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River North (Liberty Towers) DEIS
Reasonable Worst-Case Development Scenario

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C-1

Reasonable Worst-Case Development Scenario
RWCDS Table

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	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type of residential structures	One and two family	Multi-family Elevator	Multi-family Elevator	
No. of dwelling units	4	171	897	726
No. of low- to moderate-income units	0	0	179	179
Gross floor area (sq. ft.)	5,504	128,169	925,069	796,900
Commercial	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	Retail	Retail	
Gross floor area (sq. ft.)	N/A	8,240	28,074	19,834
Manufacturing/Industrial	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No	
If "yes", describe:	Site A, B & Lot 68	Site A & L 68		
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	Privately Owned, Publicly-Accessible	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	N/A	0	0	
No. of accessory spaces	N/A	58	366	308
Operating hours	N/A	24 hours	24 hours	
Attended or non-attended	N/A	Attended & Self	Attended & Self	
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Residents	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify number:	10	429	2,251	1,822
Briefly explain how the number of residents was calculated:	Based on 2014-2018 ACS data, the average household size of a renter-occupied unit is 2.51 for Staten Island Community District 1.			
Businesses	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	N/A	Retail & Res	Retail & Res	
No. and type of workers by business	N/A	32	120	89
No. and type of non-residents who are not workers	N/A	N/A	N/A	
Briefly explain how the number of businesses was calculated:	Employment estimated based on 3 employees per 1,000 sf of retail. 1 per 25 DU.			
Other (students, visitors, concert-goers, *etc* .)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	R6 / C2-2 (HS)	R6 / C2-2 (HS)	R7-3 / C2-4 (SG)	
Maximum amount of floor area that can be developed	Residential: 2.43 Commercial: 2.00	Residential: 2.43 Commercial: 2.00	Residential: 6.00 Commercial: 2.00	Residential: + 3.57
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial/ Residential	Commercial/ Residential	Commercial/ Residential	

Attach any additional information that may be needed to describe the project.

If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.

Part III - RWCDS Analysis Framework Spreadsheet (Site Specific Only)

Existing

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height (ft)		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Site A	24 Stuy Pl	13	100 103 104	8,750 4,000 26,655	39,771	R6 / C2-2 (HS)		0.00 0.00 0.00	4.80	0.00 0.00 0.00	2.43	0.00 0.00 0.00	2.00	0.00 0.00 0.00	4.80	0.00 0.00 0.00	0.00	0 0 0	N/A	0 0 0	70 ft	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0		0 0 0	0 0 0	0 0 0	0 0 0
Site B	178 Richmond Terr	13	75 78 79 80 81 82 92	4,750 1,802 1,837 1,872 1,698 21,750 16,088	49,530	R6 / C2-2 (HS)		0.00 0.00 0.00 0.00 0.00 0.00 0.00		0.00 0.00 0.00 0.00 0.00 0.00 0.00		0.00 0.00 0.00 0.00 0.00 0.00 0.00		0.00 0.00 0.00 0.00 0.00 0.00 0.00		0.00 0.00 0.00 0.00 0.00 0.00 0.00		0 0 0 0 0 0 0	N/A	0 0 0 0 0 0 0	Sky Exposure Plane Starts at 60 ft	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0		0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0
Projected Dev Site 1	198-208 Richmond Terr	13	68 71 73	5,756 5,400 4,796	5,756 5,400 4,796	R6 / C2-2 (HS)		0.00 0.42 0.62	4.80	0.00 0.42 0.62	2.43	0.00 0.00 0.00	2.00	0.00 0.00 0.00	4.80	0.00 0.00 0.00	0.00	0 2.5 3	7	0 25 30	75	0 2,359 3,145	0 2,241 2,988	0 2,359 3,145	0 2,241 2,988	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0		0 2 2	0 0 0	0 0 0	0 0 0
TOTAL				105,154	105,253																	5,504	5,229	5,504	5,229	0	0	0	0	0	0	0	4	0	0	2	0	0

"Lot Size SF" per PLUTO. "Projected Lot Areas" based on survey commissioned by Applicant on Sites A and B

No-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height (ft)		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Site A	24 Stuy Pl	13	100 103 104	8,750 4,000 26,655	39,771	R6 / C2-2 (HS)		0.00	4.80	0.00	2.43	0.00	2.00	0.00	4.80	0.00	0.00	0	N/A	0	70	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0
Site B	178 Richmond Terr	13	75 78 79 80 81 82 92	4,750 1,802 1,837 1,872 1,698 21,750 16,088	49,530	R6 / C2-2 (HS)		2.33		2.16		0.16		0.00		0.00		12	N/A	136 +30 BH	Sky Exposure Plane Starts at 60 ft	143,030	115,202	122,665	107,203	8,240	7,999	0	0	0	0	12,125	167	0		167	Req'd: 104 Onsite: 29 Offsite: 76	Req'd: 27 Onsite: 0 Offsite: 27	0
Projected Dev Site 2	198-208 Richmond Terr	13	68 71 73	5,756 5,400 4,796	5,756 5,400 4,796	R6 / C2-2 (HS)		0.00 0.42 0.62	4.80	0.00 0.42 0.62	2.43	0.00 0.00 0.00	2.00	0.00 0.00 0.00	4.80	0.00 0.00 0.00	0.00	0 2.5 3	7	0 25 30	75	0 2,359 3,145	0 2,241 2,988	0 2,359 3,145	0 2,241 2,988	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0		0 2 2	0 0 0	0 0 0	0 0 0
TOTAL				105,154	105,253																	148,534	120,431	128,169	112,432	8,240	7,999	0	0	0	0	12,125	171	0		171	31	27	0

"Lot Size SF" per PLUTO. "Projected Lot Areas" based on survey commissioned by Applicant

With-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height (ft)		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Total Affordable DU	*Affordable DU (@ or below 80% AMI)*	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Site A	24 Stuy Pl	13	100 103 104	8,750 4,000 26,655	98,669	R6 / C2-2 (HS)	R7-3 / C2-4 (SG)	6.03	6.00	5.96	6.00	0.07	2.00	0.00	5.00	0.00	0.00	Bldg 1: 26	Underlying Zoning: 13 W/Special Permit: 26	296 (271 +25 BH)	W/ Text Amndmnt: 185 W/Special Permit: 288'+BH	396,016	282,085	325,310	282,085	11,888	0	0	0	0	0	58,818	348	105	*70*	243	343	23	0
Site B	178 Richmond Terr	13	75 78 79 80 81 82 92	4,750 1,802 1,837 1,872 1,698 21,750 16,088														Bldg 2: 25		270 (245 +25 BH)		237,559	203,010	235,457	203,010	2,102	0	0	0	0	0	0	313	94	*63*	219			
			p/o 8	9,428														Bldg 3 11		157 (132 +25 BH)		173,646	109,884	127,027	103,010	9,155	6,874	0	0	0	0	37,464	136	41	*27*	95			
Projected Dev Site 2	198-208 Richmond Terr	13	68 71 73	5,756 5,400 4,796	15,952	R6 / C2-2 (HS)		6.00	6.00	5.70	6.00	0.30	2.00	0.00	5.00	0.00	0.00	18	18	185 +20 BH	W/ Text Amndmnt: 185	117,848	95,712	100,019	90,926	4,929	4,786	0	0	0	0	12,900	100	30	*20*	70	43	0	0
TOTAL				114,582	114,621																	925,069	690,691	787,813	679,031	28,074	11,660	0	0	0	0	109,182	897	270	*179*	627	386	23	0
INCREMENT				9,428	9,368																	776,535	570,260	659,644	566,599	19,834	3,661	0	0	0	0	97,057	726	270	*179*	456	355	(4)	0

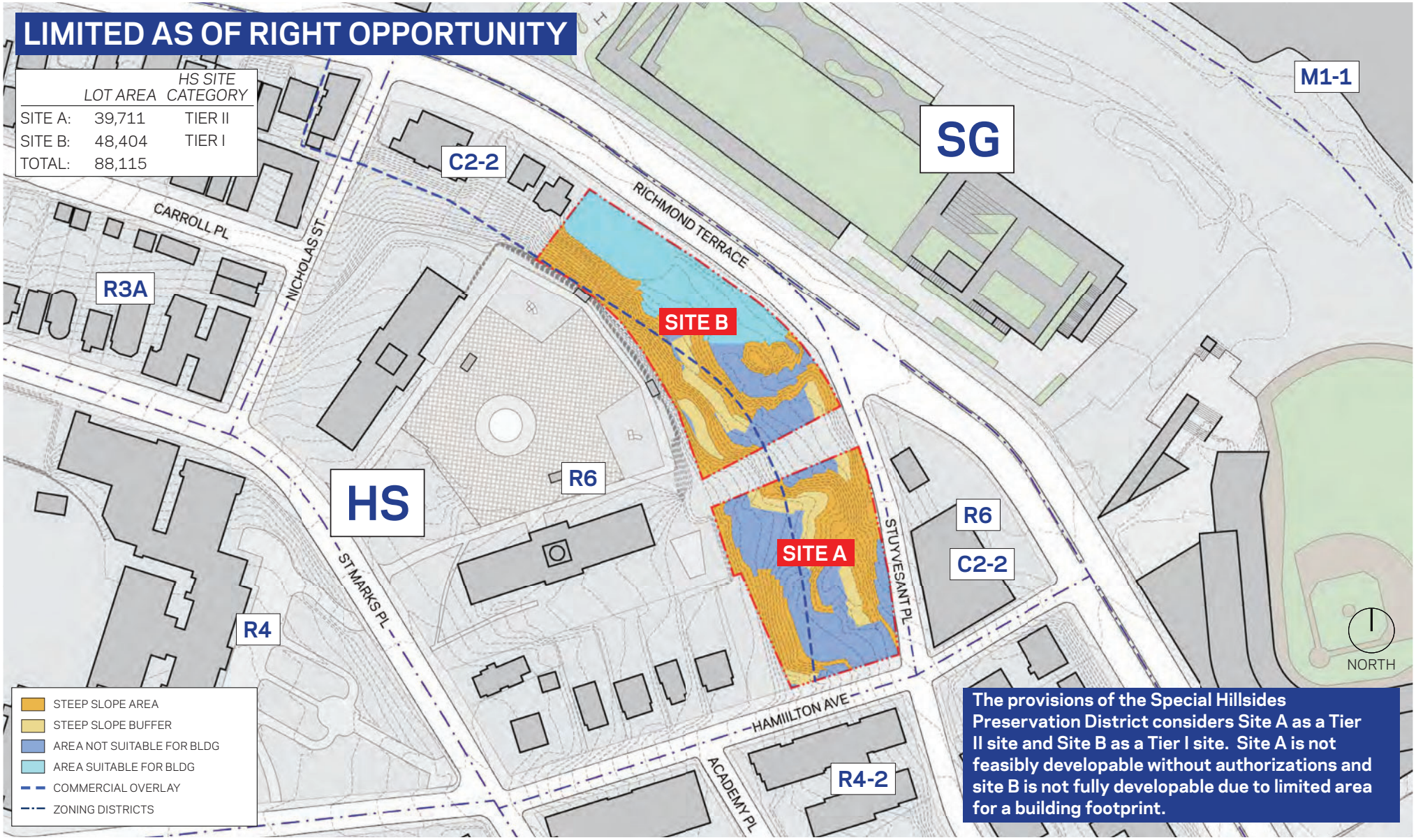
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Reasonable Worst-Case Development Scenario
No-Action Drawings

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LIMITED AS OF RIGHT OPPORTUNITY

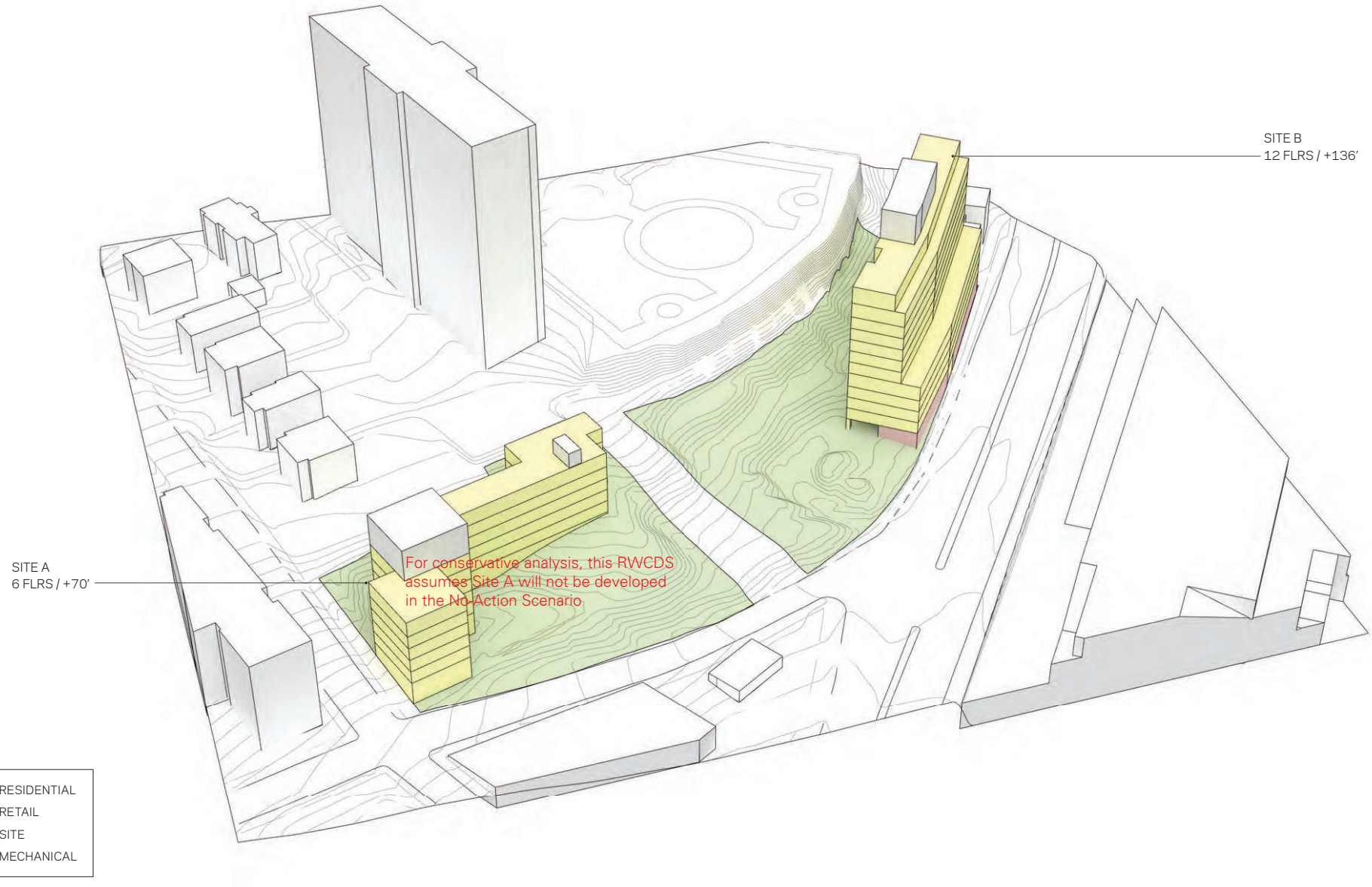
	LOT AREA	HS SITE CATEGORY
SITE A:	39,711	TIER II
SITE B:	48,404	TIER I
TOTAL:	88,115	



The provisions of the Special Hillsides Preservation District considers Site A as a Tier II site and Site B as a Tier I site. Site A is not feasibly developable without authorizations and site B is not fully developable due to limited area for a building footprint.

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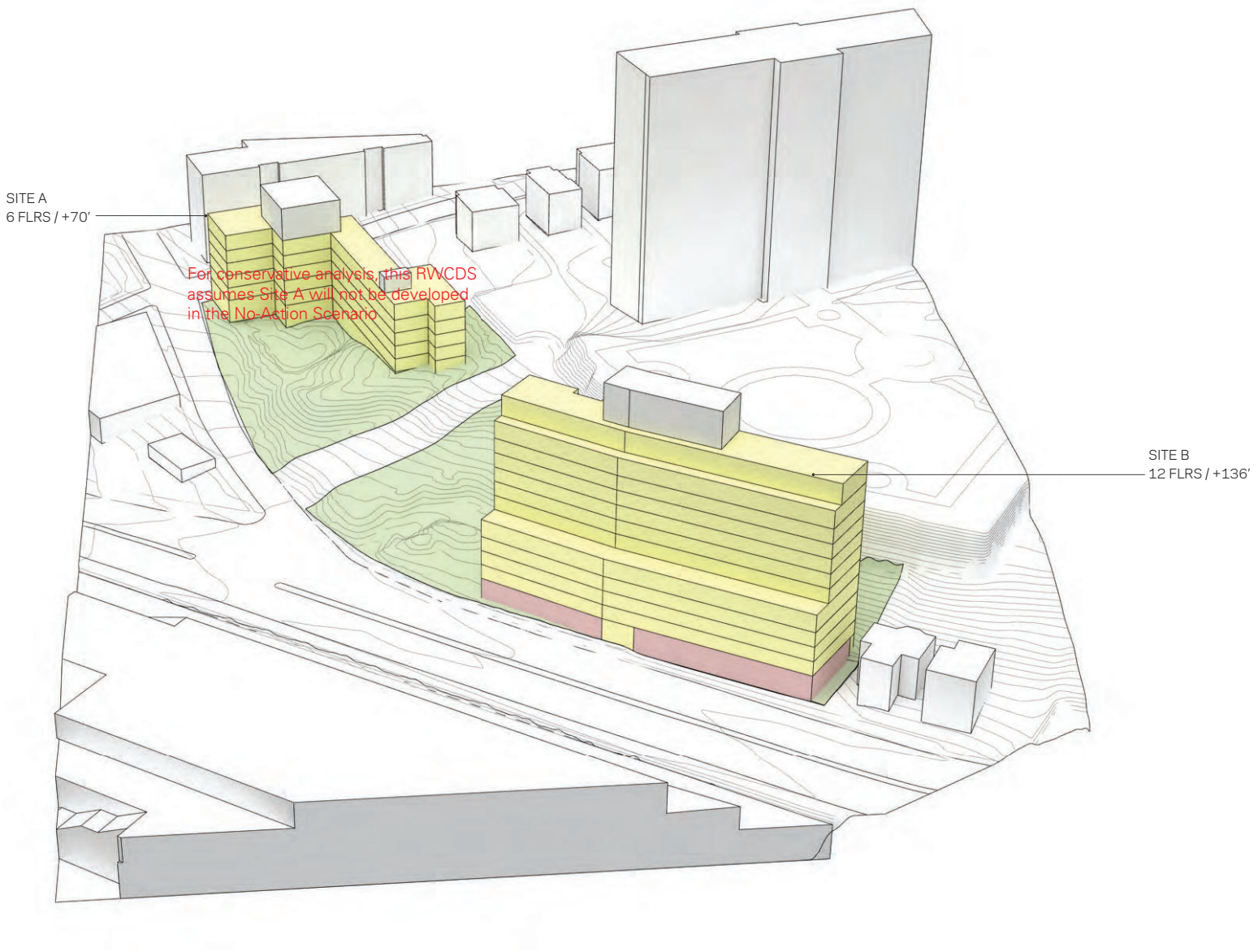


30 August 2018 | AOR Study **DRAFT**
Liberty Towers Madison Realty Capital

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Massing - View Looking Northwest

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Massing - View Looking South

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For conservative analysis, this RWCDS assumes Site A will not be developed in the No-Action Scenario

			Total		Retail		Residential	
Floor	Height	Elevation	*GSF*	*ZSF*	GSF	ZSF	*GSF*	*ZSF*
Blkhd		100.00						
Roof	30.00	70.00	-	-		-		-
6	12.00	58.00	9,193	8,917		-	9,193	8,917
5	10.00	48.00	9,193	8,917		-	9,193	8,917
4	10.00	38.00	9,193	8,917		-	9,193	8,917
3	10.00	28.00	9,193	8,917		-	9,193	8,917
2	10.00	18.00	9,193	8,917		-	9,193	8,917
1	18.00	0.00	9,193	8,917		-	9,193	8,917
Above ground total			**55,158**	**53,503**	-	-	**55,158**	**53,503**
C1	20.00	(20.00)	9,193				9,193	
Total			**64,351**	**53,503**	-	-	64,351	53,503

Note:Assume 3% mechanical deduction for residential and retail use

Number of Units	54	*Units (1 Unite per 1,000 ZSF)*
Permitted Units	125	*680 Dwelling unit Factor*
Res Parking Requirement	70%	*Development Units*
Res Parking Spaces Req'd	37	*Spaces to be provided offsite within 600' of zoning lot pursuant to 25-52*
Permitted Lot Coverage for Tier II Sites	32.4%	
Permitted Lot Coverage	12,886	

Zoning District	R6	*Notes:*
Lot Area	39,711	
Proposed Non-Res Coverage	-	*Bldg C - Only*
Existing Non-Res Coverage	-	
Existing Residential Coverage	-	
Proposed Residential Coverage	**9,193**	*Bldgs Partial A, B & D*
Total Residential Lot Coverage	9,193	
Total Lot Coverage	9,193	
Covered Open Space		*Maximum 10% Of un-covered OS*
Open Space	30,518	
Open Space Provided	**30,518**	
Floor Area:		
Existing Residential	-	
Proposed Residential	**53,503**	*Bldgs Partial A, B & D*
Existing Commercial	-	
Proposed Commerical	-	
Existing Community Facilty	-	
Proposed Community Facility	-	*Bldg C - Only*
Total Residential	53,503	
Total Commercial	-	
Total Community Facility	-	
TOTAL	**53,503**	
Floor Area Permitted:		
Residential		
FAR Height Factor	6	*HF = Total Proposed ZFA / Total LC*
Residential Max FAR @ HF	2.14	*Per ZR 23-151*
Max Residential FA Permitted	**84,982**	*Max Res ZFA = FAR x Lot Area*
Comuninity Facility		
Community Facility Max FAR	4.80	*Per ZR-24-11*
Community Facility Max FA Permitted	190,613	*Max CF ZFA = FAR x Lot Area*
Open Space Required:		
OSR Height Factor	6	*OSR HF = Total Res ZFA / Total Res LC*
OSR Required	30%	*Per ZR 23-151*
OS Required	**16,051**	*OS Req = Total Res ZFA x OSR*

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Site A Floor Area Summary and Height Factor Calculations

			Total		Retail		Residential	
Floor	Height	Elevation	*GSF*	*ZSF*	GSF	ZSF	*GSF*	*ZSF*
Blkhd		161.00						
Roof	25.00	136.00	-	-		-		-
12	14.00	122.00	7,252	7,034		-	7,252	7,034
11	12.00	110.00	8,681	8,421		-	8,681	8,421
10	10.00	100.00	8,681	8,421		-	8,681	8,421
9	10.00	90.00	8,681	8,421		-	8,681	8,421
8	10.00	80.00	8,681	8,421		-	8,681	8,421
7	10.00	70.00	8,681	8,421		-	8,681	8,421
6	10.00	60.00	8,681	8,421		-	8,681	8,421
5	12.00	48.00	12,125	11,761		-	12,125	11,761
4	10.00	38.00	12,125	11,761		-	12,125	11,761
3	10.00	28.00	12,125	11,761		-	12,125	11,761
2	10.00	18.00	12,125	11,761		-	12,125	11,761
1	18.00	0.00	10,892	10,599	8,240	7,999	2,652	2,600
Above ground total			**118,730**	**115,202**	8,240	7,999	**110,490**	**107,203**
C1	20.00	(20.00)	12,125				12,175	
Total			**130,855**	**115,202**	8,240	7,999	122,665	107,203

Note:Assume 3% mechanical deduction for residential and retail use

Number of Units	107	*Units (1 Unite per 1,000 ZSF)*
Permitted Units	169	*680 Dwelling unit Factor*
Res Parking Requirement	70%	*Development Units*
Res Parking Spaces Req'd	75	
Retail Parking Req'd	1	*space per 200 sf for food stores greater than 2,000 SF*
Retail Parking Spaces Req'd	40	
		29 spaces provided onsite remainder provided offsite within 600'
Total Parking Spaces Req'd	115	*of zoning lot pursuant to 25-52*

Int ACL	36

Zoning District	R6	*Notes:*
Lot Area	48,404	
Proposed Non-Res Coverage	-	*Bldg C - Only*
Existing Non-Res Coverage	-	
Existing Residential Coverage	-	
Proposed Residential Coverage	**12,125**	*Bldgs Partial A, B & D*
Total Residential Lot Coverage	12,125	
Total Lot Coverage	12,125	
Covered Open Space		*Maximum 10% Of un-covered OS*
Open Space	36,279	
Open Space Provided	**36,279**	
Floor Area:		
Existing Residential	-	
Proposed Residential	**107,203**	*Bldgs Partial A, B & D*
Existing Commercial	-	
Proposed Commerical	7,999	
Existing Community Facilty	-	
Proposed Community Facility	-	*Bldg C - Only*
Total Residential	107,203	
Total Commercial	7,999	
Total Community Facility	-	
TOTAL	**115,202**	
Floor Area Permitted:		
Residential		
FAR Height Factor	10	*HF = Total Proposed ZFA / Total LC*
Residential Max FAR @ HF	2.38	*Per ZR 23-151*
Max Residential FA Permitted	**115,202**	*Max Res ZFA = FAR x Lot Area*
Comuninity Facility		
Community Facility Max FAR	4.80	*Per ZR-24-11*
Community Facility Max FA Permitted	232,339	*Max CF ZFA = FAR x Lot Area*
Open Space Required:		
OSR Height Factor	9	*OSR HF = Total Res ZFA / Total Res LC*
OSR Required	31.5%	*Per ZR 23-151*
OS Required	**33,769**	*OS Req = Total Res ZFA x OSR*

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Site B Floor Area Summary and Height Factor Calculations

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Reasonable Worst-Case Development Scenario
No-Build Projects

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Appendix E – Table 1: Residential and Open Space No-Build Developments within the Study Area

Site No.	Site/Project[1, 2]	Block	Lot(s)	Dwelling Units (DU)	Residents[3, 4]	Within Open Space Study Area	Within Socioeconomic Study Area
Beyond 400 Feet of the Project Area and Within the Socioeconomic Study Area							
1	Lighthouse Point	1	60, 7504	115	289	X	X
2	38 Bay Street	5	92	49	147	X	X
3	Bay Street Corridor Projected Development Site 9	500	16, 18, 20, 22, 24	66	166		X
4	Stapleton Waterfront Phase III (A & B1)	487	100	627	1,574		X
5	Pavilion Hill Terrace/ 12 Van Duzer Street	569	55	10	25		X
6	Bay Street Corridor Projected Development Site 1	488	71	47	118		X
7	Bay Street Corridor Projected Development Site 3	488	9	204	512		X
8	Bay Street Corridor Projected Development Site 6	489	5	32	80		X
9	URBY Navy Pier Court-Phase 1B/8	487	7501, 7502	379	951		X
10	533 Bay Street	490	4	67	102[5]		X
11	Bay Street Corridor Projected Development Site 11	505	4, 51	80	201		X
12	Bay Street Corridor Projected Development Site 13	505	22, 24, 25	39	98		X
13	Bay Street Corridor Projected Development Site 14	505	18	14	35		X
14	Bay Street Corridor Projected Development Site 16	508	22, 23, 24	14	35		X
15	Bay Street Corridor Projected Development Site 17	509	1, 4, 8	140	351		X

16	Canal Street Corridor Projected Development Site 22	527	49	85	213		X
17	Canal Street Corridor Projected Development Site 23	527	50, 52	26	65		X
18[6]	Canal Street Corridor Projected Development Site 25	527	65, 66, 68, 70	36	90		X

Notes:

[1] Bay Street Corridor and Canal Street Corridor Projected Development Sites as well as Stapleton Waterfront Phase III (A & B1) that would be built by the 2025 analysis year were included in the No-Build analysis (Bay Street Rezoning & Related Actions FEIS, CEQR No.: 16DCP156R).

[2] Pavilion Hill Terrace/ 12 Van Duzer Street, URBY Navy Pier Court-Phase 1B/8, and 533 Bay Street are development projects in the No-Action Condition from the Bay Street Rezoning & Related Actions FEIS (CEQR No.: 16DCP156R) that would be built by the 2025 analysis year.

[3] Assumes 2.51 persons per DU for residential units in Staten Island Community District 1 (average household size of renter-occupied unit).

[4] 38 Bay Street (Map ID No. 2) assumed 2.99 persons per DU for residential units in Staten Island Community District 1 (average household size of owner-occupied unit).

[5] Assumes 66 affordable independent residences for seniors (AIRS) at a household size of 1.5 and one superintendent's unit at community district median household size of 2.51.

[6] Canal Street Corridor Projected Development Site 25 is identified in the Bay Street Corridor FEIS as Block 527, Lots 65, 66, 68, and 70; however, since the publication of the Bay Street Corridor FEIS, these lots have been merged into Lot 65.