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**Revised Draft Scope of Work for Environmental Impact Statement**
**Downtown Jamaica Redevelopment Plan**
**CEQR No. 05DCP081Q**

## A. INTRODUCTION

This is the revised Draft Scope of Work to prepare an Environmental Impact Statement (EIS) for the proposed Downtown Jamaica Redevelopment Plan (the "proposed action"). A draft scope for the proposed action was issued on May 20, 2005. A public scoping meeting for the proposed action was held on June 23, 2005 at the York College Atrium located at 94-30 Guy R. Brewer Boulevard in Jamaica, Queens.

Subsequently, changes were made to the proposed action that resulted in an increase in the proposed floor area ratio on a number of sites. Additional actions were proposed in response to comments received at the May 20, 2005 scoping meeting and during the comment period. Specifically, these changes include the following: a modification of the proposed zoning text that results in an increase in the proposed floor area ratio which would facilitate development on a number of blocks; a decrease in the proposed floor area ratio on several blocks; and changes to two actions that would allow for specific development on two sites. These actions include modifications to proposed zoning changes to facilitate a proposed commercial development on the entirety of Block 9999 and the disposition to the New York City Economic Development Corporation (EDC) of the City's interest in real property for Block 10209, Lot 115 for future commercial development.

Due to the recent revisions to the Proposed Action, the New York City Department of City Planning (DCP) has determined the need to schedule a second public scoping hearing. This second scoping meeting would provide the public with the opportunity to comment on the revised proposed action. This rescoping meeting is scheduled at 4 PM on Thursday, November 3, 2005 at the York College Performing Arts Center located at 94-45 Guy R. Brewer Boulevard in Jamaica, Queens.

The proposed Downtown Jamaica Redevelopment Plan covers parts of Queens Community Districts 8 and 12 (see Figure 1), which include the neighborhoods of Jamaica, South Jamaica, Hollis, and St. Albans. DCP has determined that an EIS for the proposed action will be prepared pursuant to New York City Environmental Quality Review (CEQR) with DCP as the lead agency. The proposed action includes zoning map amendments, a zoning text amendment to establish the Special Downtown Jamaica District (SDJD), an amendment to the City Map involving the elimination of a portion of a street and acquisition or disposition of real property related thereto, and designation of an Urban Renewal Area. These actions would potentially facilitate the disposition to EDC of the City's interest in real property for Block 10209, Lot 115, and other existing City-owned property or property that will become City-owned that is located within the boundaries of the proposed Jamaica Gateway Urban Renewal Area (JGURA). This document provides a description of the proposed action, how it differs from the proposed action

as described in the May 20, 2005 Draft Scope of Work, the projected development scenario, and task categories for all technical areas to be analyzed in the EIS.

The EIS will be prepared in conformance with all applicable laws and regulations, including Executive Order No. 91, CEQR regulations, dated August 24, 1977, and will follow the guidance of the *CEQR Technical Manual*, January 2001.

The EIS will contain:

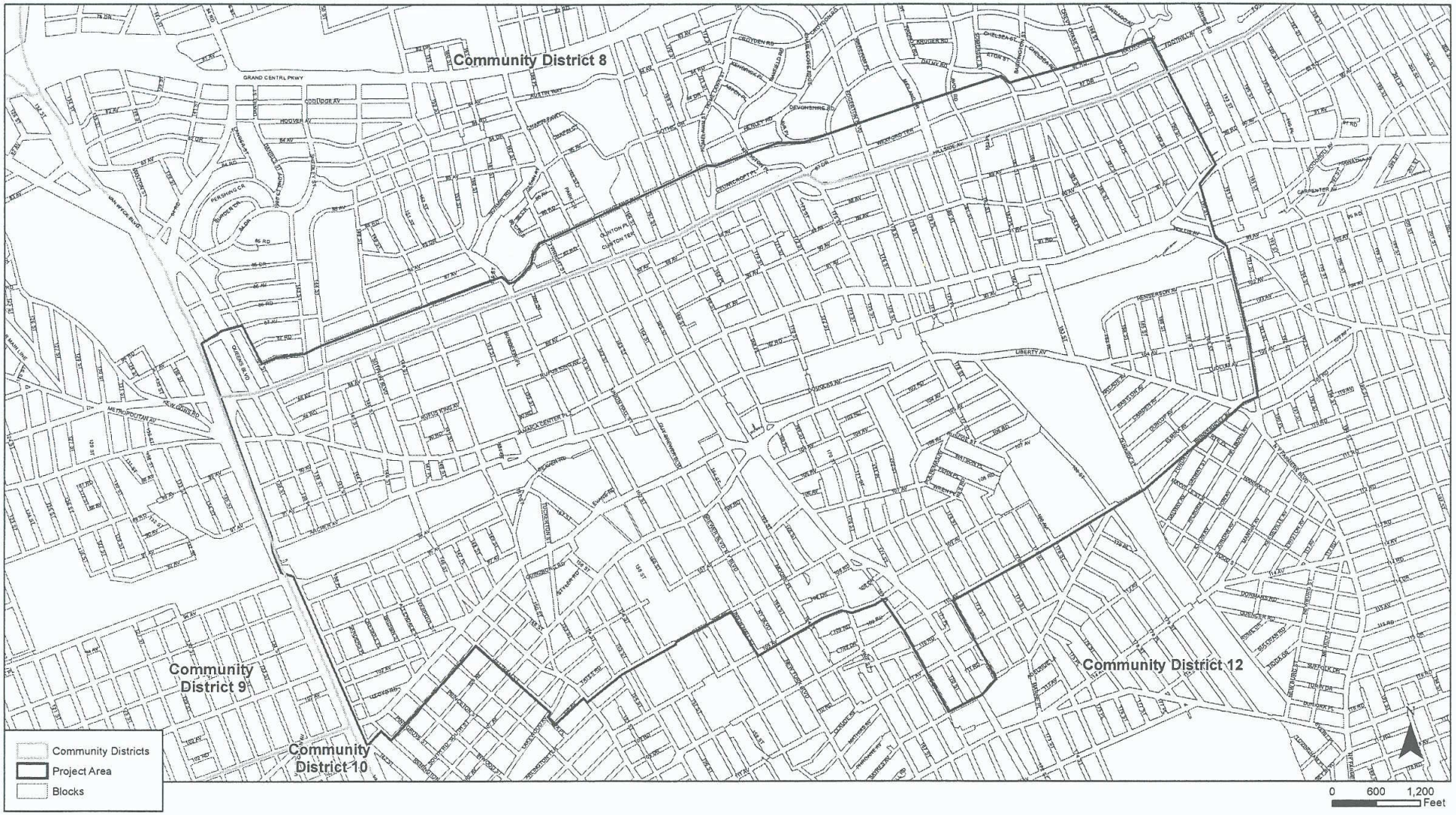
- A description of the proposed action and its environmental settings;
- A statement of the environmental impacts of the proposed action, including its short- and long-term effects, and typical, associated environmental effects;
- An identification of any adverse environmental effects that cannot be avoided if the proposed action is implemented;
- A discussion of alternatives to the proposed action;
- An identification of any irreversible and irretrievable commitments of resources that would be involved in the proposed action should it be implemented; and
- A description of mitigation measures proposed to minimize adverse environmental impacts.

The EIS will compare conditions in the future with the proposed action to conditions in the future without the proposed action. The environmental analyses in the EIS will assume a conservative projection of long-term development in a period of 10 years for a reasonable worst-case development scenario (RWCDS) under the proposed action (Build year 2015) and consider the cumulative potential impacts of the entire area to be rezoned (the "project area"). The RWCDS is further described in section C, "Description of the Proposed Action." DCP, as lead agency, will coordinate review of the proposed action among the involved and interested agencies and the public.

## B. REQUIRED APPROVALS AND REVIEW PROCEDURES

The proposed action, as fully described below in section C, "Description of the Proposed Action," is subject to CEQR and requires City Planning Commission (CPC) and New York City Council approvals through the City's Uniform Land Use Review Procedure (ULURP) for the following:

- DCP is proposing zoning map amendments to change approximately 777 acres of land currently zoned R2, R3-2, R4, R5, R6, C4-2, C4-6, C6-1, C6-1A, C8-1, M1-1 and M1-5 (see Figure 2) to R1-2, R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A, C4-5X, C6-2, C6-3, C6-4, M1-1, M1-2 and M1-4 (see Figure 3A). Under the proposed action, new C1-3, C2-3, C1-4 and C2-4 commercial overlays would be mapped along commercial streets, and existing C1-2 and C2-2 overlays would also be changed to C1-3, C2-3, C1-4 and C2-4 (see Figure 3B);
- DCP is proposing zoning text amendments to establish the Special Downtown Jamaica District (SDJD), which is proposed to extend over all or portions of 70 blocks in Jamaica's Central Business District (CBD) and located entirely within the 777-acre project area (see Figure 3B). The proposed SDJD, between 169th Street and 138th Place, south of Hillside Avenue and north of Liberty Avenue, would consist of four distinct subareas with assigned floor area ratios (FAR) ranging from 2 to 12 (see Figure 3D). The area's current zoning—




Project Area and Community Districts
Figure 1

**Downtown Jamaica Redevelopment Plan**

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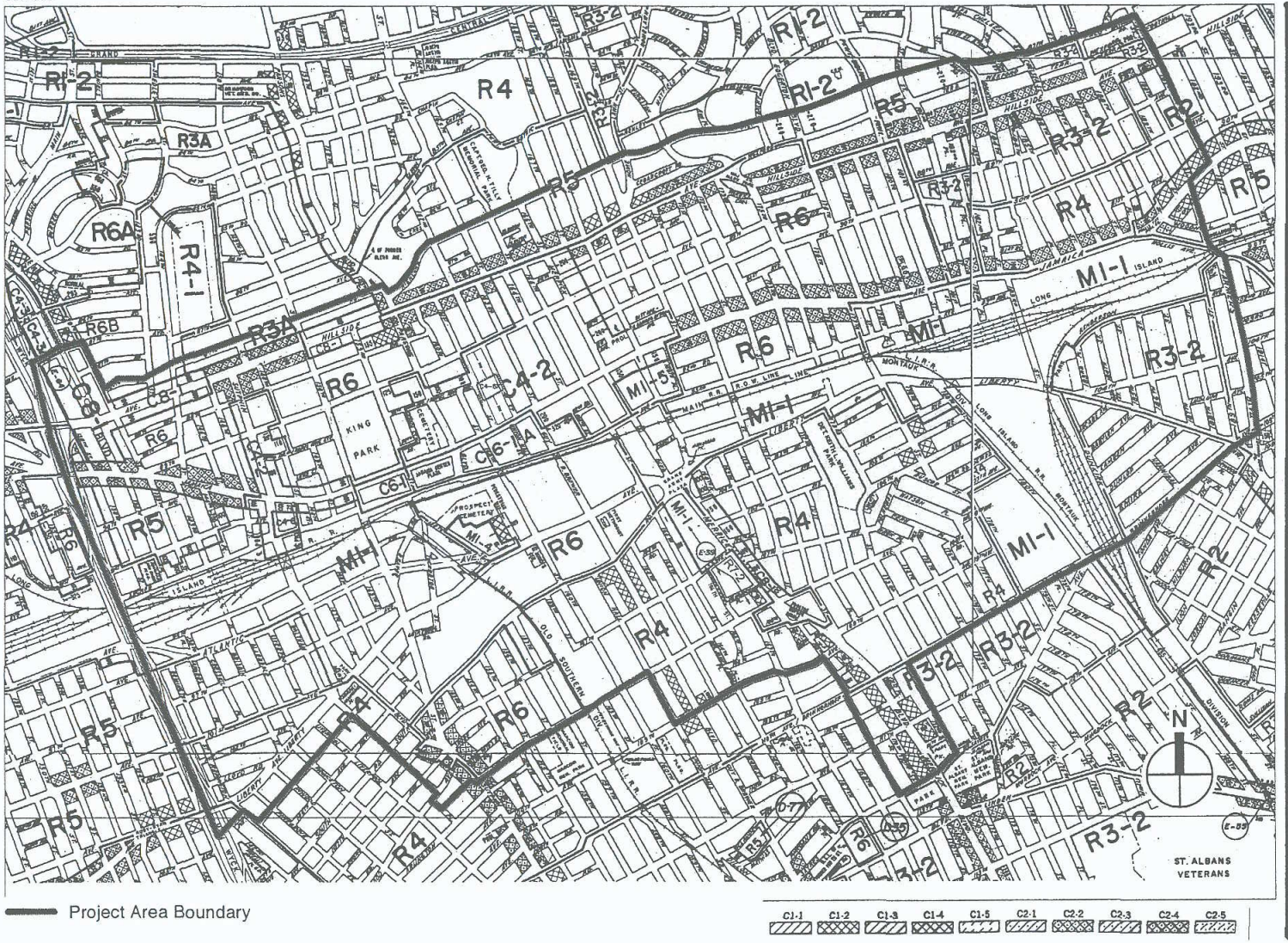


Project Area Boundary

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:

01-24-2001 C 010019 ZMQ

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

N

**MAP KEY**

| | | |
|---|---|---|
| 14a | 14c | 15a |
| 14b | **14d** | 15b |
| 18a | 18c | 19a |

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ZONING MAP

0 2000 FEET

SCALE

Existing Zoning
Figure 2

**Downtown Jamaica Redevelopment Plan**

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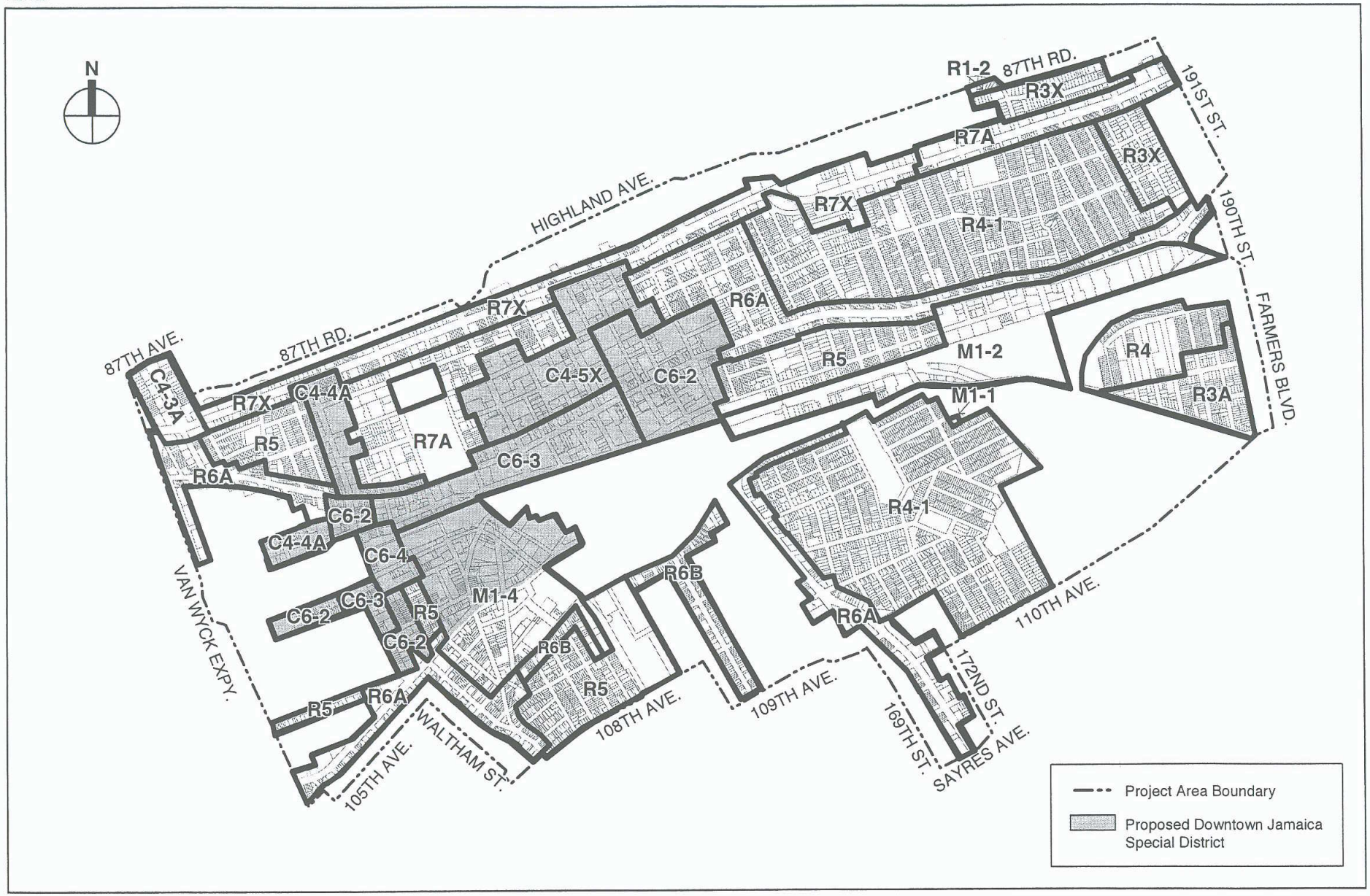
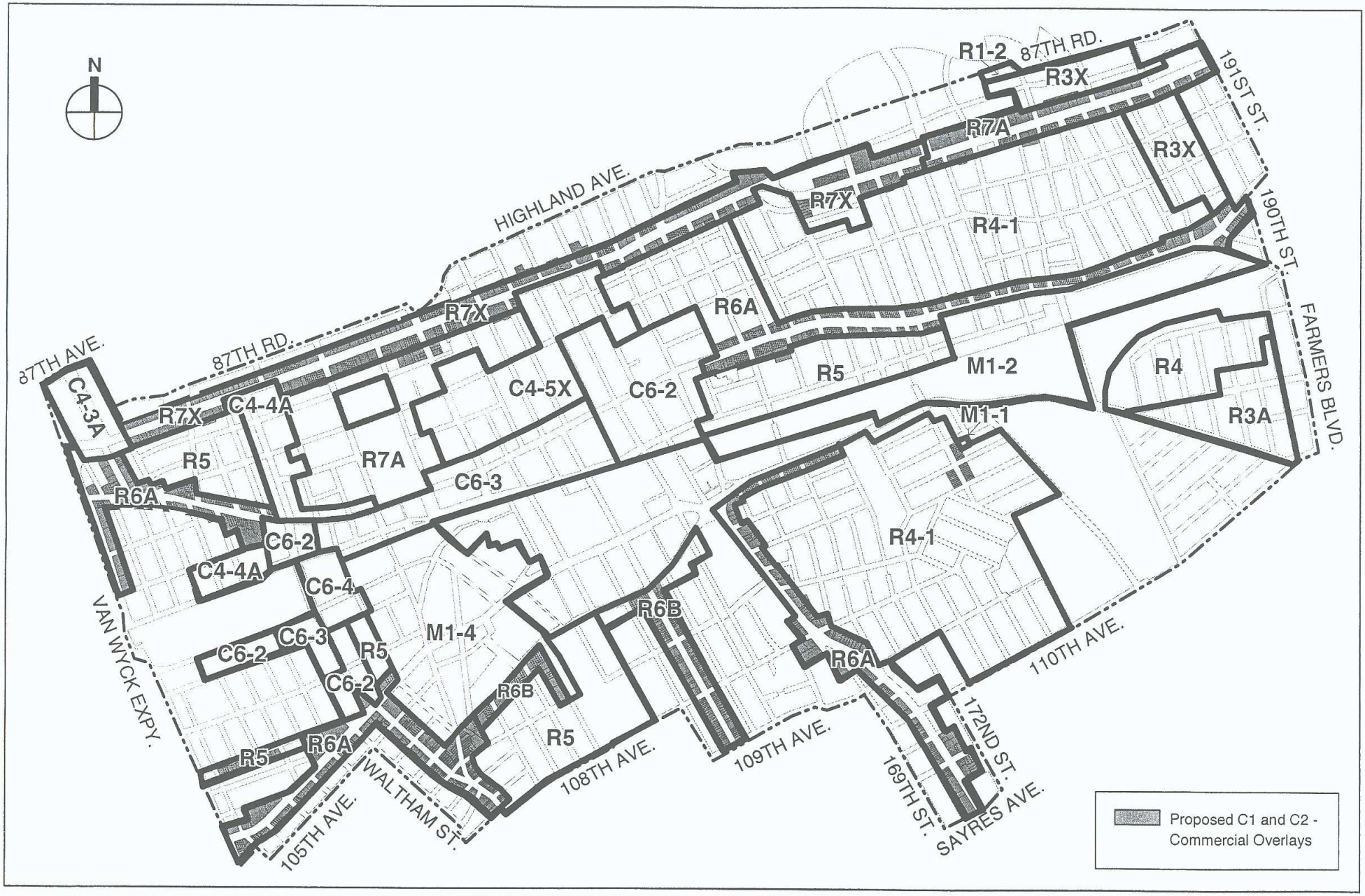



**Downtown Jamaica Redevelopment Plan**

Proposed Zoning
Figure 3A




Proposed Zoning - C1 and C2 Commercial Overlays

Figure 3B

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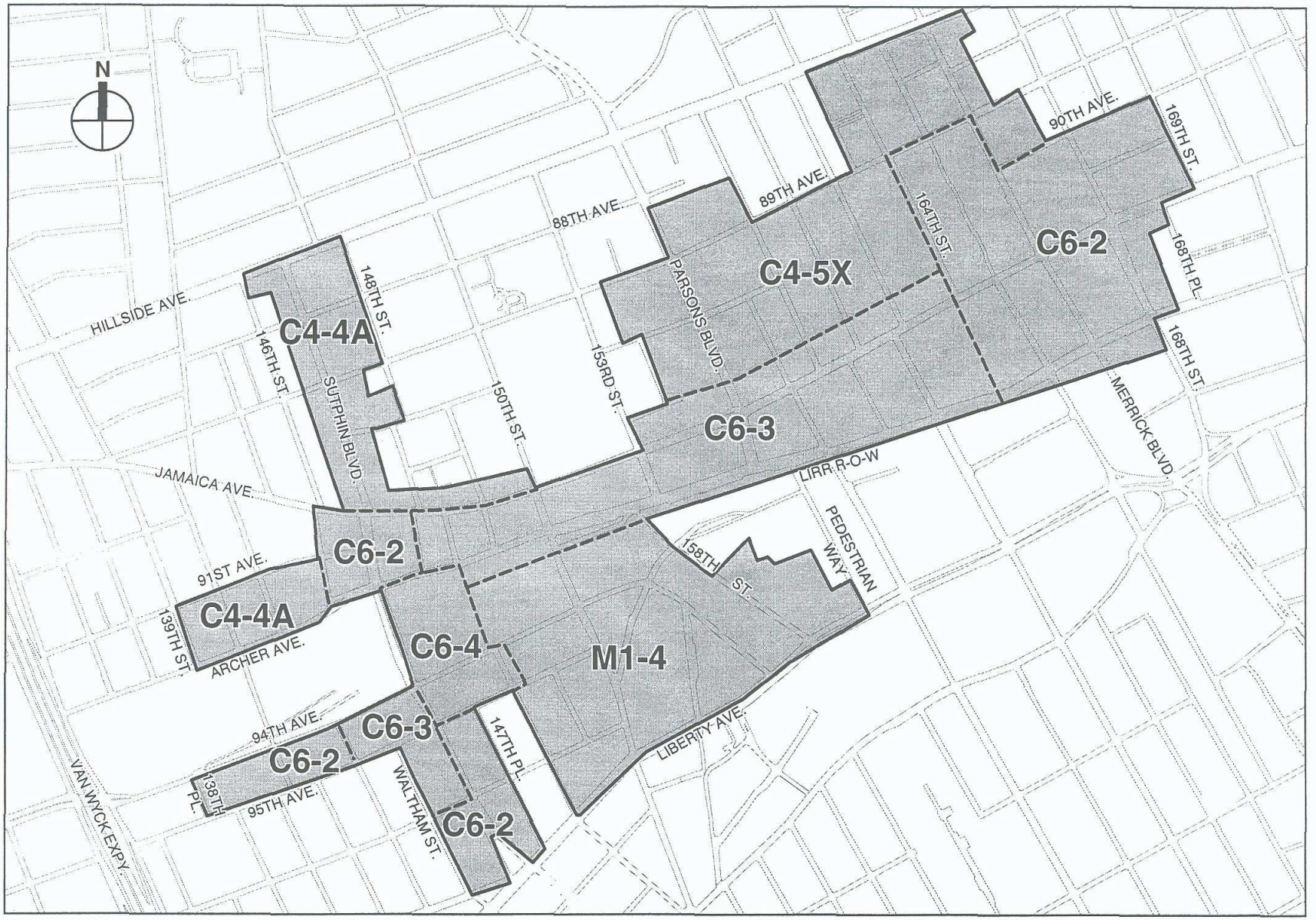


Special Downtown Jamaica District

Zoning District Boundary

**Downtown Jamaica Redevelopment Plan**

Proposed Special Downtown Jamaica District

Figure 3C

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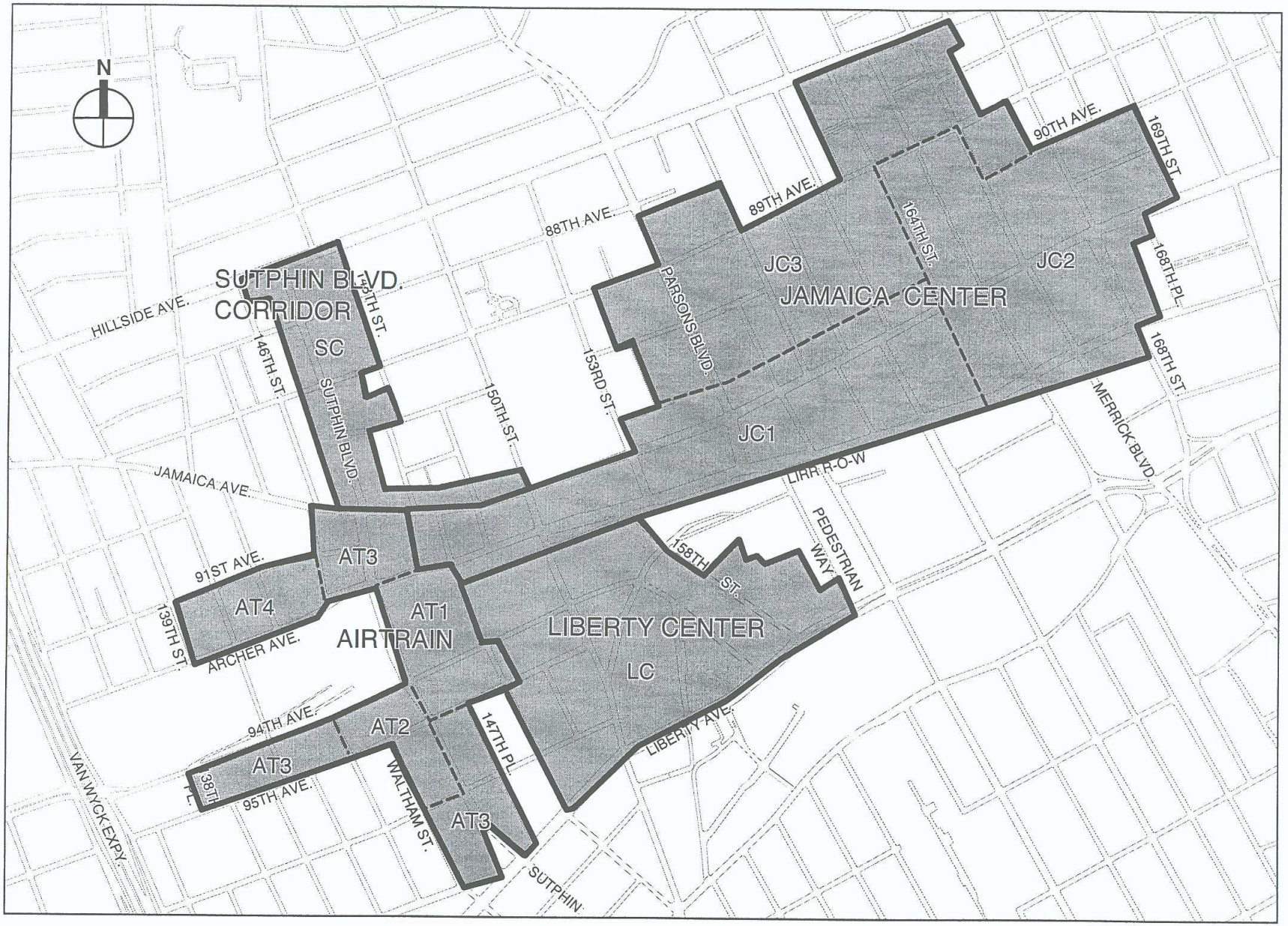



**Downtown Jamaica Redevelopment Plan**

Proposed Downtown Special Jamaica District - Subareas

Figure 3D

which consists of C4-2, C4-6, C6-1, C6-1A, R5, R6, M1-1, M1-4 and M1-5 zoning districts— would be changed to C4-4A, C4-5X, C6-2, C6-3, and C6-4 zoning districts.

- New York City Department of Housing Preservation and Development (HPD) is proposing an Urban Renewal Designation and Urban Renewal Plan, developed in collaboration with EDC and DCP, for three full blocks in the area immediately surrounding the Jamaica AirTrain Station. This proposed Jamaica Gateway Urban Renewal Area (JGURA) would encourage mixed-use development containing office, retail, and residential uses, a hotel, new open space, and parking on key development sites adjacent to the Jamaica Station (see Figure 4). This proposed action would also involve the disposition of property within the boundaries of the proposed JGURA that will become City-owned.
- An amendment to the City Map involving the elimination of 148th Street between 94th and 95th Avenues, and acquisition or disposition of real property related thereto. This would facilitate the development of an approximately 1,261,656 square foot commercial building consisting of approximately 250,000 square feet (three floors) of retail, 1,011,656 square feet (10 floors) of showrooms and offices, and three levels of below-grade parking with approximately 700 accessory parking spaces.
- Disposition to EDC of the City's interest in real property for Block 10209, Lot 115, so that EDC may issue an RFP (Request for Proposals) for development on this site pursuant to the proposed C6-2 zoning district. Under the proposed zoning, the site could accommodate new mixed use development.
- Based on an Environmental Assessment Statement (EAS) prepared for the proposed action, DCP, acting as lead agency on behalf of CPC, has determined that the proposed action could have the potential for significant adverse impacts. Therefore, a detailed assessment of likely effects in those areas of concern must be prepared and disclosed in an environmental impact statement (EIS).

This revised draft scoping document sets forth the analyses and methodologies proposed for the EIS. The public, Queens Community Boards 8 and 12, and elected officials are invited to comment on the revised draft scope, either in writing or orally, at a public scoping meeting to be held at 4 PM on Thursday November 3, 2005 at the York College Performing Arts Center located at 94-45 Guy R. Brewer Boulevard in Jamaica, Queens. Comments received during the revised draft scope's public hearing, and written comments received up to 10 days after the hearing will be considered and incorporated as appropriate into a final scope of work, which will then be used as a framework for preparing the Draft EIS (DEIS) for the proposed action.

## C. DESCRIPTION OF THE PROPOSED ACTION

DCP is proposing zoning map amendments affecting all or portions of 329 blocks in Queens Community District 12 and all or portions of 27 blocks in Queens Community District 8. DCP is also proposing zoning text amendments to facilitate the creation of the SDJD, affecting all or portions of 70 blocks in Queens Community District 12. HPD is proposing the designation of the 3-block JGURA in Queens Community District 12. The proposed changes are all part of a comprehensive strategy intended to support Jamaica's CBD, while providing for appropriately scaled development in the neighboring low-rise residential communities.

The rezoning area is generally bounded by the Van Wyck Expressway service road on the west, 87th Road and Highland Avenue to the north, 189th, 190th ,191st Streets and Farmers Boulevard

on the east and Waltham Street, 105th, 108th, 109th , Sayres and 110th Avenues to the south. Its boundaries encompass Jamaica's business and shopping district and reach into the adjacent residential communities of Jamaica, South Jamaica, Hollis, and St. Albans. The proposed zoning changes would also directly affect properties located along the southern edges of the Briarwood, Jamaica Hills, Jamaica Estates, and Holliswood communities in Community District 8.

Approximately 777 acres of land currently zoned R2, R3-2, R4, R5, R6, C4-2, C4-6, C6-1, C6-1A, C8-1, M1-1 and M1-5 would be rezoned to R1-2, R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A, C4-5X, C6-2, C6-3, C6-4, M1-1, M1-2, M1-4. New C1-4, and C2-4 commercial overlays would be mapped along commercial streets, and existing C1-2 and C2-2 overlays would be changed to C1-4 and C2-4, generally to reflect existing location of commercial uses by reducing the depth of the overlay to 100 feet. New C1-3 and C2-3 commercial overlays would also be mapped along certain commercial streets generally at a depth of 150 feet.

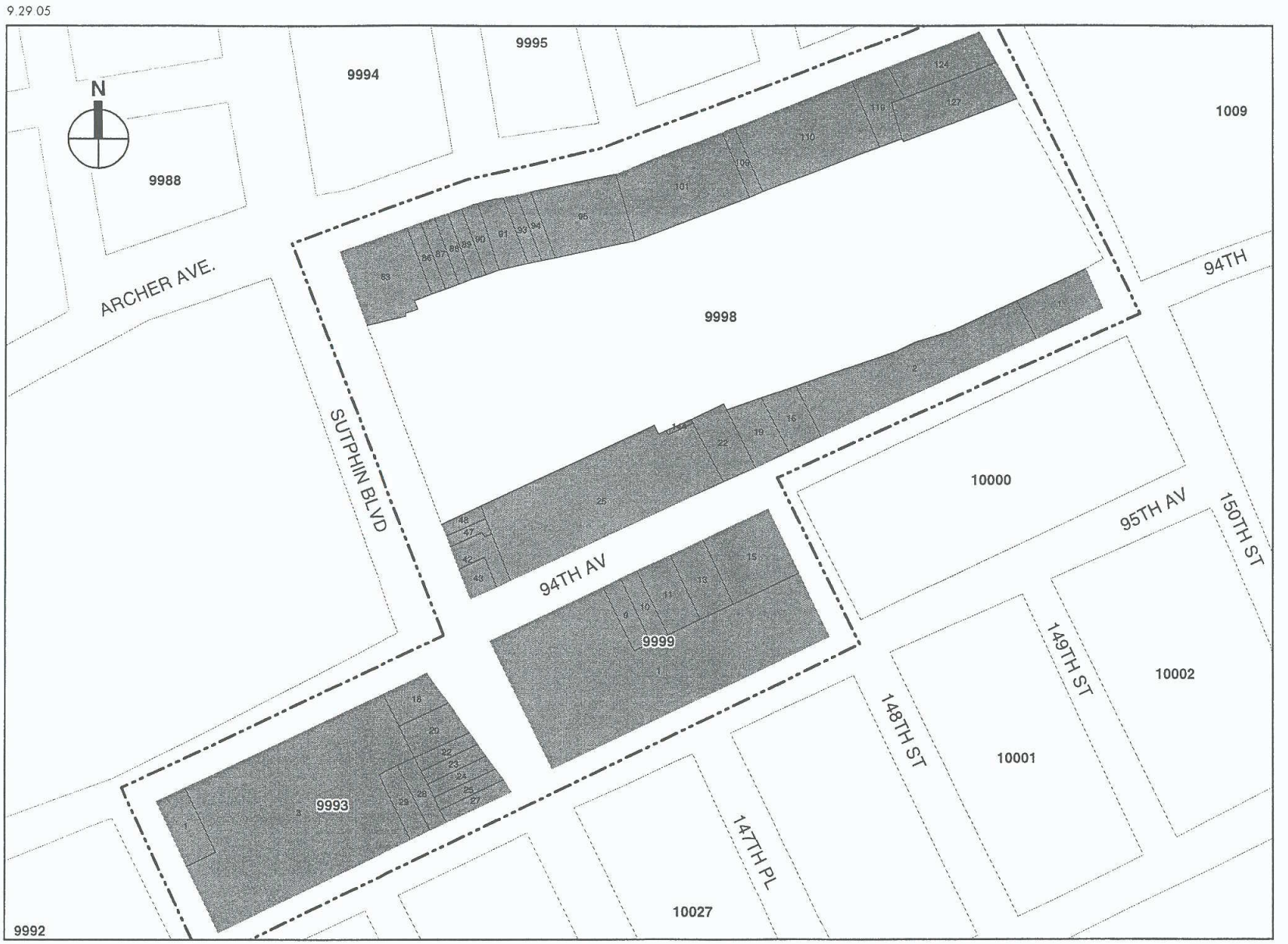
Overall, the proposed zoning changes would result in an increase in permitted density on approximately 451 acres of land, representing 58 percent of the rezoning area. The permitted density would be reduced on approximately 126 acres, representing 16 percent of the rezoning area. And, approximately 199 acres (excludes park land), or about 26 percent of the rezoning area, would experience no change in permitted density, but would be affected by a change in permitted use and/or height and setback regulations.

The proposed zoning changes would work in conjunction with the SDJD and JGURA proposed by DCP and HPD, respectively, and intended to encourage redevelopment and economic growth within the CBD, and would effectuate the following land use policies:

- Encourage compatible land uses that strengthen retail and commercial areas;
- Provide for redevelopment and economic growth within the CBD;
- Provide direction and flexibility for growth in areas with long-term potential;
- Direct new high-density development to wide streets with good transit and highway access;
- Provide residential and mixed-use development in the CBD at higher densities that are appropriate to their contexts;
- Reinforce certain industrial areas and allow for growth; and
- Reinforce residential contexts.

Downtown Jamaica was a major commercial center for Queens and much of the adjoining portions of Long Island in the earlier part of the 20th Century. The 1969 *Draft Plan for New York City* described Jamaica as the largest retail center in Queens and the "third largest in the metropolitan region." Through the 1960s, Downtown Jamaica was also an important business center and attracted substantial investment in new homes and apartments. Jamaica's regional importance was based on its position as a transportation hub for both the Long Island Rail Road (LIRR) and subway and bus lines serving Queens.

However, Queens and Long Island became increasingly auto-oriented and Jamaica's transportation infrastructure was no longer sufficient to ensure its prosperity. By the early 1970s Jamaica's role as a major commercial center had already begun to erode as rival shopping centers opened and drew increasingly larger market shares. Jamaica also suffered a loss of other businesses and a decline in residential investment, relative to other areas in Queens.




Proposed Jamaica Gateway Urban Renewal Plan

Figure 4

Revitalization efforts began in the late 1960s with the formation of the Greater Jamaica Redevelopment Corporation (GJDC) to spur public and private investments in the area. Major public investments over the past three decades have reflected the City's desire to spur a recovery of the area. These included the demolition of the Jamaica Avenue "el" in the downtown area and its replacement by the Archer Avenue subway extension, the development of the Jamaica Center Urban Renewal Area, including a new federal office building housing the Social Security Administration, new courthouses, and a new campus for York College. In recent years, additional investments have included the AirTrain light rail service linking the LIRR's Jamaica Station and adjacent subway station to JFK International Airport, and the nation's largest and most modern laboratory for the U.S. Food and Drug Administration.

Downtown Jamaica has mostly stabilized through the collaborative efforts of government, local business and advocacy organizations, and community. Jamaica Avenue and 165th Street remain important retail streets in the downtown area. A recently completed 400,000-square-foot movie theater/retail complex represents the first major private investment in the downtown area in many years. The renewed interest by the private sector and the cumulative benefits of public sector investments present new opportunities for redevelopment, new markets and economic expansion. Nevertheless, underused and depressed properties adjoining Jamaica Station continue to act as a deterrent to private investment.

Current zoning in much of the area is outmoded and unduly limits reasonable expansion of the downtown area. With the exception of a small number of sites in the urban renewal area which are now developed, zoning densities are relatively low for an area with so much transportation infrastructure. Along with unrealistically high commercial parking requirements and the blighting influence of depressed properties near Jamaica Station, these low densities limit development opportunities along the area's major thoroughfares. As a consequence, Downtown Jamaica is not in a position to take advantage of the commercial development opportunities made possible by public investments in improved transit access, and private-sector interest, particularly in the western portion of Jamaica Center surrounding the new JFK AirTrain complex. Areas zoned C8 and M1 near the transportation hubs and in the downtown area encourage land uses that are incompatible with the adjacent business, institutional, and residential communities. In addition, existing zoning designations in the downtown area do not encourage residential development in areas with good subway and bus transit access. In these areas, increasing housing density would facilitate transit use and bring more shoppers into the downtown streets, promoting new and expanded retail activity. The resulting improved environment would help foster additional commercial office development and the proposed action would generate increased employment opportunities for city residents and increased tax revenues to support municipal services.

In contrast, zoning outside of Downtown Jamaica encourages new housing at inappropriate densities in stable low-density communities where auto ownership is high and the infrastructure is less able to accommodate the increased number of households. The excessive density undermines the very qualities that make these communities desirable.

Post-1961 amendments to the *Zoning Resolution* have provided new tools to address longstanding issues of harmonizing new development to existing context and allowing a broad mix of uses. These include the use of contextual districts to ensure appropriate scale and character in residential neighborhoods as well as the establishment of special zoning districts for areas with unique planning and land use issues. The proposed SDJD would help solidify the gains of more than three decades of public investment in Jamaica and to promote and guide its

future growth. The JGURA is proposed to further enhance Jamaica's downtown by removing blight and providing redevelopment sites needed to achieve the critical mass necessary to attract new private investment to the area.

The rezoning area consists of approximately 356 blocks, and includes Jamaica's CBD and the adjacent communities that include parts of Jamaica, South Jamaica, Hollis and St. Albans. In general, the area is currently zoned for low- to medium-density residential, commercial and industrial uses. A number of changes to the zoning map have occurred through the years to facilitate various projects, but most of the area is zoned as it was in 1961.

The LIRR Right-of-Way extends east-west through the rezoning area, providing a barrier between north and south. Properties located along the Right-of-Way are generally zoned for light manufacturing and developed with light to heavy industrial uses, such as manufacturing, warehouses, concrete plants, transfer stations, salvage yards and auto repair.

North of the railroad tracks, Jamaica's CBD, also known as Jamaica Center, generally extends east-west between Merrick Boulevard and Sutphin Boulevard, and north-south between Hillside Avenue and Archer Avenue. It envelopes Jamaica's shopping and business districts, two major multimodal transportation hubs, three court houses, a hospital, an 11.5-acre park, and a mix of low- to mid-rise office and apartment buildings ranging in heights from 3 to 12 stories.

Medium density commercial zoning districts mapped in Jamaica's CBD include C4-2, C4-5X, C4-6, C6-1 and C6-1A districts. C4 zones are typically found in regional centers and allow department stores, theaters and other commercial uses that serve a larger area. C6 districts are zoned for a wide range of high bulk commercial uses requiring a central location.

C8-1 zoning districts are mapped along portions of Hillside Avenue and Queens Boulevard, and developed with auto-sales establishments, gas stations, retail, office, and low-rise residential uses. Recent new development, south of 87th Avenue, between Queens Boulevard and the Van Wyck Expressway service road, includes a five-story hotel and a three-story office building.

M1-1 and M1-5 districts are mapped on properties near the LIRR Right-of-Way (Main Line) and wrap around the southern periphery of the downtown area. A small pocket of M1-5 is mapped at the southeastern edge of the CBD, north of Archer Avenue, between Merrick Boulevard and 168th Place and is occupied by a dilapidated two-story, city-owned garage and vacant former printing press facility. Land uses within the M1-1 district near the downtown area include warehouses, auto-related business such as car washes and auto-repair, retail, offices, institutional, and low-rise residences.

Typical development in M1-1 districts would include one- and two-story warehouses of light industrial and commercial use. Large-scale retail uses are not permitted. M1-5 districts allow greater density and could produce buildings of six stories or more. M1 districts are intended for light industry, however, heavy industrial uses can site in M1 districts as long as they meet the strict performance standards set forth in the *Zoning Resolution* (ZR). Residential uses are not permitted in manufacturing zones. And while commercial and retail uses are permitted, objectionable uses that impact negatively on the surrounding residential and business communities are also allowed.

Low- to medium-density general residential zones are mapped in and adjacent to the CBD and include R3-2, R4, R5, and R6 districts. One- and two-family houses account for over 90 percent of the residential lots in the rezoning area. R6 is the predominant residential zone in Downtown Jamaica. One- and two-family residences are predominant within the R6 district mapped west of

Sutphin Boulevard. East of Sutphin Boulevard, development consists of a mix of one- and two-family homes, multi-family walk-up apartments, elevator apartment buildings, and institutional uses.

Low-density residential zones are located north of Hillside Avenue in Community District 8 (R3A and R4-1 districts) and along portions of the eastern edge of the rezoning area in Community District 12 (R2 districts). R2 zoning districts restrict development to one-family detached homes. R3A districts allow one- and two-family detached houses. R4-1 districts allow one- and two-family detached and semi-detached houses.

DCP is proposing the following to enhance Jamaica's commercial and industrial areas by providing new opportunities for economic growth, and residential and mixed-use development. The proposal would also establish zoning designations in adjacent low-density communities that are consistent with the existing neighborhood character. The major elements include:

- Zoning Map Amendments;
- Zoning Text Amendment to establish the Special Downtown Jamaica District (SDJD);
- Urban Renewal Area Designation and Urban Renewal Plan
- Amendment to the City Map involving the elimination of a portion of a street and acquisition or disposition of real property related thereto; and
- Disposition of City-owned property.

## ZONING MAP AMENDMENTS

Approximately 777 acres of land currently zoned R2, R3-2, R4, R5, R6, C4-2, C4-6, C6-1, C6-1A, C8-1, M1-1, and M1-5 would be rezoned to R1-2, R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A, C4-5X, C6-2, C6-3, C6-4, M1-1, M1-2, and M1-4. New C1-4, and C2-4 commercial overlays would be mapped along commercial streets, and existing C1-2 and C2-2 overlays would be changed to C1-4 and C2-4, generally to reflect the existing location of commercial uses and to prevent commercial development on residential blocks by reducing the depth of coverage of the overlay to 100 feet. New C1-3 and C2-3 commercial overlays would be mapped along certain commercial streets generally at a depth of 150 feet.

The zoning changes would result in the elimination of C4-2, C4-6, C6-1, C6-1A, C8-1, and M1-5 districts and the introduction of C4-3A, C4-4A, C6-2, C6-3 and C6-4 districts in and near the CBD to encourage compatible land uses at higher densities. Approximately 51 acres of land zoned M1-1 and M1-5 would be changed to C4-4A, C6-2, C6-3, C6-4, R4, R4-1, R5, R6A, and R6B. Approximately 28 acres of land zoned C8-1 would be changed to R4-1, C4-3A, R7X, and R6A. These changes would provide new opportunities for mixed use development and bring residential properties currently located in areas zoned for industrial use into conformance. Approximately 87 acres would be rezoned from M1-1 to M1-2 and M1-4, resulting in an increase in permitted density to accommodate future growth and expansion in these areas. Approximately 189 acres currently zoned R3-2, R4, and R5, would be changed to R3A, R3X and R4-1, and approximately 108 acres currently zoned R6 would be changed to R4-1 and R5 to reflect the existing contexts in adjacent residential communities where one- and two-family homes are predominant.

The proposed zoning changes are illustrated in Figures 3A and 3B and listed below by subarea, preceded by the goal each is intended to effectuate. Each subarea is further identified by letters that correspond to subareas shown in Figure 5. Projected and potential development that is

expected as a result of the proposed action is listed in Tables 1 and 2 and illustrated in Figures 6 and 7.

**Encourage compatible land uses that strengthen retail and commercial areas; provide for redevelopment and economic growth within the CBD; provide direction and flexibility for growth in areas with long-term potential near the CBD.**

Proposed zoning changes in subareas near the Air Train facility ("AT"), Jamaica Center ("JC") and along the Sutphin Boulevard Corridor ("SC") are intended to provide for economic growth and redevelopment within the CBD. Proposed zoning changes between the LIRR Right-of-Way and Liberty Avenue, extending between 148th and 158th streets ("LC"), are intended to provide direction for future growth in an area that is underdeveloped and underutilized. These subareas are included in the proposed SDJD, which would establish special regulations designed to provide for connectivity between the two transportation hubs and to promote a more harmonious relationship of land use within and around the downtown area. The proposed zoning changes include:

- C4-2 and M1-1 to C6-4 on all or portions of 3 blocks generally located east of Sutphin Boulevard, between Archer and 95th Avenues; (AT1)
- R5 and M1-1 to C6-3, 2 blocks generally located west of Sutphin Boulevard between 94th and 97th Avenues; (AT2)
- M1-1 and R5 to C6-2, 3 blocks located on the east side of Sutphin Boulevard between 95th and Liberty Avenues and on the west side of Sutphin Boulevard between 97th and Liberty Avenues; change from M1-1 to C6-2, 2 blocks located on the south side of 94th Avenue between 138th Place and Liverpool Street; and, change from C4-2, C4-6 and M1-1 to C6-2, 3 blocks located south of Jamaica Avenue between 146th Street and 147th Place; (AT3)
- M1-1 and R5 to C4-4A, 3 blocks north of Archer Avenue between 139th and 146th Streets; (AT4)
- C4-2, C6-1, C6-1A, and M1-1 to C6-3 on all or portions of 17 blocks generally bounded by 147th Place, Jamaica Avenue, 164th Street, and Archer Avenue; (JC1)
- C4-2, M1-1, M1-5, and R6 to C6-2 on all or portions of 12 blocks generally located south of 89th and 90th Avenues, and north of the LIRR Right-of-Way, between 164th and 169th streets; (JC2)
- R6 and C4-2 to C4-5X on all or portions of 16 blocks generally located south of Hillside, 88th and 89th Avenues, and north of Jamaica Avenue, between 153rd and 168th Streets; (JC3)
- R6, R6/C2-2, and C4-2 to C4-4A on all or portions of 9 blocks fronting along Sutphin Boulevard between Hillside and Jamaica Avenues, and along the north side of Jamaica Avenue between 146th and 150th Streets; and (SC)
- M1-1 to M1-4 on all or portions of 11 blocks generally located south of the LIRR Right-of-Way and north of Liberty Avenue, between 148th and 158th Streets. (LC)

**Direct new development at higher densities to certain wide streets with good transit and highway access.**

Proposed zoning changes in these subareas are intended to provide for new development at higher densities along the area's wide streets, such as 101st, Hillside, Jamaica, and Liberty

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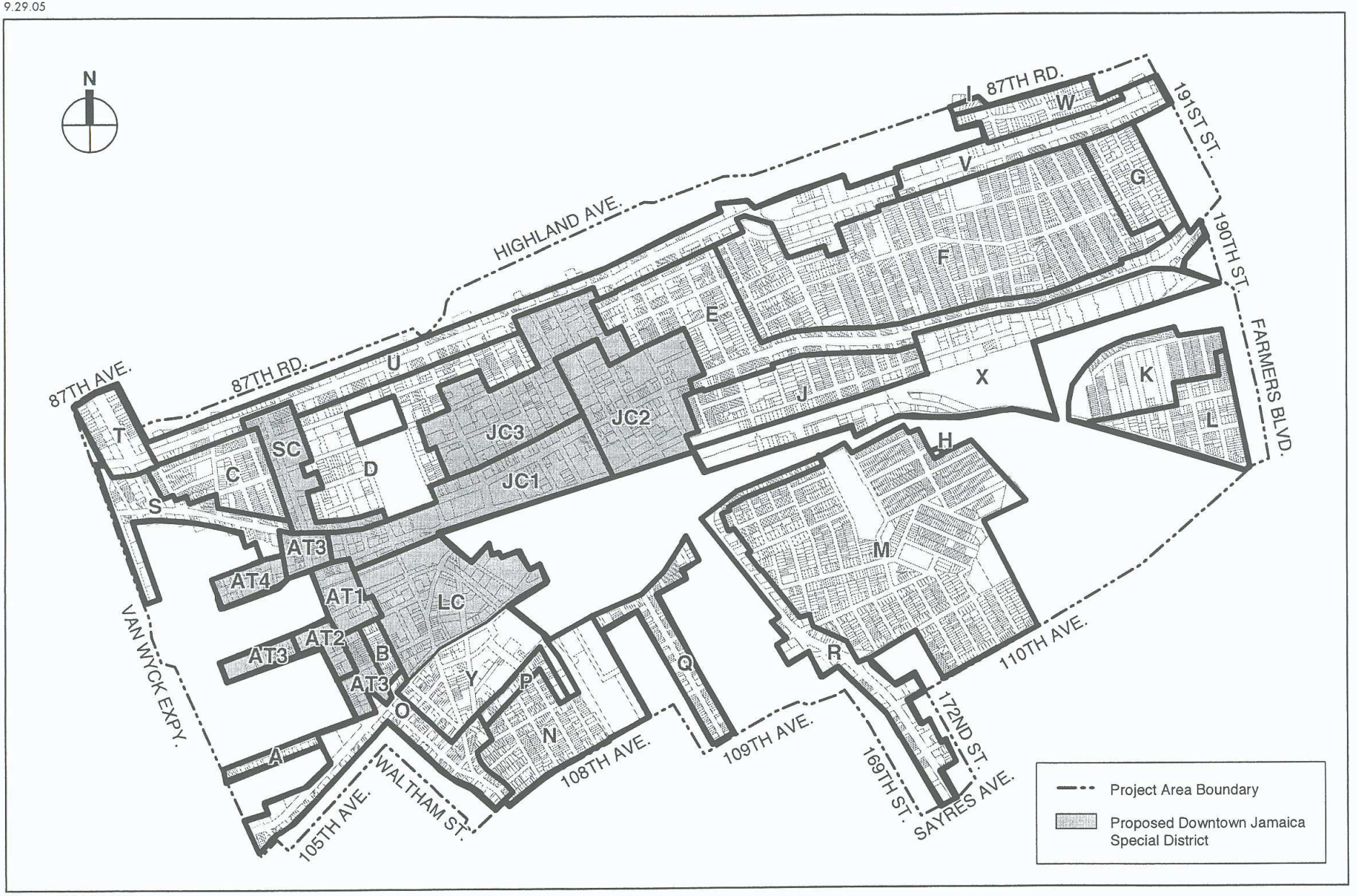
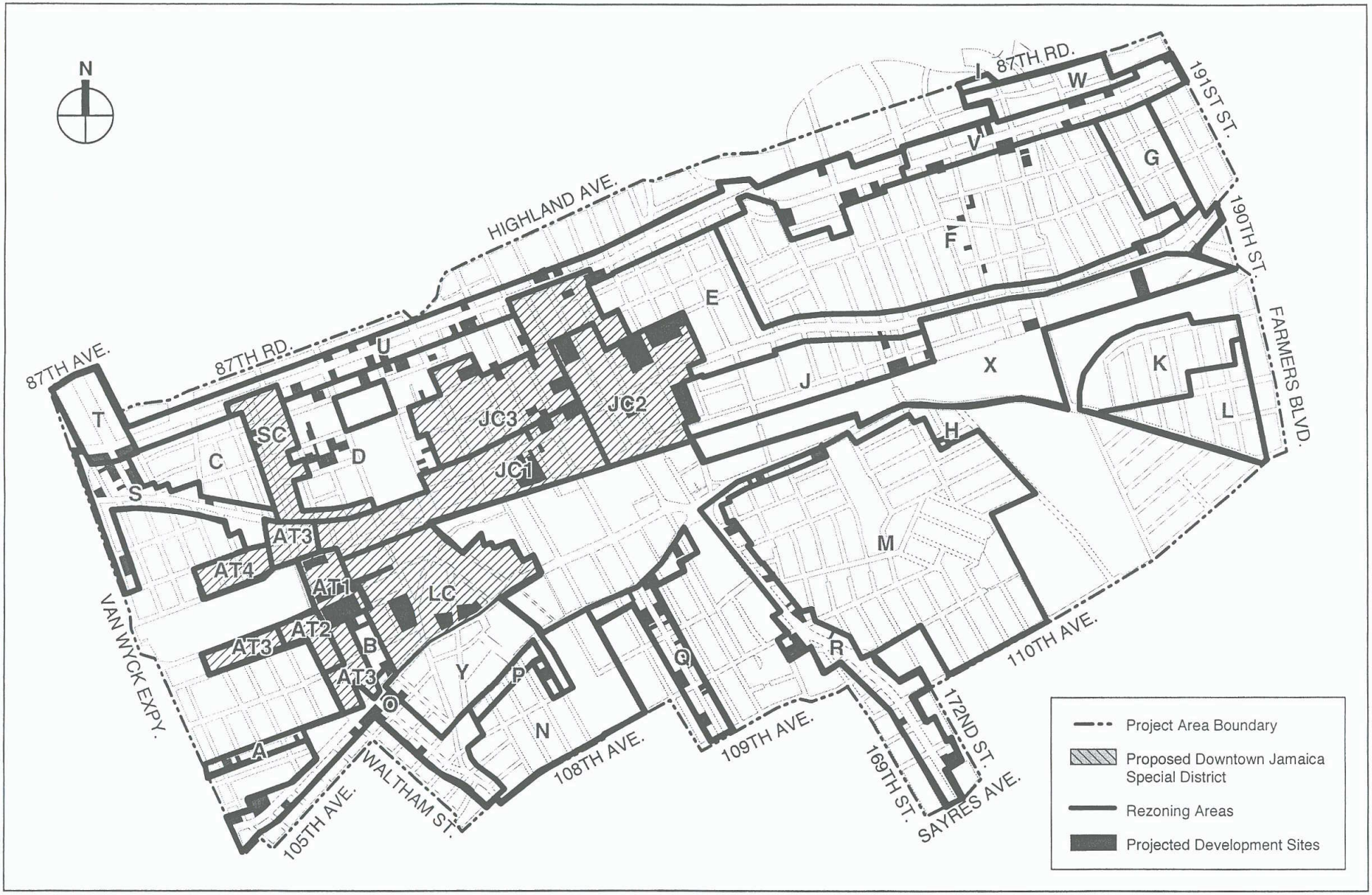



Proposed Zoning - Subareas

Figure 5

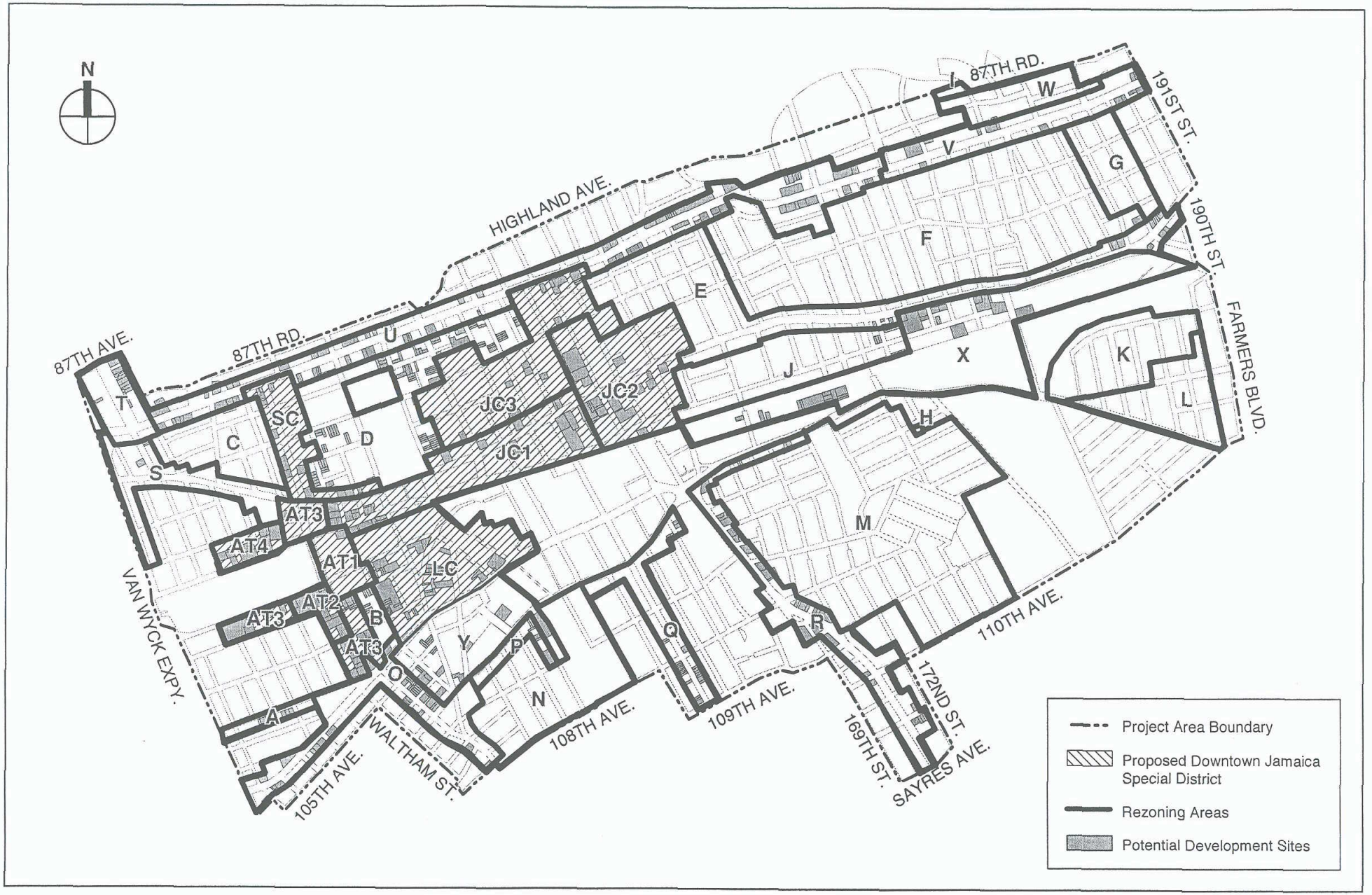
**Downtown Jamaica Redevelopment Plan**




**Downtown Jamaica Redevelopment Plan**

Projected Development Sites
Figure 6

9.30.05




**Downtown Jamaica Redevelopment Plan**

Potential Development Sites

Figure 7

## Table 1
### Reasonable Worst Case Development Scenario: Projected Sites

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Projected Development Sites Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| | URA | 9998 | 1 | 6,079 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 2 | 23,000 | M1-1 | 1.00 | - | 15,300 | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 16 | 4,100 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 19 | 4,360 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 298-URA | URA | 9998A Total | | 37,539 | M1-1 | 1.00 | - | 15,300 | - | 15,016 | 22,523 | - | - | M1-4 | 2 | - | - | - | - | - | (15,016) | (22,523) | - | - |
| | URA | 9998 | 22 | 5,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 25 | 35,000 | M1-1 | 1.00 | 3,255 | 42,925 | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 42 | 2,841 | M1-1 | 1.00 | 2,841 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 43 | 1,780 | M1-1 | 1.00 | 1,780 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 47 | 976 | M1-1 | 1.00 | 976 | - | - | | | | | | | | | | | | | | | |
| 299-URA | URA | 9998B Total | | 45,597 | M1-1 | 1.00 | 8,852 | 42,925 | - | 8,852 | 42,925 | - | - | C6-4 | 12 | 563,748 | - | - | - | - | 554,896 | (42,925) | - | - |
| | URA | 9998 | 83 | 11,200 | C4-2 | 3.40 | 12,000 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 86 | 2,000 | C4-2 | 3.40 | 3,200 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 87 | 2,000 | C4-2 | 3.40 | 3,560 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 88 | 2,000 | C4-2 | 3.40 | 4,000 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 89 | 2,000 | C4-2 | 3.40 | 3,600 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 90 | 2,000 | C4-2 | 3.40 | 2,400 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 91 | 4,110 | M1-1 | 1.00 | 2,500 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 93 | 2,020 | M1-1 | 1.00 | 1,250 | - | 2 | | | | | | | | | | | | | | | |
| | URA | 9998 | 94 | 2,020 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 300-URA | URA | 9998C Total | | 41,250 | M1-1 | 1.00 | 44,510 | - | 2 | - | - | - | - | C6-4 | 12 | 288,500 | - | - | 206,500 | 206 | 288,500 | - | - | 206 |
| | URA | 9999 | 1 | 60,138 | M1-1 | 1.00 | - | 163,800 | - | | | | | | | | | | | | | | | |
| | URA | 9999 | 9 | 2,500 | M1-1 | 1.00 | - | 5,000 | - | | | | | | | | | | | | | | | |
| | URA | 9999 | 10 | 2,500 | M1-1 | 1.00 | - | 2,250 | - | | | | | | | | | | | | | | | |
| | URA | 9999 | 11 | 5,000 | M1-1 | 1.00 | 2,250 | - | - | | | | | | | | | | | | | | | |
| | URA | 9999 | 13 | 5,000 | M1-1 | 1.00 | 5,000 | - | - | | | | | | | | | | | | | | | |
| | URA | 9999 | 15 | 10,000 | M1-1 | 1.00 | 10,000 | - | - | | | | | | | | | | | | | | | |
| | | 10000 | 1 | 10,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 302-URA | URA | 9999A Total | | 95,138 | M1-1 | 1.00 | 17,250 | 171,050 | - | 17,250 | 171,050 | - | - | C6-4 | 12 | 1,261,656 | - | - | - | - | 1,244,406 | (171,050) | - | - |
| | **URA Total** | | | **427,148** | | | **129,224** | **458,550** | 4 | **41,118** | **236,498** | - | - | | | **2,113,904** | - | - | **206,500** | **206** | **2,072,786** | **(236,498)** | - | **206** |
| 127-JC1 | JC1 | 9760 | 82 | 8,690 | C4-2 | 3.40 | 51,205 | - | - | 51,205 | - | - | - | C6-3 | 8 | 14,630 | - | - | 36,575 | 30 | (36,575) | - | - | 30 |
| | JC1 | 9761 | 82 | 540 | C4-2 | 3.40 | - | - | - | | | | | | | | | | | | | | | |
| | JC1 | 9761 | 83 | 18,300 | C4-2 | 3.40 | 79,200 | - | - | | | | | | | | | | | | | | | |
| 132-JC1 | JC1 | 9761B Total | | 18,840 | C4-2 | 3.40 | 79,200 | - | - | 79,200 | - | - | - | C6-3 | 8 | 32,028 | - | 18,840 | 99,852 | 100 | (47,172) | - | 18,840 | 100 |
| 133-JC1 | JC1 | 9761 | 95 | 14,107 | C4-2 | 3.40 | 57,325 | - | - | 57,325 | - | - | - | C6-3 | 8 | 28,663 | - | - | 28,663 | 24 | (28,663) | - | - | 24 |
| 180-JC1 | JC1 | 9793 | 1 | 21,230 | C4-2 | 3.40 | 54,978 | - | - | 54,978 | - | - | - | C6-3 | 8 | 36,091 | - | - | 133,749 | 134 | (18,887) | - | - | 134 |
| 403-JC1 | JC1 | 10101 | 7 | 6,460 | C6-1A | 6.00 | 53,458 | - | - | 53,458 | - | - | - | C6-3 | 8 | 10,692 | - | - | 42,766 | 36 | (42,766) | - | - | 36 |
| 404-JC1 | JC1 | 10101 | 9 | 7,620 | C6-1A | 6.00 | 24,000 | - | - | 24,000 | - | - | - | C6-3 | 8 | 12,000 | - | - | 12,000 | 10 | (12,000) | - | - | 10 |
| 405-JC1 | JC1 | 10101 | 15 | 17,900 | C6-1A | 6.00 | 62,031 | - | - | 62,031 | - | - | - | C6-3 | 8 | 20,677 | - | - | 41,354 | 34 | (41,354) | - | - | 34 |
| 406-JC1 | JC1 | 10101 | 24 | 14,775 | C6-1A | 6.00 | 14,775 | 6,800 | - | 12,559 | - | 7,388 | 35 | C6-3 | 8 | 25,118 | - | 7,388 | 85,694 | 86 | 12,559 | - | - | 51 |
| 407-JC1 | JC1 | 10101 | 27 | 10,162 | C6-1A | 6.00 | 55,500 | - | - | 55,500 | - | - | - | C6-3 | 8 | 17,275 | - | 5,081 | 58,940 | 59 | (38,225) | - | 5,081 | 59 |
| | JC1 | 10101 | 79 | 20,240 | C6-1A | 6.00 | 22,000 | - | - | | | | | | | | | | | | | | | |
| | JC1 | 10101 | 150 | 7,117 | C6-1A | 6.00 | 48 | - | - | | | | | | | | | | | | | | | |
| 408-JC1 | JC1 | 10101A Total | | 27,357 | C6-1A | 6.00 | 22,048 | - | - | 23,253 | - | 13,679 | 66 | C6-3 | 8 | 46,507 | - | 13,679 | 158,670 | 159 | 23,254 | - | - | 93 |
| 409-JC1 | JC1 | 10102 | 2 | 4,210 | C6-1A | 6.00 | 20,700 | - | - | 20,700 | - | - | - | C6-3 | 8 | 8,280 | - | - | 12,420 | 10 | (12,420) | - | - | 10 |
| | **JC1 Total** | | | **197,548** | | | **596,468** | **6,800** | - | **494,209** | - | **21,067** | **101** | | | **251,960** | - | **44,988** | **710,683** | **682** | **(242,249)** | - | **23,921** | **580** |
| 188-JC2 | JC2 | 9794 | 48 | 49,852 | C4-2 | 3.40 | 122,000 | - | - | 122,000 | - | - | - | C6-2 | 6 | 84,748 | - | 49,852 | 164,512 | 165 | (37,252) | - | 49,852 | 165 |
| 191-JC2 | JC2 | 9796 | 63 | 99,500 | R6 | 2.43 | 40 | - | - | 84,575 | - | - | - | C6-2 | 6 | 253,725 | - | - | - | - | 169,150 | - | - | - |
| 192-JC2 | JC2 | 9800 | 5 | 84,500 | R6 | 2.43 | 256 | - | - | 71,825 | - | - | - | C6-2 | 6 | 359,125 | - | - | - | - | 287,300 | - | - | - |
| 470-JC2 | JC2 | 10155 | 1 | 4,400 | C4-2 | 3.40 | 15,000 | - | - | 15,000 | - | - | - | C6-2 | 6 | 7,500 | - | - | 7,500 | 6 | (7,500) | - | - | 6 |
| | JC2 | 10155 | 8 | 4,173 | C4-2 | 3.40 | 4,300 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10155 | 9 | 1,833 | C4-2 | 3.40 | 4,000 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10155 | 10 | 1,900 | C4-2 | 3.40 | 4,140 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10155 | 11 | 5,750 | C4-2 | 3.40 | 4,140 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10155 | 12 | 3,400 | C4-2 | 3.40 | 6,044 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10155 | 16 | 4,600 | C4-2 | 3.40 | 4,100 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10155 | 210 | 3,632 | C4-2 | 3.40 | 2,775 | - | - | | | | | | | | | | | | | | | |
| 471-JC2 | JC2 | 10155A Total | | 25,288 | C4-2 | 3.40 | 29,499 | - | - | 21,495 | - | - | 61 | C6-2 | 6 | 42,990 | - | - | 108,738 | 109 | 21,495 | - | - | 47 |
| 515-JC2 | JC2 | 10209 | 115 | 44,884 | M1-5 | 5.00 | 88,100 | - | - | - | 224,420 | - | - | C6-2 | 6 | 133,000 | - | 2,000 | 135,000 | 135 | 133,000 | (224,420) | 2,000 | 135 |
| | **JC2 Total** | | | **333,712** | | | **284,394** | - | - | **314,895** | **224,420** | - | **61** | | | **881,088** | - | **51,852** | **415,750** | **415** | **566,193** | **(224,420)** | **51,852** | **353** |
| 125-JC3 | JC3 | 9760 | 45 | 10,000 | C4-2 | 3.40 | 17,600 | - | - | 17,600 | - | - | - | C4-5X | 5 | 8,500 | - | - | 41,500 | 42 | (9,100) | - | - | 42 |
| 128-JC3 | JC3 | 9761 | 14 | 10,320 | C4-2 | 3.40 | 13,005 | - | - | 8,772 | - | - | 25 | C4-5X | 5 | 8,772 | - | - | 42,828 | 43 | - | - | - | 18 |
| 131-JC3 | JC3 | 9761 | 80 | 3,680 | C4-2 | 3.40 | 22,000 | - | - | 22,000 | - | - | - | C4-5X | 5 | 3,667 | - | - | 18,333 | 15 | (18,333) | - | - | 15 |
| | JC3 | 9764 | 87 | 8,763 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | JC3 | 9764 | 91 | 9,525 | R6 | 2.43 | - | - | 119 | | | | | | | | | | | | | | | |
| | JC3 | 9764 | 97 | 11,025 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 161-JC3 | JC3 | 9764C Total | | 29,313 | R6 | 2.43 | - | - | 119 | - | - | 58,625 | 13 | C4-5X | 5 | - | - | - | 146,565 | 147 | - | - | (58,625) | 134 |
| 184-JC3 | JC3 | 9793 | 49 | 14,940 | C4-2 | 3.40 | - | - | - | 12,699 | - | - | 36 | C4-5X | 5 | 12,699 | - | - | 62,001 | 62 | - | - | - | 26 |
| 185-JC3 | JC3 | 9793 | 78 | 29,568 | C4-2 | 3.40 | 13,712 | - | - | 25,133 | - | - | 72 | C4-5X | 5 | 25,133 | - | - | 122,707 | 123 | - | - | - | 51 |
| 202-JC3 | JC3 | 9816 | 49 | 11,645 | C4-2 | 3.40 | 22,100 | - | - | 22,100 | - | - | - | C4-5X | 5 | 9,898 | - | - | 48,327 | 48 | (12,202) | - | - | 48 |
| 204-JC3 | JC3 | 9818 | 62 | 12,200 | R6/C2-2 | 2.43 | 6,750 | - | - | 10,370 | - | 6,100 | 19 | C4-5X | 5 | 10,370 | - | 6,100 | 44,530 | 45 | - | - | - | 26 |
| | **JC3 Total** | | | **150,979** | | | **95,167** | - | 238 | **118,674** | - | **64,725** | **165** | | | **79,039** | - | **6,100** | **526,791** | **525** | **(39,635)** | - | **(58,625)** | **359** |

## Table 1
### Reasonable Worst Case Development Scenario: Projected Sites

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | | Projected Development Sites Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | | Commercial SF | Industrial SF | CF SF | DUs |
| | LC | 10002 | 1 | 40,077 | M1-1 | 1.00 | - | 41,600 | - | | | | | | | | | | | | | | | | |
| | LC | 10002 | 10 | 3,920 | M1-1 | 1.00 | - | 2,400 | - | | | | | | | | | | | | | | | | |
| | LC | 10002 | 13 | 6,800 | M1-1 | 1.00 | - | 8,700 | - | | | | | | | | | | | | | | | | |
| 315-LC | LC | 10002A Total | | 50,797 | M1-1 | 1.00 | - | 52,700 | - | - | 52,700 | - | - | M1-4 | 2 | 101,594 | - | - | - | - | | 101,594 | (52,700) | - | - |
| 316-LC | LC | 10002 | 5 | 10,120 | M1-1 | 1.00 | - | - | - | 4,048 | 6,072 | - | - | M1-4 | 2 | 20,240 | - | - | - | - | | 16,192 | (6,072) | - | - |
| 317-LC | LC | 10002 | 15 | 6,695 | M1-1 | 1.00 | - | 6,650 | - | - | 6,650 | - | - | M1-4 | 2 | 13,390 | - | - | - | - | | 13,390 | (6,650) | - | - |
| 318-LC | LC | 10002 | 17 | 6,450 | M1-1 | 1.00 | - | 5,280 | - | - | 5,280 | - | - | M1-4 | 2 | 12,900 | - | - | - | - | | 12,900 | (5,280) | - | - |
| 319-LC | LC | 10002 | 20 | 3,020 | M1-1 | 1.00 | - | - | - | 1,208 | 1,812 | - | - | M1-4 | 2 | 6,040 | - | - | - | - | | 4,832 | (1,812) | - | - |
| 320-LC | LC | 10002 | 21 | 2,340 | M1-1 | 1.00 | 1,035 | - | 2 | 1,035 | - | - | 2 | M1-4 | 2 | 4,680 | - | - | - | - | | 3,645 | - | - | (2) |
| | LC | 10002 | 22 | 2,160 | M1-1 | 1.00 | - | - | 3 | | | | | | | | | | | | | | | | |
| | LC | 10002 | 23 | 2,000 | M1-1 | 1.00 | 1,100 | - | 2 | | | | | | | | | | | | | | | | |
| | LC | 10002 | 24 | 2,000 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | | |
| | LC | 10002 | 122 | 2,160 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | | |
| 321-LC | LC | 10002B Total | | 8,320 | M1-1 | 1.00 | 1,100 | - | 9 | 1,100 | - | - | 9 | M1-4 | 2 | 16,640 | - | - | - | - | | 15,540 | - | - | (9) |
| 322-LC | LC | 10002 | 25 | 2,250 | M1-1 | 1.00 | 908 | - | 2 | 908 | - | - | 2 | M1-4 | 2 | 4,500 | - | - | - | - | | 3,592 | - | - | (2) |
| 414-LC | LC | 10107 | 142 | 30,732 | M1-1 | 1.00 | - | - | - | 12,293 | 18,439 | - | - | M1-4 | 2 | 61,464 | - | - | - | - | | 49,171 | (18,439) | - | - |
| 417-LC | LC | 10108 | 305 | 11,900 | M1-1 | 1.00 | - | - | - | 11,900 | - | - | - | M1-4 | 2 | - | - | 23,800 | - | - | | (11,900) | - | 23,800 | - |
| | LC | 10108 | 312 | 4,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | | |
| | LC | 10108 | 314 | 4,000 | M1-1 | 1.00 | 1,800 | - | - | | | | | | | | | | | | | | | | |
| | LC | 10108 | 319 | 7,900 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | | |
| 418-LC | LC | 10108A Total | | 15,900 | M1-1 | 1.00 | 1,800 | - | - | 15,900 | - | - | - | M1-4 | 2 | 31,800 | - | - | - | - | | 15,900 | - | - | - |
| 419-LC | LC | 10108 | 316 | 9,100 | M1-1 | 1.00 | - | - | - | 9,100 | - | - | - | M1-4 | 2 | 18,200 | - | - | - | - | | 9,100 | - | - | - |
| | **LC Total** | | | **232,641** | | | **7,743** | **117,330** | **22** | **57,492** | **90,953** | **-** | **13** | | | **291,448** | **-** | **23,800** | **-** | **-** | | **233,956** | **(90,953)** | **23,800** | **(13)** |
| 64-SC | SC | 9688 | 6 | 2,660 | C4-2 | 3.40 | - | - | - | 2,261 | - | - | 6 | C4-4A | 4 | 2,261 | - | - | 8,379 | 8 | | - | - | - | 2 |
| | SC | 9688 | 8 | 2,700 | C4-2 | 3.40 | - | - | - | | | | | | | | | | | | | | | | |
| | SC | 9688 | 9 | 2,750 | C4-2 | 3.40 | - | - | - | | | | | | | | | | | | | | | | |
| 65-SC | SC | 9688A Total | | 5,450 | C4-2 | 3.40 | - | - | - | 4,633 | - | - | 13 | C4-4A | 4 | 4,633 | - | - | 17,167 | 17 | | - | - | - | 4 |
| 66-SC | SC | 9688 | 14 | 8,110 | C4-2 | 3.40 | - | - | - | 6,894 | - | - | 20 | C4-4A | 4 | 6,894 | - | - | 25,546 | 26 | | - | - | - | 6 |
| | **SC Total** | | | **21,670** | | | **-** | **-** | **-** | **13,788** | **-** | **-** | **39** | | | **13,788** | **-** | **-** | **51,092** | **51** | | **-** | **-** | **-** | **12** |
| 324-A | A | 10018 | 1 | 5,800 | R4 | 0.90 | - | - | 2 | - | - | - | 4 | R5/C1-4 | 1.25 | 4,930 | - | - | 870 | 1 | | 4,930 | - | - | (3) |
| | A | 10018 | 3 | 2,500 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | | |
| | A | 10018 | 4 | 2,500 | R4 | 0.90 | - | - | 1 | | | | | | | | | | | | | | | | |
| 325-A | A | 10018A Total | | 5,000 | R4 | 0.90 | - | - | 1 | - | - | - | 4 | R5/C1-4 | 1 | 4,250 | - | - | 750 | 1 | | 4,250 | - | - | (3) |
| 336-A | A | 10018 | 7 | 5,000 | R4 | 0.90 | 2,000 | - | - | - | - | - | 4 | R5/C1-4 | 1.25 | 4,250 | - | - | 750 | 1 | | 4,250 | - | - | (3) |
| | A | 10021 | 5 | 5,000 | R4 | 0.90 | - | - | 2 | - | - | - | 4 | R5 | 1.25 | - | - | - | 6,250 | 6 | | - | - | - | 2 |
| | **A Total** | | | **25,800** | | | **2,000** | **-** | **6** | **-** | **-** | **-** | **16** | | | **13,430** | **-** | **-** | **8,620** | **9** | | **13,430** | **-** | **-** | **(7)** |
| | B | 10028 | 1 | 2,500 | M1-1 | 1.00 | 600 | - | - | | | | | | | | | | | | | | | | |
| | B | 10028 | 2 | 5,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | | |
| | B | 10028 | 11 | 10,000 | M1-1 | 1.00 | 750 | - | - | | | | | | | | | | | | | | | | |
| 340-B | B | 10028A Total | | 17,500 | M1-1 | 1.00 | 1,350 | - | - | 7,000 | 10,500 | - | - | R5 | 1 | - | - | - | 21,875 | 22 | | (7,000) | (10,500) | - | 22 |
| | **B Total** | | | **35,000** | | | **2,700** | **-** | **-** | **7,000** | **10,500** | **-** | **-** | | | **-** | **-** | **-** | **21,875** | **22** | | **(7,000)** | **(10,500)** | **-** | **22** |
| 40-D | D | 9681 | 45 | 5,280 | R6 | 2.43 | - | - | - | - | - | - | 13 | R7A | 4 | - | - | - | 21,120 | 21 | | - | - | - | 8 |
| | D | 9681 | 47 | 4,375 | R6 | 2.43 | - | - | 3 | | | | | | | | | | | | | | | | |
| | D | 9681 | 49 | 3,150 | R6 | 2.43 | - | - | 3 | | | | | | | | | | | | | | | | |
| 41-D | D | 9681A Total | | 7,525 | R6 | 2.43 | - | - | 6 | - | - | - | 18 | R7A | 4 | - | - | - | 30,100 | 30 | | - | - | - | 12 |
| 45-D | D | 9681 | 56 | 5,075 | R6 | 2.43 | - | - | 2 | - | - | - | 12 | R7A | 4 | - | - | - | 20,300 | 20 | | - | - | - | 8 |
| 50-D | D | 9681 | 62 | 7,250 | R6 | 2.43 | - | - | 2 | - | - | - | 18 | R7A | 4 | - | - | - | 29,000 | 29 | | - | - | - | 11 |
| 51-D | D | 9681 | 64 | 7,250 | R6 | 2.43 | - | - | 1 | - | - | - | 18 | R7A | 4 | - | - | - | 29,000 | 29 | | - | - | - | 11 |
| 52-D | D | 9681 | 71 | 6,300 | R6 | 2.43 | - | - | 1 | - | - | - | 15 | R7A | 4 | - | - | - | 25,200 | 25 | | - | - | - | 10 |
| 53-D | D | 9681 | 73 | 6,604 | R6 | 2.43 | - | - | 1 | - | - | - | 16 | R7A | 4 | - | - | - | 26,416 | 26 | | - | - | - | 10 |
| 56-D | D | 9681 | 85 | 7,685 | R6 | 2.43 | - | - | 1 | - | - | - | 19 | R7A | 4 | - | - | - | 30,740 | 31 | | - | - | - | 12 |
| | D | 9681 | 87 | 5,075 | R6 | 2.43 | - | - | 2 | | | | | | | | | | | | | | | | |
| | D | 9681 | 90 | 5,075 | R6 | 2.43 | - | - | 2 | | | | | | | | | | | | | | | | |
| 57-D | D | 9681B Total | | 10,150 | R6 | 2.43 | - | - | 4 | - | - | - | 25 | R7A | 4 | - | - | - | 40,600 | 41 | | - | - | - | 16 |
| | D | 9681 | 91 | 7,250 | R6 | 2.43 | - | - | 1 | | | | | | | | | | | | | | | | |
| | D | 9681 | 93 | 3,915 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | | |
| | D | 9681 | 94 | 3,335 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | | |
| 58-D | D | 9681C Total | | 14,500 | R6 | 2.43 | - | - | 1 | - | - | - | 35 | R7A | 4 | - | - | - | 58,000 | 58 | | - | - | - | 23 |
| 73-D | D | 9693 | 60 | 13,675 | R6 | 2.43 | - | - | - | - | - | - | 33 | R7A | 4 | - | - | - | 54,700 | 55 | | - | - | - | 22 |
| | D | 9694 | 44 | 4,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | | |
| | D | 9694 | 47 | 7,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | | |
| | D | 9694 | 49 | 7,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | | |
| 79-D | D | 9694E Total | | 18,000 | R6 | 2.43 | - | - | - | - | - | - | 44 | R7A | 4 | - | - | - | 72,000 | 72 | | - | - | - | 28 |
| 88-D | D | 9697 | 52 | 13,500 | R6 | 2.43 | 24 | - | - | - | - | - | 33 | R7A | 4 | - | - | - | 54,000 | 54 | | - | - | - | 21 |
| 103-D | D | 9753 | 1 | 5,000 | R6 | 2.43 | - | - | 2 | - | - | - | 12 | R7A | 4 | - | - | - | 20,000 | 20 | | - | - | - | 8 |
| 106-D | D | 9753 | 6 | 5,000 | R6 | 2.43 | - | - | 2 | - | - | - | 12 | R7A | 4 | - | - | - | 20,000 | 20 | | - | - | - | 8 |
| 111-D | D | 9753 | 26 | 5,000 | R6 | 2.43 | - | - | 2 | - | - | - | 12 | R7A | 4 | - | - | - | 20,000 | 20 | | - | - | - | 8 |
| 143-D | D | 9762 | 49 | 5,750 | R6 | 2.43 | - | - | - | - | - | - | 14 | R7A | 4 | - | - | - | 23,000 | 23 | | - | - | - | 9 |
| 154-D | D | 9763 | 47 | 10,500 | R6 | 2.43 | 8,750 | - | - | - | - | - | 26 | R7A/C1-2 | 4 | 8,925 | - | - | 33,075 | 33 | | 8,925 | - | - | 7 |
| 155-D | D | 9763 | 51 | 9,060 | R6 | 2.43 | - | - | - | - | - | - | 22 | R7A/C1-2 | 4 | 7,701 | - | - | 28,539 | 29 | | 7,701 | - | - | 7 |
| 162-D | D | 9765 | 32 | 6,158 | R6/C2-2 | 2.43 | 3,940 | - | - | 5,234 | - | - | 10 | R7A/C2-4 | 4 | 5,234 | - | - | 19,398 | 19 | | - | - | - | 9 |
| 172-D | D | 9767 | 61 | 5,130 | R6 | 2.43 | - | - | - | - | - | - | 12 | R7A | 4 | - | - | - | 20,520 | 21 | | - | - | - | 9 |

## Table 1

### Reasonable Worst Case Development Scenario: Projected Sites

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Projected Development Sites Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 193-D | D | 9813 | 5 | 5,340 | R6 | 2.43 | 1,155 | - | 1 | - | - | - | 13 | R7A | 4 | - | - | - | 21,360 | 21 | - | - | - | 8 |
| 194-D | D | 9813 | 8 | 5,340 | R6 | 2.43 | - | - | 1 | - | - | - | 13 | R7A | 4 | - | - | - | 21,360 | 21 | - | - | - | 8 |
| | **D Total** | | | **235,247** | | | **13,869** | **-** | **38** | **5,234** | **-** | **-** | **444** | | | **21,860** | **-** | **-** | **718,428** | **718** | **16,626** | **-** | **-** | **273** |
| 246-E | E | 9908 | 10 | 12,000 | R4/C2-2 | 1.00 | 800 | - | - | 10,200 | - | - | 2 | R6A/C2-4 | 3 | 10,200 | - | - | 25,800 | 26 | - | - | - | 24 |
| | E | 10316 | 1 | 2,337 | M1-1 | 1.00 | 2,670 | - | - | | | | | | | | | | | | | | | |
| | E | 10316 | 31 | 3,300 | M1-1 | 1.00 | - | 3,280 | - | | | | | | | | | | | | | | | |
| | E | 10316 | 33 | 3,300 | M1-1 | 1.00 | - | 3,280 | - | | | | | | | | | | | | | | | |
| | E | 10316 | 35 | 3,300 | M1-1 | 1.00 | - | 3,280 | - | | | | | | | | | | | | | | | |
| | E | 10316 | 37 | 3,300 | M1-1 | 1.00 | - | 3,280 | - | | | | | | | | | | | | | | | |
| 566-E | E | 10316A Total | | 15,537 | M1-1 | 1.00 | 2,670 | 13,120 | - | 2,670 | 13,120 | - | - | R6A/C2-4 | 3 | 13,206 | - | - | 33,405 | 33 | 10,536 | (13,120) | - | 33 |
| 608-E | E | 10815 | 14 | 8,178 | R5/C2-2 | 1.25 | - | - | 2 | 6,951 | - | - | 1 | R6A/C2-4 | 3 | 6,951 | - | - | 17,583 | 18 | - | - | - | 17 |
| | **E Total** | | | **51,252** | | | **6,140** | **26,240** | **2** | **19,821** | **13,120** | **-** | **3** | | | **30,357** | **-** | **-** | **76,788** | **77** | **10,536** | **(13,120)** | **-** | **74** |
| 242-F | F | 9899 | 41 | 4,032 | R3-2 | 0.60 | - | - | 1 | - | - | - | 1 | R4-1 | 0.9 | - | - | - | 3,024 | 3 | - | - | - | 2 |
| 243-F | F | 9899 | 88 | 4,500 | R3-2 | 0.60 | - | - | 1 | - | - | - | 2 | R4-1 | 0.9 | - | - | - | 3,375 | 3 | - | - | - | 1 |
| 244-F | F | 9900 | 24 | 5,000 | R3-2 | 0.60 | - | - | 1 | - | - | - | 3 | R4-1 | 0.9 | - | - | - | 3,750 | 4 | - | - | - | 2 |
| 257-F | F | 9920 | 11 | 5,785 | R3-2 | 0.60 | - | - | 1 | - | - | - | 1 | R4-1 | 0.9 | - | - | - | 4,339 | 4 | - | - | - | 3 |
| 258-F | F | 9921 | 14 | 5,000 | R3-2 | 0.60 | - | - | 2 | - | - | - | 2 | R4-1 | 0.9 | - | - | - | 3,750 | 4 | - | - | - | 2 |
| 259-F | F | 9921 | 20 | 5,000 | R3-2 | 0.60 | - | - | 1 | - | - | - | 1 | R4-1 | 0.9 | - | - | - | 3,750 | 4 | - | - | - | 3 |
| 261-F | F | 9931 | 12 | 7,500 | R3-2 | 0.60 | - | - | 2 | - | - | - | 2 | R4-1 | 0.9 | - | - | - | 5,625 | 6 | - | - | - | 4 |
| 262-F | F | 9931 | 16 | 5,000 | R3-2 | 0.60 | - | - | 1 | - | - | - | 1 | R4-1 | 0.9 | - | - | - | 3,750 | 4 | - | - | - | 3 |
| 263-F | F | 9931 | 21 | 5,000 | R3-2 | 0.60 | - | - | 2 | - | - | - | 3 | R4-1 | 0.9 | - | - | - | 3,750 | 4 | - | - | - | 2 |
| | **F Total** | | | **46,817** | | | **-** | **-** | **12** | **-** | **-** | **-** | **15** | | | **-** | **-** | **-** | **35,113** | **36** | **-** | **-** | **-** | **21** |
| 521-J | J | 10219 | 161 | 2,333 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R5 | 1.25 | - | - | - | 2,916 | 3 | - | - | - | 1 |
| 522-J | J | 10219 | 162 | 2,333 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R5 | 1.25 | - | - | - | 2,916 | 3 | - | - | - | 1 |
| 582-J | J | 10320 | 1 | 7,200 | M1-1 | 1.00 | - | 4,898 | - | - | 4,898 | - | - | R5 | 1.25 | - | - | - | 9,000 | 9 | - | (4,898) | - | 9 |
| | J | 10320 | 6 | 6,390 | M1-1 | 1.00 | - | 4,960 | - | | | | | | | | | | | | | | | |
| | J | 10320 | 10 | 4,513 | M1-1 | 1.00 | 4,000 | - | - | | | | | | | | | | | | | | | |
| | J | 10320 | 12 | 675 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | J | 10320 | 29 | 15,700 | M1-1 | 1.00 | - | 2,540 | - | | | | | | | | | | | | | | | |
| 583-J | J | 10320A Total | | 27,278 | M1-1 | 1.00 | 4,000 | 7,500 | - | 10,911 | 16,367 | - | - | R5 | 1 | - | - | - | 34,098 | 34 | (10,911) | (16,367) | - | 34 |
| 584-J | J | 10321 | 8 | 5,000 | M1-1 | 1.00 | - | 4,100 | - | - | 4,100 | - | - | R5 | 1.25 | - | - | - | 6,250 | 6 | - | (4,100) | - | 6 |
| | **J Total** | | | **71,422** | | | **8,000** | **23,998** | **4** | **10,911** | **25,365** | **-** | **4** | | | **-** | **-** | **-** | **55,180** | **55** | **(10,911)** | **(25,365)** | **-** | **51** |
| 323-O | O | 10017 | 18 | 7,020 | R4 | 0.90 | 468 | - | - | - | - | - | 5 | R6A/C2-4 | 3 | 5,967 | - | - | 15,093 | 13 | 5,967 | - | - | 8 |
| 334-O | O | 10020 | 137 | 32,000 | R4 | 0.90 | 9,122 | - | - | - | - | - | 24 | R6A/C2-4 | 3 | 27,200 | - | - | 68,800 | 69 | 27,200 | - | - | 45 |
| | O | 10032 | 13 | 5,000 | M1-1 | 1.00 | 4,910 | - | - | | | | | | | | | | | | | | | |
| | O | 10032 | 15 | 2,500 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10032 | 16 | 1,725 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10032 | 17 | 1,836 | M1-1 | 1.00 | - | - | 4 | | | | | | | | | | | | | | | |
| | O | 10032 | 18 | 3,943 | M1-1 | 1.00 | 3,800 | - | - | | | | | | | | | | | | | | | |
| 357-O | O | 10032C Total | | 5,779 | M1-1 | 1.00 | 3,800 | - | 4 | 3,800 | - | - | 4 | R6A/C2-4 | 3 | 4,912 | - | - | 12,425 | 12 | 1,112 | - | - | 8 |
| 363-O | O | 10043 | 6 | 10,650 | R4 | 0.90 | 4,500 | - | - | - | - | - | 8 | R6A/C2-4 | 3 | 9,053 | - | - | 22,897 | 23 | 9,053 | - | - | 15 |
| 368-O | O | 10052 | 9 | 1,870 | R4 | 0.90 | 800 | - | - | - | - | - | 1 | R6A/C2-4 | 3 | 1,590 | - | - | 4,020 | 4 | 1,590 | - | - | 3 |
| 369-O | O | 10052 | 10 | 5,463 | R4 | 0.90 | - | 2,250 | - | - | - | - | 4 | R6A/C2-4 | 3 | 4,644 | - | - | 11,745 | 12 | 4,644 | - | - | 8 |
| 370-O | O | 10055 | 2 | 8,800 | R4 | 0.90 | 1,400 | - | - | - | - | - | 7 | R6A/C2-4 | 3 | 7,480 | - | - | 18,920 | 19 | 7,480 | - | - | 12 |
| | O | 10055 | 7 | 7,100 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10055 | 14 | 5,500 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 371-O | O | 10055A Total | | 12,600 | R4 | 0.90 | - | - | - | - | - | - | 9 | R6A/C2-4 | 3 | 10,710 | - | - | 27,090 | 27 | 10,710 | - | - | 18 |
| 372-O | O | 10055 | 11 | 6,699 | R4 | 0.90 | 975 | - | - | - | - | - | 5 | R6A/C2-4 | 3 | 5,694 | - | - | 14,403 | 14 | 5,694 | - | - | 9 |
| 373-O | O | 10055 | 19 | 2,025 | R4 | 0.90 | - | - | - | - | - | - | 2 | R6A/C2-4 | 3 | 1,721 | - | - | 4,354 | 4 | 1,721 | - | - | 2 |
| 374-O | O | 10055 | 20 | 2,650 | R4 | 0.90 | - | - | - | - | - | - | 2 | R6A/C2-4 | 3 | 2,253 | - | - | 5,697 | 6 | 2,253 | - | - | 4 |
| 375-O | O | 10055 | 31 | 6,250 | R4 | 0.90 | - | - | 1 | - | - | - | 5 | R6A/C2-4 | 3 | 5,313 | - | - | 13,437 | 13 | 5,313 | - | - | 8 |
| 380-O | O | 10057 | 16 | 7,661 | R4 | 0.90 | - | 4,895 | - | - | 4,895 | - | - | R6A/C2-4 | 3 | - | - | 22,983 | - | - | - | (4,895) | 22,983 | - |
| | O | 10058 | 1 | 32,036 | M1-1 | 1.00 | - | 24,000 | - | | | | | | | | | | | | | | | |
| | O | 10058 | 21 | 10,011 | M1-1 | 1.00 | - | 10,000 | - | | | | | | | | | | | | | | | |
| 381-O | O | 10058B Total | | 42,047 | M1-1 | 1.00 | - | 34,000 | - | - | 34,000 | - | - | M1-4 | 2 | 35,740 | - | 21,024 | 69,377 | 69 | 35,740 | (34,000) | 21,024 | 69 |
| | **O Total** | | | **221,165** | | | **29,775** | **75,145** | **9** | **3,800** | **38,895** | **-** | **76** | | | **122,277** | **-** | **44,007** | **288,258** | **286** | **118,477** | **(38,895)** | **44,007** | **210** |
| 426-P | P | 10124 | 11 | 7,500 | M1-1 | 1.00 | 2,250 | 4,480 | - | 2,250 | 4,480 | - | - | R6B/C2-4 | 2 | 6,375 | - | - | 8,625 | 9 | 4,125 | (4,480) | - | 9 |
| | P | 10124 | 19 | 2,500 | M1-1 | 1.00 | - | 500 | - | | | | | | | | | | | | | | | |
| | P | 10124 | 20 | 2,500 | M1-1 | 1.00 | 625 | - | - | | | | | | | | | | | | | | | |
| 429-P | P | 10124B Total | | 5,000 | M1-1 | 1.00 | 625 | 500 | - | 2,000 | 3,000 | - | - | R6B/C2-4 | 2 | 4,250 | - | - | 5,750 | 6 | 2,250 | (3,000) | - | 6 |
| 430-P | P | 10124 | 21 | 10,000 | M1-1 | 1.00 | - | 5,580 | - | - | 5,580 | - | - | R6B/C2-4 | 2 | 8,500 | - | - | 11,500 | 12 | 8,500 | (5,580) | - | 12 |
| | **P Total** | | | **27,500** | | | **3,500** | **11,060** | **-** | **4,250** | **13,060** | **-** | **-** | | | **19,125** | **-** | **-** | **25,875** | **27** | **14,875** | **(13,060)** | **-** | **27** |
| 433-Q | Q | 10129 | 7 | 4,752 | R4/C1-2 | 1.00 | 2,600 | - | 1 | 2,600 | - | - | 1 | R6B/C1-4 | 2 | 4,039 | - | - | 5,465 | 5 | 1,439 | - | - | 4 |
| 434-Q | Q | 10129 | 20 | 2,990 | R4/C1-2 | 1.00 | - | - | 4 | - | - | - | 4 | R6B/C1-4 | 2 | 2,542 | - | - | 3,438 | 3 | 2,542 | - | - | (1) |
| 435-Q | Q | 10129 | 21 | 5,980 | R4/C1-2 | 1.00 | - | - | - | 5,083 | - | - | 1 | R6B/C1-4 | 2 | 5,083 | - | - | 6,877 | 7 | - | - | - | 6 |
| 436-Q | Q | 10129 | 23 | 2,990 | R4/C1-2 | 1.00 | - | - | 2 | 2,542 | - | - | 0 | R6B/C1-4 | 2 | 2,542 | - | - | 3,438 | 3 | - | - | - | 3 |
| | Q | 10129 | 25 | 4,600 | R4/C1-2 | 1.00 | 840 | - | 6 | | | | | | | | | | | | | | | |
| | Q | 10129 | 27 | 2,300 | R4/C1-2 | 1.00 | 820 | - | 1 | | | | | | | | | | | | | | | |
| 437-Q | Q | 10129C Total | | 6,900 | R4/C1-2 | 1.00 | 1,660 | - | 7 | 1,660 | - | - | 7 | R6B/C1-4 | 2 | 5,865 | - | - | 7,935 | 8 | 4,205 | - | - | 1 |
| 438-Q | Q | 10129 | 28 | 3,220 | R4/C1-2 | 1.00 | 1,584 | - | 2 | 1,584 | - | - | 2 | R6B/C1-4 | 2 | 2,737 | - | - | 3,703 | 4 | 1,153 | - | - | 2 |
| | Q | 10129 | 30 | 2,592 | R4/C1-2 | 1.00 | 1,320 | - | - | | | | | | | | | | | | | | | |
| | Q | 10129 | 31 | 2,645 | R4/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |

## Table 1
### Reasonable Worst Case Development Scenario: Projected Sites

**Projected Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 439-Q | Q | 10129D Total | | 5,237 | R4/C1-2 | 1.00 | 1,320 | - | - | 4,451 | - | - | - | R6B/C1-4 | 2 | 4,451 | - | - | 6,023 | 6 | - | - | - | 6 |
| 442-Q | Q | 10140 | 20 | 5,750 | R4 | 0.90 | - | - | 1 | - | - | - | 4 | R6B/C1-4 | 2 | 4,888 | - | - | 6,612 | 7 | 4,888 | - | - | 3 |
| 443-Q | Q | 10140 | 22 | 2,875 | R4 | 0.90 | - | - | - | - | - | - | 2 | R6B/C1-4 | 2 | 2,444 | - | - | 3,306 | 3 | 2,444 | - | - | 1 |
| 444-Q | Q | 10140 | 23 | 5,750 | R4 | 0.90 | 3,200 | - | - | 3,200 | - | - | - | R6B/C1-4 | 2 | 4,888 | - | - | 6,612 | 7 | 1,688 | - | - | 7 |
| 445-Q | Q | 10140 | 26 | 9,890 | R4 | 0.90 | 1,800 | - | - | - | - | - | 7 | R6B/C1-4 | 2 | 8,407 | - | - | 11,373 | 11 | 8,407 | - | - | 4 |
| | Q | 10150 | 51 | 2,530 | R4/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10150 | 52 | 2,415 | R4/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 455-Q | Q | 10150B* Total | | 4,945 | R4/C1-2 | 1.00 | - | - | - | 4,203 | - | - | - | R6B/C1-4 | 2 | 4,203 | - | - | 5,687 | 6 | - | - | - | 6 |
| | Q | 10150 | 53 | 2,300 | R4/C1-2 | 1.00 | 1,200 | - | 1 | | | | | | | | | | | | | | | |
| | Q | 10150 | 54 | 2,990 | R4/C1-2 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | |
| 456-Q | Q | 10150D Total | | 5,290 | R4/C1-2 | 1.00 | 1,200 | - | 3 | 1,200 | - | - | 3 | R6B/C1-4 | 2 | 4,497 | - | - | 6,083 | 6 | 3,297 | - | - | 3 |
| 457-Q | Q | 10150 | 55 | 4,600 | R4/C1-2 | 1.00 | - | - | - | 3,910 | - | - | 1 | R6B/C1-4 | 2 | 3,910 | - | - | 5,290 | 5 | - | - | - | 4 |
| 458-Q | Q | 10150 | 57 | 2,875 | R4/C1-2 | 1.00 | - | - | - | 2,444 | - | - | 0 | R6B/C1-4 | 2 | 2,444 | - | - | 3,306 | 3 | - | - | - | 3 |
| 477-Q | Q | 10161 | 1 | 8,255 | R4/C1-2 | 1.00 | 4,000 | - | - | 7,017 | - | - | 1 | R6B/C1-4 | 2 | 7,017 | - | - | 9,493 | 9 | - | - | - | 8 |
| | Q | 10161 | 3 | 4,865 | R4/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10161 | 9 | 1,710 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10161 | 52 | 2,000 | R4/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 478-Q | Q | 10161B* Total | | 8,575 | R4/C1-2 | 1.00 | - | - | - | 7,289 | - | - | - | R6B/C1-4 | 2 | 7,289 | - | - | 9,861 | 10 | - | - | - | 10 |
| | Q | 10161 | 6 | 2,017 | R4 | 0.90 | 1,870 | - | - | | | | | | | | | | | | | | | |
| | Q | 10161 | 8 | 1,710 | R4 | 0.90 | - | - | 2 | | | | | | | | | | | | | | | |
| 479-Q | Q | 10161A Total | | 3,727 | R4 | 0.90 | 1,870 | - | 2 | 1,870 | - | - | 2 | R6B | 2 | - | - | - | 7,454 | 7 | (1,870) | - | - | 5 |
| 480-Q | Q | 10161 | 10 | 1,710 | R4 | 0.90 | - | - | 1 | - | - | - | 1 | R6B | 2 | - | - | - | 3,420 | 3 | - | - | - | 2 |
| 481-Q | Q | 10161 | 46 | 4,000 | R4/C1-2 | 1.00 | - | - | 2 | 3,400 | - | - | 1 | R6B/C1-4 | 2 | 3,400 | - | - | 4,600 | 5 | - | - | - | 4 |
| | Q | 10161 | 53 | 2,000 | R4/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10161 | 54 | 4,000 | R4/C1-2 | 1.00 | - | - | 1 | | | | | | | | | | | | | | | |
| 482-Q | Q | 10161F Total | | 6,000 | R4/C1-2 | 1.00 | - | - | 1 | 5,100 | - | - | - | R6B/C1-4 | 2 | 5,100 | - | - | 6,900 | 7 | - | - | - | 7 |
| | Q | 10161 | 56 | 4,000 | R4/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10161 | 58 | 4,000 | R4/C1-2 | 1.00 | - | - | 1 | | | | | | | | | | | | | | | |
| 483-Q | Q | 10161G Total | | 8,000 | R4/C1-2 | 1.00 | - | - | 1 | 6,800 | - | - | - | R6B/C1-4 | 2 | 6,800 | - | - | 9,200 | 9 | - | - | - | 9 |
| 484-Q | Q | 10163 | 51 | 12,000 | R4 | 0.90 | 2,100 | - | - | - | - | - | 9 | R6B | 2 | - | - | 24,000 | - | - | - | - | 24,000 | (9) |
| | Q | 10166 | 10 | 2,000 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10166 | 11 | 2,000 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 490-Q | Q | 10166A* Total | | 4,000 | R4 | 0.90 | - | - | - | - | - | - | 3 | R6B/C1-4 | 2 | 3,400 | - | - | 4,600 | 5 | 3,400 | - | - | 2 |
| 491-Q | Q | 10166 | 12 | 2,500 | R4 | 0.90 | - | - | 1 | - | - | - | 1 | R6B/C1-4 | 2 | 2,125 | - | - | 2,875 | 3 | 2,125 | - | - | 2 |
| 492-Q | Q | 10166 | 13 | 2,500 | R4 | 0.90 | - | - | 1 | - | - | - | 1 | R6B/C1-4 | 2 | 2,125 | - | - | 2,875 | 3 | 2,125 | - | - | 2 |
| 493-Q | Q | 10166 | 15 | 2,500 | R4 | 0.90 | - | - | 2 | - | - | - | 2 | R6B/C1-4 | 2 | 2,125 | - | - | 2,875 | 3 | 2,125 | - | - | 1 |
| | Q | 10166 | 16 | 2,000 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10166 | 17 | 2,500 | R4 | 0.90 | - | - | 2 | | | | | | | | | | | | | | | |
| 494-Q | Q | 10166B Total | | 4,500 | R4 | 0.90 | - | - | 2 | - | - | - | 3 | R6B/C1-4 | 2 | 3,825 | - | - | 5,175 | 5 | 3,825 | - | - | 2 |
| | Q | 10166 | 25 | 2,000 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10166 | 26 | 2,000 | R4 | 0.90 | - | - | 1 | | | | | | | | | | | | | | | |
| 496-Q | Q | 10166C Total | | 4,000 | R4 | 0.90 | - | - | 1 | - | - | - | 3 | R6B/C1-4 | 2 | 3,400 | - | - | 4,600 | 5 | 3,400 | - | - | 2 |
| | Q | 10171 | 25 | 2,000 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10171 | 26 | 2,000 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 504-Q | Q | 10171C* Total | | 4,000 | R4 | 0.90 | - | - | - | - | - | - | 3 | R6B/C1-4 | 2 | 3,400 | - | - | 4,600 | 5 | 3,400 | - | - | 2 |
| | Q | 10171 | 28 | 2,000 | R4 | 0.90 | - | - | 1 | | | | | | | | | | | | | | | |
| | Q | 10171 | 29 | 2,086 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | Q | 10171 | 30 | 2,085 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 505-Q | Q | 10171D Total | | 6,171 | R4 | 0.90 | - | - | 1 | - | - | - | 5 | R6B/C1-4 | 2 | 5,245 | - | - | 7,097 | 7 | 5,245 | - | - | 2 |
| **Q Total** | | | | **227,827** | | | **27,384** | **-** | **53** | **64,353** | **-** | **-** | **68** | | | **118,191** | **-** | **24,000** | **170,773** | **170** | **53,838** | **-** | **24,000** | **101** |
| | R | 10176 | 8 | 10,335 | C8-1 | 1.00 | 1,500 | - | - | | | | | | | | | | | | | | | |
| | R | 10176 | 12 | 22,000 | C8-1 | 1.00 | 11,330 | - | - | | | | | | | | | | | | | | | |
| 506-R | R | 10176A Total | | 32,335 | C8-1 | 1.00 | 12,830 | - | - | 27,485 | - | - | - | R6A/C2-4 | 3 | 27,485 | - | - | 69,520 | 70 | - | - | - | 70 |
| | R | 10197 | 34 | 4,260 | R3-2/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10197 | 35 | 4,324 | R3-2/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 513-R | R | 10197A Total | | 8,584 | R3-2/C1-2 | 1.00 | - | - | - | 7,296 | - | - | - | R6A/C2-4 | 3 | 7,296 | - | - | 18,456 | 18 | - | - | - | 18 |
| | R | 10222 | 13 | 2,169 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10222 | 14 | 1,849 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10222 | 15 | 1,951 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10222 | 16 | 1,990 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 525-R | R | 10222A Total | | 7,959 | R4 | 0.90 | - | - | - | - | - | - | 6 | R6A/C2-4 | 3 | 6,765 | - | - | 17,112 | 17 | 6,765 | - | - | 11 |
| 526-R | R | 10223 | 10 | 5,886 | R4 | 0.90 | - | - | - | - | - | - | 4 | R6A/C2-4 | 3 | 5,003 | - | - | 12,655 | 13 | 5,003 | - | - | 9 |
| | R | 10223 | 14 | 6,426 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10223 | 16 | 5,085 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 529-R | R | 10223B Total | | 11,511 | R4 | 0.90 | - | - | - | - | - | - | 9 | R6A/C2-4 | 3 | 9,784 | - | - | 24,749 | 25 | 9,784 | - | - | 16 |
| 531-R | R | 10225 | 9 | 12,300 | C8-1 | 1.00 | 3,800 | - | - | 10,455 | - | 6,150 | - | R6A/C2-4 | 3 | - | - | 36,900 | - | - | (10,455) | - | 30,750 | - |
| 535-R | R | 10228 | 15 | 3,760 | R4 | 0.90 | - | - | 2 | - | - | - | 2 | R6A/C2-4 | 3 | 3,196 | - | - | 8,084 | 8 | 3,196 | - | - | 6 |
| 536-R | R | 10228 | 17 | 3,720 | R4 | 0.90 | - | - | - | - | - | - | 3 | R6A/C2-4 | 3 | 3,162 | - | - | 7,998 | 8 | 3,162 | - | - | 5 |
| 537-R | R | 10228 | 19 | 4,965 | R4 | 0.90 | 1,840 | - | 1 | 1,840 | - | - | 1 | R6A/C2-4 | 3 | 4,220 | - | - | 10,675 | 11 | 2,380 | - | - | 10 |
| 541-R | R | 10237 | 1 | 12,876 | C8-1 | 1.00 | 3,200 | - | - | 10,945 | - | - | - | R6A/C2-4 | 3 | 10,945 | - | - | 27,683 | 28 | - | - | - | 28 |
| 545-R | R | 10244 | 211 | 5,550 | C8-1 | 1.00 | 1,250 | - | - | 4,718 | - | - | - | R6A/C2-4 | 3 | 4,718 | - | - | 11,932 | 12 | - | - | - | 12 |
| 546-R | R | 10244 | 216 | 3,040 | C8-1 | 1.00 | 2,100 | - | 1 | 2,100 | - | - | 1 | R6A/C2-4 | 3 | 2,584 | - | - | 6,536 | 7 | 484 | - | - | 6 |

## Table 1

### Reasonable Worst Case Development Scenario: Projected Sites

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Projected Development Sites Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 547-R | R | 10244 | 217 | 4,640 | C8-1 | 1.00 | 4,000 | - | - | 4,000 | - | - | - | R6A/C2-4 | 3 | 3,944 | - | - | 9,976 | 10 | (56) | - | - | 10 |
| 548-R | R | 10244 | 223 | 4,065 | C8-1 | 1.00 | - | - | - | 3,455 | - | - | - | R6A/C2-4 | 3 | 3,455 | - | - | 8,740 | 9 | - | - | - | 9 |
| 555-R | R | 10253 | 18 | 3,330 | C8-1 | 1.00 | - | - | - | 2,831 | - | - | - | R6A/C2-4 | 3 | 2,831 | - | - | 7,159 | 7 | - | - | - | 7 |
| | R | 10280 | 32 | 3,498 | R3-2/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10280 | 33 | 9,900 | R3-2/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10280 | 48 | 4,000 | R3-2/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10280 | 50 | 3,000 | R3-2/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | R | 10280 | 52 | 3,000 | R3-2/C1-2 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 561-R | R | 10280A Total | | 23,398 | R3-2/C1-2 | 1.00 | - | - | - | 19,888 | - | - | - | R6A/C1-3 | 3 | 19,888 | - | - | 50,306 | 50 | - | - | - | 50 |
| **R Total** | | | | **231,706** | | | **41,850** | **-** | **4** | **95,013** | **-** | **6,150** | **26** | | | **115,276** | **-** | **36,900** | **291,581** | **293** | **20,263** | **-** | **30,750** | **267** |
| 1-S | S | 9618 | 30 | 10,765 | R6/C2-2 | 2.43 | 1,575 | - | - | 9,150 | - | - | 17 | R6A/C2-4 | 3 | 9,150 | - | - | 23,145 | 23 | - | - | - | 6 |
| 3-S | S | 9619 | 19 | 12,000 | C8-1 | 1.00 | 12,000 | - | - | 12,000 | - | - | - | R6A/C2-4 | 3 | 10,200 | - | - | 25,800 | 26 | (1,800) | - | - | 26 |
| 5-S | S | 9619 | 28 | 4,000 | R6/C2-2 | 2.43 | 7,600 | - | - | 7,600 | - | - | - | R6A/C2-4 | 3 | 3,400 | - | - | 8,600 | 9 | (4,200) | - | - | 9 |
| 8-S | S | 9620 | 45 | 30,235 | C8-1 | 1.00 | 3,810 | 5,100 | - | 25,700 | - | - | - | R6A/C2-4 | 3 | 25,700 | - | - | 65,005 | 65 | - | - | - | 65 |
| 18-S | S | 9674 | 1 | 5,470 | R6/C2-2 | 2.43 | - | - | - | 4,650 | - | - | 9 | R6A/C2-4 | 3 | 4,650 | - | - | 11,760 | 12 | - | - | - | 3 |
| 277-S | S | 9972 | 1 | 27,000 | M1-1 | 1.00 | - | 30,000 | - | - | 30,000 | - | - | R6A/C2-4 | 3 | - | - | 81,000 | - | - | - | (30,000) | 81,000 | - |
| **S Total** | | | | **89,470** | | | **24,985** | **35,100** | **-** | **59,100** | **30,000** | **-** | **26** | | | **53,100** | **-** | **81,000** | **134,310** | **135** | **(6,000)** | **(30,000)** | **81,000** | **109** |
| | T | 9619 | 1 | 15,992 | C8-1 | 1.00 | 1,900 | - | - | | | | | | | | | | | | | | | |
| | T | 9619 | 8 | 6,144 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | T | 9619 | 12 | 12,000 | C8-1 | 1.00 | 4,128 | - | - | | | | | | | | | | | | | | | |
| | T | 9619 | 54 | 4,000 | C8-1 | 1.00 | 3,000 | - | - | | | | | | | | | | | | | | | |
| 2-T | T | 9619A Total | | 38,136 | C8-1 | 1.00 | 9,028 | - | - | 32,416 | - | 19,068 | - | C4-3A | 3 | 32,416 | - | 19,068 | 62,924 | 63 | - | - | - | 63 |
| 6-T | T | 9620 | 1 | 21,710 | C8-1 | 1.00 | 2,900 | - | - | 18,454 | - | 10,855 | - | C4-3A | 3 | 18,454 | - | 10,855 | 35,821 | 36 | - | - | - | 36 |
| 7-T | T | 9620 | 11 | 2,000 | C8-1 | 1.00 | - | - | 1 | - | - | - | 1 | C4-3A | 3 | 1,700 | - | 1,000 | 3,300 | 3 | 1,700 | - | 1,000 | 2 |
| **T Total** | | | | **99,982** | | | **20,956** | **-** | **1** | **50,870** | **-** | **29,923** | **1** | | | **52,570** | **-** | **30,923** | **102,045** | **102** | **1,700** | **-** | **1,000** | **101** |
| 75-U | U | 9694 | 17 | 17,450 | R6/C2-2 | 2.43 | 1,920 | - | - | 14,833 | - | 8,725 | 28 | R7X/C2-3 | 5 | 14,833 | - | 8,725 | 63,692 | 64 | - | - | - | 36 |
| 80-U | U | 9697 | 8 | 11,677 | C8-1 | 2.43 | 240 | - | - | 9,925 | - | 5,839 | - | R7X/C2-3 | 5 | 9,925 | - | 5,839 | 42,621 | 43 | - | - | - | 43 |
| | U | 9697 | 34 | 9,500 | C8-1 | 1.00 | 100 | - | - | | | | | | | | | | | | | | | |
| | U | 9697 | 39 | 4,000 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 83-U | U | 9697B Total | | 13,500 | C8-1 | 1.00 | 100 | - | - | 11,475 | - | 6,750 | - | R7X/C2-3 | 5 | 11,475 | - | 6,750 | 49,275 | 49 | - | - | - | 49 |
| | U | 9706 | 69 | 7,000 | C8-1 | 1.00 | 3,430 | - | - | | | | | | | | | | | | | | | |
| | U | 9706 | 72 | 6,000 | C8-1 | 1.00 | 600 | - | - | | | | | | | | | | | | | | | |
| 97-U | U | 9706C Total | | 13,000 | C8-1 | 1.00 | 4,030 | - | - | 11,050 | - | 6,500 | - | R7X/C2-4 | 5 | 11,050 | - | 6,500 | 47,450 | 47 | - | - | - | 47 |
| 100-U | U | 9706 | 83 | 10,000 | C8-1 | 1.00 | 1,406 | - | - | 8,500 | - | 5,000 | - | R7X/C2-4 | 5 | 8,500 | - | 5,000 | 36,500 | 37 | - | - | - | 37 |
| 102-U | U | 9706 | 98 | 11,000 | C8-1 | 1.00 | 450 | - | - | 9,350 | - | 5,500 | - | R7X/C2-4 | 5 | 9,350 | - | 5,500 | 40,150 | 40 | - | - | - | 40 |
| | U | 9763 | 3 | 4,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9763 | 5 | 4,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9763 | 7 | 4,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9763 | 9 | 4,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9763 | 11 | 4,000 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9763 | 13 | 4,528 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 148-U | U | 9763A Total | | 24,528 | R6 | 2.43 | - | - | - | - | - | 12,264 | 60 | R7X/C2-3 | 5 | 20,849 | - | 12,264 | 89,527 | 90 | 20,849 | - | - | 30 |
| 158-U | U | 9764 | 63 | 8,590 | R6/C2-2 | 2.43 | 360 | - | - | 7,302 | - | 4,295 | 14 | R7X/C2-3 | 5 | 7,302 | - | 4,295 | 31,353 | 31 | - | - | - | 17 |
| 168-U | U | 9767 | 26 | 22,682 | R6/C2-2 | 2.43 | 300 | - | - | 19,280 | - | 11,341 | 36 | R7X/C2-3 | 5 | 19,280 | - | 11,341 | 82,789 | 83 | - | - | - | 47 |
| 177-U | U | 9769 | 64 | 10,000 | R5/C2-2 | 1.25 | 750 | - | - | 8,500 | - | - | 2 | R7X/C2-4 | 5 | 8,500 | - | - | 41,500 | 42 | - | - | - | 41 |
| | U | 9818 | 67 | 12,980 | R6/C2-2 | 2.43 | 8,800 | - | - | | | | | | | | | | | | | | | |
| | U | 9818 | 73 | 4,200 | R6/C2-2 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 205-U | U | 9818B Total | | 17,180 | R6/C2-2 | 2.43 | 8,800 | - | - | 14,603 | - | 8,590 | 27 | R7X/C2-4 | 5 | 14,603 | - | 8,590 | 62,707 | 63 | - | - | - | 36 |
| | U | 9834 | 1 | 3,740 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9834 | 3 | 2,940 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9834 | 5 | 3,060 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9834 | 6 | 3,730 | R6/C2-2 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9834 | 8 | 3,905 | R6/C2-2 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9834 | 10 | 5,017 | R6/C2-2 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 217-U | U | 9834A Total | | 22,392 | R6/C2-2 | 2.43 | - | - | - | 19,033 | - | - | 35 | R7X/C2-4 | 5 | 19,033 | - | - | 92,927 | 93 | - | - | - | 58 |
| 228-U | U | 9835 | 33 | 12,000 | R6 | 2.43 | - | - | 1 | - | - | - | 29 | R7X | 5 | - | - | - | 60,000 | 60 | - | - | - | 31 |
| 230-U | U | 9837 | 1 | 11,500 | R5/C2-2 | 1.25 | - | - | - | 9,775 | - | - | 2 | R7X/C2-4 | 5 | 9,775 | - | - | 47,725 | 48 | - | - | - | 46 |
| 231-U | U | 9837 | 10 | 23,250 | R5/C2-2 | 1.25 | 875 | - | - | 19,763 | - | - | 3 | R7X/C2-4 | 5 | 19,763 | - | 11,625 | 84,862 | 85 | - | - | 11,625 | 82 |
| | U | 9913 | 25 | 18,750 | R6/C2-2 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9913 | 35 | 9,000 | R6/C2-2 | 2.43 | 5,000 | - | 9 | | | | | | | | | | | | | | | |
| | U | 9913 | 41 | 7,600 | R6/C2-2 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 250-U | U | 9913A Total | | 35,350 | R6/C2-2 | 2.43 | 5,000 | - | 9 | 30,048 | - | 17,675 | 56 | R7X/C2-4 | 5 | 30,048 | - | 17,675 | 129,027 | 129 | - | - | - | 73 |
| 252-U | U | 9914 | 40 | 14,500 | R6/C2-2 | 2.43 | 1,600 | - | - | 12,325 | - | - | 23 | R7X/C2-4 | 5 | 12,325 | - | - | 60,175 | 60 | - | - | - | 37 |
| **U Total** | | | | **404,549** | | | **43,761** | **-** | **19** | **205,762** | **-** | **92,479** | **314** | | | **226,611** | **-** | **104,104** | **1,062,280** | **1,064** | **20,849** | **-** | **11,625** | **750** |
| 256-V | V | 9917 | 43 | 23,700 | R5/C2-2 | 1.25 | 7,964 | - | - | 20,145 | - | - | 30 | R7A/C2-4 | 4 | 20,145 | - | 11,850 | 62,805 | 63 | - | - | 11,850 | 33 |
| | V | 9930 | 26 | 11,523 | R3-2/C2-2 | 1.00 | 4,640 | - | - | | | | | | | | | | | | | | | |
| | V | 9930 | 31 | 22,100 | R3-2 | 0.60 | 12,395 | - | - | | | | | | | | | | | | | | | |
| 260-V | V | 9930B Total | | 33,623 | R3-2 | 1.00 | 17,035 | - | - | 17,035 | - | - | - | R7A/C2-4 | 4 | 28,580 | - | - | 105,912 | 106 | 11,545 | - | - | 106 |
| 264-V | V | 9934 | 20 | 9,100 | R3-2/C2-2 | 1.00 | 2,660 | - | - | 7,735 | - | - | 1 | R7A/C2-4 | 4 | 7,735 | - | - | 28,665 | 29 | - | - | - | 28 |
| 271-V | V | 9950 | 64 | 13,200 | R5/C2-2 | 1.25 | - | - | - | 11,220 | - | - | 2 | R7A/C2-4 | 4 | 11,220 | - | - | 41,580 | 42 | - | - | - | 40 |
| 272-V | V | 9950 | 70 | 9,540 | R5/C2-2 | 1.25 | - | - | - | 8,109 | - | - | 1 | R7A/C2-4 | 4 | 8,109 | - | - | 30,051 | 30 | - | - | - | 29 |
| 275-V | V | 9960 | 1 | 11,200 | R3-2/C2-2 | 1.00 | 1,960 | - | - | 9,520 | - | - | 2 | R7A/C2-4 | 4 | 9,520 | - | - | 35,280 | 35 | - | - | - | 33 |

**Table 1**

**Reasonable Worst Case Development Scenario: Projected Sites**

**Projected Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 276-V | V | 9960 | 19 | 20,000 | R3-2/C2-2 | 1.00 | 810 | - | - | 17,000 | - | - | 3 | R7A/C2-4 | 4 | 17,000 | - | - | 63,000 | 63 | - | - | - | 60 |
| | V | 10499 | 57 | 4,500 | R3-2 | 0.60 | - | - | 1 | | | | | | | | | | | | | | | |
| | V | 10499 | 59 | 4,500 | R3-2 | 0.60 | 1,377 | - | 1 | | | | | | | | | | | | | | | |
| 604-V | V | 10499A Total | | 9,000 | R3-2 | 1.00 | 1,377 | - | 2 | 1,377 | - | - | 2 | R7A | 4 | - | - | - | 36,000 | 36 | (1,377) | - | - | 34 |
| **V Total** | | | | **171,986** | | | **50,218** | **-** | **4** | **92,141** | **-** | **-** | **41** | | | **102,309** | **-** | **11,850** | **403,293** | **404** | **10,168** | **-** | **11,850** | **363** |
| 592-X | X | 10328 | 49 | 21,059 | M1-1 | 1.00 | - | - | - | 8,424 | 12,635 | - | - | M1-2 | 2 | 8,424 | 33,694 | - | - | - | - | 21,059 | - | - |
| 593-X | X | 10352 | 108 | 47,000 | M1-1 | 1.00 | - | 9,680 | - | 18,800 | 28,200 | - | - | M1-2 | 2 | 18,800 | 75,200 | - | - | - | - | 47,000 | - | - |
| **X Total** | | | | **68,059** | | | **-** | **9,680** | **-** | **27,224** | **40,835** | **-** | **-** | | | **27,224** | **108,894** | **-** | **-** | **-** | **-** | **68,059** | **-** | **-** |
| **Grand Total** | | | | **3,371,480** | | | **1,388,134** | **763,903** | **416** | **1,685,655** | **723,646** | **214,344** | **1,414** | | | **4,533,557** | **108,894** | **459,524** | **5,305,235** | **5,275** | **2,847,902** | **(614,752)** | **245,180** | **3,861** |

**Table 2**

**Reasonable Worst Case Development Scenario: Potential Sites**

**Potential Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| | URA | 9993 | 1 | 4,400 | M1-1 | 1.00 | - | 4,400 | - | | | | | | | | | | | | | | | |
| | URA | 9993 | 3 | 60,100 | M1-1 | 1.00 | 85,678 | - | - | | | | | | | | | | | | | | | |
| | URA | 9993 | 18 | 3,622 | M1-1 | 1.00 | 3,600 | - | 2 | | | | | | | | | | | | | | | |
| | URA | 9993 | 20 | 4,020 | M1-1 | 1.00 | 3,750 | - | - | | | | | | | | | | | | | | | |
| | URA | 9993 | 22 | 1,740 | M1-1 | 1.00 | 1,100 | - | 2 | | | | | | | | | | | | | | | |
| | URA | 9993 | 23 | 1,740 | M1-1 | 1.00 | 1,089 | - | 2 | | | | | | | | | | | | | | | |
| | URA | 9993 | 24 | 1,860 | M1-1 | 1.00 | 1,089 | - | 2 | | | | | | | | | | | | | | | |
| | URA | 9993 | 25 | 1,860 | M1-1 | 1.00 | 1,089 | - | 2 | | | | | | | | | | | | | | | |
| | URA | 9993 | 27 | 2,000 | M1-1 | 1.00 | 1,386 | - | 2 | | | | | | | | | | | | | | | |
| | URA | 9993 | 28 | 2,500 | M1-1 | 1.00 | - | 2,000 | - | | | | | | | | | | | | | | | |
| | URA | 9993 | 29 | 3,000 | M1-1 | 1.00 | - | - | 3 | | | | | | | | | | | | | | | |
| 293-URA | URA | 9993A Total | | 86,842 | M1-1 | 1.00 | 98,781 | 6,400 | 15 | 98,781 | 6,400 | - | 15 | C6-3 | 8 | 486,315 | - | - | - | - | 387,534 | (6,400) | - | (15) |
| | URA | 9998 | 95 | 11,900 | M1-1 | 1.00 | 12,000 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 101 | 16,800 | M1-1 | 1.00 | 14,900 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 109 | 2,000 | M1-1 | 1.00 | 2,000 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 110 | 18,000 | M1-1 | 1.00 | 18,000 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 119 | 4,450 | M1-1 | 1.00 | 4,400 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 124 | 6,860 | M1-1 | 1.00 | 5,175 | - | - | | | | | | | | | | | | | | | |
| | URA | 9998 | 127 | 9,632 | M1-1 | 1.00 | - | 9,400 | - | | | | | | | | | | | | | | | |
| 301-URA | URA | 9998D Total | | 57,742 | M1-1 | 1.00 | 44,475 | 9,400 | - | - | - | - | - | C6-3 | 8 | 83,570 | - | - | 378,366 | 378 | 83,570 | - | - | 378 |
| | **URA Total** | | | **301,068** | | | **298,512** | **31,600** | **30** | **98,781** | **6,400** | **-** | **15** | | | **569,885** | **-** | **-** | **378,366** | **378** | **471,104** | **(6,400)** | **-** | **363** |
| | AT2 | 10026 | 1 | 10,000 | R5 | 1.25 | - | - | - | | | | | | | | | | | | | | | |
| | AT2 | 10026 | 6 | 2,000 | M1-1 | 1.00 | 2,000 | - | 5 | | | | | | | | | | | | | | | |
| | AT2 | 10026 | 12 | 5,000 | M1-1 | 1.00 | 4,000 | - | - | | | | | | | | | | | | | | | |
| | AT2 | 10026 | 14 | 20,000 | M1-1 | 1.00 | - | 10,000 | - | | | | | | | | | | | | | | | |
| | AT2 | 10026 | 23 | 15,000 | M1-1 | 1.00 | 20 | - | - | | | | | | | | | | | | | | | |
| | AT2 | 10026 | 39 | 5,000 | R5 | 1.25 | - | - | - | | | | | | | | | | | | | | | |
| 337-AT2 | AT2 | 10026A Total | | 57,000 | M1-1 | 1.00 | 6,020 | 10,000 | 5 | 6,020 | 10,000 | - | 5 | C6-3 | 8 | 96,900 | - | - | 359,100 | 359 | 90,880 | (10,000) | - | 354 |
| | **AT2 Total** | | | **114,000** | | | **12,040** | **20,000** | **10** | **6,020** | **10,000** | **-** | **5** | | | **96,900** | **-** | **-** | **359,100** | **359** | **90,880** | **(10,000)** | **-** | **354** |
| 285-AT3 | AT3 | 9987 | 1 | 10,000 | M1-1 | 1.00 | 10,000 | - | - | 10,000 | - | - | - | C6-2 | 6 | 17,000 | - | - | 43,000 | 43 | 7,000 | - | - | 43 |
| 286-AT3 | AT3 | 9991 | 1 | 55,000 | M1-1 | 1.00 | - | 143,091 | - | - | 143,091 | - | - | C6-2 | 6 | 93,500 | - | - | 236,500 | 237 | 93,500 | (143,091) | - | 237 |
| 287-AT3 | AT3 | 9991 | 19 | 9,650 | M1-1 | 1.00 | 2,750 | - | - | 3,860 | 5,790 | - | - | C6-2 | 6 | 16,405 | - | - | 41,495 | 41 | 12,545 | (5,790) | - | 41 |
| 288-AT3 | AT3 | 9991 | 68 | 17,237 | M1-1 | 1.00 | 1,500 | 15,500 | - | 1,500 | 15,500 | - | - | C6-2 | 6 | 29,303 | - | - | 74,119 | 74 | 27,803 | (15,500) | - | 74 |
| 289-AT3 | AT3 | 9992 | 26 | 2,785 | M1-1 | 1.00 | - | 3,000 | - | - | 3,000 | - | - | C6-2 | 6 | 4,735 | - | - | 11,976 | 12 | 4,735 | (3,000) | - | 12 |
| 290-AT3 | AT3 | 9992 | 27 | 3,003 | M1-1 | 1.00 | 3,000 | - | - | 3,000 | - | - | - | C6-2 | 6 | 5,105 | - | - | 12,913 | 13 | 2,105 | - | - | 13 |
| 291-AT3 | AT3 | 9992 | 29 | 6,007 | M1-1 | 1.00 | 2,200 | 2,000 | 2 | 2,200 | 2,000 | - | 2 | C6-2 | 6 | 10,212 | - | - | 25,830 | 26 | 8,012 | (2,000) | - | 24 |
| 292-AT3 | AT3 | 9992 | 38 | 7,000 | M1-1 | 1.00 | 5,000 | - | - | 5,000 | - | - | - | C6-2 | 6 | 11,900 | - | - | 30,100 | 30 | 6,900 | - | - | 30 |
| | AT3 | 10027 | 3 | 5,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | AT3 | 10027 | 5 | 7,500 | M1-1 | 1.00 | - | 7,500 | - | | | | | | | | | | | | | | | |
| 338-AT3 | AT3 | 10027A Total | | 12,500 | M1-1 | 1.00 | - | 7,500 | 2 | - | 7,500 | - | 2 | C6-2 | 6 | 21,250 | - | - | 53,750 | 54 | 21,250 | (7,500) | - | 52 |
| | AT3 | 10027 | 8 | 2,500 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | |
| | AT3 | 10027 | 10 | 2,500 | M1-1 | 1.00 | - | 2,500 | - | | | | | | | | | | | | | | | |
| | AT3 | 10027 | 11 | 2,500 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | AT3 | 10027 | 36 | 1,291 | M1-1 | 1.00 | 850 | - | 1 | | | | | | | | | | | | | | | |
| 339-AT3 | AT3 | 10027B Total | | 8,791 | M1-1 | 1.00 | 850 | 2,500 | 3 | 850 | 2,500 | - | 3 | C6-2 | 6 | 14,945 | - | - | 37,801 | 38 | 14,095 | (2,500) | - | 35 |
| 347-AT3 | AT3 | 10030 | 6 | 15,000 | M1-1 | 1.00 | 6,600 | - | - | 6,000 | 9,000 | - | - | C6-2 | 6 | 25,500 | - | - | 64,500 | 65 | 19,500 | (9,000) | - | 65 |
| 348-AT3 | AT3 | 10030 | 12 | 5,000 | M1-1 | 1.00 | - | 2,630 | - | - | 2,630 | - | - | C6-2 | 6 | 8,500 | - | - | 21,500 | 22 | 8,500 | (2,630) | - | 22 |
| 349-AT3 | AT3 | 10030 | 15 | 7,500 | M1-1 | 1.00 | 3,762 | - | - | 3,762 | - | - | - | C6-2 | 6 | 12,750 | - | - | 32,250 | 32 | 8,988 | - | - | 32 |
| | AT3 | 10030 | 17 | 7,500 | M1-1 | 1.00 | 3,150 | - | - | | | | | | | | | | | | | | | |
| | AT3 | 10030 | 22 | 5,000 | M1-1 | 1.00 | - | 2,400 | - | | | | | | | | | | | | | | | |
| 350-AT3 | AT3 | 10030A Total | | 12,500 | M1-1 | 1.00 | 3,150 | 2,400 | - | 5,000 | 7,500 | - | - | C6-2 | 6 | 21,250 | - | - | 53,750 | 54 | 16,250 | (7,500) | - | 54 |
| | AT3 | 10030 | 25 | 9,890 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | AT3 | 10030 | 28 | 9,949 | R5 | 1.25 | - | - | - | | | | | | | | | | | | | | | |
| 351-AT3 | AT3 | 10030B Total | | 19,839 | R5 | 1.25 | - | - | - | - | - | - | 25 | C6-2 | 6 | 33,726 | - | - | 85,308 | 85 | 33,726 | - | - | 61 |
| 352-AT3 | AT3 | 10031 | 2 | 9,922 | M1-1 | 1.00 | 310 | 7,000 | - | 310 | 7,000 | - | - | C6-2 | 6 | 16,867 | - | - | 42,665 | 43 | 16,557 | (7,000) | - | 43 |
| 353-AT3 | AT3 | 10031 | 7 | 7,000 | M1-1 | 1.00 | 2,000 | 6,722 | - | 2,000 | 6,722 | - | - | C6-2 | 6 | 11,900 | - | - | 30,100 | 30 | 9,900 | (6,722) | - | 30 |
| | AT3 | 10031 | 10 | 9,060 | M1-1 | 1.00 | 4,160 | - | - | | | | | | | | | | | | | | | |
| | AT3 | 10031 | 12 | 6,350 | M1-1 | 1.00 | 3,500 | - | - | | | | | | | | | | | | | | | |
| 354-AT3 | AT3 | 10031A Total | | 15,410 | M1-1 | 1.00 | 7,660 | - | - | 6,164 | 9,246 | - | - | C6-2 | 6 | 26,197 | - | - | 66,263 | 66 | 20,033 | (9,246) | - | 66 |
| 355-AT3 | AT3 | 10031 | 17 | 7,700 | M1-1 | 1.00 | 3,567 | - | - | 3,080 | 4,620 | - | - | C6-2 | 6 | 13,090 | - | - | 33,110 | 33 | 10,010 | (4,620) | - | 33 |
| | **AT3 Total** | | | **300,884** | | | **64,009** | **204,743** | **10** | **52,726** | **226,099** | **-** | **32** | | | **394,135** | **-** | **-** | **996,929** | **998** | **341,409** | **(226,099)** | **-** | **966** |
| | AT4 | 9982 | 12 | 2,505 | M1-1 | 1.00 | - | 2,500 | - | | | | | | | | | | | | | | | |
| | AT4 | 9982 | 13 | 7,515 | M1-1 | 1.00 | 1,875 | 7,500 | - | | | | | | | | | | | | | | | |
| | AT4 | 9982 | 17 | 7,515 | M1-1 | 1.00 | - | 6,440 | - | | | | | | | | | | | | | | | |
| 278-AT4 | AT4 | 9982A Total | | 17,535 | M1-1 | 1.00 | 1,875 | 16,440 | - | 1,875 | 16,440 | - | - | C4-4A | 4 | 29,810 | - | - | 40,330 | 40 | 27,935 | (16,440) | - | 40 |
| 279-AT4 | AT4 | 9982 | 27 | 10,018 | M1-1 | 1.00 | - | 12,000 | - | - | 12,000 | - | - | C4-4A | 4 | 17,031 | - | - | 23,041 | 23 | 17,031 | (12,000) | - | 23 |
| 280-AT4 | AT4 | 9984 | 11 | 20,040 | M1-1 | 1.00 | 3,550 | 20,000 | - | 3,550 | 20,000 | - | - | C4-4A | 4 | 34,068 | - | - | 46,092 | 46 | 30,518 | (20,000) | - | 46 |
| 281-AT4 | AT4 | 9984 | 17 | 20,041 | M1-1 | 1.00 | - | 20,000 | - | - | 20,000 | - | - | C4-4A | 4 | 34,070 | - | 10,021 | 36,073 | 36 | 34,070 | (20,000) | 10,021 | 36 |
| 282-AT4 | AT4 | 9986 | 3 | 11,950 | M1-1 | 1.00 | - | 10,900 | - | - | 10,900 | - | - | C4-4A | 4 | 20,315 | - | - | 27,485 | 27 | 20,315 | (10,900) | - | 27 |
| 283-AT4 | AT4 | 9986 | 20 | 28,415 | M1-1 | 1.00 | - | 8,000 | - | 11,366 | 17,049 | - | - | C4-4A | 4 | 48,306 | - | - | 65,355 | 65 | 36,940 | (17,049) | - | 65 |
| 284-AT4 | AT4 | 9986 | 61 | 23,723 | M1-1 | 1.00 | 18,000 | - | - | 18,000 | - | - | - | C4-4A | 4 | 40,329 | - | - | 54,563 | 55 | 22,329 | - | - | 55 |
| | **AT4 Total** | | | **149,257** | | | **25,300** | **103,780** | **-** | **34,791** | **96,389** | **-** | **-** | | | **223,928** | **-** | **10,021** | **292,939** | **292** | **189,137** | **(96,389)** | **10,021** | **292** |

**Table 2**
**Reasonable Worst Case Development Scenario: Potential Sites**

**Potential Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 119-JC1 | JC1 | 9754 | 48 | 12,900 | C4-2 | 3.40 | 24,625 | - | - | 24,625 | - | - | - | C6-3 | 8 | 21,930 | - | - | 81,270 | 81 | (2,695) | - | - | 81 |
| 122-JC1 | JC1 | 9756 | 1 | 11,128 | C4-2 | 3.40 | 10,700 | - | - | 9,459 | - | - | 27 | C6-3 | 8 | 18,918 | - | - | 70,106 | 70 | 9,459 | - | - | 43 |
| 124-JC1 | JC1 | 9760 | 1 | 28,708 | C4-2 | 3.40 | 91,693 | - | - | 91,693 | - | - | - | C6-3 | 8 | 48,804 | - | 14,354 | 166,506 | 167 | (42,889) | - | 14,354 | 167 |
| 181-JC1 | JC1 | 9793 | 11 | 7,985 | C4-2 | 3.40 | 19,500 | - | - | 19,500 | - | - | - | C6-3 | 8 | 13,575 | - | - | 50,305 | 50 | (5,925) | - | - | 50 |
| 182-JC1 | JC1 | 9793 | 14 | 3,700 | C4-2 | 3.40 | 6,786 | - | - | 6,786 | - | - | - | C6-3 | 8 | 6,290 | - | - | 23,310 | 23 | (496) | - | - | 23 |
| | JC1 | 9995 | 1 | 12,325 | C4-2 | 3.40 | 24,600 | - | - | | | | | | | | | | | | | | | |
| | JC1 | 9995 | 7 | 10,640 | M1-1 | 1.00 | 700 | - | - | | | | | | | | | | | | | | | |
| | JC1 | 9995 | 14 | 7,118 | M1-1 | 1.00 | 2,700 | - | - | | | | | | | | | | | | | | | |
| | JC1 | 9995 | 18 | 5,465 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 294-JC1 | JC1 | 9995A Total | | 35,548 | M1-1 | 1.00 | 28,000 | - | - | 28,000 | - | - | - | C6-3 | 8 | 60,432 | - | - | 223,952 | 224 | 32,432 | - | - | 224 |
| | JC1 | 9996 | 10 | 3,960 | M1-1 | 1.00 | - | 3,960 | - | | | | | | | | | | | | | | | |
| | JC1 | 9996 | 12 | 6,348 | M1-1 | 1.00 | 11,748 | - | - | | | | | | | | | | | | | | | |
| 295-JC1 | JC1 | 9996B Total | | 10,308 | M1-1 | 1.00 | 11,748 | 3,960 | - | 11,748 | 3,960 | - | - | C6-3 | 8 | 17,524 | - | - | 64,940 | 65 | 5,776 | (3,960) | - | 65 |
| 296-JC1 | JC1 | 9996 | 16 | 11,232 | M1-1 | 1.00 | 400 | 22,000 | - | 400 | 22,000 | - | - | C6-3 | 8 | 19,094 | - | - | 70,762 | 71 | 18,694 | (22,000) | - | 71 |
| | JC1 | 9997 | 97 | 10,500 | M1-1 | 1.00 | 3,152 | - | - | | | | | | | | | | | | | | | |
| | JC1 | 9997 | 104 | 2,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 297-JC1 | JC1 | 9997B Total | | 12,500 | M1-1 | 1.00 | 3,152 | - | - | 5,000 | 7,500 | - | - | C6-3 | 8 | 21,250 | - | - | 78,750 | 79 | 16,250 | (7,500) | - | 79 |
| 402-JC1 | JC1 | 10101 | 3 | 19,500 | C6-1A | 6.00 | 49,140 | - | - | 16,575 | - | - | 47 | C6-3 | 8 | 33,150 | - | - | 122,850 | 123 | 16,575 | - | - | 76 |
| 462-JC1 | JC1 | 10151 | 1 | 22,475 | C4-2 | 3.40 | 42,000 | - | - | 42,000 | - | - | - | C6-3 | 8 | 38,208 | - | - | 141,592 | 142 | (3,792) | - | - | 142 |
| 463-JC1 | JC1 | 10151 | 7 | 21,000 | C4-2 | 3.40 | 68,880 | - | - | 68,880 | - | - | - | C6-3 | 8 | 35,700 | - | - | 132,300 | 132 | (33,180) | - | - | 132 |
| 464-JC1 | JC1 | 10151 | 16 | 11,803 | C4-2 | 3.40 | 23,400 | - | - | 23,400 | - | - | - | C6-3 | 8 | 20,065 | - | - | 74,359 | 74 | (3,335) | - | - | 74 |
| 468-JC1 | JC1 | 10151 | 75 | 45,080 | C6-1A | 6.00 | 32,471 | - | - | 38,318 | - | - | 108 | C6-3 | 8 | 76,636 | - | - | 284,004 | 284 | 38,318 | - | - | 176 |
| 469-JC1 | JC1 | 10151 | 116 | 15,000 | C4-2 | 3.40 | - | - | - | 12,750 | - | - | 36 | C6-3 | 8 | 25,500 | - | - | 94,500 | 95 | 12,750 | - | - | 59 |
| | **JC1 Total** | | | **327,223** | | | **455,395** | **29,920** | **-** | **399,134** | **33,460** | **-** | **218** | | | **457,076** | **-** | **14,354** | **1,679,506** | **1,680** | **57,942** | **(33,460)** | **14,354** | **1,461** |
| 186-JC2 | JC2 | 9794 | 30 | 23,250 | C4-2 | 3.40 | 23,250 | - | - | 19,763 | - | - | 56 | C6-2 | 6 | 39,525 | - | - | 99,975 | 100 | 19,762 | - | - | 44 |
| 187-JC2 | JC2 | 9794 | 36 | 46,918 | C4-2 | 3.40 | 46,918 | - | - | 39,880 | - | 23,459 | 114 | C6-2 | 6 | 79,761 | - | 23,459 | 178,288 | 178 | 39,881 | - | - | 64 |
| 189-JC2 | JC2 | 9794 | 114 | 11,700 | C4-2 | 3.40 | 11,000 | - | - | 9,945 | - | - | 28 | C6-2 | 6 | 19,890 | - | - | 50,310 | 50 | 9,945 | - | - | 22 |
| 190-JC2 | JC2 | 9796 | 25 | 13,300 | C4-2 | 3.40 | 26,880 | - | - | 26,880 | - | - | - | C6-2 | 6 | 22,610 | - | - | 57,190 | 57 | (4,270) | - | - | 57 |
| | JC2 | 10151 | 21 | 13,460 | C4-2 | 3.40 | 19,000 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10151 | 23 | 2,818 | C4-2 | 3.40 | 2,200 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10151 | 24 | 4,660 | C4-2 | 3.40 | 4,200 | - | - | | | | | | | | | | | | | | | |
| 465-JC2 | JC2 | 10151B Total | | 20,938 | C4-2 | 3.40 | 25,400 | - | - | 17,797 | - | - | 51 | C6-2 | 6 | 35,595 | - | - | 90,033 | 90 | 17,798 | - | - | 39 |
| 466-JC2 | JC2 | 10151 | 25 | 12,871 | C4-2 | 3.40 | 24,405 | - | - | 24,405 | - | - | - | C6-2 | 6 | 21,881 | - | - | 55,345 | 55 | (2,524) | - | - | 55 |
| | JC2 | 10151 | 31 | 3,000 | C4-2 | 3.40 | 2,900 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10151 | 32 | 11,918 | C4-2 | 3.40 | 11,900 | - | - | | | | | | | | | | | | | | | |
| 467-JC2 | JC2 | 10151C Total | | 14,918 | C4-2 | 3.40 | 14,800 | - | - | 12,680 | - | - | 36 | C6-2 | 6 | 25,361 | - | - | 64,147 | 64 | 12,681 | - | - | 28 |
| 472-JC2 | JC2 | 10155 | 24 | 28,600 | C4-2 | 3.40 | 47,744 | - | - | 24,310 | - | - | 69 | C6-2 | 6 | 48,620 | - | - | 122,980 | 123 | 24,310 | - | - | 54 |
| 473-JC2 | JC2 | 10155 | 35 | 12,103 | M1-1 | 1.00 | 5,600 | - | - | 4,841 | 7,262 | - | - | C6-2 | 6 | 20,575 | - | - | 52,043 | 52 | 15,734 | (7,262) | - | 52 |
| 474-JC2 | JC2 | 10155 | 123 | 20,640 | C4-2 | 3.40 | 22,062 | 10,675 | - | 17,544 | - | - | 50 | C6-2 | 6 | 35,088 | - | - | 88,752 | 89 | 17,544 | - | - | 39 |
| | JC2 | 10156 | 14 | 4,800 | C4-2 | 3.40 | 28,800 | - | - | | | | | | | | | | | | | | | |
| | JC2 | 10156 | 17 | 11,380 | C4-2 | 3.40 | 2,070 | - | - | | | | | | | | | | | | | | | |
| 475-JC2 | JC2 | 10156A Total | | 16,180 | C4-2 | 3.40 | 30,870 | - | - | 30,870 | - | - | - | C6-2 | 6 | 27,506 | - | - | 69,574 | 70 | (3,364) | - | - | 70 |
| 476-JC2 | JC2 | 10156 | 149 | 16,124 | M1-5 | 5.00 | 10,500 | - | - | 6,450 | 74,170 | - | - | C6-2 | 6 | 27,411 | - | - | 69,333 | 69 | 20,961 | (74,170) | - | 69 |
| 514-JC2 | JC2 | 10209 | 2 | 10,800 | C4-2 | 3.40 | 16,500 | - | - | 9,180 | - | - | 26 | C6-2 | 6 | 18,360 | - | - | 46,440 | 46 | 9,180 | - | - | 20 |
| | **JC2 Total** | | | **300,378** | | | **376,999** | **10,675** | **-** | **244,545** | **81,432** | **23,459** | **432** | | | **422,183** | **-** | **23,459** | **1,044,410** | **1,043** | **177,638** | **(81,432)** | **-** | **611** |
| 118-JC3 | JC3 | 9754 | 25 | 7,800 | C4-2 | 3.40 | - | - | - | 6,630 | - | - | 19 | C4-5X | 5 | 6,630 | - | - | 32,370 | 32 | - | - | - | 13 |
| 123-JC3 | JC3 | 9757 | 18 | 7,550 | C4-2 | 3.40 | 7,500 | - | - | 6,418 | - | - | 18 | C4-5X | 5 | 6,418 | - | - | 31,332 | 31 | - | - | - | 13 |
| 126-JC3 | JC3 | 9760 | 61 | 6,300 | C4-2 | 3.40 | - | - | - | 5,355 | - | - | 15 | C4-5X | 5 | 5,355 | - | - | 26,145 | 26 | - | - | - | 11 |
| 129-JC3 | JC3 | 9761 | 57 | 6,675 | C4-2 | 3.40 | 5,000 | - | - | 5,674 | - | - | 16 | C4-5X | 5 | 5,674 | - | - | 27,701 | 28 | - | - | - | 12 |
| 130-JC3 | JC3 | 9761 | 61 | 8,010 | C4-2 | 3.40 | 7,170 | - | - | 6,809 | - | 4,005 | 19 | C4-5X | 5 | 6,809 | - | 4,005 | 29,236 | 29 | - | - | - | 10 |
| 183-JC3 | JC3 | 9793 | 29 | 6,825 | C4-2 | 3.40 | 10,500 | - | - | 5,801 | - | - | 17 | C4-5X | 5 | 5,801 | - | - | 28,324 | 28 | - | - | - | 11 |
| 199-JC3 | JC3 | 9814 | 34 | 6,500 | C4-2 | 3.40 | 1,080 | - | - | 5,525 | - | - | 16 | C4-5X | 5 | 5,525 | - | - | 26,975 | 27 | - | - | - | 11 |
| 200-JC3 | JC3 | 9814 | 81 | 7,785 | C4-2 | 3.40 | 10,800 | - | - | 6,617 | - | - | 19 | C4-5X | 5 | 6,617 | - | - | 32,308 | 32 | - | - | - | 13 |
| | JC3 | 9816 | 39 | 4,450 | C4-2 | 3.40 | - | - | - | | | | | | | | | | | | | | | |
| | JC3 | 9816 | 41 | 22,700 | C4-2 | 3.40 | 10,210 | - | - | | | | | | | | | | | | | | | |
| 201-JC3 | JC3 | 9816A Total | | 27,150 | C4-2 | 3.40 | 10,210 | - | - | 23,078 | - | - | 66 | C4-5X | 5 | 23,078 | - | - | 112,672 | 113 | - | - | - | 47 |
| | JC3 | 9818 | 53 | 2,975 | C4-2 | 3.40 | - | - | - | | | | | | | | | | | | | | | |
| | JC3 | 9818 | 54 | 2,975 | C4-2 | 3.40 | - | - | - | | | | | | | | | | | | | | | |
| | JC3 | 9818 | 56 | 13,200 | C4-2 | 3.40 | 1,829 | - | - | | | | | | | | | | | | | | | |
| 203-JC3 | JC3 | 9818A Total | | 19,150 | C4-2 | 3.40 | 1,829 | - | - | 16,278 | - | - | 47 | C4-5X | 5 | 16,278 | - | - | 79,472 | 79 | - | - | - | 33 |
| | **JC3 Total** | | | **150,045** | | | **66,128** | **-** | **-** | **88,185** | **-** | **4,005** | **252** | | | **88,185** | **-** | **4,005** | **426,535** | **425** | **-** | **-** | **-** | **173** |
| | LC | 10000 | 5 | 17,500 | M1-1 | 1.00 | 17,500 | - | - | | | | | | | | | | | | | | | |
| | LC | 10000 | 31 | 17,500 | M1-1 | 1.00 | 3,000 | 6,500 | - | | | | | | | | | | | | | | | |
| | LC | 10000 | 38 | 2,500 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10000 | 39 | 2,500 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10000 | 42 | 5,000 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | |
| 303-LC | LC | 10000A Total | | 45,000 | M1-1 | 1.00 | 20,500 | 6,500 | 2 | 20,500 | 6,500 | - | 2 | M1-4 | 2 | 90,000 | - | - | - | - | 69,500 | (6,500) | - | (2) |
| 304-LC | LC | 10001 | 1 | 62,682 | M1-1 | 1.00 | - | 53,666 | - | - | 53,666 | - | - | M1-4 | 2 | 125,364 | - | - | - | - | 125,364 | (53,666) | - | - |
| 305-LC | LC | 10001 | 19 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 5,000 | - | - | - | - | 5,000 | - | - | (1) |
| 306-LC | LC | 10001 | 24 | 900 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 1,800 | - | - | - | - | 1,800 | - | - | (1) |
| 307-LC | LC | 10001 | 25 | 783 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 1,566 | - | - | - | - | 1,566 | - | - | (1) |

**Table 2**
**Reasonable Worst Case Development Scenario: Potential Sites**

**Potential Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 308-LC | LC | 10001 | 26 | 783 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 1,566 | - | - | - | - | 1,566 | - | - | (1) |
| 309-LC | LC | 10001 | 27 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 5,000 | - | - | - | - | 5,000 | - | - | (1) |
| 310-LC | LC | 10001 | 28 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 5,000 | - | - | - | - | 5,000 | - | - | (1) |
| 311-LC | LC | 10001 | 29 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 5,000 | - | - | - | - | 5,000 | - | - | (1) |
| 312-LC | LC | 10001 | 40 | 783 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 1,566 | - | - | - | - | 1,566 | - | - | (1) |
| 313-LC | LC | 10001 | 41 | 925 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | M1-4 | 2 | 1,850 | - | - | - | - | 1,850 | - | - | (2) |
| 314-LC | LC | 10001 | 124 | 783 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | M1-4 | 2 | 1,566 | - | - | - | - | 1,566 | - | - | (1) |
| 359-LC | LC | 10033 | 8 | 5,000 | M1-1 | 1.00 | - | - | - | 2,000 | 3,000 | - | - | M1-4 | 2 | 2,000 | 8,000 | - | - | - | - | 5,000 | - | - |
| | LC | 10033 | 13 | 2,500 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10033 | 14 | 2,500 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 360-LC | LC | 10033A Total | | 5,000 | M1-1 | 1.00 | - | - | - | 2,000 | 3,000 | - | - | M1-4 | 2 | 2,000 | 8,000 | - | - | - | - | 5,000 | - | - |
| | LC | 10095 | 32 | 10,800 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10095 | 43 | 18,310 | M1-1 | 1.00 | - | 17,200 | - | | | | | | | | | | | | | | | |
| 401-LC | LC | 10095A Total | | 29,110 | M1-1 | 1.00 | - | 17,200 | - | - | 17,200 | - | - | M1-4 | 2 | 11,644 | 46,576 | - | - | - | 11,644 | 29,376 | - | - |
| | LC | 10107 | 71 | 7,553 | M1-1 | 1.00 | - | 6,850 | - | | | | | | | | | | | | | | | |
| | LC | 10107 | 73 | 2,500 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10107 | 77 | 2,100 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 410-LC | LC | 10107B Total | | 12,153 | M1-1 | 1.00 | - | 6,850 | - | - | 6,850 | - | - | M1-4 | 2 | 4,861 | 19,445 | - | - | - | 4,861 | 12,595 | - | - |
| | LC | 10107 | 82 | 3,440 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10107 | 84 | 5,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10107 | 86 | 6,735 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10107 | 130 | 9,750 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 411-LC | LC | 10107D Total | | 24,925 | M1-1 | 1.00 | - | - | - | 9,970 | 14,955 | - | - | M1-4 | 2 | 9,970 | 39,880 | - | - | - | - | 24,925 | - | - |
| 412-LC | LC | 10107 | 107 | 7,300 | M1-1 | 1.00 | - | - | - | 2,920 | 4,380 | - | - | M1-4 | 2 | 2,920 | 11,680 | - | - | - | - | 7,300 | - | - |
| 413-LC | LC | 10107 | 138 | 17,957 | M1-1 | 1.00 | - | - | - | 7,183 | 10,774 | - | - | M1-4 | 2 | 7,183 | 28,731 | - | - | - | - | 17,957 | - | - |
| 415-LC | LC | 10107 | 167 | 5,670 | M1-1 | 1.00 | - | - | - | 2,268 | 3,402 | - | - | M1-4 | 2 | 2,268 | 9,072 | - | - | - | - | 5,670 | - | - |
| | LC | 10108 | 301 | 8,194 | M1-1 | 1.00 | 2,260 | - | - | | | | | | | | | | | | | | | |
| | LC | 10108 | 348 | 6,820 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 416-LC | LC | 10108C Total | | 15,014 | M1-1 | 1.00 | 2,260 | - | - | 6,006 | 9,008 | - | - | M1-4 | 2 | 6,006 | 24,022 | - | - | - | - | 15,014 | - | - |
| | LC | 10109 | 31 | 27,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | LC | 10109 | 44 | 1,100 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 420-LC | LC | 10109B Total | | 28,100 | M1-1 | 1.00 | - | - | - | 11,240 | 16,860 | - | - | M1-4 | 2 | 11,240 | 44,960 | - | - | - | - | 28,100 | - | - |
| 432-LC | LC | 10125 | 1 | 31,000 | M1-1 | 1.00 | - | 38,495 | - | - | 26,350 | - | - | M1-4 | 2 | - | 62,000 | - | - | - | - | 35,650 | - | - |
| **LC Total** | | | | **463,170** | | | **45,520** | **153,261** | **15** | **64,087** | **175,945** | **-** | **13** | | | **305,370** | **302,366** | **-** | **-** | **-** | **241,283** | **126,421** | **-** | **(13)** |
| 19-SC | SC | 9676 | 13 | 17,250 | C4-2 | 3.40 | 15,330 | - | - | 14,663 | - | - | 42 | C4-4A | 4 | 14,663 | - | - | 54,337 | 54 | - | - | - | 12 |
| 20-SC | SC | 9676 | 22 | 9,200 | C4-2 | 3.40 | 9,000 | - | - | 7,820 | - | - | 22 | C4-4A | 4 | 7,820 | - | - | 28,980 | 29 | - | - | - | 7 |
| 21-SC | SC | 9677 | 1 | 13,568 | C4-2 | 3.40 | 12,600 | - | - | 11,533 | - | - | 33 | C4-4A | 4 | 11,533 | - | - | 42,739 | 43 | - | - | - | 10 |
| 22-SC | SC | 9677 | 16 | 14,154 | C4-2 | 3.40 | 23,248 | - | - | 12,031 | - | - | 34 | C4-4A | 4 | 12,031 | - | - | 44,585 | 45 | - | - | - | 11 |
| 32-SC | SC | 9678 | 94 | 11,000 | C4-2 | 3.40 | 10,800 | - | - | 9,350 | - | - | 27 | C4-4A | 4 | 9,350 | - | - | 34,650 | 35 | - | - | - | 8 |
| 33-SC | SC | 9678 | 99 | 11,110 | C4-2 | 3.40 | 10,400 | - | - | 9,444 | - | - | 27 | C4-4A | 4 | 9,444 | - | - | 34,996 | 35 | - | - | - | 8 |
| 37-SC | SC | 9679 | 89 | 7,228 | C4-2 | 3.40 | 9,400 | 4,400 | - | 9,400 | 4,400 | - | - | C4-4A | 4 | 6,144 | - | - | 22,768 | 23 | (3,256) | (4,400) | - | 23 |
| 67-SC | SC | 9688 | 17 | 9,650 | C4-2 | 3.40 | 9,000 | - | - | 8,203 | - | - | 23 | C4-4A | 4 | 8,203 | - | - | 30,397 | 30 | - | - | - | 7 |
| | SC | 9690 | 7 | 3,600 | R6/C2-2 | 2.43 | 3,960 | - | - | | | | | | | | | | | | | | | |
| | SC | 9690 | 9 | 2,358 | R6/C2-2 | 2.43 | 2,356 | - | - | | | | | | | | | | | | | | | |
| | SC | 9690 | 10 | 6,809 | R6/C2-2 | 2.43 | 4,860 | - | - | | | | | | | | | | | | | | | |
| 70-SC | SC | 9690A Total | | 12,767 | R6/C2-2 | 2.43 | 11,176 | - | - | 10,852 | - | - | 20 | C4-4A | 4 | 10,852 | - | - | 40,216 | 40 | - | - | - | 20 |
| 71-SC | SC | 9690 | 14 | 6,000 | R6/C2-2 | 2.43 | 5,400 | - | - | 5,100 | - | - | 9 | C4-4A | 4 | 5,100 | - | - | 18,900 | 19 | - | - | - | 10 |
| 72-SC | SC | 9692 | 54 | 6,524 | R6/C2-2 | 2.43 | 8,000 | - | - | 8,000 | - | - | - | C4-4A | 4 | 5,545 | - | - | 20,551 | 21 | (2,455) | - | - | 21 |
| **SC Total** | | | | **131,218** | | | **135,530** | **4,400** | **-** | **106,396** | **4,400** | **-** | **238** | | | **100,685** | **-** | **-** | **373,119** | **374** | **(5,711)** | **(4,400)** | **-** | **136** |
| 327-A | A | 10018 | 11 | 2,500 | R4 | 0.90 | 625 | - | - | - | - | - | 2 | R5/C1-4 | 1.25 | 2,125 | - | - | 375 | - | 2,125 | - | - | (2) |
| | A | 10018 | 12 | 7,500 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | A | 10018 | 16 | 2,000 | R4 | 0.90 | 1,200 | - | 2 | | | | | | | | | | | | | | | |
| | A | 10018 | 17 | 2,000 | R4 | 0.90 | 1,200 | - | 2 | | | | | | | | | | | | | | | |
| | A | 10018 | 18 | 2,800 | R4 | 0.90 | - | - | 2 | | | | | | | | | | | | | | | |
| | A | 10018 | 117 | 1,600 | R4 | 0.90 | 400 | - | - | | | | | | | | | | | | | | | |
| 328-A | A | 10018D Total | | 6,800 | R4 | 0.90 | 2,400 | - | 6 | 2,400 | - | - | 6 | R5/C1-4 | 1.25 | 5,780 | - | - | 1,020 | 1 | 3,380 | - | - | (5) |
| 329-A | A | 10018 | 20 | 4,800 | R4 | 0.90 | - | - | 2 | - | - | - | 2 | R5/C1-4 | 1.25 | 4,080 | - | - | 720 | 1 | 4,080 | - | - | (1) |
| 330-A | A | 10018 | 25 | 5,000 | R4 | 0.90 | 1,600 | - | - | - | - | - | 4 | R5/C1-4 | 1.25 | 4,250 | - | - | 750 | 1 | 4,250 | - | - | (3) |
| 331-A | A | 10018 | 27 | 5,000 | R4 | 0.90 | 700 | - | - | - | - | - | 4 | R5/C1-4 | 1.25 | 4,250 | - | - | 750 | 1 | 4,250 | - | - | (3) |
| 332-A | A | 10018 | 29 | 5,465 | R4 | 0.90 | 1,500 | - | - | - | - | - | 4 | R5/C1-4 | 1.25 | 4,645 | - | - | 820 | 1 | 4,645 | - | - | (3) |
| **A Total** | | | | **45,465** | | | **9,625** | **-** | **14** | **2,400** | **-** | **-** | **21** | | | **25,130** | **-** | **-** | **4,435** | **5** | **22,730** | **-** | **-** | **(16)** |
| 341-B | B | 10028 | 4 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 2 |
| 342-B | B | 10028 | 7 | 3,700 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 4,625 | 5 | - | - | - | 4 |
| 343-B | B | 10028 | 10 | 3,700 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 4,625 | 5 | - | - | - | 4 |
| 344-B | B | 10028 | 31 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 1 |
| 345-B | B | 10028 | 32 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 1 |
| 346-B | B | 10028 | 34 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 2 |
| **B Total** | | | | **17,400** | | | **-** | **-** | **8** | **-** | **-** | **-** | **8** | | | **-** | **-** | **-** | **21,750** | **22** | **-** | **-** | **-** | **14** |
| 23-D | D | 9677 | 172 | 3,600 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 14,400 | 14 | - | - | - | 5 |
| 24-D | D | 9677 | 174 | 3,600 | R6 | 2.43 | - | - | 3 | - | - | - | 9 | R7A | 4 | - | - | - | 14,400 | 14 | - | - | - | 5 |
| 25-D | D | 9677 | 176 | 3,600 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 14,400 | 14 | - | - | - | 5 |

## Table 2
## Reasonable Worst Case Development Scenario: Potential Sites

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Potential Development Sites Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 26-D | D | 9677 | 178 | 3,600 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 14,400 | 14 | - | - | - | 5 |
| 27-D | D | 9677 | 180 | 3,600 | R6 | 2.43 | - | - | 3 | - | - | - | 9 | R7A | 4 | - | - | - | 14,400 | 14 | - | - | - | 5 |
| 28-D | D | 9678 | 30 | 2,880 | R6 | 2.43 | - | - | 1 | - | - | - | 7 | R7A | 4 | - | - | - | 11,520 | 12 | - | - | - | 5 |
| 29-D | D | 9678 | 32 | 3,296 | R6 | 2.43 | - | - | 1 | - | - | - | 8 | R7A | 4 | - | - | - | 13,184 | 13 | - | - | - | 5 |
| 30-D | D | 9678 | 34 | 3,360 | R6 | 2.43 | - | - | 1 | - | - | - | 8 | R7A | 4 | - | - | - | 13,440 | 13 | - | - | - | 5 |
| 31-D | D | 9678 | 36 | 3,360 | R6 | 2.43 | 858 | - | 2 | - | - | - | 8 | R7A | 4 | - | - | - | 13,440 | 13 | - | - | - | 5 |
| 34-D | D | 9678 | 109 | 5,986 | R6 | 2.43 | 10,800 | - | - | 10,800 | - | - | - | R7A | 4 | - | - | - | 23,944 | 24 | (10,800) | - | - | 24 |
| 35-D | D | 9678 | 159 | 2,880 | R6 | 2.43 | - | - | 2 | - | - | - | 7 | R7A | 4 | - | - | - | 11,520 | 12 | - | - | - | 5 |
| | D | 9679 | 77 | 2,476 | R6 | 2.43 | - | - | 3 | | | | | | | | | | | | | | | |
| | D | 9679 | 78 | 2,550 | R6 | 2.43 | - | - | 3 | | | | | | | | | | | | | | | |
| 36-D | D | 9679D Total | | 5,026 | R6 | 2.43 | - | - | 6 | - | - | - | 12 | R7A | 4 | - | - | - | 20,104 | 20 | - | - | - | 8 |
| 38-D | D | 9681 | 41 | 2,659 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,636 | 11 | - | - | - | 5 |
| 39-D | D | 9681 | 43 | 2,619 | R6 | 2.43 | - | - | 5 | - | - | - | 6 | R7A | 4 | - | - | - | 10,476 | 10 | - | - | - | 4 |
| 42-D | D | 9681 | 50 | 3,240 | R6 | 2.43 | - | - | 2 | - | - | - | 8 | R7A | 4 | - | - | - | 12,960 | 13 | - | - | - | 5 |
| 43-D | D | 9681 | 52 | 3,510 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 14,040 | 14 | - | - | - | 5 |
| 44-D | D | 9681 | 54 | 3,850 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 15,400 | 15 | - | - | - | 6 |
| 46-D | D | 9681 | 58 | 4,495 | R6 | 2.43 | - | - | 3 | - | - | - | 11 | R7A | 4 | - | - | - | 17,980 | 18 | - | - | - | 7 |
| 47-D | D | 9681 | 59 | 4,495 | R6 | 2.43 | - | - | 2 | - | - | - | 11 | R7A | 4 | - | - | - | 17,980 | 18 | - | - | - | 7 |
| 48-D | D | 9681 | 60 | 4,495 | R6 | 2.43 | - | - | 2 | - | - | - | 11 | R7A | 4 | - | - | - | 17,980 | 18 | - | - | - | 7 |
| 49-D | D | 9681 | 61 | 4,495 | R6 | 2.43 | - | - | 2 | - | - | - | 11 | R7A | 4 | - | - | - | 17,980 | 18 | - | - | - | 7 |
| 54-D | D | 9681 | 83 | 3,855 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 15,420 | 15 | - | - | - | 6 |
| 55-D | D | 9681 | 84 | 3,625 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 14,500 | 15 | - | - | - | 6 |
| 84-D | D | 9697 | 41 | 4,000 | R6 | 2.43 | - | - | 1 | - | - | - | 10 | R7A/C2-3 | 4 | 3,400 | - | - | 12,600 | 13 | 3,400 | - | - | 3 |
| | D | 9697 | 43 | 4,000 | R6 | 2.43 | 4,000 | - | - | | | | | | | | | | | | | | | |
| | D | 9697 | 45 | 4,000 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 85-D | D | 9697C Total | | 8,000 | R6 | 2.43 | 4,000 | - | - | - | - | - | 19 | R7A | 4 | - | - | - | 32,000 | 32 | - | - | - | 13 |
| 86-D | D | 9697 | 47 | 4,008 | R6 | 2.43 | - | - | 2 | - | - | - | 10 | R7A | 4 | - | - | - | 16,032 | 16 | - | - | - | 6 |
| 87-D | D | 9697 | 50 | 4,440 | R6 | 2.43 | - | - | 1 | - | - | - | 11 | R7A | 4 | - | - | - | 17,760 | 18 | - | - | - | 7 |
| 104-D | D | 9753 | 3 | 2,500 | R6 | 2.43 | - | - | 3 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 105-D | D | 9753 | 5 | 2,500 | R6 | 2.43 | - | - | 3 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 107-D | D | 9753 | 8 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 108-D | D | 9753 | 9 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 109-D | D | 9753 | 11 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 110-D | D | 9753 | 13 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 112-D | D | 9753 | 28 | 2,500 | R6 | 2.43 | - | - | 1 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 113-D | D | 9753 | 31 | 2,500 | R6 | 2.43 | - | - | 1 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 114-D | D | 9753 | 32 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 115-D | D | 9753 | 33 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 116-D | D | 9753 | 34 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 117-D | D | 9753 | 35 | 2,700 | R6 | 2.43 | - | - | 2 | - | - | - | 7 | R7A | 4 | - | - | - | 10,800 | 11 | - | - | - | 4 |
| 120-D | D | 9755 | 15 | 3,742 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 14,968 | 15 | - | - | - | 6 |
| 121-D | D | 9755 | 61 | 3,000 | R6 | 2.43 | - | - | - | - | - | - | 7 | R7A | 4 | - | - | - | 12,000 | 12 | - | - | - | 5 |
| | D | 9762 | 10 | 6,250 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | D | 9762 | 16 | 1,875 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 134-D | D | 9762A Total | | 8,125 | R6 | 2.43 | - | - | - | - | - | - | 20 | R7A | 4 | - | - | - | 32,500 | 33 | - | - | - | 13 |
| 135-D | D | 9762 | 17 | 6,250 | R6 | 2.43 | - | - | 2 | - | - | - | 15 | R7A | 4 | - | - | - | 25,000 | 25 | - | - | - | 10 |
| 136-D | D | 9762 | 19 | 3,125 | R6 | 2.43 | - | - | 4 | - | - | - | 4 | R7A | 4 | - | - | - | 12,500 | 13 | - | - | - | 9 |
| 137-D | D | 9762 | 23 | 3,125 | R6 | 2.43 | - | - | 2 | - | - | - | 8 | R7A | 4 | - | - | - | 12,500 | 13 | - | - | - | 5 |
| 138-D | D | 9762 | 35 | 2,640 | R6 | 2.43 | 720 | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,560 | 11 | - | - | - | 5 |
| 139-D | D | 9762 | 36 | 2,926 | R6 | 2.43 | - | - | 2 | - | - | - | 7 | R7A | 4 | - | - | - | 11,704 | 12 | - | - | - | 5 |
| 140-D | D | 9762 | 37 | 2,944 | R6 | 2.43 | - | - | 2 | - | - | - | 7 | R7A | 4 | - | - | - | 11,776 | 12 | - | - | - | 5 |
| 141-D | D | 9762 | 38 | 2,680 | R6 | 2.43 | - | - | 2 | - | - | - | 7 | R7A | 4 | - | - | - | 10,720 | 11 | - | - | - | 4 |
| 142-D | D | 9762 | 41 | 10,435 | R6 | 2.43 | 5,600 | - | - | - | - | - | 25 | R7A | 4 | - | - | - | 41,740 | 42 | - | - | - | 17 |
| 144-D | D | 9762 | 54 | 3,500 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7A | 4 | - | - | - | 14,000 | 14 | - | - | - | 5 |
| 145-D | D | 9762 | 56 | 2,500 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 146-D | D | 9762 | 57 | 2,500 | R6 | 2.43 | - | - | 1 | - | - | - | 6 | R7A | 4 | - | - | - | 10,000 | 10 | - | - | - | 4 |
| 147-D | D | 9763 | 1 | 4,000 | R6 | 2.43 | - | - | 1 | - | - | - | 10 | R7A | 4 | - | - | - | 16,000 | 16 | - | - | - | 6 |
| | D | 9763 | 23 | 7,500 | C8-1 | 1.00 | 13,500 | - | - | | | | | | | | | | | | | | | |
| | D | 9763 | 25 | 5,287 | C8-1 | 1.00 | 2,100 | - | - | | | | | | | | | | | | | | | |
| | D | 9763 | 26 | 7,528 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 149-D | D | 9763B Total | | 20,315 | C8-1 | 1.00 | 15,600 | - | - | 15,600 | - | - | - | R7A/C2-3 | 4 | 17,268 | - | 10,158 | 53,834 | 54 | 1,668 | - | 10,158 | 54 |
| 150-D | D | 9763 | 36 | 3,220 | R6 | 2.43 | 5,700 | - | - | 5,700 | - | - | - | R7A/C1-2 | 4 | 2,737 | - | - | 10,143 | 10 | (2,963) | - | - | 10 |
| 151-D | D | 9763 | 42 | 2,612 | R6 | 2.43 | 1,850 | - | - | 1,850 | - | - | - | R7A/C1-2 | 4 | 2,220 | - | - | 8,228 | 8 | 370 | - | - | 8 |
| 152-D | D | 9763 | 44 | 2,550 | R6 | 2.43 | 120 | - | - | - | - | - | 6 | R7A/C1-2 | 4 | 2,168 | - | - | 8,032 | 8 | 2,168 | - | - | 2 |
| 153-D | D | 9763 | 45 | 2,625 | R6 | 2.43 | - | - | 1 | - | - | - | 6 | R7A/C1-2 | 4 | 2,231 | - | - | 8,269 | 8 | 2,231 | - | - | 2 |
| 156-D | D | 9763 | 55 | 4,440 | R6 | 2.43 | - | - | 1 | - | - | - | 11 | R7A | 4 | - | - | - | 17,760 | 18 | - | - | - | 7 |
| 157-D | D | 9764 | 15 | 4,556 | R6 | 2.43 | 4,800 | - | - | - | - | - | 11 | R7A | 4 | - | - | - | 18,224 | 18 | - | - | - | 7 |
| 159-D | D | 9764 | 71 | 7,850 | R6 | 2.43 | 9,240 | - | - | - | - | - | 19 | R7A | 4 | - | - | - | 31,400 | 31 | - | - | - | 12 |
| 160-D | D | 9764 | 77 | 29,800 | R6 | 2.43 | 3,350 | - | - | - | - | - | 72 | R7A | 4 | - | - | - | 119,200 | 119 | - | - | - | 47 |
| | D | 9765 | 37 | 3,600 | R6/C2-2 | 2.43 | 3,600 | - | - | | | | | | | | | | | | | | | |
| | D | 9765 | 39 | 5,288 | R6/C2-2 | 2.43 | 3,600 | - | - | | | | | | | | | | | | | | | |

## Table 2
### Reasonable Worst Case Development Scenario: Potential Sites

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Potential Development Sites Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| | D | 9765 | 41 | 5,265 | R6/C2-2 | 2.43 | 3,600 | - | - | | | | | | | | | | | | | | | |
| 163-D | D | 9765A Total | | 14,153 | R6/C2-2 | 2.43 | 10,800 | - | - | 12,030 | - | - | 22 | R7A/C2-3 | 4 | 12,030 | - | - | 44,582 | 45 | - | - | - | 22 |
| 165-D | D | 9767 | 8 | 2,522 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,088 | 10 | - | - | - | 4 |
| 166-D | D | 9767 | 10 | 2,619 | R6 | 2.43 | - | - | 2 | - | - | - | 6 | R7A | 4 | - | - | - | 10,476 | 10 | - | - | - | 4 |
| | D | 9767 | 21 | 2,400 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | D | 9767 | 22 | 2,500 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 167-D | D | 9767B Total | | 4,900 | R6 | 2.43 | - | - | - | - | - | - | 12 | R7A | 4 | - | - | - | 19,600 | 20 | - | - | - | 8 |
| 170-D | D | 9767 | 43 | 2,820 | R6 | 2.43 | - | - | 2 | - | - | - | 7 | R7A | 4 | - | - | - | 11,280 | 11 | - | - | - | 4 |
| | D | 9767 | 57 | 1,920 | R6 | 2.43 | - | - | 4 | | | | | | | | | | | | | | | |
| | D | 9767 | 58 | 2,077 | R6 | 2.43 | - | - | 4 | | | | | | | | | | | | | | | |
| | D | 9767 | 59 | 4,750 | R6 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| 171-D | D | 9767D Total | | 8,747 | R6 | 2.43 | - | - | 8 | - | - | - | 21 | R7A | 4 | - | - | - | 34,988 | 35 | - | - | - | 14 |
| 173-D | D | 9768 | 7 | 3,125 | R6 | 2.43 | - | - | 3 | - | - | - | 8 | R7A | 4 | - | - | - | 12,500 | 13 | - | - | - | 5 |
| 174-D | D | 9768 | 8 | 3,138 | R6 | 2.43 | - | - | 2 | - | - | - | 8 | R7A | 4 | - | - | - | 12,552 | 13 | - | - | - | 5 |
| 175-D | D | 9768 | 9 | 3,125 | R6 | 2.43 | - | - | 4 | - | - | - | 8 | R7A | 4 | - | - | - | 12,500 | 13 | - | - | - | 5 |
| 176-D | D | 9768 | 11 | 3,125 | R6 | 2.43 | - | - | 4 | - | - | - | 8 | R7A | 4 | - | - | - | 12,500 | 13 | - | - | - | 5 |
| 195-D | D | 9813 | 11 | 4,450 | R6 | 2.43 | - | - | 3 | - | - | - | 11 | R7A | 4 | - | - | - | 17,800 | 18 | - | - | - | 7 |
| 196-D | D | 9813 | 14 | 2,871 | R6 | 2.43 | - | - | 1 | - | - | - | 7 | R7A | 4 | - | - | - | 11,484 | 11 | - | - | - | 4 |
| 197-D | D | 9813 | 16 | 2,871 | R6 | 2.43 | - | - | 2 | - | - | - | 7 | R7A | 4 | - | - | - | 11,484 | 11 | - | - | - | 4 |
| **D Total** | | | | **403,966** | | | **103,838** | **-** | **152** | **45,980** | **-** | **-** | **720** | | | **42,054** | **-** | **10,158** | **1,286,588** | **1,287** | **(3,926)** | **-** | **10,158** | **567** |
| 245-E | E | 9908 | 9 | 5,000 | R4/C2-2 | 1.00 | - | - | - | 4,250 | - | - | 1 | R6A/C2-4 | 3 | 4,250 | - | - | 10,750 | 11 | - | - | - | 10 |
| 247-E | E | 9909 | 1 | 12,000 | R4/C2-2 | 1.00 | 594 | - | - | 10,200 | - | - | 2 | R6A/C2-4 | 3 | 10,200 | - | - | 25,800 | 26 | - | - | - | 24 |
| 248-E | E | 9909 | 5 | 4,960 | R4/C2-2 | 1.00 | 2,250 | - | - | 4,216 | - | - | 1 | R6A/C2-4 | 3 | 4,216 | - | - | 10,664 | 11 | - | - | - | 10 |
| 567-E | E | 10317 | 10 | 5,600 | M1-1 | 1.00 | - | 1,840 | 5 | - | 1,840 | - | 5 | R6A/C2-4 | 3 | 4,760 | - | - | 12,040 | 12 | 4,760 | (1,840) | - | 7 |
| 571-E | E | 10318 | 1 | 1,651 | M1-1 | 1.00 | - | - | - | 660 | 991 | - | - | R6A/C2-4 | 3 | 1,403 | - | - | 3,550 | 4 | 743 | (991) | - | 4 |
| 572-E | E | 10318 | 5 | 4,580 | M1-1 | 1.00 | 4,503 | - | - | 4,503 | - | - | - | R6A/C2-4 | 3 | 3,893 | - | - | 9,847 | 10 | (610) | - | - | 10 |
| 573-E | E | 10318 | 11 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6A/C2-4 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 3 |
| 578-E | E | 10318 | 25 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6A/C2-4 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 3 |
| 579-E | E | 10318 | 26 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R6A/C2-4 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 4 |
| 595-E | E | 10443 | 14 | 3,365 | R5/C1-2 | 1.25 | 2,340 | - | - | 2,340 | - | - | - | R6A/C2-4 | 3 | 2,860 | - | - | 7,235 | 7 | 520 | - | - | 7 |
| 596-E | E | 10443 | 15 | 4,320 | R5/C1-2 | 1.25 | 4,305 | - | - | 4,305 | - | - | - | R6A/C2-4 | 3 | 3,672 | - | - | 9,288 | 9 | (633) | - | - | 9 |
| 597-E | E | 10443 | 17 | 2,525 | R5/C1-2 | 1.25 | 1,600 | - | 2 | 1,600 | - | - | 2 | R6A/C2-4 | 3 | 2,146 | - | - | 5,429 | 5 | 546 | - | - | 3 |
| 598-E | E | 10443 | 19 | 3,449 | R5/C1-2 | 1.25 | 966 | - | 2 | 2,932 | - | - | 1 | R6A/C2-4 | 3 | 2,932 | - | - | 7,415 | 7 | - | - | - | 6 |
| | E | 10443 | 20 | 4,539 | R5/C1-2 | 1.25 | 4,539 | - | - | | | | | | | | | | | | | | | |
| | E | 10443 | 23 | 2,355 | R5/C1-2 | 1.25 | - | - | 1 | | | | | | | | | | | | | | | |
| 599-E | E | 10443A Total | | 6,894 | R5/C1-2 | 1.25 | 4,539 | - | 1 | 4,539 | - | - | 1 | R6A/C2-4 | 3 | 5,860 | - | - | 14,822 | 15 | 1,321 | - | - | 14 |
| 607-E | E | 10815 | 5 | 4,647 | R5/C2-2 | 1.25 | 1,460 | - | - | 3,950 | - | - | 1 | R6A/C2-4 | 3 | 3,950 | - | - | 9,991 | 10 | - | - | - | 9 |
| | E | 10816 | 1 | 7,743 | R5/C1-2 | 1.25 | 4,600 | - | - | | | | | | | | | | | | | | | |
| | E | 10816 | 5 | 4,053 | R5/C1-2 | 1.25 | 2,000 | - | - | | | | | | | | | | | | | | | |
| 609-E | E | 10816A Total | | 11,796 | R5/C1-2 | 1.25 | 6,600 | - | - | 10,027 | - | - | 5 | R6A/C2-4 | 3 | 10,027 | - | - | 25,361 | 25 | - | - | - | 21 |
| **E Total** | | | | **96,977** | | | **40,296** | **1,840** | **16** | **53,522** | **2,831** | **-** | **22** | | | **66,544** | **-** | **-** | **168,317** | **167** | **13,022** | **(2,831)** | **-** | **145** |
| 249-F | F | 9910 | 39 | 12,500 | R2 | 0.50 | 4,500 | - | - | 4,500 | - | - | - | R4-1 | 0.9 | - | - | - | 9,375 | 9 | (4,500) | - | - | 9 |
| **F Total** | | | | **12,500** | | | **4,500** | **-** | **-** | **4,500** | **-** | **-** | **-** | | | **-** | **-** | **-** | **9,375** | **9** | **(4,500)** | **-** | **-** | **9** |
| 568-J | J | 10317 | 19 | 2,617 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,271 | 3 | - | - | - | 2 |
| 569-J | J | 10317 | 20 | 3,000 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,750 | 4 | - | - | - | 3 |
| 570-J | J | 10317 | 22 | 2,617 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,271 | 3 | - | - | - | 2 |
| 574-J | J | 10318 | 12 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 2 |
| 575-J | J | 10318 | 13 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 2 |
| 576-J | J | 10318 | 23 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 2 |
| 577-J | J | 10318 | 24 | 2,500 | M1-1 | 1.00 | - | - | 1 | - | - | - | 1 | R5 | 1.25 | - | - | - | 3,125 | 3 | - | - | - | 2 |
| | J | 10321 | 11 | 5,500 | M1-1 | 1.00 | 1,600 | 6,000 | - | | | | | | | | | | | | | | | |
| | J | 10321 | 16 | 5,000 | M1-1 | 1.00 | - | 1,500 | - | | | | | | | | | | | | | | | |
| 585-J | J | 10321B Total | | 10,500 | M1-1 | 1.00 | 1,600 | 7,500 | - | 1,600 | 7,500 | - | - | R5 | 1 | - | - | - | 13,125 | 13 | (1,600) | (7,500) | - | 13 |
| **J Total** | | | | **39,234** | | | **3,200** | **15,000** | **7** | **1,600** | **7,500** | **-** | **7** | | | **-** | **-** | **-** | **35,917** | **35** | **(1,600)** | **(7,500)** | **-** | **28** |
| 333-O | O | 10020 | 114 | 14,250 | R4 | 0.90 | 1,260 | - | - | - | - | - | 11 | R6A/C2-4 | 3 | 12,113 | - | - | 30,637 | 31 | 12,113 | - | - | 20 |
| 335-O | O | 10020 | 138 | 6,732 | R4 | 0.90 | 3,920 | - | - | 3,920 | - | - | - | R6A/C2-4 | 3 | 5,722 | - | - | 14,474 | 12 | 1,802 | - | - | 12 |
| 356-O | O | 10031 | 25 | 10,335 | M1-1 | 1.00 | 400 | - | - | 4,134 | 6,201 | - | - | R6A | 3 | - | - | - | 31,005 | 31 | (4,134) | (6,201) | - | 31 |
| 358-O | O | 10032 | 22 | 10,820 | M1-1 | 1.00 | - | 3,600 | - | 4,328 | 6,492 | - | - | R6A | 3 | - | - | - | 32,460 | 32 | (4,328) | (6,492) | - | 32 |
| 361-O | O | 10035 | 36 | 3,000 | R3-2 | 0.60 | - | - | 2 | - | - | - | 2 | R6A/C2-4 | 3 | 2,550 | - | - | 6,450 | 6 | 2,550 | - | - | 4 |
| | O | 10041 | 3 | 1,184 | R4 | 0.90 | - | 2,100 | - | | | | | | | | | | | | | | | |
| | O | 10041 | 4 | 1,980 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10041 | 6 | 8,534 | R4 | 0.90 | - | 2,228 | - | | | | | | | | | | | | | | | |
| 362-O | O | 10041B Total | | 11,698 | R4 | 1.00 | - | 4,328 | - | - | - | - | 9 | R6A/C2-4 | 3 | 9,943 | - | - | 25,151 | 25 | 9,943 | - | - | 16 |
| 364-O | O | 10046 | 4 | 4,455 | R4 | 0.90 | 4,000 | - | - | 4,000 | - | - | - | R6A/C2-4 | 3 | 3,787 | - | - | 9,578 | 10 | (213) | - | - | 10 |
| 365-O | O | 10046 | 6 | 7,810 | R4 | 0.90 | 2,583 | 2,582 | - | 2,583 | 2,582 | - | - | R6A/C2-4 | 3 | 6,639 | - | - | 16,791 | 17 | 4,056 | (2,582) | - | 17 |
| 366-O | O | 10046 | 9 | 8,660 | R4 | 0.90 | 1,000 | 5,120 | - | 1,000 | 5,120 | - | - | R6A/C2-4 | 3 | 7,361 | - | - | 18,619 | 19 | 6,361 | (5,120) | - | 19 |
| 367-O | O | 10049 | 1 | 12,693 | R4 | 0.90 | 2,000 | 11,000 | - | 2,000 | 11,000 | - | - | R6A/C2-4 | 3 | 10,789 | - | - | 27,290 | 27 | 8,789 | (11,000) | - | 27 |
| | O | 10056 | 17 | 3,505 | R4 | 0.90 | 1,150 | - | - | | | | | | | | | | | | | | | |
| | O | 10056 | 19 | 2,500 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 376-O | O | 10056A Total | | 6,005 | R4 | 0.90 | 1,150 | - | - | - | - | - | 5 | R6A/C2-4 | 3 | 5,104 | - | - | 12,911 | 13 | 5,104 | - | - | 8 |
| 377-O | O | 10056 | 20 | 2,630 | R4 | 0.90 | - | - | 2 | - | - | - | 2 | R6A/C2-4 | 3 | 2,236 | - | - | 5,654 | 6 | 2,236 | - | - | 4 |

## Table 2

### Reasonable Worst Case Development Scenario: Potential Sites

**Potential Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| | O | 10057 | 8 | 2,500 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10057 | 9 | 2,500 | R4 | 0.90 | - | - | 2 | | | | | | | | | | | | | | | |
| 378-O | O | 10057A Total | | 5,000 | R4 | 1.00 | - | - | 2 | - | - | - | 4 | R6A/C2-4 | 3 | 4,250 | - | - | 10,750 | 11 | 4,250 | - | - | 7 |
| 379-O | O | 10057 | 14 | 5,500 | R4 | 0.90 | - | - | 3 | - | - | - | 4 | R6A/C2-4 | 3 | 4,675 | - | - | 11,825 | 12 | 4,675 | - | - | 8 |
| 382-O | O | 10059 | 1 | 1,126 | M1-1 | 1.00 | - | - | - | 1,814 | 2,720 | - | - | R6A/C2-3 | 3 | 3,854 | - | - | 9,748 | 10 | 2,040 | (2,720) | - | 10 |
| 383-O | O | 10059 | 4 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6A/C2-3 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 3 |
| | O | 10059 | 5 | 2,502 | M1-1 | 1.00 | - | 2,088 | - | | | | | | | | | | | | | | | |
| | O | 10059 | 6 | 3,129 | M1-1 | 1.00 | - | 2,000 | - | | | | | | | | | | | | | | | |
| 384-O | O | 10059A Total | | 5,631 | M1-1 | 1.00 | - | 4,088 | - | - | 4,088 | - | - | R6A/C2-3 | 3 | 4,786 | - | - | 12,107 | 12 | 4,786 | (4,088) | - | 12 |
| | O | 10059 | 11 | 2,503 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10059 | 12 | 2,500 | M1-1 | 1.00 | - | - | 1 | | | | | | | | | | | | | | | |
| | O | 10059 | 15 | 13,763 | M1-1 | 1.00 | - | 1,080 | - | | | | | | | | | | | | | | | |
| | O | 10059 | 23 | 3,125 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10059 | 24 | 3,125 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | O | 10059 | 25 | 2,503 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 385-O | O | 10059B Total | | 27,519 | M1-1 | 1.00 | - | 1,080 | 1 | - | 1,080 | - | 1 | R6A/C2-3 | 3 | 23,391 | - | - | 59,166 | 59 | 23,391 | (1,080) | - | 58 |
| 387-O | O | 10059 | 26 | 2,500 | M1-1 | 1.00 | - | - | 3 | - | - | - | 3 | R6A/C2-3 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 2 |
| 388-O | O | 10059 | 27 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6A/C2-3 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 3 |
| 389-O | O | 10059 | 28 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6A/C2-3 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 3 |
| 390-O | O | 10059 | 30 | 2,503 | M1-1 | 1.00 | 2,500 | - | - | 2,500 | - | - | - | R6A/C2-3 | 3 | 2,128 | - | - | 5,381 | 5 | (372) | - | - | 5 |
| | O | 10059 | 31 | 2,100 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | |
| | O | 10059 | 32 | 1,775 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | |
| | O | 10059 | 131 | 1,025 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | |
| | O | 10059 | 132 | 1,325 | M1-1 | 1.00 | - | - | 2 | | | | | | | | | | | | | | | |
| 391-O | O | 10059C Total | | 6,225 | M1-1 | 1.00 | - | - | 8 | - | - | - | 8 | R6A/C2-3 | 3 | 5,291 | - | - | 13,384 | 13 | 5,291 | - | - | 5 |
| 392-O | O | 10060 | 2 | 8,000 | M1-1 | 1.00 | - | 7,520 | - | - | 7,520 | - | - | R6A/C2-3 | 3 | - | - | 24,000 | - | - | - | (7,520) | 24,000 | - |
| 393-O | O | 10060 | 6 | 2,800 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6A/C2-3 | 3 | 2,380 | - | - | 6,020 | 6 | 2,380 | - | - | 4 |
| | O | 10060 | 25 | 7,635 | M1-1 | 1.00 | 750 | - | - | | | | | | | | | | | | | | | |
| | O | 10060 | 28 | 3,754 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 395-O | O | 10060C Total | | 11,389 | M1-1 | 1.00 | 750 | - | - | 4,556 | 6,833 | - | - | R6A/C2-3 | 3 | 9,681 | - | - | 24,486 | 24 | 5,125 | (6,833) | - | 24 |
| 396-O | O | 10060 | 30 | 11,250 | M1-1 | 1.00 | 6,325 | 2,900 | - | 6,325 | 2,900 | - | - | R6A/C2-3 | 3 | 9,563 | - | - | 24,187 | 24 | 3,238 | (2,900) | - | 24 |
| 400-O | O | 10091 | 12 | 9,500 | R4/C2-2 | 1.00 | - | - | - | 8,075 | - | - | 1 | R6A/C2-4 | 3 | 8,075 | - | - | 20,425 | 20 | - | - | - | 19 |
| 610-O | O | 11945 | 65 | 3,680 | R4/C2-2 | 1.00 | 2,480 | - | 2 | 2,480 | - | - | 2 | R6A/C2-4 | 3 | 3,128 | - | - | 7,912 | 8 | 648 | - | - | 6 |
| 611-O | O | 11945 | 67 | 2,700 | R4/C2-2 | 1.00 | - | - | - | 2,295 | - | - | 0 | R6A/C2-4 | 3 | 2,295 | - | - | 5,805 | 6 | - | - | - | 6 |
| | **O Total** | | | **285,378** | | | **30,268** | **51,714** | **42** | **50,010** | **56,536** | **-** | **60** | | | **158,241** | **-** | **24,000** | **463,716** | **460** | **108,231** | **(56,536)** | **24,000** | **400** |
| 424-P | P | 10124 | 7 | 2,620 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6B/C2-4 | 2 | 2,227 | - | - | 3,013 | 3 | 2,227 | - | - | 1 |
| 425-P | P | 10124 | 10 | 2,500 | M1-1 | 1.00 | - | - | 2 | - | - | - | 2 | R6B/C2-4 | 2 | 2,125 | - | - | 2,875 | 3 | 2,125 | - | - | 1 |
| 427-P | P | 10124 | 15 | 5,000 | M1-1 | 1.00 | - | 5,000 | - | - | 5,000 | - | - | R6B/C2-4 | 2 | 4,250 | - | - | 5,750 | 6 | 4,250 | (5,000) | - | 6 |
| 428-P | P | 10124 | 18 | 2,500 | M1-1 | 1.00 | - | 2,000 | - | - | 2,000 | - | - | R6B/C2-4 | 2 | 2,125 | - | - | 2,875 | 3 | 2,125 | (2,000) | - | 3 |
| 431-P | P | 10124 | 25 | 17,500 | M1-1 | 1.00 | 5,400 | 12,500 | - | 5,400 | 12,500 | - | - | R6B/C2-4 | 2 | 14,875 | - | - | 20,125 | 20 | 9,475 | (12,500) | - | 20 |
| | **P Total** | | | **30,120** | | | **5,400** | **19,500** | **4** | **5,400** | **19,500** | **-** | **4** | | | **25,602** | **-** | **-** | **34,638** | **35** | **20,202** | **(19,500)** | **-** | **31** |
| 440-Q | Q | 10140 | 18 | 2,875 | R4 | 0.90 | - | - | 1 | - | - | - | 2 | R6B/C1-4 | 2 | 2,444 | - | - | 3,306 | 3 | 2,444 | - | - | 1 |
| 441-Q | Q | 10140 | 19 | 2,875 | R4 | 0.90 | - | - | 1 | - | - | - | 1 | R6B/C1-4 | 2 | 2,444 | - | - | 3,306 | 3 | 2,444 | - | - | 2 |
| 446-Q | Q | 10150 | 37 | 2,875 | R4/C1-2 | 1.00 | 625 | - | 5 | 625 | - | - | 5 | R6B/C1-4 | 2 | 2,444 | - | - | 3,306 | 3 | 1,819 | - | - | (2) |
| 447-Q | Q | 10150 | 38 | 2,300 | R4/C1-2 | 1.00 | 1,000 | - | 1 | 1,000 | - | - | 1 | R6B/C1-4 | 2 | 1,955 | - | - | 2,645 | 3 | 955 | - | - | 2 |
| 448-Q | Q | 10150 | 39 | 2,300 | R4/C1-2 | 1.00 | 1,000 | - | 1 | 1,000 | - | - | 1 | R6B/C1-4 | 2 | 1,955 | - | - | 2,645 | 3 | 955 | - | - | 2 |
| 449-Q | Q | 10150 | 40 | 2,530 | R4/C1-2 | 1.00 | 1,000 | - | 2 | 1,000 | - | - | 2 | R6B/C1-4 | 2 | 2,151 | - | - | 2,909 | 3 | 1,151 | - | - | 1 |
| 450-Q | Q | 10150 | 41 | 2,185 | R4/C1-2 | 1.00 | 1,509 | - | 2 | 1,509 | - | - | 2 | R6B/C1-4 | 2 | 1,857 | - | - | 2,513 | 3 | 348 | - | - | 1 |
| 451-Q | Q | 10150 | 42 | 2,215 | R4/C1-2 | 1.00 | 1,509 | - | 2 | 1,509 | - | - | 2 | R6B/C1-4 | 2 | 1,883 | - | - | 2,547 | 3 | 374 | - | - | 1 |
| 452-Q | Q | 10150 | 43 | 2,185 | R4/C1-2 | 1.00 | 1,509 | - | 2 | 1,509 | - | - | 2 | R6B/C1-4 | 2 | 1,857 | - | - | 2,513 | 3 | 348 | - | - | 1 |
| 453-Q | Q | 10150 | 44 | 2,760 | R4/C1-2 | 1.00 | 1,509 | - | 2 | 1,509 | - | - | 2 | R6B/C1-4 | 2 | 2,346 | - | - | 3,174 | 3 | 837 | - | - | 1 |
| 454-Q | Q | 10150 | 49 | 3,910 | R4/C1-2 | 1.00 | 1,560 | - | 3 | 1,560 | - | - | 3 | R6B/C1-4 | 2 | 3,324 | - | - | 4,496 | 4 | 1,764 | - | - | 1 |
| 459-Q | Q | 10150 | 59 | 2,875 | R4/C1-2 | 1.00 | - | - | 1 | 2,444 | - | - | 0 | R6B/C1-4 | 2 | 2,444 | - | - | 3,306 | 3 | - | - | - | 3 |
| 460-Q | Q | 10150 | 60 | 2,300 | R4/C1-2 | 1.00 | 1,700 | - | - | 1,955 | - | - | 0 | R6B/C1-4 | 2 | 1,955 | - | - | 2,645 | 3 | - | - | - | 3 |
| 461-Q | Q | 10150 | 61 | 6,210 | R4/C1-2 | 1.00 | 4,590 | - | - | 5,279 | - | - | 1 | R6B/C1-4 | 2 | 5,279 | - | - | 7,141 | 7 | - | - | - | 6 |
| 485-Q | Q | 10163 | 60 | 5,000 | R4 | 0.90 | - | - | 2 | - | - | - | 4 | R6B | 2 | - | - | - | 10,000 | 10 | - | - | - | 6 |
| 486-Q | Q | 10164 | 32 | 5,000 | R4 | 0.90 | - | - | 1 | - | - | - | 4 | R6B | 2 | - | - | - | 10,000 | 10 | - | - | - | 6 |
| 487-Q | Q | 10164 | 38 | 5,000 | R4 | 0.90 | - | - | 1 | - | - | - | 4 | R6B | 2 | - | - | - | 10,000 | 10 | - | - | - | 6 |
| 488-Q | Q | 10164 | 39 | 4,500 | R4 | 0.90 | - | - | 1 | - | - | - | 3 | R6B | 2 | - | - | - | 9,000 | 9 | - | - | - | 6 |
| 489-Q | Q | 10166 | 1 | 8,009 | R4 | 0.90 | 7,560 | - | - | 7,560 | - | - | - | R6B/C1-4 | 2 | 6,808 | - | - | 9,210 | 9 | (752) | - | - | 9 |
| | Q | 10166 | 18 | 3,500 | R4 | 0.90 | - | - | 3 | | | | | | | | | | | | | | | |
| | Q | 10166 | 20 | 2,000 | R4 | 0.90 | - | - | - | | | | | | | | | | | | | | | |
| 495-Q | Q | 10166E Total | | 5,500 | R4 | 0.90 | 6,400 | - | 3 | 6,400 | - | - | 3 | R6B/C1-4 | 2 | 4,675 | - | - | 6,325 | 6 | (1,725) | - | - | 3 |
| 497-Q | Q | 10171 | 13 | 2,500 | R4 | 0.90 | 300 | - | 1 | 300 | - | - | 1 | R6B/C1-4 | 2 | 2,125 | - | - | 2,875 | 3 | 1,825 | - | - | 2 |
| 498-Q | Q | 10171 | 14 | 6,000 | R4 | 0.90 | 845 | - | - | - | - | - | 5 | R6B/C1-4 | 2 | 5,100 | - | - | 6,900 | 7 | 5,100 | - | - | 3 |
| 499-Q | Q | 10171 | 17 | 2,650 | R4 | 0.90 | - | - | 2 | - | - | - | 2 | R6B/C1-4 | 2 | 2,253 | - | - | 3,047 | 3 | 2,253 | - | - | 1 |
| 500-Q | Q | 10171 | 18 | 2,600 | R4 | 0.90 | - | - | 2 | - | - | - | 2 | R6B/C1-4 | 2 | 2,210 | - | - | 2,990 | 3 | 2,210 | - | - | 1 |
| 501-Q | Q | 10171 | 20 | 2,600 | R4 | 0.90 | - | - | 1 | - | - | - | 1 | R6B/C1-4 | 2 | 2,210 | - | - | 2,990 | 3 | 2,210 | - | - | 2 |
| 502-Q | Q | 10171 | 21 | 3,300 | R4 | 0.90 | - | - | 3 | - | - | - | 3 | R6B/C1-4 | 2 | 2,805 | - | - | 3,795 | 4 | 2,805 | - | - | 1 |
| 503-Q | Q | 10171 | 23 | 2,700 | R4 | 0.90 | - | - | 2 | - | - | - | 2 | R6B/C1-4 | 2 | 2,295 | - | - | 3,105 | 3 | 2,295 | - | - | 1 |
| | **Q Total** | | | **101,254** | | | **32,616** | **-** | **45** | **35,159** | **-** | **-** | **58** | | | **64,819** | **-** | **-** | **126,689** | **127** | **29,660** | **-** | **-** | **69** |

## Table 2
### Reasonable Worst Case Development Scenario: Potential Sites

**Potential Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 507-R | R | 10178 | 125 | 24,000 | R4/C1-2 | 1.00 | 22,000 | - | - | 22,000 | - | - | - | R6A/C2-4 | 3 | 20,400 | - | - | 51,600 | 52 | (1,600) | - | - | 52 |
| 508-R | R | 10179 | 1 | 10,565 | R4 | 0.90 | 2,770 | - | - | - | - | - | 8 | R6A/C2-4 | 3 | 8,980 | - | - | 22,715 | 23 | 8,980 | - | - | 15 |
| 509-R | R | 10180 | 1 | 12,250 | R4/C1-2 | 1.00 | 4,840 | - | - | 10,413 | - | - | 2 | R6A/C2-4 | 3 | 10,413 | - | - | 26,337 | 26 | - | - | - | 24 |
| 510-R | R | 10188 | 22 | 2,500 | R4/C1-2 | 1.00 | - | - | 1 | - | - | - | 1 | R6A/C2-4 | 3 | 2,125 | - | - | 5,375 | 5 | 2,125 | - | - | 4 |
| 511-R | R | 10189 | 19 | 6,000 | R4/C1-2 | 1.00 | - | - | - | 5,100 | - | - | 1 | R6A/C2-4 | 3 | 5,100 | - | - | 12,900 | 13 | - | - | - | 12 |
| 512-R | R | 10197 | 24 | 7,189 | R3-2/C1-2 | 1.00 | 2,800 | - | - | 6,111 | - | - | 1 | R6A/C2-4 | 3 | 6,111 | - | - | 15,456 | 15 | - | - | - | 14 |
| 524-R | R | 10221 | 7 | 17,000 | C8-1 | 1.00 | 6,300 | - | - | 14,450 | - | - | - | R6A/C2-4 | 3 | 14,450 | - | - | 36,550 | 37 | - | - | - | 37 |
| 527-R | R | 10223 | 12 | 2,925 | R4 | 0.90 | - | - | 1 | - | - | - | 2 | R6A/C2-4 | 3 | 2,486 | - | - | 6,289 | 6 | 2,486 | - | - | 4 |
| 528-R | R | 10223 | 13 | 2,900 | R4 | 0.90 | - | - | 1 | - | - | - | 2 | R6A/C2-4 | 3 | 2,465 | - | - | 6,235 | 6 | 2,465 | - | - | 4 |
| | R | 10225 | 1 | 19,436 | C8-1 | 1.00 | - | 7,812 | - | | | | | | | | | | | | | | | |
| | R | 10225 | 4 | 6,604 | C8-1 | 1.00 | - | 5,128 | - | | | | | | | | | | | | | | | |
| | R | 10225 | 7 | 3,600 | C8-1 | 1.00 | - | 3,800 | - | | | | | | | | | | | | | | | |
| 530-R | R | 10225A Total | | 29,640 | C8-1 | 1.00 | - | 16,740 | - | - | 16,740 | - | - | R6A/C2-4 | 3 | 25,194 | - | - | 63,726 | 64 | 25,194 | (16,740) | - | 64 |
| 532-R | R | 10225 | 18 | 3,270 | C8-1 | 1.00 | - | - | 1 | - | - | - | 1 | R6A/C2-4 | 3 | 2,780 | - | - | 7,030 | 7 | 2,780 | - | - | 6 |
| 533-R | R | 10228 | 8 | 3,880 | R4 | 0.90 | 1,260 | - | - | - | - | - | 3 | R6A/C2-4 | 3 | 3,298 | - | - | 8,342 | 8 | 3,298 | - | - | 5 |
| 534-R | R | 10228 | 10 | 5,760 | R4 | 0.90 | - | - | 2 | - | - | - | 4 | R6A/C2-4 | 3 | 4,896 | - | - | 12,384 | 12 | 4,896 | - | - | 8 |
| 538-R | R | 10236 | 1 | 5,060 | C8-1 | 1.00 | 133 | - | - | 4,301 | - | - | - | R6A/C2-4 | 3 | 4,301 | - | - | 10,879 | 11 | - | - | - | 11 |
| 539-R | R | 10236 | 5 | 15,100 | C8-1 | 1.00 | - | 9,760 | - | - | 9,760 | - | - | R6A/C2-4 | 3 | 12,835 | - | - | 32,465 | 32 | 12,835 | (9,760) | - | 32 |
| 540-R | R | 10236 | 70 | 3,999 | C8-1 | 1.00 | - | - | 3 | - | - | - | 3 | R6A/C2-4 | 3 | 3,399 | - | - | 8,598 | 9 | 3,399 | - | - | 6 |
| 542-R | R | 10237 | 5 | 12,876 | C8-1 | 1.00 | 2,000 | - | - | 10,945 | - | - | - | R6A/C2-4 | 3 | 10,945 | - | - | 27,683 | 28 | - | - | - | 28 |
| 543-R | R | 10244 | 1 | 9,378 | C8-1 | 1.00 | - | 8,000 | - | - | 8,000 | - | - | R6A/C2-4 | 3 | 7,971 | - | - | 20,163 | 20 | 7,971 | (8,000) | - | 20 |
| 544-R | R | 10244 | 9 | 4,680 | R4 | 0.90 | - | - | 2 | - | - | - | 4 | R6A/C2-4 | 3 | 3,978 | - | - | 10,062 | 10 | 3,978 | - | - | 6 |
| 549-R | R | 10244 | 224 | 2,855 | C8-1 | 1.00 | 1,100 | - | 1 | 1,100 | - | - | 1 | R6A/C2-4 | 3 | - | - | 8,565 | - | - | (1,100) | - | 8,565 | (1) |
| 550-R | R | 10244 | 225 | 18,000 | C8-1 | 1.00 | 3,800 | - | - | 15,300 | - | - | - | R6A/C2-4 | 3 | 15,300 | - | - | 38,700 | 39 | - | - | - | 39 |
| 551-R | R | 10253 | 10 | 7,156 | C8-1 | 1.00 | 1,908 | - | - | 6,083 | - | - | - | R6A/C2-4 | 3 | 6,083 | - | - | 15,385 | 15 | - | - | - | 15 |
| 552-R | R | 10253 | 12 | 7,080 | C8-1 | 1.00 | - | 6,725 | - | - | 6,725 | - | - | R6A/C2-4 | 3 | 6,018 | - | - | 15,222 | 15 | 6,018 | (6,725) | - | 15 |
| 553-R | R | 10253 | 15 | 4,560 | C8-1 | 1.00 | 2,000 | - | - | 3,876 | - | - | - | R6A/C2-4 | 3 | 3,876 | - | - | 9,804 | 10 | - | - | - | 10 |
| 554-R | R | 10253 | 16 | 4,520 | C8-1 | 1.00 | 589 | - | - | 3,842 | - | - | - | R6A/C2-4 | 3 | 3,842 | - | - | 9,718 | 10 | - | - | - | 10 |
| 556-R | R | 10253 | 21 | 4,400 | C8-1 | 1.00 | 3,000 | - | - | 3,000 | - | - | - | R6A/C2-4 | 3 | 3,740 | - | - | 9,460 | 9 | 740 | - | - | 9 |
| 557-R | R | 10253 | 23 | 8,415 | C8-1 | 1.00 | 8,415 | - | - | 8,415 | - | - | - | R6A/C2-4 | 3 | 7,153 | - | - | 18,092 | 18 | (1,262) | - | - | 18 |
| 558-R | R | 10253 | 28 | 4,315 | C8-1 | 1.00 | 1,200 | - | - | 3,668 | - | - | - | R6A/C2-4 | 3 | 3,668 | - | - | 9,277 | 9 | - | - | - | 9 |
| 559-R | R | 10270 | 23 | 4,000 | R3-2/C1-2 | 1.00 | - | - | 1 | 3,400 | - | - | 1 | R6A/C1-3 | 3 | 3,400 | - | - | 8,600 | 9 | - | - | - | 8 |
| 560-R | R | 10270 | 25 | 4,000 | R3-2/C1-2 | 1.00 | - | - | 1 | 3,400 | - | - | 1 | R6A/C1-3 | 3 | 3,400 | - | - | 8,600 | 9 | - | - | - | 8 |
| 562-R | R | 10280 | 39 | 7,256 | R3-2/C1-2 | 1.00 | - | - | 1 | 6,168 | - | - | 1 | R6A/C1-3 | 3 | 6,168 | - | - | 15,600 | 16 | - | - | - | 15 |
| 563-R | R | 10280 | 42 | 3,400 | R3-2/C1-2 | 1.00 | - | - | 1 | 2,890 | - | - | 1 | R6A/C1-3 | 3 | 2,890 | - | - | 7,310 | 7 | - | - | - | 6 |
| 564-R | R | 10280 | 44 | 3,400 | R3-2/C1-2 | 1.00 | - | - | 1 | 2,890 | - | - | 1 | R6A/C1-3 | 3 | 2,890 | - | - | 7,310 | 7 | - | - | - | 6 |
| 565-R | R | 10280 | 45 | 3,200 | R3-2/C1-2 | 1.00 | - | - | 1 | 2,720 | - | - | 0 | R6A/C1-3 | 3 | 2,720 | - | - | 6,880 | 7 | - | - | - | 7 |
| | **R Total** | | | **295,169** | | | **64,115** | **57,965** | **18** | **140,072** | **41,225** | **-** | **37** | | | **223,275** | **-** | **8,565** | **564,747** | **564** | **83,203** | **(41,225)** | **8,565** | **527** |
| 4-S | S | 9619 | 24 | 8,000 | C8-1 | 1.00 | 8,400 | - | - | 8,400 | - | - | - | R6A/C2-4 | 3 | 6,800 | - | - | 17,200 | 17 | (1,600) | - | - | 17 |
| | S | 9620 | 60 | 2,000 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | S | 9620 | 61 | 3,900 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 9-S | S | 9620B Total | | 5,900 | C8-1 | 1.00 | - | - | - | 5,015 | - | - | - | R6A/C2-4 | 3 | 5,015 | - | - | 12,685 | 13 | - | - | - | 13 |
| | **S Total** | | | **19,800** | | | **8,400** | **-** | **-** | **13,415** | **-** | **-** | **-** | | | **11,815** | **-** | **-** | **29,885** | **30** | **(1,600)** | **-** | **-** | **30** |
| 10-T | T | 9625 | 75 | 3,800 | C8-1 | 1.00 | - | - | 2 | - | - | - | 2 | C4-3A | 3 | 3,230 | - | - | 8,170 | 8 | 3,230 | - | - | 6 |
| 11-T | T | 9626 | 1 | 11,050 | C8-1 | 1.00 | 5,330 | - | 2 | 5,330 | - | - | 2 | C4-3A | 3 | 9,393 | - | - | 23,757 | 24 | 4,063 | - | - | 22 |
| | T | 9626 | 7 | 7,800 | C8-1 | 1.00 | 3,300 | - | 3 | | | | | | | | | | | | | | | |
| | T | 9626 | 75 | 3,600 | C8-1 | 1.00 | 3,452 | - | - | | | | | | | | | | | | | | | |
| 12-T | T | 9626B Total | | 11,400 | C8-1 | 1.00 | 6,752 | - | 3 | 6,752 | - | - | 3 | C4-3A | 3 | 9,690 | - | - | 24,510 | 25 | 2,938 | - | - | 22 |
| 13-T | T | 9626 | 12 | 4,400 | C8-1 | 1.00 | 2,200 | - | - | 2,200 | - | - | - | C4-3A | 3 | 3,740 | - | - | 9,460 | 9 | 1,540 | - | - | 9 |
| 14-T | T | 9626 | 14 | 7,800 | C8-1 | 1.00 | 12,000 | - | - | 12,000 | - | - | - | C4-3A | 3 | 6,630 | - | - | 16,770 | 17 | (5,370) | - | - | 17 |
| | T | 9626 | 17 | 5,203 | C8-1 | 1.00 | 2,400 | - | - | | | | | | | | | | | | | | | |
| | T | 9626 | 19 | 4,600 | C8-1 | 1.00 | 1,800 | - | - | | | | | | | | | | | | | | | |
| 15-T | T | 9626A Total | | 9,803 | C8-1 | 1.00 | 4,200 | - | - | 8,333 | - | - | - | C4-3A | 3 | 8,333 | - | - | 21,076 | 21 | - | - | - | 21 |
| 16-T | T | 9626 | 21 | 5,200 | C8-1 | 1.00 | - | - | - | 3,355 | - | - | - | C4-3A | 3 | 4,420 | - | - | 11,180 | 11 | 1,065 | - | - | 11 |
| 17-T | T | 9626 | 55 | 6,000 | C8-1 | 1.00 | 1,500 | - | - | 5,100 | - | - | - | C4-3A | 3 | 5,100 | - | - | 12,900 | 13 | - | - | - | 13 |
| | **T Total** | | | **80,656** | | | **42,934** | **-** | **10** | **43,070** | **-** | **-** | **7** | | | **50,536** | **-** | **-** | **127,823** | **128** | **7,466** | **-** | **-** | **121** |
| 59-U | U | 9685 | 1 | 5,240 | C8-1 | 1.00 | 5,000 | - | - | 5,000 | - | - | - | R7X/C2-4 | 5 | 4,454 | - | 2,620 | 19,126 | 19 | (546) | - | 2,620 | 19 |
| 60-U | U | 9685 | 4 | 5,000 | C8-1 | 1.00 | 1,444 | - | - | 4,250 | - | - | - | R7X/C2-4 | 5 | 4,250 | - | - | 20,750 | 21 | - | - | - | 21 |
| 61-U | U | 9685 | 6 | 10,500 | C8-1 | 1.00 | - | 6,625 | - | - | 6,625 | - | - | R7X/C2-4 | 5 | 8,925 | - | - | 43,575 | 44 | 8,925 | (6,625) | - | 44 |
| 62-U | U | 9685 | 52 | 6,525 | C8-1 | 1.00 | 500 | - | - | 5,546 | - | - | - | R7X/C2-4 | 5 | 5,546 | - | - | 27,079 | 27 | - | - | - | 27 |
| 63-U | U | 9685 | 59 | 3,960 | C8-1 | 1.00 | 3,802 | - | - | 3,802 | - | - | - | R7X/C2-4 | 5 | 3,366 | - | - | 16,434 | 16 | (436) | - | - | 16 |
| | U | 9689 | 8 | 17,465 | C8-1 | 1.00 | 1,000 | - | - | | | | | | | | | | | | | | | |
| | U | 9689 | 16 | 17,850 | C8-1 | 1.00 | 2,294 | - | - | | | | | | | | | | | | | | | |
| 68-U | U | 9689A Total | | 35,315 | C8-1 | 1.00 | 3,294 | - | - | 30,018 | - | - | - | R7X/C2-4 | 5 | 30,018 | - | - | 146,557 | 147 | - | - | - | 147 |
| 69-U | U | 9689 | 20 | 7,600 | C8-1 | 1.00 | 7,600 | - | - | 7,600 | - | - | - | R7X/C2-4 | 5 | 6,460 | - | - | 31,540 | 32 | (1,140) | - | - | 32 |
| 74-U | U | 9694 | 14 | 6,000 | R6/C2-2 | 2.43 | 10,080 | - | - | 10,080 | - | - | - | R7X/C2-3 | 5 | 5,100 | - | 3,000 | 21,900 | 22 | (4,980) | - | 3,000 | 22 |
| 76-U | U | 9694 | 23 | 7,000 | R6/C2-2 | 2.43 | 6,500 | - | - | 5,950 | - | - | 11 | R7X/C2-3 | 5 | 5,950 | - | - | 29,050 | 29 | - | - | - | 18 |
| | U | 9694 | 26 | 2,090 | R6/C2-2 | 2.43 | 2,200 | - | - | | | | | | | | | | | | | | | |
| | U | 9694 | 27 | 2,090 | R6/C2-2 | 2.43 | 2,200 | - | - | | | | | | | | | | | | | | | |
| 77-U | U | 9694B Total | | 4,180 | R6/C2-2 | 2.43 | 4,400 | - | - | 3,553 | - | 2,090 | 7 | R7X/C2-3 | 5 | 3,553 | - | 2,090 | 15,257 | 15 | - | - | - | 9 |
| 78-U | U | 9694 | 36 | 6,322 | R6/C2-2 | 2.43 | - | - | - | 5,374 | - | - | 10 | R7X/C2-3 | 5 | 5,374 | - | - | 26,236 | 26 | - | - | - | 16 |

## Table 2
### Reasonable Worst Case Development Scenario: Potential Sites

**Potential Development Sites**

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 81-U | U | 9697 | 12 | 8,887 | C8-1 | 1.00 | 7,042 | - | - | 7,042 | - | - | - | R7X/C2-3 | 5 | 7,554 | - | - | 27,994 | 28 | 512 | - | - | 28 |
| | U | 9697 | 26 | 8,590 | C8-1 | 1.00 | - | 7,250 | - | | | | | | | | | | | | | | | |
| | U | 9697 | 31 | 17,350 | C8-1 | 1.00 | 14,500 | - | - | | | | | | | | | | | | | | | |
| 82-U | U | 9697A Total | | 25,940 | C8-1 | 1.00 | 14,500 | 7,250 | - | 14,500 | 7,250 | - | - | R7X/C2-3 | 5 | 22,049 | - | - | 55,771 | 56 | 7,549 | (7,250) | - | 56 |
| 89-U | U | 9698 | 27 | 34,900 | C8-1 | 0.90 | 51,500 | - | - | 51,500 | - | - | - | R7X/C2-4 | 5 | 29,665 | - | - | 144,835 | 145 | (21,835) | - | - | 145 |
| 90-U | U | 9701 | 31 | 5,100 | C8-1 | 1.00 | 1,350 | - | - | 4,335 | - | - | - | R7X/C2-4 | 5 | 4,335 | - | - | 21,165 | 21 | - | - | - | 21 |
| 91-U | U | 9702 | 1 | 14,988 | R4-1 | 0.90 | 18,000 | 12,000 | - | 18,000 | 12,000 | - | - | R7X/C2-4 | 5 | 12,740 | - | 7,494 | 54,706 | 55 | (5,260) | (12,000) | 7,494 | 55 |
| | U | 9702 | 79 | 8,000 | C8-1 | 1.00 | 200 | - | - | | | | | | | | | | | | | | | |
| | U | 9702 | 83 | 8,000 | C8-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 92-U | U | 9702A Total | | 16,000 | C8-1 | 1.00 | 200 | - | - | 13,600 | - | - | - | R7X/C2-4 | 5 | 13,600 | - | - | 66,400 | 66 | - | - | - | 66 |
| 93-U | U | 9704 | 43 | 14,500 | R6/C2-4 | 2.43 | 7,700 | - | - | 12,325 | - | - | 23 | R7X/C2-4 | 5 | 12,325 | - | - | 60,175 | 60 | - | - | - | 37 |
| 94-U | U | 9704 | 44 | 8,000 | R6/C2-4 | 2.43 | 16,000 | - | - | 16,000 | - | - | - | R7X/C2-4 | 5 | 6,800 | - | 4,000 | 29,200 | 29 | (9,200) | - | 4,000 | 29 |
| 95-U | U | 9704 | 63 | 12,500 | R6/C2-4 | 2.43 | 7,020 | - | - | 10,625 | - | 6,250 | 20 | R7X/C2-4 | 5 | 10,625 | - | 6,250 | 45,625 | 46 | - | - | - | 26 |
| 96-U | U | 9706 | 64 | 4,000 | C8-1 | 1.00 | 4,000 | - | - | 4,000 | - | - | - | R7X/C2-4 | 5 | 3,400 | - | - | 16,600 | 17 | (600) | - | - | 17 |
| 98-U | U | 9706 | 75 | 5,000 | C8-1 | 1.00 | - | - | - | 4,250 | - | 2,500 | - | R7X/C2-4 | 5 | 4,250 | - | 2,500 | 18,250 | 18 | - | - | - | 18 |
| 99-U | U | 9706 | 80 | 6,000 | C8-1 | 1.00 | 160 | - | - | 5,100 | - | 3,000 | - | R7X/C2-4 | 5 | 5,100 | - | 3,000 | 21,900 | 22 | - | - | - | 22 |
| 101-U | U | 9706 | 88 | 20,000 | C8-1 | 1.00 | 29,300 | 12,000 | - | 29,300 | 12,000 | - | - | R7X/C2-4 | 5 | 17,000 | - | - | 83,000 | 83 | (12,300) | (12,000) | - | 83 |
| 164-U | U | 9765 | 43 | 14,621 | R6/C2-2 | 2.43 | 11,837 | - | - | 12,428 | - | - | 23 | R7X/C2-3 | 5 | 12,428 | - | - | 60,677 | 61 | - | - | - | 38 |
| | U | 9767 | 35 | 741 | R6/C2-2 | 2.43 | - | - | 2 | | | | | | | | | | | | | | | |
| | U | 9767 | 36 | 1,705 | R6/C2-2 | 2.43 | 1,288 | 1,288 | - | | | | | | | | | | | | | | | |
| 169-U | U | 9767C Total | | 2,446 | R6/C2-2 | 2.43 | 1,288 | 1,288 | 2 | 1,288 | 1,288 | - | 2 | R7X/C2-3 | 5 | 2,079 | - | - | 10,151 | 10 | 791 | (1,288) | - | 8 |
| 178-U | U | 9769 | 68 | 7,536 | R5/C2-2 | 1.25 | 600 | - | - | 6,406 | - | - | 1 | R7X/C2-4 | 5 | 6,406 | - | - | 31,274 | 31 | - | - | - | 30 |
| 179-U | U | 9771 | 1 | 10,095 | R5/C2-2 | 1.25 | - | - | - | 8,581 | - | - | 2 | R7X/C2-4 | 5 | 8,581 | - | 5,048 | 36,846 | 37 | - | - | 5,048 | 35 |
| 198-U | U | 9813 | 25 | 3,218 | R6/C2-2 | 2.43 | - | - | 2 | 2,735 | - | - | 5 | R7X/C2-3 | 5 | 2,735 | - | - | 13,355 | 13 | - | - | - | 8 |
| 206-U | U | 9821 | 6 | 6,588 | R6/C1-2 | 2.43 | 6,400 | - | - | 5,600 | - | 3,294 | 10 | R7X/C2-4 | 5 | 5,600 | - | 3,294 | 24,046 | 24 | - | - | - | 14 |
| 207-U | U | 9821 | 11 | 7,800 | R6/C1-2 | 2.43 | 6,300 | - | - | 6,630 | - | - | 12 | R7X/C2-4 | 5 | 6,630 | - | - | 32,370 | 32 | - | - | - | 20 |
| 208-U | U | 9822 | 29 | 4,310 | R6/C1-2 | 2.43 | 2,900 | - | - | 3,664 | - | - | 7 | R7X/C2-4 | 5 | 3,664 | - | - | 17,886 | 18 | - | - | - | 11 |
| 209-U | U | 9822 | 32 | 9,200 | R6/C1-2 | 2.43 | 9,895 | - | - | 7,820 | - | - | 15 | R7X/C2-4 | 5 | 7,820 | - | - | 38,180 | 38 | - | - | - | 23 |
| 210-U | U | 9822 | 36 | 6,060 | R6/C1-2 | 2.43 | 3,550 | - | - | 5,151 | - | - | 10 | R7X/C2-4 | 5 | 5,151 | - | - | 25,149 | 25 | - | - | - | 15 |
| 211-U | U | 9826 | 52 | 11,640 | R6/C2-2 | 2.43 | 11,400 | - | - | 9,894 | - | - | 18 | R7X/C2-4 | 5 | 9,894 | - | - | 48,306 | 48 | - | - | - | 30 |
| 212-U | U | 9827 | 25 | 5,926 | R6/C2-2 | 2.43 | - | - | - | 5,037 | - | - | 9 | R7X/C2-4 | 5 | 5,037 | - | - | 24,593 | 25 | - | - | - | 16 |
| 213-U | U | 9827 | 31 | 10,500 | R6/C2-2 | 2.43 | 7,899 | - | - | 8,925 | - | 5,250 | 17 | R7X/C2-4 | 5 | 8,925 | - | 5,250 | 38,325 | 38 | - | - | - | 21 |
| 214-U | U | 9827 | 37 | 2,960 | R6/C2-2 | 2.43 | - | - | - | 2,516 | - | - | 5 | R7X/C2-4 | 5 | 2,516 | - | - | 12,284 | 12 | - | - | - | 7 |
| | U | 9829 | 35 | 5,800 | R6/C2-2 | 2.43 | - | - | - | | | | | | | | | | | | | | | |
| | U | 9829 | 37 | 7,220 | R6/C2-2 | 2.43 | 1,100 | - | - | | | | | | | | | | | | | | | |
| 215-U | U | 9829B Total | | 13,020 | R6/C2-2 | 2.43 | 1,100 | - | - | 11,067 | - | - | 21 | R7X/C2-4 | 5 | 11,067 | - | - | 54,033 | 54 | - | - | - | 33 |
| 216-U | U | 9829 | 41 | 9,600 | R6/C2-2 | 2.43 | 9,300 | - | - | 8,160 | - | - | 15 | R7X/C2-4 | 5 | 8,160 | - | - | 39,840 | 40 | - | - | - | 25 |
| 218-U | U | 9834 | 16 | 8,000 | R6/C2-2 | 2.43 | 14,791 | - | - | 14,791 | - | - | - | R7X/C2-4 | 5 | 6,800 | - | - | 33,200 | 33 | (7,991) | - | - | 33 |
| 219-U | U | 9834 | 20 | 12,000 | R6/C2-2 | 2.43 | 2,350 | - | - | 10,200 | - | 6,000 | 19 | R7X/C2-4 | 5 | 10,200 | - | 6,000 | 43,800 | 44 | - | - | - | 25 |
| 220-U | U | 9834 | 26 | 4,000 | R6/C2-2 | 2.43 | - | - | - | 3,400 | - | - | 6 | R7X/C2-4 | 5 | 3,400 | - | - | 16,600 | 17 | - | - | - | 11 |
| 221-U | U | 9834 | 28 | 10,000 | R6/C2-2 | 2.43 | 2,054 | - | - | 8,500 | - | - | 16 | R7X/C2-4 | 5 | 8,500 | - | - | 41,500 | 42 | - | - | - | 26 |
| 222-U | U | 9834 | 33 | 11,200 | R6/C2-2 | 2.43 | 2,220 | - | 2 | 9,520 | - | - | 18 | R7X/C2-4 | 5 | 9,520 | - | - | 46,480 | 46 | - | - | - | 28 |
| 223-U | U | 9835 | 23 | 6,110 | R6 | 2.43 | 960 | - | 1 | - | - | - | 15 | R7X | 5 | - | - | - | 30,550 | 31 | - | - | - | 16 |
| 224-U | U | 9835 | 26 | 7,540 | R6 | 2.43 | 1,300 | - | 1 | - | - | - | 18 | R7X | 5 | - | - | - | 37,700 | 38 | - | - | - | 20 |
| 225-U | U | 9835 | 28 | 4,800 | R6 | 2.43 | - | - | 2 | - | - | - | 12 | R7X | 5 | - | - | - | 24,000 | 24 | - | - | - | 12 |
| 226-U | U | 9835 | 30 | 3,600 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7X | 5 | - | - | - | 18,000 | 18 | - | - | - | 9 |
| 227-U | U | 9835 | 32 | 3,600 | R6 | 2.43 | - | - | 2 | - | - | - | 9 | R7X | 5 | - | - | - | 18,000 | 18 | - | - | - | 9 |
| 229-U | U | 9835 | 50 | 27,225 | R6/C2-2 | 2.43 | 23,550 | - | - | 23,141 | - | - | 43 | R7X/C2-4 | 5 | 23,141 | - | - | 112,984 | 113 | - | - | - | 70 |
| 232-U | U | 9840 | 1 | 13,400 | R5/C1-2 | 1.25 | 10,100 | - | - | 10,100 | - | - | - | R7X/C2-4 | 5 | 11,390 | - | 6,700 | 48,910 | 49 | 1,290 | - | 6,700 | 49 |
| 233-U | U | 9840 | 52 | 10,700 | R5/C1-2 | 1.25 | 8,820 | - | 1 | 8,820 | - | - | 1 | R7X/C2-4 | 5 | 9,095 | - | - | 44,405 | 44 | 275 | - | - | 43 |
| 234-U | U | 9844 | 1 | 12,000 | R5/C1-2 | 1.25 | 12,000 | - | - | 12,000 | - | - | - | R7X/C2-4 | 5 | 10,200 | - | - | 49,800 | 50 | (1,800) | - | - | 50 |
| 235-U | U | 9844 | 42 | 50,000 | R5/C2-2 | 1.25 | 32,200 | - | - | 32,200 | - | - | - | R7X/C2-4 | 5 | 42,500 | - | 25,000 | 182,500 | 183 | 10,300 | - | 25,000 | 183 |
| 236-U | U | 9844 | 61 | 2,500 | R5/C2-2 | 1.25 | 2,867 | - | - | 2,867 | - | - | - | R7X/C2-4 | 5 | 2,125 | - | - | 10,375 | 10 | (742) | - | - | 10 |
| 237-U | U | 9844 | 62 | 2,500 | R5/C2-2 | 1.25 | 2,376 | - | - | 2,376 | - | - | - | R7X/C2-4 | 5 | 2,125 | - | - | 10,375 | 10 | (251) | - | - | 10 |
| | U | 9844 | 63 | 2,500 | R5/C2-2 | 1.25 | - | - | 1 | | | | | | | | | | | | | | | |
| | U | 9844 | 65 | 2,500 | R5/C2-2 | 1.25 | - | - | 1 | | | | | | | | | | | | | | | |
| 238-U | U | 9844B Total | | 5,000 | R5/C2-2 | 1.25 | - | - | 2 | 4,250 | - | - | 2 | R7X/C2-4 | 5 | 4,250 | - | - | 20,750 | 21 | - | - | - | 19 |
| 239-U | U | 9844 | 66 | 2,500 | R5/C2-2 | 1.25 | 1,875 | - | 1 | 1,875 | - | - | 1 | R7X/C2-4 | 5 | 2,125 | - | - | 10,375 | 10 | 250 | - | - | 9 |
| 240-U | U | 9844 | 69 | 13,500 | R5/C1-2 | 1.25 | 10,000 | - | - | 10,000 | - | - | - | R7X/C2-4 | 5 | 11,475 | - | - | 56,025 | 56 | 1,475 | - | - | 56 |
| 241-U | U | 9844 | 101 | 16,500 | R5/C2-2 | 1.25 | 11,500 | - | - | 11,500 | - | - | - | R7X/C2-4 | 5 | 14,025 | - | - | 68,475 | 68 | 2,525 | - | - | 68 |
| 251-U | U | 9914 | 35 | 10,600 | R6/C2-2 | 2.43 | 2,400 | - | - | 9,010 | - | - | 17 | R7X/C2-4 | 5 | 9,010 | - | - | 43,990 | 44 | - | - | - | 27 |
| 253-U | U | 9915 | 31 | 3,818 | R6/C2-2 | 2.43 | 2,800 | - | - | 3,245 | - | - | 6 | R7X/C2-4 | 5 | 3,245 | - | - | 15,845 | 16 | - | - | - | 10 |
| 254-U | U | 9915 | 33 | 6,110 | R6/C2-2 | 2.43 | 600 | - | - | 5,194 | - | - | 10 | R7X/C2-4 | 5 | 5,194 | - | - | 25,356 | 25 | - | - | - | 15 |
| 266-U | U | 9937 | 56 | 11,600 | R5/C2-2 | 1.25 | 3,062 | - | - | 9,860 | - | - | 2 | R7X/C2-4 | 5 | 9,860 | - | - | 48,140 | 48 | - | - | - | 46 |
| 267-U | U | 9937 | 60 | 32,200 | R5/C2-2 | 1.25 | 13,000 | - | - | 27,370 | - | - | 5 | R7X/C2-4 | 5 | 27,370 | - | - | 133,630 | 134 | - | - | - | 129 |
| | **U Total** | | | **791,881** | | | **457,468** | **47,701** | **22** | **597,871** | **39,163** | **28,384** | **449** | | | **564,682** | **-** | **82,246** | **2,742,205** | **2,742** | **(33,189)** | **(39,163)** | **53,862** | **2,293** |
| 255-V | V | 9917 | 4 | 6,828 | R5/C2-2 | 1.25 | 144 | - | - | 5,804 | - | - | 1 | R7A/C2-4 | 4 | 5,804 | - | - | 21,508 | 22 | - | - | - | 21 |
| 265-V | V | 9934 | 26 | 9,300 | R3-2/C2-2 | 1.00 | 13,500 | - | - | 13,500 | - | - | - | R7A/C2-4 | 4 | 7,905 | - | - | 29,295 | 29 | (5,595) | - | - | 29 |
| 268-V | V | 9944 | 18 | 32,000 | R5/C2-2 | 1.25 | 5,800 | - | - | 27,200 | - | - | 5 | R7A/C2-4 | 4 | 27,200 | - | - | 100,800 | 101 | - | - | - | 96 |
| 269-V | V | 9950 | 6 | 5,940 | R5/C2-2 | 1.25 | - | - | 1 | 5,049 | - | - | 1 | R7A | 4 | - | - | - | 23,760 | 24 | (5,049) | - | - | 23 |
| 270-V | V | 9950 | 55 | 4,500 | R5/C2-2 | 1.25 | 400 | - | - | 3,825 | - | - | 1 | R7A/C2-4 | 4 | 3,825 | - | 2,250 | 11,925 | 12 | - | - | 2,250 | 11 |

## Table 2
### Reasonable Worst Case Development Scenario: Potential Sites

| Site Description | | | | | Existing Conditions | | | | | No-Action Conditions | | | | With-Action Conditions | | | | | | | Potential Development Sites Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site # | Subarea | Block | Lot | Lot Area | Existing Zoning | Permitted FAR | Commercial SF | Industrial SF | Existing DUs | Commercial SF | Industrial SF | CF SF | DUs | Proposed Zoning | Proposed FAR | Commercial SF | Industrial SF | CF SF | Residential SF | DUs | Commercial SF | Industrial SF | CF SF | DUs |
| 273-V | V | 9954 | 1 | 20,400 | R3-2/C2-2 | 1.00 | 3,525 | - | - | 17,340 | - | - | 3 | R7A/C2-4 | 4 | 17,340 | - | 10,200 | 54,060 | 54 | - | - | 10,200 | 51 |
| 274-V | V | 9954 | 70 | 6,400 | R3-2/C2-2 | 1.00 | 2,080 | - | - | 5,440 | - | - | 1 | R7A/C2-4 | 4 | 5,440 | - | - | 20,160 | 20 | - | - | - | 19 |
| 600-V | V | 10454 | 19 | 10,734 | R3-2/C2-2 | 1.00 | 17,600 | - | - | 17,600 | - | - | - | R7A/C2-4 | 4 | 9,124 | - | - | 33,812 | 34 | (8,476) | - | - | 34 |
| 601-V | V | 10454 | 23 | 5,600 | R3-2/C2-2 | 1.00 | 450 | - | - | 4,760 | - | - | 1 | R7A/C2-4 | 4 | 4,760 | - | - | 17,640 | 18 | - | - | - | 17 |
| 602-V | V | 10455 | 17 | 4,333 | R3-2/C2-2 | 1.00 | - | - | 1 | - | - | - | 1 | R7A/C2-4 | 4 | 3,683 | - | - | 13,649 | 14 | 3,683 | - | - | 13 |
| 603-V | V | 10455 | 20 | 6,900 | R3-2/C2-2 | 1.00 | 3,740 | - | - | 3,740 | - | - | - | R7A/C2-4 | 4 | 5,865 | - | 3,450 | 18,285 | 18 | 2,125 | - | 3,450 | 18 |
| 605-V | V | 10499 | 70 | 5,000 | R3-2 | 0.60 | - | - | 2 | - | - | - | 2 | R7A | 4 | - | - | - | 20,000 | 20 | - | - | - | 18 |
| 606-V | V | 10499 | 72 | 5,000 | R3-2 | 0.60 | - | - | 1 | - | - | - | 1 | R7A | 4 | - | - | - | 20,000 | 20 | - | - | - | 19 |
| **V Total** | | | | **122,935** | | | **47,239** | **-** | **5** | **104,258** | **-** | **-** | **16** | | | **90,946** | **-** | **15,900** | **384,894** | **386** | **(13,312)** | **-** | **15,900** | **370** |
| 516-X | X | 10217 | 45 | 5,059 | M1-1 | 1.00 | - | 2,550 | - | - | 2,550 | - | - | M1-2 | 2 | 2,024 | 8,094 | - | - | - | 2,024 | 5,544 | - | - |
| | X | 10219 | 56 | 5,300 | M1-1 | 1.00 | - | 5,250 | - | | | | | | | | | | | | | | | |
| | X | 10219 | 58 | 5,300 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | X | 10219 | 60 | 2,862 | M1-1 | 1.00 | - | 525 | - | | | | | | | | | | | | | | | |
| | X | 10219 | 62 | 33,000 | M1-1 | 1.00 | - | 21,600 | - | | | | | | | | | | | | | | | |
| | X | 10219 | 75 | 3,125 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | X | 10219 | 76 | 5,000 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 517-X | X | 10219G Total | | 54,587 | M1-1 | 1.00 | 27,375 | - | - | 27,375 | - | - | - | M1-2 | 2 | 21,835 | 87,339 | - | - | - | (5,540) | 87,339 | - | - |
| 518-X | X | 10219 | 59 | 7,500 | M1-1 | 1.00 | - | - | - | 3,000 | 4,500 | - | - | M1-2 | 2 | 3,000 | 12,000 | - | - | - | - | 7,500 | - | - |
| 519-X | X | 10219 | 94 | 5,200 | M1-1 | 1.00 | - | - | - | 4,700 | - | - | - | M1-2 | 2 | 2,080 | 8,320 | - | - | - | (2,620) | 8,320 | - | - |
| 520-X | X | 10219 | 97 | 7,400 | M1-1 | 1.00 | - | - | - | 2,960 | 4,440 | - | - | M1-2 | 2 | 2,960 | 11,840 | - | - | - | - | 7,400 | - | - |
| | X | 10219 | 314 | 3,105 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | X | 10219 | 315 | 3,645 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | X | 10219 | 316 | 13,600 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 523-X | X | 10219B Total | | 20,350 | M1-1 | 1.00 | (176,998) | 176,998 | - | 8,140 | 12,210 | - | - | M1-2 | 2 | 8,140 | 32,560 | - | - | - | - | 20,350 | - | - |
| | X | 10319 | 1 | 48,000 | M1-1 | 1.00 | 14,500 | - | - | | | | | | | | | | | | | | | |
| | X | 10319 | 6 | 5,100 | M1-1 | 1.00 | 1,352 | - | - | | | | | | | | | | | | | | | |
| | X | 10319 | 12 | 8,692 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 580-X | X | 10319A Total | | 61,792 | M1-1 | 1.00 | 15,852 | - | - | 24,717 | 37,075 | - | - | M1-2 | 2 | 24,717 | 98,867 | - | - | - | - | 61,792 | - | - |
| 581-X | X | 10319 | 20 | 5,200 | M1-1 | 1.00 | 3,750 | - | - | 3,750 | - | - | - | M1-2 | 2 | 2,080 | 8,320 | - | - | - | (1,670) | 8,320 | - | - |
| 586-X | X | 10322 | 26 | 24,940 | M1-1 | 1.00 | - | - | - | 9,976 | 14,964 | - | - | M1-2 | 2 | 9,976 | 39,904 | - | - | - | - | 24,940 | - | - |
| 587-X | X | 10323 | 1 | 8,475 | M1-1 | 1.00 | 1,890 | - | - | 3,390 | 5,085 | - | - | M1-2 | 2 | 3,390 | 13,560 | - | - | - | - | 8,475 | - | - |
| 588-X | X | 10323 | 6 | 7,352 | M1-1 | 1.00 | 1,790 | - | - | 2,941 | 4,411 | - | - | M1-2 | 2 | 2,941 | 11,763 | - | - | - | - | 7,352 | - | - |
| 589-X | X | 10323 | 19 | 5,300 | M1-1 | 1.00 | 4,400 | - | - | 4,400 | - | - | - | M1-2 | 2 | 2,120 | 8,480 | - | - | - | (2,280) | 8,480 | - | - |
| | X | 10325 | 1 | 7,920 | M1-1 | 1.00 | 330 | - | - | | | | | | | | | | | | | | | |
| | X | 10325 | 6 | 24,450 | M1-1 | 1.00 | 11,500 | - | - | | | | | | | | | | | | | | | |
| | X | 10325 | 10 | 2,790 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 590-X | X | 10325A Total | | 35,160 | M1-1 | 1.00 | 11,830 | - | - | 14,064 | 21,096 | - | - | M1-2 | 2 | 14,064 | 56,256 | 17,580 | - | - | - | 35,160 | 17,580 | - |
| 591-X | X | 10328 | 44 | 22,726 | M1-1 | 1.00 | 7,200 | - | - | 9,090 | 13,636 | - | - | M1-2 | 2 | 9,090 | 36,362 | - | - | - | - | 22,726 | - | - |
| 594-X | X | 10352 | 370 | 25,680 | M1-1 | 1.00 | - | - | - | 10,272 | 15,408 | - | - | M1-2 | 2 | 10,272 | 41,088 | - | - | - | - | 25,680 | - | - |
| **X Total** | | | | **468,610** | | | **(75,229)** | **206,923** | **-** | **128,775** | **135,375** | **-** | **-** | | | **118,689** | **474,753** | **17,580** | **-** | **-** | **(10,086)** | **339,378** | **17,580** | **-** |
| 386-Y | Y | 10059 | 16 | 5,000 | M1-1 | 1.00 | - | - | - | 2,000 | 3,000 | - | - | M1-4 | 2 | 2,000 | 8,000 | - | - | - | - | 5,000 | - | - |
| 394-Y | Y | 10060 | 16 | 11,262 | M1-1 | 1.00 | 2,040 | - | - | 4,505 | 6,757 | - | - | M1-4 | 2 | 4,505 | 18,019 | - | - | - | - | 11,262 | - | - |
| | Y | 10061 | 32 | 2,938 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Y | 10061 | 33 | 2,600 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Y | 10061 | 34 | 2,270 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Y | 10061 | 35 | 3,125 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Y | 10061 | 36 | 3,125 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 397-Y | Y | 10061D Total | | 14,058 | M1-1 | 1.00 | - | - | - | 5,623 | 8,435 | - | - | M1-4 | 2 | 5,623 | 22,493 | - | - | - | - | 14,058 | - | - |
| 398-Y | Y | 10062 | 6 | 8,880 | M1-1 | 1.00 | - | - | - | 3,552 | 5,328 | - | - | M1-4 | 2 | 3,552 | 14,208 | - | - | - | - | 8,880 | - | - |
| | Y | 10062 | 22 | 2,540 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| | Y | 10062 | 23 | 2,218 | M1-1 | 1.00 | - | - | - | | | | | | | | | | | | | | | |
| 399-Y | Y | 10062C Total | | 4,758 | M1-1 | 1.00 | - | - | - | 1,903 | 2,855 | - | - | M1-4 | 2 | 1,903 | 7,613 | - | - | - | - | 4,758 | - | - |
| 421-Y | Y | 10112 | 39 | 10,890 | M1-1 | 1.00 | - | - | - | 4,356 | 6,534 | - | - | M1-4 | 2 | 4,356 | 17,424 | - | - | - | - | 10,890 | - | - |
| 422-Y | Y | 10113 | 71 | 8,200 | M1-1 | 1.00 | - | - | - | 3,280 | 4,920 | - | - | M1-4 | 2 | 3,280 | 13,120 | - | - | - | - | 8,200 | - | - |
| 423-Y | Y | 10115 | 53 | 23,663 | M1-1 | 1.00 | - | - | - | 9,465 | 14,198 | - | - | M1-4 | 2 | 9,465 | 37,861 | - | - | - | - | 23,663 | - | - |
| **Y Total** | | | | **105,527** | | | **2,040** | **-** | **-** | **34,684** | **52,027** | **-** | **-** | | | **34,684** | **138,738** | **-** | **-** | **-** | **-** | **86,711** | **-** | **-** |
| **Grand Total** | | | | **5,154,115** | | | **2,256,143** | **959,022** | **408** | **2,355,381** | **988,282** | **55,848** | **2,614** | | | **4,135,364** | **915,857** | **210,288** | **11,551,883** | **11,545** | **1,779,983** | **(72,425)** | **154,440** | **8,931** |

Avenues, and along Merrick, Guy R. Brewer, and Queens Boulevards. Current zoning along the area's major thoroughfares is restrictive—particularly in C8-1 zones—in areas where commercial overlays are mapped in R3-2, R4 and R5 districts, and in areas characterized by commercial development but where no commercial overlay exists to permit such uses. The proposed changes would increase the permitted density and provide for new mixed-use development along these wide streets where this new growth can be better accommodated. The proposed zoning changes include:

- R4 to R5 and R5/C1-4 portions of 3 blocks, fronting along the south side of 101st Avenue between the Van Wyck Expressway service road and Allendale Street; (A)
- C1-2/R5, C1-2/R6, C2-2/R2, C2-2/R3-2, C2-2/R4, C2-2 R5, C2-2/R6, C4-2, M1-1, and R6 to R6A and R6A/C2-4 on all or portions of 50 blocks generally located south of Hillside Avenue and north of Jamaica Avenue between 172nd Street and Merrick Boulevard , and properties fronting along Jamaica Avenue between 168th Place and 190th Street; (E)
- C2-2/R4, C2-2/R6, M1-1, R3-2, R4, R6 to R6A and R6A/C2-4 and R6A/C2-3 on all or portions of 25 blocks generally located along Liberty Avenue between the Van Wyck Expressway (service road) and 148th Street and along Sutphin Boulevard between Liberty and 108th Avenues; (O)
- R6 and M1-1 to R6B and R6B/C2-4 portions of 4 blocks generally located along the south side of South Road between 153rd and 157th Streets, and along the west side of 157th Street between South Road and 107th Avenue; (P)
- R4 and C1-2/R4 to R6B and R6B/C1-4 portions of 9 blocks generally located along Guy R. Brewer Boulevard between South Road and 109th Avenue and along the south side of South Road between 160th and 165th Streets; (Q)
- C1-2/R3-2, C1-2/R4, C8-1, R3-2, and R4 to R6A and R6A/C2-4 portions of 25 blocks generally located along the south side of Liberty Avenue between Merrick Boulevard and 172nd Street and along Merrick Boulevard between Liberty and Sayres Avenues; (R)
- Change from C8-1, C2-2/R6, C2-2/R5, M1-1, R5, and R6 to R6A/C2-4 portions of 15 blocks generally located along Jamaica Avenue between the Van Wyck Expressway (service road) and Sutphin Boulevard and along Queens Boulevard north of Jamaica Avenue and along the Van Wyck Expressway (service road) between Hillside and 91st Avenues; (S)
- C8-1 to C4-3A on all or portions of 4 blocks generally located along Queens Boulevard and Hillside Avenue, south of 87th Avenue; (T)
- C8-1, C1-2/R5, C1-2/R6, C2-2/R5, C2-2/R6, C2-4/R5, C2-4/R6, C1-4/R6, R5, and R6 to R7X and R7X/C1-4 and R7X/C2-4 on all or portions of 39 blocks generally located along Hillside Avenue between 139th and 180th Streets; and (U)
- C2-2/R3-2, C2-2/R5, C2-2/R6, and R3-2 to R7A/C2-4 on portions of 18 blocks generally located along Hillside Avenue between 180th and 191st Streets. (V)

**Provide residential and mixed-use development in and near the CBD at higher densities that are appropriate to the CBD context.**

The proposed R7A district would replace, for the most part, an existing R6 district. Quality Housing would be mandated under the proposed zoning, providing for a greater degree of

predictability with regulations that impose street wall requirements and maximum building heights. The proposed zoning change includes:

- C2-2/R6, C4-2, C8-1, and R6 to R7A on all or portions of 19 blocks generally located south of Hillside Avenue and north of Jamaica and 88th and 89th Avenues, between 148th and 164th Streets. (D)

**Reinforce certain industrial areas and allow for growth.**

Zoning changes would result in an increase in commercial and industrial density in these subareas. This would facilitate new development and/or expansion of existing industrial and commercial land uses with minimal impact on adjacent residential communities. These areas are characterized by industrial buildings, warehouses, auto-related businesses and open industrial uses such as concrete plants. The proposed zoning changes include:

- M1-1 to M1-2 a 10-block area generally located south of Jamaica Avenue and north of Liberty Avenue and the LIRR Right-of-Way, between 168th and 190th Streets; (X)
- M1-1 to M1-4 on all or portions of 10 blocks generally located south of Liberty Avenue and north of South Road between Sutphin Boulevard and the LIRR Right-of-Way, and along 157th Street between South Road and 107th Avenue; and (Y)
- R4 to M1-1 on a portion of one block located 104th Avenue, east of 177th Street. (H)

**Reinforce residential contexts**

A significant portion of Jamaica's low-rise communities are located in R6 districts, a medium-density zoning district. The proposed zoning changes would more appropriately reflect and protect the existing context of these areas. Other residential areas, currently zoned C8-1, M1-1, and M1-5, would become conforming uses under the proposed changes, which include:

- M1-1 to R5 on all or portions of 2 blocks bounded by 95th Avenue, 148th Street, a line 100 feet north of Liberty Avenue, and 147th Place.; (B)
- R6 and R6/C2-2 to R5 on all or portions of 12 blocks generally located south of Hillside Avenue, north of Jamaica Avenue, between Queens and Sutphin Boulevards; (C)
- C2-2/R3-2, C2-2/R4, C2-2/R5, C2-2/R6, R2, R3-2, R4, R5 and R6 to R4-1 on all or a portion of 54 blocks generally located south of Hillside Avenue and north of Jamaica Avenue between 171st Street and 187th Place; (F)
- C1-2/R2, C1-2/R5, C2-2/R2, C2-2/R3-2, R2, R3-2 and R4 to R3X on all or a portion of 10 blocks generally located south of Hillside Avenue, and north of Jamaica and 90th Avenues between 187th and 189th Streets; (G)
- R5 to R1-2 a portion of 1 block located north of Wexford Terrace and west of Dalny Road; (I)
- C2-2/R6, C4-2, M1-1, M1-5 and R6 to R5 on all or a portion of 17 blocks generally located south of Jamaica Avenue and north of the LIRR Right-of-Way, between 168th Street and 179th Place; (J)
- R3-2 and M1-1 to R4 on all or a portion of 7 blocks generally located north of 104th Avenue and south of the LIRR Right-of-Way and west of 189th Street; (K)
- R3-2 to R3A on all or a portion of 11 blocks generally located south of 104th Avenue and north of Liberty Avenue west of 189th Street; (L)

- M1-1, R4, and C8-1 to R4-1 on all or a portion of 48 blocks generally located south of Liberty Avenue and north of 110th Avenue between Merrick Boulevard and 180th Street; (M)
- C2-2/R6, M1-1, R4, and R6 to R5 on all or a portion of 12 blocks generally located south of South Road and north of 108th Avenue between Sutphin Boulevard and 160th Street; and (N)
- R3-2 and R5 to R3X on all or portions of 8 blocks generally located south of 87th Road and north of Hillside Avenue between Dalny Road and 190th Street. (W)

**ZONING TEXT AMENDMENT**

The proposed zoning map and text amendment would create the SDJD. It would consist of all or portions of approximately 70 blocks extending between 169th Street and 138th Place, south of Hillside Avenue and north of Liberty Avenue, and would encompass areas proposed to be rezoned to C4-4A, C4-5X, C6-2, C6-3 and C6-4 in the downtown and an area proposed to be rezoned from M1-1 to M1-4 south of the LIRR Right-of-Way and north of Liberty Avenue (see Figures 3A and 3B).

Properties within the proposed special district would be subject to special bulk, use, parking, and urban design provisions that would supplement or supersede its underlying zoning district.

The objectives of the proposed special district would focus on achieving a strong visual presence at the transportation center core, establishing strong visual and physical connections between Jamaica's transportation hubs, and reinforcing street wall and retail continuity along major corridors. Special use restrictions would address parking needs throughout the CBD and would modify use regulations within the industrial-zoned part of the proposed special district to achieve synergy with adjacent institutional, office, and laboratory uses.

The proposed special district would be guided by the following goals:

- Strengthen the business core of Downtown Jamaica by improving the working and living environments;
- Foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
- Expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the city;
- Provide transitions between the downtown commercial core, the lower-scale residential communities, and the transportation hub;
- Improve the quality of new development in Downtown Jamaica by requiring the provisions of specified public amenities in appropriate locations;
- Encourage the design of new development that is in character with the area;
- Enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
- Promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and protect the City's tax revenues.

A summary of the proposed special text provisions applicable to the SDJD are discussed below.

*SPECIAL USE PROVISIONS*

Proposed special use provisions include the following:

- Unenclosed sidewalk cafes would be permitted;
- Wholesale or similar establishments (Use Group 11B) would be permitted in C6-4 districts;
- The use regulations of the underlying C4-5X, C6-2, C6-3, C6-4, and M1-4 districts would be modified to permit as-of-right public parking garages with a capacity of 150 spaces or less, and would be subject to the provisions of *ZR* Sections 36-53 (Location of Access to the Street), 36-55 (Surfacing), and 36-56 (Screening);
- Public parking garages within the underlying C4-5X, C6-2, C6-3, C6-4, and M1-4 districts may be open or enclosed but rooftop parking would not be permitted except by City Planning Commission Special Permit;
- On specified street frontages within the C6-2, C6-3, and C6-4 districts, ground floor glazing would be required to occupy at least 50 percent of the area of each ground floor street wall. Uses on the ground floor or within 5 feet of curb level and within 50 feet of the street line would be limited to community facility uses without sleeping accommodations, or commercial uses listed in Use Groups 5, 6A, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B, and 12C;
- Any development or enlarged portion of a building located on a zoning lot with frontage on designated streets within the C6-2, C6-3, and C6-4 districts would be required to provide a major building entrance on these streets; and
- Use regulations of the underlying M1-4 would be modified to allow community facility uses from Use Groups 3A and 4A, and, except for public transit, railroad or electric utility substations listed in Use Group 17C, would require that uses in Use Groups 16, 17, and 18 be in completely enclosed buildings. Certain noxious uses in Use Groups 16, 17, and 18 would be prohibited. All uses listed in Use Groups 6 and 10 would be permitted.

*SPECIAL BULK PROVISIONS*

Proposed special bulk provisions include the following:

- The maximum floor area ratio (FAR) regulations and the floor area bonus provisions of the underlying C6-2, C6-3, C6-4, and M1-4 districts would be modified to reflect the following for any permitted use:

| **Maximum FAR For All Uses In the Special Downtown Jamaica District** | |
|---|---|
| Zoning District | Maximum FAR |
| C6-2 | 6 |
| C6-3 | 8 |
| C6-4 (Commercial Uses)<br>(Residential & Community Facility Uses) | 12<br>10 |
| M1-4 | 2 |

- In C6-2, C6-3 and C6-4, districts, for residential buildings or the residential portion of mixed-use buildings, the maximum lot coverage would be 80 percent on a corner lot, and 70 percent on an interior or through lot. However, no lot coverage provisions would apply to

any zoning lot comprising an entire block or to any zoning lot comprising a corner lot of 5,000 square feet or less.

*STREET WALL*

Proposed street wall provisions include the following:

- In C6-2, C6-3 and C6-4 districts, the maximum height of a building or structure before setback shall be 85 feet. However, at certain locations, wherever street walls are required pursuant to *ZR* Section 115-222 (Street Wall Location), such street walls shall rise without setback to the minimum height of 40 feet above the base plane or the height of the building, whichever is less; in other specified locations the maximum street wall height before setback shall be 60 feet; and, in certain locations there will be no maximum street wall height, and no required setbacks above the minimum street wall height; and
- No building or other structure shall exceed a height of 250 feet above the base plane.

*SIDEWALK WIDENING*

The proposed sidewalk widening provision includes the following:

- Publicly accessible sidewalk widening would be mandatory for all developments at specified locations in order to achieve sidewalk widths of either 15 feet or 20 feet. Mandatory sidewalk widenings of 15 feet or more would be required to provide lighting in accordance with the *ZR* Section 37-04 (Requirements for Urban Plazas). For sidewalks with mandatory widening of 20 feet or more, seating would also be required to be provided pursuant to *ZR* Section 62-672.

*TREE PLANTING*

The proposed tree planting provision includes the following:

- All new developments located on streets subject to mandatory sidewalk widenings would be required to provide and maintain trees of not less than 2.5-inch caliper at the time of planting in the sidewalk adjacent to the zoning lot, and along the entire length of the street frontage of the zoning lot at maximum intervals of 25 feet.

*RESIDENTIAL CONVERSION*

Proposed residential conversion provisions include the following:

- The conversion of all or a portion of non-residential buildings to dwelling units, if erected prior to January 1, 1977, would be permitted in all commercial districts within the SDJD, subject to *ZR* Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent), and 15-30 (Minor Modifications); however, conversion to dwelling units of non residential buildings that meet all the requirements for new residential development of Article II (Residence District Regulations) would be exempt from these provisions; and
- Uses in buildings erected prior to January 1, 1977 would not be subject to the provisions of *ZR* Section 32-42 (Location within Building).

*OFF-STREET PARKING AND OFF-STREET LOADING*

Proposed off-street parking and loading provisions include the following:

- In M1-4, C4-4A, C4-5X, C6-2, C6-3 and C6-4 districts, the off-street parking and loading regulations of a C4-4 district would apply; however, for any uses that are not allowed in a C4 district, the off-street parking requirements of the applicable underlying C6-2, C6-3, C6-4 or M1-4 district would apply;
- The provisions of *ZR* Section 36-12 would be modified to allow up to 300 off-street parking spaces in an accessory group parking facility. An additional 150 spaces could be provided pursuant to *ZR* Section 36-13 (Modification of Maximum size of Accessory Group Parking Facilities);
- Uses listed in Use Group 6B (Offices) and wholesale uses in Use Groups 10 B and 11 with parking requirement category B1 would be required to provide one parking space per 2,000 square feet of floor area; and
- The provisions of *ZR* Section 36-344 (Waiver of Parking Requirements in Other C1 or C2 Districts or in C4, C5, or C6 districts) would not apply.

*LOCATION OF ACCESS TO THE STREET*

Proposed street access provisions include the following:

- Curb cuts would be prohibited at specified locations. However, in a location where curb cuts are prohibited, curb cuts that provide access to permitted or required off-street parking and loading berths would be allowed provided that CPC and the New York City Department of Transportation (DOT) certify to the Commissioner of Buildings that such zoning lot has access only to the prohibited location. The curb cut would be no more than 20 feet in width; and
- The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations) would not apply to the special location of access requirements.

*PROPOSED SPECIAL PERMIT PROVISIONS*

Proposed special permit provisions include the following:

- The Board of Standards and Appeals (BSA) may permit electric utility substations or public transit or railroad electric substations limited to a site of not more than 40,000 square feet, in the case of electric utility substations, to a site of not less than 10,000 square feet in all residence districts, commercial districts and in M1 districts provided that the findings of *ZR* Section 73-16 are met;
- CPC may permit electric utility substations or public transit or railroad electric substations, limited to a site of not less than 40,000 square feet and not more than 10 acres in all residence and commercial districts and in M1 districts, provided the findings of *ZR* Section 74-61 are met; and
- A Special Permit would be required to modify use or bulk regulations for any development, enlargement, alteration or change of use on a zoning lot within the SDJD. CPC could permit modification of the use or bulk regulations (except FAR) providing the following findings are met:
    a) Modification will aide in achieving the general purpose and intent of the special district;

b) Use modification will encourage a lively pedestrian environment along the street or mandatory sidewalk widening, or is necessary for the programmatic requirements of the development;
c) Bulk modifications will enhance the distribution of bulk on the zoning lot;
d) Bulk modifications will permit adequate access of light and air to surrounding streets and properties; and
e) Development or enlargement will relate harmoniously to the character of the surrounding area.

## URBAN RENEWAL DESIGNATION AND PLAN

In collaboration with EDC and HPD, DCP is proposing the creation of the Jamaica Gateway Urban Renewal Area (JGURA), which would consist of three full blocks in the area immediately surrounding the new Jamaica AirTrain Station. The proposed JGURA would encourage mixed-use development containing office, retail, and residential uses, a hotel, new open space and parking on key development sites adjacent to the Jamaica Station. Development of these sites is intended to catalyze additional private investment in the area around Jamaica Station.

The Plan seeks to:

- Redevelop the area in a comprehensive manner, removing blight and maximizing appropriate land use;
- Remove or rehabilitate substandard and unsanitary structures;
- Remove impediments to land assemblage and orderly development;
- Strengthen the tax base of the City by encouraging development and employment opportunities in the JGURA;
- Provide new housing of high quality;
- Provide appropriate community facilities, parks and recreational uses, retail, shopping, public and private parking; and
- Provide a stable environment within the JGURA which will not be a blighting influence on surrounding neighborhoods.

The proposed JGURA would have a duration period of 40 years. The related actions would potentially facilitate the disposition to EDC of the City's interest in properties comprising 44 lots that will become City-owned through an acquisition process and are located within the boundaries of the proposed JGURA. These 44 lots are located within six proposed development sites for which the Plan would establish land uses (see Figure 4 and Table 3).

## AMENDMENT TO THE CITY MAP

An amendment to the City Map involving the elimination of 148th Street between 94th and 95th Avenues and acquisition and disposition of real property is proposed to facilitate the development of an approximately 1.26 million-square-foot commercial building consisting of approximately 250,000 square feet (three floors) of retail, 1 million square feet (10 floors) of showrooms and offices, and three levels of below-grade parking with approximately 700 accessory parking spaces.

**Table 3**

**Properties Affected by the Proposed Jamaica Gateway Urban Renewal Plan**

| Site | Block/Lots | Proposed Land Use |
|---|---|---|
| 1 | Block 9999/ Lots 1,9,10,11,13,15 & Block 10000/ Lot 1 | Commercial* |
| 2 | Block 9998/ Lots 19p.o.,22,25,42,43,47,48,144 | Commercial* |
| 3 | Block 9998/ Lots 83,86,87,88,89,90,91,93,94 | Commercial* |
| 4 | Block 9998/ Lots 95,101,109,110,119,124,127 | Commercial* |
| 5 | Blocks 9998/ Lots 1,2,16,19p.o. | Commercial* |
| 6 | Block 9993/ Lots 1,3,18,20,22,23,24,25,27,28,29 | Commercial* and Public Open Space |
| **Note:** * Includes commercial, residential, institutional, community facility, open space and other uses permitted in accordance with the *Zoning Resolution*. | | |

The development site is proposed to be rezoned from M1-1 to C6-4 and consists of an entire block (Block 9999)—bounded by Sutphin Boulevard, 94th Avenue, and 95th Avenue, and the bed of the portion of 148th Street proposed to be demapped—and a portion of the adjacent block to the east (Block 10000, Lot 1). The additional floor area generated from the demapped portion of 148th Street is necessary for the development of this project. Under the proposed zoning future development at a maximum FAR of 12 could be accommodated on the project site.

## DISPOSITION OF CITY-OWNED PROPERTY

Disposition to EDC of the City's interest in real property for Block 10209, Lot 115 is proposed to facilitate the development of this site. It is anticipated that EDC will issue an RFP (Request for Proposals) for development on this site pursuant to its proposed rezoning to C6-2.

The site is an approximately 45,000-square-foot City-owned lot developed with a dilapidated garage structure which is no longer in use. It is located on the east side of 168th Street between Jamaica and Archer Avenues. The property is currently zoned M1-5. Under the proposal it could accommodate new mixed use development at a maximum FAR of 6.

## SUMMARY OF CHANGES TO PROPOSED ACTION

As noted previously in this document, changes have been made to the proposed action which have created the need to issue a revised Draft Scope of Work. The following provides a summary of the changes made since the May 20, 2005 Draft Scope of Work was issued.

The following changes to the proposed action would result in an increase in the proposed maximum FAR on certain properties:

- An increase in the maximum FAR from 8 to 12 on three parcels east of Sutphin Boulevard between Archer and 95th Avenues and a change in the proposed zoning district from C6-3 (original proposal) to C6-4 (current proposal) on these three parcels;
- A change in the proposed zoning on Block 9835, Lots 23, 26, 28, 28, 30, 32 and 33 and a portion of Block 9937, Lot 1 from R5 (original proposal) to R7X (current proposal); and
- A change in zoning on Block 10499, Lots 57 and 59 from R3-2 to R7X.

Other changes were made within the proposed SDJD which would result in a decrease in FAR.; these include:

- A change in the proposed zoning on blocks 9987 and 9994 from C6-3 (original proposal) to C6-2 (current proposal); and
- A change in the proposed zoning on blocks 9982, 9984, and 9986 from C6-2 (original proposal) to C4-4A (current proposal).

The proposed action includes two new actions that would accommodate new development on two sites within the near future. These include:

- **An amendment to the City Map** involving the elimination of 148th Street between 94th and 95th Avenues and acquisition and disposition of real property to facilitate the development of an approximately 1.26 million-square-foot commercial building consisting of approximately 250,000 square feet (three floors) of retail, 1 million square feet (10 floors) of showrooms and offices, and three levels of below-grade parking with approximately 700 accessory parking spaces. The project site, which would be part of the proposed SDJD, would be rezoned to allow this development and would also be designated as an urban renewal site in the proposed JGURA.
- **Disposition to EDC of the City's interest in real property** for Block 10209, Lot 115 is proposed to facilitate new development on this site. Approximately 270,000 gross square feet could be developed under the proposed rezoning (M1-5 to C6-2), which would allow a maximum FAR of 6. For analysis purposes, a mixed-use building is assumed on this site, including 45,000 square feet of office space, 88,000 square feet of retail, 2,000 square feet for a New York Police Department (NYPD) training center, 135 residential units, and 223 accessory parking spaces.

In addition, a review of the RWCDS included in the May 20, 2005 Draft Scope of Work revealed minor inaccuracies for the expected development in a few of the areas which would be rezoned under the proposed action. Accordingly, these inaccuracies were corrected, yielding a very small number of additional projected and potential development sites. Estimates of the projected or potential development on a very small number of the previously identified development sites were also corrected.

## PROJECTED DEVELOPMENT SCENARIO/LIKELY EFFECTS

CEQR considers the long- and short-term effects of actions. For area wide rezoning not associated with a specific development, the foreseeable future is generally considered to be a 10-year build-out period. This is assumed to be the length of time over which developers would act on the change in zoning and the effects of the proposed action would be felt.

The Build scenario identifies the amount, type, and location of development that is expected to occur by 2015 as a result of the proposed action. The future without the action, or No Build scenario, identifies similar development projections for 2015 absent the proposed action. The incremental difference between the Build and No Build scenarios serves as the basis for the environmental impact analyses.

To determine the development scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions. These methodologies have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new

development, several factors have been considered, including known development proposals, current market demands, past development trends, and DCP's "soft site" criteria, described below, for identifying likely development sites. Generally, for areawide rezonings, which create a broad range of development opportunities, new development can be expected to occur on selected, rather than all, sites within a rezoning area. The first step in establishing the development scenario for the proposed action was to identify those sites where new development could reasonably be expected to occur.

In identifying the reasonable worst-case development scenario (RWCDS), a general set of criteria was established and all sites that met the criteria were identified. Because of the large project area and unique built character of the different subareas, area-specific criteria were also developed to further identify projected and potential development sites.

*GENERAL CRITERIA FOR DEVELOPMENT SITES*

- Sites located in areas where an increase in FAR or change in use is proposed;
- Sites that are built to less than 50 percent of the proposed FAR;
- Undeveloped lots greater than 10,000 square feet; and
- Sites with non-residential uses in locations where residential uses will be newly allowed.

In addition to general criteria, area specific criteria were used to identify projected development sites. In some areas, the projected sites were identified on the basis of existing site conditions or site location. These sites were determined to be the most suitable for development in the foreseeable future. Areas where this is the case are indicated as "Existing Conditions/Location" in Table 4.

In addition, the RWCDS analyzes future development on three blocks (Block 9993, 9998, and 9999) designated as the proposed JGURA. All lots within the JGURA would be acquired over a period of time. While the proposed Urban Renewal Plan would allow for a wide range of commercial, residential and open space uses, for the purposes of the RWCDS analysis, a specific development program was proposed for the JGURA that would consist of mixed-use development on six development sites containing office, retail, and residential uses, a hotel, new open space, and parking. In the RWCDS, those lots which are most likely to be developed in the foreseeable future, due to currently expressed development interest, are considered projected development sites.

Lots in the JGURA which are not likely to be developed in the foreseeable future are considered potential development sites. In the event that the City has a specific development plan for these sites, they will be subject to a further discretionary action pursuant to Sections 197-c and 384(b)(4) of the New York City Charter, which, among other things, governs the disposal of City-owned property. Potential additional environmental impacts will be analyzed at that time.

**Table 4**
**Area-Specific Criteria for Potential and Projected Sites**

| Subarea | Potential | Projected |
|---|---|---|
| A | Commercial lots greater than 5,000sf and residential lots greater than 2500 sf | Residential greater than 5,000 sf |
| D, T | Lots greater than 2,500 sf | Existing Conditions/Location |
| E, O | Lots greater than 2,500 sf | Vacant, parking, 1-story buildings underbuilt under current zoning>5000 sf |
| Q, R | Lots greater than 2,500 sf | Vacant, parking, 1-story buildings underbuilt under current zoning>2500sf |
| U, V | Lots greater than 2,500 sf | Gas Stations/Vacant Underbuilt Under Existing lots greater than 8,000 sf |
| P | Lots greater than 2,500 sf | Lots greater than 5,000 sf |
| J | Lots greater than 2,500 sf | Existing Conditions/Location |
| X | Vacant or Garage/Auto Use greater than 5,000 sf | Existing Conditions/Location |
| S, SC, JC3 | Lots greater than 5,000 sf | Existing Conditions/Location |
| AT1, AT2, AT3, AT4 | Lots greater than 10,000 sf | Existing Conditions/Location |
| JC1, JC2 | Lots greater than 10,000 sf | Conversions, Existing Conditions/Location |
| B | Underbuilt pre-existing residential & all non-residential sites | Underbuilt Non-Residential |
| LC, Y | Vacant/Parking greater than 5,000 sf | Existing Conditions/Location |
| F | Lots greater than 4,000 sf | Lots greater than 4,000 sf |
| M | Non-Residential lots greater than 2,500 sf | Non-Residential lots greater than 2,500 sf |

The following uses and type of buildings that met these criteria are excluded from the RWCDS because they are very unlikely to be redeveloped as a result of the proposed rezoning. These sites were excluded because current conditions, such as landmark status, mapped parkland, or irregularly shaped lots, either do not allow for redevelopment or make redevelopment unlikely. City-owned sites that would require additional discretionary actions, community facilities, parks, public utilities, designated landmarks, irregularly-shaped lots, sites with known No Build development plans, and sites where there was evidence of recent investment are also not included.

Additional assumptions that were made in developing the RWCDS include:

- An average dwelling unit size of 1,000 square feet, reflecting typical unit size currently being constructed in this area;
- Ground- and second-floor commercial floor area totals assume that 15 percent of each floor is comprised of circulation and mechanical space; and
- An average dwelling unit size of 1,200 square feet for buildings with residential conversions.

*THE FUTURE WITHOUT THE PROPOSED ACTION CONDITION (NO BUILD SCENARIO)*

In the future without the proposed action, given the current zoning and commercial and residential housing trends in the area, it is anticipated that the proposed project area would experience modest growth in commercial, manufacturing, and residential uses. Most of the project growth is expected to include further development of local retail space and residential development in existing low-density residential communities.

*THE FUTURE WITH THE PROPOSED ACTION CONDITION (BUILD SCENARIO)*

In the future with the proposed action, higher-density commercial and residential development is expected to occur in Jamaica's downtown areas and along major thoroughfares, shifting away from the lower-density communities. The reinforcement of certain industrial areas would allow for further industrial growth within the industrial core. The proposed action is expected to result in new development, including approximately 4.5 million square feet of commercial space; 110,000 square feet of industrial space; 5.3 million square feet of residential space (5,300 dwelling units); and 460,000 square feet of community facility space. This estimate is based on the development criteria described above and the large number of available sites within the rezoning area. In addition, most uses on the project development sites that are expected in the future without the proposed action would be redeveloped, although in a few cases, such No Build uses would remain.

DCP identified 189 projected development sites likely to be developed by 2015 (see Figure 6). In addition, there are 444 potential development sites that are considered less likely than the projected sites to be developed over the same 10-year analysis period (see Figure 7).

The 189 projected development sites currently have approximately 240 dwelling units, 1.1 million square feet of commercial uses (including retail and office space), 425,000 square feet of industrial/manufacturing uses, 70,000 square feet of community facility space, and 250,000 square feet of vacant space. In the future without the proposed action (No Build), some of the as-of-right development is expected to occur on these sties. The No Build program is expected to consist of approximately 1,400 dwelling units, 1.7 million square feet of commercial uses (including retail and office space), 725,000 square feet of industrial space, and 215,000 square feet of community facility space.

As stated above, the total development expected to occur on the 189 projected development sites under the Build conditions would consist of approximately 5,300 dwelling units, 4.5 million square feet of commercial space (2.1 million square feet of retail, 1.8 million square feet of office, 200,000 square feet of hotel use, and 400,000 square feet of public parking), 460,000 square feet of new community facility space (e.g., educational facilities, day care, houses of worship), and 110,000 square feet of industrial space. The projected incremental (net) change between the No Build and the Build scenarios that would result from the proposed action would be approximately 3,900 dwelling units, 2.8 million square feet of commercial space, 245,000 square feet of community facility space, and a loss of 615,000 square feet of industrial space.

Community facility uses are projected to amount to approximately 460,000 square feet in 25 to 30 facilities in the Build scenario. These facilities would include a museum or art gallery, a nursing home, houses of worship, a club, community centers, medical offices, and not-for-profit institutions.

Office growth is projected to occur primarily in the proposed JGURA as well as on second floors of buildings in the downtown area. Regional retail is anticipated in the downtown and the

immediate area to the south within the proposed SDJD. A new hotel is projected in the JGURA and new local retail is projected in South Jamaica and along Hillside Avenue.

Key factors in anticipating a significant increase in new residential development include the increased density the proposed zoning would allow and the ability through the new special text amendment that would provide for the conversion of vacant pre-1961 office buildings that do not comply with residential bulk regulations. The largest increases in residential growth are expected to occur along Hillside Avenue, as well as in the proposed JGURA and in the CBD. New residential development is also projected along the major corridors in South Jamaica, such as Guy R. Brewer Boulevard and Merrick and Liberty Avenues. Residential growth in these areas is projected to occur in mixed-use buildings.

Community facilities are expected throughout the rezoning area, reflecting population growth and a strong market for these facilities.

An increase in commercial growth would result from the proposed action with a significant increase in permitted density, particularly near the transportation hubs and along wide streets. Mixed-use development at higher densities would be created with the elimination of the existing C8-1 districts and significant decrease in the amount of area zoned for manufacturing use, particularly near the Sutphin Boulevard transportation corridor, and along Liberty Avenue, Merrick Boulevard, Guy R. Brewer Boulevard, and Hillside Avenue. Although there would be a reduction in the total amount of new industrial space, there would be an increase in density in remaining manufacturing districts.

The development projections are grouped by subareas (see Figure 5 and Table 5) that reflect various zoning strategies and development densities. The development projected in the Build and the No Build scenarios in these subareas is described below. Development is not projected in several subareas (C, G, H, I, K, L, M, N, and W) where the proposed rezoning constitutes a downzoning and no additional development potential is provided. Although there are no projected development sites in subareas AT1, AT2, and Y, potential development sites in these subareas will be analyzed in the EIS for site-specific impacts.

## ENVIRONMENTAL IMPACT STATEMENT

As the RWCDS associated with the proposed action 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 projected developments for all environmental impact categories pursuant to the *CEQR Technical Manual* and also evaluate the effects of the potential developments for site-specific impacts such as those related to historic resources, shadows, hazardous materials, air quality, and noise.

**Table 5**
**Summary of No-Build and Build Development on Projected Development Sites**

| Subarea | Proposed Zoning District | No-Build | | | | Build | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Commercial (sf) | Industrial (sf) | Community Facilities (sf) | Dwelling Units | Commercial (sf) | Industrial (sf) | Community Facilities (sf) | Dwelling Units |
| Urban Renewal Area | C6-3 or M1-4 | 41,118 | 236,498 | - | - | 2,113,904 | - | - | 206 |
| Jamaica Center 1 (JC1) | C6-3 | 494,209 | - | 21,067 | 101 | 251,960 | - | 44,988 | 682 |
| Jamaica Center 2 (JC2) | C6-2 | 314,895 | - | - | 61 | 881,088 | - | 51,852 | 415 |
| Jamaica Center 3 (JC3) | C4-5X | 118,674 | - | 64,725 | 165 | 79,039 | - | 6,100 | 525 |
| Liberty Center (LC) | M1-4 | 57,492 | 90,953 | - | 13 | 291,448 | - | 23,800 | - |
| Sutphin Corridor (SC) | C4-4A | 13,788 | - | - | 39 | 13,788 | - | - | 51 |
| A | R5 or C1-4/R5 | - | - | - | 16 | 13,430 | - | - | 9 |
| B | R5 | 7,000 | 10,500 | - | - | - | - | - | 22 |
| D | R7A, C1-2/R7A, or C2-4/R7A | 5,234 | - | - | 444 | 21,860 | - | - | 718 |
| E | C2-4/R6A | 19,821 | 13,120 | - | 3 | 30,357 | - | - | 77 |
| F | R4-1 | - | - | - | 15 | - | - | - | 36 |
| J | R5 | 10,911 | 25,365 | - | 4 | - | - | - | 55 |
| O | C2-3/R6A or C2-4/R6A | 3,800 | 38,895 | - | 76 | 122,277 | - | 44,007 | 286 |
| P | C2-4/R6B | 4,250 | 13,060 | - | - | 19,125 | - | - | 27 |
| Q | R6B or C1-4/R6B | 64,353 | - | - | 68 | 118,191 | - | 24,000 | 170 |
| R | C1-3/R6A or C2-4/R6A | 95,013 | - | 6,150 | 26 | 115,276 | - | 36,900 | 293 |
| S | C2-4/R6A | 59,100 | 30,000 | - | 26 | 53,100 | - | 81,000 | 135 |
| T | C4-3A | 50,870 | - | 29,923 | 1 | 52,570 | - | 30,923 | 102 |
| U | C2-3/R7X or C2-4/R7X | 205,762 | - | 92,479 | 314 | 226,611 | - | 104,104 | 1,064 |
| V | C2-4/R7A | 92,141 | - | - | 41 | 102,309 | - | 11,850 | 404 |
| X | M1-2 | 27,224 | 40,835 | - | - | 27,224 | 108,894 | - | - |
| **Total** | | **1,668,133** | **505,226** | **214,344** | **1,365** | **3,156,253** | **108,894** | **457,524** | **5,291** |

## D. SCOPE OF WORK FOR AN EIS

### TASK 1. PROJECT DESCRIPTION (INCLUDING PROJECTED DEVELOPMENT SCENARIO)

The first chapter of the EIS introduces the reader to the proposed action and sets the context in which to assess impacts. The chapter identifies the proposed action (brief description and

location of the proposed action) and provides: the background and/or history of the proposed action; 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 action; and 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 action and gives the public and decision-makers a base from which to evaluate the proposed action.

The project description chapter will present the planning background and rationale for the proposed zoning map and text amendments and Urban Renewal Area designation. In addition, the chapter will summarize the reasonable worst-case development scenario (RWCDS) for analysis in the EIS and present its rationale (refer to "Projected Development Scenario" in Section C of this document).

The section on approval procedures will explain the ULURP process, its timing, and hearings before the Community Board, the Queens 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 action 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 action will be straightforward and direct (reflecting the development scenario), and neighboring areas within a ½-mile radius that could experience indirect impacts (refer to Figure 8). For the purpose of environmental analysis, the study area will extend approximately a ½-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 action;
- 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 action on land use and land use trends, public policy, and zoning. Discuss the proposed action's 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.

## TASK 3. SOCIOECONOMIC CONDITIONS

This chapter will examine the effects of the action on socioeconomic conditions in the study 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.

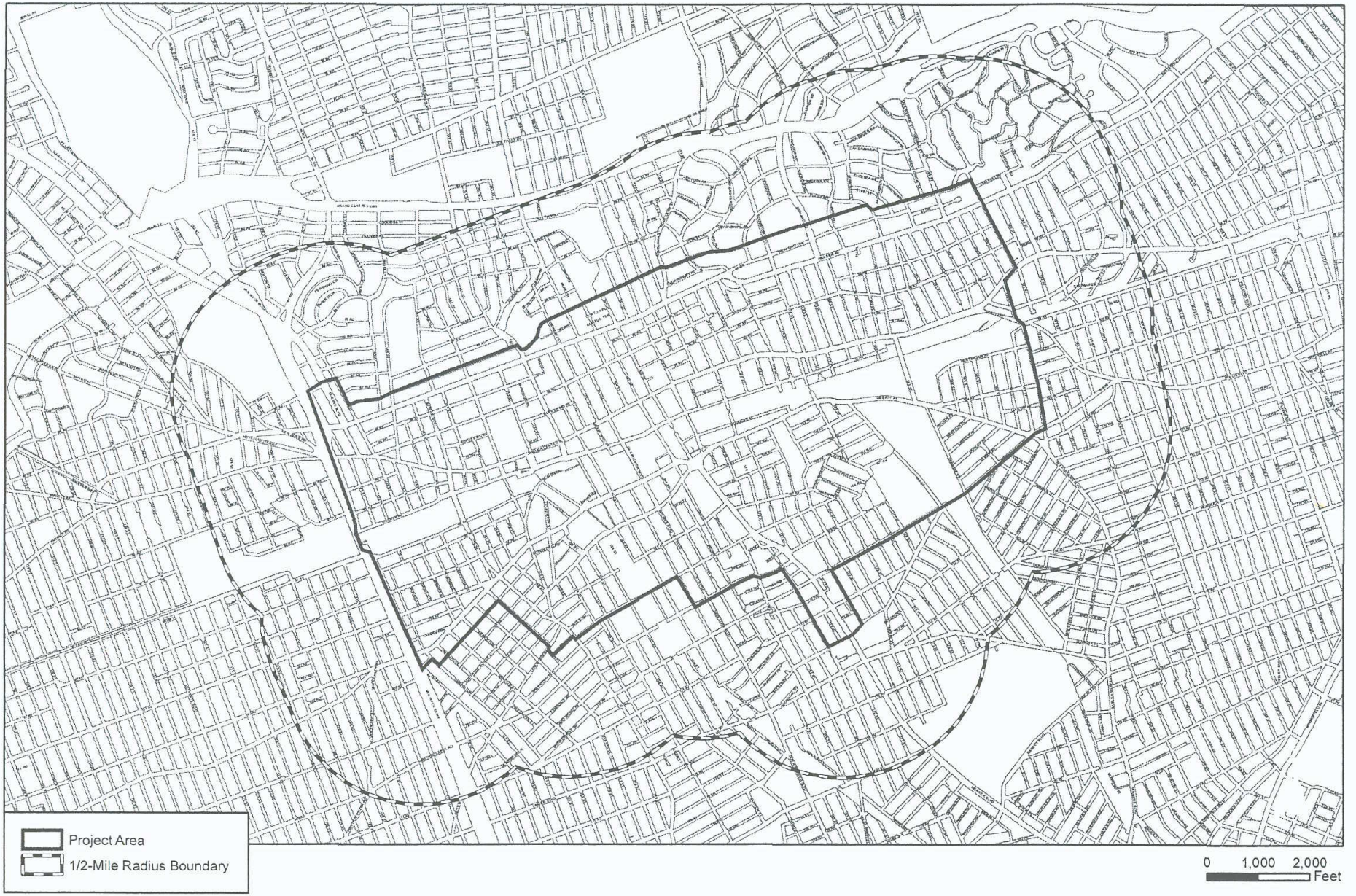
The socioeconomic conditions study area is shown in Figures 9A and 9B. The *CEQR Technical Manual* recommends that up to a ½-mile radius be used for a socioeconomic study area boundary. As shown in Figures 9A and 9B, in addition to the proposed project area, a primary study area (approximate ¼-mile radius from action area boundary) and a secondary study area (approximate ½-mile radius) will be delineated for the assessment of socioeconomic conditions. The study areas will be further 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 and the primary and secondary study areas;
- Discuss population trends in the future without the proposed action; and
- Estimate population associated with the RWCDS under the proposed action 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 and the study areas;
- 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




Land Use Study Area
Figure 8




Socioeconomic Conditions 1/4-Mile Study Area
Figure 9A




Socioeconomic Conditions 1/2-Mile Study Area
Figure 9B

- Estimate housing changes associated with the proposed action and assess impacts on housing, if any, and housing trends in the future without the action.

*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 Queens Office of DCP, and discussions with real estate brokers;
- Describe trends in commercial and manufacturing use in the future without the action;
- 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 areas under the RWCDS;
- Estimate direct displacement of manufacturing and commercial businesses and employment based on sites identified for likely development. 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, specifically in the urban renewal area. 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 action. 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 action would trigger detailed analyses of potential impacts on public schools, libraries, out-patient health care facilities and publicly funded day care centers. In addition, the proposed action is expected to result in 433,724 feet of community facility space (an incremental increase of 219,380 square feet).

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 action would not directly affect existing facilities, a detailed assessment is typically not warranted. However, given the scale of projected development in the study area and community concerns, an assessment of fire and police protection services will be provided in the EIS.

The proposed study area for community facilities would generally include an approximate ½-mile-radius from the rezoning area (refer to Figures 7A and 7B), but may vary by facility type in accordance with *CEQR Technical Manual* guidelines. The EIS will:

- 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;
- Identify and locate public schools serving the proposed project area. Assess conditions in the area, and for each affected school district (Community School Districts [CSD] 28 and 29) as a whole, 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 without the action, taking into consideration projected changes in future enrollment (estimated number of students generated in the future without the proposed action added to Department of Education [DOE] or DCP enrollment projections for total enrollment projections for the future without the proposed action) and plans to alter school capacity either through administrative actions on the part of the New York City Department of Education or as a result of the construction of new school space. Analyze future conditions with the proposed action, adding students likely to be generated by the action to the projections for the future without the action. Impacts of the proposed action will be assessed based on the difference between projections for the future with and without the proposed action at the subarea (to be determined in consultation with DCP), region, and school district levels for enrollment, capacity, and utilization in 2015;
- Identify the local public library branch(es) serving the 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 without the proposed 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 the proposed action 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. 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 without the proposed 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 without the proposed action conditions;

- Day Care Facilities. 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 Agency for Child Development (ACD) (documentation will be provided). For the future without the proposed 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 without the proposed 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 without the Proposed 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 the proposed action condition, assess with FDNY the incremental effects on fire protection services of the additional population and projected developments as compared to the future without the proposed 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 the proposed action condition as compared to the future without the proposed action condition.

## TASK 5. OPEN SPACE

New residents and workers generated from new development and conversions in the proposed project area would place added demands on existing scarce open space and recreational facilities. The proposed action would generate more than the CEQR 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 Figures 10A and 10B). The population will be indicated pursuant to Table 3D-1 of the *CEQR Technical Manual*;
- 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,

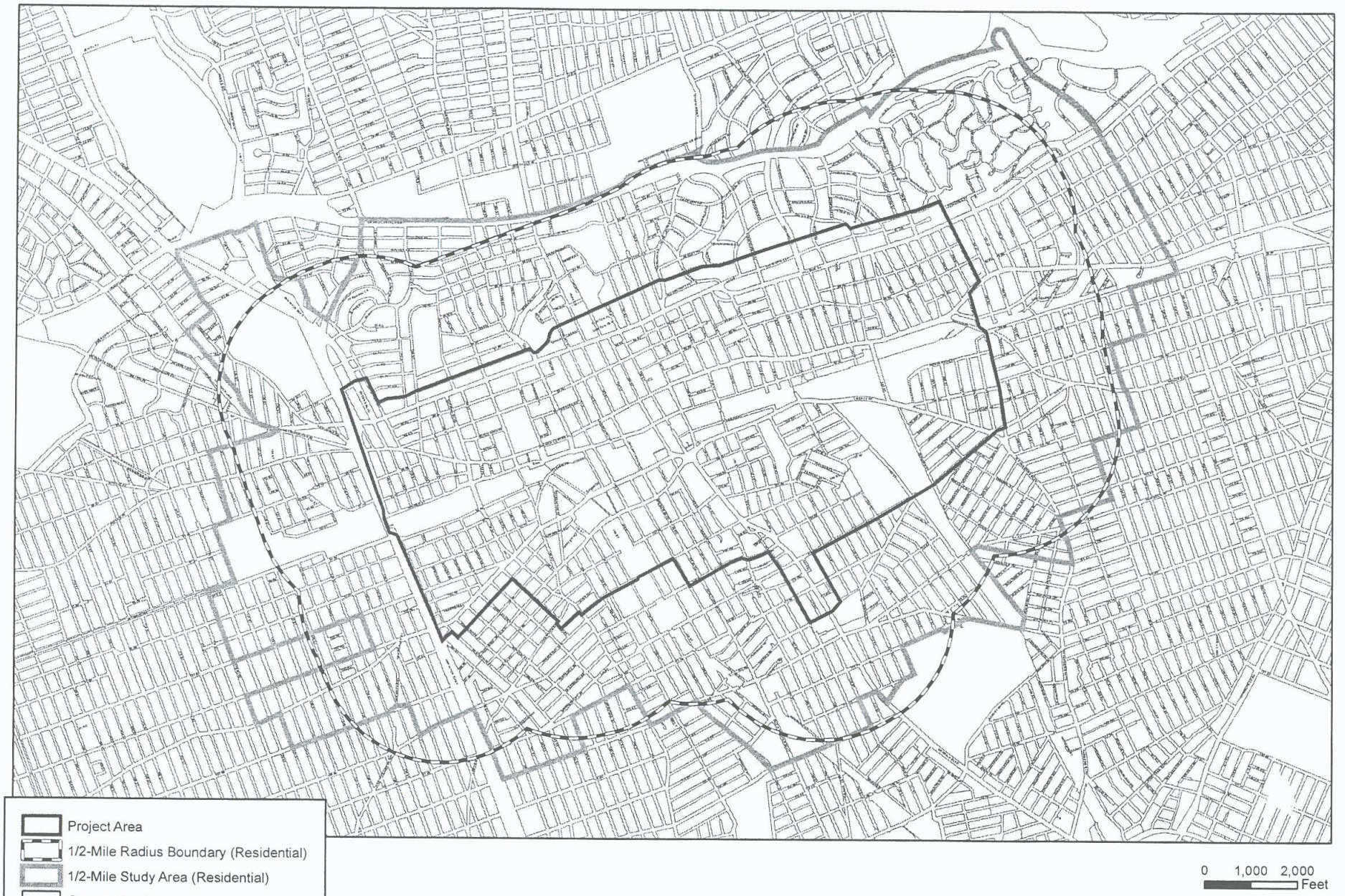
hours of operation, and access will be included in the description of facilities. Also, the potential for facilities to be affected by direct impacts, such as from shadows cast by the action induced development, will also be assessed. Acreage of these facilities will be determined and total study area 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 project's impacts will be based on a comparison of open space ratios with the proposed action and open space ratios in the future without the proposed action for 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 action 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

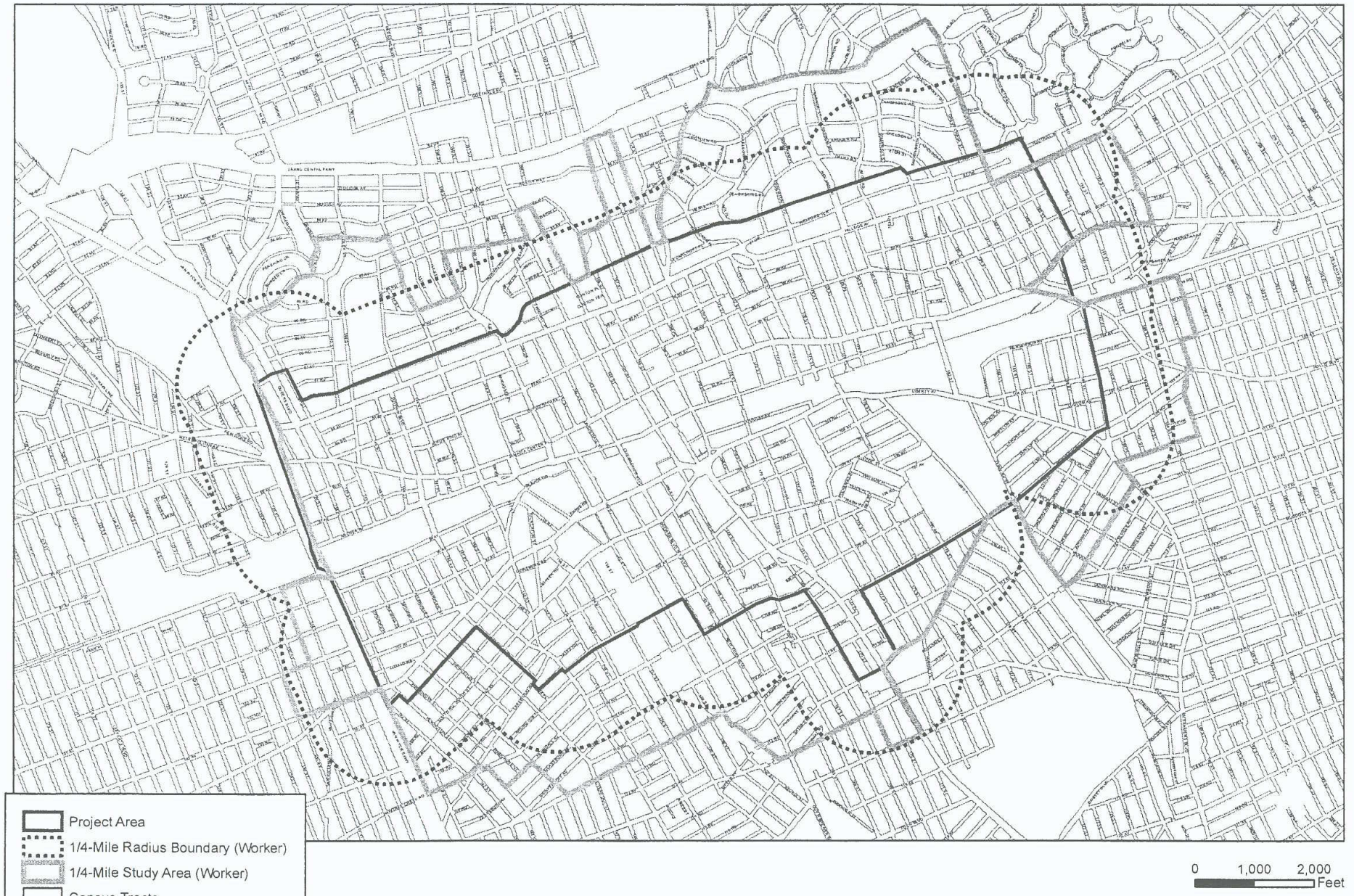
This chapter will examine the proposed action's potential for significant and adverse shadow impacts pursuant to *CEQR Technical Manual* criteria. Generally, shadow impacts could occur if an action would result in new structures, or additions to buildings resulting in structures over 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent on sunlight. The proposed action would permit development of buildings of greater than 50 feet in height in portions of the project area, and therefore has the potential to result in shadow impacts on existing resources in the proposed project area. The EIS will assess the reasonable worst-case development scenario, 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; and
- 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.




**Downtown Jamaica Redevelopment Plan**

Open Space Study Area (Residential)
Figure 10A




Open Space Study Area (Worker)
Figure 10B

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 action 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 action has the potential to result in impacts to archaeological and architectural resources. There are landmark buildings located within and adjacent to the rezoning area.

Impacts on historic resources are considered on the affected sites and in a 400-foot radius area surrounding the identified 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 action, and include projected as well as 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;
- 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 on, adjacent to, and in the study area of projected and potential development sites.

**Archaeological Resources:**

- Submit the proposed project to LPC for its review and determination regarding archaeological sensitivity;
- 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 action and any resulting potential archaeological impacts.

## TASK 8. URBAN DESIGN/VISUAL RESOURCES

This chapter will assess urban design patterns and visual resources of the study area, and the effects on these of the proposed action. 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 action 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. 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 the proposed action. 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 action 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 ½-mile land use study area. 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. A detailed screening analysis will be presented in the EIS identifying whether the proposed action would result in significant impacts to natural resources, and if warranted, detailed analysis will be provided.

## 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. The proposed action would result in new residential development in areas currently zoned for manufacturing, and therefore have the potential to result in significant hazardous materials impacts.

A preliminary screening assessment 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. Additionally, information from the LPC website and the Guide to New York City Landmarks will be reviewed for the subject sites.

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.

[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

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

The study area is not within the City's coastal zone. Therefore, this chapter will include a map showing that the rezoning area is outside the boundaries of the coastal zone and a statement to that effect.

## 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 action 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 action 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 conditions without the action, and the effects on the system will be described;
- Water demand for the projected developments induced by the proposed action 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 identified Water Pollution Control Plant (WPCP) serving 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;

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required mitigation needed to ensure the protection of public health and the environment prior to construction of the site.

- Discuss recent problems with combined sewer overflows and back-ups during storm events;
- Discuss any expected changes in sewer conditions to occur in the future without the proposed action;
- Information on sanitary sewage and stormwater generation will be compiled for the projected developments induced by the proposed action based on water usage estimates. The adequacy of sewer systems to meet demand generated by the projected developments induced by the proposed action 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 action 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 no-action solid waste generation;
- Forecast solid waste generation by the projected developments induced by the proposed action 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 action, 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.

### *TASK 16A. TRAFFIC*

Based on preliminary estimates, including the credits that can be applied from land uses in the future without the proposed action conditions to be replaced in the proposed project area, the proposed action is expected to generate an aggregate of more than 50 additional (net) vehicular trips in the weekday AM, midday, PM, and Saturday midday peak hours. As the aggregate net vehicle trips would trigger the 50 vehicle per hour (vph) CEQR threshold for detailed analysis in

the weekday AM, midday, PM, and Saturday midday peak periods, the EIS will analyze all four peak periods. Moreover, the projected development sites would be spread out over a large geographic area, and the proposed action would result in changing traffic patterns in the study area.

The EIS will provide a detailed traffic analysis for the weekday AM, midday, PM, and Saturday midday peak hours, focusing on those intersections handling the highest concentrations of action-generated demand. Based on the preliminary travel demand forecast made for the proposed action, it is anticipated that up to approximately 54 intersections would be analyzed in detail for potential traffic impacts (see Figure 11), however, based on travel demand forecasts and assignments, the number of intersections analyzed could be adjusted as warranted. The EIS will:

- Define a traffic study area consisting of intersections to be analyzed within the proposed action area (i.e., the primary traffic study area) and along major routes leading to and from the area, i.e., the secondary traffic study area;
- Conduct traffic counts at traffic analysis locations via a mix of automatic traffic recorder (ATR) machine counts and manual intersection turning movement counts. ATRs will provide 24-hour traffic volumes for a full week at selected arterial locations. Traffic counts will be conducted during the AM, midday, and PM peak periods on a typical weekday(s), as well as a Saturday peak hour analysis. Collect traffic data at major existing sites likely to be displaced by the proposed action. Where applicable, compile available information from both the recent and current studies of the area;
- Conduct travel speed and delay runs and vehicle classification counts along key routes in the study area as support data for air quality and noise analyses. These speed-and-delay runs and vehicle classification counts will be conducted in conjunction with the traffic volume counts;
- Inventory physical data at each of the analysis intersections needed for capacity analyses, including street widths, number of traffic lanes and lane widths, pavement markings, turn prohibitions, typical parking regulations, and NYCDOT signal phasing and timing data;
- Determine existing traffic operating characteristics at each analysis intersection including capacities, volume-to-capacity (v/c) ratios, average vehicle delays, and levels of service (LOS) per traffic movement, per intersection approach, and per overall intersection. *2000 Highway Capacity Manual* procedures will be used. Allowances for any on-going construction or temporary road closures will be made;
- Based on available sources, U.S. Census data, and standard references, estimate the travel demand characteristics of the existing/future without the proposed action uses on the projected development sites as well as the planned developments at other sites in the study area. This will include daily and hourly person trips, and a modal distribution to estimate trips by auto, taxi, and other modes (refer to discussion of transit and pedestrians for more discussion of other modes). A truck trip generation will be also be conducted. Any changes to the roadway system will also be included in the future without the proposed action condition;
- Compute the future traffic volumes without the proposed action based on an approved background traffic growth rate (one percent per year) for the study area and the volume

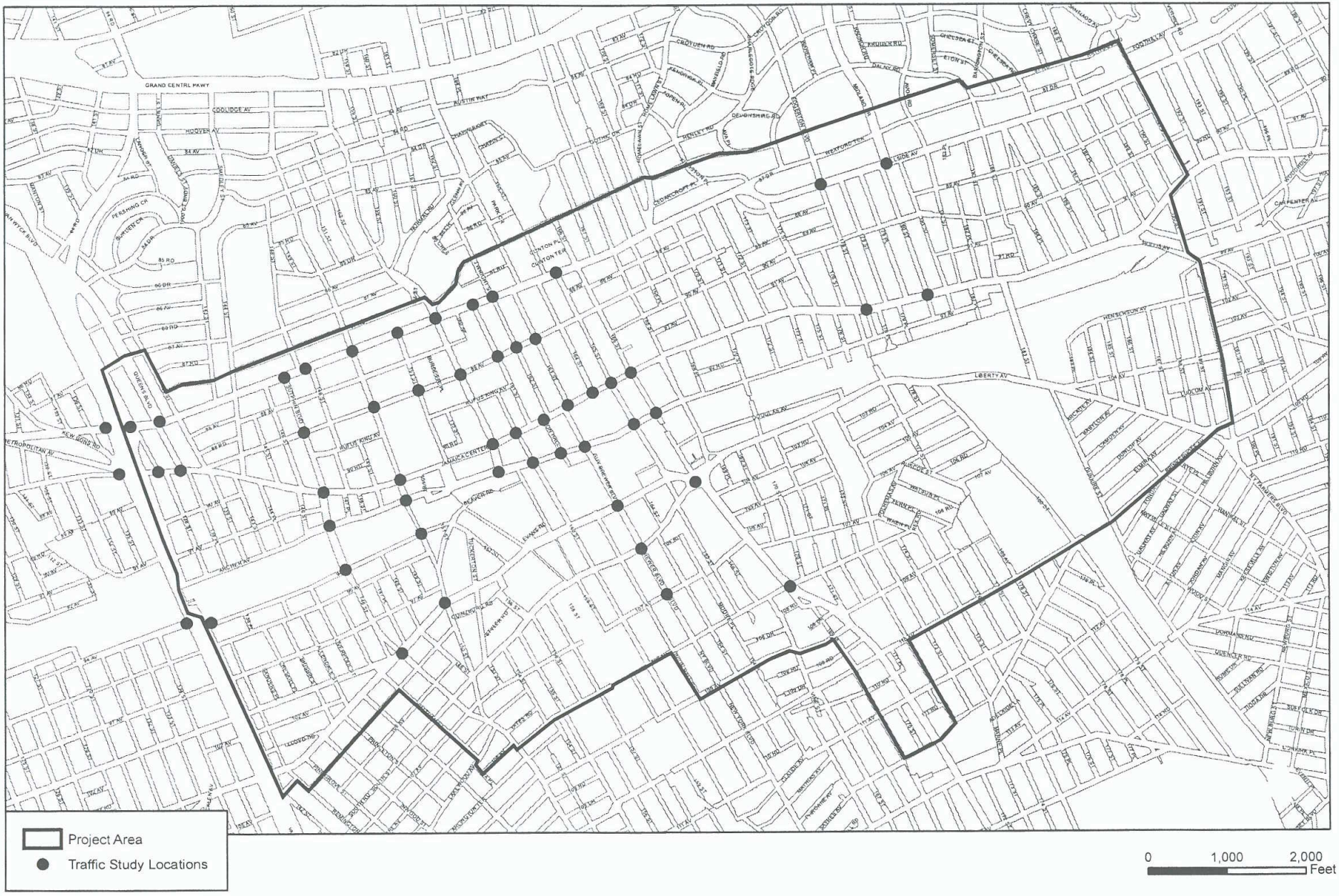
of traffic expected to be generated for significant development projects anticipated to be in place by the proposed analysis year for the proposed action. Intersection volume-to-capacity (v/c) ratios, delays, and LOS will also be determined;

- Using the same transportation planning assumptions as for the future without the proposed action conditions, estimate the travel demand characteristics of the projected developments associated with the proposed action and for the net change in uses as defined in the proposed action development scenario;
- Determine the volume of vehicle traffic expected to be generated by the proposed action, assign that volume of traffic in each analysis period to the approach and departure routes likely to be used, and prepare traffic volume networks for the future with and the future without the proposed action condition for each analysis period. It is assumed that this traffic assignment process will be completed for the projected development sites in the study area;
- Determine the resulting v/c ratios, delays, and LOS for the future with and the future without the proposed action condition, and identify significant traffic impacts in accordance with *CEQR Technical Manual* criteria;
- Identify and evaluate traffic improvements needed to mitigate significant traffic impacts. The mitigation analysis will frame the full set of measures required in the EIS development scenario built by 2015; and
- Construction period traffic impacts will be assessed qualitatively by considering any losses in lanes, walkways, and other above and below grade transportation services, and increases in vehicles from construction workers, and potential temporary impacts to these transportation systems will be assessed. The effect of the development construction when roadway and bridge construction is planned by DOT, the New York State Department of Transportation (NYSDOT), and DOT (Bridges) in the primary and secondary study areas will also be considered.

*TASK 16B. PARKING*

The parking studies will focus on the amount of parking to be provided as part of the projected developments envisioned in the RWCDS (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 action. Area wide parking inventories will also be conducted in an area with a moderate/high concentration of projected development 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 action will also be considered. As per CEQR guidelines, the parking study area will extend approximately a ¼-mile from the boundaries of the area affected by the proposed action. The EIS will:

- Conduct an inventory of the public parking lots and garages in the study area, noting their locations, capacities, and peak weekday AM, midday and overnight utilization levels. Conduct an inventory of the number of legal on-street parking spaces within the proposed project area and their general utilization levels on a typical weekday. This information will be used as the basis for determining the ability of existing parking resources to accommodate increased demands in the future;




Traffic Study Locations
Figure 11

- Describe on-street parking regulations for the study area;
- Project future parking availability based on an annual background growth rate of one (1) percent per year. Any existing parking facilities expected to be removed or relocated or other changes to parking conditions in the future as a result of the proposed action will be factored into this assessment; and
- Develop parking accumulation profiles for the projected development sites expected to occur as a result of the proposed action by the analysis year of 2015. 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 in each area to accommodate that excess demand.

## TASK 17. TRANSIT AND PEDESTRIANS

The proposed action is expected to generate a net increase of more than 200 subway and bus trips, the *CEQR Technical Manual* threshold for detailed transit analysis, in the weekday AM and PM peak hours. Subway and bus modes will be examined to determine existing, future without the proposed action, and the future with the proposed action conditions. The subway analyses will focus on four stations; the bus studies will evaluate local and express bus service within the proposed project area.

A substantial amount of new pedestrian trips are expected to be generated by the proposed action, and pedestrian analyses will be provided in the EIS. Pedestrian studies will focus on the areas immediately surrounding each major projected development site and along pedestrian paths leading to area subway and bus stations. In addition, an assessment of vehicular and pedestrian safety issues associated with projected community facilities will also be provided as part of the pedestrian analyses for the proposed action.

Pedestrian and subway station counts will be conducted at six subway stations in the study area—four on the F line along Hillside Avenue; and two stations on the E, J and Z lines along Archer Avenue—with 11 fare control areas (FCAs). The data will be collected during two peak periods, 7 to 9 AM and 4:30 to 7 PM. All station elements (turnstiles, gates, stairways, escalators and elevators) will be counted and recorded in 15-minute segments. (If using low turnstiles meters to collect in/out volumes, the first recorded data should be at the start of the count and every 15 minutes after that, until the end of the data collection periods).

### Station Descriptions

**Sutphin Blvd. Station** (Hillside Avenue) on the F line. Two FCAs at 144th Street and Sutphin Blvd:

| **144th Street FCA** | **Sutphin Blvd FCA** (two fare control lines) |
|---|---|
| 2 entry/exit high turnstiles | 5 low turnstiles |
| 2 exit only high turnstiles | Agent controlled gate |
| 2 stairs from street to FCA | 1 entry/exit high turnstiles |
| | 1 exit only high turnstiles |
| | 2nd control line - 1 exit only high turnstiles |
| | 3 stairs from street to FCA |

**Parsons Blvd. Station** (Hillside Avenue) on the F line. Two FCAs at 153rd Street and Parsons Blvd:

| **153rd Street FCA** | **Parsons Blvd. FCA** |
|---|---|
| 2 entry/exit high turnstiles | 7 low turnstiles |
| 1 exit only high turnstiles | Agent controlled gate |
| 3 stairs from street to FCA | 3 stairs from street to FCA" |
| | Underground passageway in the non-fare area, connecting the two |
| | FCAs, one count location of the number of people using this passageway is required |

**169th Street Station** (Hillside Avenue) on the 'F' line. Two FCA's at 168th and 169th streets:

| **168th Street FCA** | **169th Street FCA** |
|---|---|
| 6 low turnstiles | 4 low turnstiles |
| Agent controlled gate | Agent controlled gate |
| 2 entry/exit high turnstiles | 2nd control line |
| 2 exit only high turnstiles | 4 low turnstiles |
| 4 stairs from street to FCA | Agent controlled gate |
| | 4 stairs from street to FCA |

**Jamaica/179th Street Station** (Hillside Avenue) on the F line. Two FCAs at 179th Street and 180th Street/Midland Parkway:

| **179th Street FCA** | **180th Street/Midland Parkway FCA *** |
|---|---|
| 8 low turnstiles | 12 low turnstiles |
| Agent controlled gate | Agent controlled gate |
| 2 entry/exit high turnstiles | 2nd control line - 2 exit only high turnstiles |
| 2nd control line - 2 exit | 8 stairs from street to FCA |
| only high turnstiles | * Currently, MTA-NYCT has this FCA under construction |
| 6 stairs from street to FCA | to install an elevator from the street level to FCA. At this time one stairway (not included in the stairway count) is closed |

**Sutphin Blvd./Archer Avenue Station** on the E, J, and Z lines. One FCA at this station:

7 low turnstiles
Agent controlled gate
4 entry/exit high turnstiles
4 stairs from street to FCA
2 escalators from street to FCA
3 elevators from street to FCA

**Jamaica Center Parsons/Archer Avenue Station** on the E, J, and Z lines. Two FCAs at 153rd Street and Parsons Blvd:

| **153rd Street FCA** | **Parsons Blvd. FCA** |
|---|---|
| 5 low turnstiles | 9 low turnstiles |

| | |
|---|---|
| Agent controlled gate<br>4 entry/exit high turnstiles<br>2nd control area located near stairway (S4/S6) northeast corner of 153rd Street<br>2 entry/exit high turnstiles<br>1 exit only high turnstiles<br>3 stairs from street to FCA<br>1 escalator from street to FCA | Agent controlled gate<br>2 stairs from street to FCA<br>2 escalators from street to FCA<br>1 elevator from street to FCA |

The EIS will also:

- Perform a line haul analysis for subway lines F, E, J, and Z;
- Determine the existing capacities and LOS along or through critical elements of these four stations according to *CEQR Technical Manual* and/or New York City Transit (NYCT) design criteria;
- Determine future with and without the proposed action volumes at these analysis locations using background ridership growth rates of one (1) percent per year for the stations and action-generated subway riders. Significant impacts will be identified and mitigation measures identified where necessary in coordination with NYCT;
- Identify the local and express bus routes serving the area detailing existing, future with and without the proposed action (i.e., bus load levels) for routes expected to attract demand from the projected development sites. The bus lines to be analyzed include:
    - New York City Transit Lines: Q1, Q2, Q3, Q4, Q5, Q17, Q20A, Q20B, Q24, Q30, Q31, Q36, Q42, Q43, Q44, Q54, Q56, Q75, Q76, Q77, Q83, Q84, Q85, X32, X63, X64, X68;
    - Green Bus Lines, Inc.: Q6, Q8, Q9, Q9A, Q40, Q41, Q60;
    - Jamaica Buses, Inc.: Q110, Q111, Q112, Q113;
    - Queens Surface Corporation Lines: Q25, Q34, Q65; and
    - Long Island Bus Lines: N1, N2, N3, N4, N6, N22, N22A, N24, N26.

  Mitigation needs will be identified and improvements or increases in service will be suggested, as appropriate; and
- Conduct and analyze pedestrian counts at critical locations in the study area. Adjoining sidewalks will be evaluated adjacent to major projected development sites. Sidewalks, crosswalks, and corners will be analyzed on selected pedestrian paths leading to area subway and bus stations where concentrations of new project demand are expected. Also assess vehicular and pedestrian safety issues associated with proposed community facilities, focusing on those sidewalks and crosswalks adjacent to the site.

## TASK 18. AIR QUALITY

The proposed action would generate traffic, thus requiring an assessment of mobile sources to estimate the potential air quality impacts. In addition, the proposed action 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*

The specific work program for the mobile source (traffic-related) air quality studies is as follows:

- Update existing air quality data. Collect and summarize existing ambient air quality data for the study area;
- Determine receptor locations for the carbon monoxide 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 six intersections with the greatest increases in traffic will be analyzed for potential impacts. However, if warranted, more intersections will be included in the analysis. Based on a preliminary review of the study area roadway configuration and traffic patterns, the following corridors are expected to be analyzed for mobile source air quality:
  - 2 to 3 intersections along Hillside Avenue corridor between the Van Wyck Expressway on the west and 188th Street on the east;
  - 2 to 3 intersections along the Jamaica Avenue corridor between the Van Wyck Expressway on the west and 188th Street on the east; and
  - 2 to 3 intersections in the Jamaica Center area (e.g., along Sutphin Boulevard on the west, 150th Street on the east, and Liberty Avenue on the south).

  Final selection of specific intersections for analysis will depend on the baseline and 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 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 MOBILE6 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 conditions, the future without the proposed action, and the future with the proposed action. 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 action 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 action 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 14, 2004. 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 action.

*STATIONARY SOURCE ANALYSES*

*HVAC Boiler Analysis*

There will be an analysis of the potential for the emissions from the heating, ventilation and A/C systems (HVAC) of the proposed action development sites to significantly impact existing land uses or to significantly impact any of the other development sites. A stationary source analysis will be conducted as follows:

- Three criteria pollutants will be considered: $NO_2$, $PM_{10}$, and $SO_2$;
- 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 and a cumulative (or cluster) analysis. The analysis will be performed in accordance with the methods presented in Section 322 of the *CEQR Technical Manual*;
- In the event of predicted exceedances, a detailed dispersion modeling analysis with ISC will be performed. The estimated short-term and annual pollutant concentrations of the criteria pollutants 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 at any of the areas that will be rezoned to permit residential uses; and
- Estimates will be made using the EPA's Industrial Source Complex (ISC3) refined dispersion model for each of the pollutants 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.

*Industrial Sources*

An industrial analysis will be conducted as follows:

- In accordance with the *CEQR Technical Manual*, emissions from industrial/manufacturing or commercial facilities located within 400 feet of the boundaries of the proposed rezoning area and any proposed new residential and commercial sites (i.e., the air quality study area) will be considered;
- The *CEQR Technical Manual* also requires the consideration of large emission sources, including waste transfer stations and concrete 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 also 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. In this event, no analysis would be conducted for these facilities;

- Estimates will be made using the EPA's Industrial Source Complex (ISC3) refined 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; and
- 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 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 mobile and stationary sources. As the proposed action would place sensitive receptors in a manufacturing zone, the future vehicular traffic-induced dBA noise levels in $L_{10(1)}$ would be compared to the values contained in the Noise Exposure Guidelines for residential land uses (*CEQR Technical Manual* Table 3R-3). As the RWCDS includes public open space, the open space will be included as a sensitive receptor for noise analysis purposes. In addition, high ambient noise levels may affect the new sensitive uses introduced by the proposed action. The noise analysis will contain the following:

- Changes in traffic noise levels with the proposed action;
- 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 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) + $10_{Log}$ (Future PCE/Existing PCE)).

The *CEQR Technical Manual* recommended [= $L_{10}$] descriptor will be used to characterize noise in the analysis.

*Tasks:*

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

- Site Selection: 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. As with air quality, based on a preliminary review of the study area roadway configuration and traffic patterns, the following corridors are expected to be analyzed for mobile source noise:
  - 2 to 3 intersections along Hillside Avenue corridor between the Van Wyck Expressway on the west and 188th Street on the east;
  - 2 to 3 intersections along the Jamaica Avenue corridor between the Van Wyck Expressway on the west and 188th Street on the east (this would include a site in the Kings Park); and
  - 2-3 intersections in the Jamaica Center area (e.g., along Sutphin Boulevard on the west, 150th Street on the east, and Liberty Avenue on the south).

  Final selection of specific locations for analysis will depend on the baseline and No Action traffic conditions along with the vehicular trip generation and distribution under the proposed action. It is expected that up to 15 intersections would be analyzed for mobile source noise.

  In addition, up to 20 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 and would include:
  - Residential development sites in the vicinity of the Jamaica Train Station;
  - Residential development sites in the vicinity of the AirTrain structure;
  - Residential development sites along the corridor of the Long Island Railroad; and
  - Residential sites near manufacturing zones that would remain in place.
- 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 and nighttime hours. The proposed action is 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 action would have the potential for significant impacts due to action-generated traffic, and sites that are used to determine the building attenuation to comply with noise regulations;

- Analysis Year Noise Level Estimates: 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 the future no-action and future with action noise levels;
- 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;
- Analysis Year Noise Impacts: Noise impacts will be determined by comparing future with action project noise levels with future no-action noise levels following the CEQR methodology. Also, since the proposed action 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; and
- Noise Abatement Analysis: 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 action, 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 action 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 action would be gradual, taking place over a 10-year period (analysis year 2015), 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 ground water 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 proposed action 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 examine development options that would tend to reduce action-related impacts. The alternatives are usually defined when the full extent of the proposed action's impacts are identified, but at this time it is anticipated that they will include the following:

- The "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;
- A No Impact Alternative;
- A lesser density alternative; and
- Other alternatives that may be considered as the EIS process moves forward.

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 23. SUMMARY EIS CHAPTERS

In accordance with CEQR guidelines, the EIS will include the following three summary chapters, where appropriate to the proposed action:

- Unavoidable Adverse Impacts—which summarizes any significant adverse impacts that are unavoidable if the proposed action 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 24. 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 action. ✷

# APPENDIX A

Proposed Zoning Text Amendment Establishing the Special Downtown Jamaica District

**Proposed Zoning Text Amendment Establishing the Special Downtown Jamaica District**
**September 30, 2005**

Matter in Graytone or Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;`
* * * indicate where unchanged text appears in the Zoning Resolution
#29

**11-12**
**Establishment of Districts**

* * *

**Establishment of the Special Downtown Brooklyn District**

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

**Establishment of the Special Downtown Jamaica District**

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 5, the #Special Downtown Jamaica District# is hereby established.

* * *

**12-10**
**Definitions**

* * *

**Special Downtown Brooklyn District**

* * *

**Special Downtown Jamaica District**

The "Special Downtown Jamaica District" is a Special Purpose District designated with the letters "DJ" in which regulations set forth in Article XI, Chapter 5, apply. The #Special Downtown Jamaica District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.

* * *

**14-44**
**Special Zoning Districts Where Certain Sidewalk Cafes are Permitted**

* * *

| The Bronx | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|---|---|---|
| City Island District | No | Yes |

| Queens | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|---|---|---|
| Downtown Jamaica District | No | Yes |

| Staten Island | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|---|---|---|
| South Richmond Development District | Yes | Yes |

* * *

**15-011**
**Applicability within Special Districts**

The provisions of this Chapter shall apply in any #Special Mixed Use District# as modified by Article XII, Chapter 3 (Special Mixed Use District).

The provisions of this Chapter shall apply in the #Special Downtown Jamaica District# as modified by Article XI, Chapter 5 (Special Downtown Jamaica District).

* * *

**23-011**
**Quality Housing Program**

* * *

(c) The Quality Housing Program shall not apply to:

(1) Article VII, Chapter 8 (Large Scale Residential Developments);

(2) Special Purpose Districts, except the following:

* * *

(vii) the #Special Long Island City Mixed Use District#; ~~and~~

(viii) the #Special Downtown Brooklyn District#; ~~or~~ and

(ix) the #Special Downtown Jamaica District#; or

* * *

**73-16**
**Public Transit, Railroad or Electric Utility Substations**

In all #Residence Districts# or #Commercial Districts#, and in M1 Districts in the #Special Downtown Jamaica District#, the Board of Standard and Appeals may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not more than 40,000 square feet, and in the case of electric utility substations to a site of not less than 10,000 square feet, provided that the following findings are made:

* * *

**74-61**
**Public Transit, Railroad or Electric Utility Substations**

In all #Residence# and #Commercial Districts#, and in M1 Districts in the #Special Downtown Jamaica District#, the City Planning Commission may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each

case to a site of not less than 40,000 square feet nor more than 10 acres, provided that the following findings are made:

* * *

*Note: No underlining in Article XI, Chapter 5 - all text is new*

**Article XI - Special Purpose Districts**

**Chapter 5**
**Special Downtown Jamaica District**

**115-00**
**GENERAL PURPOSES**

The "Special Downtown Jamaica District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Jamaica community. These general goals include, among others, the following specific purposes:

(a) to strengthen the business core of Downtown Jamaica by improving the working and living environments;

(b) to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;

(c) to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;

(d) to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;

(e) to improve the quality of new development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;

(f) to encourage the design of new development that is in character with the area;

(g) to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and

(h) to promote the most desirable use of land and thus conserve

and enhance the value of land and buildings, and thereby protect the City's tax revenues.

**115-01**
**General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of the #Special Downtown Jamaica District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Downtown Jamaica District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**115-02**
**District Plan and Maps**

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

| | |
|---|---|
| Map 1 | Special Downtown Jamaica District |
| Map 2 | Ground Floor Use and Transparency and Curb Cut Restrictions |
| Map 3 | Street Wall Location |
| Map 4 | Street Wall Height |
| Map 5 | Maximum Building Height |
| Map 6 | Sidewalk Widening |

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

**115-10**
**SPECIAL USE REGULATIONS**

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section. In the underlying C6-4 District, the #use# regulations of Use Group 11B are modified in Section 115-

12. Special ground floor #use# and transparency regulations shall apply in the underlying C6 Districts pursuant to Sections 115-13 and 115-14. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11, and the #use# regulations of the underlying M1-4 District, including Use Groups 3, 4, 6, 10, 16, 17 and 18, are modified as indicated in Section 115-15.

**115-11**
**Public Parking Garages**

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-512 (In other Districts).

**115-12**
**Use Group 11B in C6-4 Districts**

In C6-4 Districts in the #Special Downtown Jamaica District#, the provisions of Section 32-20 (Use Group 11), paragraph B. (Wholesale or Similar Establishments), shall be modified to allow wholesale establishments with no limitation on #accessory# storage.

**115-13**
**Ground Floor Use, Frontage and Major Building Entrance Regulations in C6 Districts**

On designated #streets#, as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, the special ground floor #use#, frontage and major building entrance regulations of this Section shall apply to any #building or other structure# fronting on such #streets#.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line#, shall be limited to #community facility uses# without sleeping accommodations, as listed in Section 115-15 (Modification of Use

Regulations in M1-4 Districts), and #uses# listed in Use Groups 5, 6A, 6B, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations.

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a building entrance recess exceed, in total, 30 feet or 50 percent of the building's total #street# frontage, whichever is less.

Any #development# or any #enlarged# portion of a #building# located on a #zoning lot# with frontage on such designated #street# shall provide a major building entrance onto such #street#.

**115-14**
**Transparency Requirement in C6 Districts**

For any #development#, or for the #enlarged# portion of a #building#, on designated #streets# as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, each ground floor #street wall# shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk.

**115-15**
**Modification of Use Regulations in M1-4 Districts**

The #use# regulations of the underlying M1-4 District shall apply, except as modified as follows:

**Use Groups 3A and 4A**

The following #community facility uses# as listed in Sections 22-13 (Use Group 3) and 22-14 (Use Group 4) shall be permitted as-of-right provided that such #uses# are without sleeping accommodations:

From Use Group 3A:

> College or universities, including professional schools but excluding business colleges or trade schools

Libraries, museums or non-commercial art galleries, without limitation

#Schools#;

From Use Group 4A:

Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments# or ophthalmic dispensing

Clubs, except:

(a) clubs, the chief activity of which is a service predominantly carried on as a business;

(b) non-commercial outdoor swimming pool clubs;

(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or

(d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 (DEFINITIONS)

Community centers or settlement houses

Rectories and parish houses

Non-commercial recreation centers

Philanthropic or non-profit institutions, without limitation on central office functions

Seminaries

Welfare centers

**Use Groups 6 and 10**

All #uses# listed in Sections 32-15 (Use Group 6) and 32-19 (Use Group 10), shall be permitted and shall not be subject to the limitations specified in Section 42-12 (Use Groups 3A, 6A, 6B,6D,6F,7B,7C,7D,7E,8,9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14, and 16).

**Use Groups 16, 17 and 18**

The following #uses# from Sections 32-25 (Use Group 16), 42-14 (Use Group 17) and 42-15 (Use Group 18) shall be permitted, provided that such #uses# are in completely enclosed #buildings#, except as specifically modified in this Section:

From Use Group 16A (Retail or Service Establishments):

Animal hospitals or kennels

Automobile, motorcycle, trailer or boat sales

Building materials sales, limited to 10,000 square feet of #lot area# per establishment

Carpentry, custom woodworking or custom furniture making shops

Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments

Fuel, ice, oil, coal or wood sales, limited to 5,000 square feet of #lot area# per establishment

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Machinery rental or sales establishments

Mirror silvering or glass cutting shops

Motorcycle or motor scooter rental establishments

Sign painting shops, with no limitation on #floor area# per establishment

Silver plating shops, custom

Soldering or welding shops

Tool, die or pattern making establishments, or similar small machine shops

Trade schools for adults

From Use Group 16B (Automotive Service Establishments):

#Automotive service stations#, open or enclosed, provided that facilities for lubrication, minor repairs or washing are permitted only if located within a #completely enclosed building#

From Use Group 16C (Vehicle Storage Establishments):

Commercial or public utility vehicle storage, including #accessory# motor fuel pumps

From Use Group 16D (Heavy Service, Wholesale, or Storage Establishments):

Carpet cleaning establishments

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment

Laundries, with no limitation on type of operation

Linen, towel or diaper supply establishments

Moving or storage offices, with no limitation as to storage or #floor area# per establishment

Packing or crating establishments

Photographic developing or printing with no limitation on #floor area# per establishment

Warehouses

Wholesale establishments, with no limitation on #accessory# storage

From Use Group 17A (Service or Wholesale Establishments):

Building materials or contractors' yards, including sales, storage, or handling of building materials, with no limitation on #lot area# per establishment, except that lumber yards shall be limited to 20,000 square feet of #lot area# per establishment

Produce or meat markets, wholesale

From Use Group 17B (Manufacturing Establishments):

Advertising displays

Aircraft, including parts

Apparel or other textile products from textiles or other materials, including hat bodies, or similar products

Beverages, non-alcoholic

Bottling work, for all beverages

Brushes or brooms

Cameras or other photographic equipment, except film

Canvas or canvas products

Carpets

Ceramic products, including pottery, small glazed tile, or similar products

Chemicals, compounding or packaging

Cork products

Cosmetics or toiletries

Cotton ginning, or cotton wadding or linters

Electrical appliances, including lighting fixtures, irons, fans, toasters, electric toys, or similar appliances

Electrical equipment assembly, including home radio or television receivers, home movie equipment, or similar products, but not including electrical machinery

Electrical supplies, including wire or cable assembly, switches, lamps, insulation, dry cell batteries, or similar supplies

Film, photographic

Food products, except slaughtering of meat or preparation of fish for packing

Fur goods, not including tanning or dyeing

Glass products from previously manufactured glass

Hair, felt or feather products, except washing, curing or dyeing

Hosiery

Ice, dry or natural

Ink or inked ribbon

Jute, hemp, sisal or oakum products

Laboratories, research, experimental or testing

Leather products, including shoes, machine belting, or similar products

Luggage

Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products

Machinery, miscellaneous, including washing machines, firearms, refrigerators, air-conditioning, commercial motion picture equipment, or similar products

Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, or similar products

Mattresses, including rebuilding or renovating

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing, heat treatment, or similar processes

Metal stamping or extrusion, including costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products

Motorcycles, including parts

Musical instruments, including pianos or organs

Novelty products

Optical equipment, clocks or similar precision instruments
Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers, or similar appliances

Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products

Perfumes or perfumed soaps, compounding only

Pharmaceutical products

Plastic products, including tableware, phonograph records, buttons, or similar products

Printing or publishing, with no limitation on #floor area# per establishment

Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, excluding manufacture of natural or synthetic rubber

Scenery construction

Shoddy

Silverware, plate or sterling

Soap or detergents, packaging only

Sporting or athletic equipment, including balls, baskets, cues, gloves, bats, racquets, rods, or similar products

Statuary, mannequins, figurines, or religious art goods, excluding foundry operations

Steel products, miscellaneous fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products

Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread or cordage

Tobacco, including curing or tobacco products

Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks, non-ferrous metal castings, plumbing appliances, or similar products

Toys

Umbrellas

Upholstering, bulk, excluding upholstering shops dealing directly with consumers

Vehicles, children's, including bicycles, scooters, wagons, baby carriages, or similar vehicles

Venetian blinds, window shades, or awnings, with no limitation on production or on #floor area# per establishment

Wax products

Wood products, including furniture, boxes, crates, baskets, pencils, cooperage works, or similar products

From Use Group 17C (Miscellaneous #Uses#):

Public transit, railroad or electric utility substations, open or enclosed, subject to the special permit provisions of Section 73-16 (Public Transit, Railroad or Electric Utility Substations) or 74-61 (Public Transit, Railroad or Electric Utility Substations)

Railroads, including rights-of-way, freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations

From Use Group 18:

Breweries, limited to 10,000 square feet of #floor area# per establishment

#Uses accessory# to the preceding listed #uses#

**115-20**
**SPECIAL BULK REGULATIONS**

**115-21**
**Floor Area Ratio, Open Space and Lot Coverage**

In C6-2 and C6-3 Districts, the underlying #floor area ratio# and #open space# provisions shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #residential uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts. No #floor area# bonuses shall be permitted.

In C6-4 Districts, the underlying #floor area ratio# provisions, including #floor area# bonus provisions, shall apply to #residential# and #community facility uses#. For #commercial uses#, the maximum #floor area ratio# shall be 12.0, and no #floor area# bonuses shall apply.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

In C6-2, C6-3 and C6-4 Districts, for #residential buildings# or the #residential# portion of a #mixed building#, the maximum #lot coverage# shall be 80 percent on a #corner lot# and 70 percent on an #interior# or #through lot#. However, no #lot coverage# provisions shall apply to any #zoning lot# comprising an entire #block# or to any #zoning lot# comprising a #corner lot# of 5,000 square feet or less.

**115-22**
**Height and Setback Regulations**

The underlying height and setback regulations shall apply except as set forth in this Section.

The regulations of Section 33-42(Permitted Obstructions) shall apply in the #Special Downtown Jamaica District# as modified in Section 115-221.

All other height and setback regulations of the underlying C6 Districts shall not apply. In lieu thereof, the special #street wall# location, height and setback and maximum #building# height regulations of Sections 115-222 through 115-224 shall apply.

**115-221**
**Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane# provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

**115-222**
**Street wall location in C6 Districts**

Map 3 (Street Wall Location), in the Appendix to this Chapter, specifies locations in the underlying C6-2, C6-3 and C6-4 Districts where the special #street wall# location regulations of this Section apply.

Where #street walls# are specified on Map 3, the #street wall# shall extend from the nearest corner for the length specified on the map.

For those #zoning lots# subject to the sidewalk widening requirements of Section 115-23, the inner boundary of the sidewalk widening shall be considered the #street line#.

The #street wall# shall be located on the #street line# and extend along the #street# frontage as specified on Map 3 up to at least the applicable minimum base height, as measured from the #base plane# or the height of the #building#, whichever is less. Such minimum base height is specified on Map 4 (Street Wall Height) in the Appendix to this Chapter. To allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and lines parallel to and 15 feet from such #street lines#.

However, where mandatory corner articulation is specified on Map 3, the #building# shall occupy not less than 50 percent and not more than 75 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines#.

Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet above the #base plane#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in this Section.

Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet, without regard to the #street wall# location requirements of this Section.

**115-223**
**Street wall height in C6 Districts**

In C6-2, C6-3 and C6-4 Districts, the maximum height of a #building or other structure# before setback shall be 85 feet above the #base plane#. Any portion of a #building# that exceeds such maximum height shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

However, in the locations indicated on Maps 4A and 4B (Street Wall Height) in the Appendix to this Chapter, wherever #street

walls# are required pursuant to Section 115-222 (Street Wall Location), such #street wall# shall rise without setback to the minimum height of 40 feet above the #base plane# or the height of the #building#, whichever is less.

The maximum #street wall# height before setback for the locations specified on Map 4A shall be 60 feet. Any portion of a #building# that exceeds such maximum #street wall# height shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

There shall be no maximum #street wall# height for the locations specified on Map 4B. In such locations, no setbacks are required above the minimum #street wall# height.

**115-224**
**Maximum building height in C6 districts**

In C6 Districts, no #building or other structure# shall exceed a height of 250 feet above the #base plane#, except that the maximum #building# height regulation of this Section shall not apply to the locations specified on Map 5 in the Appendix to this Chapter.

**115-23**
**Sidewalk Widening**

A sidewalk widening is a continuous, paved open area along the #front lot line# of a #zoning lot# at the same elevation as the adjoining sidewalk and directly accessible to the public at all times.

The sidewalk widening provisions of this Section shall apply to all #developments#. Map 6 (Sidewalk Widening), in the Appendix to this Chapter, specifies locations and depths of mandatory sidewalk widenings.

The depth of such sidewalk widening, as indicated on Map 6, shall be measured from and perpendicular to the #street line#. Such sidewalk widening shall be contiguous along its entire length to the sidewalk. A sidewalk widening shall have a depth sufficient to create a total sidewalk depth of either 15 or 20 feet, as applicable, as specified in the locations indicated on Map 6. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All sidewalk widenings shall be improved as sidewalks to Department of Transportation standards.

Mandatory sidewalk widenings of 15 feet or more must provide lighting in accordance with the requirements of paragraph (n) of Section 37-04 (Requirements for Urban Plazas), except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

Sidewalks with a mandatory widening and a total sidewalk depth of 20 feet or more must also provide seating. One linear foot of seating for every 150 square feet of mandatory sidewalk widening shall be provided. In addition, the provisions of Section 62-672 (Seating) shall apply.

**115-231**
**Tree planting requirements**

All new #development# located on the #streets# subject to the mandatory sidewalk widening requirements specified on Map 6 (Sidewalk Widening) in the Appendix to this Chapter, shall provide and maintain trees of not less than 2.5 inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot# at maximum intervals of 25 feet except where the Commissioner of Transportation determines that such tree planting would be infeasible.

Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation and the Department of Transportation.

**115-24**
**Residential Conversion**

In all #commercial districts# in the #Special Downtown Jamaica District#, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to January 1, 1977, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph(b). However, the conversion to #dwelling units# of non-#residential buildings# that meet all the requirements for new #residential development# of Article II

(Residence District Regulations) is exempt from the provisions of this Section.

#Uses# in #buildings# erected prior to January 1, 1977, containing both #residential# and non-#residential# #uses# shall not be subject to the provisions of Section 32-42 (Location within Building).

**115-30**
**SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

Within the #Special Downtown Jamaica District#, the off-street parking and loading regulations shall be modified as follows:

In M1-4, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section. However, for any #use# that is not allowed in a C4 District, the off-street parking requirements of the applicable underlying C6-2, C6-3, C6-4 or M1-4 District shall apply.

The provisions of Section 36-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified as follows: An #accessory group parking facility# may contain up to 300 off-street parking spaces.

The provisions of Section 36-21 (General Provisions) pertaining to accessory off-street parking spaces for commercial or community facility uses shall be modified as follows: #Uses# in Use Groups 6B (Offices), 10B (Wholesale Establishments) and 11B (Wholesale Establishments), with parking requirement category B1, shall be required to provide one parking space per 2,000 square feet of #floor area#.

The provisions of Section 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

**115-31**
**Location of Access to the Street**

Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter specifies locations where curb cuts shall be prohibited within the #Special Downtown Jamaica District#.

However, where permitted or required #accessory# off-street

parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations) shall not apply to the special location of access requirements of this Section.

**115-40**
**Special Permit to Modify Use or Bulk Regulations**

For any #development#, #enlargement#, alteration or change of #use# on a #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

(a) modification will aid in achieving the general purposes and intent of the Special District;

(b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for the programmatic requirements of the #development#;

(c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;

(d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and

(e) #development# or #enlargement# will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

APPENDIX

Map 1 - Special Downtown Jamaica District
Map 2 - Ground Floor Use and Transparency and Curb Cut Restrictions
Map 3 - Street Wall Location
Map 4 - Street Wall Height
Map 5 - Maximum Building Height
Map 6 - Sidewalk Widening

(END)