FINAL SCOPE OF WORK

EAST VILLAGE / LOWER EAST SIDE REZONING ENVIRONMENTAL IMPACT STATEMENT

CEQR No. 07DCP078M
ULURP Nos. Pending

Lead Agency: ***NYC Department of City Planning***

Prepared by: ***NYC Department of City Planning***
February, 2008

Final Scope of Work for an Environmental Impact Statement
East Village/Lower East Side Rezoning
CEQR No. 07DCP078M

A. INTRODUCTION

This is the Final Scope of Work to prepare an Environmental Impact Statement (EIS) for the proposed East Village/Lower East Side Rezoning (referred to in this document as the "proposed project" or "proposed actions"). The proposed project covers about 111 blocks of the East Village and Lower East Side neighborhoods In Manhattan Community District 3 (see Figure 1) and is generally bounded by East 13th Street on the north; Avenue D to the east; Houston Street, Delancey Street and Grand Street on the south; and the Bowery and Third Avenue on the west.

A public meeting to take public comments on the Draft Scope took place on June 25, 2007 from 2:00 pm to 5:00 pm and 6:00 pm to 8:45 pm at the City of New York Department of City Planning, Spector Hall, 22 Reade Street, New York, New York 10007. Written comments were be accepted by the lead agency through the tenth day following the scoping meeting.

The Final Scope of Work for the DEIS for the proposed East Village and Lower East Side Rezoning project incorporates slight modifications to the Reasonable Worst Case Development Scenario, changes to the analysis methodologies with regard to enlargement development sites, changes to the Traffic and Parking section, and minor editorial changes. The Draft EIS will be prepared in accordance with the Final Scope. The EIS for the Proposed Actions will be prepared based on the guidance of the CEQR Technical Manual and in accordance with both CEQR and SEQRA.

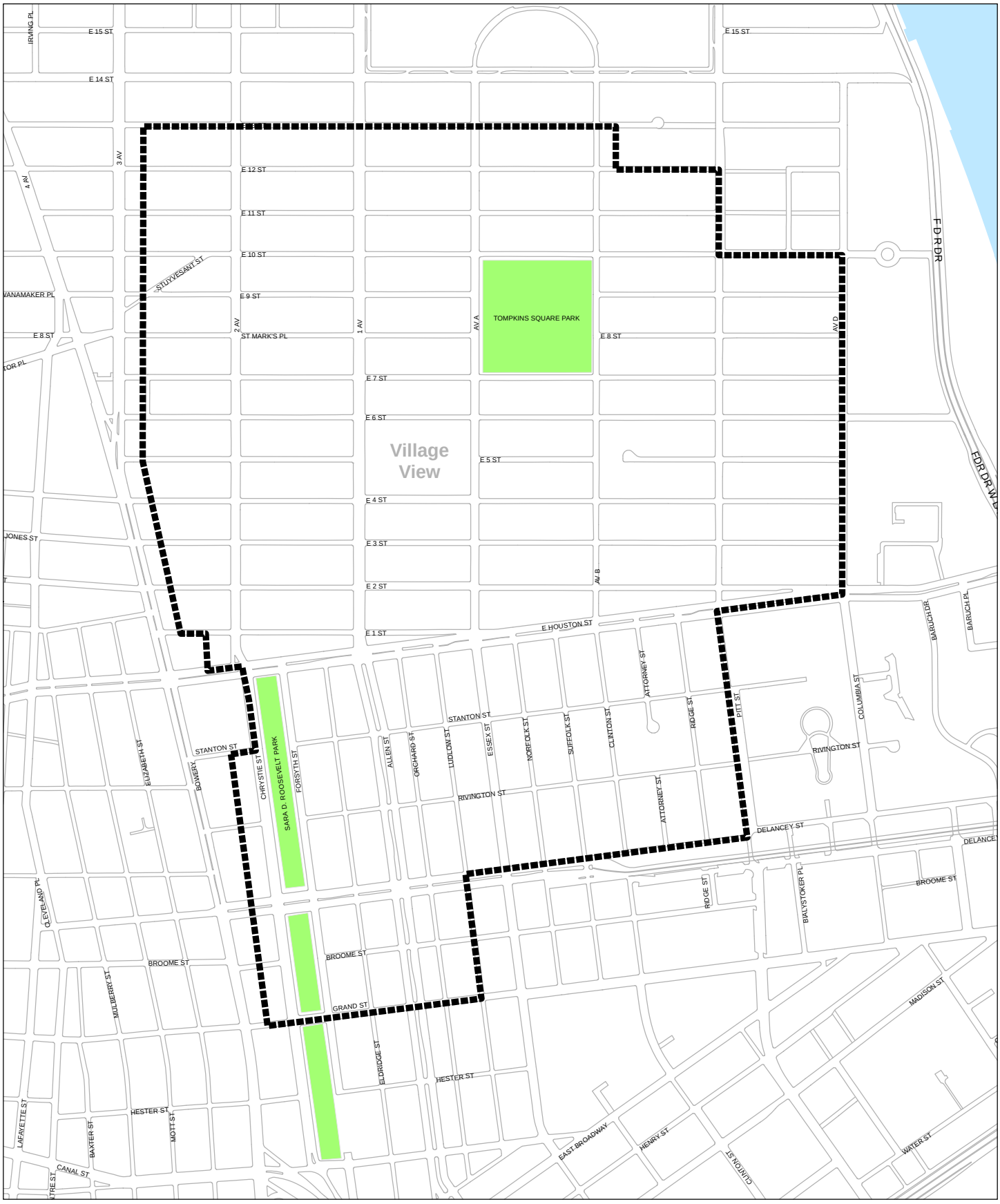
PROJECT IDENTIFICATION

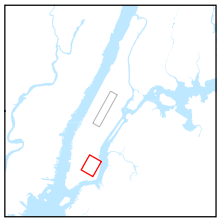
A. INTRODUCTION

The New York City Department of City Planning (DCP) and the New York City Department of Housing Preservation and Development (HPD) are proposing the following actions:

- DCP is proposing a zoning map amendment that would affect approximately 111 blocks located within the East Village and Lower East Side neighborhood of Community District 3, Manhattan (Figure 1, Locator Map). The proposed rezoning would change an existing R7-2 zoning district to R7A, R7B, R8A and R8B zoning districts; an R7-2/C1-5 zoning district to R7A/C1-5, R8A/C1-5 and R8B/C1-5 zoning districts; an R7-2/C2-5 zoning district to R7A/C2-5, R8A/C2-5 and R8B/C2-5 zoning districts; a C6-1 zoning district to C4-4A, C6-2A & R7A zoning districts.

- DCP is proposing a text amendment to ZR Section 23-922, to allow the Inclusionary Housing bonus to be made applicable in R8A and C6-2A zoning districts within the rezoning area. These districts are proposed to be mapped along Houston Street, Delancey Street, Chrystie Street, Avenue D, Pitt Street and Second Avenue





Study Area Boundary

East Village/Lower East Side Rezoning

Figure 1

Locator Map

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: March 2007*

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- DCP is proposing a text amendment to ZR section 52-61 to make the provisions of the section applicable to R8B districts in Manhattan Community District 3. ZR section 52-34 allows vacant ground floor space designed for commercial use to be occupied with nonconforming Use Group 6 uses.
- HPD is proposing disposition of a city-owned property, UDAAP designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail. The project site is located at 5 Avenue D, and 302-310 East 2nd Street (Block 372, Lots 43, 44, 47, 48 & 49). The proposed rezoning would change the zoning designation of the site from R7-2 and R7-2/C1-5 to R8A and R8A/C1-5.

The proposed actions would protect the low- to mid-rise streetwall character established throughout much of the neighborhood from out-of-scale development, provide opportunities for housing development and incentives for affordable housing along selected wide streets and major corridors and protect existing commercial uses in proposed R8B districts.

B. DESCRIPTION OF THE PROPOSED ACTIONS

The proposed zoning map amendments would map within the rezoning area contextual districts at densities appropriate to the existing land uses and built character of the area (Figure 2, Existing Zoning; and Figure 3, Proposed Zoning). Within the portion of the rezoning area above Houston Street, the proposal would replace the underlying R7-2 districts and a four-block length along Second Avenue currently zoned C6-1 with R7A districts along the Avenues and R8B districts in the midblocks; the midblock areas of three blocks directly south of Tompkins Square Park would be replaced with R7B districts. The existing R7-2 districts below Houston Street and above Delancey Street would be re-mapped with a combination of R8A districts along Houston Street, Delancey Street and portions of Pitt Street and R7A districts in the remaining midblocks. Within the districts in the rezoning area currently mapped as C6-1 districts, the proposal would map a combination of C6-2A districts along Houston Street, Delancey Street, Chrystie Street and a portion of Second Avenue and C4-4A districts in the remaining midblocks.

Zoning Map Changes

Residential Avenues above Houston Street, and Midblocks below Houston Street – R7A

Approximately 23% of the rezoning area would be rezoned from R7-2 zoning districts to contextual R7A zoning districts.

Approximately 90 blockfronts, along the Avenues and above Houston Street, as well as portions of 17 blocks below Houston Street currently zoned R7-2 would be rezoned to an

R7A district to reflect the prevailing mid-rise character of these areas. The R7A district designation permits 4.0 FAR for residential and community facility uses and limits overall building height to 80 feet and street wall heights to 65 feet; base heights are required to be a minimum of 40 feet. New construction within the proposed R7A district would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R7A districts are not required.

Residential Midblocks above Houston Street – R8B

Approximately 43% of the rezoning area would be rezoned from R7-2 zoning districts to contextual R8B zoning districts.

The midblock portions of approximately 59 blocks currently zoned R7-2 would be rezoned to an R8B district to reflect the prevailing mid-rise character of these areas. The R8B district designation permits 4.0 FAR for residential and community facility uses and limits overall building height to 75 feet and street wall heights to 60 feet; base heights are required to be a minimum of 40 feet. New construction within the proposed R8B district would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R8B districts are not required.

Residential Midblocks between East 4th Street and East 7th Street – R7B

Approximately 2% of the rezoning area would be rezoned from R7-2 zoning districts to contextual R7B zoning districts.

The midblock portions of three blocks south of Tompkins Square Park currently zoned R7-2 would be rezoned to an R7B district to reflect the prevailing low-scale character of these areas. The R7B district designation permits 3.0 FAR for residential and community facility uses and limits overall building height to 75 feet and street wall heights to 60 feet; base heights are required to be a minimum of 40 feet. New construction within the proposed R7B district would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R8B districts are not required.

Blockfronts on Houston Street, Avenue D, Delancey Street and Pitt Street – R8A

Approximately 5% of the rezoning area would be rezoned from R7-2 zoning districts to contextual R8A zoning districts.

Portions of approximately 23 blockfronts, primarily along wide streets such as Houston Street, Delancey Street, Avenue D and Pitt Street, currently zoned R7-2 would be rezoned to an R8A district with inclusionary housing provisions. Under existing regulations, R8A districts allow a maximum residential FAR of 6.02. With the proposed text amendment to allow the use of the inclusionary housing bonus, R8A districts within the rezoning area would permit a maximum FAR of 5.4 for residential buildings that do not provide affordable units a maximum 7.2 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Community facility uses

would be unaffected by the zoning text amendment and would continue to allow a 6.5 FAR for these uses. The overall building heights would be limited to 120 feet and street wall heights to 85 feet; base heights are required to be a minimum of 60 feet. New construction within the proposed R8A districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R8A districts are not required.

Mid-blocks from Houston Street to Grand Street, west of Essex Street – C4-4A

Approximately 11% of the rezoning area would be rezoned from C6-1 zoning districts to contextual C4-4A zoning districts.

Portions of approximately 26 blocks currently zoned C -1 would be rezoned to a C4-4A district to reflect the prevailing mid-rise character of these areas. The C4-4A district designation permits 4.0 FAR for residential, commercial and community facility uses and limits overall building height to 80 feet and street wall heights to 65 feet; base heights are required to be a minimum of 40 feet. New construction within the proposed C4-4A district would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed C4-4A districts are not required.

Blockfronts on Houston Street, Second Avenue, Delancey Street and Chrystie Street – C6-2A

Approximately 5% of the rezoning area would be rezoned from C6-1 zoning districts to contextual C6-2A zoning districts.

Portions of approximately 27 blockfronts, primarily along wide streets such as Houston Street, Delancey Street, Chrystie Street and Second Avenue, currently zoned C6-1 would be rezoned to a C6-2A district. Under existing regulations, C6-2A districts allow a maximum residential FAR of 6.02. With the proposed text amendment to allow the use of the inclusionary housing bonus, C6-2A districts within the rezoning area would permit an FAR of 5.4 for residential buildings that do not provide affordable units and a maximum 7.2 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Community facility and commercial uses would be unaffected and would continue to permit a maximum of 6.5 community facility FAR, and a 6.0 commercial FAR. Overall building heights would be limited to 120 feet and street wall heights to 85 feet; base heights are required to be a minimum of 60 feet. New construction within the proposed C6-2A districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed C6-2A districts are not required.

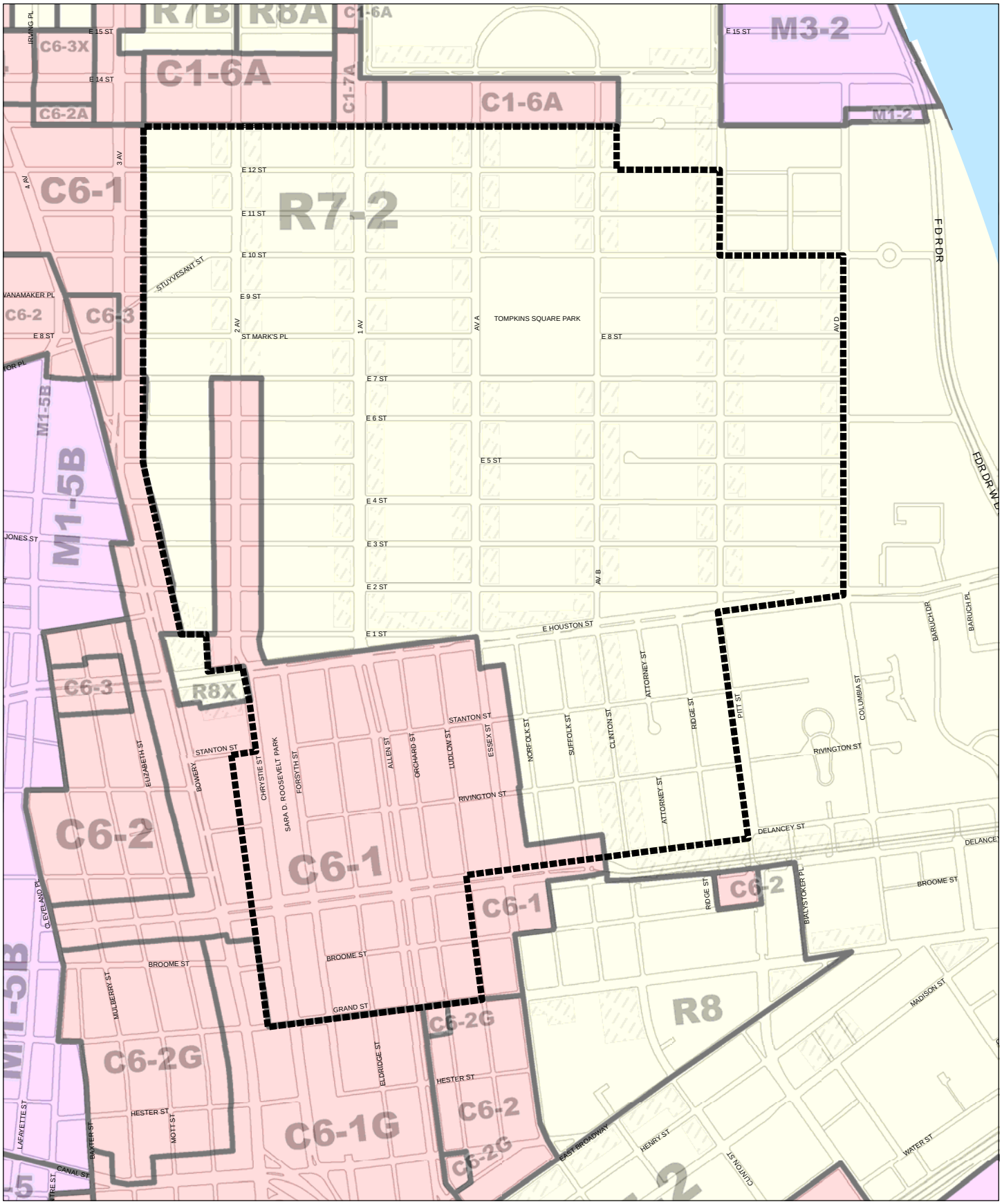
Commercial Overlays C1-5 and C2-5

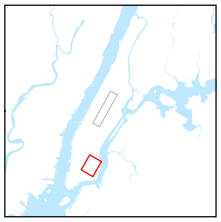
C1-5 and C2-5 commercial overlay districts are mapped throughout the rezoning area, typically to depths of 100 feet, including along both sides of Clinton Street and nearly all of the blockfronts on the Avenues above Houston Street. There are two such areas where overlay districts are not mapped: the west-facing Avenue B blockfronts between East 7th

Street and East 10th Street opposite Tompkins Square Park and the east-facing Second Avenue blockfront between East 10th and East 11th Streets, which is the location St. Mark's Church.

Commercial uses in C1 and C2 districts have a maximum FAR of 2.0. Residential, mixed commercial/residential and community facility uses in C2 commercial overlay districts are regulated by the underlying residential districts. Commercial uses are permitted in mixed use buildings but cannot be located above the first floor. The parking requirements typically applied in C1-5 and C2-5 overlays are not required in any of the areas within the rezoning study area, due to its location in the Manhattan Core.

All of the existing C1-5 and C2-5 commercial overlay districts currently mapped within the rezoning area would remain unchanged. Additionally no new commercial overlay districts are proposed, with the exception of the Second Avenue blockfronts between East 3rd Street and East 7th Street. These blockfronts are currently mapped in C6-1 districts and are proposed as part of the rezoning to be re-mapped as R7A districts, with a C2-5 overlay district. This new overlay would be limited to these portions of these blocks only and would be consistent with the location of existing overlay districts along First Avenue, Avenue A and Avenue C.





Study Area Boundary

Residential Commercial Manufacturing C1-5 C2-5

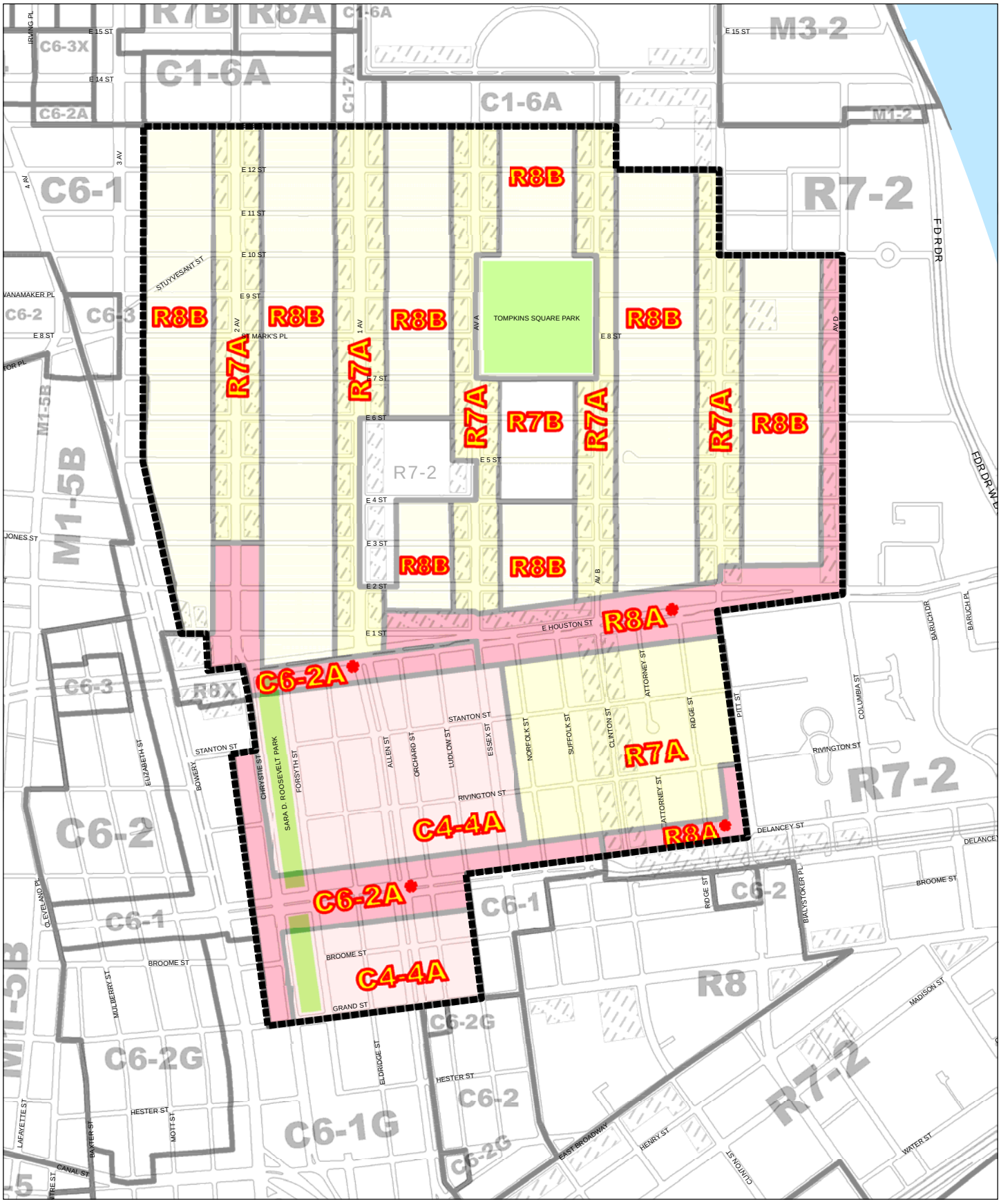
East Village/Lower East Side Rezoning

Figure 2

Existing Zoning

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: March 2007*



East Village/Lower East Side Rezoning

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: March 2007*

Figure 3

Proposed Zoning

Table 1. East Village And Lower East Side Zoning Comparison

	Existing R7-2	**Proposed R7A**	**Proposed R7B**	**Proposed R8B**	**Existing C6-1**	**Proposed C4-4A**	**Proposed R8A**	**Proposed C6-2A**
Maximum FAR (Residential)	3.44	4.0	3.0	4.0	3.44	4.0	7.2 (with inclusionary, from base 5.4)	7.2 (with inclusionary, from base 5.4)
Maximum FAR (Community Facility)	6.5	4.0	3.0	4.0	6.5	4.0	6.5	6.5
Maximum FAR (Commercial)	--	--	--	--	6.0	4.0	--	6.0
Maximum Building Height	None (Sky Exposure Plane)	80’	75’	75’	None (Sky Exposure Plane)	80’	120’	120’
Maximum Street Wall Height (if at the Street Line)	Not Required (but not to exceed 60’)	65’ (40’ minimum)	60’ (40’ minimum)	60’ (55’ minimum)	Not Required (but not to exceed 85’)	65’ (40’ minimum)	85’ (60’ minimum)	85’ (60’ minimum)
Off-Street Parking	None required	None required	None required	None required	None required	None required	None required	None required

Note: For public or publicly-assisted housing, off-street parking of between 12% and 15% of the dwelling units is required pursuant to Z.R. Section 13-42.

Zoning Text Amendments

Inclusionary Housing Program

The East Village and Lower East Side rezoning proposal would apply the Inclusionary Housing program to the proposed R8A and C6-2A districts along Houston Street, Avenue D, Delancey Street, Chrystie Street and portions of Pitt Street and Second Avenue, establishing incentives for the creation and preservation of affordable housing in conjunction with new development along these neighborhood corridors. Under the Inclusionary Housing program, developments providing affordable housing are eligible for a floor area bonus, within contextual height and bulk regulations tailored to these areas. The combination of a zoning bonus with housing programs establishes a powerful incentive for development and preservation of affordable housing in the East Village and Lower East Side.

Without a text amendment, R8A and C6-2A districts allow a maximum residential FAR of 6.02. With the proposed text amendment to allow the use of the inclusionary housing bonus, R8A and C6-2A districts would permit an FAR of 5.4 for residential buildings that do not provide affordable units. However, with the proposed inclusionary housing provisions, the R8A and C6-2A districts would permit a maximum 7.2 FAR for residential uses, provided that 20% of residential floor area is used for units affordable to those earning up to 80% of the area median income. Affordable units can be provided either on the same site as the development earning the bonus, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same Community District or within a half-mile of the compensated development. Available City, State and Federal housing finance programs may be used to finance affordable units.

Non-Conforming Uses and Non-Complying Buildings

To protect existing ground-floor commercial uses that currently exist as legal non-conforming uses in the R7-2 zoning districts, the East Village and Lower East Side rezoning proposal would include an additional text amendment to the Zoning Resolution, in Article V, Chapter 2, Non-Conforming Uses. Section 52-61, General Provisions, of that chapter excludes otherwise prohibited new ground floor retail uses in R5, R6 and R7 zoning districts in Community District 3, permitting such uses to be re-activated beyond the two-year discontinuance period described in the text. The proposed text change would extend the currently established regulations for qualifying uses in existing R7-2 districts to those same uses to R8B districts in Community District 3; existing non-conforming uses and spaces in the affected areas would be granted the same protections as they are today. Currently no R8B districts are located in Community District 3. the only R8B districts would be those mapped as part of the proposed action.

Existing R7-2 districts, extensively mapped within the rezoning area, are among those cited in Section 52-61. The proposed change, limited to the inclusion of “R8B districts in Manhattan Community District 3” in the full list of excluded districts, is consistent with the requirements as currently written. In the designated districts, “R5, R6, R7 and R8B districts in Manhattan Community District 3”, as proposed in the amendment, non-

conforming ground-floor or basement-level store uses in Use Group 6A, 6B, 6C or 6F (excluding post offices, veterinary medicine for small animals, automobile supply stores, electrolysis studios and drive-in banks), in buildings designed for residential use, would be permitted to be re-activated or changed beyond the duration of the permitted two-year discontinuance period. The proposed amendment would maintain non-conforming use requirements and permissions as currently established for all affected sites in districts currently mapped as R7-2 and proposed as R8B.

Disposition, UDAAP Designation And Project Approval

As part of the proposed actions, HPD is proposing disposition of a city-owned property located at 302 East 2nd Street, (Block 372, Lot 49)within the proposed rezoning area. The proposed action would facilitate the development of a residential project with ground floor retail. The city-owned site would be assembled with neighboring tax lots located at 5 Avenue D and 306-310 East 2nd Street (Block 372, Lots 43, 44, 47, and 48) and is listed in the Reasonable Worst-Case Development Scenario as Projected Site 167 The city-owned site is currently zoned R7-2 and R7-2/C1-5 and under the proposed actions the zoning would be amended to R8A and R8A/C1-5. The proposed HPD-sponsored development would include 116 dwelling units, 23 of which would be affordable to low to moderate income households, and 7,844 square feet of ground floor retail space. Completion of the development is expected in 2010 and analyzed as part of this EIS in the 2017 build year.

B. PURPOSE AND NEED

Under the current R7-2 and C6-1 district designations, construction of non-contextual tower development is permitted without height limitation and has resulted in buildings that are inconsistent with the typical mid-rise character of the neighborhood. Several out-of-scale 10- to 20-story tower developments are proposed or have been recently constructed throughout the neighborhood and that threaten the area's consistent mid-rise, streetwall neighborhood character. At the same time a need for new housing and affordable housing exists in both the East Village and the Lower East Side. The proposed actions seek to balance the need to preserve the area's unique neighborhood character with the need for affordable housing.

The rezoning proposal seeks to:

- Respond to out-of-scale development throughout the rezoning area;
- Address community's request for contextual rezoning;
- Reinforce several of the avenues as corridors for mixed retail/residential buildings;
- Provide opportunities for housing development and incentives for affordable housing along certain corridor ;
- To protect existing ground floor uses in areas currently zoned R7-2 and proposed to be zoned R8B

C. PROPOSED DEVELOPMENT AND LIKELY EFFECTS

In order to assess the possible short and long term effects of the proposed action, a reasonable worst-case development scenario (RWCDS) was developed. The RWCDS projects that the proposed action could result in a net increase of 1,345 residential units, 343 of which would be affordable, a net decrease of 74,438 gsf of commercial space; and a net increase of 77 accessory parking spaces. With an average household size of 2.35 persons, the additional 1,345 dwelling units would add an estimated 3,160 residents to the rezoning area. A total of 205 projected development sites and 564 potential development sites have been identified in the rezoning area on which new buildings could be constructed or existing buildings enlarged (See Table 3 and Figures 4, 5, 6A, 6B, 6C and 6D).

The RWCDS projects future conditions under both the current zoning ("Future No-Action") and the proposed zoning ("Future With-Action") using an analysis year of 2017. The Future No-Action condition identifies the amount, type, and location of development that is expected to occur absent the proposed action, while the Future With-Action condition identifies anticipated development as a result of the rezoning text amendments and disposition of city-owned property. The incremental difference between the Future With-Action and Future No-Action conditions will serve as the basis for the impact analyses of the Environmental Assessment Statement. A ten-year period is typically the length of time over which developers would act on area-wide zoning map changes such as those proposed, which are not associated with a specific development.

To determine the Future With-Action and Future No-Action conditions, standard methodologies have been used following the *CEQR Technical Manual* guidelines employing reasonable assumptions. These methodologies have been used to identify the amount, type and location of future development. Generally, for area-wide rezonings that create a broad range of development opportunities, new development can be expected to occur on selected, rather than on all, sites within a rezoning area. The first step in establishing the development scenario was to identify those sites where new development could reasonably be expected to occur.

In projecting the amount and location of new development, several factors have been considered in identifying likely development sites. Numerous factors were considered, including current and past development trends. The specific development site criteria are listed below:

New Construction Development Site Criteria

- Vacant lots.
- Auto-related uses including: parking lots, open junk yards, auto repair shops and gas stations. These uses are located on sites which do not contain previous investment in building or infrastructure, and are therefore less onerous to assemble and redevelop.

- Industrial or commercial buildings (including storage facilities) with three or fewer stories, or constructed to half or less of the proposed maximum residential FAR. The proposed R7A and C4-4A districts would permit a maximum FAR of 4.0, and the proposed R8A and C6-2A districts would permit a maximum FAR of 7.2 (with the full inclusionary housing bonus).
- Commercial or industrial loft buildings convertible to residential use. Many buildings of this type have been converted to residential uses throughout the City.
- Vacant residential buildings which could be reactivated under the proposed action.
- Residential buildings constructed to half or less of the proposed residential FAR. In cases where the proposed action created potential development on a site that is currently residential, the number of existing residential units is listed in the no-action scenario as "continued residential."
- Selected sites under ownership of the Roman Catholic Church. In the past year, the Roman Catholic Archdiocese of New York has closed, or signaled its intentions to close, a number of church, school and/or accessory parking sites throughout the City. Some of these properties within the study area could provide sites for new construction, redevelopment or conversion to residential uses.
- Board of Standards and Appeals (BSA) applications granted in the proposed action area. For analysis purposes, it is assumed that residential development of these sites would proceed as-of-right under the proposed action.

The following uses and types of buildings that meet these criteria were excluded from the development scenario because they are unlikely to be redeveloped as a result of the proposed rezoning:

- The sites of schools (public and private). All schools that meet the development criteria are built to near half the permitted FAR under the current zoning designation. They have not been rebuilt or expanded despite the ability to do so, and it is unlikely that the increment of additional FAR permitted under the proposed zoning would induce redevelopment or expansion of these substantial community structures.
- The Municipal parking structure on block 410, bounded by Rivington, Delancey, Ludlow and Essex Streets; and the Municipal surface parking lot at the northwest corner of Eldridge and Stanton.
- Buildings with six or more residential units and that were built before 1974. These buildings are likely to be rent-stabilized and difficult to legally demolish due to tenant re-location requirements.
- Individual Landmark buildings or buildings located within an Historic District (and not calendared for designation as such by LPC).

- The sites of churches under ownership of the Roman Catholic Church (except as noted above) and other houses of worship.
- Community Garden sites.
- Condominium sites.
- Known development sites (of any size, currently under construction).
- Sites occupied by subsidized housing development and New York City Housing Authority-owned sites.
- Sites occupied by U.S. Post Office facilities.
- Sites occupied by New York Public Library facilities.

New Construction Development Site Overview

To produce a reasonable conservative estimate of future growth, the development sites resulting from new construction have been further divided into two categories: projected development sites and potential development sites. The projected development sites are considered more likely to be developed within the foreseeable future because they are larger sites or are built to a relatively lower density. Many sites also have significant vacant areas. Potential development sites are less likely to be developed within a ten-year period because they are not as easily assembled into single ownership, have an irregular shape, are in active use, reflect a significant amount of relatively recent renovation or alteration or have some combination of these features.

Development sites are fairly evenly distributed among the proposed new zoning districts and are currently mapped exclusively as either R7-2 with C1-5 or C2-5 overlays, or C6-1. The R7-2 district permits residential use up to 3.44 FAR and community facility use up to 6.5 FAR; the C6-1 district allows the same uses and densities as the R7-2 and also permits commercial use to 6.0 FAR. New development in these non-contextual districts are not required to line up with any adjacent streetwall buildings and are not subject to overall building heights.

The proposal would change the zoning on all sites to a mix of contextual districts, including R7A, R8B, R8A, C4-4A and C6-2A (there is a small proposed R7B district below Tompkins Square Park, where there are no development sites), with a mix of C1-5 or C2-5 commercial overlay districts within portions of the proposed residential districts. These districts would require streetwall envelopes for new development (40 foot minimum to 65 foot maximum in the R7A and C4-4A districts; 55 to 60 feet in R8B districts; and 60 to 85 feet in R8A and C6-2A districts) and also institute maximum building heights—80 feet in R7A and C4-4A districts, 75 feet in R8B districts and 120 feet in R8A and C6-2A districts. The new districts would also provide for increases in residential density, to 4.0 FAR in R7A, R8B and C4-4A districts, and to 7.2 (with the inclusionary housing bonus floor area) FAR in R8A and C6-2A districts. The rezoning would allow new housing to be built along major corridors and wide streets, relieving the development pressure along the midblocks.

Based on recent development trends, this analysis projects that sites currently zoned to permit residential use would develop pursuant to current zoning in the Future No-Action condition. For sites zoned R7-2 with commercial overlays in the Future No-Action condition, it is assumed that developments would be constructed to 3.44 FAR, incorporating 0.85 FAR of commercial uses and 2.59 FAR of residential uses. Commercial uses would be located on a full-lot-coverage ground floor (with 0.15 FAR deducted from commercial use for residential lobbies and mechanical space). Setbacks of 60 or 85 feet are required, depending on whether sites front on narrow or wide streets. Sites currently zoned R7-2 and without commercial overlays would develop with residential uses only to 3.44 FAR. Sites currently zoned C6-1 are generally assumed to be developed to 3.44 FAR, incorporating 0.85 FAR of commercial uses at the ground floor, as in the R7-2 districts. It is estimated that two projected development sites and two potential development sites in the C6-1 districts would be developed for commercial uses only to 6.0 FAR, as hotels.

In the Future With-Action condition, sites that would be zoned R7A or R8B with a C1-5 or C2-5 overlay, as well as those to be zoned C4-4A, would develop to the maximum allowable 4.0 FAR with retail located on a full-lot-coverage ground floor (with 0.15 FAR deducted from commercial use for residential lobbies and mechanical space). Sites proposed R7A or R8B without an overlay would be developed to the maximum 4.0 for residential uses only. Sites to be zoned R8A with a C1-5 or C2-5 overlay, as well as those to be zoned C6-2A, are assumed to develop to the maximum allowable 7.2 FAR (including the required affordable housing floor area), incorporating 0.85 FAR of commercial retail uses at the ground floor, (with 0.15 FAR deducted from commercial use for residential lobbies and mechanical space). It is estimated that sites in the proposed R8A districts with no commercial overlay would be developed with residential use only to the maximum allowable FAR of 7.2.

New buildings in both the Future No-Action and Future With-Action conditions would be configured with a 10- or 15-foot setback at the required height. Because of the rezoning area's location within the Manhattan Core, off-street parking spaces are not required, and with the exception of 17 sites (selected on the basis of a 100-unit count threshold), parking is not considered as part of the build-out analysis in either scenario. An average dwelling unit size of 1,000 square feet is assumed for each site in both scenarios.

The build-out assumptions for the no-action and with-action scenarios are summarized in the Table 2.

Table 2. New Construction Development Assumptions in No-Action and With-Action Scenarios

Location	Existing Zoning	No-Action Build-out	Proposed Zoning	With-Action Build-out	Increment
Blocks from Houston Street to Grand Street, excluding frontage on Houston Street, Delancey Street & Pitt Street	C6-1	0.85 FAR Com & 2.59 FAR Res 3.44 FAR Total Selected "Hotel Sites": 6.0 FAR Com	C4-4A	0.85 FAR Com & 3.15 FAR Res	0.0 FAR Com & 0.56 FAR Res 0.56 FAR Total Selected "Hotel Sites": -5.15 FAR Com & 3.15 FAR Res -2.0 FAR Total
Houston Street, Second Avenue (Houston to East 3rd Street), Delancey Street, Chrystie Street	C6-1	0.85 FAR Com & 2.59 FAR Res 3.44 FAR Total Selected "Hotel Sites": 6.0 FAR Com	C6-2A	0.85 FAR Com & 6.35 FAR Res	0.0 FAR Com & 3.76 FAR Res 3.76 FAR Total Selected "Hotel Sites": -5.15 FAR Com & 6.35 FAR Res 1.2 FAR Total
Second Avenue, East 3rd Street to East 7th Street	C6-1	0.85 FAR Com & 2.59 FAR Res 3.44 FAR Total	R7A	4.0 FAR Res	-0.85 FAR Com & 1.41 FAR Res 0.56 FAR Total
Blocks from Delancey Street to Houston Street, between Essex Street and Pitt Street	R7-2	3.44 FAR Res	R7A	4.0 FAR Res	0.56 FAR Res
Second Avenue, First Avenue, Avenue A, Avenue B, Avenue C, Clinton Street	R7-2/C1-5 or R7-2/C2-5	0.85 FAR Com & 2.59 FAR Res	R7A/C1-5 or R7A/C2-5	0.85 FAR Com & 3.15 FAR Res	0.0 FAR Com & 0.56 FAR Res 0.56 FAR Total

Location	Existing Zoning	No-Action Build-out	Proposed Zoning	With-Action Build-out	Increment
Midblocks, from East 4th to East 7th Street between Avenue A & B	R7-2	3.44 FAR Res	R7B	3.0 FAR Res	-0.44 FAR Res
Midblocks, above Houston Street, excluding blocks from East 4th to East 7th Street between Avenue A and B	R7-2	3.44 FAR Res	R8B	4.0 FAR Res	0.56 FAR Res
	R7-2/C1-5 or R7-2/C2-5	0.85 FAR Com & 2.59 FAR Res	R8B/C1-5 or R8B/C2-5	0.85 FAR Com & 3.15 FAR Res	0.0 FAR Com & 0.56 FAR Res 0.56 FAR Total
Houston Street, Delancey Street, Pitt Street	R7-2	3.44 FAR Res	R8A	7.2 FAR Res	3.76 FAR Res
Houston Street, Avenue D, Delancey Street	R7-2/C1-5 or R7-2/C2-5	0.85 FAR Com & 2.59 FAR Res	R8A/C1-5 or R8A/C2-5	0.85 FAR Com & 6.35 FAR Res	0.0 FAR Com & 3.76 FAR Res 3.76 FAR Total

Note: Com = commercial; CF = Community Facility; Res = Residential.

To maintain the low-rise character of the study area midblocks, the rezoning proposal would map contextual districts limiting height and bulk. Demand is expected to remain steady in this area during the coming decade, and new housing must be accommodated in appropriate locations. Houston Street, Delancey Street, Chrystie Street, Avenue D and portions of Second Avenue and Pitt Street are all wide streets, generally well-served by mass transit and featuring a number of vacant or underused sites. With an increase in permitted residential density, apartment buildings can be developed, providing much-needed additional housing.

As described above, with the proposed action an Inclusionary Housing bonus would be made available within the proposed R8A and C6-2A districts. Through the use of the Inclusionary Housing bonus, new buildings meeting the affordability requirements in

these districts could be constructed to an FAR of 7.2 but remain within the standard building envelopes. The standard R8A and C6-2A building envelope limits building height to 120 feet and limits the streetwall to 85 feet. To ensure a conservative estimate of development and potential impacts, this analysis assumed a maximum build-out using Inclusionary Housing bonuses of 7.2 in R8A and C6-2A districts. Standard R8A and C6-2A bulk regulations allow a maximum of 6.02 FAR for residential use; the text amendment would provide a 5.4 base FAR for buildings developed without the Inclusionary Housing program and a 7.2 FAR for buildings developed within the program. Using the incentives of the Inclusionary Housing program, up to 343 units of the total 1,322 could be developed as affordable housing available to low- to moderate-income households.

Projected Development Sites

One-hundred-eighty parcels met the criteria for inclusion as projected new construction development sites (Figure 4, Projected Development Sites). These projected development sites can be expected to develop with 2,297 dwelling units under the Future No-Action condition and 3,619 dwelling units under the Future With-Action condition, producing a project increment of 1,322 units. Of the dwelling units produced in the Future With-Action condition, 343 can be expected to be preserved as affordable through the Inclusionary Housing Program.

One of the projected development sites, Site 167, is the subject of a specific development proposal. The proposed actions are needed to undertake the development planned on this site. The rezoning would facilitate the development of a residential project with ground floor retail on Site 167. As some parcels comprising Site 167 are owned by the City's Department of Housing Preservation and Development (HPD), the project would be developed in partnership with HPD and a private developer. The projected development would include a substantial amount of affordable units. In addition to the proposed rezoning, the project would require additional discretionary actions including the disposition of City-owned property and UDAAP designation and project approval (a non-ULURP action).

Development Site Criteria, Enlargements

To address the possibility of building enlargements (including the expansion of rooftop or penthouse units) in the R7A and R8B districts, where maximum permitted FARs would increase slightly as a result of the proposed actions, this analysis examined a separate subset of sites with the capacity for such enlargement. Based on recent observed trends both within the rezoning area and in other, similarly-scaled areas of Manhattan, and due to the geographic size of the area being proposed for rezoning, it is reasonable to assume projected units on sites not already determined to be development sites as described above. Criteria were developed to identify sites where enlargements could reasonably be expected to occur as a result of the proposed actions and to conservatively estimate the number of additional dwelling units that could be added through enlargements.

- Sites not designated as New York City Landmarks and not located within Historic Districts (as designated by the LPC).
- Sites not owned by the City of New York and not occupied by NYCHA properties
- Selected house of worship sites.
- Sites built between 50 to 90% of the proposed maximum residential FAR.
- Sites that have a lot width greater than 18 feet, with a 30-foot rear yard and where buildings have fewer than 5 stories and could be enlarged to 5 stories; the resulting enlargement would be 300 square feet.
- For sites in proposed R7A districts, an existing six-story building with a 30-foot rear yard would be required to have a ten-foot setback to realize a 7th floor enlargement of 300 square feet.
- For sites in proposed R8B districts, an existing five-story building with a 30-foot rear yard would be required to have a 15-foot setback to realize a 6th floor enlargement of 300 square feet.

To achieve a reasonable estimate of future growth in the proposed R7A and R8B districts, past enlargement trends in areas of Manhattan where similar zoning changes were made were analyzed. In identifying these trends, it was estimated that five percent of sites meeting the above criteria were considered to be projected enlargement sites. Because it was considered less likely that enlargements would occur on the remaining 95 percent of the sites, these are considered to be potential enlargement sites. Using these ratios, 25 sites were determined to be projected (see Figure 6: Enlargements).

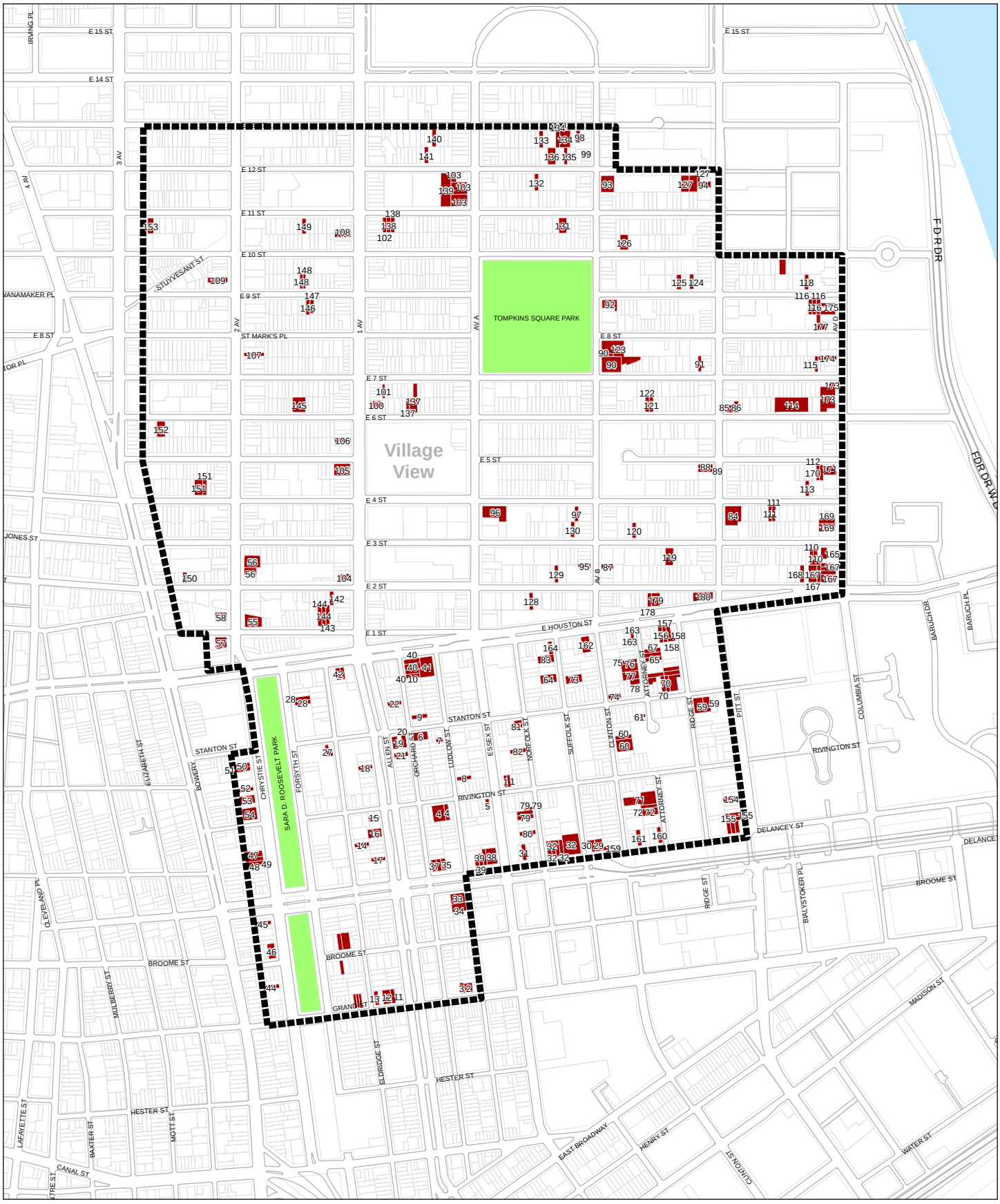
Summary

This reasonable worst case development scenario resulted in a total of 205 projected sites; 180 are new construction projected sites and 25 are projected enlargement sites. The Future-No-Action Condition could result in a total of 2,784,510 square feet of new and existing floor area on projected development sites housing 450,929 square feet of commercial uses and 2,290 dwelling units. The Future With-Action condition could result in a total of 3,999,974 square feet of new floor area including 376,491 square feet of commercial uses and 3,623 dwelling units. Using the incentives of the Inclusionary Housing Program, up to 343 units of the total 3,886 could be developed as affordable housing available to low-income households.

Increment

For the projected new construction development sites, the Environmental Assessment Statement assesses the possible density-related impacts (such as traffic and open space) and all possible site specific impacts (such as historic resources, hazardous materials and air quality) resulting from the increment of the proposed actions. The total increment of

projected residential development for these sites is 1,333 dwelling units on 205 sites located throughout the rezoning area. With an average household size of 2.35 persons, the additional 1,333 dwelling units that would result under the Future With-Action condition would add an estimated 3,132 residents to the study area over the next ten years. Projected development sites can be expected to have 74,438 less square feet of commercial uses in the Future With-Action condition than in the Future No-Action condition.



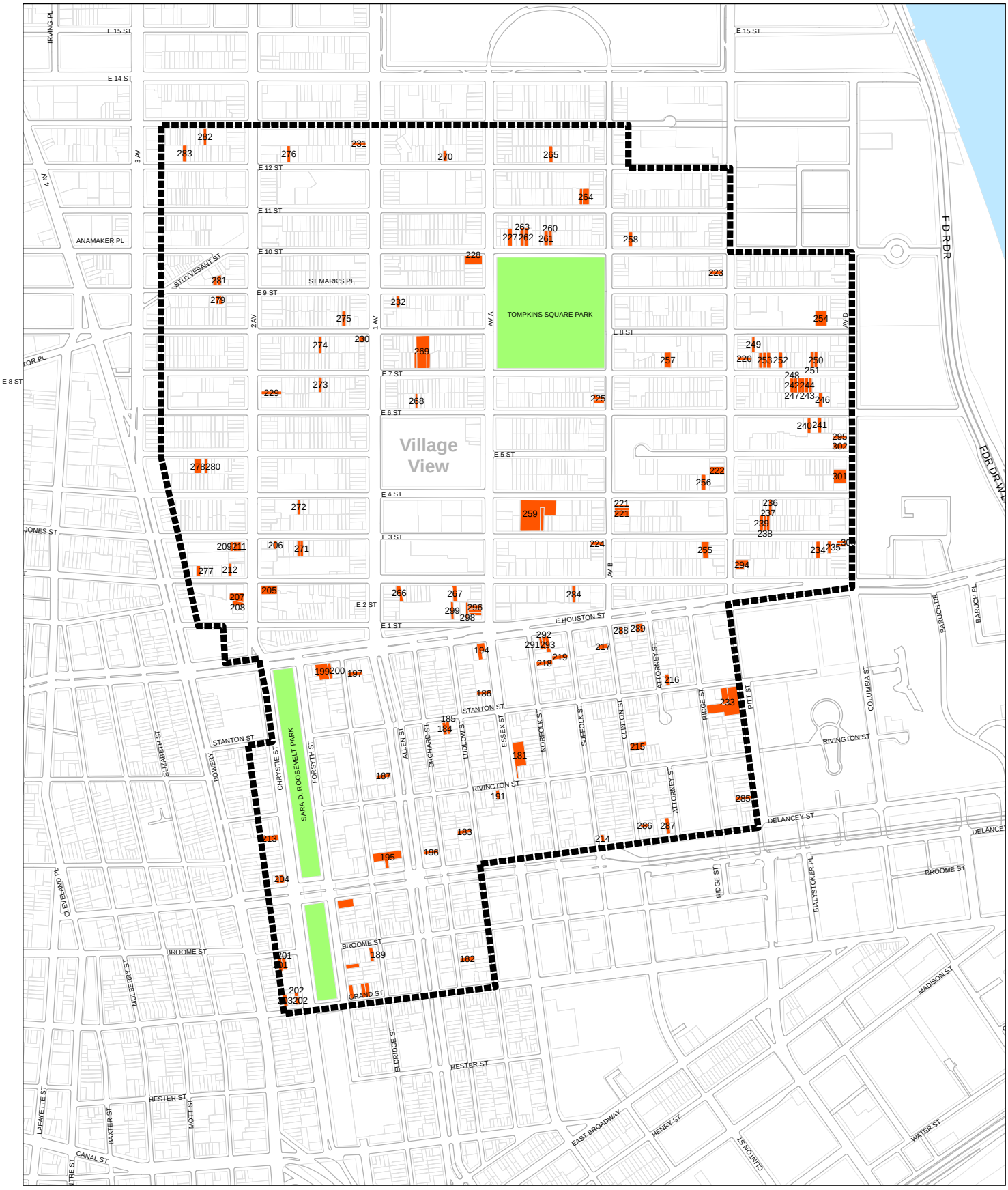
East Village/Lower East Side Rezoning

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: April, 2007*

Figure 4

Projected Development Sites



East Village/Lower East Side Rezoning

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Figure 5

Potential Development Sites

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: April, 2007*



Proposed Rezoning Area Boundary

Projected Enlargements

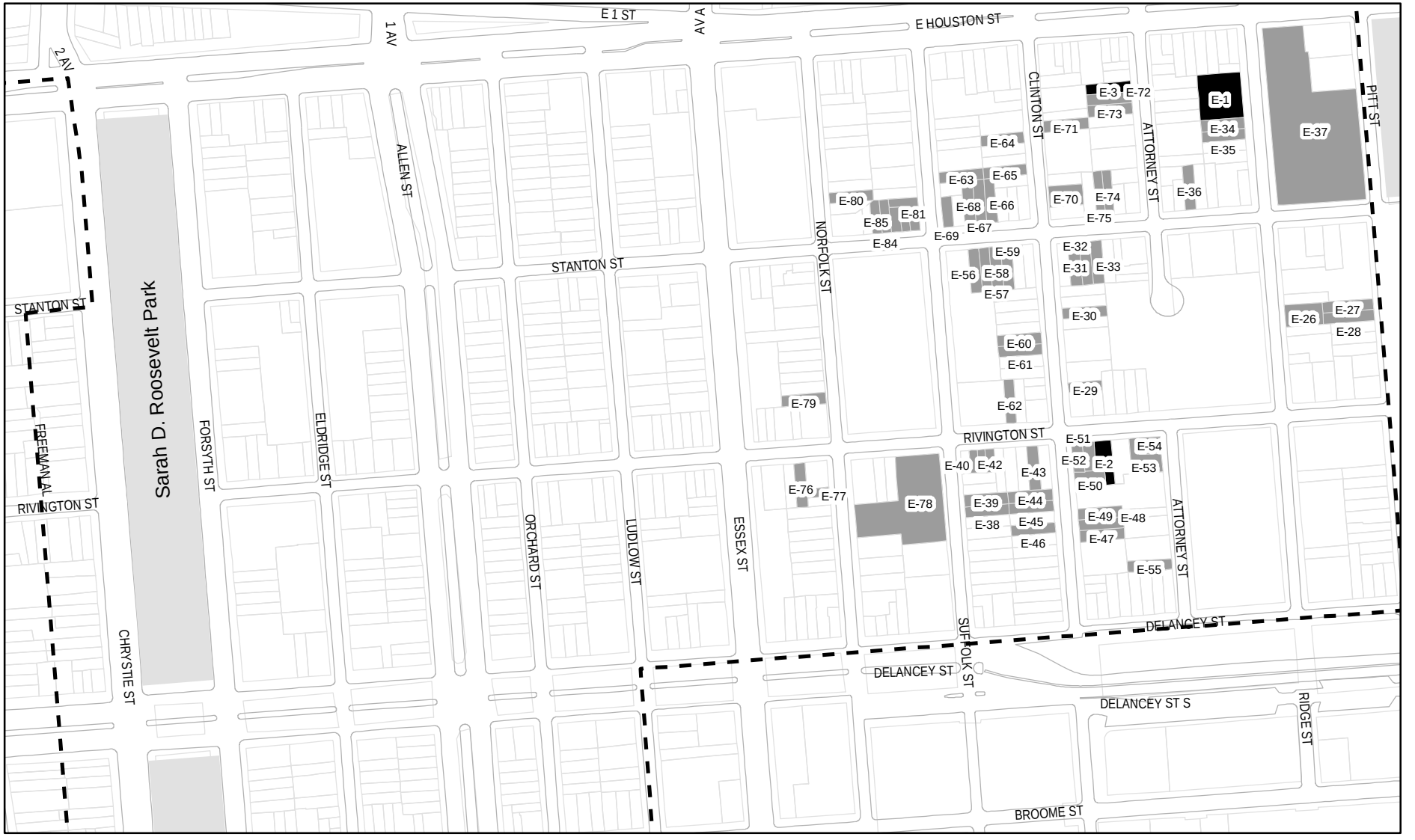
Potential Enlargements

East Village/Lower East Side Rezoning

DEPARTMENT OF CITY PLANNING New York City

Figure 6A
Enlargements

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: April 2007*



Proposed Rezoning Boundary

Projected Enlargements

Potential Enlargements

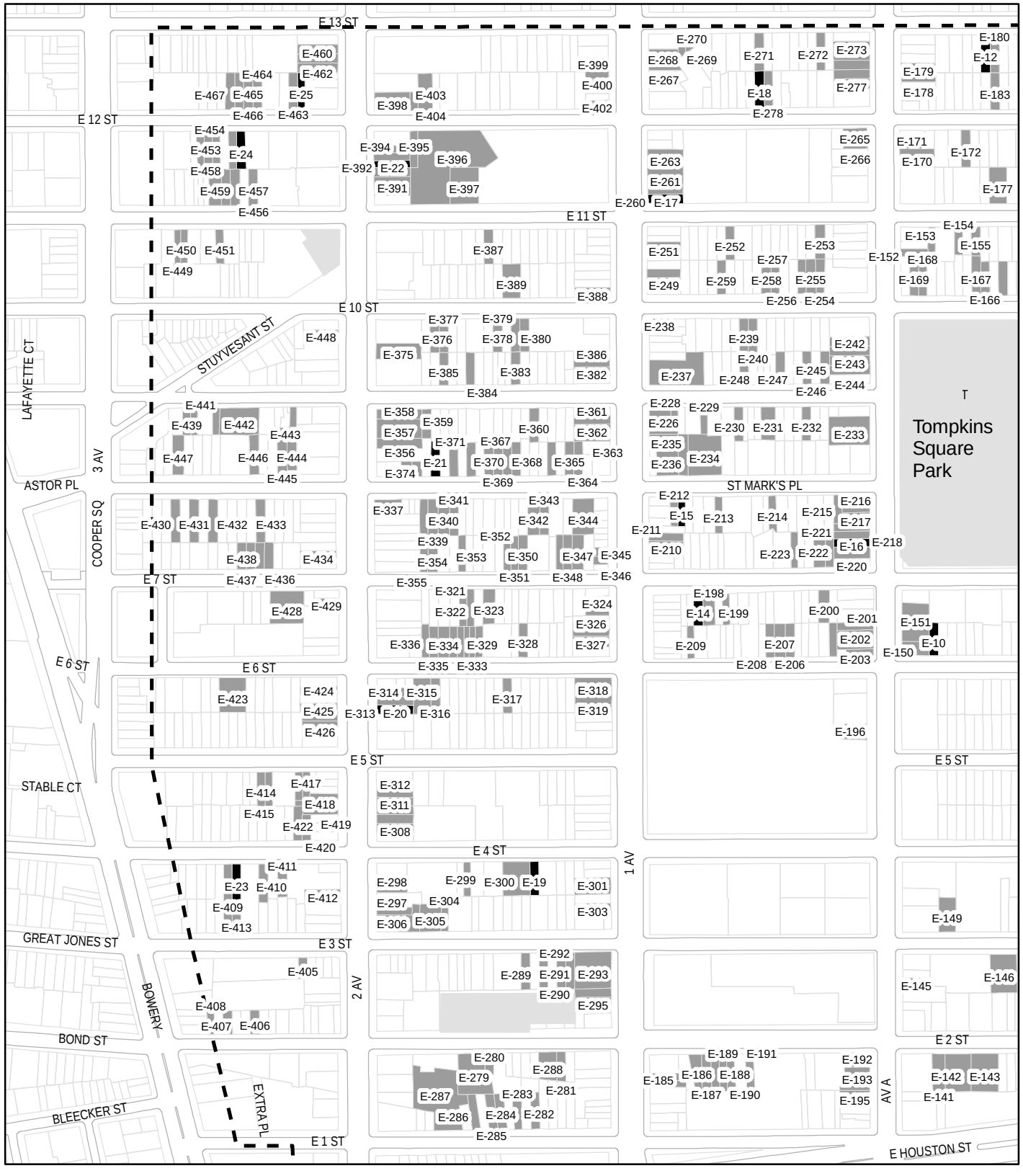
East Village/Lower East Side Rezoning

Figure 6B

Enlargments in Area South of Houston Street

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Base Map: DCP Tax Block/Lot Release 05B, May 2005 Map Generated: April 2007



Proposed Rezoning Boundary

Projected Enlargements

Potential Enlargements

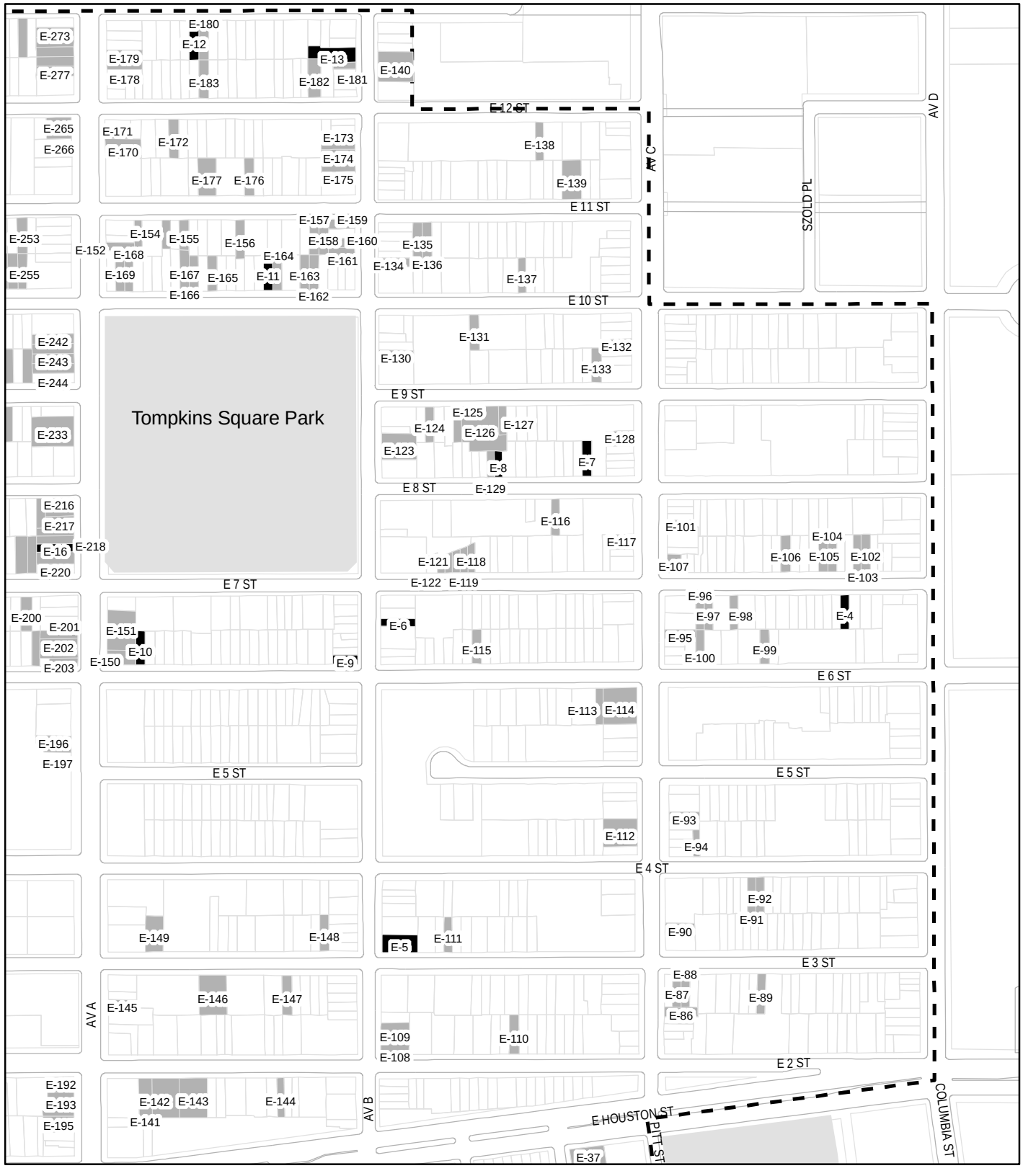
East Village/Lower East Side Rezoning

Figure 6C

Enlargments in Area Bounded by 13th St., Avenue A, 1st St., and 3rd Avenue

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Base Map: DCP Tax Block/Lot Release 05B, May 2005 Map Generated: April 2007



Proposed Rezoning Boundary

Projected Enlargements

Potential Enlargements

East Village/Lower East Side Rezoning

Figure 6D

Enlargments in Area Bounded by 13th St., Avenue D, Houston St. and Avenue A

DEPARTMENT OF CITY PLANNING New York City

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: April 2007*

Table 3: Reasonable Worst Case Development Scenario
Projected Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
1	354	37	1,500	1,500	0	C6-1	6.00	1,275	0	4	C4-4A	4.00	1,275	0	5	0	1	0	0	0
1	354	38	1,500	1,497	0	C6-1	6.00	1,275	0	4	C4-4A	4.00	1,275	0	5	0	1	0	0	0
1 Total			3,000	2,997	0			2,550	0	8			2,550	0	9	0	2	0	0	0
2	408	24	2,975	5,338	0	C6-1	6.00	2,529	0	8	C4-4A	4.00	2,529	0	9	0	2	0	0	0
2 Total			2,975	5,338	0			2,529	0	8			2,529	0	9	0	2	0	0	0
3	408	26	1,715	2,854	0	C6-1	6.00	1,458	0	4	C4-4A	4.00	1,458	0	5	0	1	0	0	0
3 Total			1,715	2,854	0			1,458	0	4			1,458	0	5	0	1	0	0	0
4	410	13	7,653	0	0	C6-1	6.00	0	45,918	0	C4-4A	4.00	6,505	0	24	0	24	0	6,505	-45,918
4	410	16	2,500	5,352	1	C6-1	6.00	0	15,000	0	C4-4A	4.00	2,125	0	8	0	8	0	2,125	-15,000
4 Total			10,153	5,352	1			0	60,918	0			8,630	0	32	0	32	0	8,630	-60,918
5	410	52	1,474	2,800	0	C6-1	6.00	1,253	0	4	C4-4A	4.00	1,253	0	5	0	1	0	0	0
5 Total			1,474	2,800	0			1,253	0	4			1,253	0	5	0	1	0	0	0
6	411	12	4,400	4,400	0	C6-1	6.00	3,740	0	11	C4-4A	4.00	3,740	0	14	0	2	0	0	0
6 Total			4,400	4,400	0			3,740	0	11			3,740	0	14	0	2	0	0	0
7	411	19	1,063	0	0	C6-1	6.00	904	0	3	C4-4A	4.00	904	0	3	0	1	0	0	0
7 Total			1,063	0	0			904	0	3			904	0	3	0	1	0	0	0
8	411	41	2,003	1,900	0	C6-1	6.00	1,703	0	5	C4-4A	4.00	1,703	0	6	0	1	0	0	0
8 Total			2,003	1,900	0			1,703	0	5			1,703	0	6	0	1	0	0	0
9	412	2	2,450	2,450	0	C6-1	6.00	2,083	0	6	C4-4A	4.00	2,083	0	8	0	1	0	0	0
9 Total			2,450	2,450	0			2,083	0	6			2,083	0	8	0	1	0	0	0
10	412	12	2,305	2,308	0	C6-1	6.00	1,959	0	6	C4-4A	4.00	1,959	0	7	0	1	0	0	0
10 Total			2,305	2,308	0			1,959	0	6			1,959	0	7	0	1	0	0	0
11	413	25	2,288	3,826	0	C6-1	6.00	1,945	0	6	C4-4A	4.00	1,945	0	7	0	1	0	0	0
11 Total			2,288	3,826	0			1,945	0	6			1,945	0	7	0	1	0	0	0
12	413	26	4,411	7,317	0	C6-1	6.00	3,749	0	11	C4-4A	4.00	3,749	0	14	0	2	0	0	0
12 Total			4,411	7,317	0			3,749	0	11			3,749	0	14	0	2	0	0	0
13	413	29	2,187	4,376	0	C6-1	6.00	1,859	0	6	C4-4A	4.00	1,859	0	7	0	1	0	0	0
13 Total			2,187	4,376	0			1,859	0	6			1,859	0	7	0	1	0	0	0
14	415	10	2,228	0	0	C6-1	6.00	1,894	0	6	C4-4A	4.00	1,894	0	7	0	1	0	0	0
14 Total			2,228	0	0			1,894	0	6			1,894	0	7	0	1	0	0	0
15	415	23	1,400	2,880	1	C6-1	6.00	1,190	0	4	C4-4A	4.00	1,190	0	4	0	1	0	0	0
15 Total			1,400	2,880	1			1,190	0	4			1,190	0	4	0	1	0	0	0
16	415	27	4,085	6,816	0	C6-1	6.00	3,472	0	11	C4-4A	4.00	3,472	0	13	0	2	0	0	0
16 Total			4,085	6,816	0			3,472	0	11			3,472	0	13	0	2	0	0	0
17	415	36	2,204	0	0	C6-1	6.00	1,873	0	6	C4-4A	4.00	1,873	0	7	0	1	0	0	0
17 Total			2,204	0	0			1,873	0	6			1,873	0	7	0	1	0	0	0
18	416	23	1,984	4,067	0	C6-1	6.00	1,686	0	5	C4-4A	4.00	1,686	0	6	0	1	0	0	0
18 Total			1,984	4,067	0			1,686	0	5			1,686	0	6	0	1	0	0	0
19	416	53	2,644	5,294	0	C6-1	6.00	2,247	0	7	C4-4A	4.00	2,247	0	8	0	1	0	0	0
19 Total			2,644	5,294	0			2,247	0	7			2,247	0	8	0	1	0	0	0
20	416	56	1,988	2,000	0	C6-1	6.00	1,690	0	5	C4-4A	4.00	1,690	0	6	0	1	0	0	0
20 Total			1,988	2,000	0			1,690	0	5			1,690	0	6	0	1	0	0	0
21	416	58	2,319	4,600	0	C6-1	6.00	1,971	0	6	C4-4A	4.00	1,971	0	7	0	1	0	0	0
21 Total			2,319	4,600	0			1,971	0	6			1,971	0	7	0	1	0	0	0
22	417	64	2,221	1,900	0	C6-1	6.00	1,888	0	6	C4-4A	4.00	1,888	0	7	0	1	0	0	0
22 Total			2,221	1,900	0			1,888	0	6			1,888	0	7	0	1	0	0	0
23	418	39	1,918	1,827	0	C6-1	6.00	1,630	0	5	C4-4A	4.00	1,630	0	6	0	1	0	0	0
23 Total			1,918	1,827	0			1,630	0	5			1,630	0	6	0	1	0	0	0
24	418	51	1,461	2,922	0	C6-1	6.00	1,242	0	4	C4-4A	4.00	1,242	0	5	0	1	0	0	0
24	418	52	1,461	2,788	0	C6-1	6.00	1,242	0	4	C4-4A	4.00	1,242	0	5	0	1	0	0	0
24	418	53	1,461	1,990	0	C6-1	6.00	1,242	0	4	C4-4A	4.00	1,242	0	5	0	1	0	0	0
24 Total			4,383	7,700	0			3,726	0	11			3,726	0	14	0	2	0	0	0
25	419	73	5,087	6,050	0	C6-1	6.00	4,324	0	13	C4-4A	4.00	4,324	0	16	0	3	0	0	0
25 Total			5,087	6,050	0			4,324	0	13			4,324	0	16	0	3	0	0	0
26	419	75	2,495	2,450	1	C6-1	6.00	2,121	0	6	C4-4A	4.00	2,121	0	8	0	1	0	0	0
26 Total			2,495	2,450	1			2,121	0	6			2,121	0	8	0	1	0	0	0
27	421	60	2,112	2,311	2	C6-1	6.00	1,795	0	5	C4-4A	4.00	1,795	0	7	0	1	0	0	0
27 Total			2,112	2,311	2			1,795	0	5			1,795	0	7	0	1	0	0	0
28	422	42	2,467	6,540	0	C6-1	6.00	2,097	0	6	C4-4A	4.00	2,097	0	8	0	1	0	0	0
28	422	43	2,500	0	0	C6-1	6.00	2,125	0	6	C4-4A	4.00	2,125	0	8	0	1	0	0	0
28 Total			4,967	6,540	0			4,222	0	13			4,222	0	16	0	3	0	0	0
29	348	34	3,525	5,045	0	C6-1	6.00	2,996	0	9	C6-2A*	7.20	2,996	0	22	4	13	4	0	0
29 Total			3,525	5,045	0			2,996	0	9			2,996	0	22	4	13	4	0	0
30	348	36	2,200	4,400	0	C6-1	6.00	1,870	0	6	C6-2A*	7.20	1,870	0	14	3	8	3	0	0
30 Total			2,200	4,400	0			1,870	0	6			1,870	0	14	3	8	3	0	0
31	353	42	2,500	4,625	0	C6-1	6.00	2,125	0	6	C6-2A*	7.20	2,125	0	16	3	9	3	0	0

Table 3: Reasonable Worst Case Development Scenario
Projected Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
31 Total			2,500	4,625	0			2,125	0	6			2,125	0	16	3	9	3	0	0
32	353	47	3,500	7,000	0	C6-1	6.00	2,975	0	36	C6-2A*	7.20	2,975	0	22	4	-14	4	0	0
32	353	75	12,520	20,000	0	C6-1	6.00	20,000	0	0	C6-2A*	7.20	10,642	0	80	16	80	16	-9,358	0
32	353	79	2,508	5,682	0	C6-1	6.00	5,682	0	0	C6-2A*	7.20	2,132	0	16	3	16	3	-3,550	0
32	353	80	1,595	5,558	0	C6-1	6.00	5,558	0	0	C6-2A*	7.20	1,356	0	10	2	10	2	-4,202	0
32	353	82	1,153	4,700	0	C6-1	6.00	4,700	0	0	C6-2A*	7.20	980	0	7	1	7	1	-3,720	0
32	353	83	1,153	2,300	0	C6-1	6.00	2,300	0	0	C6-2A*	7.20	980	0	7	1	7	1	-1,320	0
32 Total			22,429	45,240	0			41,215	0	36			19,065	0	142	28	106	28	-22,150	0
33	409	17	5,420	12,325	0	C6-1	6.00	4,607	0	14	C6-2A*	7.20	4,607	0	34	7	20	7	0	0
33 Total			5,420	12,325	0			4,607	0	14			4,607	0	34	7	20	7	0	0
34	409	20	4,437	6,000	0	C6-1	6.00	3,771	0	11	C6-2A*	7.20	3,771	0	28	6	17	6	0	0
34 Total			4,437	6,000	0			3,771	0	11			3,771	0	28	6	17	6	0	0
35	410	32	2,094	3,800	0	C6-1	6.00	1,780	0	5	C6-2A*	7.20	1,780	0	13	3	8	3	0	0
35 Total			2,094	3,800	0			1,780	0	5			1,780	0	13	3	8	3	0	0
36	410	33	2,062	3,900	0	C6-1	6.00	1,753	0	5	C6-2A*	7.20	1,753	0	13	3	8	3	0	0
36 Total			2,062	3,900	0			1,753	0	5			1,753	0	13	3	8	3	0	0
37	410	34	2,437	4,800	0	C6-1	6.00	2,071	0	6	C6-2A*	7.20	2,071	0	15	3	9	3	0	0
37 Total			2,437	4,800	0			2,071	0	6			2,071	0	15	3	9	3	0	0
38	410	64	6,510	23,000	0	C6-1	6.00	5,534	0	17	C6-2A*	7.20	5,534	0	41	8	24	8	0	0
38 Total			6,510	23,000	0			5,534	0	17			5,534	0	41	8	24	8	0	0
39	410	67	2,220	9,600	0	C6-1	6.00	1,887	0	6	C6-2A*	7.20	1,887	0	14	3	8	3	0	0
39	410	68	1,875	5,625	0	C6-1	6.00	1,594	0	5	C6-2A*	7.20	1,594	0	12	2	7	2	0	0
39	410	69	1,875	5,625	0	C6-1	6.00	1,594	0	5	C6-2A*	7.20	1,594	0	12	2	7	2	0	0
39 Total			5,970	20,850	0			5,075	0	15			5,075	0	38	8	22	8	0	0
40	412	13	2,181	2,108	0	C6-1	6.00	1,854	0	6	C6-2A*	7.20	1,854	0	14	3	8	3	0	0
40	412	14	3,805	3,780	0	C6-1	6.00	3,234	0	10	C6-2A*	7.20	3,234	0	24	5	14	5	0	0
40	412	16	3,100	3,100	0	C6-1	6.00	2,635	0	8	C6-2A*	7.20	2,635	0	20	4	12	4	0	0
40 Total			9,086	8,988	0			7,723	0	24			7,723	0	58	12	34	12	0	0
41	412	21	10,000	9,310	0	C6-1	6.00	8,500	0	26	C6-2A*	7.20	8,500	0	64	13	38	13	0	0
41 Total			10,000	9,310	0			8,500	0	26			8,500	0	64	13	38	13	0	0
42	417	12	2,181	4,300	0	C6-1	6.00	1,854	0	6	C6-2A*	7.20	1,854	0	14	3	8	3	0	0
42 Total			2,181	4,300	0			1,854	0	6			1,854	0	14	3	8	3	0	0
43	417	13	1,848	3,648	0	C6-1	6.00	1,571	0	5	C6-2A*	7.20	1,571	0	12	2	7	2	0	0
43 Total			1,848	3,648	0			1,571	0	5			1,571	0	12	2	7	2	0	0
44	423	21	2,512	7,224	0	C6-1	6.00	2,135	0	7	C6-2A*	7.20	2,135	0	16	3	9	3	0	0
44 Total			2,512	7,224	0			2,135	0	7			2,135	0	16	3	9	3	0	0
45	424	27	2,520	4,130	0	C6-1	6.00	2,142	0	7	C6-2A*	7.20	2,142	0	16	3	9	3	0	0
45 Total			2,520	4,130	0			2,142	0	7			2,142	0	16	3	9	3	0	0
46	424	35	4,309	12,920	0	C6-1	6.00	3,663	0	11	C6-2A*	7.20	3,663	0	27	5	16	5	0	0
46 Total			4,309	12,920	0			3,663	0	11			3,663	0	27	5	16	5	0	0
47	425	30	4,548	7,500	0	C6-1	6.00	3,866	0	12	C6-2A*	7.20	3,866	0	29	6	17	6	0	0
47 Total			4,548	7,500	0			3,866	0	12			3,866	0	29	6	17	6	0	0
48	425	31	2,742	5,250	0	C6-1	6.00	2,331	0	7	C6-2A*	7.20	2,331	0	17	3	10	3	0	0
48 Total			2,742	5,250	0			2,331	0	7			2,331	0	17	3	10	3	0	0
49	425	32	2,650	4,800	0	C6-1	6.00	2,253	0	7	C6-2A*	7.20	2,253	0	17	3	10	3	0	0
49 Total			2,650	4,800	0			2,253	0	7			2,253	0	17	3	10	3	0	0
50	426	27	2,500	5,000	0	C6-1	6.00	2,125	0	6	C6-2A*	7.20	2,125	0	16	3	9	3	0	0
50 Total			2,500	5,000	0			2,125	0	6			2,125	0	16	3	9	3	0	0
51	426	28	2,500	7,500	0	C6-1	6.00	2,125	0	6	C6-2A*	7.20	2,125	0	16	3	9	3	0	0
51 Total			2,500	7,500	0			2,125	0	6			2,125	0	16	3	9	3	0	0
52	426	33	2,499	4,230	0	C6-1	6.00	2,124	0	6	C6-2A*	7.20	2,124	0	16	3	9	3	0	0
52 Total			2,499	4,230	0			2,124	0	6			2,124	0	16	3	9	3	0	0
53	426	35	4,875	9,600	0	C6-1	6.00	4,144	0	13	C6-2A*	7.20	4,144	0	31	6	18	6	0	0
53 Total			4,875	9,600	0			4,144	0	13			4,144	0	31	6	18	6	0	0
54	426	38	6,900	8,400	0	C6-1	6.00	5,865	0	18	C6-2A*	7.20	5,865	0	44	9	26	9	0	0
54 Total			6,900	8,400	0			5,865	0	18			5,865	0	44	9	26	9	0	0
55	443	1	7,498	1,512	0	C6-1	6.00	6,373	0	19	C6-2A*	7.20	6,373	0	48	10	28	10	0	0
55 Total			7,498	1,512	0			6,373	0	19			6,373	0	48	10	28	10	0	0
56	444	3	3,294	5,790	0	C6-1	6.00	2,800	0	9	C6-2A*	7.20	2,800	0	21	4	12	4	0	0
56	444	5	7,500	6,400	0	C6-1	6.00	6,375	0	19	C6-2A*	7.20	6,375	0	48	10	28	10	0	0
56 Total			10,794	12,190	0			9,175	0	28			9,175	0	69	14	41	14	0	0
57	456	27	4,947	13,009	0	NZS	6.00	4,205	0	13	C6-2A*	7.20	4,205	0	31	6	19	6	0	0
57 Total			4,947	13,009	0			4,205	0	13			4,205	0	31	6	19	6	0	0
58	457	33	3,504	7,014	0	C6-1	6.00	2,978	0	9	C6-2A*	7.20	2,978	0	22	4	13	4	0	0
58 Total			3,504	7,014	0			2,978	0	9			2,978	0	22	4	13	4	0	0
59	344	53	6,720	0	0	R7-2	3.44	0	0	23	R7A	4.00	0	0	27	0	4	0	0	0

Table 3: Reasonable Worst Case Development Scenario
Projected Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
59	344	54	2,680	0	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	11	0	2	0	0	0
59 Total			9,400	0	0			0	0	32			0	0	38	0	5	0	0	0
60	344	141	7,500	5,930	0	R7-2	3.44	6,375	0	19	R7A	4.00	6,375	0	24	0	4	0	0	0
60	344	144	2,500	2,425	0	R7-2	3.44	2,125	0	6	R7A	4.00	2,125	0	8	0	1	0	0	0
60 Total			10,000	8,355	0			8,500	0	26			8,500	0	32	0	6	0	0	0
61	344	157	1,390	0	0	R7-2	3.44	0	0	5	R7A	4.00	0	0	6	0	1	0	0	0
61 Total			1,390	0	0			0	0	5			0	0	6	0	1	0	0	0
62	345	1	1,765	1,750	0	R7-2	3.44	0	0	6	R7A	4.00	0	0	7	0	1	0	0	0
62 Total			1,765	1,750	0			0	0	6			0	0	7	0	1	0	0	0
63	345	2	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
63 Total			2,500	2,500	0			0	0	9			0	0	10	0	1	0	0	0
64	345	6	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
64 Total			2,500	2,500	0			0	0	9			0	0	10	0	1	0	0	0
65	345	7	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
65 Total			2,500	2,500	0			0	0	9			0	0	10	0	1	0	0	0
66	345	8	2,500	0	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
66 Total			2,500	0	0			0	0	9			0	0	10	0	1	0	0	0
67	345	26	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
67 Total			2,500	2,500	0			0	0	9			0	0	10	0	1	0	0	0
68	345	27	2,500	2,480	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
68 Total			2,500	2,480	0			0	0	9			0	0	10	0	1	0	0	0
69	345	30	5,500	5,500	0	R7-2	3.44	0	0	19	R7A	4.00	0	0	22	0	3	0	0	0
69	345	32	2,500	1,250	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
69	345	33	2,500	1,250	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
69 Total			10,500	8,000	0			0	0	36			0	0	42	0	6	0	0	0
70	348	46	15,262	23,814	0	R7-2	3.44	12,973	0	40	R7A	4.00	12,973	0	48	0	9	0	0	0
70 Total			15,262	23,814	0			12,973	0	40			12,973	0	48	0	9	0	0	0
71	348	64	2,000	4,000	0	R7-2	3.44	0	0	7	R7A	4.00	0	0	8	0	1	0	0	0
71	348	66	4,633	0	0	R7-2	3.44	0	0	16	R7A	4.00	0	0	19	0	3	0	0	0
71 Total			6,633	4,000	0			0	0	23			0	0	27	0	4	0	0	0
72	350	4	5,000	7,500	0	R7-2	3.44	0	0	17	R7A	4.00	0	0	20	0	3	0	0	0
72 Total			5,000	7,500	0			0	0	17			0	0	20	0	3	0	0	0
73	350	38	2,062	0	0	R7-2	3.44	1,753	0	5	R7A	4.00	1,753	0	6	0	1	0	0	0
73 Total			2,062	0	0			1,753	0	5			1,753	0	6	0	1	0	0	0
74	350	68	2,500	0	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
74 Total			2,500	0	0			0	0	9			0	0	10	0	1	0	0	0
75	350	69	5,000	5,000	0	R7-2	3.44	0	0	17	R7A	4.00	0	0	20	0	3	0	0	0
75 Total			5,000	5,000	0			0	0	17			0	0	20	0	3	0	0	0
76	350	71	5,050	6,250	0	R7-2	3.44	0	0	17	R7A	4.00	0	0	20	0	3	0	0	0
76 Total			5,050	6,250	0			0	0	17			0	0	20	0	3	0	0	0
77	350	73	2,040	1,850	0	R7-2	3.44	0	0	7	R7A	4.00	0	0	8	0	1	0	0	0
77 Total			2,040	1,850	0			0	0	7			0	0	8	0	1	0	0	0
78	353	28	1,000	2,400	3	R7-2	3.44	0	0	3	R7A	4.00	0	0	4	0	1	0	0	0
78	353	29	2,514	0	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
78	353	30	2,658	0	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	11	0	1	0	0	0
78 Total			6,172	2,400	3			0	0	21			0	0	25	0	3	0	0	0
79	353	34	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
79 Total			2,500	2,500	0			0	0	9			0	0	10	0	1	0	0	0
80	354	18	1,092	0	0	R7-2	3.44	0	0	4	R7A	4.00	0	0	4	0	1	0	0	0
80	354	19	2,066	0	0	R7-2	3.44	0	0	7	R7A	4.00	0	0	8	0	1	0	0	0
80 Total			3,158	0	0			0	0	11			0	0	13	0	2	0	0	0
81	354	25	2,500	0	0	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
81 Total			2,500	0	0			0	0	9			0	0	10	0	1	0	0	0
82	355	65	5,000	7,500	0	R7-2	3.44	0	0	17	R7A	4.00	0	0	20	0	3	0	0	0
82 Total			5,000	7,500	0			0	0	17			0	0	20	0	3	0	0	0
83	355	59	4,600	0	0	R7-2	3.44	0	0	16	R7A	4.00	0	0	18	0	3	0	0	0
83 Total			4,600	0	0			0	0	16			0	0	18	0	3	0	0	0
84	373	2	11,733	16,364	0	R7-2	3.44	9,973	0	30	R7A	4.00	9,973	0	37	0	7	0	0	0
84 Total			11,733	16,364	0			9,973	0	30			9,973	0	37	0	7	0	0	0
85	376	1	1,179	0	0	R7-2	3.44	1,002	0	3	R7A	4.00	1,002	0	4	0	1	0	0	0
85	376	2	1,181	0	0	R7-2	3.44	1,004	0	3	R7A	4.00	1,004	0	4	0	1	0	0	0
85 Total			2,360	0	0			2,006	0	6			2,006	0	7	0	1	0	0	0
86	376	63	2,108	4,185	0	R7-2	3.44	1,792	0	5	R7A	4.00	1,792	0	7	0	1	0	0	0
86 Total			2,108	4,185	0			1,792	0	5			1,792	0	7	0	1	0	0	0
87	385	4	2,087	1,750	0	R7-2	3.44	1,774	0	5	R7A	4.00	1,774	0	7	0	1	0	0	0
87 Total			2,087	1,750	0			1,774	0	5			1,774	0	7	0	1	0	0	0

Table 3: Reasonable Worst Case Development Scenario
Projected Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
88	387	33	2,160	3,840	2	R7-2	3.44	1,836	0	6	R7A	4.00	1,836	0	7	0	1	0	0	0
88 Total			2,160	3,840	2			1,836	0	6			1,836	0	7	0	1	0	0	0
89	387	34	2,160	3,050	0	R7-2	3.44	1,836	0	6	R7A	4.00	1,836	0	7	0	1	0	0	0
89 Total			2,160	3,050	0			1,836	0	6			1,836	0	7	0	1	0	0	0
90	390	1	11,993	19,600	0	R7-2	3.44	0	0	41	R7A	4.00	0	0	48	0	7	0	0	0
90	390	105	1,404	3,040	0	R7-2	3.44	0	0	5	R7A	4.00	0	0	6	0	1	0	0	0
90 Total			13,397	22,640	0			0	0	46			0	0	54	0	8	0	0	0
91	390	39	1,950	950	0	R7-2	3.44	1,658	0	5	R7A	4.00	1,658	0	6	0	1	0	0	0
91 Total			1,950	950	0			1,658	0	5			1,658	0	6	0	1	0	0	0
92	391	7	5,057	8,307	0	R7-2	3.44	0	0	17	R7A	4.00	0	0	20	0	3	0	0	0
92 Total			5,057	8,307	0			0	0	17			0	0	20	0	3	0	0	0
93	394	10	8,467	16,333	0	R7-2	3.44	7,197	0	22	R7A	4.00	7,197	0	27	0	5	0	0	0
93 Total			8,467	16,333	0			7,197	0	22			7,197	0	27	0	5	0	0	0
94	394	36	3,853	4,500	0	R7-2	3.44	3,275	0	10	R7A	4.00	3,275	0	12	0	2	0	0	0
94 Total			3,853	4,500	0			3,275	0	10			3,275	0	12	0	2	0	0	0
95	398	34	1,934	0	0	R7-2	3.44	1,644	0	5	R7A	4.00	1,644	0	6	0	1	0	0	0
95 Total			1,934	0	0			1,644	0	5			1,644	0	6	0	1	0	0	0
96	399	8	11,540	11,500	0	R7-2	3.44	9,809	0	30	R7A	4.00	9,809	0	36	0	6	0	0	0
96 Total			11,540	11,500	0			9,809	0	30			9,809	0	36	0	6	0	0	0
97	399	28	2,212	2,208	0	R7-2	3.44	1,880	0	6	R7A	4.00	1,880	0	7	0	1	0	0	0
97 Total			2,212	2,208	0			1,880	0	6			1,880	0	7	0	1	0	0	0
98	406	29	1,274	1,162	0	R7-2	3.44	1,083	0	3	R7A	4.00	1,083	0	4	0	1	0	0	0
98 Total			1,274	1,162	0			1,083	0	3			1,083	0	4	0	1	0	0	0
99	406	36	1,100	1,778	0	R7-2	3.44	935	0	3	R7A	4.00	935	0	3	0	1	0	0	0
99 Total			1,100	1,778	0			935	0	3			935	0	3	0	1	0	0	0
100	434	3	2,975	2,970	0	R7-2	3.44	2,529	0	8	R7A	4.00	2,529	0	9	0	2	0	0	0
100 Total			2,975	2,970	0			2,529	0	8			2,529	0	9	0	2	0	0	0
101	434	10	1,953	0	0	R7-2	3.44	1,660	0	5	R7A	4.00	1,660	0	6	0	1	0	0	0
101 Total			1,953	0	0			1,660	0	5			1,660	0	6	0	1	0	0	0
102	438	10	2,369	5,704	1	R7-2	3.44	2,014	0	6	R7A	4.00	2,014	0	7	0	1	0	0	0
102 Total			2,369	5,704	1			2,014	0	6			2,014	0	7	0	1	0	0	0
103	439	27	1,695	5,520	0	R7-2	3.44	1,441	0	4	R7A	4.00	1,441	0	5	0	1	0	0	0
103	439	31	5,000	0	0	R7-2	3.44	4,250	0	13	R7A	4.00	4,250	0	16	0	3	0	0	0
103	439	33	2,500	0	0	R7-2	3.44	2,125	0	6	R7A	4.00	2,125	0	8	0	1	0	0	0
103	439	34	7,500	0	0	R7-2	3.44	6,375	0	19	R7A	4.00	6,375	0	24	0	4	0	0	0
103 Total			16,695	5,520	0			14,191	0	43			14,191	0	53	0	9	0	0	0
104	444	42	2,900	5,120	0	R7-2	3.44	2,465	0	8	R7A	4.00	2,465	0	9	0	2	0	0	0
104 Total			2,900	5,120	0			2,465	0	8			2,465	0	9	0	2	0	0	0
105	446	29	7,200	7,200	0	R7-2	3.44	6,120	0	19	R7A	4.00	6,120	0	23	0	4	0	0	0
105 Total			7,200	7,200	0			6,120	0	19			6,120	0	23	0	4	0	0	0
106	447	32	2,425	0	0	R7-2	3.44	2,061	0	6	R7A	4.00	2,061	0	8	0	1	0	0	0
106 Total			2,425	0	0			2,061	0	6			2,061	0	8	0	1	0	0	0
107	449	5	3,334	6,588	0	R7-2	3.44	2,834	0	9	R7A	4.00	2,834	0	11	0	2	0	0	0
107 Total			3,334	6,588	0			2,834	0	9			2,834	0	11	0	2	0	0	0
108	452	33	2,317	10,425	4	R7-2	3.44	1,969	0	6	R7A	4.00	1,969	0	7	0	1	0	0	0
108	452	34	2,317	3,680	2	R7-2	3.44	1,969	0	6	R7A	4.00	1,969	0	7	0	1	0	0	0
108 Total			4,634	14,105	6			3,939	0	12			3,939	0	15	0	3	0	0	0
109	465	53	4,104	7,743	2	R7-2	3.44	3,488	0	11	R7A	4.00	3,488	0	13	0	2	0	0	0
109 Total			4,104	7,743	2			3,488	0	11			3,488	0	13	0	2	0	0	0
110	372	31	1,688	2,700	4	R7-2	3.44	0	0	6	R8B	4.00	0	0	7	0	1	0	0	0
110	372	32	4,058	0	0	R7-2	3.44	3,449	0	11	R8B	4.00	3,449	0	13	0	2	0	0	0
110 Total			5,746	2,700	4			3,449	0	16			3,449	0	20	0	3	0	0	0
111	373	16	2,204	3,921	3	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
111	373	17	2,204	3,372	4	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
111 Total			4,408	7,293	7			0	0	15			0	0	18	0	2	0	0	0
112	374	31	2,116	0	0	R7-2	3.44	0	0	7	R8B	4.00	0	0	8	0	1	0	0	0
112 Total			2,116	0	0			0	0	7			0	0	8	0	1	0	0	0
113	374	47	2,308	3,496	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
113 Total			2,308	3,496	0			0	0	8			0	0	9	0	1	0	0	0
114	376	44	18,543	7,810	0	R7-2	3.44	0	0	64	R8B	4.00	0	0	74	0	10	0	0	0
114 Total			18,543	7,810	0			0	0	64			0	0	74	0	10	0	0	0
115	377	49	2,169	0	0	R7-2	3.44	0	0	7	R8B	4.00	0	0	9	0	1	0	0	0
115 Total			2,169	0	0			0	0	7			0	0	9	0	1	0	0	0
116	378	28	2,348	2,850	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
116	378	29	2,348	2,850	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
116	378	30	2,348	2,219	0	R7-2	3.44	1,996	0	6	R8B	4.00	1,996	0	7	0	1	0	0	0

Table 3: Reasonable Worst Case Development Scenario
Projected Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
116 Total			7,044	7,919	0			1,996	0	22			1,996	0	26	0	4	0	0	0
117	379	21	3,721	3,703	0	R7-2	3.44	0	0	13	R8B	4.00	0	0	15	0	2	0	0	0
117 Total			3,721	3,703	0			0	0	13			0	0	15	0	2	0	0	0
118	379	44	2,307	3,600	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
118 Total			2,307	3,600	0			0	0	8			0	0	9	0	1	0	0	0
119	385	24	5,253	4,300	0	R7-2	3.44	0	0	18	R8B	4.00	0	0	21	0	3	0	0	0
119 Total			5,253	4,300	0			0	0	18			0	0	21	0	3	0	0	0
120	386	61	2,251	775	1	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
120 Total			2,251	775	1			0	0	8			0	0	9	0	1	0	0	0
121	389	51	2,366	4,500	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
121 Total			2,366	4,500	0			0	0	8			0	0	9	0	1	0	0	0
122	389	52	2,256	2,258	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
122 Total			2,256	2,258	0			0	0	8			0	0	9	0	1	0	0	0
123	390	5	15,261	28,564	0	R7-2	3.44	0	0	52	R8B	4.00	0	0	61	0	9	0	0	0
123 Total			15,261	28,564	0			0	0	52			0	0	61	0	9	0	0	0
124	392	40	2,300	0	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
124 Total			2,300	0	0			0	0	8			0	0	9	0	1	0	0	0
125	392	43	2,768	0	0	R7-2	3.44	0	0	10	R8B	4.00	0	0	11	0	2	0	0	0
125 Total			2,768	0	0			0	0	10			0	0	11	0	2	0	0	0
126	393	59	4,738	0	0	R7-2	3.44	0	0	16	R8B	4.00	0	0	19	0	3	0	0	0
126 Total			4,738	0	0			0	0	16			0	0	19	0	3	0	0	0
127	394	32	5,163	5,165	0	R7-2	3.44	0	0	18	R8B	4.00	0	0	21	0	3	0	0	0
127	394	34	5,163	6,415	0	R7-2	3.44	4,389	0	13	R8B	4.00	4,389	0	16	0	3	0	0	0
127 Total			10,326	11,580	0			4,389	0	31			4,389	0	37	0	6	0	0	0
128	397	19	2,650	2,600	0	R7-2	3.44	2,253	0	7	R8B	4.00	2,253	0	8	0	1	0	0	0
128 Total			2,650	2,600	0			2,253	0	7			2,253	0	8	0	1	0	0	0
129	398	45	2,544	2,544	0	R7-2	3.44	0	0	9	R8B	4.00	0	0	10	0	1	0	0	0
129 Total			2,544	2,544	0			0	0	9			0	0	10	0	1	0	0	0
130	399	40	2,308	4,224	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
130 Total			2,308	4,224	0			0	0	8			0	0	9	0	1	0	0	0
131	404	23	4,845	7,312	1	R7-2	3.44	0	0	17	R8B	4.00	0	0	19	0	3	0	0	0
131 Total			4,845	7,312	1			0	0	17			0	0	19	0	3	0	0	0
132	405	19	2,581	0	0	R7-2	3.44	0	0	9	R8B	4.00	0	0	10	0	1	0	0	0
132 Total			2,581	0	0			0	0	9			0	0	10	0	1	0	0	0
133	406	19	2,581	1,875	0	R7-2	3.44	0	0	9	R8B	4.00	0	0	10	0	1	0	0	0
133 Total			2,581	1,875	0			0	0	9			0	0	10	0	1	0	0	0
134	406	23	2,581	0	0	R7-2	3.44	0	0	9	R8B	4.00	0	0	10	0	1	0	0	0
134	406	24	6,681	6,681	0	R7-2	3.44	0	0	23	R8B	4.00	0	0	27	0	4	0	0	0
134 Total			9,262	6,681	0			0	0	32			0	0	37	0	5	0	0	0
135	406	45	2,272	2,442	2	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
135 Total			2,272	2,442	2			0	0	8			0	0	9	0	1	0	0	0
136	406	48	5,163	0	0	R7-2	3.44	0	0	18	R8B	4.00	0	0	21	0	3	0	0	0
136 Total			5,163	0	0			0	0	18			0	0	21	0	3	0	0	0
137	434	46	6,244	19,000	0	R7-2	3.44	0	0	21	R8B	4.00	0	0	25	0	3	0	0	0
137	434	48	1,703	0	0	R7-2	3.44	0	0	6	R8B	4.00	0	0	7	0	1	0	0	0
137 Total			7,947	19,000	0			0	0	27			0	0	32	0	4	0	0	0
138	438	11	2,369	0	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
138	438	12	2,369	2,116	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
138 Total			4,738	2,116	0			0	0	16			0	0	19	0	3	0	0	0
139	439	26	13,009	22,298	0	R7-2	3.44	0	0	45	R8B	4.00	0	0	52	0	7	0	0	0
139 Total			13,009	22,298	0			0	0	45			0	0	52	0	7	0	0	0
140	440	26	2,504	3,959	2	R7-2	3.44	0	0	9	R8B	4.00	0	0	10	0	1	0	0	0
140 Total			2,504	3,959	2			0	0	9			0	0	10	0	1	0	0	0
141	440	46	2,504	2,400	0	R7-2	3.44	0	0	9	R8B	4.00	0	0	10	0	1	0	0	0
141 Total			2,504	2,400	0			0	0	9			0	0	10	0	1	0	0	0
142	443	29	2,125	2,000	0	R7-2	3.44	0	0	7	R8B	4.00	0	0	9	0	1	0	0	0
142 Total			2,125	2,000	0			0	0	7			0	0	9	0	1	0	0	0
143	443	44	3,245	3,250	0	R7-2	3.44	0	0	11	R8B	4.00	0	0	13	0	2	0	0	0
143 Total			3,245	3,250	0			0	0	11			0	0	13	0	2	0	0	0
144	443	45	3,325	3,350	0	R7-2	3.44	0	0	11	R8B	4.00	0	0	13	0	2	0	0	0
144	443	46	3,414	3,400	0	R7-2	3.44	0	0	12	R8B	4.00	0	0	14	0	2	0	0	0
144 Total			6,739	6,750	0			0	0	23			0	0	27	0	4	0	0	0
145	448	42	6,813	4,719	0	R7-2	3.44	0	0	23	R8B	4.00	0	0	27	0	4	0	0	0
145 Total			6,813	4,719	0			0	0	23			0	0	27	0	4	0	0	0
146	450	22	2,348	4,500	1	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
146 Total			2,348	4,500	1			0	0	8			0	0	9	0	1	0	0	0

Table 3: Reasonable Worst Case Development Scenario
Projected Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
147	450	23	2,125	1,000	0	R7-2	3.44	0	0	7	R8B	4.00	0	0	9	0	1	0	0	0
147 Total			2,125	1,000	0			0	0	7			0	0	9	0	1	0	0	0
148	451	47	1,476	3,024	5	R7-2	3.44	0	0	5	R8B	4.00	0	0	6	0	1	0	0	0
148	451	48	1,845	0	0	R7-2	3.44	0	0	6	R8B	4.00	0	0	7	0	1	0	0	0
148 Total			3,321	3,024	5			0	0	11			0	0	13	0	2	0	0	0
149	452	20	1,250	0	0	R7-2	3.44	0	0	4	R8B	4.00	0	0	5	0	1	0	0	0
149 Total			1,250	0	0			0	0	4			0	0	5	0	1	0	0	0
150	458	43	1,536	2,831	3	R7-2	3.44	0	0	5	R8B	4.00	0	0	6	0	1	0	0	0
150 Total			1,536	2,831	3			0	0	5			0	0	6	0	1	0	0	0
151	460	45	2,404	7,800	2	R7-2	3.44	0	0	8	R8B	4.00	0	0	10	0	1	0	0	0
151	460	46	4,808	4,800	0	R7-2	3.44	0	0	17	R8B	4.00	0	0	19	0	3	0	0	0
151 Total			7,212	12,600	2			0	0	25			0	0	29	0	4	0	0	0
152	461	14	4,850	8,356	0	R7-2	3.44	0	0	17	R8B	4.00	0	0	19	0	3	0	0	0
152 Total			4,850	8,356	0			0	0	17			0	0	19	0	3	0	0	0
153	466	12	3,420	2,664	0	R7-2	3.44	0	0	12	R8B	4.00	0	0	14	0	2	0	0	0
153 Total			3,420	2,664	0			0	0	12			0	0	14	0	2	0	0	0
154	343	63	2,487	0	0	R7-2	3.44	0	0	9	R8A*	7.20	0	0	18	4	9	4	0	0
154 Total			2,487	0	0			0	0	9			0	0	18	4	9	4	0	0
155	343	68	2,100	0	0	R7-2	3.44	0	0	7	R8A*	7.20	0	0	15	3	8	3	0	0
155	343	69	1,875	0	0	R7-2	3.44	0	0	6	R8A*	7.20	0	0	14	3	7	3	0	0
155	343	71	1,875	1,875	0	R7-2	3.44	0	0	6	R8A*	7.20	0	0	14	3	7	3	0	0
155	343	72	1,875	0	0	R7-2	3.44	0	0	6	R8A*	7.20	0	0	14	3	7	3	0	0
155	343	73	3,200	0	0	R7-2	3.44	0	0	11	R8A*	7.20	0	0	23	5	12	5	0	0
155 Total			10,925	1,875	0			0	0	38			0	0	79	16	41	16	0	0
156	345	15	2,500	0	0	R7-2	3.44	0	0	9	R8A*	7.20	0	0	18	4	9	4	0	0
156 Total			2,500	0	0			0	0	9			0	0	18	4	9	4	0	0
157	345	16	2,500	0	0	R7-2	3.44	0	0	9	R8A*	7.20	0	0	18	4	9	4	0	0
157 Total			2,500	0	0			0	0	9			0	0	18	4	9	4	0	0
158	345	17	2,000	2,000	0	R7-2	3.44	0	0	7	R8A*	7.20	0	0	14	3	8	3	0	0
158	345	19	1,000	0	0	R7-2	3.44	0	0	3	R8A*	7.20	0	0	7	1	4	1	0	0
158 Total			3,000	2,000	0			0	0	10			0	0	22	4	11	4	0	0
159	348	33	2,725	2,725	0	R7-2	3.44	2,316	0	7	R8A*	7.20	2,316	0	17	3	10	3	0	0
159 Total			2,725	2,725	0			2,316	0	7			2,316	0	17	3	10	3	0	0
160	348	70	2,500	2,499	0	R7-2	3.44	0	0	9	R8A*	7.20	0	0	18	4	9	4	0	0
160 Total			2,500	2,499	0			0	0	9			0	0	18	4	9	4	0	0
161	348	75	2,500	2,500	0	R7-2	3.44	2,125	0	6	R8A*	7.20	2,125	0	16	3	9	3	0	0
161 Total			2,500	2,500	0			2,125	0	6			2,125	0	16	3	9	3	0	0
162	350	18	5,000	5,125	1	R7-2	3.44	4,250	0	13	R8A*	7.20	4,250	0	32	6	19	6	0	0
162 Total			5,000	5,125	1			4,250	0	13			4,250	0	32	6	19	6	0	0
163	350	62	1,080	1,080	0	R7-2	3.44	0	0	4	R8A*	7.20	0	0	8	2	4	2	0	0
163	350	63	1,080	1,062	0	R7-2	3.44	0	0	4	R8A*	7.20	0	0	8	2	4	2	0	0
163 Total			2,160	2,142	0			0	0	7			0	0	16	3	8	3	0	0
164	355	57	2,000	3,100	0	R7-2	3.44	0	0	7	R8A*	7.20	0	0	14	3	8	3	0	0
164 Total			2,000	3,100	0			0	0	7			0	0	14	3	8	3	0	0
165	372	34	2,810	7,200	0	R7-2	3.44	2,389	0	7	R8A*	7.20	2,389	0	18	4	11	4	0	0
165 Total			2,810	7,200	0			2,389	0	7			2,389	0	18	4	11	4	0	0
166	372	41	2,239	4,416	0	R7-2	3.44	1,903	0	6	R8A*	7.20	1,903	0	18	4	12	4	0	0
166	372	42	2,155	4,416	0	R7-2	3.44	1,832	0	6	R8A*	7.20	1,832	0	17	3	11	3	0	0
166 Total			4,394	8,832	0			3,735	0	11			3,735	0	35	7	24	7	0	0
167	372	43	2,241	0	0	R7-2	3.44	1,905	0	6	R8A*	7.20	1,905	0	17	3	11	3	0	0
167	372	44	3,325	8,394	4	R7-2	3.44	2,826	0	9	R8A*	7.20	2,826	0	25	5	16	5	0	0
167	372	47	1,014	2,870	2	R7-2	3.44	862	0	3	R8A*	7.20	862	0	7	1	4	1	0	0
167	372	48	2,648	0	0	R7-2	3.44	2,251	0	7	R8A*	7.20	2,251	0	21	4	14	4	0	0
167	372	49	5,298	0	0	R7-2	3.44	0	0	18	R8A*	7.20	0	0	46	9	28	9	0	0
167 Total			14,526	11,264	6			7,844	0	42			7,844	0	116	23	74	23	0	0
168	372	52	2,649	2,000	0	R7-2	3.44	0	0	9	R8A*	7.20	0	0	19	4	10	4	0	0
168 Total			2,649	2,000	0			0	0	9			0	0	19	4	10	4	0	0
169	373	36	3,632	0	0	R7-2	3.44	3,087	0	9	R8A*	7.20	3,087	0	23	5	14	5	0	0
169	373	38	4,975	14,800	0	R7-2	3.44	4,229	0	13	R8A*	7.20	4,229	0	32	6	19	6	0	0
169 Total			8,607	14,800	0			7,316	0	22			7,316	0	55	11	32	11	0	0
170	374	32	2,116	0	0	R7-2	3.44	1,799	0	5	R8A*	7.20	1,799	0	13	3	8	3	0	0
170 Total			2,116	0	0			1,799	0	5			1,799	0	13	3	8	3	0	0
171	374	34	3,294	3,280	0	R7-2	3.44	2,800	0	9	R8A*	7.20	2,800	0	21	4	12	4	0	0
171 Total			3,294	3,280	0			2,800	0	9			2,800	0	21	4	12	4	0	0
172	374	36	1,760	3,344	0	R7-2	3.44	1,496	0	5	R8A*	7.20	1,496	0	11	2	7	2	0	0
172 Total			1,760	3,344	0			1,496	0	5			1,496	0	11	2	7	2	0	0

Table 3: Reasonable Worst Case Development Scenario
Projected Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
173	376	32	994	2,999	2	R7-2	3.44	845	0	3	R8A*	7.20	845	0	6	1	4	1	0	0
173	376	33	12,462	12,462	0	R7-2	3.44	10,593	0	32	R8A*	7.20	10,593	0	79	16	47	16	0	0
173 Total			13,456	15,461	2			11,438	0	35			11,438	0	85	17	51	17	0	0
174	377	42	2,818	0	0	R7-2	3.44	2,395	0	7	R8A*	7.20	2,395	0	18	4	11	4	0	0
174 Total			2,818	0	0			2,395	0	7			2,395	0	18	4	11	4	0	0
175	378	32	2,186	2,186	0	R7-2	3.44	1,858	0	6	R8A*	7.20	1,858	0	14	3	8	3	0	0
175 Total			2,186	2,186	0			1,858	0	6			1,858	0	14	3	8	3	0	0
176	378	34	2,186	2,186	0	R7-2	3.44	1,858	0	6	R8A*	7.20	1,858	0	14	3	8	3	0	0
176 Total			2,186	2,186	0			1,858	0	6			1,858	0	14	3	8	3	0	0
177	378	40	4,324	0	0	R7-2	3.44	3,675	0	11	R8A*	7.20	3,675	0	27	5	16	5	0	0
177 Total			4,324	0	0			3,675	0	11			3,675	0	27	5	16	5	0	0
178	384	19	2,075	2,050	0	R7-2	3.44	0	0	7	R8A*	7.20	0	0	15	3	8	3	0	0
178 Total			2,075	2,050	0			0	0	7			0	0	15	3	8	3	0	0
179	384	21	4,000	0	0	R7-2	3.44	0	0	14	R8A*	7.20	0	0	29	6	15	6	0	0
179 Total			4,000	0	0			0	0	14			0	0	29	6	15	6	0	0
180	384	33	5,893	2,838	0	R7-2	3.44	0	0	20	R8A*	7.20	0	0	42	8	22	8	0	0
180 Total			5,893	2,838	0			0	0	20			0	0	42	8	22	8	0	0
Grand Total			**789,133**	**930,829**	**56**			**390,011**	**60,918**	**2,290**			**376,491**	**0**	**3,649**	**348**	**1,360**	**348**	**-13,520**	**-60,918**
PROPOSED ENLARGEMENTS																				
E-1	345	20	10,000	35,045	56	R7-2	3.44			56	R7A	4.00			56	0	0	0		
E-2	348	51	3,320	11,480	12	C1-5/R7-2	3.44			12	R7A	4.00			12	0	0	0		
E-3	350	65	2,500	6,750	18	R7-2	3.44			18	R7A	4.00			18	0	0	0		
E-4	376	27	2,059	4,272	4	R7-2	3.44			4	R8B	4.00			6	0	2	0		
E-5	386	1	4,664	9,617	6	C1-5/R7-2	3.44			6	R7A	4.00			9	0	3	0		
E-6	389	6	1,876	5,798	5	C1-5/R7-2	3.44			5	R7A	4.00			6	0	1	0		
E-7	391	41	2,324	4,744	3	R7-2	3.44			3	R8B	4.00			8	0	5	0		
E-8	391	51	1,437	4,288	2	R7-2	3.44			2	R8B	4.00			3	0	1	0		
E-9	402	43	1,552	5,016	6	C1-5/R7-2	3.44			6	R7A	4.00			6	0	0	0		
E-10	402	64	2,271	7,285	8	C2-5/R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-11	404	42	2,369	6,990	10	R7-2	3.44			10	R8B	4.00			10	0	0	0		
E-12	406	14	2,581	8,810	8	R7-2	3.44			8	R8B	4.00			8	0	0	0		
E-13	406	34	4,898	11,719	14	C1-5/R7-2	3.44			14	R7A	4.00			14	0	0	0		
E-14	434	12	2,271	7,676	7	R7-2	3.44			7	R8B	4.00			7	0	0	0		
E-15	435	11	1,829	5,895	10	C1-5/R7-2	3.44			10	R7A	4.00			10	0	0	0		
E-16	435	35	2,442	5,450	4	C1-5/R7-2	3.44			4	R7A	4.00			5	0	1	0		
E-17	439	1	2,825	8,816	8	C1-5/R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-18	440	48	2,512	7,039	12	R7-2	3.44			12	R8B	4.00			13	0	1	0		
E-19	445	25	2,404	8,270	24	R7-2	3.44			24	R8B	4.00			24	0	0	0		
E-20	447	5	2,425	5,796	5	C6-1	6.00			5	R7A	4.00			5	0	0	0		
E-21	450	52	2,500	7,376	4	R7-2	3.44			4	R8B	4.00			7	0	3	0		
E-22	453	5	2,058	5,555	4	C1-5/R7-2	3.44			4	R7A	4.00			4	0	0	0		
E-23	459	18	2,633	7,500	0	R7-2	3.44			0	R8B	4.00			3	0	3	0		
E-24	467	21	2,485	6,381	4	R7-2	3.44			4	R8B	4.00			7	0	3	0		
E-25	468	43	2,117	6,335	10	C1-5/R7-2	3.44			10	R8B	4.00			10	0	0	0		
SUBTOTAL PROJECTE			**70,352**	**203,903**	**244**					**244**					**267**	**0**	**23**	**0**		
GRAND TOTAL PROJE			**859,485**	**1,134,732**	**300**			**390,011**	**60,918**	**2,534**					**3,916**	**348**	**1,382**	**348**	**-13,520**	**-60,918**

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
181	354	1	11,163	11,156	0	C6-1	6.00	9,489	0	29	C4-4A	4.00	44,652	0	0	0	-29	0	35,163	0
181 Total			11,163	11,156	0			9,489	0	29			44,652	0	0	0	-29	0	35,163	0
182	408	4	2,187	3,999	0	C6-1	6.00	1,859	0	6	C4-4A	4.00	1,859	0	7	0	1	0	0	0
182 Total			2,187	3,999	0			1,859	0	6			1,859	0	7	0	1	0	0	0
183	410	24	1,789	3,505	1	C6-1	6.00	1,521	0	5	C4-4A	4.00	1,521	0	6	0	1	0	0	0
183 Total			1,789	3,505	1			1,521	0	5			1,521	0	6	0	1	0	0	0
184	410	51	1,348	2,700	0	C6-1	6.00	2,700	0	0	C4-4A	4.00	1,146	0	4	0	4	0	-1,554	0
184 Total			1,348	2,700	0			2,700	0	0			1,146	0	4	0	4	0	-1,554	0
185	411	15	1,725	1,975	0	C6-1	6.00	1,466	0	4	C4-4A	4.00	1,466	0	5	0	1	0	0	0
185 Total			1,725	1,975	0			1,466	0	4			1,466	0	5	0	1	0	0	0
186	411	16	1,650	2,438	0	C6-1	6.00	1,403	0	4	C4-4A	4.00	1,403	0	5	0	1	0	0	0
186 Total			1,650	2,438	0			1,403	0	4			1,403	0	5	0	1	0	0	0
187	412	72	1,793	3,506	2	C6-1	6.00	1,524	0	5	C4-4A	4.00	1,524	0	6	0	1	0	0	0
187 Total			1,793	3,506	2			1,524	0	5			1,524	0	6	0	1	0	0	0
188	416	28	1,884	3,076	3	C6-1	6.00	1,601	0	5	C4-4A	4.00	1,601	0	6	0	1	0	0	0
188 Total			1,884	3,076	3			1,601	0	5			1,601	0	6	0	1	0	0	0
189	418	35	2,013	3,140	2	C6-1	6.00	1,711	0	5	C4-4A	4.00	1,711	0	6	0	1	0	0	0
189 Total			2,013	3,140	2			1,711	0	5			1,711	0	6	0	1	0	0	0
190	418	43	1,918	2,872	1	C6-1	6.00	1,630	0	5	C4-4A	4.00	1,630	0	6	0	1	0	0	0
190 Total			1,918	2,872	1			1,630	0	5			1,630	0	6	0	1	0	0	0
191	418	54	2,191	4,471	0	C6-1	6.00	1,862	0	6	C4-4A	4.00	1,862	0	7	0	1	0	0	0
191 Total			2,191	4,471	0			1,862	0	6			1,862	0	7	0	1	0	0	0
192	418	55	2,192	3,909	0	C6-1	6.00	1,863	0	6	C4-4A	4.00	1,863	0	7	0	1	0	0	0
192 Total			2,192	3,909	0			1,863	0	6			1,863	0	7	0	1	0	0	0
193	418	58	2,192	4,700	2	C6-1	6.00	1,863	0	6	C4-4A	4.00	1,863	0	7	0	1	0	0	0
193 Total			2,192	4,700	2			1,863	0	6			1,863	0	7	0	1	0	0	0
194	348	37	1,100	3,210	0	C6-1	6.00	935	0	3	C6-2A*	7.20	935	0	7	1	4	1	0	0
194 Total			1,100	3,210	0			935	0	3			935	0	7	1	4	1	0	0
195	412	61	3,750	8,233	0	C6-1	6.00	3,188	0	10	C6-2A*	7.20	3,188	0	24	5	14	5	0	0
195 Total			3,750	8,233	0			3,188	0	10			3,188	0	24	5	14	5	0	0
196	415	3	10,055	16,000	0	C6-1	6.00	8,547	0	26	C6-2A*	7.20	8,547	0	64	13	38	13	0	0
196 Total			10,055	16,000	0			8,547	0	26			8,547	0	64	13	38	13	0	0
197	415	77	1,824	6,300	0	C6-1	6.00	1,550	0	5	C6-2A*	7.20	1,550	0	12	2	7	2	0	0
197 Total			1,824	6,300	0			1,550	0	5			1,550	0	12	2	7	2	0	0
198	417	10	1,907	3,520	1	C6-1	6.00	1,621	0	5	C6-2A*	7.20	1,621	0	12	2	7	2	0	0
198 Total			1,907	3,520	1			1,621	0	5			1,621	0	12	2	7	2	0	0
199	419	49	5,000	12,838	0	C6-1	6.00	0	30,000	0	C6-2A*	7.20	4,250	0	32	6	32	6	4,250	-30,000
199 Total			5,000	12,838	0			0	30,000	0			4,250	0	32	6	32	6	4,250	-30,000
200	422	49	7,384	24,800	0	C6-1	6.00	0	0	0	C6-2A*	7.20	6,276	0	47	9	47	9	6,276	0
200 Total			7,384	24,800	0			0	0	0			6,276	0	47	9	47	9	6,276	0
201	422	53	2,175	5,076	5	C6-1	6.00	1,849	0	6	C6-2A*	7.20	1,849	0	14	3	8	3	0	0
201 Total			2,175	5,076	5			1,849	0	6			1,849	0	14	3	8	3	0	0
202	423	16	2,225	6,130	2	C6-1	6.00	1,891	0	6	C6-2A*	7.20	1,891	0	14	3	8	3	0	0
202	423	17	1,902	3,750	0	C6-1	6.00	1,617	0	5	C6-2A*	7.20	1,617	0	12	2	7	2	0	0
202 Total			4,127	9,880	2			3,508	0	11			3,508	0	26	5	16	5	0	0
203	423	26	1,333	3,993	0	C6-1	6.00	1,133	0	3	C6-2A*	7.20	1,133	0	8	2	5	2	0	0
203 Total			1,333	3,993	0			1,133	0	3			1,133	0	8	2	5	2	0	0
204	423	29	1,875	4,751	0	C6-1	6.00	1,594	0	5	C6-2A*	7.20	1,594	0	12	2	7	2	0	0
204 Total			1,875	4,751	0			1,594	0	5			1,594	0	12	2	7	2	0	0
205	423	126	539	1,475	0	C6-1	6.00	458	0	1	C6-2A*	7.20	458	0	3	1	2	1	0	0
205 Total			539	1,475	0			458	0	1			458	0	3	1	2	1	0	0
206	425	28	4,346	5,242	3	C6-1	6.00	0	26,076	0	C6-2A*	7.20	3,694	0	28	6	28	6	3,694	-26,076
206 Total			4,346	5,242	3			0	26,076	0			3,694	0	28	6	28	6	3,694	-26,076
207	425	38	1,459	2,930	0	C6-1	6.00	1,240	0	4	C6-2A*	7.20	1,240	0	9	2	5	2	0	0
207	425	39	1,017	1,594	0	C6-1	6.00	864	0	3	C6-2A*	7.20	864	0	6	1	4	1	0	0
207 Total			2,476	4,524	0			2,105	0	6			2,105	0	16	3	9	3	0	0
208	443	8	5,450	8,900	0	C6-1	6.00	4,633	0	14	C6-2A*	7.20	4,633	0	35	7	20	7	0	0
208 Total			5,450	8,900	0			4,633	0	14			4,633	0	35	7	20	7	0	0
209	444	12	1,000	2,800	3	C6-1	6.00	0	0	3	C6-2A*	7.20	850	0	6	1	3	1	850	0
209 Total			1,000	2,800	3			0	0	3			850	0	6	1	3	1	850	0
210	457	29	4,510	13,188	4	C6-1	6.00	3,834	0	12	C6-2A*	7.20	3,834	0	29	6	17	6	0	0
210 Total			4,510	13,188	4			3,834	0	12			3,834	0	29	6	17	6	0	0
211	457	32	2,277	5,794	2	C6-1	6.00	1,935	0	6	C6-2A*	7.20	1,935	0	14	3	9	3	0	0
211 Total			2,277	5,794	2			1,935	0	6			1,935	0	14	3	9	3	0	0
212	458	23	1,311	3,680	3	C6-1	6.00	0	0	3	C6-2A*	7.20	1,114	0	8	2	5	2	1,114	0
212 Total			1,311	3,680	3			0	0	3			1,114	0	8	2	5	2	1,114	0

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
213	458	24	1,311	3,680	2	C6-1	6.00	0	0	2	C6-2A*	7.20	1,114	0	8	2	6	2	1,114	0
213 Total			1,311	3,680	2			0	0	2			1,114	0	8	2	6	2	1,114	0
214	458	25	1,311	3,680	2	C6-1	6.00	0	0	2	C6-2A*	7.20	1,114	0	8	2	6	2	1,114	0
214 Total			1,311	3,680	2			0	0	2			1,114	0	8	2	6	2	1,114	0
215	458	35	1,526	3,888	2	C6-1	6.00	0	0	2	C6-2A*	7.20	1,297	0	10	2	8	2	1,297	0
215 Total			1,526	3,888	2			0	0	2			1,297	0	10	2	8	2	1,297	0
216	344	139	4,087	4,340	0	R7-2	3.44	3,474	0	11	R7A	4.00	3,474	0	13	0	2	0	0	0
216 Total			4,087	4,340	0			3,474	0	11			3,474	0	13	0	2	0	0	0
217	345	35	1,715	3,000	0	R7-2	3.44	0	0	6	R7A	4.00	0	0	7	0	1	0	0	0
217 Total			1,715	3,000	0			0	0	6			0	0	7	0	1	0	0	0
218	350	21	1,600	3,000	2	R7-2	3.44	1,450	0	2	R7A	4.00	1,360	0	5	0	3	0	-90	0
218 Total			1,600	3,000	2			1,450	0	2			1,360	0	5	0	3	0	-90	0
219	355	45	2,558	4,375	3	R7-2	3.44	0	0	9	R7A	4.00	0	0	10	0	1	0	0	0
219 Total			2,558	4,375	3			0	0	9			0	0	10	0	1	0	0	0
220	355	61	2,400	2,880	5	R7-2	3.44	0	0	8	R7A	4.00	0	0	10	0	1	0	0	0
220 Total			2,400	2,880	5			0	0	8			0	0	10	0	1	0	0	0
221	377	1	1,503	2,790	2	R7-2	3.44	1,278	0	4	R7A	4.00	1,278	0	5	0	1	0	0	0
221 Total			1,503	2,790	2			1,278	0	4			1,278	0	5	0	1	0	0	0
222	386	5	3,225	5,523	5	R7-2	3.44	2,741	0	8	R7A	4.00	2,741	0	10	0	2	0	0	0
222	386	7	1,725	2,304	2	R7-2	3.44	0	0	6	R7A	4.00	0	0	7	0	1	0	0	0
222	386	8	1,530	1,920	2	R7-2	3.44	0	0	5	R7A	4.00	0	0	6	0	1	0	0	0
222 Total			6,480	9,747	9			2,741	0	20			2,741	0	23	0	4	0	0	0
223	387	35	4,320	8,656	0	R7-2	3.44	3,672	0	11	R7A	4.00	3,672	0	14	0	2	0	0	0
223 Total			4,320	8,656	0			3,672	0	11			3,672	0	14	0	2	0	0	0
224	392	35	1,909	3,657	0	R7-2	3.44	1,623	0	5	R7A	4.00	1,623	0	6	0	1	0	0	0
224 Total			1,909	3,657	0			1,623	0	5			1,623	0	6	0	1	0	0	0
225	398	29	1,906	3,800	2	R7-2	3.44	1,620	0	5	R7A	4.00	1,620	0	6	0	1	0	0	0
225 Total			1,906	3,800	2			1,620	0	5			1,620	0	6	0	1	0	0	0
226	402	41	1,844	3,168	1	R7-2	3.44	1,584	0	1	R7A	4.00	1,567	0	6	0	5	0	-17	0
226 Total			1,844	3,168	1			1,584	0	1			1,567	0	6	0	5	0	-17	0
227	402	42	1,400	1,839	1	R7-2	3.44	1,190	0	4	R7A	4.00	1,190	0	4	0	1	0	0	0
227 Total			1,400	1,839	1			1,190	0	4			1,190	0	4	0	1	0	0	0
228	404	56	2,610	4,530	5	R7-2	3.44	2,219	0	7	R7A	4.00	2,219	0	8	0	1	0	0	0
228 Total			2,610	4,530	5			2,219	0	7			2,219	0	8	0	1	0	0	0
229	437	25	5,980	10,608	0	R7-2	3.44	5,083	0	15	R7A	4.00	5,083	0	19	0	3	0	0	0
229 Total			5,980	10,608	0			5,083	0	15			5,083	0	19	0	3	0	0	0
230	448	4	3,250	5,476	0	C6-1	6.00	0	0	20	R7A	4.00	0	0	13	0	-7	0	0	0
230 Total			3,250	5,476	0			0	0	20			0	0	13	0	-7	0	0	0
231	449	30	1,375	1,350	0	R7-2	3.44	1,169	0	4	R7A	4.00	1,169	0	4	0	1	0	0	0
231 Total			1,375	1,350	0			1,169	0	4			1,169	0	4	0	1	0	0	0
232	454	40	1,720	2,640	0	R7-2	3.44	1,462	0	4	R7A	4.00	1,462	0	5	0	1	0	0	0
232 Total			1,720	2,640	0			1,462	0	4			1,462	0	5	0	1	0	0	0
233	436	8	1,500	2,868	3	R7-2	3.44	1,275	0	4	R7A	4.00	1,275	0	5	0	1	0	0	0
233 Total			1,500	2,868	3			1,275	0	4			1,275	0	5	0	1	0	0	0
234	344	56	3,837	9,380	0	R7-2	3.44	0	0	13	R7A	4.00	0	0	15	0	2	0	0	0
234	344	60	19,263	57,574	0	R7-2	3.44	0	0	66	R7A	4.00	0	0	77	0	11	0	0	0
234 Total			23,100	66,954	0			0	0	79			0	0	92	0	13	0	0	0
235	372	30	2,401	3,520	3	R7-2	3.44	0	0	8	R8B	4.00	0	0	10	0	1	0	0	0
235 Total			2,401	3,520	3			0	0	8			0	0	10	0	1	0	0	0
236	372	33	1,425	2,823	4	R7-2	3.44	0	0	4	R8B	4.00	1,211	0	4	0	0	0	1,211	0
236 Total			1,425	2,823	4			0	0	4			1,211	0	4	0	0	0	1,211	0
237	373	13	1,803	2,592	3	R7-2	3.44	0	0	6	R8B	4.00	0	0	7	0	1	0	0	0
237 Total			1,803	2,592	3			0	0	6			0	0	7	0	1	0	0	0
238	373	61	1,988	3,611	0	R7-2	3.44	3,611	0	0	R8B	4.00	0	0	8	0	8	0	-3,611	0
238 Total			1,988	3,611	0			3,611	0	0			0	0	8	0	8	0	-3,611	0
239	373	62	2,052	2,870	4	R7-2	3.44	0	0	7	R8B	4.00	0	0	8	0	1	0	0	0
239 Total			2,052	2,870	4			0	0	7			0	0	8	0	1	0	0	0
240	373	63	2,084	2,917	4	R7-2	3.44	0	0	7	R8B	4.00	0	0	8	0	1	0	0	0
240 Total			2,084	2,917	4			0	0	7			0	0	8	0	1	0	0	0
241	375	29	2,135	3,877	0	R7-2	3.44	3,877	0	0	R8B	4.00	0	0	9	0	9	0	-3,877	0
241 Total			2,135	3,877	0			3,877	0	0			0	0	9	0	9	0	-3,877	0
242	375	32	2,134	3,542	2	R7-2	3.44	0	0	7	R8B	4.00	0	0	9	0	1	0	0	0
242 Total			2,134	3,542	2			0	0	7			0	0	9	0	1	0	0	0
243	376	21	2,059	3,578	4	R7-2	3.44	0	0	4	R8B	4.00	0	0	8	0	4	0	0	0
243 Total			2,059	3,578	4			0	0	4			0	0	8	0	4	0	0	0
244	376	24	2,059	3,696	3	R7-2	3.44	0	0	3	R8B	4.00	0	0	8	0	5	0	0	0

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
244 Total			2,059	3,696	3			0	0	3			0	0	8	0	5	0	0	0
245	376	25	2,059	3,764	4	R7-2	3.44	0	0	4	R8B	4.00	0	0	8	0	4	0	0	0
245 Total			2,059	3,764	4			0	0	4			0	0	8	0	4	0	0	0
246	376	26	2,065	3,491	4	R7-2	3.44	0	0	7	R8B	4.00	0	0	8	0	1	0	0	0
246 Total			2,065	3,491	4			0	0	7			0	0	8	0	1	0	0	0
247	376	43	2,090	3,680	1	R7-2	3.44	0	0	7	R8B	4.00	0	0	8	0	1	0	0	0
247 Total			2,090	3,680	1			0	0	7			0	0	8	0	1	0	0	0
248	376	22	2,059	4,316	3	R7-2	3.44	0	0	3	R8B	4.00	0	0	8	0	5	0	0	0
248 Total			2,059	4,316	3			0	0	3			0	0	8	0	5	0	0	0
249	376	23	2,059	4,154	4	R7-2	3.44	0	0	4	R8B	4.00	0	0	8	0	4	0	0	0
249 Total			2,059	4,154	4			0	0	4			0	0	8	0	4	0	0	0
250	377	10	1,804	2,928	3	R7-2	3.44	1,533	0	5	R8B	4.00	1,533	0	6	0	1	0	0	0
250 Total			1,804	2,928	3			1,533	0	5			1,533	0	6	0	1	0	0	0
251	377	52	2,169	3,728	5	R7-2	3.44	0	0	5	R8B	4.00	0	0	9	0	4	0	0	0
251 Total			2,169	3,728	5			0	0	5			0	0	9	0	4	0	0	0
252	377	53	2,169	3,657	5	R7-2	3.44	0	0	7	R8B	4.00	0	0	9	0	1	0	0	0
252 Total			2,169	3,657	5			0	0	7			0	0	9	0	1	0	0	0
253	377	61	2,413	3,155	5	R7-2	3.44	0	0	8	R8B	4.00	0	0	10	0	1	0	0	0
253 Total			2,413	3,155	5			0	0	8			0	0	10	0	1	0	0	0
254	377	64	2,332	5,825	0	R7-2	3.44	0	0	0	R8B	4.00	0	0	9	0	9	0	0	0
254	377	65	2,381	0	0	R7-2	3.44	0	0	8	R8B	4.00	0	0	10	0	1	0	0	0
254	377	66	2,381	3,084	3	R7-2	3.44	0	0	8	R8B	4.00	0	0	10	0	1	0	0	0
254 Total			7,094	8,909	3			0	0	16			0	0	28	0	12	0	0	0
255	378	43	6,574	10,350	0	R7-2	3.44	0	0	23	R8B	4.00	0	0	26	0	4	0	0	0
255 Total			6,574	10,350	0			0	0	23			0	0	26	0	4	0	0	0
256	385	30	4,671	4,865	0	R7-2	3.44	0	0	16	R8B	4.00	0	0	19	0	3	0	0	0
256 Total			4,671	4,865	0			0	0	16			0	0	19	0	3	0	0	0
257	387	42	2,645	2,878	0	R7-2	3.44	0	0	9	R8B	4.00	0	0	11	0	1	0	0	0
257 Total			2,645	2,878	0			0	0	9			0	0	11	0	1	0	0	0
258	390	52	3,880	6,983	22	R7-2	3.44	0	0	22	R8B	4.00	0	0	16	0	-6	0	0	0
258 Total			3,880	6,983	22			0	0	22			0	0	16	0	-6	0	0	0
259	393	61	2,369	4,115	3	R7-2	3.44	600	0	3	R8B	4.00	2,014	0	7	0	4	0	1,414	0
259 Total			2,369	4,115	3			600	0	3			2,014	0	7	0	4	0	1,414	0
260	399	11	32,246	39,246	0	R7-2	3.44	0	0	111	R8B	4.00	0	0	129	0	18	0	0	0
260	399	51	3,408	13,632	0	R7-2	3.44	0	0	12	R8B	4.00	0	0	14	0	2	0	0	0
260 Total			35,654	52,878	0			0	0	123			0	0	143	0	20	0	0	0
261	404	46	2,369	4,181	5	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
261 Total			2,369	4,181	5			0	0	8			0	0	9	0	1	0	0	0
262	404	47	2,369	4,100	4	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
262 Total			2,369	4,100	4			0	0	8			0	0	9	0	1	0	0	0
263	404	52	2,863	5,500	5	R7-2	3.44	0	0	10	R8B	4.00	0	0	11	0	2	0	0	0
263 Total			2,863	5,500	5			0	0	10			0	0	11	0	2	0	0	0
264	404	53	2,795	5,556	5	R7-2	3.44	0	0	10	R8B	4.00	0	0	11	0	2	0	0	0
264 Total			2,795	5,556	5			0	0	10			0	0	11	0	2	0	0	0
265	405	39	4,130	4,962	0	R7-2	3.44	3,511	0	11	R8B	4.00	3,511	0	13	0	2	0	0	0
265	405	41	2,065	4,805	0	R7-2	3.44	0	0	0	R8B	4.00	0	0	8	0	8	0	0	0
265 Total			6,195	9,767	0			3,511	0	11			3,511	0	21	0	11	0	0	0
266	406	52	2,272	3,650	2	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
266 Total			2,272	3,650	2			0	0	8			0	0	9	0	1	0	0	0
267	429	12	2,950	4,648	0	R7-2	3.44	2,508	0	8	R8B	4.00	2,508	0	9	0	2	0	0	0
267 Total			2,950	4,648	0			2,508	0	8			2,508	0	9	0	2	0	0	0
268	429	28	3,010	4,200	2	R7-2	3.44	0	0	10	R8B	4.00	0	0	12	0	2	0	0	0
268 Total			3,010	4,200	2			0	0	10			0	0	12	0	2	0	0	0
269	434	50	1,998	3,734	0	R7-2	3.44	0	0	0	R8B	4.00	0	0	8	0	8	0	0	0
269 Total			1,998	3,734	0			0	0	0			0	0	8	0	8	0	0	0
270	435	16	7,751	12,882	0	R7-2	3.44	0	0	27	R8B	4.00	0	0	31	0	4	0	0	0
270	435	48	1,912	4,000	0	R7-2	3.44	0	0	0	R8B	4.00	0	0	8	0	8	0	0	0
270	435	49	5,655	5,626	0	R7-2	3.44	0	0	19	R8B	4.00	0	0	23	0	3	0	0	0
270	435	52	1,966	4,772	0	R7-2	3.44	0	0	0	R8B	4.00	0	0	8	0	8	0	0	0
270 Total			17,284	27,280	0			0	0	46			0	0	69	0	23	0	0	0
271	440	44	1,701	0	0	R7-2	3.44	0	0	6	R8B	4.00	0	0	7	0	1	0	0	0
271 Total			1,701	0	0			0	0	6			0	0	7	0	1	0	0	0
272	444	20	1,900	2,748	4	R7-2	3.44	0	0	7	R8B	4.00	0	0	8	0	1	0	0	0
272	444	21	1,890	3,488	4	R7-2	3.44	0	0	4	R8B	4.00	0	0	8	0	4	0	0	0
272 Total			3,790	6,236	8			0	0	11			0	0	15	0	5	0	0	0
273	445	16	1,803	3,400	0	R7-2	3.44	3,400	0	0	R8B	4.00	0	0	7	0	7	0	-3,400	0

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
273 Total			1,803	3,400	0			3,400	0	0			0	0	7	0	7	0	-3,400	0
274	448	18	2,271	4,016	4	R7-2	3.44	0	0	4	R8B	4.00	0	0	9	0	5	0	0	0
274 Total			2,271	4,016	4			0	0	4			0	0	9	0	5	0	0	0
275	449	20	2,563	4,589	0	R7-2	3.44	0	0	0	R8B	4.00	0	0	10	0	10	0	0	0
275 Total			2,563	4,589	0			0	0	0			0	0	10	0	10	0	0	0
276	450	38	2,348	4,142	4	R7-2	3.44	0	0	4	R8B	4.00	0	0	9	0	5	0	0	0
276 Total			2,348	4,142	4			0	0	4			0	0	9	0	5	0	0	0
277	454	65	2,065	4,000	4	R7-2	3.44	0	0	4	R8B	4.00	0	0	8	0	4	0	0	0
277 Total			2,065	4,000	4			0	0	4			0	0	8	0	4	0	0	0
278	458	44	1,600	3,052	1	R7-2	3.44	0	0	1	R8B	4.00	0	0	6	0	5	0	0	0
278 Total			1,600	3,052	1			0	0	1			0	0	6	0	5	0	0	0
279	460	23	3,824	5,956	0	R7-2	3.44	0	0	13	R8B	4.00	0	0	15	0	2	0	0	0
279 Total			3,824	5,956	0			0	0	13			0	0	15	0	2	0	0	0
280	464	27	1,192	2,384	0	R7-2	3.44	2,384	0	0	R8B	4.00	0	0	5	0	5	0	-2,384	0
280	464	31	1,160	0	0	R7-2	3.44	0	0	4	R8B	4.00	0	0	5	0	1	0	0	0
280	464	132	112	220	0	R7-2	3.44	0	0	0	R8B	4.00	0	0	0	0	0	0	0	0
280 Total			2,464	2,604	0			2,384	0	4			0	0	10	0	5	0	-2,384	0
281	460	26	1,939	2,832	3	R7-2	3.44	0	0	7	R8B	4.00	0	0	8	0	1	0	0	0
281 Total			1,939	2,832	3			0	0	7			0	0	8	0	1	0	0	0
282	465	58	1,633	3,083	1	R7-2	3.44	0	0	6	R8B	4.00	0	0	7	0	1	0	0	0
282	465	59	1,450	2,836	0	R7-2	3.44	0	0	5	R8B	4.00	0	0	6	0	1	0	0	0
282 Total			3,083	5,919	1			0	0	11			0	0	12	0	2	0	0	0
283	468	26	2,211	3,299	4	R7-2	3.44	0	0	8	R8B	4.00	0	0	9	0	1	0	0	0
283 Total			2,211	3,299	4			0	0	8			0	0	9	0	1	0	0	0
284	468	54	2,581	5,024	5	R7-2	3.44	0	0	5	R8B	4.00	0	0	10	0	5	0	0	0
284 Total			2,581	5,024	5			0	0	5			0	0	10	0	5	0	0	0
285	397	27	2,038	2,272	1	R7-2	3.44	1,732	0	5	R8B	4.00	1,732	0	6	0	1	0	0	0
285 Total			2,038	2,272	1			1,732	0	5			1,732	0	6	0	1	0	0	0
286	343	66	2,118	2,106	0	R7-2	3.44	0	0	7	R8A*	7.20	0	0	15	3	8	3	0	0
286 Total			2,118	2,106	0			0	0	7			0	0	15	3	8	3	0	0
287	348	38	1,000	2,500	2	R7-2	3.44	1,000	0	2	R8A*	7.20	850	0	6	1	4	1	-150	0
287 Total			1,000	2,500	2			1,000	0	2			850	0	6	1	4	1	-150	0
288	348	71	2,500	5,250	4	R7-2	3.44	0	0	9	R8A*	7.20	0	0	18	4	9	4	0	0
288 Total			2,500	5,250	4			0	0	9			0	0	18	4	9	4	0	0
289	350	54	936	2,988	3	R7-2	3.44	400	0	3	R8A*	7.20	796	0	6	1	3	1	396	0
289 Total			936	2,988	3			400	0	3			796	0	6	1	3	1	396	0
290	350	60	1,080	3,540	3	R7-2	3.44	0	0	4	R8A*	7.20	0	0	8	2	4	2	0	0
290 Total			1,080	3,540	3			0	0	4			0	0	8	2	4	2	0	0
291	350	61	1,080	2,800	4	R7-2	3.44	0	0	4	R8A*	7.20	0	0	8	2	4	2	0	0
291 Total			1,080	2,800	4			0	0	4			0	0	8	2	4	2	0	0
292	355	51	1,406	2,799	4	R7-2	3.44	0	0	5	R8A*	7.20	0	0	10	2	5	2	0	0
292 Total			1,406	2,799	4			0	0	5			0	0	10	2	5	2	0	0
293	355	52	1,406	2,450	3	R7-2	3.44	0	0	5	R8A*	7.20	0	0	10	2	5	2	0	0
293 Total			1,406	2,450	3			0	0	5			0	0	10	2	5	2	0	0
294	355	53	2,260	6,780	0	R7-2	3.44	0	0	8	R8A*	7.20	0	0	16	3	8	3	0	0
294 Total			2,260	6,780	0			0	0	8			0	0	16	3	8	3	0	0
295	372	3	1,080	3,420	4	R7-2	3.44	0	0	4	R8A*	7.20	918	0	7	1	3	1	918	0
295	372	4	1,592	4,320	8	R7-2	3.44	0	0	8	R8A*	7.20	1,353	0	10	2	2	2	1,353	0
295	372	5	1,620	4,320	8	R7-2	3.44	0	0	8	R8A*	7.20	1,377	0	10	2	2	2	1,377	0
295 Total			4,292	12,060	20			0	0	20			3,648	0	27	5	7	5	3,648	0
296	375	41	1,614	3,040	2	R7-2	3.44	1,372	0	4	R8A*	7.20	1,372	0	10	2	6	2	0	0
296 Total			1,614	3,040	2			1,372	0	4			1,372	0	10	2	6	2	0	0
297	429	39	1,500	3,918	0	R7-2	3.44	1,275	0	4	R8A*	7.20	1,275	0	10	2	6	2	0	0
297 Total			1,500	3,918	0			1,275	0	4			1,275	0	10	2	6	2	0	0
298	429	40	1,507	4,558	3	R7-2	3.44	1,281	0	4	R8A*	7.20	1,281	0	10	2	6	2	0	0
298 Total			1,507	4,558	3			1,281	0	4			1,281	0	10	2	6	2	0	0
299	429	41	1,258	3,765	2	R7-2	3.44	1,242	0	2	R8A*	7.20	1,069	0	8	2	6	2	-173	0
299	429	43	2,116	3,900	4	R7-2	3.44	0	0	4	R8A*	7.20	1,799	0	13	3	9	3	1,799	0
299 Total			3,374	7,665	6			1,242	0	6			2,868	0	21	4	15	4	1,626	0
300	429	49	2,118	5,040	2	R7-2	3.44	0	0	2	R8A*	7.20	1,800	0	13	3	11	3	1,800	0
300 Total			2,118	5,040	2			0	0	2			1,800	0	13	3	11	3	1,800	0
301	372	36	826	2,481	2	R7-2	3.44	702	0	2	R8A*	7.20	702	0	5	1	3	1	0	0
301	372	37	826	2,075	2	R7-2	3.44	702	0	2	R8A*	7.20	702	0	5	1	3	1	0	0
301 Total			1,652	4,556	4			1,404	0	4			1,404	0	10	2	6	2	0	0
302	374	37	7,040	16,386	35	R7-2	3.44	5,984	0	18	R8A*	7.20	5,984	0	45	9	26	9	0	0
302 Total			7,040	16,386	35			5,984	0	18			5,984	0	45	9	26	9	0	0

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
303	375	44	2,201	7,567	8	R7-2	3.44	0	0	8	R8A*	7.20	1,871	0	14	3	6	3	1,871	0
303 Total			2,201	7,567	8			0	0	8			1,871	0	14	3	6	3	1,871	0
Grand Total			393,273	735,414	323			134,333	56,076	1,053			186,090	0	1,725	136	672	136	51,757	-56,076
TIAL ENLARGEMENTS																				
E-26	344	44	4,375		22	R7-2	3.44			22	R7A	4.00			24	0	2	0		
E-27	344	63	2,810		18	R7-2	3.44			18	R7A	4.00			18	0	0	0		
E-28	344	64	2,814		18	R7-2	3.44			18	R7A	4.00			18	0	0	0		
E-29	344	138	1,637		7	R7-2	3.44			7	R7A	4.00			7	0	0	0		
E-30	344	145	2,500		2	R7-2	3.44			2	R7A	4.00			5	0	3	0		
E-31	344	149	2,500		5	R7-2	3.44			5	R7A	4.00			5	0	0	0		
E-32	344	150	2,500		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-33	344	151	2,500		5	R7-2	3.44			5	R7A	4.00			5	0	0	0		
E-34	345	24	2,500		12	R7-2	3.44			12	R7A	4.00			12	0	0	0		
E-35	345	25	2,500		10	R7-2	3.44			10	R7A	4.00			10	0	0	0		
E-36	345	34	2,500		12	R7-2	3.44			12	R7A	4.00			12	0	0	0		
E-37	345	48	66,919		172	R7-2	3.44			172	R7A	4.00			212	0	40	0		
E-38	348	9	2,500		15	R7-2	3.44			15	R7A	4.00			15	0	0	0		
E-39	348	10	2,500		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-40	348	14	971		2	R7-2	3.44			2	R7A	4.00			2	0	0	0		
E-41	348	15	958		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-42	348	16	988		2	R7-2	3.44			2	R7A	4.00			2	0	0	0		
E-43	348	20	2,500		16	R7-2	3.44			16	R7A	4.00			16	0	0	0		
E-44	348	22	2,500		13	R7-2	3.44			13	R7A	4.00			13	0	0	0		
E-45	348	23	2,500		16	R7-2	3.44			16	R7A	4.00			17	0	1	0		
E-46	348	25	2,500		18	R7-2	3.44			18	R7A	4.00			19	0	1	0		
E-47	348	43	2,500		2	R7-2	3.44			2	R7A	4.00			5	0	3	0		
E-48	348	44	2,500		18	R7-2	3.44			18	R7A	4.00			19	0	1	0		
E-49	348	45	2,500		9	R7-2	3.44			9	R7A	4.00			9	0	0	0		
E-50	348	48	2,330		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-51	348	49	1,675		2	R7-2	3.44			2	R7A	4.00			4	0	2	0		
E-52	348	50	1,638		8	R7-2	3.44			8	R7A	4.00			9	0	1	0		
E-53	348	55	1,600		0	R7-2	3.44			0	R7A	4.00			3	0	3	0		
E-54	348	56	2,027		7	R7-2	3.44			7	R7A	4.00			8	0	1	0		
E-55	348	69	2,500		0	R7-2	3.44			0	R7A	4.00			1	0	1	0		
E-56	349	14	2,504		10	R7-2	3.44			10	R7A	4.00			10	0	0	0		
E-57	349	15	2,504		20	R7-2	3.44			20	R7A	4.00			20	0	0	0		
E-58	349	16	2,504		20	R7-2	3.44			20	R7A	4.00			20	0	0	0		
E-59	349	17	2,504		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-60	349	24	2,500		16	R7-2	3.44			16	R7A	4.00			16	0	0	0		
E-61	349	25	2,500		18	R7-2	3.44			18	R7A	4.00			18	0	0	0		
E-62	349	33	2,300		3	R7-2	3.44			3	R7A	4.00			3	0	0	0		
E-63	350	2	2,500		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-64	350	25	2,500		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-65	350	28	2,500		16	R7-2	3.44			16	R7A	4.00			16	0	0	0		
E-66	350	33	2,500		20	R7-2	3.44			20	R7A	4.00			20	0	0	0		
E-67	350	34	2,500		6	R7-2	3.44			6	R7A	4.00			6	0	0	0		
E-68	350	35	2,500		16	R7-2	3.44			16	R7A	4.00			16	0	0	0		
E-69	350	37	1,675		1	R7-2	3.44			1	R7A	4.00			3	0	2	0		
E-70	350	39	3,450		10	R7-2	3.44			10	R7A	4.00			10	0	0	0		
E-71	350	46	2,500		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-72	350	66	2,500		18	R7-2	3.44			18	R7A	4.00			18	0	0	0		
E-73	350	67	2,500		18	R7-2	3.44			18	R7A	4.00			18	0	0	0		
E-74	350	78	1,990		0	R7-2	3.44			0	R7A	4.00			4	0	4	0		
E-75	350	79	1,990		0	R7-2	3.44			0	R7A	4.00			0	0	0	0		
E-76	353	23	2,530		16	R7-2	3.44			16	R7A	4.00			16	0	0	0		
E-77	353	27	1,000		4	R7-2	3.44			4	R7A	4.00			4	0	0	0		
E-78	353	54	27,617		0	R7-2	3.44			0	R7A	4.00			0	0	0	0		
E-79	354	7501	2,500		2	R7-2	3.44			2	R7A	4.00			4	0	2	0		
E-80	355	39	2,500		20	R7-2	3.44			20	R7A	4.00			20	0	0	0		
E-81	355	70	2,710		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-82	355	71	1,075		3	R7-2	3.44			3	R7A	4.00			3	0	0	0		
E-83	355	72	1,238		3	R7-2	3.44			3	R7A	4.00			3	0	0	0		
E-84	355	73	1,617		4	R7-2	3.44			4	R7A	4.00			4	0	0	0		
E-85	355	74	1,584		4	R7-2	3.44			4	R7A	4.00			5	0	1	0		

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
E-86	372	6	2,325		9	R7-2	3.44			9	R7A	4.00			9	0	0	0		
E-87	372	9	2,021		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-88	372	10	2,021		9	R7-2	3.44			9	R7A	4.00			9	0	0	0		
E-89	372	19	2,401		9	R7-2	3.44			9	R8B	4.00			9	0	0	0		
E-90	373	1	1,923		2	R7-2	3.44			2	R7A	4.00			2	0	0	0		
E-91	373	14	2,212		4	R7-2	3.44			4	R8B	4.00			8	0	4	0		
E-92	373	15	2,212		4	R7-2	3.44			4	R8B	4.00			6	0	2	0		
E-93	374	5	1,992		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-94	374	7501	1,298		5	R7-2	3.44			5	R7A	4.00			5	0	0	0		
E-95	376	4	1,881		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-96	376	9	2,059		20	R7-2	3.44			20	R7A	4.00			20	0	0	0		
E-97	376	10	2,065		18	R7-2	3.44			18	R8B	4.00			18	0	0	0		
E-98	376	13	2,065		5	R7-2	3.44			5	R8B	4.00			7	0	2	0		
E-99	376	54	3,437		16	R7-2	3.44			16	R8B	4.00			16	0	0	0		
E-100	376	62	2,002		0	R7-2	3.44			0	R7A	4.00			1	0	1	0		
E-101	377	5	1,266		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-102	377	50	2,169		5	R7-2	3.44			5	R8B	4.00			9	0	4	0		
E-103	377	51	2,169		8	R7-2	3.44			8	R8B	4.00			11	0	3	0		
E-104	377	54	2,169		5	R7-2	3.44			5	R8B	4.00			7	0	2	0		
E-105	377	55	2,413		5	R7-2	3.44			5	R8B	4.00			5	0	0	0		
E-106	377	59	2,413		12	R7-2	3.44			12	R8B	4.00			12	0	0	0		
E-107	377	72	1,718		2	R7-2	3.44			2	R7A	4.00			3	0	1	0		
E-108	385	1	2,093		7	R7-2	3.44			7	R7A	4.00			8	0	1	0		
E-109	385	2	4,186		12	R7-2	3.44			12	R7A	4.00			13	0	1	0		
E-110	385	53	2,542		15	R7-2	3.44			15	R8B	4.00			15	0	0	0		
E-111	386	62	2,212		4	R7-2	3.44			4	R8B	4.00			6	0	2	0		
E-112	387	37	6,491		24	R7-2	3.44			24	R7A	4.00			24	0	0	0		
E-113	387	133	1,940		3	R7-2	3.44			3	R7A	4.00			3	0	0	0		
E-114	387	135	8,730		6	R7-2	3.44			6	R7A	4.00			9	0	3	0		
E-115	389	53	2,271		10	R7-2	3.44			10	R8B	4.00			10	0	0	0		
E-116	390	23	2,153		2	R7-2	3.44			2	R8B	4.00			5	0	3	0		
E-117	390	34	1,218		2	R7-2	3.44			2	R7A	4.00			3	0	1	0		
E-118	390	57	1,600		10	R7-2	3.44			10	R8B	4.00			10	0	0	0		
E-119	390	58	1,380		0	R7-2	3.44			0	R8B	4.00			2	0	2	0		
E-120	390	59	1,220		4	R7-2	3.44			4	R8B	4.00			5	0	1	0		
E-121	390	60	1,080		5	R7-2	3.44			5	R8B	4.00			6	0	1	0		
E-122	390	61	987		1	R7-2	3.44			1	R8B	4.00			2	0	1	0		
E-123	391	3	6,541		18	R7-2	3.44			18	R7A	4.00			19	0	1	0		
E-124	391	10	2,113		0	R7-2	3.44			0	R8B	4.00			3	0	3	0		
E-125	391	13	1,878		4	R7-2	3.44			4	R8B	4.00			6	0	2	0		
E-126	391	14	9,750		31	R7-2	3.44			31	R8B	4.00			31	0	0	0		
E-127	391	19	1,520		3	R7-2	3.44			3	R8B	4.00			4	0	1	0		
E-128	391	33	1,500		4	R7-2	3.44			4	R7A	4.00			4	0	0	0		
E-129	391	52	1,437		4	R7-2	3.44			4	R8B	4.00			5	0	1	0		
E-130	392	4	2,139		2	R7-2	3.44			2	R7A	4.00			2	0	0	0		
E-131	392	16	2,306		8	R7-2	3.44			8	R8B	4.00			10	0	2	0		
E-132	392	34	1,909		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-133	392	39	2,307		2	R7-2	3.44			2	R7A	4.00			5	0	3	0		
E-134	393	4	2,201		4	R7-2	3.44			4	R7A	4.00			4	0	0	0		
E-135	393	9	2,375		3	R7-2	3.44			3	R8B	4.00			7	0	4	0		
E-136	393	10	2,370		7	R7-2	3.44			7	R8B	4.00			7	0	0	0		
E-137	393	48	1,895		9	R7-2	3.44			9	R8B	4.00			11	0	2	0		
E-138	394	28	2,237		0	R7-2	3.44			0	R8B	4.00			4	0	4	0		
E-139	394	48	5,162		9	R7-2	3.44			9	R8B	4.00			11	0	2	0		
E-140	395	3	7,347		23	R7-2	3.44			23	R7A	4.00			26	0	3	0		
E-141	397	11	3,584		20	R7-2	3.44			20	R7A	4.00			20	0	0	0		
E-142	397	12	7,788		40	R7-2	3.44			40	R8B	4.00			40	0	0	0		
E-143	397	15	7,844		0	R7-2	3.44			0	R8B	4.00			0	0	0	0		
E-144	397	26	2,048		9	R7-2	3.44			9	R8B	4.00			9	0	0	0		
E-145	398	4	1,672		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-146	398	15	7,865		54	R7-2	3.44			54	R8B	4.00			60	0	6	0		
E-147	398	24	2,542		10	R7-2	3.44			10	R8B	4.00			10	0	0	0		
E-148	399	39	2,212		16	R7-2	3.44			16	R7A	4.00			16	0	0	0		
E-149	399	58	4,328		18	R7-2	3.44			18	R8B	4.00			23	0	5	0		
E-150	402	1	2,763		24	R7-2	3.44			24	R7A	4.00			24	0	0	0		
E-151	402	3	8,100		0	R7-2	3.44			0	R7A	4.00			8	0	8	0		

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
E-152	404	1	1,510		2	R7-2	3.44			2	R7A	4.00			3	0	1	0		
E-153	404	5	1,520		5	R7-2	3.44			5	R7A	4.00			5	0	0	0		
E-154	404	9	1,576		4	R7-2	3.44			4	R8B	4.00			6	0	2	0		
E-155	404	11	1,939		8	R7-2	3.44			8	R8B	4.00			10	0	2	0		
E-156	404	17	2,614		18	R7-2	3.44			18	R8B	4.00			18	0	0	0		
E-157	404	26	2,370		10	R7-2	3.44			10	R8B	4.00			10	0	0	0		
E-158	404	27	2,370		10	R7-2	3.44			10	R7A	4.00			10	0	0	0		
E-159	404	28	1,750		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-160	404	30	1,750		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-161	404	31	1,750		7	R7-2	3.44			7	R7A	4.00			7	0	0	0		
E-162	404	37	2,369		8	R7-2	3.44			8	R8B	4.00			8	0	0	0		
E-163	404	38	2,369		9	R7-2	3.44			9	R8B	4.00			9	0	0	0		
E-164	404	41	2,369		10	R7-2	3.44			10	R8B	4.00			10	0	0	0		
E-165	404	48	2,369		0	R7-2	3.44			0	R8B	4.00			3	0	3	0		
E-166	404	50	2,370		10	R7-2	3.44			10	R8B	4.00			12	0	2	0		
E-167	404	51	2,801		10	R7-2	3.44			10	R8B	4.00			11	0	1	0		
E-168	404	57	2,539		7	R7-2	3.44			7	R7A	4.00			8	0	1	0		
E-169	404	58	2,610		5	R7-2	3.44			5	R7A	4.00			5	0	0	0		
E-170	405	5	4,918		32	R7-2	3.44			32	R7A	4			32	0	0	0		
E-171	405	7	1738		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-172	405	13	2,581		20	R7-2	3.44			20	R8B	4.00			20	0	0	0		
E-173	405	33	1,810		4	R7-2	3.44			4	R7A	4.00			4	0	0	0		
E-174	405	34	2,715		8	R7-2	3.44			8	R7A	4.00			8	0	0	0		
E-175	405	35	2,715		15	R7-2	3.44			15	R7A	4.00			15	0	0	0		
E-176	405	47	2,581		8	R7-2	3.44			8	R8B	4.00			8	0	0	0		
E-177	405	51	5,163		12	R7-2	3.44			12	R8B	4.00			12	0	0	0		
E-178	406	4	2,472		15	R7-2	3.44			15	R7A	4.00			16	0	1	0		
E-179	406	5	2,472		6	R7-2	3.44			6	R7A	4.00			7	0	1	0		
E-180	406	15	2,581		8	R7-2	3.44			8	R8B	4.00			8	0	0	0		
E-181	406	35	1,110		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-182	406	42	3,622		18	R7-2	3.44			18	R8B	4.00			18	0	0	0		
E-183	406	55	2,581		12	R7-2	3.44			12	R8B	4.00			14	0	2	0		
E-184	429	7	2,200		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-185	429	8	2,287		2	R7-2	3.44			2	R7A	4.00			4	0	2	0		
E-186	429	14	3,416		16	R7-2	3.44			16	R8B	4.00			16	0	0	0		
E-187	429	15	2,118		10	R7-2	3.44			10	R8B	4.00			10	0	0	0		
E-188	429	16	2,648		20	R7-2	3.44			20	R8B	4.00			20	0	0	0		
E-189	429	17	2,648		9	R7-2	3.44			9	R8B	4.00			9	0	0	0		
E-190	429	18	2,648		8	R7-2	3.44			8	R8B	4.00			11	0	3	0		
E-191	429	20	2,118		5	R7-2	3.44			5	R8B	4.00			8	0	3	0		
E-192	429	34	1,230		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-193	429	35	3,312		0	R7-2	3.44			0	R7A	4.00			2	0	2	0		
E-194	429	37	1,580		3	R7-2	3.44			3	R7A	4.00			4	0	1	0		
E-195	429	38	1,488		2	R7-2	3.44			2	R7A	4.00			3	0	1	0		
E-196	432	34	2,480		4	R7-2	3.44			4	R7A	4.00			6	0	2	0		
E-197	432	35	2,030		6	R7-2	3.44			6	R7A	4.00			7	0	1	0		
E-198	434	13	2,271		12	R7-2	3.44			12	R8B	4.00			12	0	0	0		
E-199	434	15	2,271		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-200	434	26	2,241		6	R7-2	3.44			6	R8B	4			6	0	0	0		
E-201	434	33	2,267		3	R7-2	3.44			3	R7A	4			5	0	2	0		
E-202	434	34	2,267		3	R7-2	3.44			3	R7A	4			5	0	2	0		
E-203	434	35	2,300		3	R7-2	3.44			3	R7A	4			5	0	2	0		
E-204	434	36	2,283		2	R7-2	3.44			2	R7A	4			3	0	1	0		
E-205	434	37	2,271		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-206	434	42	2,271		4	R7-2	3.44			4	R8B	4			7	0	3	0		
E-207	434	43	4,163		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-208	434	44	2,270		15	R7-2	3.44			15	R8B	4			15	0	0	0		
E-209	434	54	1,945		4	R7-2	3.44			4	R8B	4			6	0	2	0		
E-210	435	4	2,287		8	R7-2	3.44			8	R7A	4			8	0	0	0		

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
E-211	435	5	2,287		7	R7-2	3.44			7	R7A	4			7	0	0	0		
E-212	435	10	1,542		5	R7-2	3.44			5	R7A	4			5	0	0	0		
E-213	435	15	2,518		17	R7-2	3.44			17	R8B	4			17	0	0	0		
E-214	435	22	1,729		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-215	435	29	2,195		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-216	435	31	1,686		4	R7-2	3.44			4	R7A	4			5	0	1	0		
E-217	435	32	1,709		4	R7-2	3.44			4	R7A	4			5	0	1	0		
E-218	435	33	2,425		6	R7-2	3.44			6	R7A	4			6	0	0	0		
E-219	435	34	2,433		3	R7-2	3.44			3	R7A	4			3	0	0	0		
E-220	435	36	2,433		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-221	435	38	2,437		7	R7-2	3.44			7	R8B	4			7	0	0	0		
E-222	435	39	2,437		12	R7-2	3.44			12	R8B	4			12	0	0	0		
E-223	435	42	2,145		1	R7-2	3.44			1	R8B	4			5	0	4	0		
E-224	436	1	1,200		2	R7-2	3.44			2	R7A	4			3	0	1	0		
E-225	436	2	1,520		3	R7-2	3.44			3	R7A	4			4	0	1	0		
E-226	436	3	2,000		5	R7-2	3.44			5	R7A	4			6	0	1	0		
E-227	436	5	2,000		11	R7-2	3.44			11	R7A	4			12	0	1	0		
E-228	436	7	1,000		4	R7-2	3.44			4	R7A	4			5	0	1	0		
E-229	436	11	1,556		2	R7-2	3.44			2	R8B	4			3	0	1	0		
E-230	436	16	2,254		13	R7-2	3.44			13	R8B	4			13	0	0	0		
E-231	436	20	3,384		18	R7-2	3.44			18	R8B	4			18	0	0	0		
E-232	436	25	2,348		6	R7-2	3.44			6	R8B	4			8	0	2	0		
E-233	436	30	9,068		31	R7-2	3.44			31	R7A	4			31	0	0	0		
E-234	436	52	10,437		72	R7-2	3.44			72	R8B	4			72	0	0	0		
E-235	436	56	3,103		1	R7-2	3.44			1	R7A	4			3	0	2	0		
E-236	436	57	5,630		25	R7-2	3.44			25	R7A	4			28	0	3	0		
E-237	437	1	11,530		17	R7-2	3.44			17	R7A	4			17	0	0	0		
E-238	437	8	1,266		7	R7-2	3.44			7	R7A	4			7	0	0	0		
E-239	437	15	2,300		2	R7-2	3.44			2	R8B	4			6	0	4	0		
E-240	437	16	2,400		13	R7-2	3.44			13	R8B	4			13	0	0	0		
E-241	437	27	2,976		30	R7-2	3.44			30	R7A	4			30	0	0	0		
E-242	437	28	2,975		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-243	437	29	2,975		14	R7-2	3.44			14	R7A	4			14	0	0	0		
E-244	437	30	2,975		13	R7-2	3.44			13	R7A	4			13	0	0	0		
E-245	437	33	2,306		7	R7-2	3.44			7	R8B	4			9	0	2	0		
E-246	437	35	2,306		14	R7-2	3.44			14	R8B	4			15	0	1	0		
E-247	437	38	2,306		8	R7-2	3.44			8	R8B	4			10	0	2	0		
E-248	437	43	2,306		8	R7-2	3.44			8	R8B	4			10	0	2	0		
E-249	438	2	2,225		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-250	438	3	2,225		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-251	438	6	3,384		5	R7-2	3.44			5	R7A	4			5	0	0	0		
E-252	438	15	2,370		24	R7-2	3.44			24	R8B	4			26	0	2	0		
E-253	438	25	2,553		13	R7-2	3.44			13	R8B	4			16	0	3	0		
E-254	438	38	2,369		16	R7-2	3.44			16	R8B	4			16	0	0	0		
E-255	438	39	2,369		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-256	438	40	2,369		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-257	438	43	2,369		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-258	438	44	2,369		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-259	438	49	2,369		0	R7-2	3.44			0	R8B	4			0	0	0	0		
E-260	439	2	2,500		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-261	439	3	2,500		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-262	439	4	2,500		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-263	439	5	2,500		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-264	439	6	2,500		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-265	439	28	2,695		9	R7-2	3.44			9	R7A	4			11	0	2	0		
E-266	439	30	1,260		3	R7-2	3.44			3	R7A	4			4	0	1	0		
E-267	440	6	1,764		5	R7-2	3.44			5	R7A	4			6	0	1	0		
E-268	440	7	2,960		20	R7-2	3.44			20	R7A	4			21	0	1	0		
E-269	440	11	1,140		1	R7-2	3.44			1	R7A	4			2	0	1	0		
E-270	440	12	1,448		2	R7-2	3.44			2	R8B	4			4	0	2	0		
E-271	440	22	2,512		2	R7-2	3.44			2	R8B	4			3	0	1	0		
E-272	440	29	2,504		0	R7-2	3.44			0	R8B	4			5	0	5	0		
E-273	440	32	2,575		2	R7-2	3.44			2	R7A	4			4	0	2	0		
E-274	440	33	2,575		6	R7-2	3.44			6	R7A	4			7	0	1	0		
E-275	440	34	2,575		13	R7-2	3.44			13	R7A	4			13	0	0	0		
E-276	440	35	2,575		6	R7-2	3.44			6	R7A	4			7	0	1	0		

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
E-277	440	36	2,575		9	R7-2	3.44			9	R7A	4			9	0	0	0		
E-278	440	47	2,504		12	R7-2	3.44			12	R8B	4			13	0	1	0		
E-279	443	16	9,667		0	R7-2	3.44			0	R8B	4			12	0	12	0		
E-280	443	19	1,407		3	R7-2	3.44			3	R8B	4			6	0	3	0		
E-281	443	28	2,083		4	R7-2	3.44			4	R8B	4			5	0	1	0		
E-282	443	47	2,500		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-283	443	49	2,340		2	R7-2	3.44			2	R8B	4			5	0	3	0		
E-284	443	51	2,444		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-285	443	52	2,423		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-286	443	54	2,424		24	R7-2	3.44			24	R8B	4			24	0	0	0		
E-287	443	56	19,281		13	R7-2	3.44			13	R8B	4			13	0	0	0		
E-288	443	7501	3,844		4	R7-2	3.44			4	R8B	4			4	0	0	0		
E-289	444	28	2,517		20	R7-2	3.44			20	R8B	4			22	0	2	0		
E-290	444	30	2,512		22	R7-2	3.44			22	R8B	4			22	0	0	0		
E-291	444	32	2,508		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-292	444	33	2,506		22	R7-2	3.44			22	R8B	4			22	0	0	0		
E-293	444	34	10,200		77	R7-2	3.44			77	R7A	4			77	0	0	0		
E-294	444	38	2,429		16	R7-2	3.44			16	R7A	4			16	0	0	0		
E-295	444	39	2,500		14	R7-2	3.44			14	R7A	4			14	0	0	0		
E-296	445	2	1,440		0	R7-2	3.44			0	R7A	4			1	0	1	0		
E-297	445	3	2,100		3	R7-2	3.44			3	R7A	4			3	0	0	0		
E-298	445	6	1,698		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-299	445	17	1,803		4	R7-2	3.44			4	R8B	4			7	0	3	0		
E-300	445	22	7,213		18	R7-2	3.44			18	R8B	4			18	0	0	0		
E-301	445	33	2,400		14	R7-2	3.44			14	R7A	4			14	0	0	0		
E-302	445	34	2,400		15	R7-2	3.44			15	R7A	4			15	0	0	0		
E-303	445	36	2,400		12	R7-2	3.44			12	R7A	4			12	0	0	0		
E-304	445	58	1,923		13	R7-2	3.44			13	R8B	4			14	0	1	0		
E-305	445	59	4,752		0	R7-2	3.44			0	R8B	4			7	0	7	0		
E-306	445	62	3,080		15	R7-2	3.44			15	R7A	4			15	0	0	0		
E-307	445	64	962		2	R7-2	3.44			2	R7A	4			3	0	1	0		
E-308	446	2	2,400		5	R7-2	3.44			5	R7A	4			6	0	1	0		
E-309	446	3	2,400		0	R7-2	3.44			0	R7A	4			3	0	3	0		
E-310	446	4	2,400		6	R7-2	3.44			6	R7A	4			6	0	0	0		
E-311	446	5	2,466		5	R7-2	3.44			5	R7A	4			5	0	0	0		
E-312	446	6	2,400		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-313	447	6	2,425		6	R7-2	3.44			6	R7A	4			6	0	0	0		
E-314	447	7	2,425		6	R7-2	3.44			6	R7A	4			7	0	1	0		
E-315	447	9	4,850		32	R7-2	3.44			32	R8B	4			32	0	0	0		
E-316	447	11	2,425		25	R7-2	3.44			25	R8B	4			25	0	0	0		
E-317	447	19	2,425		19	R7-2	3.44			19	R8B	4			19	0	0	0		
E-318	447	28	4,850		20	R7-2	3.44			20	R7A	4			20	0	0	0		
E-319	447	30	2,425		16	R7-2	3.44			16	R7A	4			16	0	0	0		
E-320	447	31	2,425		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-321	448	13	2,498		6	R7-2	3.44			6	R8B	4			9	0	3	0		
E-322	448	14	2,498		10	R7-2	3.44			10	R8B	4			10	0	0	0		
E-323	448	16	2,271		1	R7-2	3.44			1	R8B	4			3	0	2	0		
E-324	448	29	1,746		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-325	448	31	2,208		3	R7-2	3.44			3	R7A	4			3	0	0	0		
E-326	448	32	2,208		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-327	448	33	2,208		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-328	448	40	2,271		4	R7-2	3.44			4	R8B	4			7	0	3	0		
E-329	448	45	1,635		5	R7-2	3.44			5	R8B	4			8	0	3	0		
E-330	448	46	1,635		3	R7-2	3.44			3	R8B	4			5	0	2	0		
E-331	448	47	1,635		4	R7-2	3.44			4	R8B	4			6	0	2	0		
E-332	448	48	1,635		8	R7-2	3.44			8	R8B	4			11	0	3	0		
E-333	448	49	1,676		3	R7-2	3.44			3	R8B	4			4	0	1	0		
E-334	448	50	2,044		0	R7-2	3.44			0	R8B	4			3	0	3	0		
E-335	448	51	2,044		0	R7-2	3.44			0	R8B	4			3	0	3	0		
E-336	448	52	2,271		10	R7-2	3.44			10	R8B	4			10	0	0	0		
E-337	449	7	2,380		0	R7-2	3.44			0	R7A	4			3	0	3	0		
E-338	449	11	2,538		4	R7-2	3.44			4	R8B	4			4	0	0	0		
E-339	449	12	2,438		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-340	449	13	2,438		0	R7-2	3.44			0	R8B	4			4	0	4	0		
E-341	449	14	2,438		6	R7-2	3.44			6	R8B	4			9	0	3	0		
E-342	449	23	2,438		6	R7-2	3.44			6	R8B	4			10	0	4	0		

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
E-343	449	24	2,438		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-344	449	28	4,875		0	R7-2	3.44			0	R7A	4			3	0	3	0		
E-345	449	36	1,000		3	R7-2	3.44			3	R7A	4			3	0	0	0		
E-346	449	37	1,000		3	R7-2	3.44			3	R7A	4			3	0	0	0		
E-347	449	40	2,438		10	R7-2	3.44			10	R7A	4			11	0	1	0		
E-348	449	41	2,438		7	R7-2	3.44			7	R8B	4			11	0	4	0		
E-349	449	42	2,438		5	R7-2	3.44			5	R8B	4			9	0	4	0		
E-350	449	46	2,438		7	R7-2	3.44			7	R8B	4			11	0	4	0		
E-351	449	47	2,338		11	R7-2	3.44			11	R8B	4			11	0	0	0		
E-352	449	48	2,313		9	R7-2	3.44			9	R8B	4			12	0	3	0		
E-353	449	53	2,438		28	R7-2	3.44			28	R8B	4			28	0	0	0		
E-354	449	56	2,438		6	R7-2	3.44			6	R8B	4			6	0	0	0		
E-355	449	57	2,338		5	R7-2	3.44			5	R8B	4			8	0	3	0		
E-356	450	5	3,353		5	R7-2	3.44			5	R7A	4			6	0	1	0		
E-357	450	6	6,709		0	R7-2	3.44			0	R7A	4			0	0	0	0		
E-358	450	8	3,354		0	R7-2	3.44			0	R7A	4			3	0	3	0		
E-359	450	10	2,013		3	R7-2	3.44			3	R8B	4			4	0	1	0		
E-360	450	24	2,348		10	R7-2	3.44			10	R8B	4			10	0	0	0		
E-361	450	30	2,342		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-362	450	31	2,342		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-363	450	32	2,350		9	R7-2	3.44			9	R7A	4			9	0	0	0		
E-364	450	36	2,348		5	R7-2	3.44			5	R7A	4			6	0	1	0		
E-365	450	37	2,398		4	R7-2	3.44			4	R8B	4			6	0	2	0		
E-366	450	39	2,348		10	R7-2	3.44			10	R8B	4			12	0	2	0		
E-367	450	43	2,348		13	R7-2	3.44			13	R8B	4			13	0	0	0		
E-368	450	44	2,348		5	R7-2	3.44			5	R8B	4			7	0	2	0		
E-369	450	45	2,348		9	R7-2	3.44			9	R8B	4			12	0	3	0		
E-370	450	46	2,471		0	R7-2	3.44			0	R8B	4			4	0	4	0		
E-371	450	48	2,348		5	R7-2	3.44			5	R8B	4			8	0	3	0		
E-372	450	50	2,348		5	R7-2	3.44			5	R8B	4			6	0	1	0		
E-373	450	54	1,211		6	R7-2	3.44			6	R8B	4			7	0	1	0		
E-374	450	55	1,211		5	R7-2	3.44			5	R7A	4			5	0	0	0		
E-375	451	4	5,521		3	R7-2	3.44			3	R7A	4			9	0	6	0		
E-376	451	15	2,306		5	R7-2	3.44			5	R8B	4			8	0	3	0		
E-377	451	16	2,306		11	R7-2	3.44			11	R8B	4			11	0	0	0		
E-378	451	22	2,306		9	R7-2	3.44			9	R8B	4			9	0	0	0		
E-379	451	24	2,300		8	R7-2	3.44			8	R8B	4			11	0	3	0		
E-380	451	25	2,300		9	R7-2	3.44			9	R8B	4			9	0	0	0		
E-381	451	36	2,308		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-382	451	38	2,308		24	R7-2	3.44			24	R7A	4			24	0	0	0		
E-383	451	46	2,306		9	R7-2	3.44			9	R8B	4			9	0	0	0		
E-384	451	52	2,306		9	R7-2	3.44			9	R8B	4			11	0	2	0		
E-385	451	55	2,306		10	R7-2	3.44			10	R8B	4			10	0	0	0		
E-386	451	137	2,308		7	R7-2	3.44			7	R7A	4			7	0	0	0		
E-387	452	18	2,369		35	R7-2	3.44			35	R8B	4			36	0	1	0		
E-388	452	37	2,692		4	R7-2	3.44			4	R7A	4			7	0	3	0		
E-389	452	44	4,738		39	R7-2	3.44			39	R8B	4			39	0	0	0		
E-390	453	2	2,583		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-391	453	3	2,583		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-392	453	4	2,583		1	R7-2	3.44			1	R7A	4			1	0	0	0		
E-393	453	6	2,067		6	R7-2	3.44			6	R7A	4			6	0	0	0		
E-394	453	7	2,067		8	R7-2	3.44			8	R7A	4			9	0	1	0		
E-395	453	10	2,263		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-396	453	11	32,160		89	R7-2	3.44			89	R8B	4			89	0	0	0		
E-397	453	61	8,397		0	R7-2	3.44			0	R8B	4			8	0	8	0		
E-398	454	1	5,123		21	R7-2	3.44			21	R7A	4			22	0	1	0		
E-399	454	39	1,713		2	R7-2	3.44			2	R7A	4			2	0	0	0		
E-400	454	41	1,295		3	R7-2	3.44			3	R7A	4			4	0	1	0		
E-401	454	42	1,295		3	R7-2	3.44			3	R7A	4			4	0	1	0		
E-402	454	45	1,505		4	R7-2	3.44			4	R7A	4			5	0	1	0		
E-403	454	66	4,182		13	R7-2	3.44			13	R8B	4			19	0	6	0		
E-404	454	68	1,087		4	R7-2	3.44			4	R8B	4			5	0	1	0		
E-405	458	22	1,357		3	R7-2	3.44			3	R8B	4			5	0	2	0		
E-406	458	42	1,650		3	R7-2	3.44			3	R8B	4			6	0	3	0		
E-407	458	45	1,600		2	R7-2	3.44			2	R8B	4			3	0	1	0		
E-408	458	47	1,280		2	R7-2	3.44			2	R8B	4			3	0	1	0		

Table 3: Reasonable Worst Case Development Scenario
Potential Development Sites

			EXISTING			NO BUILD					BUILD						INCREMENT			
Site No.	Block	Lot	Lot Area	Bldg Area	Dwelling Units	Existing Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Proposed Zoning	Max. Permitted FAR	Comm (Retail)	Comm (Other)	Dwellling Units	Affordable DUs	DUs	Affordable DUs	Comm (Retail)	Comm (Other)
E-409	459	17	4,808		0	R7-2	3.44			0	R8B	4			0	0	0	0		
E-410	459	21	2,708		0	R7-2	3.44			0	R8B	4			4	0	4	0		
E-411	459	23	2,325		0	R7-2	3.44			0	R8B	4			2	0	2	0		
E-412	459	31	2,400		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-413	459	43	2,175		18	R7-2	3.44			18	R8B	4			18	0	0	0		
E-414	460	27	2,020		6	R7-2	3.44			6	R8B	4			9	0	3	0		
E-415	460	28	2,020		6	R7-2	3.44			6	R8B	4			8	0	2	0		
E-416	460	32	1,600		3	R7-2	3.44			3	R8B	4			4	0	1	0		
E-417	460	33	1,620		3	R7-2	3.44			3	R8B	4			4	0	1	0		
E-418	460	37	4,760		28	R7-2	3.44			28	R7A	4			31	0	3	0		
E-419	460	39	2,000		4	R7-2	3.44			4	R7A	4			5	0	1	0		
E-420	460	43	1,696		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-421	460	43	1,696		8	R7-2	3.44			8	R8B	4			10	0	2	0		
E-422	460	44	2,405		0	R7-2	3.44			0	R8B	4			4	0	4	0		
E-423	461	18	7,275		0	R7-2	3.44			0	R8B	4			13	0	13	0		
E-424	461	29	2,456		6	R7-2	3.44			6	R7A	4			6	0	0	0		
E-425	461	31	2,494		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-426	461	32	2,425		4	R7-2	3.44			4	R7A	4			6	0	2	0		
E-427	461	33	2,425		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-428	462	18	8,652		0	R7-2	3.44			0	R8B	4			12	0	12	0		
E-429	462	24	1,470		1	R7-2	3.44			1	R7A	4			1	0	0	0		
E-430	463	14	3,120		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-431	463	16	3,420		8	R7-2	3.44			8	R8B	4			8	0	0	0		
E-432	463	18	3,120		16	R7-2	3.44			16	R8B	4			21	0	5	0		
E-433	463	23	3,120		9	R7-2	3.44			9	R8B	4			14	0	5	0		
E-434	463	34	2,500		4	R7-2	3.44			4	R7A	4			4	0	0	0		
E-435	463	39	1,875		3	R7-2	3.44			3	R8B	4			6	0	3	0		
E-436	463	40	1,875		5	R7-2	3.44			5	R8B	4			7	0	2	0		
E-437	463	41	1,875		1	R7-2	3.44			1	R8B	4			4	0	3	0		
E-438	463	42	1,950		1	R7-2	3.44			1	R8B	4			3	0	2	0		
E-439	464	15	1,575		4	R7-2	3.44			4	R8B	4			7	0	3	0		
E-440	464	16	1,350		0	R7-2	3.44			0	R8B	4			2	0	2	0		
E-441	464	19	1,575		2	R7-2	3.44			2	R8B	4			3	0	1	0		
E-442	464	20	7,875		0	R7-2	3.44			0	R8B	4			9	0	9	0		
E-443	464	32	2,186		18	R7-2	3.44			18	R8B	4			20	0	2	0		
E-444	464	43	2,934		10	R7-2	3.44			10	R8B	4			10	0	0	0		
E-445	464	44	2,912		16	R7-2	3.44			16	R8B	4			18	0	2	0		
E-446	464	47	2,934		3	R7-2	3.44			3	R8B	4			8	0	5	0		
E-447	464	55	3,616		4	R7-2	3.44			4	R8B	4			9	0	5	0		
E-448	465	48	2,250		6	R7-2	3.44			6	R7A	4			6	0	0	0		
E-449	466	14	1,710		5	R7-2	3.44			5	R8B	4			6	0	1	0		
E-450	466	15	1,710		5	R7-2	3.44			5	R8B	4			7	0	2	0		
E-451	466	20	2,043		6	R7-2	3.44			6	R8B	4			8	0	2	0		
E-452	467	16	2,130		4	R7-2	3.44			4	R8B	4			6	0	2	0		
E-453	467	17	2,272		10	R7-2	3.44			10	R8B	4			10	0	0	0		
E-454	467	18	2,308		5	R7-2	3.44			5	R8B	4			8	0	3	0		
E-455	467	20	2,485		23	R7-2	3.44			23	R8B	4			26	0	3	0		
E-456	467	46	2,550		5	R7-2	3.44			5	R8B	4			7	0	2	0		
E-457	467	48	2,550		19	R7-2	3.44			19	R8B	4			24	0	5	0		
E-458	467	49	2,550		8	R7-2	3.44			8	R8B	4			11	0	3	0		
E-459	467	50	3,400		20	R7-2	3.44			20	R8B	4			22	0	2	0		
E-460	468	35	2,823		19	R7-2	3.44			19	R7A	4			19	0	0	0		
E-461	468	36	2,879		0	R7-2	3.44			0	R7A	4			0	0	0	0		
E-462	468	37	2,750		8	R7-2	3.44			8	R7A	4			8	0	0	0		
E-463	468	44	2,530		20	R7-2	3.44			20	R8B	4			20	0	0	0		
E-464	468	48	2,581		16	R7-2	3.44			16	R8B	4			19	0	3	0		
E-465	468	49	2,581		9	R7-2	3.44			9	R8B	4			12	0	3	0		
E-466	468	50	2,581		5	R7-2	3.44			5	R8B	4			8	0	3	0		
E-467	468	51	2,581		13	R7-2	3.44			13	R8B	4			16	0	3	0		
TAL ENLARGEMENTS			**1,291,814**		**4,155**					**4,155**					**4,715**	**0**	**560**	**0**		
OTAL POTENTIAL SITES			**1,685,087**		**4,478**			**134,333**	**56,076**	**5,208**			**186,090**	**0**	**6,440**	**136**	**1,232**	**136**	**51,757**	**-56,076**

METHODS FOR ENVIRONMENTAL IMPACT STATEMENT ANALYSIS

As the RWCDS associated with the proposed actions would affect various areas of environmental concern and was found to have the potential for significant impacts, pursuant to the EAS and Positive Declaration, an EIS will be prepared for the proposed action.

The EIS will analyze the development sites for environmental impact categories pursuant to the *CEQR Technical Manual* according to the following :

- The EIS will analyze projected new construction sites for all environmental impact categories.
- The EIS will evaluate the effects of new construction potential developments for site-specific impacts related to historic resources, shadows, hazardous materials, air quality (stationary sources), and noise (building attenuation).
- The EIS will assess the projected enlargement sites for possible density-related impacts as well as for architectural resources, urban design / visual resources, air quality and noise impacts.
- The EIS will assess the potential enlargement sites, for architectural resources, urban design / visual resources, air quality and noise impacts.

B. EIS SCOPE OF WORK

TASK 1. PROJECT DESCRIPTION (INCLUDING RWCDS)

The first chapter of the EIS introduces the reader to the proposed actions and sets the context in which to assess impacts. The chapter identifies the proposed actions (brief description and location of the proposed actions) and provides: the background and/or history of the proposed actions; a statement of the public purpose and need for the proposed action; key planning considerations that have shaped the current proposal; a detailed description of the proposed actions; and a discussion of the approvals required, procedures to be followed, and the role of the EIS in the process. This chapter is the key to understanding the proposed actions and gives the public and decision-makers a base from which to evaluate the proposed actions.

The project description chapter will present the planning background and rationale for the proposed zoning map and text amendments. In addition, the chapter will summarize the reasonable worst-case development scenario (RWCDS) for analysis in the EIS and present its rationale (see the discussion above).

The section on approval procedures will explain the ULURP process, its timing, and hearings before the Community Board, the Manhattan Borough President's office, CPC, and the New York City Council. The role of the EIS as a full-disclosure document to aid in

decision-making will be identified and its relationship to ULURP and the public hearings described.

TASK 2. LAND USE, ZONING, AND PUBLIC POLICY

This chapter will analyze the potential impacts of the proposed actions on land use, zoning, and public policy. The land use study area will consist of the proposed project area, where the potential land use effects of the proposed actions will be straightforward and direct (reflecting the development scenario), and neighboring areas within a ¼-mile distance that could experience indirect impacts (see Figure 7). For the purpose of environmental analysis, the study area will extend approximately a ¼-mile from the borders of the proposed project area. Subtasks will:

- Provide a detailed description of land use, zoning, and public policy in the study area discussed above. A more detailed analysis will be conducted for the project area. This task will be closely coordinated with Task 3, "Socioeconomic Conditions," which will provide a qualitative analysis of the proposed project's effect on businesses and employment in the study area. Recent trends in the proposed project area will be noted;
- Based on field surveys and prior studies, identify, describe, and graphically portray predominant land use patterns for the balance of the land use study area. Describe recent land use trends in the study area and identify major factors influencing land use trends;
- Describe and map existing zoning and recent zoning actions in the study area, and describe any recent BSA actions;
- Prepare a list of future development projects in the study area that would be expected to influence future land use trends. Also, identify pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area. Based on these changes, assess future land use and zoning conditions without the proposed actions;
- Describe and assess the potential land use changes in the proposed project area based on the reasonable worst-case development scenario; and
- Assess effects of the projected development resulting from the proposed actions on land use and land use trends, public policy, and zoning. Discuss the proposed actions' potential effects related to issues of compatibility with surrounding land use, the consistency with zoning and other public policies, including transit-oriented development, and the effect of the proposed action on ongoing development trends and conditions in the area.

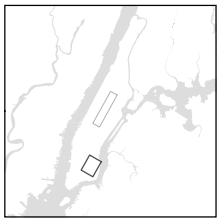


Legend

1/4 Mile Radius

Proposed Rezoning Boundary

0 600 1,200 2,400 Feet



East Village/Lower East Side Rezoning

Figure 7

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Land Use, Zoning & Public Policy, and Neighborhood Character Study Area

TASK 3. SOCIOECONOMIC CONDITIONS

This chapter will examine the effects of the proposed actions on socioeconomic conditions in the proposed rezoning area, including population characteristics, increase in economic activity, and the potential displacement of businesses and employment from the proposed project area. The analysis will provide a qualitative assessment of potential socioeconomic changes associated with the proposed action, including: direct displacement of residential population, businesses, or employees; new development that is markedly different from existing uses and activities within the neighborhood; an adverse effect on conditions in the real estate market in the area; or an adverse effect on socioeconomic conditions in a specific industry.

Screening analyses will be conducted pursuant to the *CEQR Technical Manual* methodology. The analysis will present sufficient information regarding the effects of the proposed action to make a preliminary assessment either to rule out the possibility of significant impacts or to determine that more detailed analysis is required to make a determination as to impacts. The preliminary assessment will examine 5 areas of concern including: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. For each area of concern, if it has been determined that a socioeconomic impact is likely or cannot be ruled out based on the preliminary screening assessment, then a detailed analysis will be conducted.

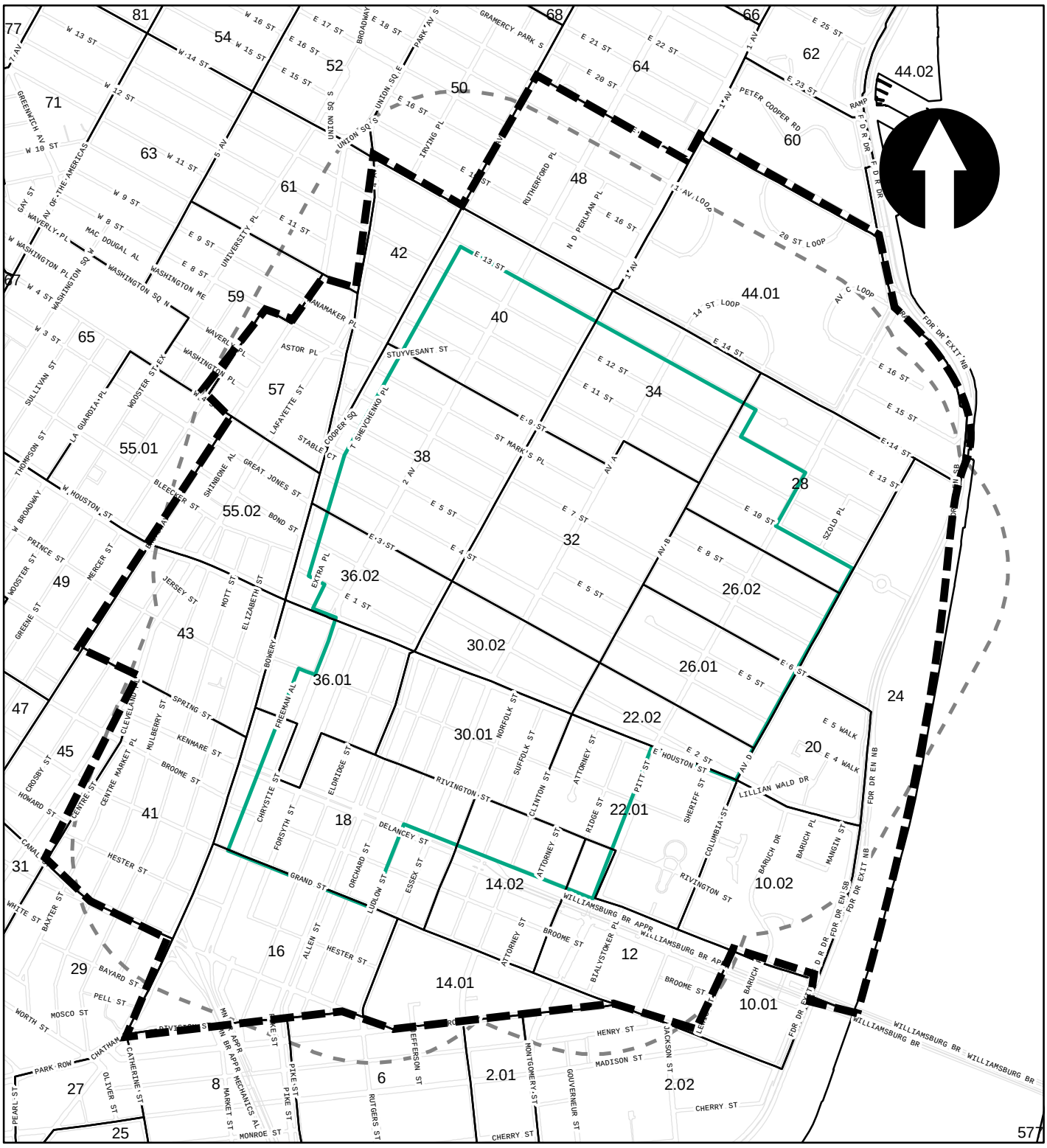
A ¼-mile socioeconomic study area (see Figure 8) will be delineated for the assessment of socioeconomic conditions. The study area will be adjusted to reflect boundaries of census tracts or data for labor and industry. Subtasks for detailed analysis, if determined to be necessary, include:

POPULATION CHARACTERISTICS

- Based on the U.S. Census of Population and Housing, describe the 2000 population characteristics of the study area;
- Discuss population trends in the Future No-Action condition; and
- Estimate population associated with the RWCDS under the proposed actions and assess impacts on population, if any.

HOUSING CHARACTERISTICS

- Using 2000 Census data and other information, such as reports on housing value and median rents, describe the housing characteristics of the study area;



East Village/Lower East Side Rezoning

Figure 8

Socioeconomic Conditions

Study Area

DEPARTMENT OF CITY PLA NNING NEW YORK CITY

- Assemble and discuss information on housing market conditions, including identification of presence of any unique or predominant population groups or presence of populations particularly vulnerable to economic changes, using Census data and other sources; and
- Estimate housing changes associated with the proposed actions and assess impacts on housing, if any, and housing trends in the Future No-Action condition.

ECONOMIC CHARACTERISTICS

- Describe existing economic activity in the study area (using most recently available data), including the number and types of businesses and employment by key sectors;
- Describe the physical characteristics of the existing manufacturing and commercial buildings in the study area and surrounding areas, including the general size of the structures, configurations, and condition. Determine the approximate vacancy rate and rent levels for buildings in the study area. This will be based on visual inspections, discussions with the Manhattan Office of DCP, and discussions with real estate brokers;
- Discuss how some uses are becoming nonconforming as a result of the proposed rezoning and any potential socioeconomic impacts;
- Estimate net new employment and other economic activity in the study area under the RWCDS;
- Estimate direct displacement of businesses and employment based on RWCDS sites. After accounting for currently vacant properties, configurations and conditions, use a ratio of number of properties converted to total properties to estimate potential displacement; and
- Assess the impact of displacement. Identify likely relocation areas nearby.

TASK 4. COMMUNITY FACILITIES AND SERVICES

The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from the proposed actions. New workers tend to create limited demands for community facilities and services, while new residents create more substantial and permanent demands. Community facilities other than open space (see Task 5) will be examined in this chapter.

In accordance with thresholds established in the *CEQR Technical Manual*, the number and type of new residential units likely to be developed as a result of the proposed actions could trigger detailed analyses of potential impacts on public schools, libraries, out-patient health care facilities and publicly funded day care centers.

The Police and Fire Departments routinely evaluate the need for changes in personnel, equipment, or facilities based on population, response times, crime levels, or other local factors. Therefore a detailed assessment of service delivery is usually conducted only if a proposed action would directly affect the physical operations of a station house or precinct house. Since the proposed actions would not directly affect existing facilities, a detailed assessment is typically not warranted. However, given the scale of projected development in the proposed rezoning area and community concerns, an assessment of fire and police protection services will be provided in the EIS.

The EIS will:

- Map Community Facilities. Identify and locate/map community facilities within the defined study area for general informational purposes, including public schools, libraries, health care facilities, police precincts, fire houses and publicly funded day care centers;
- Public Schools. Identify and locate public schools serving the proposed project area and assess conditions in terms of enrollment and utilization during the current school year, noting any specific shortages of school capacity. Identify conditions that will exist in the Future No-Action condition, taking into consideration projected changes in future enrollment (estimated number of students generated in the future without the proposed action added to the New York City Department of Education [DOE] or DCP enrollment projections for total enrollment projections for the future without the proposed actions) and plans to alter school capacity either through administrative actions on the part of DOE or as a result of the construction of new school space. Analyze Future With-Action conditions, adding students likely to be generated by the proposed actions to the projections for the Future No-Action condition. Impacts of the proposed actions will be assessed based on the difference between projections for the Future With-Action and Future No-Action conditions at the subarea (to be determined in consultation with DCP), region, and school district levels for enrollment, capacity, and utilization;

- Libraries. If *CEQR Technical Manual* thresholds are exceeded requiring a detailed analysis, identify the local public library branch(es) serving the proposed rezoning area, located within ¾ mile of the proposed rezoning area. Describe existing population served by the branch(es), using information gathered for socioeconomic conditions assessment, information services provided by branch(es), circulation, level of utilization, and other relevant existing conditions. Details on library operations will be based on publicly available information and/or consultation with library officials (documentation will be provided). For the Future No-Action condition, projections of population change in the area and information on any planned changes in library services or facilities will be described and the effects of these changes on library services will be assessed qualitatively. The effects of the addition of the population resulting from the projected developments induced by the RWCDS Future With-Action condition will be qualitatively assessed in terms of special programs, facilities, and collections, with input from library branch management staff (documentation will be provided);
- Health Care Facilities. If *CEQR Technical Manual* thresholds are exceeded requiring a detailed analysis, identify hospital emergency room services and outpatient ambulatory care facilities (regulated by the New York State Department of Health and Office of Mental Health) within approximately 1 mile of the rezoning area. Describe each facility in terms of its address, the type of service provided, an indicator of its size, capacity or utilization, and any other relevant existing conditions based on publicly available information and/or consultation with health care officials (documentation will be provided). For the Future No-Action conditions, projected change in the area's low/moderate-income population and any planned changes in health care facilities or services will be described and the effects of these changes on the operating capacity of the facilities will be assessed. The potential effects on outpatient facilities of the additional population resulting from projected developments will be assessed in comparison to the effects projected under the Future No-Action conditions;
- Day Care Facilities. If *CEQR Technical Manual* thresholds are exceeded requiring a detailed analysis, identify existing public day care and head start facilities within approximately 1 mile of the rezoning area. Describe each facility in terms of its location, ages served, number of slots (capacity), existing enrollment and length of waiting list. Information will be based on publicly available information and/or consultation with the Division for Child Care and Head Start (CCHS) (documentation will be provided). For the future Future No-Action condition, information will be obtained on any changes planned for day care programs or facilities in the area, including closing or expansion of existing facilities and establishment of new facilities. Any expected increase in the population of children under 12, based on CEQR methodology, will be discussed as potential additional

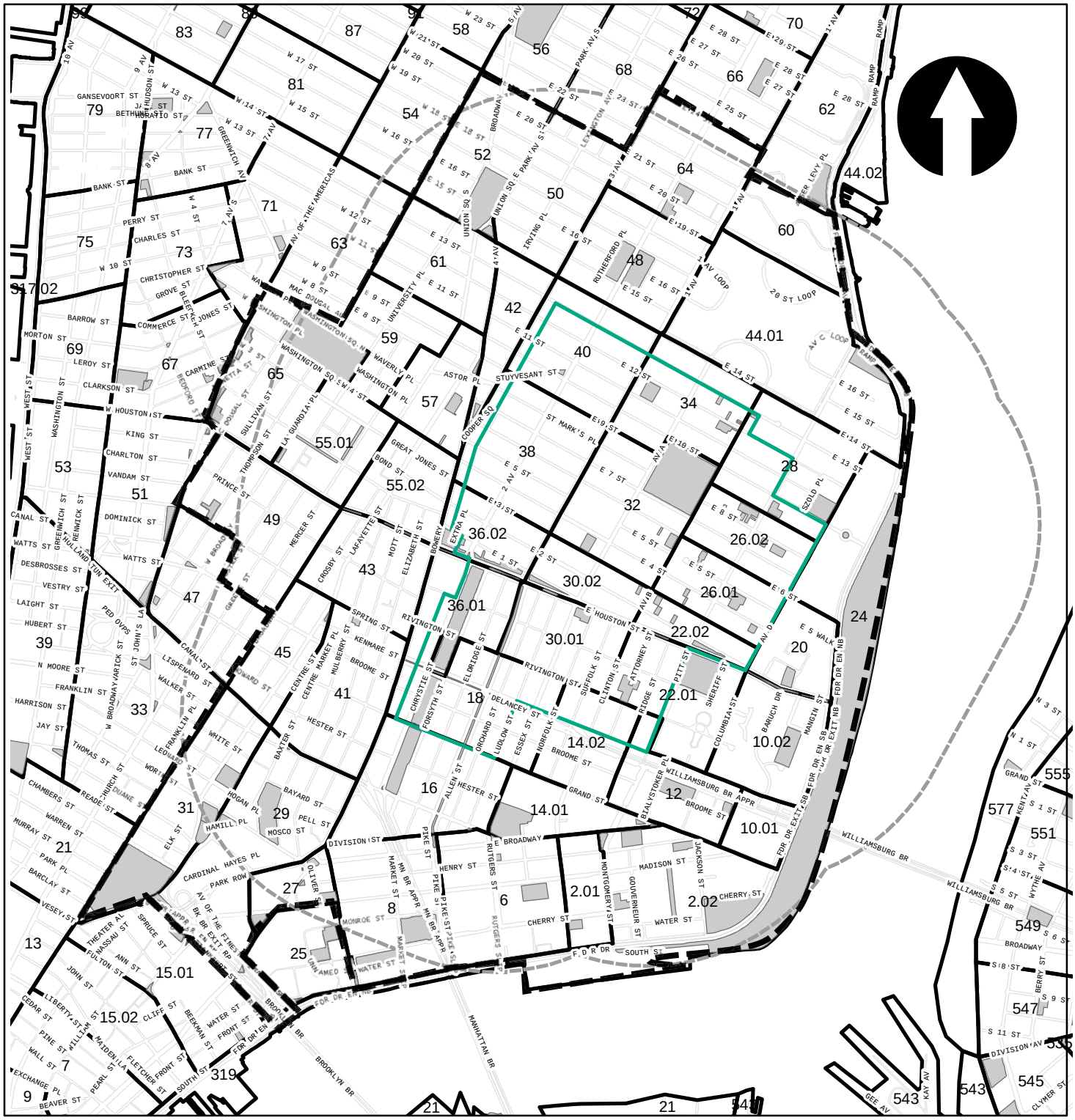
demand; and the potential effect of any population increases on demand for day care services in the study area will be assessed. The potential effects of the additional eligible children resulting from projected developments will be assessed by comparing the estimated net demand over capacity to the net demand over capacity estimated in the Future No-Action analysis;

- Fire Protection Services. Identify and locate existing fire stations serving the area. In consultation with the Fire Department (FDNY), describe the equipment and staffing levels at each facility as appropriate. For the Future No-Action condition, describe anticipated changes in population and land use in the project area as well as any planned changes in FDNY facilities, equipment or personnel. For the Future With-Action condition, assess with FDNY the incremental effects on fire protection services of the additional population and projected developments as compared to the Future No-Action condition; and
- Police Protection Services. Identify existing facilities serving the area and describe their functions and staffing levels as appropriate. In consultation with the Police Department (NYPD), assess the incremental effects on police protection services of projected development in the Future With-Action as compared to the Future No-Action condition.

TASK 5. OPEN SPACE

New residents and workers generated under the proposed actions would create added demands on local open space and recreational facilities. The proposed actions would generate more than the *CEQR Technical Manual* threshold of 200 residents, thereby requiring further assessment of open space. A detailed open space analysis for each of the two development scenarios will be conducted according to the following tasks:

- Using 2000 Census data and other data where applicable, calculate the total residential population of the open space study area, which, as per CEQR guidelines, would be defined as the area within a ½-mile radius from the proposed project area, with the study area boundary adjusted to include all census tracts with at least 50 percent of their area within the ½-mile radius (see Figure 9). The population will be indicated pursuant to Table 3D-1 of the *CEQR Technical Manual*;



East Village/Lower East Side Rezoning

DEPARTMENT OF CITY PLA NNING NEW YORK CITY

Figure 9
Open Space
Study Area

- Inventory existing active and passive open spaces within the study area boundary. The condition and usage of existing facilities will be described based on the inventory and field visits. Jurisdiction, features, user groups, quality/condition, factors affecting usage, hours of operation, and access will be included in the description of facilities. Also, the potential for facilities to be affected by direct impacts, such as from shadows cast by the action induced development, will also be assessed. Acreage of these facilities will be determined and total study area acreage calculated. The percentage of active and passive open space will also be calculated;
- Based on the inventory of facilities and study area residential and worker population, calculate the open space ratio for the residential population in the study area, and compare to City guidelines to assess adequacy. This is expressed as the amount of open space acreage per 1,000 user population. Open space ratios will be calculated for active and passive open space, as well as the ratio for the aggregate open space;
- Assess expected changes in future levels of open space supply and demand in the analysis year, based on other planned development projects within the study area. Also take account of any new open space and recreational facilities expected in the study area. Open space ratios will be developed for future conditions without the action and compared with existing ratios to determine changes in future levels of adequacy;
- Based on the residential and worker population added by the proposed project, assess its effects on open space supply and demand. The assessment of proposed actions' impacts will be based on a comparison of open space ratios with the proposed actions and open space ratios under Future No-Action and Future With-Action conditions in the ½-mile study area. In addition to the quantitative analysis, qualitative analysis will be performed to determine if the changes resulting from the proposed actions will result in a substantial change (positive or negative) or an adverse effect to open space conditions; and
- If the results of the impact analysis identify a potential for a significant impact, discuss potential mitigation measures.

TASK 6. SHADOWS

This chapter will examine the proposed actions' potential for significant and adverse shadow impacts pursuant to *CEQR Technical Manual* criteria. Generally, shadow impacts could occur if an action would result in new structures, or additions to buildings resulting in structures over 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent on sunlight. The proposed actions would permit development of buildings on new construction development sites of greater than 50 feet in height, and therefore has the potential to result in shadow impacts on

existing resources in the proposed project area. The EIS will assess the RWCDS, on a site-specific basis, for potential shadowing effects on existing light-sensitive uses, and disclose the range of shadow impacts, if any, which are likely to result from the action, further identifying:

- Projected and potential development sites adjacent to existing parks, publicly accessible open space, and sunlight-sensitive historic resources;
- Projected and potential development sites located in areas which are not susceptible to shadow impacts;
- If warranted, describe in shadow diagrams and text the potential effect of shadows from buildings resulting from the identified RWCDS (both projected and potential development sites) on publicly accessible open spaces or light-sensitive historic resources.

The shadow assessment would be coordinated with Task 5, "Open Space" and Task 7, "Historic Resources."

TASK 7. HISTORIC RESOURCES

The *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated NYC Landmarks; properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Register of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements. Because the proposed actions would induce development that could result in new in-ground disturbance and construction of a building type not currently permitted in the affected area, the proposed actions have the potential to result in impacts to archaeological and architectural resources.

Impacts on historic resources are considered on the affected sites and in a 400-foot radius area surrounding the identified development sites. The potential for impacts on Architectural Resources are considered for all new construction and enlargement projected and potential development sites. Archaeological resources are considered only in those areas where new in-ground disturbance is likely to occur; these are limited to sites that may be developed under the proposed actions, and include new construction projected and potential development sites. In coordination with the research conducted for the land use and hazardous materials tasks, this section will include an overview of the study area's history and land development. This history will be detailed enough to determine whether any

potential archaeological resources may be on the site, requiring further study. Subtasks will include:

Architectural Resources:

- Submit the proposed project to the LPC for its review and determination regarding architectural sensitivity.
- If sites are determined to be sensitive for architectural resources, research and describe history of land use and architecturally sensitive locations in the project area;
- Identify, map and describe LPC-designated, S/NR-listed, and LPC- and S/NR-eligible architectural resources in the proposed project area. All potential architectural resources should be photographed and keyed to a Sanborn map. Address, block/lot, architect, date, and original use should be provided for each eligible property; and
- Identify and assess the probably impacts of development resulting from the proposed action on architectural resources in the study area.

Archaeological Resources:

- Submit the proposed project to LPC for its review and determination regarding archaeological sensitivity;
- If sites are determined to be sensitive for archaeological resources, research and describe history of land use and potentially archaeologically sensitive locations in the project area as identified by LPC;
- Based on City and State files, identify and map inventoried archaeological resources and/or sensitive locations;
- Identify any other areas thought to be archaeologically sensitive within the project area; and
- Identify projected and potential development sites where new in-ground disturbance is expected to occur as a result of the proposed actions and any resulting potential archaeological impacts.

TASK 8. URBAN DESIGN/VISUAL RESOURCES

This chapter will assess urban design patterns and visual resources of the proposed rezoning area, and the effects on these of the proposed actions. As defined in Chapter 3G, Section 310 of the *CEQR Technical Manual*, the urban design and visual resources study area will be the same as that used for the land use analysis. The proposed actions could result in the construction of structures, building uses, size, and types not currently permitted in the affected area, and therefore has the potential to result in impacts related to urban design and

visual resources. Both new construction and enlargement projected and potential development sites will be assessed for the potential to result in impacts. A detailed list of tasks follows:

- Describe the urban design and visual resources of the proposed project area and adjacent areas, using photographs and other graphic material as necessary to identify critical features, use, bulk, form, and scale;
- Discuss specific relationships between the proposed project area and adjacent areas regarding light, air, and views;
- An assessment of the modifications to the use and bulk regulations through the zoning map and text amendments and the urban renewal designation and plan will be included in the analysis, as these affect height, dimensions, and scale of the development in the study area;
- Describe the changes expected in the urban design and visual character of the proposed project area resulting from the various developments in the study area in the future without the action;
- Describe the potential changes that could occur in the urban design character of the study area in the Future With-Action condition. For the projected development scenario, the analysis will focus on specific buildings and sites where changes are being projected and on more general building types (e.g., street wall height, setback, and building envelope). Photographs and/or other graphic material will be utilized, where applicable, to assess the potential effects on urban design and visual resources in the study area, including resources of visual or historic significance. The analysis will focus on the development sites and the facing and adjacent buildings; and
- Describe the potential changes, if any, which could occur in the urban design character and visual resources of the surrounding area.

TASK 9. NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include traffic and pedestrian patterns, noise, etc. The proposed actions would permit new development that has the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, traffic and noise levels, and urban design features, and could affect historic resources. An amalgam of impact categories, a neighborhood character analysis considers the combined impacts of land use, urban design, visual resources, historic resources, socioeconomics, traffic and noise. As suggested in the

CEQR Technical Manual, the study area for neighborhood character will be coterminous with the ¼ mile land use study area (see Figure 6). The EIS will:

- Describe the predominant factors that contribute to defining the character of the neighborhood, drawing on the related EIS sections; and
- Summarize changes that can be expected in the character of the neighborhood in the future without the action based on planned development projects, public policy initiatives, and planned public improvements.

TASK 10. NATURAL RESOURCES

As stated in the *CEQR Technical Manual*, a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and build structures used by wildlife. An assessment of natural resources is appropriate if a natural resources exists on or near the site of the proposed action, or if an action involves disturbance of that resource. For the proposed project, a screening analysis will be presented in the EIS since natural resources is not expected to be an issue for the proposed project.

TASK 11. HAZARDOUS MATERIALS

The objective of the hazardous materials assessment is to determine which, if any, of the projected and potential development sites may have been adversely affected by current or historical uses at or adjacent to the sites. Selected development sites will be assessed for the potential for hazardous materials impacts according to the following criteria:

- All new construction development sites that are expected to experience increased incremental ground disturbance as a result of the proposed actions will be assessed for the potential for hazardous materials impacts.
- Those new construction sites that are not expected to experience incremental ground disturbance, but consist of or are adjacent to uses listed in Appendix 5 of the Hazardous Materials Appendix of the *CEQR Technical Manual* will be assessed for the potential for hazardous materials impacts
- Enlargement development sites are not expected to experience any ground disturbance and new residential uses would be located significantly above ground level. Therefore they will not be assessed for the potential for hazardous materials impacts.

A preliminary screening assessment, for new construction development sites of concern, prepared pursuant to the *CEQR Technical Manual* and Chapter 24 of Title 15 of New York City Department of Environmental Protection (DEP) rules governing the placement of (E) designations will be conducted for the projected and potential development sites to determine which sites warrant an (E) designation without the preparation of a Phase I assessment and which sites require further assessment. If the potential for contamination is not identified on a projected or potential development site, the screening assessment will be conducted on adjacent properties. If impacts are not identified on the adjacent properties, the screening assessment will be expanded to include properties within 400 feet of the development sites to determine if an (E) designation on the development site is warranted.

For City-owned sites or sites that are proposed for City ownership, (E) designations will not be placed on development lots. Instead, since development of these sites would occur through disposition to a private entity, a similar mechanism to ensure that further investigative and/or remedial activities, as well as health and safety measures, prior to and/or during construction will be required under the City's contract of sale with the private entity selected to develop the site.

In addition to the environmental database search, readily available public records will be requested and reviewed, where applicable. Freedom of Information Law (FOIL) requests will be submitted to various City and State agencies, including the New York State Department of Environmental Conservation (NYSDEC), New York City Department of Health, DEP, FDNY, and the New York City Department of Sanitation (DSNY), regarding the release of petroleum products and/or hazardous materials or any other environmental concerns at the subject sites. A database search will be conducted for each Site on the New York City Department of Buildings (DOB) website.

The hazardous materials assessment will be conducted according to the following tasks:

- Review United States Geological Society (USGS) topographical maps to ascertain the topography. Available USGS and New York State Geological Survey documents will be reviewed for surface and subsurface geological conditions in addition to the groundwater conditions in the area of the subject properties;
- Review Sanborn Fire Insurance Maps to develop a profile on the historical uses of properties; and

- Perform field reconnaissance. The majority of the properties in the area are owned privately and are not accessible for field inspection. Therefore, the field reconnaissance will consist of observing the sites from public access ways (i.e., sidewalks and streets) and noting the general uses of the buildings (i.e., industrial, manufacturing, residential, commercial, etc.). Field reconnaissance will include the following:
  - — Characterization of the range of industrial uses and activities performed in the rezoning action area;
  - — Description of constituents most commonly associated with the industrial activity;
  - — Notation of surrounding properties to assess potential impacts on the subject property;
  - — Observation of illegal dumping of domestic refuse, hazardous waste, and/or construction debris on the site or in the area;
  - — Evidence of electrical transformers or large capacitors on the subject property; and
  - — Review of data for underground storage tanks or aboveground storage tanks (USTs and/or ASTs) in the area.

The mapping, literature, and field data will be evaluated to assess the potential for environmental concerns at the subject sites. A summary of findings and conclusions will be prepared for inclusion in the EIS to determine where (E) designations[1] may be appropriate.

The (E) designation would require that the fee owner of an (E) designated site conduct a testing and sampling protocol, and remediation, where appropriate, to the satisfaction of DEP before the issuance of a building permit by the Department of Buildings (pursuant to *ZR* Section 11-15 [Environmental Requirements]). The (E) designation also includes mandatory construction-related health and safety plans which must be approved by DEP.

TASK 12. WATERFRONT REVITALIZATION PROGRAM

A small portion of the proposed project area, between East 13th Street and East 10th Street, and Avenue B and Avenue C, is located within the designated NYC coastal zone boundary. Therefore the proposed actions must be assessed for consistency with the City's Waterfront

[1] As described in the *CEQR Technical Manual*, an (E) designation is used in connection with an environmental review pursuant to any zoning map amendment to identify potential significant contamination on one or more tax lots within the affected zoning area that is not under the control of the applicant. The (E) designation discloses the potential contamination associated with the site and the required mitigation needed to ensure the protection of public health and the environment prior to construction of the site.

Revitalization Program (WRP). As the proposed actions require only City approvals, the proposed project will be assessed in the EIS according to the *New Waterfront Revitalization Program* approved by the NYC City Council in October 1999. The new WRP replaced the 56 City and State policies approved in 1982 with ten policies aimed at simplifying and clarifying the consistency review process. The new policies are used as the basis for evaluation of discretionary actions within the coastal zone that require only City permitting/ approvals or Uniform Land Use Review Procedure (ULURP) review.

TASK 13. INFRASTRUCTURE

This chapter will describe the existing infrastructure in the proposed project area. According to the *CEQR Technical Manual*, the City's infrastructure comprises the physical systems supporting its population, including water supply, wastewater treatment and storm water management. The proposed actions would induce new development which could place additional demands on infrastructure. This task will be undertaken in coordination with DEP regarding water and sewer system capacity and infrastructure issues in the area. An analysis will be conducted to determine the potential for the projected developments induced by the proposed actions to affect the City's infrastructure, including:

WATER SUPPLY

- The existing water distribution system serving the proposed project area will be described based on information obtained from the DEP Bureau of Water Supply and Wastewater Collection;
- The current water usage in the area will be examined;
- The likely demand will be assessed for future Future No-Action conditions, and the effects on the system will be described;
- Water demand for the projected developments induced by the proposed actions will be projected; and
- The effects of the incremental demand on the system will be assessed to determine if there is sufficient capacity to maintain adequate supply and pressure.

SEWAGE AND STORMWATER

- The existing sewer systems serving the proposed project area will be described from information obtained from DEP. Existing and future flows to the Newtown Creek Water Pollution Control Plant (WPCP) that serves the area will be calculated and estimated. Information on existing sewer infrastructure in the area, including sanitary, storm, and combined sewer mains, regulators, interceptor sewers, outfalls, and other principal components of the local system will also be provided;

- Discuss recent problems with combined sewer overflows and back-ups during storm events;
- Discuss any expected changes in sewer conditions to occur under Future No-Action conditions;
- Information on sanitary sewage and stormwater generation will be compiled for the projected developments induced by the proposed actions based on water usage estimates. The adequacy of sewer systems to meet demand generated by the projected developments induced by the proposed actions will be assessed; and
- The effects of the incremental demand on the system will be assessed to determine if there will be any impact on the WPCP, or on its State Pollution Discharge Elimination System (SPDES) permit conditions.

TASK 14. SOLID WASTE AND SANITATION SERVICES

The proposed actions would induce new development that would require sanitation services. This chapter will provide an estimate of the additional solid waste expected to be generated by the projected developments and assess its effects on the City's solid waste and sanitation services. This assessment will:

- Describe existing and future New York City solid waste disposal practices;
- Estimate existing and future Future No-Action solid waste generation;
- Forecast solid waste generation by the projected developments induced by the proposed actions based on CEQR guidelines; and
- Assess the impacts of the proposed action's solid waste generation (projected developments) on the City's collection needs and disposal capacity.

TASK 15. ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant energy impacts, and as such would not require a detailed energy assessment. For CEQR purposes, energy impact analysis focuses on an action's consumption of energy. A qualitative assessment/screening analysis will be provided in the EIS, as appropriate. This would include an estimate of the additional energy consumption associated with the projected developments induced by the proposed actions, including an estimate of the demand load on electricity, gas, and other energy sources; and an assessment of available supply.

TASK 16. TRAFFIC AND PARKING

The proposed traffic study area is generally bounded by East 14th Street to the north, Grand Street to the south, the FDR Drive to the east, and the Bowery to the west. The East Village/Lower East Side study area consists primarily of residential development with ground floor, neighborhood-oriented retail. Delancey, Houston and East 14th Streets are the major east-west arterials in the area, leading vehicles into the area and out from the area via the Williamsburg Bridge and FDR Drive, and there are several lesser-used one-way streets between these arterials. North-south arterials that connect the area to the Manhattan Bridge, other east side neighborhoods, and the Financial District include the Bowery/Third/Fourth Avenue, Chrystie Street/Second Avenue, Allen Street/First Avenue, and Essex Street/Avenue A. Other north-south streets include Avenue B, C, and D, and several named streets south of Houston Street.

Since the issuance of the EAS and Draft Scoping Document, a detailed transportation screening analysis was prepared for the proposed action. Based upon the the transportation planning factors presented in the Transportation Planning Facotr memo(attached), the proposed action would generate more than 50 peak hour vehicle trips. According to the *City Environmental Quality Review (CEQR) Technical Manual*, if the proposed action would generate fewer than 50 peak hour vehicle trips through an intersection, a need for further traffic analysis would be unlikely. Although the proposed action would generate more than 50 vph in all peak hours, it would not generate 50 vph at any individual intersection in any peak hour. The project generated trips would be distributed within a large rezoning area and may not accumulate to significant levels at any intersections.

According to the *City Environmental Quality Review (CEQR) Technical Manual*, the proposed action would not have the potential for significant impacts. Therefore, detailed analyses at traffic study intersections will not be conducted for the weekday AM, midday and PM peak periods.

A second critical issue to be addressed will be the projected demand for parking and the ability of the amount of parking to be provided, plus possible parking surpluses in the area, to accommodate that demand.

PARKING

The parking analysis will focus on the amount of parking to be provided as part of the projected developments envisioned in the proposed action (assumed to be pursuant to zoning and reflective of site conditions, i.e., new developments are expected to provide accessory parking while conversion and conversion/expansion developments are not), and their ability to accommodate projected parking demand induced by the proposed actions. Parking inventories will be conducted to determine the general area's capacity to

accommodate additional parking. In addition, any changes to parking supply and demand in the future without the proposed actions will also be considered. As per *CEQR Technical Manual* guidelines, the parking study area will extend approximately a ¼-mile from the boundaries of the study area. Specific tasks will include:

- Conduct an inventory of the public parking lots and garages in the study area, noting their locations, capacities, and peak weekday AM, midday and PM utilization levels. Conduct an inventory of the number of legal on-street parking spaces within the proposed project area and their general utilization levels during weekday AM, midday and PM peak periods. This information will be used as the basis for determining the ability of existing parking resources to accommodate increased demands in the future.
- Describe, in general terms, on-street parking regulations for the study area.
- Project future Future No-Action parking availability based on an annual background growth rate of one half percent per year, plus accumulated trips from planned or proposed developments in the study area. Any existing parking facilities expected to be removed or relocated or other changes to parking conditions in the Future No-Action condition will be factored into this assessment.
- Develop parking accumulation profiles for overall projected development expected to occur as a result of the proposed actions. It will be assumed that each identified new development would provide parking in accordance with applicable zoning requirements. Based on these assumptions, an assessment will be provided to determine whether there would be excess parking demand, and whether there are a sufficient number of other parking spaces available to accommodate that excess demand. Similar to traffic assignments, parking accumulation profiles would not be prepared for each projected development site, but would be accumulated into the same development zones as those used to calculate traffic assignments.

TASK 17. TRANSIT AND PEDESTRIANS

TRANSIT AND PEDESTRIANS –SCREENING

Based on the travel demand projections discussed above (presented in the attached memorandum), a detailed person trip assignment analysis was prepared, calculating the person trips projected to use subway and bus facilities. Although these projected peak hour trips would exceed 200 peak hour person trips, these trips would not exceed 200 person trips at any individual subway station or bus line. According to the *CEQR Technical Manual* threshold for warranting further analysis, they would be dispersed among numerous subway stations, bus routes, and pedestrian pathways. Specifically, within and near the rezoning area, subway riders are served by 10 stations, including the First and Third Avenue stations

along East 14th Street, Union Square station, Astor Place station, Bleecker Street station, Lower East Side Second Avenue station, Delancey Street station, Essex Street station, Bowery station, and Grand Street station. Bus riders are served by 9 local bus routes, including the M8, M9, M15, M14A, M14D, M21, M101, M102, and M103. In total, approximately 1,900, 1,000, and 2,300 person trips associated with the residential portion of the proposed action were preliminarily estimated. Similarly, the overall net increment would be somewhat lower and because these trips would be dispersed throughout the rezoning area and to the various transit modes summarized above, therefore,the *CEQR Technical Manual* threshold of 200 peak hour person trips at the above referenced subway line, bur routes,or pedestrian paths would be exceeded at any pedestrian circulation elements that would warrant a detailed analysis.

TASK 18. AIR QUALITY

OVERVIEW

The proposed actions would generate traffic, thus possibly requiring an assessment of mobile sources to estimate the potential mobile source air quality impacts. In addition, the proposed actions will be assessed for potential impacts associated with stationary sources, specifically: (1) the potential effects from heating, ventilation, and air conditioning (HVAC) system emissions from action-induced development on nearby receptor sites; and (2) the potential effects from HVAC system emissions from action-induced development on nearby action-induced development receptors (project on project); and (3) for future residential and commercial land uses induced by the proposed action to be affected by air pollutants emitted from existing nearby industrial, commercial, institutional, or large-scale residential uses. The potential for impacts from mobile and stationary sources, including manufacturing emissions and boilers, will therefore be assessed in the EIS following the procedures outlined in the *CEQR Technical Manual*.

MOBILE SOURCE ANALYSES

If necessary, based on the traffic volumes generated by the proposed actions and on the guidelines of the *CEQR Technical Manual,* it is necessary to undertake a mobile source air quality analysis. The following work program would be performed:

- Update existing air quality data (such as vehicle classifications, speeds, etc.). Collect and summarize existing ambient air quality data for the study area;

- Determine receptor locations for the carbon monoxide (CO) microscale air quality analysis. Intersections in the traffic study area with the greatest expected changes in traffic volumes that exceed the CEQR screening threshold for this area of the City would be identified for analysis. For this analysis, it is proposed that the three intersections with the greatest increases in traffic will be analyzed for potential impacts. However, final selection of specific intersections for analysis will depend on the baseline and Future No-Action traffic conditions along with the vehicular trip generation and distribution under the proposed action;
- At each intersection selected for analysis, multiple receptor sites will be simulated in accordance with CEQR guidelines and EPA-454/R-92-005 *Guideline for Modeling CO from Roadway Intersections*;
- Select dispersion model for microscale carbon monoxide analysis. At the receptor sites, it is anticipated that the U.S. Environmental Protection Agency's (EPA) mobile source CAL3QHC dispersion model will be used for the carbon monoxide microscale analysis. The CAL3QHCR modeling will be performed to determine impacts at intersections where significant impacts are predicted with the CAL3QHC model;
- Emissions from any on-site parking facilities will be modeled using the procedures outlined in the *CEQR Technical Manual*;
- Select meteorological conditions. For refined mobile source modeling with CAL3QHCR, actual meteorological data will be employed instead of worst-case assumptions concerning wind speeds, wind direction frequencies, and atmospheric stabilities. The latest available meteorological data with surface data from John F. Kennedy Airport and concurrent upper air data from Brookhaven, New York, will be used for the simulation program;
- Select appropriate background levels. For the microscale carbon monoxide analysis, appropriate background levels for the study area will be obtained from DEP, or from the closest NYSDEC ambient air quality monitoring station from the proposed site;
- Select emissions methodology. Vehicular emissions will be computed using the EPA-developed MOBILE62.03 model. DEP/NYSDEC-supplied information will be used regarding credits to account for the state vehicle emission inspection and maintenance program, and the state anti-tampering program;
- Determine pollutant levels. At each microscale analysis site calculate maximum 1- and 8-hour carbon monoxide concentrations for existing, Future No-Action, and Future With-Action conditions. Contributions from any on-site parking facilities will be included where appropriate;

- Compare existing and future levels with standards. Future carbon monoxide pollutant levels with and without the proposed actions will be compared with the National Ambient Air Quality Standards (NAAQS) to determine compliance with standards, and the City's *de minimis* criteria;
- Assess the consistency of the proposed actions with the strategies contained in the State Implementation Plan (SIP) for the area. Consistency with the applicable SIP for the area will be determined;
- At any receptor sites where violations of standards occur, determine what mitigation measures will be required to attain standards;
- Assess particulate matter impacts from all types of vehicles. Pollutant levels for particles with an aerodynamic diameter less than 10 microns $\mu g/m^3$ (PM_{10}) and less than 2.5 microns ($PM_{2.5}$) will be determined using available modeling tools. The $PM_{2.5}$ analysis would follow the DEP "Interim Guidelines for $PM_{2.5}$ Analysis," dated July 9, 2007. It is assumed that a refined mobile source modeling with CAL3QHCR, using actual meteorological data will be employed, along with vehicle emissions computed with EPA's MOBILE6 emissions model. Future pollutant levels with the project will be assessed to determine the potential for significant impacts from PM_{10} and $PM_{2.5}$. This analysis will be performed for PM_{10} and $PM_{2.5}$ at three locations in the area where the greatest particulate emissions would be expected. However, if after further assessment there is the need for more intersections, this will be investigated; and
- Examine mitigation measures as necessary. Analyses will be performed to examine and quantify ameliorative measures to minimize any significant impacts of the proposed actions.

STATIONARY SOURCE ANALYSES

HVAC Analysis

There will be an analysis of the potential for the emissions from the heating, ventilation and air conditioning systems (HVAC) of the proposed actions' development sites to significantly impact existing land uses or any of the other development sites. An HVAC stationary source analysis will be conducted on all projected and potential new construction sites and on those projected and potential enlargement sites that would experience at least a 30% increase in floor area. The analysis will be conducted as follows:

- Assumptions regarding building heights and distances for locating nearest receptors will be determined based on the RWCDS.
- The analysis will be performed as a screening analysis for individual development sites and for a cumulative (or cluster) analysis. The analyses will be performed in

accordance with the methods presented in Section 322 of the *CEQR Technical Manual*.

- Three criteria pollutants will be considered for the cumulative analysis: NO_2, PM_{10}, and SO_2.
- In the event of predicted exceedances associated with individual development sites, a detailed dispersion modeling analysis using the EPA AERMOD dispersion model will be performed. The estimated short-term and annual pollutant concentrations of the criteria pollutant(s) of concern will be added to appropriate background levels, and total pollutant concentrations will be compared with NAAQS standards to determine whether there will be the potential for a violation of these standards.
- In the event that significant impacts are predicted using screening and/or analyses, examine the use of fuel restrictions which would be applied as (E) designations to avoid significant adverse air quality impacts.

Industrial Sources

An industrial sources analysis will be conducted on all projected and potential development sites as follows:

- In accordance with the *CEQR Technical Manual*, emissions from industrial/manufacturing or commercial facilities located within 400 feet of any proposed new residential and commercial sites will be considered;
- The *CEQR Technical Manual* also requires the consideration of large emission sources, such as power plants, located within 1,000 feet of the proposed new residential and/or commercial areas. This assessment will be conducted for these large sources within 1,000 feet and potential cumulative impacts from these uses will be analyzed;
- A list of potential emission sources within the air quality study area will be compiled based on EPA, NYSDEC, and DEP's databases and field observations. For facility types commonly associated (based on Standard Industrial Classification (SIC) code and USEPA AP-42 emission descriptions) with potentially harmful pollutants, emission information for these facilities will be requested from DEP's Bureau of Environmental Compliance (BEC). Emission and stack parameter data contained in BEC operating permits will then be used to estimate any potential for these sources to result in air quality levels at the new residential and commercial sites that exceed applicable air quality standards and guidelines. Field surveys and consultation with DCP will be used to determine which, if any, of these permits are associated with

businesses that are no longer in operation. No analysis would be conducted for such facilities.

- Estimates will be made using the EPA's AERMOD dispersion model for each of the pollutants in the permits to calculate cumulative impacts. In the event that potential violations of standards are estimated, measures to reduce pollutant levels to within standards will be examined for these sources.
- Guidelines values, developed by EPA and NYSDEC (as described in the *CEQR Technical Manual*) will be used for determining potential air toxics impacts. These are short-term (1-hr) SGC and long-term (annual) AGC guideline concentration values (NYSDEC DAR-1 Air Guide-1, Guidelines for the Control of Toxic Air Contaminants), and EPA's unit risks factors for inhalation (EPA Integrated Risk Information System (IRIS) and EPA Health Effect Assessment Summary Tables).
- EPA's "Hazard Index Approach" will be utilized to assess exposure levels associated with non-carcinogenic toxic air pollutants, and EPA's unit risk approach will be used to assess potential long-term impacts of the carcinogenic pollutants. The "Hazard Index Approach" is based on estimating the ratio of pollutant concentrations divided by their respective health-related Guideline Values (GVs).
- Results of the stationary source air quality analysis for air toxics will be compared to the appropriate measures of environmental impact, as follows:
  - — Non-carcinogenic air pollutant results will be compared with applicable guideline values. If the total ratio of pollutant concentrations obtained by dividing by their respective GV value is found to be less than 1 for all pollutants combined, no significant air quality impacts will be predicted to occur due to non-carcinogenic toxic pollutant releases; and
  - — Carcinogenic air pollutant results will be compared with EPA cancer risk threshold level of one-in-one million. Potential impacts will be reported if the total incremental cancer risk estimated from the emissions of all of the carcinogenic toxic pollutants combined is greater than one-in-one million. Future development, where mitigation may be required as a result of proposed action, may receive an (E) designation to ensure comply with applicable air quality standards.

TASK 19. NOISE

This chapter will examine potential noise impacts due to stationary sources. The amount of traffic generated as a result of the proposed actions may not be large enough to necessitate an analysis of mobile source noise. With regard to stationary sources and building

attenuation, as the high ambient noise levels may affect the new sensitive uses introduced by the proposed actions, the noise analysis will contain the following:

- Changes in traffic noise levels with the proposed actions;
- Stationary source noise impacts at or near the projected and potential residential and commercial uses (compliance with performance standards);
- Achievement of acceptable interior noise levels (45 dBA) in the projected and potential residential buildings; and
- Short-term construction phase noise and vibration impacts (discussed qualitatively, see Task 20, "Construction").

Existing noise levels will be monitored at future residential locations. Future noise levels will be estimated based on the proportionate change in traffic volume between existing and future conditions (Future Noise Level (dBA) = Existing Noise Level (dBA) + 10LOG (Future PCE/Existing PCE)). The *CEQR Technical Manual* recommended L_{10} descriptor will be used to characterize noise in the analysis.

The following tasks will be performed in compliance with guidelines contained in the *CEQR Technical Manual*:

- Selection of noise receptor locations. Potentially affected sites will be selected during a site visit. Selected sites will be representative of the future sensitive uses within the proposed rezoning area. Based on a preliminary review of the study area roadway configuration and traffic patterns, approximately 10 noise monitoring locations would be analyzed. However, final selection of specific locations for analysis will depend on the baseline and Future No-Action traffic conditions along with the vehicular trip generation and distribution under the proposed actions. These noise receptors would be placed in areas to be analyzed for building attenuation. This would focus on areas of potentially high ambient noise where residential uses are proposed.
- Noise monitoring and data collection. At the identified locations, existing noise readings will be determined by performing one-hour equivalent (20 minutes readings as per *CEQR Technical Manual* guidelines) continuous noise levels (L_{eq}) and statistical percentile noise levels. The noise levels will be measured in units of "A" weighted decibels (dBA). The monitoring periods will coincide with the peak traffic noise periods. The proposed actions are not expected to result in off-peak non-typical traffic time periods requiring assessment. Three types of receptor sites will be selected: sites where the proposed actions would have the potential for significant impacts due to project-generated traffic, and sites that are used to determine the building attenuation to comply with noise regulations.

- Determine future noise levels. Following procedures outlined in the *CEQR Technical Manual* for assessing stationary and mobile source noise impact, future no-action and project noise will be estimated at the proposed sensitive land uses. Existing noise levels and mathematical models based on acoustic fundamentals will be used to determine Future No-Action and Future With-Action noise levels.
- Review noise criteria. CEQR air-borne noise criteria will be followed while determining project impacts at the future sensitive sites in the project area. The criteria will take into consideration the indoor and outdoor areas at the monitored sites, which are representative of future sensitive land uses in the area.
- Determine noise impacts. Noise impacts will be determined by comparing future with action project noise levels with Future No-Action noise levels with various noise-standards guidelines and other noise criteria including New York City Noise Code, New York City CEQR Noise Standards, and New York City Noise Performance Standards. Also, since the proposed actions will result in sensitive receptors being located within a manufacturing zone, Future With-Action noise levels will be compared with CEQR noise exposure guidelines. Both methodologies will be used in impact determination. Noise from nearby stationary sources will also be assessed.
- Identify the need for any noise abatement. At locations where noise abatement may be required, appropriate mitigation measures will be considered in accordance with the CEQR guidelines and recommendations for their implementation will be made (*CEQR Technical Manual*, Table 3R-4). Future residential buildings, where mitigation may be required as a result of proposed actions, may receive (E) designation to ensure that noise attenuation is provided to comply with acceptable interior noise requirements.

TASK 20. CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources and the integrity of historic resources, community noise patterns, air quality conditions, and mitigation of hazardous materials. Because there are no specific plans for individual buildings, the construction assessment for the proposed actions will be qualitative, focusing on areas where construction activities may pose specific environmental problems. The chapter will address all proposed development sites for technical areas of concern related to construction in accordance with *CEQR Technical Manual* guidelines. Suggestions on incorporating measures to avoid potential impacts will also be included such as odor suppression, etc. Construction phase noise impacts will be qualitatively assessed and recommendations will be made to comply with DEP guidelines contained in Report #CON-

79-001 and New York City Noise Code. Noise and ground-borne vibration impacts during construction will be addressed at vulnerable sites and if necessary, appropriate recommendations will be made for their control. Should potential impacts be identified, practicable mitigation measures will be developed. It should be noted that most of the construction induced by the proposed actions would be gradual, taking place over the anticipated 10-year build period, thereby minimizing potential impacts.

TASK 21. PUBLIC HEALTH

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction and natural resources. A public health assessment may be warranted if a proposed action results in a) increased vehicular traffic or emissions from stationary sources resulting in significant air quality impacts; b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect groundwater to be used as a source of drinking water; c) solid waste management practices that could attract vermin and result in an increase in pest populations; d) potentially significant impacts to sensitive receptors from noise and odors; or e) vapor infiltration from contaminants within a building or underlying soil that may result in significant hazardous materials or air quality impacts. Based on the findings of the tasks discussed above, the EIS will provide an assessment of potential public health impacts, following the guidelines presented in the *CEQR Technical Manual*.

TASK 22. MITIGATION

Where significant impacts have been identified in Tasks 2 through 20, measures to mitigate those impacts will be described. These measures will be developed and coordinated with the responsible City/state agencies as necessary, including LPC, DOT, and DEP. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

TASK 23. ALTERNATIVES

The purpose of an alternatives section in an EIS is to provide a comparison of conditions under alternative scenarios that are then compared with conditions under the proposed project. Part of this analysis is to examine alternatives that may reduce project-related significant impacts. For this reason, the full range of alternatives is not typically defined until the extent of project impacts have been identified during EIS preparation. At this time, it is anticipated that at a minimum the following alternatives will be analyzed:

- No Action Alternative, which assumes no area-wide rezoning or any elements of the other proposed action, i.e., text amendments, mapping actions, etc., but includes as-

of-right development from individual projects proposed by others in the proposed project area.

- No Impact Alternative.
- Lesser Density Alternative.
- Additional alternatives as the EIS project-related impacts are determined.

The purpose of an alternatives section in an EIS is to examine reasonable and practicable development options that would tend to reduce project-related impacts and/or achieve the stated goals and objectives of the proposed action. The EIS will also consider other planning alternatives. The alternatives are usually defined when the full extent of project impacts is identified, but at this time it is anticipated that they will include the following:

As-of-Right (Future No Action Scenario) Alternative – An As-of-Right Alternative, which assumes no area-wide rezoning but includes as-of-right development from individual projects proposed by others in the rezoning area.

R7A/C6-3A with Inclusionary Alternative – The R7A/C6-3A with Inclusionary alternative is identical to the proposed action except that it would map R7A districts with inclusionary housing program areas along the wide avenues above Houston Street (Second Avenue, First Avenue, Avenue A, Avenue C) and C6-3A districts with inclusionary housing program areas along the west side of Chrystie Street. While seeking to achieve the same overall goals and objectives of the proposed action, this alternative responds to concerns expressed by Manhattan Community Board 3, elected officials and members of the public regarding the potential effects of new development that would continue to drive housing costs upward, while reducing the overall supply of affordable housing opportunities.

While use regulations under the R7A/C6-3A alternative are identical to those of the proposed action, there is significant variation from the proposed action with respect to density and bulk regulations, and the degree of the differences varies depending on the affected districts in question. Under the alternative, R7A districts with inclusionary housing program areas are proposed in place of selected R7A districts; some of the bulk regulations are the same for both districts, so the differences here are more narrowly defined. The alternative also proposes C6-3A districts with inclusionary housing program areas in place of selected C6-2A districts (also with inclusionary housing program areas); in these districts bulk regulations differ more widely, so the potential differences there can have broader impacts.

R7A Inclusionary Housing Program Districts

With regard to the affected R7A districts, maximum FARs would be lower under the alternative, than under the proposed action for residential uses and would remain the same for community facility uses. The maximum base FAR of 3.45 for residential uses would be lower in affected areas under the alternative as compared with the maximum FAR of 4.0 in those same districts under the proposed action, although residential development would be permitted an additional 1.15 FAR bonus, for a maximum of 4.6, in exchange for providing affordable housing under the Inclusionary Housing Program. The maximum FAR for community facility uses under the alternative would be identical, at 4.0, to that under the proposed action.

The building height and setback regulations in the affected R7A districts would be identical under the alternative as compared to those under the proposed action. Under both the proposed action and the alternative, new development in the affected districts would have a maximum building height of 80 feet, with streetwall heights permitted between 40 and 65 feet.

C6-3A Inclusionary Housing Program Districts

With regard to the affected C6-3A districts, maximum FARs would be higher under the alternative, than under the proposed action, for both residential and community facility uses. The maximum base FAR of 6.5 for residential uses would be higher in affected areas under the alternative as compared with the maximum FAR of 5.4 in those same districts under the proposed action. Additionally, the residential FAR bonus of 2.0 and the corresponding maximum 8.5 FAR (in exchange for providing affordable housing under the Inclusionary Housing Program) are greater under the alternative than under the proposed action, which allows a residential FAR bonus of 1.8 and a corresponding maximum 7.2 FAR. The maximum 7.5 FAR for community facility uses under the alternative would also be higher than the maximum 6.5 FAR under the proposed action.

The building height and setback regulations in the affected C6-3A districts would also be generally higher as compared to those under the proposed action. Under the alternative, new development in the affected districts would have a maximum building height of 145 feet, with streetwall heights permitted between 60 and 102 feet on wide streets (for development on narrow streets, maximum building heights are 135 feet, with streetwall heights permitted between 60 and 95 feet). Under the proposed action maximum building heights are 120 feet, with streetwall heights permitted between 60 and 85 feet.

The development scenario for the R7A/C6-3A with Inclusionary alternative differs from the development scenario for the proposed action with respect to both the number of development sites and the overall number of estimated dwelling units. Although maximum

base FARs are lower in some cases under the alternative as compared with the proposed action, the development scenario in this case assumes new development to occur at the maximum allowable density, taking into account the bonus FAR available through the inclusionary housing program mechanism. Following this assumption, the development scenario under the alternative differs from the proposed action at these development sites as follows:

Development Sites

Development Site Number, Type	**Block/ Lot(s)**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
48, Projected R7A (Inclusionary) under Alternative 84, Projected R7A under Proposed Action	373/2	Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
49, Projected R7A (Inclusionary) under Alternative 85, Projected R7A under Proposed Action	376/1, 2	Parking	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
50, Projected R7A (Inclusionary) under Alternative 86, Projected R7A under Proposed Action	376/63	Community Facility	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
51, Projected R7A (Inclusionary) under Alternative 88, Projected R7A under Proposed Action	387/33	Mixed-Use, Residential/Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
52, Projected R7A (Inclusionary) under Alternative 89, Projected R7A under Proposed Action	387/34	Community Facility	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
53, Projected R7A (Inclusionary) under Alternative **222, Potential** R7A under Proposed Action	387/35	Community Facility	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
54, Projected R7A (Inclusionary) under Alternative	390/39	Commerci	4.6 Residential	4.0 Residential

Development Site Number, Type	Block/ Lot(s)	Primary Use	R7A/C6-3A Alternative Max. Allowable FAR	Proposed Action Max. Allowable FAR
91, Projected R7A under Proposed Action		al	4.0 Community Facility	4.0 Community Facility
55, Projected R7A (Inclusionary) under Alternative 94, Projected R7A under Proposed Action	394/36	Transportation-Related	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
56, Projected R7A (Inclusionary) under Alternative 96, Projected R7A under Proposed Action	399/8	Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
57, Projected R7A (Inclusionary) under Alternative 100, Projected R7A under Proposed Action	434/3	Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
58, Projected R7A (Inclusionary) under Alternative 101, Projected R7A under Proposed Action	434/10	Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
59, Projected R7A (Inclusionary) under Alternative 102, Projected R7A under Proposed Action	438/10	Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
60, Projected R7A (Inclusionary) under Alternative 103, Projected R7A under Proposed Action	436/27, 31, 33, 34	Parking-Related	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
61, Projected R7A (Inclusionary) under Alternative 104, Projected R7A under Proposed Action	444/42	Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
62, Projected R7A (Inclusionary) under Alternative 105, Projected R7A under Proposed Action	446/29	Commercial	4.6 Residential 4.0 Community	4.0 Residential 4.0 Community

Development Site Number, Type	**Block/ Lot(s)**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
			Facility	Facility
63, Projected R7A (Inclusionary) under Alternative 106, Projected R7A under Proposed Action	447/32	Vacant	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
64, Projected R7A (Inclusionary) under Alternative 107, Projected R7A under Proposed Action	449/5	Commercial	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
65, Projected R7A (Inclusionary) under Alternative 108, Projected R7A under Proposed Action	452/34, 34	Mixed-Use	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
66, Projected R7A (Inclusionary) under Alternative 109, Projected R7A under Proposed Action	465/53	Mixed-Use	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
* **171, Projected** C6-3A (Inclusionary) under Alt. * **pt 201, Potential** C6-2A (Incl.) under Proposed Action	423/16	Mixed-Use	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
172, Projected C6-3A (Inclusionary) under Alt. 44, Projected C6-2A (Incl.) under Proposed Action	423/21	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
* **173, Projected** C6-3A (Inclusionary) under Alt. * **202, Potential** C6-2A (Incl.) under Proposed Action	423/26, 126	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility

Development Site Number, Type	**Block/ Lot(s)**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
174, Projected C6-3A (Inclusionary) under Alt. **Not Analyzed** C6-2A (Incl.) under Proposed Action	423/28	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
175, Projected C6-3A (Inclusionary) under Alt. **203, Potential** C6-2A (Incl.) under Proposed Action	423/29	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
176, Projected C6-3A (Inclusionary) under Alt. 45, Projected C6-2A (Incl.) under Proposed Action	424/27	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
177, Projected C6-3A (Inclusionary) under Alt. **Not Analyzed** C6-2A (Incl.) under Proposed Action	424/31	Mixed-Use	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
* pt 178, Projected C6-3A (Inclusionary) under Alt. * 46, Projected C6-2A (Incl.) under Proposed Action	424/35	Mixed-Use	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
*** 179, Projected** C6-3A (Inclusionary) under Alt. * **48, Projected** C6-2A (Incl.) under Proposed Action * **213, Potential** C6-2A (Incl.) under Proposed Action	425/28, 31	Mixed-Use	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
180, Projected C6-3A (Inclusionary) under Alt.	425/30	Commercial	8.5 Residential	7.2 Residential

Development Site Number, Type	**Block/ Lot(s)**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
47, Projected C6-2A (Incl.) under Proposed Action			6.0 Commercial 7.5 Community Facility	6.0 Commercial 6.5 Community Facility
181, Projected C6-3A (Inclusionary) under Alt. 49, Projected C6-2A (Incl.) under Proposed Action	425/32	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
182, Projected C6-3A (Inclusionary) under Alt. 50, Projected C6-2A (Incl.) under Proposed Action	426/27	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
183, Projected C6-3A (Inclusionary) under Alt. 51, Projected C6-2A (Incl.) under Proposed Action	426/28	Mixed-Use	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
* 184, Projected C6-3A (Inclusionary) under Alt. * 52, Projected C6-2A (Incl.) under Proposed Action * 54, Projected C6-2A (Incl.) under Proposed Action	426/33, 38	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
185, Projected C6-3A (Inclusionary) under Alt. 53, Projected C6-2A (Incl.) under Proposed Action	426/35	Commercial	8.5 Residential 6.0 Commercial 7.5 Community Facility	7.2 Residential 6.0 Commercial 6.5 Community Facility
186, Projected Not Analyzed C6-3A (Inclusionary) under Alt. C6-2A (Incl.) under Proposed Action	426/37	Commercial	8.5 Residential 6.0 Commercial 7.5	7.2 Residential 6.0 Commercial 6.5

Development Site Number, Type	Block/ Lot(s)	Primary Use	R7A/C6-3A Alternative Max. Allowable FAR	Proposed Action Max. Allowable FAR
			Community Facility	Community Facility

Sites in the Proposed Action Scenario and the Alternative Action Scenario are typically identified by non-matching Site Numbers because the sets of sites considered in the two scenarios differ significantly as a result of the different development criteria used to generate them.

Sites in **bold** indicate instances where a Potential Site (or a site not analyzed as a development site) in the Proposed Action Scenario becomes a Projected Site in the Alternative Action.

Sites marked with an * indicate instances where a Site in the Alternative Action matched only a portion of the corresponding assembled Site in the Proposed Action (or vice-versa); the designation "p/o" indicates that the marked Site consisted of another lot or lots not listed because their status (Potential/Projected) did not change as a result of the Alternative Action analysis.

Enlargements

Enlargement Site Number, Type	Block/ Lot	Primary Use	R7A/C6-3A Alternative Max. Allowable FAR	Proposed Action Max. Allowable FAR
E-5, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	386/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-6, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	389/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-9, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	402/43	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-10, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	402/64	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-13, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	406/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-15, Projected R7A (Inclusionary) under Alternative	435/11	Mixed	4.6 Residential 4.0 Community	4.0 Residential 4.0 Community

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
R7A under Proposed Action			Facility	Facility
E-16, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	435/35	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-17, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	439/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-20, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	447/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-22, Projected R7A (Inclusionary) under Alternative R7A under Proposed Action	453/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-86, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	372/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-87, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	372/9	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-88, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	372/10	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-90, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	373/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-93, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	374/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-94, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	374/7501	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
E-95, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	376/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-96, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Action	376/9	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-100, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	376/62	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-101, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	377/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-107, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	377/72	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-112, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	387/37	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-132, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	392/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-133, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	392/39	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-145, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	398/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-150, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	402/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-151, Potential R7A (Inclusionary) under Alternative R7A under Proposed	402/3	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
Action				
E-152, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	404/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-153, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	404/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-168, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	404/57	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-170, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	405/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-171, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	405/7	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-178, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	406/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-179, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	406/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-185, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	429/8	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-192, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	429/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-193, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	429/35	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
E-194, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	429/37	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-195, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	429/38	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-196, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	432/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-197, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	432/35	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-201, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	434/33	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-204, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	434/36	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-205, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	434/37	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-210, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	435/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-211, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	435/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-212, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	435/10	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-215, Potential R7A (Inclusionary) under Alternative R7A under Proposed	435/29	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
Action				
E-216, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	435/31	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-217, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	435/32	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-218, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	435/33	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-220, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	435/36	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-224, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-225, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/2	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-226, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/3	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-227, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-228, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/7	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-233, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/30	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
E-235, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/56	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-236, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	436/57	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-237, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	437/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-238, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	437/8	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-241, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	437/27	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-242, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	437/28	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-243, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	437/29	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-244, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	437/30	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-249, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	438/2	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-250, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	438/3	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-251, Potential R7A (Inclusionary) under Alternative R7A under Proposed	438/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
Action				
E-260, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	439/2	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-261, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	439/3	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-262, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	439/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-263, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	439/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-264, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	439/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-265, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	439/28	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-266, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	439/30	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-267, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	440/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-268, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	440/7	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-269, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	440/11	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
E-274, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	440/33	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-275, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	440/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-276, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	440/35	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-277, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	440/36	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-293, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	444/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-294, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	444/38	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-295, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	444/39	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-296, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	445/2	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-298, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	445/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-301, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	445/33	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-302, Potential R7A (Inclusionary) under Alternative R7A under Proposed	445/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
Action				
E-303, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	445/36	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-306, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	445/62	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-307, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	445/64	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-308, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	446/2	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-309, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	446/3	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-310, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	446/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-311, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	446/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-313, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	447/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-314, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	447/7	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-318, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	447/28	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
E-319, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	447/30	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-320, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	447/31	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-324, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	448/29	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-325, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	448/31	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-326, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	448/32	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-327, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	448/33	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-337, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	449/7	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-344, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	449/28	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-345, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	449/36	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-346, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	449/37	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-347, Potential R7A (Inclusionary) under Alternative R7A under Proposed	449/40	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
Action				
E-356, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	450/5	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-357, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	450/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-358, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	450/8	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-361, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	450/30	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-362, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	450/31	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-363, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	450/32	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-374, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	450/55	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-375, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	451/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-381, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	451/36	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-382, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	451/38	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
E-386, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	451/137	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-388, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	452/37	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-390, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	453/2	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-391, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	453/3	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-392, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	453/4	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-393, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	453/6	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-394, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	453/7	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-398, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	454/1	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-400, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	454/41	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-401, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	454/42	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-402, Potential R7A (Inclusionary) under Alternative R7A under Proposed	454/45	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

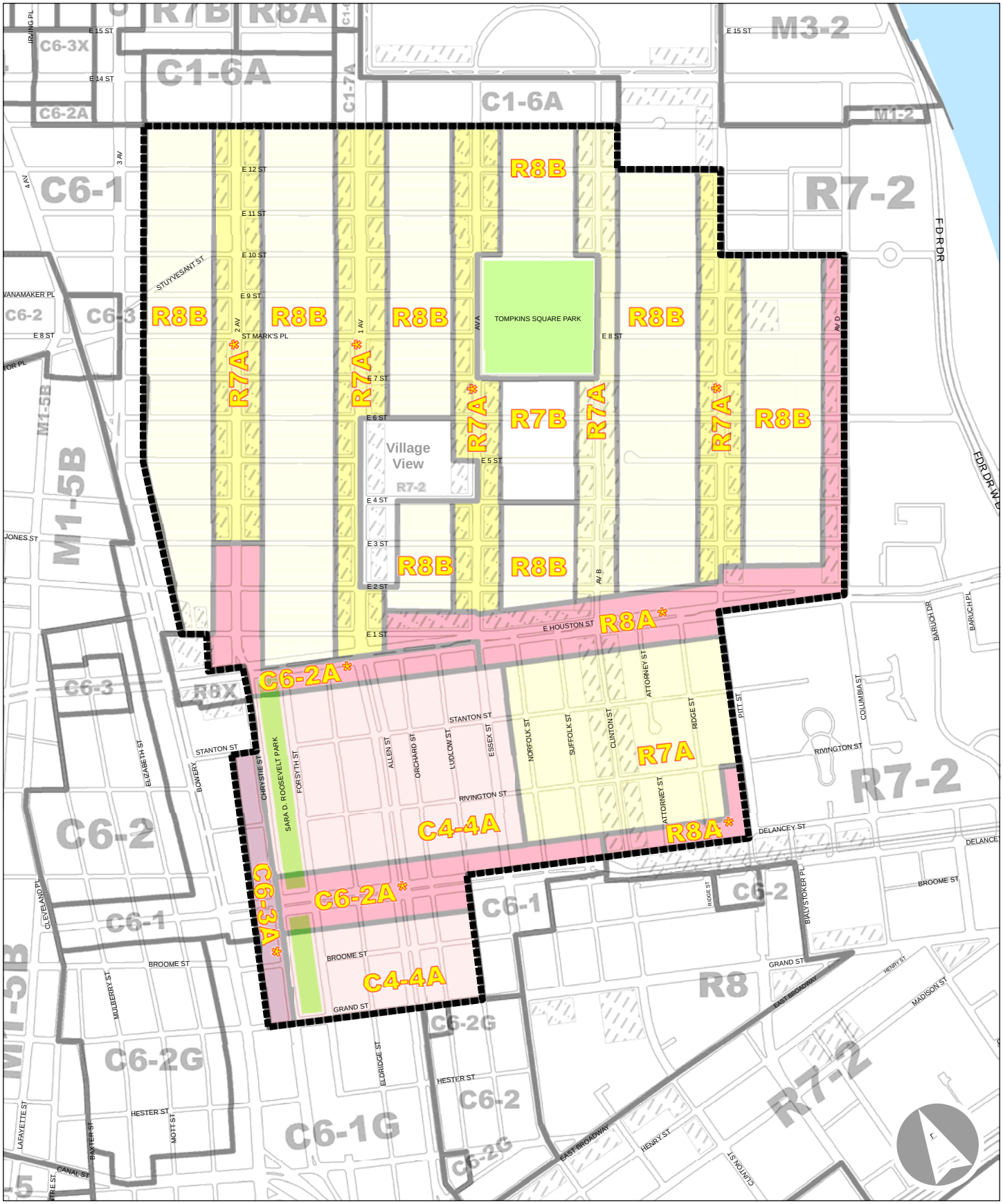
Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
Action				
E-412, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	459/31	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-418, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	460/37	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-419, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	460/39	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-420, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	460/43	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-424, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	461/29	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-425, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	461/31	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-426, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	461/32	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-427, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	461/33	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-429, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	462/24	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-434, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	463/34	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

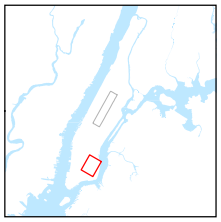
Enlargement Site Number, Type	**Block/ Lot**	**Primary Use**	**R7A/C6-3A Alternative Max. Allowable FAR**	**Proposed Action Max. Allowable FAR**
E-448, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	465/48	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-460, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	468/35	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-461, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	468/36	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility
E-462, Potential R7A (Inclusionary) under Alternative R7A under Proposed Action	468/37	Mixed	4.6 Residential 4.0 Community Facility	4.0 Residential 4.0 Community Facility

Based on the assumption that new development would occur at the maximum incentivized FAR, this alternative would generate more dwelling units and more commercial floor area than under the proposed action.

In addition, the maximum building heights on the projected and potential development sites would be 145 feet in the affected C6-3A districts, instead of 120 feet under the proposed action.

This alternative seeks to achieve the same goals and objectives of the proposed action while incentivizing new residential development in order to capture additional opportunities for affordable housing production in selected areas. The primary difference is that the proposed R7A districts on the wide Avenues above Houston Street and the C6-3A district on Chrystie Street would allow new residential and mixed-use development at higher densities than what is allowed under the proposed action's R7A and C6-2A districts through the use of the inclusionary housing program. The R7A district in this alternative would have a base residential FAR of 3.45 up to a maximum FAR of 4.6 by utilizing the inclusionary housing bonus and a community facility FAR of 4.0, while the proposed action's R7A district would have a maximum FAR of 3.44 for residential and 6.5 for community facility. The C6-3A district in the alternative would have a base FAR of 6.5 for residential use, up to a maximum FAR of 8.5 through the inclusionary housing program, a maximum commercial FAR of 6.0 and a maximum community facility FAR maximum of 7.5.





Study Area Boundary

C1-5 C2-5

Contextual District with Inclusionary Housing

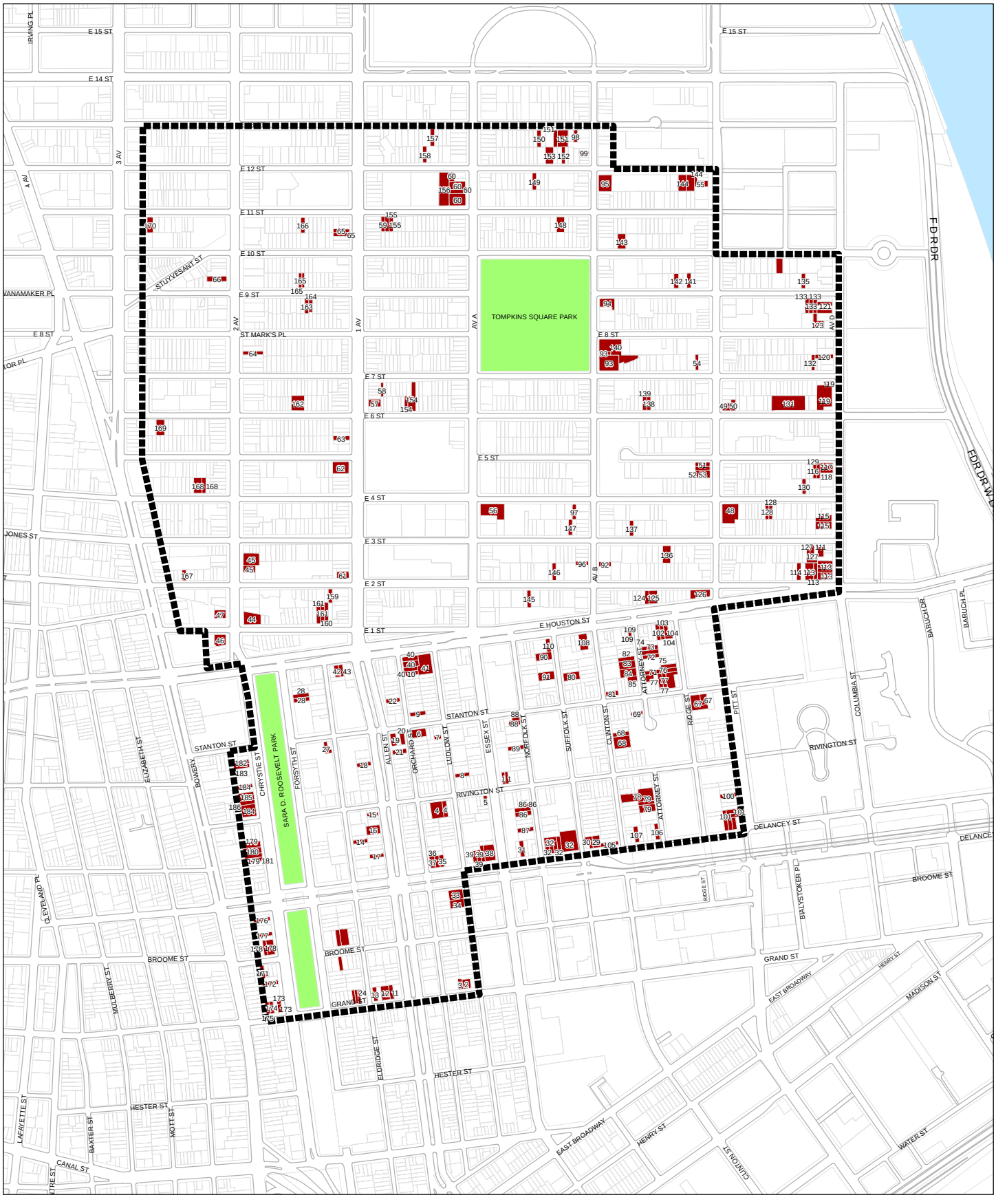
East Village/Lower East Side Rezoning

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Figure 11

Proposed Zoning, Alternative Action

Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: January 2008*



Study Area Boundary Projected Sites

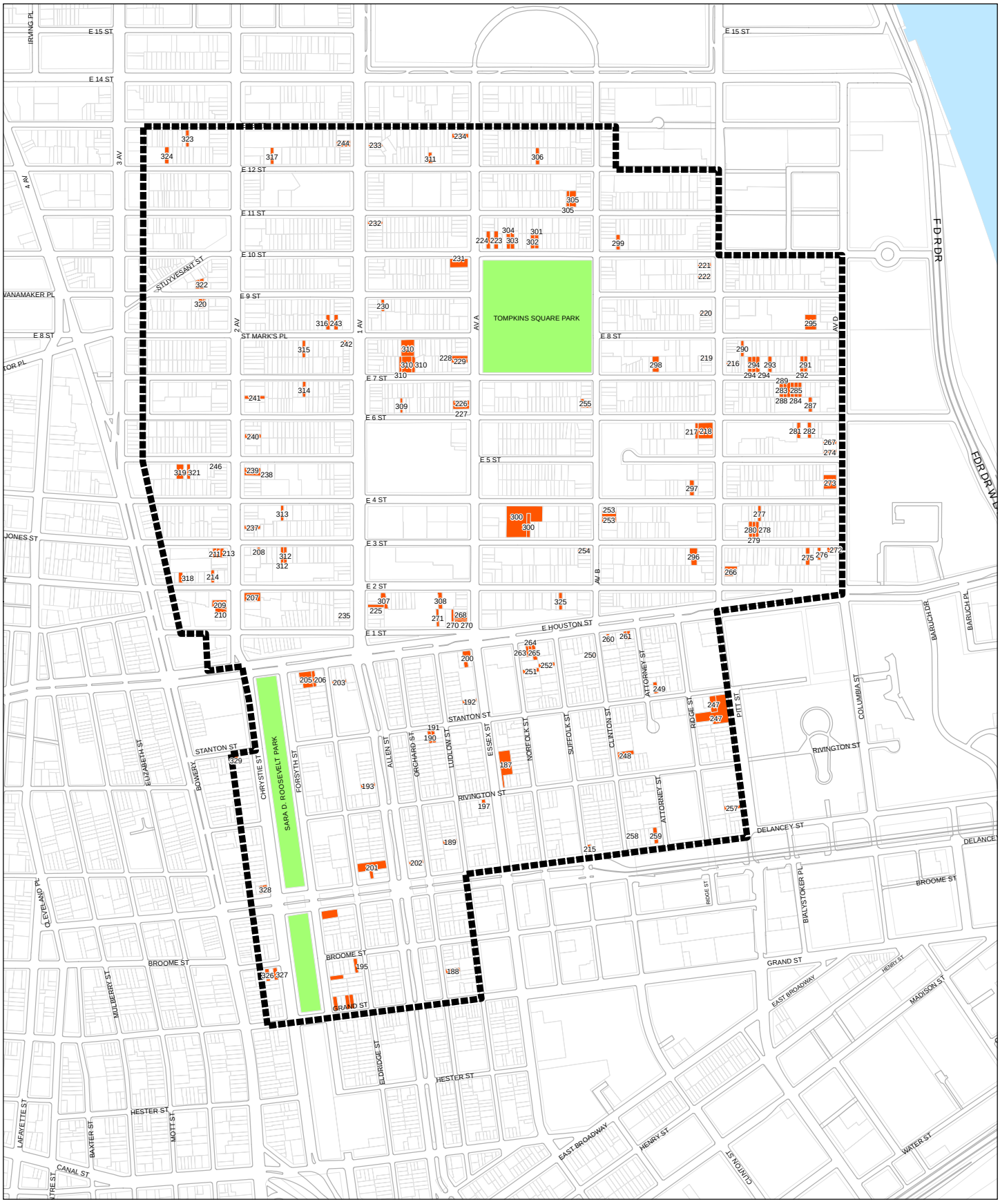
East Village/Lower East Side Rezoning

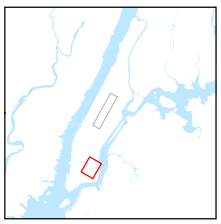
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Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: January, 2008*

Figure 12

Projected Development Sites
Alternative Action





Study Area Boundary Potential Sites

East Village/Lower East Side Rezoning

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Base Map: DCP Tax Block/Lot Release 05B, May 2005 *Map Generated: January, 2008*

Figure 13

Potential Development Sites
Alternative Action

The alternatives analysis is primarily qualitative, except where impacts of the proposed action have been identified. For technical areas where impacts have been identified, the alternatives analysis will determine whether these impacts would still occur under each alternative.

TASK 24. SUMMARY EIS CHAPTERS

In accordance with *CEQR Technical Manual* guidelines, the EIS will include the following three summary chapters, where appropriate to the proposed actions:

- Unavoidable Adverse Impacts—which summarizes any significant adverse impacts that are unavoidable if the proposed actions are implemented regardless of the mitigation employed (or if mitigation is impossible);
- Growth-Inducing Aspects of the proposed action—which generally refers to "secondary" impacts of a proposed action that trigger further development; and
- Irreversible and Irretrievable Commitments of Resources—which summarizes the proposed action and their impacts in terms of the loss of environmental resources (loss of vegetation, use of fossil fuels and materials for construction, etc.), both in the immediate future and in the long term.

TASK 25. EXECUTIVE SUMMARY

The executive summary will utilize relevant material from the body of the EIS to describe the proposed action, their significant and adverse environmental impacts, measures to mitigate those impacts, and alternatives to the proposed actions.