	0	40,479	0	0	0
9	**1774**	**68**	**11,491**	48,525	54	10,894	8,736	0	0	2,158	0	0	0	0	0	0
10	**1773**	**1,69,67,72,4**	**25,820**	77,926	130	22,651	0	0	0	-538	0	0	23,189	0	0	0
11	**1772**	**33,34,35,37,38,39,134,140**	**17,967**	163,753	182	-20,961	-109	0	0	0	0	-16,124	-4,728	0	32,341	0
12	**1770**	**36**	**18,973**	74,518	82	1	-9,013	0	0	0	0	0	9,014	0	0	0
13	**1786**	**4,47**	**13,669**	134,063	156	-20,356	-20,198	0	0	0	0	-10,000	9,842	0	0	0
14	**1767**	**33**	**11,395**	67,110	75	0	0	0	0	0	0	0	0	0	0	0
15	**1636**	**40,138,38,39, 37, 139**	**8,073**	51,293	58	7,931	7,931	0	0	0	0	0	0	0	0	0
16	**1643**	**35,37,137,33**	**12,128**	71,840	80	0	0	0	0	0	0	0	0	0	0	0
17	**1660**	**3,4,45,1**	**22,201**	97,538	109	4,699	0	0	4,699	0	0	0	0	0	17,100	0
18	**1635**	**33,35,36,37,38,39,40**	**18,159**	118,810	132	-10,316	-8,449	0	0	0	0	-18,210	16,343	0	0	0
19	**1634**	**34,35,36,37,38,33**	**12,858**	64,550	80	11,572	0	0	0	0	0	0	11,572	0	0	0
20	**1654**	**3,4,45**	**18,326**	80,943	90	26,527	3,904	0	9,867	0	0	0	12,756	0	0	0
21	**1632**	**37,40,35**	**15,183**	64,729	72	10,565	10,565	0	0	0	0	0	0	0	13,665	0
22	**1771**	**33,36**	**18,647**	100,164	111	0	0	0	0	0	0	-9,500	9,500	0	0	0
23	**1643**	**56**	**8,074**	32,956	37	7,898	0	0	0	0	0	0	7,898	0	0	0

Projected Development Site Number	Block	Lots	Lot Area	Increment Residential Floor Area	Increment Residential DU	Increment Commercial Floor Area	Increment Commercial Floor Area- Local Retail	Increment Commercial Floor Area- Restaurant	Increment Commercial Floor Area- Grocery Store	Increment Commercial Floor Area- Destination Retail	Increment Commercial Floor Area- Hotels	Increment Commercial Floor Area- Storage Area	Increment Commercial Floor Area- Office	Increment Commercial Floor Area- Auto Use	Increment Community Facility Floor Area	Increment Total Manufacturing Floor Area
24	**1768**	**71,169,69,70,170**	**6,480**	45,360	50	0	0	0	0	0	0	0	0	0	0	19,440
25	**1622**	**36,35**	**4,545**	20,453	23	0	0	0	0	0	0	0	0	0	0	0
26	**1655**	**29, 24**	**9,633**	55,741	62	-2,498	1,283	0	0	0	0	-3,780	0	0	0	0
27	**1785**	**1,104**	**2,815**	1,427	0	0	0	0	0	0	0	0	0	0	0	0
28	**1643**	**71**	**2,523**	18,922	21	-2,277	-3,277	1,000	0	0	0	0	0	0	-2,400	0
29	**1659**	**1**	**9,285**	47,180	53	5,790	-8,357	0	8,357	0	0	0	5,790	0	2,000	0
30	**1756**	**33**	**9,992**	35,709	39	0	0	0	0	0	0	0	0	0	8,993	0
31	**1622**	**33**	**2,250**	10,125	11	0	0	0	0	0	0	0	0	0	0	0
32	**1768**	**40,39**	**5,430**	33,512	37	-3,910	-3,910	0	0	0	0	0	0	0	0	0
33	**1655**	**1,3,102**	**9,839**	50,393	56	7,799	0	0	0	0	0	0	7,799	0	0	0
35	**1676**	**49**	**1,944**	4,074	5	194	194	0	0	0	0	0	0	0	0	0
36	**1772**	**55**	**6,330**	2,210	2	0	0	0	0	0	0	0	0	0	0	0
37	**1771**	**51**	**2,573**	1,687	2	0	0	0	0	0	0	0	0	0	0	0
38	**1643**	**50,149,49**	**5,046**	22,771	25	0	0	0	0	0	0	0	0	0	0	0
39	**1643**	**21**	**2,523**	3,534	4	0	0	0	0	0	0	0	0	0	0	0
40	**1639**	**49,48**	**5,248**	8,465	9	0	0	0	0	0	0	0	0	0	0	0
41	**1639**	**21**	**6,800**	10,800	12	-6,120	-6,120	0	0	0	0	0	0	0	6,120	0
42	**1638**	**56**	**2,523**	3,549	4	0	0	0	0	0	0	0	0	0	0	0
43	**1637**	**51,52,21,22**	**10,092**	16,326	18	0	0	0	0	0	0	0	0	0	0	0
44	**1637**	**24,25**	**5,046**	4,140	5	0	0	0	0	0	0	0	0	0	0	0

Projected Development Site Number	Block	Lots	Lot Area	Increment Residential Floor Area	Increment Residential DU	Increment Commercial Floor Area	Increment Commercial Floor Area- Local Retail	Increment Commercial Floor Area- Restaurant	Increment Commercial Floor Area- Grocery Store	Increment Commercial Floor Area- Destination Retail	Increment Commercial Floor Area- Hotels	Increment Commercial Floor Area- Storage Area	Increment Commercial Floor Area- Office	Increment Commercial Floor Area- Auto Use	Increment Community Facility Floor Area	Increment Total Manufacturing Floor Area
45	**1635**	**149,150**	**2,226**	3,107	3	0	0	0	0	0	0	0	0	0	0	0
46	**1635**	**48,49**	**5,148**	10,982	12	0	-4,609	4,609	0	0	0	0	0	0	0	0
47	**1634**	**158**	**2,569**	3,725	4	0	0	0	0	0	0	0	0	0	0	0
48	**1643**	**63**	**2,523**	1,536	2	0	0	0	0	0	0	0	0	0	0	0
49	**1643**	**41**	**13,682**	54,355	60	1,514	-10,800	0	0	12,314	0	0	0	0	0	0
50	**1667**	**102**	**1,740**	0	0	0	0	0	0	0	0	0	0	0	0	0
51	**1666**	**105,5**	**6,042**	9,414	10	0	0	0	0	0	0	0	0	0	0	0
52	**1788**	**28**	**2,265**	5,613	6	226	226	0	0	0	0	0	0	0	0	0
53	**1786**	**28**	**3,750**	2,715	3	0	-3,375	3,375	0	0	0	0	0	0	0	0
54	**1786**	**123,23,22,121**	**5,594**	13,892	15	0	0	0	0	0	0	0	0	0	0	0
55	**1785**	**23,22,21**	**5,306**	13,279	15	0	-4,775	4,775	0	0	0	0	0	0	0	0
56	**1784**	**128,28,27,26,25,120**	**14,971**	45,547	51	0	0	0	0	0	0	0	0	0	0	0
57	**1795**	**3,2,1**	**6,400**	16,643	18	0	0	0	0	0	0	0	0	0	0	0
58	**1667**	**26**	**2,768**	1,917	2	0	-2,491	2,491	0	0	0	0	0	0	0	0
59	**1667**	**22,120**	**6,467**	16,017	18	0	-5,820	5,820	0	0	0	0	0	0	0	0
60	**1689**	**1**	**2,025**	0	0	0	0	0	0	0	0	0	0	0	0	0
61	**1666**	**23**	**1,800**	181	0	0	0	0	0	0	0	0	0	0	0	0
62	**1688**	**2,1**	**4,892**	12,230	14	0	0	0	0	0	0	0	0	0	0	0
63	**1665**	**25,24,23,122**	**11,101**	27,648	31	0	0	0	0	0	0	0	0	0	273	0
64	**1687**	**3,102**	**3,200**	2,728	3	0	0	0	0	0	0	0	0	0	0	0
65	**1682**	**49**	**2,583**	5,398	6	0	0	0	0	0	0	0	0	0	0	0
66	**1682**	**4,3**	**5,000**	12,600	14	0	0	0	0	0	0	0	0	0	0	0
67	**1680**	**3**	**5,050**	12,150	14	0	0	0	0	0	0	0	0	0	0	0

Projected Development Site Number	Block	Lots	Lot Area	Increment Residential Floor Area	Increment Residential DU	Increment Commercial Floor Area	Increment Commercial Floor Area- Local Retail	Increment Commercial Floor Area- Restaurant	Increment Commercial Floor Area- Grocery Store	Increment Commercial Floor Area- Destination Retail	Increment Commercial Floor Area- Hotels	Increment Commercial Floor Area- Storage Area	Increment Commercial Floor Area- Office	Increment Commercial Floor Area- Auto Use	Increment Community Facility Floor Area	Increment Total Manufacturing Floor Area
68	**1644**	**12**	**10,092**	51,066	57	0	0	0	0	0	0	0	0	0	0	0
69	**1771**	**1,2**	**4,583**	46,746	52	4,125	4,125	0	0	0	0	0	0	0	4,125	0
70	**1617**	**23,40,51,39,37,54,42,41,33,29, 45,50,25,43,38,35,28,53,20,48, 46,52,31,22,122,121, 21, 34**	**80,735**	618,974	655	37,818	0	2,722	10,293	0	0	0	24,803	0	159,840	0
Total				**3,627,475**	**4,143**	**202,773**	**-10,884**	**47,942**	**33,216**	**65,283**	**-32,974**	**-57,614**	**168,015**	**-10,592**	**264,882**	**132,394**

Potential Development Site Number	Block	Lots	Lot Area	Underlying Zoning	Existing FAR	Existing Building Floor Area	Existing Total Residential Floor Area	Existing Residential DU	Existing Total Commercial Floor Area	Existing Commercial Floor Area-Office	Existing Commercial Floor Area-Retail	Existing Commercial Floor Area-Auto Use	Existing Commercial Floor Area-Storage	Existing Total Manufacturing Floor Area	Existing Total Parking Floor Area	Additional Notes
A	**1753**	**37**	**4,973**	C8-3	0.34	1,680	0	0	1,680	0	0	1,680	0	0	0	
B	**1772**	**69,70**	**9,083**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking and loading area
C	**1767**	**1,2,3,4,67,68,69,71,72,168,169**	**23,172**	R7-2	0.00	0	0	0	0	0	0	0	0	0	23,172	Surface parking - NYPD
D	**1621**	**32**	**7,440**	R7-2	0.91	6,765	0	0	6,765	0	6,765	0	0	0	0	Vacant ground floor commercial
E	**1644**	**37,38,39**	**9,646**	C4-4D	2.32	22,395	0	0	22,395	0	12,072	0	10,323	0	0	
F	**1661**	**4**	**4,875**	R8A	1.00	4,875	0	0	4,875	0	4,875	0	0	0	0	
G	**1645**	**35,33**	**10,147**	C4-4D	0.98	9,895	0	0	9,895	0	9,895	0	0	0	0	
H	**1633**	**39,38**	**5,050**	R8A	1.19	5,985	0	0	5,985	0	5,985	0	0	0	0	
I	**1643**	**38,40,39**	**6,709**	C4-4D	2.09	14,000	4,656	4	9,344	0	9,344	0	0	0	0	
J	**1639**	**39,40,41,38,137**	**14,942**	R8A	0.52	7,755	2,200	4	5,555	0	3,815	0	0	0	0	
K	**1620**	**23**	**271,850**	R7-2	2.44	662,000	662,000	672	0	0	0	0	0	0	0	Taft Houses
L	**1640**	**1**	**262,446**	R7-2	2.45	642,289	630,713	720	11,776	4,723	0	0	0	0	0	Johnson Houses
M	**1640**	**21**	**194,545**	R7-2	2.58	502,522	491,745	587	10,777	0	0	0	0	0	0	Johnson Houses
N	**1662**	**1**	**329,800**	R7-2	1.69	557,872	27,276	689	13,601	12,267	1,334	0	0	0	0	Jefferson Houses
O	**1755**	**33**	**17,985**	C8-3	5.93	106,596	0	0	106,596	0	0	0	106,596	0	0	
P	**1784**	**45,4,47,48**	**13,406**	C4-4D	2.76	36,990	0	0	36,990	15,765	400	0	2,082	13,118	0	
Q	**1748**	**p/o 35**	**20,183**	R7-2	0.00	0	0	0	0	0	0	0	0	0	20,183	Surface parking
R	**1748**	**p/o 1**	**20,183**	R7-2	0.00	0	0	0	0	0	0	0	0	0	20,183	Surface parking
S	**1667**	**45**	**10,520**	C4-4D	3.20	33,612	0	0	33,612	0	33,612	0	0	0	0	
T	**1771**	**70,69,71**	**6,054**	M1-4	0.00	0	0	0	0	0	0	0	0	0	0	
U	**1655**	**45**	**16,139**	R8A	2.37	38,302	0	0	38,302	0	30,302	0	0	0	0	
V	**1775**	**170**	**6,950**	M1-2	0.78	5,390	0	0	5,390	0	0	0	0	5,390	0	

Potential Development Site Number	Block	Lots	Lot Area	Underlying Zoning	Existing FAR	Existing Building Floor Area	Existing Total Residential Floor Area	Existing Residential DU	Existing Total Commercial Floor Area	Existing Commercial Floor Area-Office	Existing Commercial Floor Area-Retail	Existing Commercial Floor Area-Auto Use	Existing Commercial Floor Area-Storage	Existing Total Manufacturing Floor Area	Existing Total Parking Floor Area	Additional Notes
X	**1786**	**24,26**	**5,484**	R8A	1.87	10,276	0	0	10,276	10,276	0	0	0	0	0	
Y	**1796**	**2**	**1,875**	R8A	0.00	0	0	0	0	0	0	0	0	0	0	Surface parking
Z	**1689**	**51**	**2,533**	R8A	2.22	5,625	0	0	5,625	0	0	0	2,250	3,375	0	
AA	**1683**	**50**	**1,875**	R8A	0.00	0	0	0	0	0	0	0	0	0	0	
AB	**1635**	**51,52**	**2,167**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	
AC	**1633**	**52**	**2,023**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	
AD	**1632**	**20**	**3,500**	R7-2	0.00	0	0	0	0	0	0	0	0	0	0	Community garden
AE	**1643**	**48,47**	**8,242**	R7A	1.63	13,445	2,500	2	10,945	0	10,945	0	0	0	0	
AF	**1662**	**16**	**39,003**	R7-2	2.44	95,284	95,284	108	0	0	0	0	0	0	0	Jefferson Houses
AG	**1684**	**1**	**393,600**	R7-2	1.86	733,050	733,050	1,493	0	0	0	0	0	0	0	Jefferson Houses
AH	**1638**	**33**	**7,569**	R8A	2.21	16,730	12,230	9	4,500	0	4,500	0	0	0	0	
AI	**1788**	**4, 48, 49, 50**	**9,066**	R7-2	2.07	18,762	0	0	18,762	6,612	8,931	0	3,219	0	0	

Potential Development Site Number	Block	Lots	Lot Area	No Action Underlying Zoning	No Action Maximum FAR	No Action Built FAR	No Action Building Floor Area	No Action Total Residential Floor Area	No Action Residential DU	No Action Total Commercial Floor Area	No Action Commercial Floor Area-Local Retail	No Action Commercial Floor Area-Restaurant	No Action Commercial Floor Area-Grocery Store	No Action Commercial Floor Area-Destination Retail	No Action Commercial Floor Area-Hotels	No Action Commercial Floor Area-Storage Area	No Action Commercial Floor Area-Office	No Action Commercial Floor Area-Auto Use	No Action Community Facility Floor Area	No ActionTotal Manufacturing Floor Area	No Action Total Parking Floor Area	No Action Building Height
A	1753	37	4,973	C8-3	6.50	0.3	1,680	0	0	1,680	0	0	0	0	0	0	0	1,680	0	0	0	0
B	1772	69,70	9,083	R7-2	6.50	3.9	35,035	26,861	30	8,174	8,174	0	0	0	0	0	0	0	0	0	0	65
C	1767	1,2,3,4,67,68,69,71,72,168,169	23,172	R7-2	6.50	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,172	0
D	1621	32	7,440	R7-2	6.50	3.4	25,594	18,154	20	7,440	7,440	0	0	0	0	0	0	0	0	0	0	65
E	1644	37,38,39	9,646	C4-4D	6.50	5.8	55,890	43,740	49	12,150	12,150	0	0	0	0	0	0	0	0	0	0	140
F	1661	4	4,875	R8A	6.50	6.0	29,054	24,666	27	4,388	4,388	0	0	0	0	0	0	0	0	0	0	115
G	1645	35,33	10,147	C4-4D	6.50	5.9	59,513	44,860	50	14,653	8,359	0	0	0	0	0	6,294	0	0	0	0	120
H	1633	39,38	5,050	R8A	6.50	6.0	30,389	25,844	29	4,545	4,545	0	0	0	0	0	0	0	0	0	0	105
I	1643	38,40,39	6,709	C4-4D	6.50	6.0	40,058	29,160	32	10,898	6,038	0	0	0	0	0	4,860	0	0	0	0	90
J	1639	39,40,41,38,137	14,942	R8A	6.50	0.5	7,755	2,200	0	5,555	5,555	0	0	0	0	0	0	0	0	0	0	35
K	1620	23	271,850	R7-2	6.50	2.4	662,000	662,000	672	0	0	0	0	0	0	0	0	0	0	0	0	0
L	1640	1	262,446	R7-2	6.50	2.4	642,489	630,713	720	11,776	0	0	0	0	0	7,053	4,723	0	0	0	0	0
M	1640	21	194,545	R7-2	6.50	2.6	502,522	491,745	587	10,777	0	0	0	0	0	0	10,777	0	0	0	0	0
N	1662	1	329,800	R7-2	6.50	1.7	557,872	544,271	689	13,601	1,334	0	0	0	0	0	12,267	0	0	0	0	0
O	1755	33	17,985	C8-3	6.50	5.9	106,596	0	0	106,596	0	0	0	0	0	106,596	0	0	0	0	0	74
P	1784	45,4,47,48	13,406	C4-4D	6.50	4.1	54,548	37,620	42	9,404	9,404	0	0	0	0	0	0	0	7,524	0	0	80
Q	1748	p/o 35	20,183	R7-2	6.50	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,183	0
R	1748	p/o 1	20,183	R7-2	6.50	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,183	0
S	1667	45	10,520	C4-4D	6.50	3.2	33,612	0	0	33,612	33,612	0	0	0	0	0	0	0	0	0	0	55
T	1771	70,69,71	6,054	M1-4	6.50	2.0	12,108	0	0	0	0	0	0	0	0	0	0	0	0	12,108	0	45
U	1655	45	16,139	R8A	6.50	5.2	83,395	74,539	83	8,856	8,856	0	0	0	0	0	0	0	0	0	0	85
V	1775	170	6,950	M1-2	4.80	0.8	5,390	0	0	0	0	0	0	0	0	0	0	0	0	5,390	0	15
X	1786	24,26	5,484	R8A	6.00	1.9	10,276	0	0	10,276	0	0	0	0	0	0	10,276	0	0	0	0	37'
Y	1796	2	1,875	R8A	6.00	5.3	9,978	8,280	9	1,698	1,698	0	0	0	0	0	0	0	0	0	0	95
Z	1689	51	2,533	R8A	6.00	6.0	15,193	12,852	15	2,341	2,341	0	0	0	0	0	0	0	0	0	0	95
AA	1683	50	1,875	R8A	6.00	5.7	10,705	8,906	10	1,799	1,799	0	0	0	0	0	0	0	0	0	0	95
AB	1635	51,52	2,167	R7-2	6.50	3.4	7,343	5,393	6	1,950	1,950	0	0	0	0	0	0	0	0	0	0	65
AC	1633	52	2,023	R7-2	6.50	3.3	6,584	4,719	5	1,865	1,865	0	0	0	0	0	0	0	0	0	0	65
AD	1632	20	3,500	R7-2	6.50	3.4	12,019	8,869	10	3,150	3,150	0	0	0	0	0	0	0	0	0	0	65
AE	1643	48,47	8,242	R7A	4.00	4.0	32,815	25,397	28	7,418	7,418	0	0	0	0	0	0	0	0	0	0	65
AF	1662	16	39,003	R7-2	4.00	2.4	95,284	95,284	108	0	0	0	0	0	0	0	0	0	0	0	0	0
AG	1684	1	393,600	R7-2	4.00	1.9	733,050	733,050	1,493	0	0	0	0	0	0	0	0	0	0	0	0	0
AH	1638	33	7,569	R8A	6.00	2.2	16,730	12,230	9	4,500	4,500	0	0	0	0	0	0	0	0	0	0	53
AI	1788	4, 48, 49, 50	9,066	R7-2	0.00	2.1	18,762	18,762	0	18,762	8,931	0	0	0	0	3,219	6,612	0	0	0	0	39

Potential Development Site Number	Block	Lots	Lot Area	With Action Zoning	With Action Maximum FAR	With Action Built FAR	With Action Building Floor Area	With Action Total Residential Floor Area	With Action Residential DU	With Action Total Commercial Floor Area	With Action Commercial Floor Area- Local Retail	With Action Commercial Floor Area- Restaurant	With Action Commercial Floor Area- Grocery Store	With Action Commercial Floor Area- Destination Retail	With Action Commercial Floor Area- Hotels	With Action Commercial Floor Area- Storage Area	With Action Commercial Floor Area- Office	With Action Commercial Floor Area- Auto Use	With Action Community Facility Floor Area	With ActionTotal Manufacturing Floor Area	With Action Total Parking Floor Area	With Action Building Height
A	1753	37	4,973	M1-6 / R9	9	8.33	41,403	31,457	35	9,946	4,973	4,973	0	0	0	0	0	0	0	0	0	115
B	1772	69,70	9,083	M1-6 / R10	12	11.84	107,526	91,177	101	0	0	0	0	0	0	0	0	0	0	16,349	0	170
C	1767	1,2,3,4,67,68,69,71,72,168,169	23,172	R10 + C2-5	12	11.63	269,535	231,266	257	27,258	0	0	0	12,500	0	0	14,758	0	0	0	11,011	280
D	1621	32	7,440	R9 + C2-5	9	8.50	63,240	55,800	62	7,440	7,440	0	0	0	0	0	0	0	0	0	0	155
E	1644	37,38,39	9,646	C4-6	12	9.88	95,310	83,160	92	12,150	6,570	5,580	0	0	0	0	0	0	0	0	0	160
F	1661	4	4,875	R10 + C2-5	12	11.79	57,488	50,400	56	7,088	4,388	0	0	0	0	0	2,700	0	0	0	0	225
G	1645	35,33	10,147	C4-6	12	11.88	120,546	105,114	117	15,432	9,132	0	0	0	0	0	6,300	0	0	0	0	230
H	1633	39,38	5,050	R10 + C2-5	12	11.90	60,120	52,394	58	7,726	4,545	0	0	0	0	0	3,181	0	0	0	0	210
I	1643	38,40,39	6,709	C4-6	12	12.00	80,246	68,846	76	11,400	6,038	0	0	0	0	0	5,362	0	0	0	0	170
J	1639	39,40,41,38,137	14,942	R10 + C2-5	12	9.26	138,361	119,565	133	9,398	9,398	0	0	0	0	0	0	0	9,398	0	0	165'
K	1620	23	271,850	R7-2 + C1-5	3	2.70	734,550	662,000	672	72,550	72,550	0	0	0	0	0	0	0	0	0	0	15
L	1640	1	262,446	R7-2 + C1-5	3	2.99	783,589	630,713	720	152,876	141,100	0	0	0	0	7,053	4,723	0	0	0	0	15
M	1640	21	194,545	R7-2 + C1-5	3	3.06	595,250	491,745	587	103,505	92,728	0	0	0	0	0	10,777	0	0	0	0	15
N	1662	1	329,800	R7-2 + C1-5	3	2.04	672,314	544,271	689	128,043	115,776	0	0	0	0	0	12,267	0	0	0	0	15
O	1755	33	17,985	M1-6 / R9	9	5.93	106,596	70,626	78	17,985	0	0	0	0	0	0	17,985	0	17,985	0	0	73
P	1784	45,4,47,48	13,406	C4-6	12	11.92	159,747	140,063	156	9,842	9,842	0	0	0	0	0	0	0	9,842	0	0	190
Q	1748	p/o 35	20,183	C6-4	12	11.57	233,561	203,148	226	30,413	0	0	0	12,248	0	0	18,165	0	0	0	26,757	330
R	1748	p/o 1	20,183	C6-4	12	12.00	242,196	164,773	183	77,423	0	0	0	16,874	0	0	60,549	0	0	0	23,492	295
S	1667	45	10,520	C4-6	12	11.93	125,525	107,810	120	17,715	10,035	7,680	0	0	0	0	0	0	0	0	0	200
T	1771	70,69,71	6,054	M1-6 / R10	12	12.00	72,648	60,540	67	12,108	12,108	0	0	0	0	0	0	0	0	0	0	240
U	1655	45	16,139	R10 + C2-5	12	8.54	137,864	121,142	135	16,722	4,428	4,428	0	0	0	0	7,866	0	0	0	0	170
V	1775	170	6,950	M1-6 / R10	12	12.00	83,400	52,125	58	18,765	0	0	0	0	0	0	18,765	0	0	12,510	0	205
X	1786	24,26	5,484	R9 + C2-5	9	8.43	46,243	41,018	46	0	0	0	0	0	0	0	0	0	5,225	0	0	135
Y	1796	2	1,875	R9 + C2-5	9	5.32	9,978	8,280	9	1,698	1,698	0	0	0	0	0	0	0	0	0	0	95
Z	1689	51	2,533	R9 + C2-5	9	6.12	15,492	13,212	15	2,280	2,280	0	0	0	0	0	0	0	0	0	0	95
AA	1683	50	1,875	R9 + C2-5	9	5.71	10,705	8,906	10	1,799	1,799	0	0	0	0	0	0	0	0	0	0	95
AB	1635	51,52	2,167	R7D + C2-5	6	3.49	7,566	5,616	6	1,950	1,950	0	0	0	0	0	0	0	0	0	0	65
AC	1633	52	2,023	R7D + C2-5	6	4.42	8,944	7,079	8	1,865	1,865	0	0	0	0	0	0	0	0	0	0	75
AD	1632	20	3,500	R7D + C2-5	6	5.60	19,598	16,448	18	3,150	3,150	0	0	0	0	0	0	0	0	0	0	105
AE	1643	48,47	8,242	R7D + C2-5	6	5.60	46,146	38,728	43	7,418	7,418	0	0	0	0	0	0	0	0	0	0	105
AF	1662	16	39,003	R7-2/C1-5	3	2.88	112,421	95,284	108	17,137	17,137	0	0	0	0	0	0	0	0	0	0	15
AG	1684	1	393,600	R7-2/C1-5	3	1.99	784,462	733,050	1,493	51,412	51,412	0	0	0	0	0	0	0	0	0	0	15
AH	1638	33	7,569	R10 + C2-5	12	12.00	90,812	84,000	93	6,812	6,812	0	0	0	0	0	0	0	0	0	0	155
AI	1788	4, 48, 49, 50	9,066	R10 + C2-5	12	11.97	108,523	94,307	105	14,216	14,216	0	0	0	0	0	0	0	0	0	0	210

Potential Development Site Number	Block	Lots	Lot Area	Increment Residential Floor Area	Increment Residential DU	Increment Commercial Floor Area	Increment Commercial Floor Area- Local Retail	Increment Commercial Floor Area- Restaurant	Increment Commercial Floor Area- Grocery Store	Increment Commercial Floor Area- Destination Retail	Increment Commercial Floor Area- Hotels	Increment Commercial Floor Area- Storage Area	Increment Commercial Floor Area- Office	Increment Commercial Floor Area- Auto Use	Increment Community Facility Floor Area	Increment Total Manufacturing Floor Area
A	1753	37	4,973	31,457	35	8,266	4,973	4,973	0	0	0	0	0	-1,680	0	0
B	1772	69,70	9,083	64,316	71	-8,174	-8,174	0	0	0	0	0	0	0	0	16,349
C	1767	1,2,3,4,67,68,69,71,72,168,169	23,172	231,266	257	27,258	0	0	0	12,500	0	0	14,758	0	0	0
D	1621	32	7,440	37,646	42	0	0	0	0	0	0	0	0	0	0	0
E	1644	37,38,39	9,646	39,420	43	0	-5,580	5,580	0	0	0	0	0	0	0	0
F	1661	4	4,875	25,734	29	2,700	0	0	0	0	0	0	2,700	0	0	0
G	1645	35,33	10,147	60,254	67	779	773	0	0	0	0	0	6	0	0	0
H	1633	39,38	5,050	26,550	29	3,181	0	0	0	0	0	0	3,181	0	0	0
I	1643	38,40,39	6,709	39,686	44	502	0	0	0	0	0	0	502	0	0	0
J	1639	39,40,41,38,137	14,942	117,365	133	3,843	3,843	0	0	0	0	0	0	0	9,398	0
K	1620	23	271,850	0	0	72,550	72,550	0	0	0	0	0	0	0	0	0
L	1640	1	262,446	0	0	141,100	141,100	0	0	0	0	0	0	0	0	0
M	1640	21	194,545	0	0	92,728	92,728	0	0	0	0	0	0	0	0	0
N	1662	1	329,800	0	0	114,442	114,442	0	0	0	0	0	0	0	0	0
O	1755	33	17,985	70,626	78	-88,611	0	0	0	0	0	-106,596	17,985	0	17,985	0
P	1784	45,4,47,48	13,406	102,443	114	438	438	0	0	0	0	0	0	0	2,318	0
Q	1748	p/o 35	20,183	203,148	226	30,413	0	0	0	12,248	0	0	18,165	0	0	0
R	1748	p/o 1	20,183	164,773	183	77,423	0	0	0	16,874	0	0	60,549	0	0	0
S	1667	45	10,520	107,810	120	-15,897	-23,577	7,680	0	0	0	0	0	0	0	0
T	1771	70,69,71	6,054	60,540	67	12,108	12,108	0	0	0	0	0	0	0	0	-12,108
U	1655	45	16,139	46,603	52	7,866	-4,428	4,428	0	0	0	0	7,866	0	0	0
V	1775	170	6,950	52,125	58	18,765	0	0	0	0	0	0	18,765	0	0	7,120
X	1786	24,26	5,484	41,018	46	-10,276	0	0	0	0	0	0	-10,276	0	5,225	0
Y	1796	2	1,875	0	0	0	0	0	0	0	0	0	0	0	0	0
Z	1689	51	2,533	360	0	-61	-61	0	0	0	0	0	0	0	0	0
AA	1683	50	1,875	0	0	0	0	0	0	0	0	0	0	0	0	0

Potential Development Site Number	Block	Lots	Lot Area	Increment Residential Floor Area	Increment Residential DU	Increment Commercial Floor Area	Increment Commercial Floor Area- Local Retail	Increment Commercial Floor Area- Restaurant	Increment Commercial Floor Area- Grocery Store	Increment Commercial Floor Area- Destination Retail	Increment Commercial Floor Area- Hotels	Increment Commercial Floor Area- Storage Area	Increment Commercial Floor Area- Office	Increment Commercial Floor Area- Auto Use	Increment Community Facility Floor Area	Increment Total Manufacturing Floor Area
AB	**1635**	**51,52**	**2,167**	223	0	0	0	0	0	0	0	0	0	0	0	0
AC	**1633**	**52**	**2,023**	2,360	3	0	0	0	0	0	0	0	0	0	0	0
AD	**1632**	**20**	**3,500**	7,579	8	0	0	0	0	0	0	0	0	0	0	0
AE	**1643**	**48,47**	**8,242**	13,331	15	0	0	0	0	0	0	0	0	0	0	0
AF	**1662**	**16**	**39,003**	0	0	17,137	17,137	0	0	0	0	0	0	0	0	0
AG	**1684**	**1**	**393,600**	0	0	51,412	51,412	0	0	0	0	0	0	0	0	0
AH	**1638**	**33**	**7,569**	71,770	84	2,312	2,312	0	0	0	0	0	0	0	0	0
AI	**1788**	**4, 48, 49, 50**	**9,066**	75,545	105	-4,547	5,285	0	0	0	0	-3,219	-6,612	0	0	0

Appendix I-2
Sendero Verde WRP Analysis

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: NYC Department of Housing Preservation and Development

Name of Applicant Representative: _____

Address: 100 Gold Street, New York, NY 10038

Telephone: _____ Email: _____

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The New York City Department of Housing Preservation and Development ("HPD/the Applicant") is proposing a series of land use actions--including zoning changes and amendments, special permits, project approvals and designations, and the acquisition and disposition of City owned land - to facilitate the development of the Sendero Verde development, Block 1617 ("Site 70" or the "Project Area") in the East Harlem neighborhood of Community Board 11, Manhattan. The Project Area covers the entirety of Block 1617 (Lots 20, 22-33, 35-54, 121, 122) minus two privately-owned parcels, Lots 21 and 34. The Project Area is bounded by East 111th Street to the south, East 112th Street to the north, Madison Avenue to the west, and Park Avenue to the east.

The Sendero Verde Development would result in three buildings, ranging from 9-35 stories in height, containing a total of approximately 655 residential units, 7,394 square feet of commercial space, and 114,626 square feet of community facility space ("Proposed Development").

2. Purpose of activity

The Sendero Verde Development Alternative builds off of the Proposed Actions analyzed in the EIS. This document only assesses the Sendero Verde Development. See Chapter 22, "Alternatives" for details.

C. PROJECT LOCATION

Borough: Manhattan Tax Block/Lot(s): Block 1617; Lots 20, 22-33, 35-54, 121, 122

Street Address: 1691 Madison Avenue

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

☐	City Map Amendment	☑	Zoning Certification	☐	Concession
☑	Zoning Map Amendment	☐	Zoning Authorizations	☑	UDAAP
☑	Zoning Text Amendment	☑	Acquisition – Real Property	☐	Revocable Consent
☐	Site Selection – Public Facility	☑	Disposition – Real Property	☐	Franchise
☐	Housing Plan & Project	☐	Other, explain: _____		
☑	Special Permit				

(if appropriate, specify type: ☐ Modification ☐ Renewal ☑ other) Expiration Date: _____

Board of Standards and Appeals ☑ Yes ☐ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

☐	Legislation	☐	Funding for Construction, specify: _____
☐	Rulemaking	☐	Policy or Plan, specify: _____
☐	Construction of Public Facilities	☐	Funding of Program, specify: _____
☐	384 (b) (4) Approval	☐	Permits, specify: _____
☐	Other, explain: _____		

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1.	Does the project require a waterfront site?	☐ Yes	☑ No
2.	Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?	☐ Yes	☑ No
3.	Is the project located on publicly owned land or receiving public assistance?	☑ Yes	☐ No
4.	Is the project located within a FEMA 1% annual chance floodplain? *(6.2)*	☐ Yes	☑ No
5.	Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
6.	Is the project located adjacent to or within a special area designation? See *Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*	☐ Yes	☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Martine Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☑	☐	☐
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☑	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☑	☐	☐
5.1	Manage direct or indirect discharges to waterbodies.	☑	☐	☐
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☑	☐	☐
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☑	☐	☐
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☑	☐	☐
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☑	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☑	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☑	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☑
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☑
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☑
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☑	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☑
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: _____

Address: _____

Telephone: _____ Email: _____

Applicant/Agent's Signature: _____

Date: _____

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3525
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
(518) 474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.

Appendix I-2: Waterfront Revitalization Program (WRP) Policy Assessment

SECTION I. WRP POLICY ASSESSMENT

The Sendero Verde Development is located within the City's Coastal Zone and therefore, is subject to review for consistency with the policies of the Waterfront Revitalization Program (WRP). The WRP includes policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives. The WRP Consistency Assessment Form lists the WRP policies and indicates whether the Proposed Actions would promote or hinder a particular policy, or if that policy would not be applicable. This section provides additional information for the policies that have been checked "promote" or "hinder" in the WRP Consistency Assessment Form.

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

> *Policy 1.1: Encourage commercial and residential redevelopment in appropriate coastal zone areas.*

The Sendero Verde Development Alternative would encourage the development of housing, including an increase of permanently affordable housing, and implement commercial uses that would promote economic development within East Harlem. The Sendero Verde Alternative would facilitate the development of a mixed use building bound by East 111th Street, East 112th Street, Madison Avenue, and Park Avenue. The building would be consistent with existing land use patterns and would introduce zoning that would promote active non-residential ground-floor uses and economic activity. The Sendero Verde Site (Site 70) is well suited for development. The area is well-served by public transit and it is located five avenues west of the East River waterfront. Therefore, the Sendero Verde Development Alternative would promote this policy.

> *Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.*

As discussed in Chapter 22, "Alternatives," the Sendero Verde Alternative would not result in significant adverse impacts to infrastructure; however it would result in significant adverse impacts to some public facilities. The City's infrastructures generally include water and sewer infrastructure, transit, schools, and open spaces. Of the various types of City infrastructure, the Sendero Verde Development Alternative would not result in significant adverse community facility impacts associated with any community facilities—schools, publicly funded child care facilities, libraries, and police, fire or health care facilities. Therefore, the Sendero Verde Development Alternative would promote this policy.

Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

A discussion of the integration of climate change and sea level rise into the Sendero Verde Development is provided below under Policy 6.2.

Policy 4: Protect and restore the quality and function of ecological systems within the New York City Coastal area.

Policy 4.6: In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.

The Sendero Verde Development would include four community gardens, which are currently located along Park Avenue, East 111th Street, and Madison Avenue. These community gardens would ultimately be placed under the jurisdiction of NYC Parks, which would enter into a license agreement with the community gardens. Natural habitat available to terrestrial wildlife near the Sendero Verde Development is presently limited. The majority of the area surrounding Site 70 comprises developed areas including buildings, asphalt, and maintained lawns. By incorporating the community gardens into the Sendero Verde Development, the proposed project would provide habitat for vegetation and wildlife. The community gardens would also provide the public with access to open green space. Therefore, with the incorporation of the community gardens into Site 70, the Sendero Verde Development Alternative would promote this policy.

Policy 5: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

Policy 5.1: Manage direct or indirect discharges to waterbodies.

The Sendero Verde Development Site is an approximately 1.82-acres, which would contain approximately 1.13 acres of rooftop area, 0.08 acres of paved area, and 0.61 acres of landscaped area (primarily community gardens). This would result in an increase in impervious rooftop area and semi-impervious paved area, which in its current condition primarily contains pervious softscape area. With the development of Site 70, approximately 0.61 acres (or 26,572 sf) of the Site would be landscaped and remain as pervious cover, providing habitat to similar species that may currently occupy the Site. As discussed above, the Sendero Verde Development would be a highly sustainable, passive house development. To achieve passive certification, the project would employ a number of sustainability features, including a stormwater detention tank to provide recycled water to the on-site community gardens, bio swales, and street trees on the sidewalks surrounding the site and green roofs featuring solar pergolas. These measures and other BMPs incorporated as necessary to provide substantial stormwater detention in accordance with DEP regulations would limit discharge of stormwater to the City's combined sewer system and help avoid an exacerbation of existing combined sewer overflow (CSO) discharge. As with the Proposed Actions, under this alternative it is expected that an Amended Drainage Plan (ADP) would be prepared for the Project Area which accounts for the area's projected population density and surface coverage characteristics.

Therefore, the Sendero Verde Development Alternative would promote this policy.

Policy 5.2: Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.

The Sendero Verde Development would employ a number of sustainability features aimed at protecting the quality of New York City's waters. The Development would not include any activities that would generate nonpoint source pollution. In addition, the Development includes stormwater detention tanks that will provide recycled water to the on-site community gardens, bio swales, street trees and green roof features. These measures and other BMPs incorporated as necessary to provide substantial stormwater detention in accordance with DEP regulations would limit discharge of stormwater to the City's combined sewer system and help avoid an exacerbation of existing combined sewer overflow (CSO) discharge to New York City's waters. Therefore, the Sendero Verde Development Alternative would promote this policy.

Policy 5.4: Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.

Like the Proposed Actions, construction under the Sendero Verde Development Alternative would not result in significant adverse impacts associated with hazardous materials or have the potential to adversely affect groundwater quality. The same (E) designations would be mapped on projected and potential development sites. Comparable provisions to preclude hazardous materials impacts would be required through LDA or similar binding mechanisms for assemblages comprised of City-owned property. Because the Sendero Verde Site would be disposed to the development team, provisions requiring testing and potential remedial measures would be required through the LDA between HPD and the development team. Therefore, the Sendero Verde Development Alternative would promote this policy.

Policy 6: Minimize loss of life, infrastructures, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

The Sendero Verde site is not within the 100-year floodplain and is not required to implement flood damage reduction measures required in compliance with Appendix G of the Building Code. However, a portion of the site is within the 500-year floodplain and the eastern half of the site would be within the projected 100-year floodplain in the 2080s under the "High" scenario based on the City's projections of sea level rise. Therefore, as discussed in Policy 6.2 below, consideration of the need for incorporation of future adaptive management measures will be incorporated into the design of the Sendero Verde Alternative. Therefore, with these measures in place the Sendero Verde Development Alternative would promote this policy.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published by the NPCC, or any successor thereof) into the planning and design of projects in the city's Coastal Zone.

Guidance provided by NYCDCP[1] recommends a detailed methodology to determine a project's consistency with Policy 6.2. A summary of this process is provided below.

[1] NYC Planning. *The New York City Waterfront Revitalization Program: Climate Change Adaptation Guidance*. March 2017.

1. *Identify vulnerabilities and consequences: assess the project's vulnerabilities to future coastal hazards and identify what the potential consequences may be.*

    a. *Complete the Flood Elevation Worksheet*

    The information in the following subsections is based on the results of the completed worksheet. Details of project elements and critical systems are not available at this time. Therefore, this analysis is based on a range from the lowest street level perimeter elevation to the highest—14.7 to 18.8 feet NAVD88. At a minimum, all building entrances and other aperture would be at or above this elevation.

    b. *Identify any project features that may be located below the elevation of the 1% floodplain over the lifespan of the project under any sea level rise scenario.*

    The lifespan of residential buildings is at least 80 years, often longer. The New York City Panel on Climate Change (NPCC) projected that sea levels are likely to increase by up to 10 inches by the 2020s, 30 inches by the 2050s, and up to 75 inches by the end of the century under the "High" scenario projections. Under current conditions, the Sendero Verde site is not within the 100-year floodplain and approximately the eastern third of the site along Park Avenue is within the 500-year floodplain. The Base Flood Elevation (BFE) for the 100-year floodplain closest to the site (Zone AE) is 12 feet NAVD88. Based on the NPCC projections, the 100-year flood elevation could increase to 12.83 feet NAVD88 in the 2020s and up to 18.25 feet NAVD88 by the end of the century. Based on the "High" scenario for sea level rise projections, by the 2050s approximately half of the site would be within the 500-year floodplain and by the 2080s about two-thirds of the site would be within the 100-year floodplain and the remainder of the site within the 500-year floodplain.

    The full details regarding project infrastructure are not available yet at this early stage in the design process. The project perimeter, including entrances to buildings, would range from 14.7 to 18.8 feet NAVD88. Therefore, some of these locations could potentially be below these projected the flood elevations sometime between the 2050s and 2080s, and others by the end of the century (see **Figure 1**). Space in the lower levels of all of these buildings is dedicated to schools, commercial uses, community space, and other non-residential uses (e.g., lobby, mechanical space). Some of these spaces would also be below grade (e.g., school gymnasium). No residential units are proposed to be located in the lower levels.

    c. *Identify any vulnerable, critical, or potentially hazardous features that may be located below the elevation of Mean Higher High Water (MHHW) over the lifespan of the project under any sea level rise scenario.*

    Based on the range of sea level rise predictions described above, mean-high high water nearest to the study area (currently 2.26 feet NAVD88) could range up to 8.67 feet NAVD88 by the end of the century. Given these projections, no vulnerable, critical, or potentially hazardous features within the site would be below MHHW.

d. Describe how any additional coastal hazards are likely to affect the project, both currently and in the future, such as waves, high winds, or debris.

This site is inland and is not located on the shoreline. Therefore, storm impacts due to waves, high winds, or debris would not be expected to affect the Sendero Verde Alternative.

2. Identify adaptive strategies: assess how the vulnerabilities and consequences identified in Step 1 are addressed through the project's design and planning.

a. For any features identified in Step 1(b), describe how any flood damage reduction elements incorporated into the project, or any natural elevation on the site, provide any additional protection? Describe how would any planned adaptive measures protect the feature in the future from flooding?

Because this site is outside the 100-year floodplain, the Sendero Verde Alternative would not be required to incorporate flood protection measures. However, a portion of the site is within the 500-year floodplain and the eastern half of the site would be within the projected 100-year floodplain in the 2080s under the "High" scenario of sea level rise projections. Therefore, consideration of the need for future adaptive management measures will be incorporated into the design of the Sendero Verde Alternative. These measures may include deployable flood protection measures at the site perimeter, floodproofing all or portions of the project, or retrofitting to the building code standards that may apply in the future.

b. For any features identified in Step 1(c), describe how any flood damage reduction elements incorporated into the project, or any natural elevation on the site, provide any additional protection? Describe how would any planned adaptive measures protect the feature in the future from flooding?

As described above in 1(c), mean-high high water under sea level rise projections would not affect the Sendero Verde project site.

c. Describe any additional measures being taken to protect the project from additional coastal hazards such as waves, high winds, or debris.

As describe in 1(d), the Sendero Verde site is not within a wave impact zone in the City's designated flood hazard area. Therefore, as described in 2(a), no specific measures are required.

d. Describe how the project would affect the flood protection of adjacent sites, if relevant.

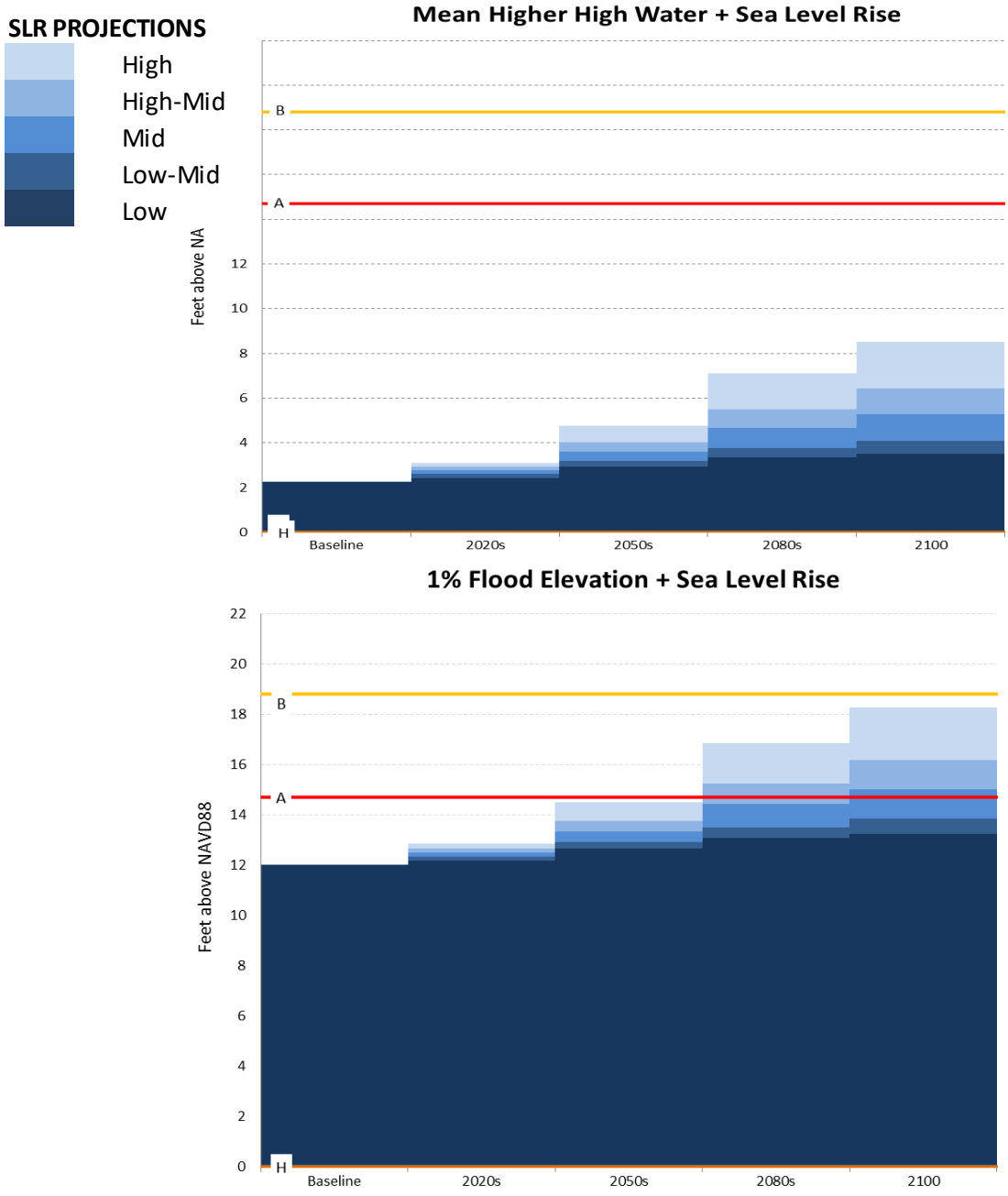
The proposed design for the Sendero Verde site would include a stormwater detention tank that would provide recycled water to the on-site community gardens, with bio swales and street trees on the sidewalks surrounding the site. A portion of the site would also be open space. Because the floodplain within New York City is controlled by astronomic tide and meteorological forces (e.g., nor'easters and hurricanes) and not by fluvial flooding, the projected development would not have the potential to adversely affect the floodplain or result in increased coastal flooding at adjacent sites or within the study area.

3. *Assess policy consistency: conclude whether the project is consistent with Policy 6.2 of the Waterfront Revitalization Program.*

   The Sendero Verde site is not within the 100-year floodplain. Approximately the eastern third of the site along Park Avenue is within the 500-year floodplain. The site is an inland site that does not have the potential to be affected by additional coastal hazards such as waves, high winds, or debris. Because the site is outside the 100-year floodplain, the Sendero Verde Alternative is not required to incorporate flood protection measures. However, a portion of the site is within the 500-year floodplain and the eastern half of the site would be within the projected 100-year floodplain in the 2080s under the "High" scenario of sea level rise projections. Therefore, as stated above, consideration of the need for incorporation of future adaptive management measures will be incorporated into the design of the Sendero Verde Alternative. These measures may include deployable flood protection, voluntarily floodproofing all or portions of the project, or retrofit to the building code standards in place in the future.

   Therefore, with these measures in-place, it is concluded that the Sendero Verde Alternative is consistent with this policy.

Figure 1
Vulnerability of Sendero Verde Development in Future Sea-Level Rise Conditions



Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

Policy 7.1: Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution, and prevent degradation of coastal ecosystems.

Construction of the Sendero Verde Development Alternative would not result in significant adverse impacts associated with hazardous materials. Due to historic uses including on-site dry cleaners and spills, subsurface investigation of the Site is required prior to development activities. Because the Sendero Verde Site would be disposed to the development team, provisions requiring testing and potential remedial measures would be required through the LDA between HPD and the development team, and therefore, the Sendero Verde Development would promote this policy.

Policy 7.2: Prevent and remediate discharge of petroleum products.

As stated above, the Sendero Verde Development Alternative would not result in significant adverse impacts associated with hazardous materials. A review of historic maps and regulatory databases indicate historic uses including on-site dry cleaners and spills. Therefore, subsurface investigation of the Site is required prior to development activities. Because the Sendero Verde Site would be disposed to the project sponsor, the project sponsor would be required to generate an updated Phase I Environmental Site Assessment of the property, and provisions requiring subsurface investigations (prior to the disposition) and implementation of any remedial measures (post-disposition) would be required through the LDA between HPD and the project sponsor.

Policy 7.3: Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.

Potential hazardous materials would be remediated and disposed of in conformance with all applicable laws, rules, and regulations, thus avoiding the potential for adverse impacts on coastal zone resources. This will be achieved through the placement of an (E) designation on affected lots (or a comparable measure for City-owned properties). Therefore, the Sendero Verde Development Alternative would promote this policy. ✷