Appendix A
Project Description Supporting Documents

Appendix A-1

Reasonable Worst Case Development Scenario Analysis and Summary Table

Site Info				Existing Condition																						
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Vacant	Parking			
Site Number	Block	Lot	Lot Area	ZoneDist1	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF	Building Height	
1					**9965**	**15**	**0**	**0**	**0**	**2350**	**0**	**0**	**0**	**0**	**0**	**2350**	**0**	**0**	**0**	**0**	**0**	**0**	**12315**		
a	395	35	1573	R8A/C2-4	0				0							0				0			0	0	
b	395	36	1573	R8A/C2-4	0				0							0				0			0	0	
c	395	37	9758	R8A/C2-4	0				0							0				0			0		
e	395	30	2000	R8A/C2-4	2640	3			0	0						0				0			2640		
f	395	32	1680	R8A/C2-4	3675	6			0	525						525				0			4200		
g	395	33	1600	R8A/C2-4	1840	3			0	920						920				0			2760		
h	395	34	1574	R8A/C2-4	1810	3			0	905						905				0			2715		
2					21693	26	0	0	0	22203	0	1720	0	0	0	23923	0	0	0	0	0	0	45616		
a	934	1	2073	R8A/C2-4	2659	2			0	2661		0				2661				0			5320	34	
b	934	2	1213	R8A/C2-4	2400	4			0	0		0				0				0			2400	35	
c	934	3	1643	R8A/C2-4	3424	3			0	0		0				0				0			3424	35	
d	934	4	1643	R8A/C2-4	2800	3			0	0		0				0				0			2800	34	
e	934	5	1643	R8A/C2-4	1400	2			0	700		1720				2420				0			3820	35	
f	934	6	1643	R8A/C2-4	2100	2			0	1400		0				1400				0			3500	35	
g	934	7	4930	R8A/C2-4	0	0			0	9800		0				9800				0			9800	30	
h	934	10	1643	R8A/C2-4	4030	7			0	1642		0				1642				0			5672	46	
i	934	12	4000	R8A/C2-4	0	0			0	6000		0				6000				0			6000	29	
j	934	74	2000	R8A/C2-4	2880	3			0	0		0				0				0			2880	38	
3					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
a	399	39	1500	R6					0							0				0			0	0	
b	399	41	6000	R6					0							0				0			0	0	
4					1300	1	0	0	0	0	0	0	1500	0	0	1500	0	0	0	0	0	0	2800		
a	399	58	2500	M1-2	1300	1			0							0				0			1300	26	
b	399	59	2500	M1-2					0				750			750				0			750	15	
c	399	60	2500	M1-2					0				750			750				0			750	12	
5					1324	3	0	0	0	0	0	0	0	0	0	0	0	0	5576	5576	0	0	6900		
a	405	13	2500	M1-2	524	2			0							0			988	988			1512	22	
b	405	14	2500	M1-2	800	1			0							0			2088	2088			2888	24	
c	405	15	2500	M1-2					0							0			2500	2500			2500	15	
d	405	16	7500	M1-2					0							0				0			0	0	
6					0	0	0	0	0	0	0	0	0	0	0	0	0	0	3900	3900	0	0	3900		
a	405	63	2500	M1-2					0							0				0			0	0	
b	405	64	2500	M1-2					0							0				0			0	0	
c	405	12	4000	M1-2					0							0			3900	3900			3900	14	
7					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99500	0	99500		
aa	405	27	7500	M1-2					0							0				0	7500		7500	20	
ac	405	27	8625	M1-2					0							0				0	8625		8625	20	
ab	405	27	19875	M1-2					0							0				0	83375		83375	53	
8					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
a	405	60	2500	M1-2					0							0				0			0	0	
9					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
a	407	8	2700	M1-2					0							0				0			0	0	
b	407	9	2700	M1-2					0							0				0			0	0	
10					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
a	407	12	2700	M1-2					0							0				0			0	0	
b	407	13	2700	M1-2					0							0				0			0	0	
11					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
a	411	12	2500	M1-2					0							0				0			0	0	
12					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24500		
a	412	1	10000	M1-2					0							0				0			10000	14	
ba	412	6	10000	M1-2					0							0				0			10000	33	
bb	412	6	4000	M1-2					0							0				0			2000	33	
c	412	15	6000	M1-2					0							0				0			0	0	
d	412	51	10000	M1-2					0							0				0			0	0	
e	412	50	2500	M1-2					0							0				0			2500	25	
13					0	0	0	0	0	14500	0	0	0	0	0	14500	13050	0	0	13050	0	0	27550		
a	412	18	2500	M1-2					0							0	4750			4750			4750	26	
b	412	19	2500	M1-2					0							0	5000			5000			5000	25	
c	412	20	2500	M1-2					0	5000						5000				0			5000	25	
d	412	45	6000	M1-2					0							0	3300			3300			3300	13	
e	412	48	7000	M1-2					0	9500						9500				0			9500	24	
14					0	0	0	0	0	0	0	0	0	54870	133	54870	0	0	0	0	0	0	54870		
a	413	1	2850	M1-2					0							0				0			0	0	
b	413	2	6650	M1-2					0							0				0			0	0	
c	413	7	11500	M1-2					0					54870	133	54870				0			54870	0	
15					0	0	0	0	0	0	0	0	0	0	0	0	22834	0	25700	48534	0	0	48534		
a	417	1	8578	M2-1					0							0				0			0	29	
b	417	10	18739	M2-1					0							0	22834			22834			22834	42	
c	417	14	7850	M2-1					0							0			7850	7850			7850	13	
d	417	21	24850	M2-1					0							0			17850	17850			17850	22	
16					0	0	0	0	0	0	0	0	12000	0	0	12000	0	0	0	0	0	0	12000		
a	420	19	12295	M1-2					0				12000			12000				0			12000	33	
17					12590	16	0	0	0	2510	0	743	0	0	0	3253	0	0	0	0	0	0	15843		
a	946	1	1043	R8A/C2-4	0	0			0	0		0				0				0			0	0	

Site Info				Existing Condition																						
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Vacant	Parking			
Site Number		Block	Lot	Lot Area	ZoneDist1	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF	Building Height
	b	946	3	1238	R8A/C2-4	2225	3			0	747		0				747				0			2972	43
	c	946	4	1238	R8A/C2-4	2229	3			0			743				743				0			2972	43
	d	946	5	1238	R8A/C2-4	2229	3			0	743		0				743				0			2972	43
	e	946	6	1238	R8A/C2-4	0	0			0	0		0				0				0			0	0
	f	946	7	1558	R8A/C2-4	2295	3			0	1020		0				1020				0			3315	44
	g	946	84	1609	R8A/C2-4	1992	2			0	0		0				0				0			1992	31
	h	946	85	710	R8A/C2-4	1620	2			0	0		0				0				0			1620	35
	i	946	101	906	R8A/C2-4	0	0			0	0		0				0				0			0	0
18						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11100	
	a	424	1	47500	M2-1					0							0				0			11100	22
	b	424	20	12500	M2-1					0							0				0			0	0
19						0	0	0	0	0	0	0	1000	11000	0	0	12000	0	0	0	0	0	0	12000	
	aa	426	17	35035	M1-2					0			1000	6000			7000				0			7000	17
	ab	426	17	3465	M1-2					0							0				0			0	
	b	426	44	5000	M1-2					0				5000			5000				0			5000	21
	c	426	49	8500	M1-2					0							0				0			0	0
20						0	0	0	0	0	0	0	0	0	0	0	0	41050	0	0	41050	0	0	41050	
	aa	426	1	30000	M1-2					0							0	31050			31050			31050	26
	ab	426	1	10000	M1-2					0							0	10000			10000			10000	26
21						0	0	0	0	0	0	0	8100	0	0	0	8100	0	0	10114	10114	0	0	18214	
	a	427	1	9783	M1-2					0			8100				8100			8100	8100			16200	38
	b	427	7	7770	M1-2					0							0				0			0	0
	c	427	10	2014	M1-2					0							0			2014	2014			2014	24
22						0	0	0	0	0	0	0	7581	0	0	0	7581	0	0	6200	6200	17024	0	30805	
	a	431	12	8978	M2-1					0							0				0	8978		8978	22
	b	431	17	29800	M2-1					0							0				0	8046		8046	19
	c	431	7	6200	M2-1					0							0			6200	6200			6200	20
	d	431	43	7581	M2-1					0			7581				7581				0			7581	21
23						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	433	18	2000	M1-2					0							0				0			0	0
24						0	0	0	0	0	0	0	0	0	0	0	0	33520	0	0	33520	0	0	33520	
	aa	433	28	27100	M1-2					0							0	27100			27100			27100	30
	ab	433	28	3000	M1-2					0							0	3000			3000			3000	30
	b	433	46	3450	M1-2					0							0	3420			3420			3420	12
25						0	0	0	0	0	0	0	1699	0	0	0	1699	0	0	0	0	0	0	22699	
	a	434	1	21055	M1-2					0			1699				1699				0			22699	19
	ba	434	12	8249	M1-2					0							0				0			0	0
	bb	434	12	8249	M1-2					0							0				0			0	0
26						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	434	24	9500	M1-2					0							0				0			0	0
27						0	0	0	0	0	0	0	0	360	0	0	360	0	0	0	0	0	0	360	
	a	434	35	19000	M1-2					0				360			360				0			360	22
28						704	1	0	0	0	4060	0	0	0	0	0	4060	0	0	0	0	4500	0	23134	
	a	438	1	1500	M2-1					0							0				0			0	0
	b	438	2	1500	M2-1					0							0				0			0	0
	c	438	3	28500	M2-1					0							0				0			720	14
	d	445	8	4500	M2-1					0							0				0	4500		4500	25
	e	445	11	29620	M2-1	704	1			0	4060						4060				0			5514	23
	f	445	20	8900	M2-1					0							0				0			1000	22
	g	445	50	18000	M2-1					0							0				0			11400	0
29						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25430	
	a	439	1	102070	M2-1					0							0				0			25430	25
30						0	0	0	0	0	36155	0	0	0	0	0	36155	0	0	0	12800	0	0	48955	
	a	440	1	12800	M1-2					0							0				12800			12800	30
	ba	440	12	16155	M1-2					0	16155						16155				0			16155	14
	bb	440	12	20000	M1-2					0	20000						20000				0			20000	14
31						0	0	0	0	0	2500	0	625	0	0	0	3125	0	0	16875	16875	1540	0	21540	
	a	441	24	19000	M1-2					0	2500		625				3125			16875	16875			20000	14
	b	441	33	2240	M1-2					0							0				0			0	0
	c	441	35	2400	M1-2					0							0				0	1540		1540	9
32						0	0	0	0	0	0	0	0	1127	0	0	1127	0	0	0	0	0	0	1127	
	a	441	16	2565	M1-2					0							0				0			0	0
	b	441	18	4626	M1-2					0				1127			1127				0			1127	20
33						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	447	32	2400	M1-2					0							0				0			0	0
34						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	447	1	4100	M1-2					0							0				0			0	0
35						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	448	25	5000	M1-2					0							0				0			0	0
36						91228	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91228	
	a	451	25	42200	M1-2	91228	101			0							0				0			91228	77
37						0	0	0	0	0	0	0	0	0	0	0	0	7500	0	52047	59547	0	0	59547	
	a	453	1	39153	M2-1					0							0			52047	52047			52047	41
	b	453	21	26223	M2-1					0							0	7500			7500			7500	15

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						Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Vacant	Parking			
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38						0	0	0	0	0	0	0	0	11011	0	0	11011	0	0	0	0	5870	0	16881	
	aa	456	1	8764	M1-2					0				5872			5872				0			5872	17
	ab	456	1	7671	M1-2					0				5140			5140				0			5140	17
	b	456	34	5870	M1-2					0							0				0	5870		5870	16
	c	456	6	3600	M1-2					0							0				0			0	0
39						0	0	0	0	0	0	28000	0	0	0	0	28000	0	0	28000	28000	0	0	56000	
	aa	969	1	30000	R8A/C2-4					0		14000					14000			14000	14000			28000	26
	ab	969	1	21500	R6B					0		14000					14000			14000	14000			28000	26
40						0	0	0	0	0	0	0	0	4000	0	0	4000	0	0	18500	18500	0	0	22500	
	a	462	12	7092	M2-1					0				4000			4000				0			4000	14
	b	462	14	45442	M2-1					0							0			18500	18500			18500	21
41						0	0	0	0	0	0	0	0	13420	0	0	13420	0	0	0	0	0	0	13420	
	a	972	1	4620	M2-1					0							0				0			0	0
	ba	972	43	22165	M2-1					0				3550			3550				0			3550	21
	bb	972	43	44000	M2-1					0				3550			3550				0			3550	21
	c	972	58	69080	M2-1					0				6320			6320				0			6320	19
42						642	0	0	0	0	0	0	8206	5676	0	0	13882	19920	0	0	19920	0	0	34444	
	a	465	27	1800	M1-1					0				0			0				0			0	0
	b	465	28	1800	M1-1					0				0			0				0			0	0
	c	465	29	7200	M1-1					0			3526	0			3526				0			3526	14
	d	465	33	21200	M1-1					0			3809	3676			7485	19920			19920			27405	23
	e	465	46	2000	M1-1	642				0			871	0			871				0			1513	23
	f	465	47	2000	M1-1					0				0			0				0			0	0
	g	465	48	2000	M1-1					0				0			0				0			0	0
	h	465	49	2000	M1-1					0				2000			2000				0			2000	17
	i	465	50	2000	M1-1					0				0			0				0			0	0
43						0	0	0	0	0	0	0	16645	0	0	0	16645	49935	0	0	49935	17380	0	83960	
	a	466	17	13490	M2-1					0			6745				6745	20235			20235			26980	0
	b	466	60	19800	M2-1					0			9900				9900	29700			29700	17380		56980	22
44						0	0	0	0	0	0	0	0	0	0	0	0	0	0	14600	14600	0	0	14600	
	a	466	19	37000	M2-1					0							0			14600	14600			14600	22
45						1100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1100	
	a	468	59	2200	M1-1	1100	2			0							0				0			1100	20
	b	468	60	4400	M1-1					0							0				0			0	0
46						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10200	
	a	468	25	45900	M3-1					0							0				0			10200	23
47						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	471	1	183663	M3-1					0							0				0			0	0
	b	471	100	64214	M3-1					0							0				0			0	0
48						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	471	200	165840	M3-1					0							0				0			0	0
49						0	0	0	0	0	0	0	0	17940	0	0	17940	0	0	0	0	0	0	17940	
	a	980	77	20000	C8-2					0				17940			17940				0			17940	15
50						0	0	0	0	0	0	0	0	0	0	0	0	0	0	5250	5250	0	0	5250	
	a	992	24	2850	C8-2					0							0				0			0	0
	b	992	26	2850	C8-2					0							0				0			0	0
	c	992	29	7925	C8-2					0							0			5250	5250			5250	33
51						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	1028	7	4892	R8A/C2-4					0							0				0			0	0
52						0	0	0	0	0	0	0	0	0	0	0	0	0	0	2520	2520	0	0	2520	
	a	420	34	2520	M1-2					0							0			2520	2520			2520	15
	b	420	37	13480	M1-2					0							0				0			0	14
53						0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	0	2325	
	a	433	1	5600	M1-2					0				2325			2325				0			2325	18
54						0	0	0	0	0	0	0	1800	0	0	0	1800	0	0	0	0	0	0	1800	
	a	427	47	1800	M1-2					0			1800				1800				0			1800	18
55						2000	2	0	0	0	0	0	0	5980	0	0	5980	0	0	0	0	0	0	7980	
	a	440	35	2048	M1-2					0							0				0			0	0
	b	440	36	3518	M1-2	2000	2			0				4480			4480				0			6480	36
	c	440	38	1500	M1-2					0				1500			1500				0			1500	17
56						0	0	0	0	0	0	0	3800	11400	0	0	15200	0	0	0	0	0	0	15200	
	a	445	1	15480	M2-1					0			3800	11400			15200				0			15200	17
57						0	0	0	0	0	14803	0	0	0	0	0	14803	0	0	0	0	0	0	14803	
	aa	405	51	7950	M1-2					0	14803						14803				0			14803	30
	ab	405	51	7950	M1-2					0											0				
58						0	0	0	9000	9000	0	0	0	0	0	0	0	0	0	0	0	0	0	9000	
	a	399	6	12500	R6				9000	9000							0				0			9000	
59						0	0	0	0	0	0	0	36300	0	0	0	36300	0	0	0	0	0	0	36300	
	a	471	125	17367	M3-1								36300				36300				0			36300	
60						62292	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	62292	
	a	407	26	9340	R8A/C2-4	62292	56										0				0		28	62292	

Site Info				Existing Condition																					
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Vacant	Parking		
Site Number		Block	Lot	Lot Area	ZoneDist1	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF	Building Height
61						0	0	0	0	0	0	0	0	0	0	0	0	15570	0	0	15570	0	0	15570	
	a	464	51	15578	M1-1					0							0	15570			15570			15570	20
62						0	0	0	0	0	0	0	0	0	0	0	0	11945	0	0	11945	0	0	11945	
	a	464	41	5729	M1-1					0							0	6550			6550			6550	20
	a	464	45	4523	M1-1					0							0	5395			5395			5395	20
63						0	0	0	0	0	3966	0	0	23042	0	0	27008	0	0	0	0	0	0	27008	
	aa	456	13	2000	M1-2					0	1983						1983				0			1983	24
	ab	456	13	1757	M1-2					0	1983						1983				0			1983	24
	b	456	17	3871	M1-2					0				3850			3850				0			3850	15
	c	456	23	8936	M1-2					0				19192			19192				0			19192	33
A						8043	9	0	0	0	1950	0	0	0	0	0	1950	0	0	0	0	0	0	9993	
	a	198	34	2000	R8A/C2-4	2040	2			0	0						0				0			2040	36
	b	198	35	2000	R8A/C2-4	2040	1			0	0						0				0			2040	35
	c	198	36	657	R8A/C2-4	1321	2			0	650						650				0			1971	31
	d	198	37	657	R8A/C2-4	1321	2			0	650						650				0			1971	32
	e	198	38	657	R8A/C2-4	1321	2			0	650						650				0			1971	34
B						14224	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3792	0	14224	
	a	932	2	1350	R8A/C2-4	3556	4			0							0				0	948		3556	45
	b	932	3	1350	R8A/C2-4	3556	4			0							0				0	948		3556	46
	c	932	4	1745	R8A/C2-4	3556	4			0							0				0	948		3556	45
	d	932	5	1745	R8A/C2-4	3556	4			0							0				0	948		3556	45
C						0	0	0	0	0	3200	0	0	0	0	0	3200	0	0	0	0	0	0	3200	
	a	399	2	3200	R6					0	3200						3200				0			3200	12
D						0	0	0	0	0	0	0	0	0	0	0	0	10000	0	0	10000	0	0	10000	
	a	399	47	5000	M1-2					0							0	5000			5000			5000	23
	b	399	49	5000	M1-2					0							0	5000			5000			5000	18
E						0	0	0	0	0	0	0	0	5000	0	0	5000	5000	0	0	5000	0	0	10000	
	a	399	51	5000	M1-2					0							0	5000			5000			5000	18
	b	399	53	5000	M1-2					0				5000			5000				0			5000	13
F						0	0	0	0	0	0	0	0	0	0	0	0	0	0	7500	7500	0	0	7500	
	a	399	55	7500	M1-2					0							0			7500	7500			7500	14
G						0	0	0	0	0	0	0	0	0	0	0	0	0	0	4500	4500	0	0	4500	
	a	399	62	4500	M1-2					0							0			4500	4500			4500	15
H						0	0	0	0	0	0	7400	0	0	0	0	7400	0	0	0	0	0	0	7400	
	a	405	24	7500	M1-2					0		7400					7400				0			7400	18
J						0	0	0	0	0	0	0	0	0	0	0	0	20000	0	19971	39971	0	0	39971	
	a	406	25	5000	M1-2					0							0	5000		0	5000			5000	24
	b	406	27	5000	M1-2					0							0	5000		0	5000			5000	23
	c	406	50	2610	M1-2					0							0	0		2871	2871			2871	28
	d	406	52	17390	M1-2					0							0	0		17100	17100			17100	28
	e	406	69	5000	M1-2					0							0	5000		0	5000			5000	28
	f	406	71	5000	M1-2					0							0	5000		0	5000			5000	26
K						0	0	0	0	0	0	12500	0	0	0	0	12500	0	0	0	0	0	0	12500	
	a	406	18	12500	M1-2					0		12500					12500				0			12500	21
L						0	0	0	0	0	0	0	0	0	0	0	0	52040	0	0	52040	0	0	52040	
	a	407	41	28040	M1-2					0							0	28040			28040			28040	43
	a	407	41	24000	M1-2					0							0	24000			24000			24000	43
M						0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	0	2325	
	a	407	1	11800	M1-2					0				2325			2325				0			2325	16
N						0	0	0	0	0	10640	0	0	0	0	0	10640	0	0	10000	10000	0	0	20640	
	aa	407	52	6500	M1-2					0							0				0			0	
	ab	407	52	17500	M1-2					0	10640						10640			10000	10000			20640	25
O						7500	12	0	0	0	5000	0	0	0	0	0	5000	0	0	0	0	0	0	12500	
	a	411	1	2500	M1-2	3750	6			0							0				0			3750	
	b	411	2	2500	M1-2	3750	6			0							0				0			3750	
	c	411	3	5000	M1-2					0	5000						5000				0			5000	16
P						0	0	0	0	0	0	0	0	0	0	0	0	0	0	10125	10125	0	0	10125	
	a	411	58	5000	M2-1					0							0			5000	5000			5000	13
	b	411	60	5000	M2-1					0							0			5125	5125			5125	25
Q						0	0	0	0	0	0	0	0	0	0	0	0	17413	0	0	17413	0	0	17413	
	a	412	21	17500	M1-2					0							0	17413			17413			17413	15
R						0	0	0	0	0	0	0	56681	0	0	0	56681	0	0	0	0	0	0	56681	
	a	412	29	29500	M1-2					0			56681				56681				0			56681	50
S						0	0	0	0	0	0	0	0	10000	0	0	10000	0	0	0	0	0	0	10000	
	a	413	21	10000	M1-2					0				10000			10000				0			10000	22
T						0	0	0	0	0	0	0	800	0	0	0	800	0	0	5756	5756	0	0	6556	
	a	413	58	12000	M1-2					0			800				800			5756	5756			6556	31
U						0	0	20000	0	20000	0	19700	0	0	0	0	19700	0	0	0	0	0	0	39700	31
	a	420	1	39700	M1-2			20000		20000		19700					19700				0			39700	31
V						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Site Info				Existing Condition																						
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Vacant	Parking		
Site Number		Block	Lot	Lot Area	ZoneDist1	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF	Building Height
	a	980	19	25925	C8-2					0							0				0			0	0
W						0	0	0	0	0	0	0	0	0	0	0	0	0	0	52950	52950	0	0	52950	
	a	425	1	51750	M2-1					0							0			41250	41250			41250	25
	b	432	15	25450	M2-1					0							0			11700	11700			11700	29
X						0	0	0	0	0	4531	0	7133	8500	0	0	20164	0	0	0	0	0	0	20164	
	a	426	36	8469	M1-2					0				8500			8500				0			8500	18
	ba	426	41	2531	M1-2					0	2537		3994				6532				0			6532	37
	bb	426	41	2000	M1-2					0	1994		3139				5132				0			5132	37
Y						0	0	0	0	0	0	15450	0	0	0	0	15450	0	0	0	0	0	0	15450	
	a	427	12	6000	M1-2					0		10450					10450				0			10450	29
	b	427	15	5000	M1-2					0		5000					5000				0			5000	14
Z						0	0	0	0	0	2171	0	2171	0	0	0	4342	6336	0	0	6336	0	0	10678	
	a	427	37	2430	M1-2					0							0	3636			3636			3636	45
	b	427	38	2356	M1-2					0							0	2700			2700			2700	27
	c	427	40	2940	M1-2					0	2171		2171				4342				0			4342	27
AA						0	0	0	0	0	0	5500	0	0	0	0	5500	0	0	10000	10000	0	0	15500	
	a	427	21	15500	M1-2					0		5500					5500			10000	10000			15500	15
AB						0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	0	16500	
	a	427	31	16500	M1-2					0							0	16500			16500			16500	23
AC						0	0	0	0	0	0	12159	0	0	0	0	12159	0	0	0	0	0	0	12159	
	a	427	42	6075	M1-2					0		12159					12159				0			12159	12
AD						0	0	0	0	0	12000	0	0	0	0	0	12000	0	0	0	0	0	0	12000	
	a	427	52	16000	M1-2					0	12000						12000				0			12000	15
AE						0	0	0	0	0	0	0	3600	0	0	0	3600	0	0	0	0	0	0	3600	
	a	431	2	3600	M2-1					0			3600				3600				0			3600	21
AF						31900	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13300	0	45200	
	a	432	25	13250	M2-1	31900	15			0							0				0	13300		45200	
AG						0	0	0	0	0	0	0	0	0	0	0	0	0	0	25881	25881	0	0	25881	
	a	432	7501	10806	M2-1					0							0			25881	25881			25881	47
AH						7070	8	0	0	0	1560	0	0	0	0	0	1560	0	0	1495	1495	0	0	10125	
	a	433	8	1600	M1-2	1990	2			0							0				0			1990	34
	b	433	9	1560	M1-2	1800	2			0							0			1495	1495			3295	34
	c	433	10	1560	M1-2	2000	2			0	1560						1560				0			3560	32
	d	433	12	2380	M1-2	0	0			0							0				0			0	0
	e	433	13	2500	M1-2	1280	2			0							0				0			1280	25
AI						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	453	26	28292	M2-1					0							0				0			0	0
AJ						0	0	0	0	0	0	0	0	2100	0	0	2100	0	0	0	0	0	0	8500	
	a	433	14	6400	M1-2					0				2100			2100				0			8500	33
AK						1252	2	0	0	0	1848	0	0	0	0	0	1848	0	0	3000	3000	0	0	6100	
	a	433	21	4133	M1-2	1252	2			0	1848						1848			3000	3000			6100	39
AL						0	0	0	0	0	0	0	0	0	39780	115	39780	0	0	0	0	0	19	39780	
	aa	434	16	9559	M1-2					0					39780	115	39780				0			39780	85
	ab	434	16	6939	M1-2					0							0				0		19	0	
AM						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	434	52	3563	M1-2					0							0				0			0	0
AN						0	0	0	0	0	0	0	0	2660	0	0	2660	0	0	0	0	0	0	2660	
	a	434	55	2660	M1-2					0				2660			2660				0			2660	18
AO						0	0	0	0	0	10000	0	0	0	0	0	10000	0	0	0	0	0	0	10000	
	a	438	7	28500	M2-1					0	10000						10000				0			10000	27
AP						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0	
	a	453	31	4625	M2-1					0							0				0	300		0	0
AQ						1300	1	0	0	0	0	0	9290	0	0	0	9290	15200	0	0	15200	0	0	25790	
	aa	440	21	2000	M1-2					0							0				0			0	
	ab	440	21	3645	M1-2	1300	1			0			9290				9290	2000			2000			12590	38
	b	440	23	1800	M1-2					0							0	1800			1800			1800	16
	c	440	24	1800	M1-2					0							0	1800			1800			1800	24
	d	440	25	1800	M1-2					0							0	1800			1800			1800	25
	e	440	26	1800	M1-2					0							0	1800			1800			1800	15
	f	440	47	2000	M1-2					0							0	2000			2000			2000	13
	g	440	48	4000	M1-2					0							0	4000			4000			4000	15
AR						0	0	0	0	0	8550	0	0	0	0	0	8550	0	0	0	0	0	0	8550	
	a	441	21	8518	M1-2					0	8550						8550				0			8550	16
AS						0	0	0	0	0	0	0	0	0	0	0	0	4948	0	0	4948	0	0	4948	
	a	441	50	4948	M1-2					0							0	4948			4948			4948	23
	b	441	53	15564	M1-2					0							0				0			0	0
AT						0	0	0	0	0	0	0	0	0	0	0	0	0	0	1568	1568	0	0	1568	
	a	441	4	2240	M1-2					0							0			1568	1568			1568	18
AU						0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	0	2565	

Site Info				Existing Condition																					
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Vacant	Parking		
Site Number		Block	Lot	Lot Area	ZoneDist1	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF	Building Height
	a	441	11	2565	M1-2					0				2565			2565				0			2565	16
AV						0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	0	2565	
	a	441	14	2565	M1-2					0				2565			2565				0			2565	19
AY						1425	3	0	0	0	0	0	0	0	0	0	0	0	0	15600	15600	0	0	17025	
	a	447	3	2500	M1-2	1425	3			0							0				0			1425	24
	b	447	4	6000	M1-2					0							0			6000	6000			6000	29
	c	447	7	8500	M1-2					0							0			9600	9600			9600	19
AZ						2208	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2208	
	a	447	13	4000	M1-2	2208	2			0							0				0			2208	31
BA						0	0	0	0	0	4000	0	0	0	0	0	4000	0	0	0	0	0	0	4000	
	a	447	22	4000	M1-2					0	4000						4000				0			4000	25
BB						0	0	0	0	0	1677	0	0	0	0	0	1677	0	0	0	0	0	0	1677	
	a	447	50	6400	M1-2					0	1677						1677				0			1677	34
BC						0	0	0	0	0	0	0	0	5063	0	0	5063	0	0	0	0	0	0	5063	
	a	448	12	5063	M1-2									5063			5063				0			5063	16
BE						3725	2	0	0	0	3000	0	0	0	0	0	3000	0	0	0	0	0	0	6725	
	a	448	34	4000	M1-2	3725	2			0	3000						3000				0			6725	24
BF						1376	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1376	
	a	448	31	2500	M1-2	1376	1			0							0				0			1376	19
BG						2961	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2961	28
	a	448	52	2500	M1-2	2961	3			0							0				0			2961	28
	b	448	53	2300	M1-2					0							0				0			0	0
BH						0	0	0	0	0	3200	0	0	0	0	0	3200	0	0	0	0	0	0	3200	
	a	958	2	4000	R8A/C2-4					0	3200						3200				0			3200	24
BI						0	0	0	0	0	0	0	0	0	0	0	0	0	0	9500	9500	0	0	9500	
	a	453	36	9854	M2-1					0							0			9500	9500			9500	17
BJ						0	0	0	0	0	0	0	0	0	0	0	0	0	90000	0	90000	0	0	90000	
	aa	453	54	15000	M2-1					0							0		45000		45000			45000	47
	ab	453	54	27816	M2-1					0							0		45000		45000			45000	47
BK						0	0	0	0	0	4230	0	3400	0	0	0	7630	0	0	0	0	0	0	7630	
	a	454	24	1800	M1-2					0			3400				3400				0			3400	31
	b	454	25	3600	M1-2					0	3600						3600				0			3600	16
	c	454	27	672	M1-2					0	630						630				0			630	14
BL						1540	2	0	0	0	0	0	0	0	0	0	0	0	0	8280	8280	0	0	9820	
	a	454	33	6680	M1-2					0							0			6680	6680			6680	14
	b	454	31	3783	M1-2	1540	2			0							0			1600	1600			3140	25
BN						0	0	0	0	0	0	0	0	0	0	0	0	0	79244	0	79244	0	0	79244	
	a	967	24	40500	M2-1					0							0		79244		79244			79244	72
BO						0	0	0	0	0	0	0	5000	3600	0	0	8600	0	0	12240	12240	0	0	25688	
	a	462	6	9175	M2-1					0				0			0				0			0	18
	b	462	8	2000	M2-1					0				0			0			1800	1800			1800	13
	c	462	9	5900	M2-1					0				0			0			10440	10440			10440	29
	d	462	42	3600	M2-1					0				3600			3600				0			3600	13
	e	462	44	5400	M2-1					0			5000				5000				0			9848	23
	f	462	50	1575	M2-1					0				0			0				0			0	0
BP						0	0	0	0	0	0	0	0	0	0	0	0	15570	0	0	15570	0	0	15570	
	a	464	51	15578	M1-1					0							0	15570			15570			15570	20
BQ						0				0	0	0	0	0	0	0	0	16500	0	0	16500	0	0	16500	
	a	465	1	17320	M1-1					0							0	16500			16500			16500	17
	b	465	10	3080	M1-1					0							0				0			0	0
BR						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5670	0	5670	
	a	468	3	6300	M1-1					0							0				0	5670		5670	22
BS						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17820	0	17820	
	a	471	116	17977	M3-1					0							0				0	17820		17820	26
BT						0	0	9525	0	9525	0	38825	400	0	0	0	39225	0	0	0	0	0	0	48750	82
	aa	980	23	16000	C8-2					0							0				0			0	23
	ab	980	23	82578	C8-2					0		38825	400				39225				0			39225	23
	ba	980	49	9400	C8-2			9525		9525							0				0			9525	18
	bb	980	49	5000	C8-2					0							0				0			0	18
BU						0	0	0	0	0	0	0	0	0	0	0	0	0	0	34283	34283	0	0	34283	
	a	992	5	23075	C8-2					0							0			22183	22183			22183	27
	b	992	7	13000	C8-2					0							0			12100	12100			12100	20
BV						0	0	0	0	0	0	0	0	0	0	0	0	29137	0	0	29137	0	0	29137	
	aa	992	1	10000	C8-2					0							0	9000			9000			9000	33
	ab	992	1	26075	C8-2					0							0	20137			20137			20137	33
BX						3410	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3410	
	a	1003	43	2000	R8A/C2-4	1955	3			0							0				0			1955	30
	b	1003	44	2000	R8A/C2-4	1455	2			0							0				0			1455	30
BY						7808	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7808	

Site Info				Existing Condition																					
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Vacant	Parking		
Site Number		Block	Lot	Lot Area	ZoneDist1	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF	Building Height
	a	1040	46	1503	R8A/C2-4	3924	4			0							0				0			3924	45
	b	1040	47	1497	R8A/C2-4	3884	4			0							0				0			3884	45
BZ						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	949	7	1225	R8A/C2-4	0	0			0							0				0			0	
	b	949	8	1225	R8A/C2-4	0	0			0							0				0			0	

Site Info			Without-Action																			
			Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking		
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height
1			**112621**	**132**	**3952**	**0**	**3952**	**7903**	**0**	**0**	**0**	**0**	**0**	**7903**	**0**	**0**	**0**	**0**	**53**	**124475**	
a	395	35	8966	11	315		315	629						629				0	4	9910	105
b	395	36	8966	11	315		315	629						629				0	4	9910	105
c	395	37	55621	65	1952		1952	3903						3903				0	26	61475	105
e	395	30	11400	13	400		400	800						800				0	5	12600	105
f	395	32	9576	11	336		336	672						672				0	5	10584	105
g	395	33	9120	11	320		320	640						640				0	4	10080	105
h	395	34	8972	11	315		315	630						630				0	4	9916	105
2			127857	150	4486	0	4486	8972	0	0	0	0	0	8972	0	0	0	0	60	141315	
a	934	1	11816	14	415		415	829						829				0	6	13060	115
b	934	2	6914	8	243		243	485						485				0	3	7642	115
c	934	3	9365	11	329		329	657						657				0	4	10351	115
d	934	4	9365	11	329		329	657						657				0	4	10351	115
e	934	5	9365	11	329		329	657						657				0	4	10351	115
f	934	6	9365	11	329		329	657						657				0	4	10351	115
g	934	7	28101	33	986		986	1972						1972				0	13	31059	115
h	934	10	9365	11	329		329	657						657				0	4	10351	115
i	934	12	22800	27	800		800	1600						1600				0	11	25200	115
j	934	74	11400	13	400		400	800						800				0	5	12600	115
3			16500	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	16500	
a	399	39	3300	4	0	0	0							0				0	2	3300	45
b	399	41	13200	16	0	0	0							0				0	8	13200	45
4			1300	1	0	0	0	0	0	0	1500	0	0	1500	0	0	0	0	0	2800	
a	399	58	1300	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		1300	26
b	399	59	0	0	0	0	0	0	0	0	750	0	0	750	0	0	0	0		750	26
c	399	60	0	0	0	0	0	0	0	0	750	0	0	750	0	0	0	0		750	26
5			1324	3	0	0	0	0	0	0	0	0	0	0	0	0	5576	5576	0	6900	
a	405	13	524	2	0	0	0	0	0	0	0	0	0	0	0	0	988	988		1512	23
b	405	14	800	1	0	0	0	0	0	0	0	0	0	0	0	0	2088	2088		2888	23
c	405	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2500	2500		2500	23
d	405	16	0	0			0	0						0				0	0	0	23
6			0	0	0	0	0	0	0	0	0	0	0	0	0	0	3900	3900	0	3900	
a	405	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
b	405	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
c	405	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3900	3900	0	3900	14
7			0	0	20844	0	20844	16125	0	62531	0	0	0	78656	0	0	0	0	0	99500	
aa	405	27	0	0			0	7500						7500				0	0	7500	53
ac	405	27	0	0			0	8625						8625				0	0	8625	53
ab	405	27	0	0	20844		20844			62531				62531				0	0	83375	53
8			0	0	0	0	0	1953	0	2527	0	0	0	4480	0	0	0	0	0	4480	
a	405	60	0	0			0	1953		2527				4480				0	0	4480	45
9			0	0	0	0	0	4433	0	0	0	0	0	4433	0	0	0	0	0	4433	
a	407	8	0	0			0	2217						2217				0	0	2217	15
b	407	9	0	0			0	2217						2217				0		2217	15
10			0	0	0	0	0	0	0	4433	0	0	0	4433	0	0	0	0	0	4433	
a	407	12	0	0			0			2217				2217				0	0	2217	15
b	407	13	0	0			0			2217				2217				0	0	2217	15
11			0	0	2527	0	2527	1953	0	0	0	0	0	1953	0	0	0	0	0	4480	
a	411	12	0	0	2527		2527	1953						1953				0	0	4480	45
12			0	0	0	0	0	0	12000	10000	0	0	0	22000	0	0	0	0	0	24500	
a	412	1	0	0			0			10000				10000				0	0	10000	28
ba	412	6	0	0			0		10000					10000				0	0	10000	28
bb	412	6	0	0			0		2000					2000				0	0	2000	28
c	412	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28
d	412	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28
e	412	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2500	28
13			0	0	0	0	0	14500	0	0	0	0	0	14500	13050	0	0	13050	0	27550	
a	412	18	0	0	0	0	0	0	0	0	0	0	0	0	4750	0	0	4750	0	4750	26
b	412	19	0	0	0	0	0	0	0	0	0	0	0	0	5000	0	0	5000	0	5000	26
c	412	20	0	0	0	0	0	5000	0	0	0	0	0	5000	0	0	0	0	0	5000	26
d	412	45	0	0	0	0	0	0	0	0	0	0	0	0	3300	0	0	3300	0	3300	26
e	412	48	0	0	0	0	0	9500	0	0	0	0	0	9500	0	0	0	0	0	9500	26
14			0	0	0	0	0	0	0	0	0	54870	133	54870	0	0	0	0	31	54870	
a	413	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
b	413	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c	413	7	0	0	0	0	0	0	0	0	0	54870	133	54870	0	0	0	0	31	54870	121
15			0	0	0	0	0	0	0	0	0	0	0	0	22834	0	25700	48534	0	48534	
a	417	1	0	0			0							0	0	0	0	0	0	0	41
b	417	10	0	0			0							0	22834	0	0	22834	0	22834	42
c	417	14	0	0			0							0	0	0	7850	7850	0	7850	13
d	417	21	0	0			0							0	0	0	17850	17850	0	17850	22
16			0	0	0	0	0	0	0	4505	12000	0	0	16505	0	0	0	0	0	16505	
a	420	19	0	0	0	0	0	0	0	4505	12000	0	0	16505	0	0	0	0	0	16505	40
17			61435	72	2156	0	2156	4311	0	0	0	0	0	4311	0	0	0	0	29	67901	
a	946	1	5945	7	209		209	417						417				0	3	6571	95

Site Info				Without-Action																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height
	b	946	3	7057	8	248		248	495						495				0	3	7799	95
	c	946	4	7057	8	248		248	495						495				0	3	7799	95
	d	946	5	7057	8	248		248	495						495				0	3	7799	95
	e	946	6	7057	8	248		248	495						495				0	3	7799	95
	f	946	7	8881	10	312		312	623						623				0	4	9815	95
	g	946	84	9171	11	322		322	644						644				0	4	10137	95
	h	946	85	4047	5	142		142	284						284				0	2	4473	95
	i	946	101	5164	6	181		181	362						362				0	2	5708	95
18				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11100	
	a	424	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11100	21
	b	424	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
19				0	0	0	0	0	0	0	1000	11000	0	0	12000	0	0	0	0	0	12000	
	aa	426	17	0	0	0	0	0	0	0	1000	6000	0	0	7000	0	0	0	0	0	7000	20
	ab	426	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
	b	426	44	0	0	0	0	0	0	0	0	5000	0	0	5000	0	0	0	0	0	5000	20
	c	426	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
20				0	0	20525	20525	41050	0	0	0	0	0	0	0	0	0	0	0	0	41050	
	aa	426	1	0	0	15525	15525	31050							0				0	0	31050	25
	ab	426	1	0	0	5000	5000	10000							0				0	0	10000	25
21				0	0	0	0	0	7770	0	15870	0	0	0	23640	0	0	10114	10114	52	33754	
	a	427	1	0	0	0	0	0	0	0	8100	0	0	0	8100	0	0	8100	8100	0	16200	37
	b	427	7	0	0			0	7770		7770				15540				0	52	15540	37
	c	427	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2014	2014	0	2014	37
22				0	0	0	0	0	0	0	16559	0	0	0	16559	0	59600	6200	65800	30	82359	
	a	431	12	0	0			0			8978				8978				0	0	8978	60
	b	431	17	0	0			0							0		59600		59600	30	59600	60
	c	431	7	0	0			0							0			6200	6200	0	6200	60
	d	431	43	0	0			0			7581				7581				0	0	7581	60
23				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	433	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24				0	0	0	0	0	0	0	0	0	0	0	0	33520	0	0	33520	0	33520	
	aa	433	28	0	0	0	0	0	0	0	0	0	0	0	0	27100	0	0	27100	0	27100	30
	ab	433	28	0	0	0	0	0	0	0	0	0	0	0	0	3000	0	0	3000	0	3000	30
	b	433	46	0	0	0	0	0	0	0	0	0	0	0	0	3420	0	0	3420	0	3420	12
25				0	0	0	0	0	27449	0	14250	0	0	0	41699	0	0	0	0	63	41699	
	a	434	1	0	0			0	22699						22699				0	0	22699	60
	ba	434	12	0	0			0							0				0	0	0	60
	bb	434	12	0	0			0	4750		14250				19000				0	63	19000	60
26				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	434	24	0	0			0							0				0	0	0	0
27				0	0	0	0	0	0	0	0	360	0	0	360	0	0	0	0	0	360	
	a	434	35	0	0	0	0	0	0	0	0	360	0	0	360	0	0	0	0	0	360	21
28				704	1	0	0	0	4060	0	0	0	0	0	4060	0	0	0	0	0	23134	
	a	438	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
	b	438	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
	c	438	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	720	22
	d	445	8	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	4500	22
	e	445	11	704	1	0	0	0	4060	0	0	0	0	0	4060	0	0	0	0	0	5514	22
	f	445	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000	22
	g	445	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11400	22
29				0	0	0	0	0	0	25430	0	0	0	0	25430	0	0	0	0	0	25430	
	a	439	1	0	0			0		25430					25430				0	0	25430	24
30				0	0	75880	0	75880	11260	0	78818	0	0	0	90077	0	0	0	0	553	165957	
	a	440	1	0	0	19840		19840	2944		20608				23552				0	145	43392	120
	ba	440	12	0	0	25040		25040	3716		26010				29725				0	183	54765	120
	bb	440	12	0	0	31000		31000	4600		32200				36800				0	226	67800	120
31				0	0	23554	0	23554	4640	0	4640	0	0	0	9280	0	0	0	0	31	32834	
	a	441	24	0	0	23554	0	23554		0		0	0	0	0	0	0		0	0	23554	32
	b	441	33	0	0			0	2240		2240				4480				0	15	4480	32
	c	441	35	0	0			0	2400		2400				4800				0	16	4800	32
32				0	0	0	0	0	0	0	0	1127	0	0	1127	0	0	0	0	0	1127	
	a	441	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
	b	441	18	0	0	0	0	0	0	0	0	1127	0	0	1127	0	0	0	0	0	1127	19
33				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	447	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34				0	0	0	0	0	0	0	4557	0	0	0	4557	0	0	0	0	0	4557	
	a	447	1	0	0			0			4557				4557				0	0	4557	30
35				0	0	0	0	0	0	0	4412	0	0	0	4412	0	0	0	0	0	4412	
	a	448	25	0	0			0			4412				4412				0	0	4412	15
36				91228	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91228	
	a	451	25	91228	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91228	76
37				0	0	0	0	0	0	0	0	0	0	0	0	0	0	65376	0	65376	33	65376	
	a	453	1	0	0			0							0	0			39153	20	39153	45
	b	453	21	0	0			0							0		26223	0	26223	13	26223	45

Site Info				Without-Action																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height
38				0	0	0	0	0	0	0	0	11011	0	0	11011	0	0	0	0	0	16881	
	aa	456	1	0	0	0	0	0	0	0	0	5872	0	0	5872	0	0	0	0	0	5872	17
	ab	456	1	0	0	0	0	0	0	0	0	5140	0	0	5140	0	0	0	0	0	5140	17
	b	456	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5870	17
	c	456	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17
39				205600	242	6000	0	6000	9600	0	0	0	0	0	9600	0	0	0	0	102	221200	
	aa	969	1	162600	191	6000		6000	9600						9600				0	77	178200	125
	ab	969	1	43000	51			0							0				0	25	43000	125
40				0	0	0	0	0	0	0	0	4000	0	0	4000	0	0	18500	18500	0	22500	
	a	462	12	0	0	0	0	0	0	0	0	4000	0	0	4000	0	0	0	0	0	4000	20
	b	462	14	0	0			0							0			18500	18500	0	18500	20
41				0	0	0	0	0	10260	66165	0	0	0	0	66165	0	0	0	0	221	66165	
	a	972	1	0	0			0							0				0	0	0	45
	ba	972	43	0	0			0	10260	22165					22165				0	74	22165	45
	bb	972	43	0	0			0		44000					44000				0	147	44000	45
	c	972	58	0	0			0							0				0	0	0	45
42				642	0	0	0	0	0	0	8206	5676	0	0	13882	19920	0	0	19920	0	34444	
	a	465	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
	b	465	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
	c	465	29	0	0	0	0	0	0	0	3526	0	0	0	3526	0	0	0	0	0	3526	26
	d	465	33	0	0	0	0	0	0	0	3809	3676	0	0	7485	19920	0	0	19920	0	27405	26
	e	465	46	642	0	0	0	0	0	0	871	0	0	0	871	0	0	0	0	0	1513	26
	f	465	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
	g	465	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
	h	465	49	0	0	0	0	0	0	0	0	2000	0	0	2000	0	0	0	0	0	2000	26
	i	465	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
43				0	0	0	0	0	0	0	16312	0	0	0	16312	0	0	50268	50268	105	66580	
	a	466	17	0	0			0			6610				6610			20370	20370	42	26980	164
	b	466	60	0	0			0			9702				9702			29898	29898	62	39600	164
44				0	0	0	0	0	0	0	0	0	0	0	0	0	0	14600	14600	0	14600	
	a	466	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14600	14600	0	14600	22
45				1100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1100	
	a	468	59	1100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1100	20
	b	468	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
46				0	0	0	0	0	45900	0	45900	0	0	0	91800	0	0	0	0	306	91800	
	a	468	25	0	0			0	45900		45900				91800				0	306	91800	45
47				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	471	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	b	471	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48				0	0	0	0	0	38143	0	46435	0	0	0	84578	0	0	0	0	282	84578	
	a	471	200	0	0			0	38143		46435				84578				0	282	84578	45
49				0	0	0	0	0	0	0	0	17940	0	0	17940	0	0	0	0	0	17940	
	a	980	77	0	0	0	0	0	0	0	0	17940	0	0	17940	0	0	0	0	0	17940	15
50				0	0	30170	0	30170	13625	0	13625	0	0	0	27250	0	0	0	0	146	57420	
	a	992	24	0	0			0	2850		2850				5700				0	10	5700	33
	b	992	26	0	0	7980		7980	2850		2850				5700				0	36	13680	33
	c	992	29	0	0	22190		22190	7925		7925				15850				0	100	38040	33
51				8000	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8000	
	a	1028	7	8000	8			0							0				0		8000	105
52				0	0	0	0	0	0	0	0	0	0	0	0	0	0	2520	2520	0	2520	
	a	420	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2520	2520	0	2520	15
	b	420	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
53				0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	2325	
	a	433	1	0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	2325	18
54				0	0	0	0	0	0	0	1800	0	0	0	1800	0	0	0	0	0	1800	
	a	427	47	0	0	0	0	0	0	0	1800	0	0	0	1800	0	0	0	0	0	1800	14
55				2000	2	0	0	0	0	0	0	5980	0	0	5980	0	0	0	0	0	7980	
	a	440	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36
	b	440	36	2000	2	0	0	0	0	0	0	4480	0	0	4480	0	0	0	0	0	6480	36
	c	440	38	0	0	0	0	0	0	0	0	1500	0	0	1500	0	0	0	0	0	1500	36
56				0	0	0	0	0	0	0	3800	11400	0	0	15200	0	0	0	0	0	15200	
	a	445	1	0	0	0	0	0	0	0	3800	11400	0	0	15200	0	0	0	0	0	15200	16
57				0	0	0	0	0	4408	0	14803	0	0	0	19211	0	0	0	0	0	19211	
	aa	405	51	0	0			0			14803				14803				0	0	14803	32
	ab	405	51	0	0			0	4408						4408				0	0	4408	32
58				22043	26	0	6449	6449	0	0	0	0	0	0	0	0	0	0	0	21	28492	
	a	399	6	22043	26		6449	6449							0				0	21	28492	45
59				0	0	0	0	0	0	0	0	0	0	0	0	36297	0	0	36297	0	36297	
	a	471	125	0	0										0	36297			36297	0	36297	60
60				62292	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	62292	
	a	407	26	62292	56										0	0			0	28	62292	113

Site Info				Without-Action																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height
61				0	0	0	0	0	0	0	0	0	0	0	0	15570	0	0	15570	0	15570	
	a	464	51	0	0	0	0	0	0	0	0	0	0	0	0	15570	0	0	15570	0	15570	20
62				0	0	0	0	0	0	0	0	0	0	0	0	11945	0	0	11945	0	11945	
	a	464	41	0	0	0	0	0	0	0	0	0	0	0	0	6550	0	0	6550	0	6550	23
	a	464	45	0	0	0	0	0	0	0	0	0	0	0	0	5395	0	0	5395	0	5395	23
63				0	0	0	0	0	3966	0	0	23042	0	0	27008	0	0	0	0	0	27008	
	aa	456	13	0	0	0	0	0	1983	0	0	0	0	0	1983	0	0	0	0	0	1983	24
	ab	456	13	0	0	0	0	0	1983	0	0	0	0	0	1983	0	0	0	0	0	1983	24
	b	456	17	0	0	0	0	0	0	0	0	3850	0	0	3850	0	0	0	0	0	3850	15
	c	456	23	0	0	0	0	0	0	0	0	19192	0	0	19192	0	0	0	0	0	19192	33
A				34035	40	1194	0	1194	2388	0	0	0	0	0	2388	0	0	0	0	16	37617	
	a	198	34	11400	13	400		400	800						800				0	5	12600	115
	b	198	35	11400	13	400		400	800						800				0	5	12600	115
	c	198	36	3745	4	131		131	263						263				0	2	4139	115
	d	198	37	3745	4	131		131	263						263				0	2	4139	115
	e	198	38	3745	4	131		131	263						263				0	2	4139	115
B				35283	42	1238	0	1238	2476	0	0	0	0	0	2476	0	0	0	0	17	38997	
	a	932	2	7695	9	270		270	540						540				0	4	8505	125
	b	932	3	7695	9	270		270	540						540				0	4	8505	125
	c	932	4	9947	12	349		349	698						698				0	5	10994	125
	d	932	5	9947	12	349		349	698						698				0	5	10994	125
C				7040	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7040	
	a	399	2	7040	8			0							0				0	0	7040	55
D				0	0	0	0	0	0	0	4508	0	0	0	4508	0	0	0	0	0	4508	
	a	399	47	0	0	0	0	0	0	0	2254	0	0	0	2254		0	0	0	0	2254	33
	b	399	49	0	0	0	0	0	0	0	2254	0	0	0	2254		0	0	0	0	2254	33
E				0	0	0	0	0	0	0	5000	5000	0	0	10000	0	0	0	0	0	10000	
	a	399	51	0	0			0			5000				5000				0	0	5000	17
	b	399	53	0	0	0	0	0	0	0	0	5000	0	0	5000	0	0	0	0	0	5000	17
F				0	0	0	0	0	0	0	0	0	0	0	0	0	0	7500	7500	0	7500	
	a	399	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7500	7500	0	7500	14
G				0	0	0	0	0	0	0	0	0	0	0	0	0	0	4500	4500	0	4500	
	a	399	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4500	4500	0	4500	15
H				0	0	0	0	0	0	7400	0	0	0	0	7400	0	0	0	0	0	7400	
	a	405	24	0	0	0	0	0	0	7400	0	0	0	0	7400	0	0	0	0	0	7400	18
J				0	0	0	0	0	0	0	0	0	0	0	0	20000	0	19971	39971	0	39971	
	a	406	25	0	0	0	0	0	0	0	0	0	0	0	0	5000	0	0	5000	0	5000	28
	b	406	27	0	0	0	0	0	0	0	0	0	0	0	0	5000	0	0	5000	0	5000	28
	c	406	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2871	2871	0	2871	28
	d	406	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17100	17100	0	17100	28
	e	406	69	0	0	0	0	0	0	0	0	0	0	0	0	5000	0	0	5000	0	5000	28
	f	406	71	0	0	0	0	0	0	0	0	0	0	0	0	5000	0	0	5000	0	5000	28
K				0	0	0	0	0	0	12500	0	0	0	0	12500	0	0	0	0	0	12500	
	a	406	18	0	0	0	0	0	0	12500	0	0	0	0	12500	0	0	0	0	0	12500	20
L				0	0	0	0	0	0	0	52040	0	0	0	52040	0	0	0	0	0	52040	
	a	407	41	0	0			0			28040				28040				0	0	28040	26
	a	407	41	0	0			0			24000				24000				0	0	24000	26
M				0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	2325	
	a	407	1	0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	2325	16
N				0	0	0	0	0	10640	0	0	0	0	0	10640	0	0	10000	10000	0	20640	
	aa	407	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
	ab	407	52	0	0	0	0	0	10640	0	0	0	0	0	10640	0	0	10000	10000	0	20640	25
O				7500	12	0	0	0	5000	0	0	0	0	0	5000	0	0	0	0	0	12500	
	a	411	1	3750	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3750	35
	b	411	2	3750	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3750	35
	c	411	3	0	0	0	0	0	5000	0	0	0	0	0	5000	0	0	0	0	0	5000	35
P				0	0	0	0	0	0	0	0	0	0	0	0	0	0	10125	10125	0	10125	
	a	411	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5000	5000	0	5000	25
	b	411	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5125	5125	0	5125	25
Q				0	0	0	0	0	0	0	0	0	0	0	0	17413	0	0	17413	0	17413	
	a	412	21	0	0	0	0	0	0	0	0	0	0	0	0	17413	0	0	17413	0	17413	15
R				0	0	29500	0	29500	0	0	56681	0	0	0	56681	0	0	0	0	98	86181	
	a	412	29	0	0	29500		29500			56681				56681				0	98	86181	61
S				0	0	0	0	0	0	0	0	10000	0	0	10000	0	0	0	0	0	10000	
	a	413	21	0	0	0	0	0	0	0	0	10000	0	0	10000	0	0	0	0	0	10000	22
T				0	0	0	0	0	0	0	800	0	0	0	800	0	0	5756	5756	0	6556	
	a	413	58	0	0	0	0	0	0	0	800	0	0	0	800	0	0	5756	5756	0	6556	30
U				0	0	20000	0	20000	0	19700	0	0	0	0	19700	0	0	0	0	0	39700	
	a	420	1	0	0	20000	0	20000	0	19700	0	0	0	0	19700	0	0	0	0	0	39700	25
V				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Site Info				Without-Action																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Parking			
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height
	a	980	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W				0	0	0	0	0	0	0	0	0	0	0	0	0	103500	11700	115200	52	52950	
	a	425	1	0	0	0	0	0	0	0	0	0	0	0	0	0	103500		103500	52	41250	60
	b	432	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11700	11700	0	11700	29
X				0	0	0	0	0	4531	0	7133	8500	0	0	20164	0	0	0	0	0	20164	
	a	426	36	0	0	0	0	0	0	0	0	8500	0	0	8500	0	0	0	0	0	8500	36
	ba	426	41	0	0	0	0	0	2537	0	3994	0	0	0	6532	0	0	0	0	0	6532	36
	bb	426	41	0	0	0	0	0	1994	0	3139	0	0	0	5132	0	0	0	0	0	5132	36
Y				0	0	0	0	0	0	15450	0	0	0	0	15450	0	0	0	0	0	15450	
	a	427	12	0	0	0	0	0	0	10450	0	0	0	0	10450	0	0	0	0	0	10450	28
	b	427	15	0	0	0	0	0	0	5000	0	0	0	0	5000	0	0	0	0	0	5000	28
Z				0	0	0	0	0	2171	0	2171	0	0	0	4342	6336	0	0	6336	0	10678	
	a	427	37	0	0	0	0	0	0	0	0	0	0	0	0	3636	0	0	3636	0	3636	45
	b	427	38	0	0	0	0	0	0	0	0	0	0	0	0	2700	0	0	2700	0	2700	27
	c	427	40	0	0	0	0	0	2171	0	2171	0	0	0	4342	0	0	0	0	0	4342	27
AA				0	0	4454	0	4454	4408	0	0	0	0	0	4408	0	0	0	0	0	8862	
	a	427	21	0	0	4454	0	4454	4408		0	0	0	0	4408	0	0		0	0	8862	30
AB				0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	16500	
	a	427	31	0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	16500	23
AC				0	0	0	0	0	0	12159	0	0	0	0	12159	0	0	0	0	0	12159	
	a	427	42	0	0	0	0	0	0	12159	0	0	0	0	12159	0	0	0	0	0	12159	12
AD				0	0	0	0	0	12000	0	0	0	0	0	12000	0	0	0	0	0	12000	
	a	427	52	0	0	0	0	0	12000	0	0	0	0	0	12000	0	0	0	0	0	12000	15
AE				0	0	0	0	0	0	0	3600	0	0	0	3600	0	0	0	0	0	3600	
	a	431	2	0	0	0	0	0	0	0	3600	0	0	0	3600	0	0	0	0	0	3600	21
AF				31900	15	0	0	0	13300	0	0	0	0	0	13300	0	0	0	0	0	45200	
	a	432	25	31900	15			0	13300						13300				0	0	45200	47
AG				0	0	0	0	0	0	0	0	0	0	0	0	0	0	25881	25881	0	25881	
	a	432	7501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25881	25881	0	25881	46
AH				7070	8	0	0	0	1560	0	0	0	0	0	1560	0	0	1495	1495	0	10125	
	a	433	8	1990	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1990	34
	b	433	9	1800	2	0	0	0	0	0	0	0	0	0	0	0	0	1495	1495	0	3295	34
	c	433	10	2000	2	0	0	0	1560	0	0	0	0	0	1560	0	0	0	0	0	3560	32
	d	433	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	e	433	13	1280	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1280	25
AI				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	453	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AJ				0	0	0	0	0	0	0	0	2100	0	0	2100	0	0	0	0	0	8500	
	a	433	14	0	0	0	0	0	0	0	0	2100	0	0	2100	0	0	0	0	0	8500	33
AK				1252	2	0	0	0	1848	0	0	0	0	0	1848	0	0	3000	3000	0	6100	
	a	433	21	1252	2	0	0	0	1848	0	0	0	0	0	1848	0	0	3000	3000	0	6100	38
AL				0	0	0	0	0	0	0	0	0	39780	115	39895	0	0	0	0	19	39780	
	aa	434	16	0	0	0	0	0	0	0	0	0	39780	115	39895	0	0	0	0	0	39780	85
	ab	434	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0
AM				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a	434	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AN				0	0	0	0	0	0	0	0	2660	0	0	2660	0	0	0	0	0	2660	
	a	434	55	0	0	0	0	0	0	0	0	2660	0	0	2660	0	0	0	0	0	2660	17
AO				0	0	0	0	0	10000	0	0	0	0	0	10000	0	0	0	0	0	10000	
	a	438	7	0	0	0	0	0	10000	0	0	0	0	0	10000	0	0	0	0	0	10000	26
AP				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	
	a	453	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
AQ				1300	1	0	0	0	0	0	9290	0	0	0	9290	15200	0	0	15200	0	25790	
	aa	440	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ab	440	21	1300	1	0	0	0	0	0	9290	0	0	0	9290	2000	0	0	2000	0	12590	38
	b	440	23	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	16
	c	440	24	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	24
	d	440	25	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	25
	e	440	26	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	15
	f	440	47	0	0	0	0	0	0	0	0	0	0	0	0	2000	0	0	2000	0	2000	13
	g	440	48	0	0	0	0	0	0	0	0	0	0	0	0	4000	0	0	4000	0	4000	15
AR				0	0	0	0	0	8550	0	0	0	0	0	8550	0	0	0	0	0	8550	
	a	441	21	0	0	0	0	0	8550	0	0	0	0	0	8550	0	0	0	0	0	8550	16
AS				0	0	0	0	0	0	0	5916	0	0	0	5916	5904	0	0	5904	42	4948	
	a	441	50	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	42	4948	60
	b	441	53	0	0			0			5916				5916	5904			5904	0		60
AT				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1568	0	1568	
	a	441	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1568	0	1568	18
AU				0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565	

Site Info				Without-Action																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Parking			
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height
	a	441	11	0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565	16
AV				0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565	
	a	441	14	0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565	18
AY				1425	3	0	0	0	0	0	0	0	0	0	0	0	0	15600	15600	0	17025	
	a	447	3	1425	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1425	25
	b	447	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	6000	0	6000	25
	c	447	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9600	9600	0	9600	25
AZ				2208	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2208	
	a	447	13	2208	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2208	30
BA				0	0	0	0	0	4000	0	0	0	0	0	4000	0	0	0	0	0	4000	
	a	447	22	0	0	0	0	0	4000	0	0	0	0	0	4000	0	0	0	0	0	4000	25
BB				0	0	0	0	0	1677	0	0	0	0	0	1677	0	0	0	0	0	1677	
	a	447	50	0	0	0	0	0	1677	0	0	0	0	0	1677	0	0	0	0	0	1677	33
BC				0	0	0	0	0	0	0	0	5063	0	0	5063	0	0	0	0	0	5063	
	a	448	12	0	0	0	0	0	0	0	0	5063	0	0	5063	0	0	0	0	0	5063	31
BE				3725	2	0	0	0	3000	0	0	0	0	0	3000	0	0	0	0	0	6725	
	a	448	34	3725	2	0	0	0	3000	0	0	0	0	0	3000	0	0	0	0	0	6725	42
BF				1376	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1376	
	a	448	31	1376	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1376	19
BG				2961	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2961	
	a	448	52	2961	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2961	28
	b	448	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BH				22800	27	800	0	800	1600	0	0	0	0	0	1600	0	0	0	0	11	25200	
	a	958	2	22800	27	800		800	1600						1600				0	11	25200	105
BI				0	0	0	0	0	0	0	0	0	0	0	0	0	0	9500	9500	0	9500	
	a	453	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9500	9500	0	9500	16
BJ				0	0	0	0	0	0	0	0	0	0	0	0	0	90000	0	90000	0	90000	
	aa	453	54	0	0	0	0	0	0	0	0	0	0	0	0	0	45000	0	45000	0	45000	47
	ab	453	54	0	0	0	0	0	0	0	0	0	0	0	0	0	45000	0	45000	0	45000	47
BK				0	0	0	0	0	4230	0	3400	0	0	0	7630	0	0	0	0	0	7630	
	a	454	24	0	0	0	0	0	0	0	3400	0	0	0	3400	0	0	0	0	0	3400	31
	b	454	25	0	0	0	0	0	3600	0	0	0	0	0	3600	0	0	0	0	0	3600	16
	c	454	27	0	0	0	0	0	630	0	0	0	0	0	630	0	0	0	0	0	630	14
BL				1540	2	0	0	0	0	0	0	0	0	0	0	0	0	8280	8280	0	9820	
	a	454	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6680	6680	0	6680	14
	b	454	31	1540	2	0	0	0	0	0	0	0	0	0	0	0	0	1600	1600	0	3140	25
BN				0	0	0	0	0	0	0	0	0	0	0	0	0	79244	0	79244	0	79244	
	a	967	24	0	0	0	0	0	0	0	0	0	0	0	0	0	79244	0	79244	0	79244	72
BO				0	0	0	0	0	0	0	0	5000	3600	0	8600	0	0	12240	12240	0	25688	
	a	462	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
	b	462	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	1800	0	1800	13
	c	462	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10440	10440	0	10440	29
	d	462	42	0	0	0	0	0	0	0	0	3600	0	0	3600	0	0	0	0	0	3600	13
	e	462	44	0	0	0	0	0	0	0	5000	0	0	0	5000	0	0	0	0	0	9848	23
	f	462	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BP				0	0	0	0	0	0	0	0	0	0	0	0	0	15570	0	15570	0	15570	
	a	464	51	0	0	0	0	0	0	0	0	0	0	0	0	0	15570	0	15570	0	15570	16
BQ				0	0	0	0	0	0	0	0	0	0	0	0	0	16500	0	16500	0		
	a	465	1	0	0	0	0	0	0	0	0	0	0	0	0	0	16500	0	16500	0	16500	19
	b	465	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BR				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5670	
	a	468	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5670	21
BS				0	0	0	0	0	0	0	18157	0	0	0	18157	0	0	0	0	61	0		
	a	471	116	0	0	0	0	0	0	0	18157	0	0	0	18157	0	0	0	0	61		25
BT				0	0	9525	0	9525	0	38825	400	0	0	0	39225	0	0	0	0	0	48750	
	aa	980	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
	ab	980	23	0	0	0	0	0	0	38825	400	0	0	0	39225	0	0	0	0	0	39225	23
	ba	980	49	0	0	9525	0	9525	0	0	0	0	0	0	0	0	0	0	0	0	9525	18
	bb	980	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
BU				0	0	0	0	0	0	0	0	0	0	0	0	0	0	34283	34283	0	34283	
	a	992	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22183	22183	0	22183	26
	b	992	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12100	12100	0	12100	20
BV				0	0	0	0	0	0	0	0	0	0	0	0	29137	0	0	29137	0	29137	
	aa	992	1	0	0	0	0	0	0	0	0	0	0	0	0	9000	0	0	9000	0	9000	33
	ab	992	1	0	0	0	0	0	0	0	0	0	0	0	0	20137	0	0	20137	0	20137	33
BX				22800	27	800	0	800	1600	0	0	0	0	0	1600	0	0	0	0	11	25200	
	a	1003	43	11400	13	400		400	800						800				0	5	12600	115
	b	1003	44	11400	13	400		400	800						800				0	5	12600	115
BY				17100	20	600	0	600	1200	0	0	0	0	0	1200	0	0	0	0	8	18900	

Site Info				Without-Action																		
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height
	a	1040	46	8567	10	301		301	601						601				0	4	9469	105
	b	1040	47	8533	10	299		299	599						599				0	4	9431	105
BZ				13965	16	490	0	490	980	0	0	0	0	0	980	0	0	0	0	7	15435	
	a	949	7	6983	8	245		245	490						490				0	3	7718	105
	b	949	8	6983	8	245		245	490						490				0	3	7718	105

Site Info				With Action																											
					Residential Uses		CF Uses						Commercial Uses										Industrial Uses					Parking			
Site Number	Block	Lot		Proposed Zoning	Residential SF	Residentia	Medical Office	Other CF	CFSubIncAreaNP	CFSubIncAreaCC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubIncArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubIncArea	Total Industrial SF	Total Spaces	Total SF	Building Height
1					**152137**	**179**	**0**	**0**	**0**		**0**	**0**	**15806**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15806**	**0**	**0**	**0**		**0**	**54**	**167943**	
a	395	35	C4-4D*		12112	14						0	1258								1258					0	4	**13371**	135
b	395	36	C4-4D*		12112	14						0	1258								1258					0	4	**13371**	135
c	395	37	C4-4D*		75137	88						0	7806								7806					0	27	**82943**	135
e	395	30	C4-4D*		15400	18						0	1600								1600					0	5	**17000**	135
f	395	32	C4-4D*		12936	15						0	1344								1344					0	5	**14280**	135
g	395	33	C4-4D*		12320	14						0	1280								1280					0	4	**13600**	135
h	395	34	C4-4D*		12120	14						0	1259								1259					0	4	**13379**	135
2					172719	203	8972	0	**0**		**0**	8972	8972	0	0	0	0	0	0	0	8972	0	0	0		0	61	190664	
a	934	1	C4-4D*		15962	19	829					829	829								829					0	6	**17621**	165
b	934	2	C4-4D*		9340	11	485					485	485								485					0	3	**10311**	165
c	934	3	C4-4D*		12651	15	657					657	657								657					0	4	**13966**	165
d	934	4	C4-4D*		12651	15	657					657	657								657					0	4	**13966**	165
e	934	5	C4-4D*		12651	15	657					657	657								657					0	4	**13966**	165
f	934	6	C4-4D*		12651	15	657					657	657								657					0	4	**13966**	165
g	934	7	C4-4D*		37961	45	1972					1972	1972								1972					0	13	**41905**	165
h	934	10	C4-4D*		12651	15	657					657	657								657					0	4	**13966**	165
i	934	12	C4-4D*		30800	36	1600					1600	1600								1600					0	11	**34000**	165
j	934	74	C4-4D*		15400	18	800					800	800								800					0	5	**17000**	165
3					36000	42	0	0	**0**		**0**	0	6000	0	3000	0	0	0	1500	1500	9000	0	0	0		0	0	45000	
a	399	39	M1-4/R7X		7200	8	0					0	1200		600				300	300	1800						0	**9000**	85
b	399	41	M1-4/R7X		28800	34	0					0	4800		2400				1200	1200	7200						0	**36000**	85
4					21000	25	3000	0	**0**		**0**	3000	3000	0	0	0	0	0	0	0	3000	0	0	0		0	0	27000	
a	399	58	M1-4/R6A		7000	8	1000					1000	1000								1000					0	0	**9000**	75
b	399	59	M1-4/R6A		7000	8	1000					1000	1000								1000					0	0	**9000**	75
c	399	60	M1-4/R6A		7000	8	1000					1000	1000								1000					0	0	**9000**	75
5					45000	53	4500	0	**0**		**0**	4500	4500	0	0	0	0	0			4500	0	0	0		0	0	54000	
a	405	13	M1-4/R6A		7500	9	750					750	750								750					0	0	**9000**	75
b	405	14	M1-4/R6A		7500	9	750					750	750								750					0	0	**9000**	75
c	405	15	M1-4/R6A		7500	9	750					750	750								750					0	0	**9000**	75
d	405	16	M1-4/R6A		22500	26	2250					2250	2250								2250					0	0	**27000**	75
6					19800	23	0	0	**0**		**0**	0	0	0	0	0	0	0			0	0	0	0		0	0	19800	
a	405	63	M1-4/R6B		5500	6						0									0					0	0	**5500**	85
b	405	64	M1-4/R6B		5500	6						0									0					0	0	**5500**	85
c	405	12	M1-4/R6B		8800	10						0									0					0	0	**8800**	85
7					71850	85	22569	0	**0**		**0**	22569	3450	0	66506	0	0	0	64519	1988	69956	0	0	0		0	0	164375	
aa	405	27	M1-4/R6A		27000	32						0							0		0					0	0	**27000**	75
ac	405	27	M1-4/R7X		44850	53	1725		0			1725	3450		3975				1988	1988	7425					0	0	**54000**	75
ab	405	27	M1-4		0	0	20844					20844	0		62531				62531		62531					0	0	**83375**	75
8					5500	6	0	0	**0**		**0**	0	0	0	0	0	0	0			0	0	0	0		0	0	5500	
a	405	60	M1-4/R6B		5500	6						0									0					0	0	**5500**	45
9					19440	23	0	0	**0**		**0**	0	0	0	0	0	0	0			0	0	0	0		0	0	19440	
a	407	8	M1-4/R6A		9720	11						0									0					0	0	**9720**	85
b	407	9	M1-4/R6A		9720	11						0									0					0	0	**9720**	85
10					15120	18	0	0	**0**		**0**	0	4320	0	0	0	0	0			4320	0	0	0		0	0	19440	
a	407	12	M1-4/R6A		7560	9						0	2160								2160					0	0	**9720**	75
b	407	13	M1-4/R6A		7560	9						0	2160								2160					0	0	**9720**	75
11					5500	6	0	0	**0**		**0**	0	0	0	0	0	0	0			0	0	0	0		0	0	5500	
a	411	12	M1-4/R6A		5500	6						0									0					0	0	**5500**	55
12					192000	226	0	0	**0**		**0**	0	26000	0	13000	0	0	0	6500	6500	39000	0	0	0		0	68	231000	
a	412	1	M1-4/R7X		48000	56			0			0	8000		4000				2000	2000	12000					0	17	**60000**	120
ba	412	6	M1-4/R7X		48000	56			0			0	8000		4000				2000	2000	12000					0	17	**60000**	120
bb	412	6	M1-4/R6A		14400	17		0				0									0					0	5	**14400**	120
c	412	15	M1-4/R6A		21600	25						0									0					0	8	**21600**	120
d	412	51	M1-4/R7X		48000	56			0			0	8000		4000				2000	2000	12000					0	17	**60000**	120
e	412	50	M1-4/R7X		12000	14			0			0	2000		1000				500	500	3000					0	4	**15000**	120
13					89400	105	0	0	**0**		**0**	0	10400	0	5200	0	0	0	2600	2600	15600	0	0	0		0	0	105000	
a	412	18	M1-4/R6A		9000	11						0									0					0	0	**9000**	115
b	412	19	M1-4/R6A		9000	11						0									0					0	0	**9000**	115
c	412	20	M1-4/R6A		9000	11						0									0					0	0	**9000**	115
d	412	45	M1-4/R7X		28800	34			0			0	4800		2400				1200	1200	7200					0	0	**36000**	115
e	412	48	M1-4/R7X		33600	40			0			0	5600		2800				1400	1400	8400					0	0	**42000**	115
14					41800	49	0	0	**0**		**0**	0	7600	0	3800	0	54870	133	1900	1900	66270	0	0	0		0	0	108070	
a	413	1	M1-4/R7X		12540	15			0			0	2280		1140				570	570	3420					0	0	**15960**	95
b	413	2	M1-4/R7X		29260	34			0			0	5320		2660				1330	1330	7980					0	0	**37240**	95
c	413	7	M1-4/R7X			0			0			0					54870	133	0	0	54870					0	0	**54870**	145
15					264075	311	0	40000	**0**		**40000**	40000	9603	0	10203	0	0	0	5101	5101	19806	0	0	0		0	93	323880	
a	417	1	M1-4/R7-2		37743	44			0			0	1372		1458				729	729	2831					0	13	**40574**	210
b	417	10	M1-4/R7-2		82452	97		40000			40000	40000	2998		3186				1593	1593	6184					0	29	**128635**	210
c	417	14	M1-4/R7-2		34540	41			0			0	1256		1335				667	667	2591					0	12	**37131**	210
d	417	21	M1-4/R7-2		109340	129			0			0	3976		4225				2112	2112	8201					0	39	**117541**	210
16					0	0	12295	0	**0**		**0**	12295	9836	0	27049	0	0	0	27049		36885	0	0	0		0	0	49180	
a	420	19	M1-4			0	12295					12295	9836		27049				27049		36885					0	0	**49180**	95
17					82991	98	4311	0	**0**		**0**	4311	4311	0	0	0	0	0			4311	0	0	0		0	0	91613	
a	946	1	C4-4D*		8031	9	417					417	417								417					0	0	**8866**	145

Site Info				With Action																											
					Residential Uses		CF Uses						Commercial Uses										Industrial Uses					Parking			
Site Number		Block	Lot	Proposed Zoning	Residential SF	Residentia	Medical Office	Other CF	CFSubIncAreaNP	CFSubIncAreaCC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubIncArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubIncArea	Total Industrial SF	Total Spaces	Total SF	Building Height
	b	946	3	C4-4D*	9533	11	495					495	495								495					0	0	**10523**	145
	c	946	4	C4-4D*	9533	11	495					495	495								495					0	0	**10523**	145
	d	946	5	C4-4D*	9533	11	495					495	495								495					0	0	**10523**	145
	e	946	6	C4-4D*	9533	11	495					495	495								495					0	0	**10523**	145
	f	946	7	C4-4D*	11997	14	623					623	623								623					0	0	**13243**	145
	g	946	84	C4-4D*	12389	15	644					644	644								644					0	0	**13677**	145
	h	946	85	C4-4D*	5467	6	284					284	284								284					0	0	**6035**	145
	i	946	101	C4-4D*	6976	8	362					362	362								362					0	0	**7701**	145
18					252000	296	0	0	**0**		**0**	0	15000	0	15000	0	0	0	7500	7500	30000	0	0	0		0	89	282000	
	a	424	1	M1-4/R7-2	199500	235			0			0	11875		11875				5938	5938	23750					0	70	**223250**	188
	b	424	20	M1-4/R7-2	52500	62			0			0	3125		3125				1563	1563	6250					0	19	**58750**	188
19					229242	270	0	0	**0**		**0**	0	28028	0	14014	0	0	0	7007	7007	42042	0	0	0		0	81	271284	
	aa	426	17	M1-4/R7X	168168	198			0			0	28028		14014				7007	7007	42042					0	59	**210210**	120
	ab	426	17	M1-4/R6A	12474	15						0									0					0	4	**12474**	120
	b	426	44	M1-4/R6A	18000	21						0									0					0	6	**18000**	120
	c	426	49	M1-4/R6A	30600	36						0									0					0	11	**30600**	120
20					192000	226	0	0	**0**		**0**	0	12000	0	12000	0	0	0	6000	6000	24000	0	0	0		0	68	216000	
	aa	426	1	M1-4/R7X	156000	184			0			0	12000		12000				6000	6000	24000					0	55	**180000**	120
	ab	426	1	M1-4/R6A	36000	42						0									0					0	13	**36000**	120
21					93922	110	0	0	**0**		**0**	0	15654	0	7827	0	0	0	3913	3913	23480	0	0	0		0	0	117402	
	a	427	1	M1-4/R7X	46958	55			0			0	7826		3913				1957	1957	11740					0	0	**58698**	100
	b	427	7	M1-4/R7X	37296	44			0			0	6216		3108				1554	1554	9324					0	0	**46620**	100
	c	427	10	M1-4/R7X	9667	11			0			0	1611		806				403	403	2417					0	0	**12084**	100
22					226004	266	0	7884	**7884**		**0**	7884	5256	0	7884	0	0	0	3942	3942	13140	0	0	7884	7884	7884	80	254911	
	a	431	12	M1-4/R7-2	38605	45		1347	1347			1347	898		1347				673	673	2245			1347	1347	1347	14	**43543**	195
	b	431	17	M1-4/R7-2	128140	151		4470	4470			4470	2980		4470				2235	2235	7450			4470	4470	4470	45	**144530**	195
	c	431	7	M1-4/R7-2	26660	31		930	930			930	620		930				465	465	1550			930	930	930	9	**30070**	195
	d	431	43	M1-4/R7-2	32598	38		1137	1137			1137	758		1137				569	569	1895			1137	1137	1137	12	**36768**	195
23					0	0	0	0	**0**		**0**	0	0	0	6000	0	0	0	6000		6000	0	0	0		0	0	6000	
	a	433	18	M1-4/R6A		0						0			6000				6000		6000					0	0	**6000**	75
24					126890	149	0	0	**0**		**0**	0	24440	0	0	0	0	0			24440	0	0	0		0	45	151330	
	aa	433	28	M1-4/R7A	102980	121						0	21680								21680					0	36	**124660**	75
	ab	433	28	M1-4/R6A	10800	13						0									0					0	4	**10800**	75
	b	433	46	M1-4/R7A	13110	15						0	2760								2760					0	5	**15870**	75
25					111355	131	0	0	**0**		**0**	0	23443	0	32996	0	0	0	32996		56439	0	0	0		0	0	167794	
	a	434	1	M1-4/R7A	80009	94						0	16844								16844					0	0	**96853**	80
	ba	434	12	M1-4/R7A	31346	37						0	6599								6599					0	0	**37945**	80
	bb	434	12	M1-4		0						0			32996				32996		32996					0	0	**32996**	80
26					0	0	0	0	**0**		**0**	0	7600	0	30400	0	0	0	30400		38000	0	0	0		0	0	38000	
	a	434	24	M1-4		0						0	7600		30400				30400		38000					0	0	**38000**	95
27					178600	210	0	0	**0**		**0**	0	5000	10200	0	0	0	0			15200	0	0	0		0	67	**193800**	
	a	434	35	C4-4D*	146300	172						0	5000	10200							15200					0	52	**161500**	155
28					393210	463	0	0	**0**		**0**	0	9252	0	46260	0	0	0	23130	23130	55512	0	0	0		0	139	448722	
	a	438	1	M1-4/R7-2	6375	8			0			0	150		750				375	375	900					0	2	**7275**	215
	b	438	2	M1-4/R7-2	6375	8			0			0	150		750				375	375	900					0	2	**7275**	215
	c	438	3	M1-4/R7-2	121125	143			0			0	2850		14250				7125	7125	17100					0	43	**138225**	215
	d	445	8	M1-4/R7-2	19125	23			0			0	450		2250				1125	1125	2700					0	7	**21825**	215
	e	445	11	M1-4/R7-2	125885	148			0			0	2962		14810				7405	7405	17772					0	44	**143657**	215
	f	445	20	M1-4/R7-2	37825	45			0			0	890		4450				2225	2225	5340					0	13	**43165**	215
	g	445	50	M1-4/R7-2	76500	90			0			0	1800		9000				4500	4500	10800					0	27	**87300**	215
29					423591	498	10207	10207	**10207**		**0**	20414	20736	0	30621	0	0	0	15311	15311	51357	0	0	10207	10207	10207	150	505568	
	a	439	1	M1-4/R7-2	423591	498	10207	10207	10207			20414	20736		30621				15311	15311	51357			10207	10207	10207	150	**505568**	200
30					169229	199	0	0	**0**		**0**	0	23164	0	0	0	0	0			23164	0	0	0		0	60	192393	
	a	440	1	M1-4/R6A	35840	42						0	10240								10240					0	13	**46080**	85
	ba	440	12	M1-4/R7A	61389	72						0	12924								12924					0	22	**74313**	85
	bb	440	12	M1-4/R6A	72000	85						0									0					0	25	**72000**	85
31					107928	127	0	0	**0**		**0**	0	18912	0	0	0	0	0			18912	0	0	0		0	0	126840	
	a	441	24	M1-4/R7A	72200	85						0	15200								15200					0	0	**87400**	105
	b	441	33	C4-4D*	17248	20						0	1792								1792					0	0	**19040**	105
	c	441	35	C4-4D*	18480	22						0	1920								1920					0	0	**20400**	105
32					27326	32	0	0	**0**		**0**	0	5753	0	0	0	0	0			5753	0	0	0		0	0	33079	
	a	441	16	M1-4/R7A	9747	11						0	2052								2052					0	0	**11799**	85
	b	441	18	M1-4/R7A	17579	21						0	3701								3701					0	0	**21280**	85
33					3360	4	0	0	**0**		**0**	0	1920	0	0	0	0	0			1920	0	0	0		0	0	5280	
	a	447	32	M1-4/R6B	3360	4						0	1920								1920					0	0	**5280**	45
34					11480	14	0	0	**0**		**0**	0	3280	0	0	0	0	0			3280	0	0	0		0	0	14760	
	a	447	1	M1-4/R6A	11480	14						0	3280								3280					0	0	**14760**	75
35					0	0	0	0	**0**		**0**	0	4000	0	11000	0	0	0	11000		15000	0	0	0		0	0	15000	
	a	448	25	M1-4		0						0	4000		11000				11000		15000					0	0	**15000**	60
36					157329	175	0	0	**0**		**0**	0	0	0	0	0	0	0			0	0	0	0		0	0	157329	
	a	451	25	R6A	157329	175						0									0					0	0	**157329**	85
37					284386	335	6538	0	**0**		**0**	6538	6538	0	22882	0	0	0	11441	11441	29419	0	0	0		0	100	320342	
	a	453	1	M1-4/R7-2	170316	200	3915		0			3915	3915		13704				6852	6852	17619					0	60	**191850**	210
	b	453	21	M1-4/R7-2	114070	134	2622		0			2622	2622		9178				4589	4589	11800					0	40	**128493**	210

Site Info				With Action																										
					Residential Uses		CF Uses						Commercial Uses									Industrial Uses					Parking			
Site Number	Block	Lot	Proposed Zoning	Residential SF	Residentia	Medical Office	Other CF	CFSubIncAreaNP	CFSubIncAreaCC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubIncArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubIncArea	Total Industrial SF	Total Spaces	Total SF	Building Height
38				137478	162	0	0	**0**		**0**	0	11707	0	0	0	0	0			11707	0	0	0		0	49	149185	
aa	456	1	C4-4D*	67483	79						0	7011								7011					0	24	**74494**	155
ab	456	1	M1-4/R6B	16876	20						0									0					0	6	**16876**	155
b	456	34	C4-4D*	45199	53						0	4696								4696					0	16	**49895**	155
c	456	6	M1-4/R6B	7920	9						0									0					0	3	**7920**	155
39				274000	322	0	40000	**0**		**40000**	40000	24000	0	0	0	0	0			24000	0	0	0		0	102	338000	
aa	969	1	C4-4D	231000	272		40000			40000	40000	24000								24000					0	82	**295000**	175
ab	969	1	R6B	43000	51						0									0					0	20	**43000**	175
40				223270	263	0	13134	**13134**		**0**	13134	7880	0	13134	0	0	0	6567	6567	21014	0	0	0		0	79	257417	
a	462	12	M1-4/R7-2	30141	35		1773	1773			1773	1064		1773				887	887	2837					0	11	**34751**	190
b	462	14	M1-4/R7-2	193129	227		11361	11361			11361	6816		11361				5680	5680	18177					0	68	**222666**	190
41				647226	761	0	58780		**18780**	**40000**	58780	17805	9925	33160	0	0	0	16580	16580	60889	0	0	18780	18780	18780	228	785675	
a	972	1	M1-4/R7-2	19635	23		693		693		693	693	0	1386				693	693	2079			693	693	693	7	**23100**	220
ba	972	43	M1-4/R7-2	94201	111		3325		3325		3325	0	3325	6650				3325	3325	9974			3325	3325	3325	33	**110825**	220
bb	972	43	M1-4/R7X	239800	282		44400		4400	40000	44400	6750	6600	4400				2200	2200	17750			4400	4400	4400	85	**306350**	220
c	972	58	M1-4/R7-2	293590	345		10362		10362		10362	10362	0	20724				10362	10362	31086			10362	10362	10362	104	**345400**	220
42				0	0	0	0	**0**		**0**	0	0	0	104800	0	0	0	104800		104800	21200	0	0		21200	0	126000	
a	465	27	M1-4		0						0			5400				5400		5400					0	0	**5400**	50
b	465	28	M1-4		0						0			5400				5400		5400					0	0	**5400**	50
c	465	29	M1-4		0						0			21600				21600		21600					0	0	**21600**	50
d	465	33	M1-4		0						0			42400				42400	21200	42400					21200	0	**63600**	50
e	465	46	M1-4		0						0			6000				6000		6000					0	0	**6000**	50
f	465	47	M1-4		0						0			6000				6000		6000					0	0	**6000**	50
g	465	48	M1-4		0						0			6000				6000		6000					0	0	**6000**	50
h	465	49	M1-4		0						0			6000				6000		6000					0	0	**6000**	50
i	465	50	M1-4		0						0			6000				6000		6000					0	0	**6000**	50
43				0	0	0	0	**0**		**0**	0	26632	0	73238	0	0	0	73238		99870	0	0	0		0	0	99870	
a	466	17	M1-4		0						0	10792		29678				29678		40470					0	0	**40470**	115
b	466	60	M1-4		0						0	15840		43560				43560		59400					0	0	**59400**	115
44				155400	183	0	5550	**5550**		**0**	5550	7400	0	11100	0	0	0	5550	5550	18500	0	0	5550		5550	55	185000	
a	466	19	M1-4/R7-2	155400	183		5550	5550			5550	7400		11100				5550	5550	18500			5550	5550	5550	55	**185000**	205
45				14520	17	0	0	**0**		**0**	0	0	0	0	0	0	0			0	0	0	0		0	0	14520	
a	468	59	M1-4/R6B	4840	6						0									0					0	0	**4840**	55
b	468	60	M1-4/R6B	9680	11						0									0					0	0	**9680**	55
46				0	0	0	40000	**0**		**40000**	40000	36720	0	146880	0	0	0	146880		183600	0	0	0		0	0	223600	
a	468	25	M1-4		0		40000			40000	40000	36720		146880				146880		183600					0	0	**223600**	135
47				808117	951	0	98366		**18366**	**80000**	98366	18366	0	55099	0	0	0	27549	27549	73465	0	0	18366	18366	18366	0	998315	
a	471	1	M1-4/R7-2	808117	951		98366		18366	80000	98366	18366		55099				27549	27549	73465			18366	18366	18366	0	**998315**	280
b	471	100	M1-4/R7-2		0			0			0							0	0	0					0	0	**0**	280
48				704820	829	16584	56584	**16584**		**40000**	73168	24876	0	16584	0	0	0	16584	0	41460	0	0	16584	16584	16584	249	836032	
a	471	200	M1-4/R7-2	704820	829	16584	56584	16584		40000	73168	24876		16584				16584		41460			16584	16584	16584	249	**836032**	300
49				154000	181	0	0	**0**		**0**	0	16000	0	0	0	0	0			16000	0	0	0		0	54	170000	
a	980	77	C4-4D*	154000	181						0	16000								16000					0	54	**170000**	175
50				0	0	0	0	**0**		**0**	0	10900	0	29975	0	0	0	29975		40875	0	0	0		0	0	40875	
a	992	24	M1-4		0						0	2280		6270				6270		8550					0	0	**8550**	65
b	992	26	M1-4		0						0	2280		6270				6270		8550					0	0	**8550**	65
c	992	29	M1-4		0						0	6340		17435				17435		23775					0	0	**23775**	65
51				39625	47	0	0	**0**		**0**	0	1957	0	0	0	0	0			1957	0	0	0		0	0	41582	
a	1028	7	C4-4D*	39625	47						0	1957								1957					0	0	**41582**	135
52				123200	145	0	0	**0**		**0**	0	12800	0	0	0	0	0			12800	0	0	0		0	43	136000	
a	420	34	C4-4D*	19404	23						0	2016								2016					0	7	**21420**	145
b	420	37	C4-4D*	103796	122						0	10784								10784					0	37	**114580**	145
53				15680	18	0	0	**0**		**0**	0	4480	0	0	0	0	0			4480	0	0	0		0	0	20160	
a	433	1	M1-4/R6A	15680	18						0	4480								4480					0	0	**20160**	55
54				13860	16	0	0	**0**		**0**	0	1440	0	0	0	0	0			1440	0	0	0		0	0	15300	
a	427	47	C4-4D*	13860	16						0	1440								1440					0	0	**15300**	105
55				12760	15	0	0	**0**		**0**	0	5653	0	0	0	0	0			5653	0	0	0		0	0	18412	
a	440	35	M1-4/R6A	5734	7						0	1638								1638					0	0	**7373**	55
b	440	36	M1-4/R6B	4925	6						0	2814								2814					0	0	**7740**	55
c	440	38	M1-4/R6B	2100	2						0	1200								1200					0	0	**3300**	55
56				68112	80	0	0	**0**		**0**	0	0	0	0	0	0	0			0	0	0	0		0	0	68112	
a	445	1	M1-4/R7-2	68112	80						0							0	0	0					0	0	**68112**	80
57				0	0	0	0	**0**		**0**	0	0	0	50832	0	0	0	50832		50832	0	0	0		0	0	50832	
aa	405	51	M1-4		0						0			14803				14803		14803					0	0	**14803**	32
ab	405	51	M1-4		0						0			36029				36029		36029					0	0	**36029**	85
58				36000	42	0	9000	**0**		**0**	9000	0	0	0	0	0	0			0	0	0	0		0	0	45000	
a	399	6	M1-4	36000	42		9000				9000									0					0	0	**45000**	65
59				0	0	0	0	**0**		**0**	0	0	0	36297	0	0	0	36297		36297	0	0	0		0	0	36297	
a	471	125	M1-4		0						0			36297				36297		36297					0	0	**36297**	60
60				62292	56	0	0	**0**		**0**	0	5000	0	0	0	0	0			5000	0	0	0		0	13	67292	
a	407	26	C4-4D*	62292	56						0	5000								5000					0	13	**67292**	113

Site Info				With Action																											
					Residential Uses		CF Uses						Commercial Uses										Industrial Uses					Parking			
Site Number		Block	Lot	Proposed Zoning	Residential SF	Residentia	Medical Office	Other CF	CFSubIncAreaNP	CFSubIncAreaCC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubIncArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubIncArea	Total Industrial SF	Total Spaces	Total SF	Building Height
61					56081	66	0	0	0		0	0	0	0	0	0	0	0	0		0	0	0	0		0	0	56081	
	a	464	51	M1-4/R6A	56081	66						0							0		0					0	0	**56081**	55
62					28706	34	0	0	0		0	0	8202	0	0	0	0	0	0	0	8202	0	0	0	0	0	0	36907	110
	a	464	41	M1-4/R6A	16041	19						0	4583						0		4583					0	0	**20624**	55
	a	464	45	M1-4/R6A	12664	15						0	3618						0		3618					0	0	**16283**	55
63					140277	165	0	0	0	0	0	0	8749	0	0	0	0	0	0	0	8749	0	0	0	0	0	0	149026	
	aa	456	13	C4-4D*	15400	18						0	1600								1600					0	5	**17000**	175
	ab	456	13	M1-4/R6B	3514	4						0									0					0	1	**3514**	55
	b	456	17	M1-4/R6B	8516	10						0									0					0	3	**8516**	55
	c	456	23	C4-4D*	68807	81						0	7149								7149					0	24	**75956**	175
A					45977	54	0	0	0		0	0	4777	0	0	0	0	0			4777	0	0	0		0	0	50754	
	a	198	34	C4-4D*	15400	18						0	1600								1600					0	0	**17000**	145
	b	198	35	C4-4D*	15400	18						0	1600								1600					0	0	**17000**	145
	c	198	36	C4-4D*	5059	6						0	526								526					0	0	**5585**	145
	d	198	37	C4-4D*	5059	6						0	526								526					0	0	**5585**	145
	e	198	38	C4-4D*	5059	6						0	526								526					0	0	**5585**	145
B					47663	56	0	0	0		0	0	4952	0	0	0	0	0			4952	0	0	0		0	0	52615	
	a	932	2	C4-4D*	10395	12						0	1080								1080					0	0	**11475**	155
	b	932	3	C4-4D*	10395	12						0	1080								1080					0	0	**11475**	155
	c	932	4	C4-4D*	13437	16						0	1396								1396					0	0	**14833**	155
	d	932	5	C4-4D*	13437	16						0	1396								1396					0	0	**14833**	155
C					8960	11	0	0	0		0	0	2560	0	0	0	0	0			2560	0	0	0		0	0	11520	
	a	399	2	M1-4/R6A	8960	11						0	2560								2560					0	0	**11520**	75
D					32000	38	0	0	0		0	0	8000	0	0	0	0	0			8000	0	0	0		0	0	40000	
	a	399	47	M1-4/R6A	14000	16						0	4000								4000					0	0	**18000**	75
	b	399	49	M1-4/R6A	18000	21						0	4000								4000					0	0	**22000**	75
E					36000	42	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	36000	
	a	399	51	M1-4/R6A	18000	21						0									0					0	0	**18000**	75
	b	399	53	M1-4/R6A	18000	21						0									0					0	0	**18000**	75
F					21000	25	0	0	0		0	0	6000	0	0	0	0	0			6000	0	0	0		0	0	27000	
	a	399	55	M1-4/R6A	21000	25						0	6000								6000					0	0	**27000**	75
G					16200	19	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	16200	
	a	399	62	M1-4/R6A	16200	19						0									0					0	0	**16200**	65
H					21000	25	0	0	0		0	0	6000	0	0	0	0	0			6000	0	0	0		0	0	27000	
	a	405	24	M1-4/R6A	21000	25						0	6000								6000					0	0	**27000**	75
J					188000	221	0	0	0		0	0	16000	0	12000	0	0	0	6000	6000	28000	0	0	0		0	66	216000	
	a	406	25	M1-4/R7X	28000	33			0			0			2000				1000	1000	2000					0	10	**30000**	105
	b	406	27	M1-4/R7X	28000	33			0			0			2000				1000	1000	2000					0	10	**30000**	105
	c	406	50	M1-4/R7X	12528	15			0			0	2088		1044				522	522	3132					0	4	**15660**	105
	d	406	52	M1-4/R7X	83472	98			0			0	13912		6956				3478	3478	20868					0	29	**104340**	105
	e	406	69	M1-4/R6A	18000	21						0									0					0	6	**18000**	105
	f	406	71	M1-4/R6A	18000	21						0									0					0	6	**18000**	105
K					70000	82	0	0	0		0	0	0	0	5000	0	0	0	2500	2500	5000	0	0	0		0	0	75000	
	a	406	18	M1-4/R7X	70000	82			0			0			5000				2500	2500	5000					0	0	**75000**	135
L					0	0	0	0	0		0	0	0	0	131959	0	0	0	131959		131959	48161	0	0		48161	0	180120	
	a	407	41	M1-4/R6A	0	0						0			60656				60656		60656	23464				23464	0	**84120**	95
	a	407	41	M1-4	0	0						0			71303				71303		71303	24697				24697	0	**96000**	95
M					56640	67	0	0	0		0	0	9440	0	4720	0	0	0	2360	2360	14160	0	0	0		0	0	70800	
	a	407	1	M1-4/R7X	56640	67			0			0	9440		4720				2360	2360	14160					0	0	**70800**	85
N					0	0	0	0	0		0	0	0	0	96000	0	0	0	48000	48000	96000	0	0	0		0	0	96000	
	aa	407	52	M1-4 & M1-4/R7X	0	0			0			0			26000				13000	13000	26000					0	0	**26000**	105
	ab	407	52	M1-4 & M1-4/R7X	0	0						0			70000				35000	35000	70000					0	0	**70000**	105
O					28000	33	0	0	0		0	0	8000	0	0	0	0	0			8000	0	0	0		0	0	36000	
	a	411	1	M1-4/R6A	7000	8						0	2000								2000					0	0	**9000**	45
	b	411	2	M1-4/R6A	7000	8						0	2000								2000					0	0	**9000**	45
	c	411	3	M1-4/R6A	14000	16						0	4000								4000					0	0	**18000**	45
P					28000	33	0	0	0		0	0	0	0	0	0	0	0			0	0	0	8000		8000	0	36000	
	a	411	58	M1-4/R6A	14000	16						0									0			4000		4000	0	**18000**	55
	b	411	60	M1-4/R6A	14000	16						0									0			4000		4000	0	**18000**	55
Q					49000	58	0	0	0		0	0	14000	0	0	0	0	0			14000	0	0	0		0	0	63000	
	a	412	21	M1-4/R6A	49000	58						0	14000								14000					0	0	**63000**	75
R					103659	122	0	7035	7035		0	7035	24693	0	23567	0	0	0	11784	11784	48260	0	0	0		0	0	158954	
	a	412	29	M1-4/R7X	103659	122		7035	7035			7035	24693		23567				11784	11784	48260					0	0	**158954**	145
S					0	0	10000	0	0		0	10000	8000	0	22000	0	0	0	22000		30000	0	0	0		0	0	40000	
	a	413	21	M1-4		0	10000					10000	8000		22000				22000		30000					0	0	**40000**	75
T					0	0	12000	0	0		0	12000	9600	0	26400	0	0	0	26400		36000	0	0	0		0	0	48000	
	a	413	58	M1-4		0	12000					12000	9600		26400				26400		36000					0	0	**48000**	75
U				0	206440	243	0	0	0		0	0	15880	0	15880	0	0	0	7940	7940	31760	0	0	0		0	73	238200	
	a	420	1	M1-4/R7X	206440	243			0			0	15880		15880				7940	7940	31760					0	73	**238200**	100
V					46348	55	0	4570	4570		0	4570	11122	0	83368	0	0	0	83368	0	94490	0	0	0		0	0	145408	

Site Info				With Action																												
					Residential Uses		CF Uses						Commercial Uses										Industrial Uses					Parking			
Site Number		Block	Lot	Proposed Zoning	Residential SF	Residentia	Medical Office	Other CF	CFSubIncAreaNP	CFSubIncAreaCC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubIncArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubIncArea	Total Industrial SF	Total Spaces	Total SF	Building Height
	a	980	19	M1-4/R7X	46348	55		4570	4570			4570	11122		83368				83368		94490					0	0	**145408**	145
W					277920	327	0	15525	15525		0	15525	10350	0	50000	0	0	0	25000	25000	60350	0	0	0		0	98	353795	
	a	425	1	M1-4/R7-2	186300	219		15525	15525			15525	10350		50000				25000	25000	60350					0	66	**262175**	205
	b	432	15	M1-4/R7-2	91620	108			0			0							0	0	0					0	32	**91620**	205
X					49182	58	0	0	0		0	0	11306	0	7133	0	0	0	5564	1569	18439	0	0	0		0	0	67621	
	a	426	36	M1-4/R7X	40651	48			0			0	6775						0	0	6775					0	0	**47426**	110
	ba	426	41	M1-4/R6A	2531	3						0	2537		3994				3994		6532					0	0	**9063**	110
	bb	426	41	M1-4/R7X	6000	7			0			0	1994		3139				1569	1569	5132					0	0	**11132**	110
Y					0	0	0	0	0		0	0	8800	0	35200	0	0	0	35200		44000	0	0	0		0	0	44000	
	a	427	12	M1-4		0						0	4800		19200				19200		24000					0	0	**24000**	75
	b	427	15	M1-4		0						0	4000		16000				16000		20000					0	0	**20000**	75
Z					59490	70	0	0	0		0	0	6181	0	0	0	0	0			6181	0	0	0		0	0	65671	
	a	427	37	C4-4D*	18711	22						0	1944								1944					0	0	**20655**	115
	b	427	38	C4-4D*	18141	21						0	1885								1885					0	0	**20026**	115
	c	427	40	C4-4D*	22638	27						0	2352								2352					0	0	**24990**	115
AA					0	0	0	0	0		0	0	12400	0	49600	0	0	0	49600		62000	0	0	0		0	0	62000	
	a	427	21	M1-4		0						0	12400		49600				49600		62000					0	0	**62000**	75
AB					0	0	16500	0	0		0	16500	13200	0	36300	0	0	0	36300		49500	0	0	0		0	0	66000	
	a	427	31	M1-4		0	16500					16500	13200		36300				36300		49500					0	0	**66000**	80
AC					46778	55	0	0	0		0	0	4860	0	0	0	0	0			4860	0	0	0		0	0	51638	
	a	427	42	C4-4D*	46778	55						0	4860								4860					0	0	**51638**	155
AD					0	0	16000	0	0		0	16000	12800	0	35200	0	0	0	35200		48000	0	0	0		0	0	64000	
	a	427	52	M1-4		0	16000					16000	12800		35200				35200		48000					0	0	**64000**	75
AE					10620	12	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	10620	
	a	431	2	M1-4/R7-2	10620	12			0			0							0	0	0					0	0	**10620**	60
AF					45200	53	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	45200	
	a	432	25	M1-4/R7-2	45200	53			0			0							0	0	0					0	0	**45200**	47
AG					25881	30	0	3242	3242		0	3242	0	0	0	0	0	0			0	0	0	0		0	0	29123	
	a	432	7501	M1-4/R7-2	25881	30		3242	3242			3242							0	0	0					0	0	**29123**	46
AH					30784	36	0	0	0		0	0	3776	0	0	0	0	0			3776	0	0	0		0	0	34560	
	a	433	8	M1-4/R6A	4480	5						0	1280								1280					0	0	**5760**	65
	b	433	9	M1-4/R6A	4368	5						0	1248								1248					0	0	**5616**	65
	c	433	10	M1-4/R6A	4368	5						0	1248								1248					0	0	**5616**	65
	d	433	12	M1-4/R6A	8568	10						0									0					0	0	**8568**	65
	e	433	13	M1-4/R6A	9000	11						0									0					0	0	**9000**	65
AI					39609	47	0	0	0		0	0	22634	0	0	0	0	0			22634	0	0	0		0	0	62242	
	a	453	26	M1-4/R6B	39609	47						0	22634								22634					0	0	**62242**	55
AJ					23040	27	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	23040	
	a	433	14	M1-4/R6A	23040	27						0									0					0	0	**23040**	75
AK					11572	14	0	0	0		0	0	0	0	0	0	0	0			0	0	0	3306		3306	0	14879	
	a	433	21	M1-4/R6A	11572	14						0									0			3306		3306	0	**14879**	65
AL					0	0	0	0	0		0	0	0	0	20817	0	39780	115	20817		60597	0	0	0		0	0	60597	
	aa	434	16	M1-4		0						0					39780	115			39780					0	0	**39780**	85
	ab	434	16	M1-4/R7A		0						0			20817				20817		20817					0	0	**20817**	85
AM					13539	16	0	0	0		0	0	2850	0	0	0	0	0			2850	0	0	0		0	0	16390	
	a	434	52	M1-4/R7A	13539	16						0	2850								2850					0	0	**16390**	95
AN					10108	12	0	0	0		0	0	2128	0	0	0	0	0			2128	0	0	0		0	0	12236	
	a	434	55	M1-4/R7A	10108	12						0	2128								2128					0	0	**12236**	95
AO					112860	133	0	0	0		0	0	5700	0	21945	0	0	0	10973	10973	27645	0	0	0		0	40	140505	
	a	438	7	M1-4/R7-2	112860	133			0			0	5700		21945				10973	10973	27645					0	40	**140505**	200
AP					0	0	0	0	0		0	0	0	0	9250	0	0	0	9250		9250	0	0	0		0	0	9250	
	a	453	31	M1-4/R6B		0						0			9250				9250		9250					0	0	**9250**	40
AQ					61611	72	0	0	0		0	0	8676	0	0	0	0	0			8676	0	0	0		0	0	70287	
	aa	440	21	M1-4/R6A	7200	8						0									0					0	0	**7200**	85
	ab	440	21	M1-4/R7A	13851	16						0	2916								2916					0	0	**16767**	85
	b	440	23	M1-4/R7A	6840	8						0	1440								1440					0	0	**8280**	85
	c	440	24	M1-4/R7A	6840	8						0	1440								1440					0	0	**8280**	85
	d	440	25	M1-4/R7A	6840	8						0	1440								1440					0	0	**8280**	85
	e	440	26	M1-4/R7A	6840	8						0	1440								1440					0	0	**8280**	85
	f	440	47	M1-4/R6B	4400	5						0									0					0	0	**4400**	85
	g	440	48	M1-4/R6B	8800	10						0									0					0	0	**8800**	85
AR					32368	38	0	0	0		0	0	6814	0	0	0	0	0			6814	0	0	0		0	0	39183	
	a	441	21	M1-4/R7A	32368	38						0	6814								6814					0	0	**39183**	85
AS					0	0	0	0	0		0	0	16410	0	45126	0	0	0	45126		61536	0	0	0		0	0	61536	
	a	441	50	M1-4		0						0	3958		10886				10886		14844					0	0	**14844**	65
	b	441	53	M1-4		0						0	12451		34241				34241		46692					0	0	**46692**	65
AT					6272	7	0	0	0		0	0	1792	0	0	0	0	0			1792	0	0	0		0	0	8064	
	a	441	4	M1-4/R6A	6272	7						0	1792								1792					0	0	**8064**	75
AU					7182	8	0	0	0		0	0	2052	0	0	0	0	0			2052	0	0	0		0	0	9234	

Site Info				With Action																												
					Residential Uses		CF Uses							Commercial Uses									Industrial Uses					Parking			
Site Number		Block	Lot	Proposed Zoning	Residential SF	Residentia	Medical Office	Other CF	CFSubIncAreaNP	CFSubIncAreaCC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubIncArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubIncArea	Total Industrial SF	Total Spaces	Total SF	Building Height
	a	441	11	M1-4/R6A	7182	8						0	2052								2052					0	0	**9234**	75
AV					7182	8	0	0	0		0	0	2052	0	0	0	0	0			2052							9234	
	a	441	14	M1-4/R6A	7182	8						0	2052								2052					0	0	**9234**	75
AY					47600	56	0	0	0		0	0	13600	0	0	0	0	0			13600	0	0	0		0	0	61200	
	a	447	3	M1-4/R6A	7000	8						0	2000								2000					0	0	**9000**	65
	b	447	4	M1-4/R6A	16800	20						0	4800								4800					0	0	**21600**	65
	c	447	7	M1-4/R6A	23800	28						0	6800								6800					0	0	**30600**	65
AZ					8800	10	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	8800	
	a	447	13	M1-4/R6B	8800	10						0									0					0	0	**8800**	45
BA					0	0	0	0	0		0	0	4000	0	0	0	0	0			4000	0	0	0		0	0	4000	
	a	447	22	M1-4/R6B		0						0	4000								4000					0	0	**4000**	15
BB					8960	11	0	0	0		0	0	5120	0	0	0	0	0			5120	0	0	0		0	0	14080	
	a	447	50	M1-4/R6B	8960	11						0	5120								5120					0	0	**14080**	45
BC					11139	13	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	11139	
	a	448	12	M1-4/R6B	11139	13						0									0					0	0	**11139**	55
BE					30800	36	0	0	0		0	0	3200	0	0	0	0	0			3200	0	0	0		0	0	34000	
	a	448	34	C4-4D*	30800	36						0	3200								3200					0	0	**34000**	105
BF					5500	6	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	5500	
	a	448	31	M1-4/R6B	5500	6						0									0					0	0	**5500**	45
BG				0	10560	12	0	0	0		0	0	0	0	0	0	0	0			0	0	0	0		0	0	10560	
	a	448	52	M1-4/R6B	5500	6						0									0					0	0	**5500**	45
	b	448	53	M1-4/R6B	5060	6						0									0					0	0	**5060**	45
BH					18720	22	0	0	0		0	0	3200	0	0	0	0	0			3200	0	0	0		0	0	21920	
	a	958	2	C4-4D*	18720	22						0	3200								3200					0	0	**21920**	105
BI					0	0	0	0	0		0	0	0	0	9854	0	0	0	9854		9854	0	0	9854		9854	0	19708	
	a	453	36	M1-4/R6B		0						0			9854				9854		9854			9854		9854	0	**19708**	30
BJ					133195	157	0	0	0		0	0	12000	0	6000	0	0	0	3000	3000	18000	0	0	0		0	47	151195	
	aa	453	54	M1-4/R7X	72000	85			0			0	12000		6000				3000	3000	18000					0	25	**90000**	85
	ab	453	54	M1-4/R6B	61195	72						0									0					0	22	**61195**	85
BK					8501	10	0	0	0		0	0	4320	0	0	0	0	0			4320	0	0	0		0	0	12821	
	a	454	24	M1-4/R6B	2520	3						0	1440								1440					0	0	**3960**	45
	b	454	25	M1-4/R6B	5040	6						0	2880								2880					0	0	**7920**	45
	c	454	27	M1-4/R6B	941	1						0									0					0	0	**941**	45
BL					14648	17	0	0	0		0	0	0	0	0	0	0	0			0	0	0	8280		8280	0	22928	
	a	454	33	M1-4/R6B	9352	11						0									0			6680		6680	0	**16032**	55
	b	454	31	M1-4/R6B	5296	6						0									0			1600		1600	0	**6896**	55
BN					194400	229	4050	4050	4050		0	8100	32400	0	8100	0	0	0	4050	4050	40500	0	0	0		0	69	243000	
	a	967	24	M1-4/R7X	194400	229	4050	4050	4050			8100	32400		8100				4050	4050	40500					0	69	**243000**	140
BO					103411	122	0	0	0		0	0	4977	0	4148	0	0	0	4148	0	9125	0	0	3871	3871	3871	0	116407	
	a	462	6	M1-4/R7-2	34315	40						0	1652		1376				1376		3028			1285	1285	1285	0	**38627**	85
	b	462	8	M1-4/R7-2	7480	9						0	360		300				300		660			280	280	280	0	**8420**	85
	c	462	9	M1-4/R7-2	22066	26						0	1062		885				885		1947			826	826	826	0	**24839**	85
	d	462	42	M1-4/R7-2	13464	16						0	648		540				540		1188			504	504	504	0	**15156**	85
	e	462	44	M1-4/R7-2	20196	24						0	972		810				810		1782			756	756	756	0	**22734**	85
	f	462	50	M1-4/R7-2	5891	7						0	284		236				236		520			221	221	221	0	**6631**	85
BP					0	0	0	0	0		0	0	0	0	46734	0	0	0	46734		46734	0	0	0		0	0	46734	
	a	464	51	M1-4		0						0			46734				46734		46734					0	0	**46734**	65
BQ					0	0	0	0	0		0	0	0	0	61200	0	0	0	61200		61200	0	0	0		0	0	61200	
	a	465	1	M1-4		0						0			51960				51960		51960					0	0	**51960**	80
	b	465	10	M1-4		0						0			9240				9240		9240					0	0	**9240**	80
BR					8820	10	0	0	0		0	0	5040	0	0	0	0	0			5040	0	0	0		0	0	13860	
	a	468	3	M1-4/R6B	8820	10						0	5040								5040					0	0	**13860**	55
BS					0	0	0	0	0		0	0	0	0	53931	0	0	0	53931		53931	0	0	0		0	0	53931	
	a	471	116	M1-4		0						0			53931				53931		53931					0	0	**53931**	80
BT				0	195580	230	9525	0	0		0	9525	0	59145	0	0	0	0			59145	0	0	0		0	69	264250	
	aa	980	23	C4-4D*	123200	145						0		12800							12800					0	43	**136000**	175
	ab	980	23	M1-4		0	0					0		38825							38825					0	0	**38825**	175
	ba	980	49	C4-4D*	72380	85						0		7520							7520					0	26	**79900**	175
	bb	980	49	M1-4		0	9525					9525	0								0					0	0	**9525**	175
BU					0	0	0	0	0		0	0	0	0	73983	0	0	0	73983		73983	0	0	0		0	0	73983	
	a	992	5	M1-4		0						0			47073				47073		47073					0	0	**47073**	80
	b	992	7	M1-4		0						0			26910				26910		26910					0	0	**26910**	80
BV					57365	67	0	0	0		0	0	0	0	30000	0	0	0	30000		30000	10000	0	0		10000	0	97365	
	aa	992	1	M1-4		0						0			30000				30000		30000	10000				10000	0	**40000**	65
	ab	992	1	M1-4/R6B	57365	67						0									0					0	0	**57365**	65
BX					30800	36	0	0	0		0	0	3200	0	0	0	0	0			3200	0	0	0		0	0	34000	
	a	1003	43	C4-4D*	15400	18						0	1600								1600					0	0	**17000**	165
	b	1003	44	C4-4D*	15400	18						0	1600								1600					0	0	**17000**	165
BY					17400	20	0	0	0		0	0	2400	0	0	0	0	0			2400	0	0	0		0	0	19800	

Site Info				With Action																										
					Residential Uses		CF Uses						Commercial Uses									Industrial Uses						Parking			
Site Number		Block	Lot	Proposed Zoning	Residential SF	Residentia	Medical Office	Other CF	CFSubIncAreaNP	CFSubIncAreaCC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubIncArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubIncArea	Total Industrial SF	Total Spaces	Total SF	Building Height
	a	1040	46	C4-4D*	8717	10						0	1202								1202					0	0	**9920**	105
	b	1040	47	C4-4D*	8683	10						0	1198								1198					0	0	**9880**	105
BZ					12250	14	0	0	0		0	0	1960	0	0	0	0	0			1960	0	0	0		0	0	14210	
	a	949	7	C4-4D*	6125	7						0	980								980					0	0	**7105**	105
	b	949	8	C4-4D*	6125	7						0	980								980					0	0	**7105**	105

Site Info			Increment																		
			Residential Uses		CF Uses			Commerical Uses							Industrial Uses				Parking		
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF
1			**39516**	**46**	**-3952**	**0**	**-3952**	**7903**	**0**	**0**	**0**	**0**	**0**	**7903**	**0**	**0**	**0**	**0**	**1**	**43468**
a	395	35	3146	4	-315	0	-315	629	0	0	0	0		629	0	0	0	0	0	3461
b	395	36	3146	4	-315	0	-315	629	0	0	0	0		629	0	0	0	0	0	3461
c	395	37	19516	23	-1952	0	-1952	3903	0	0	0	0		3903	0	0	0	0	0	21468
e	395	30	4000	5	-400	0	-400	800	0	0	0	0		800	0	0	0	0	0	4400
f	395	32	3360	4	-336	0	-336	672	0	0	0	0		672	0	0	0	0	0	3696
g	395	33	3200	4	-320	0	-320	640	0	0	0	0		640	0	0	0	0	0	3520
h	395	34	3148	4	-315	0	-315	630	0	0	0	0		630	0	0	0	0	0	3463
2			44862	53	4486	0	4486	0	0	0	0	0	0	0	0	0	0	0	1	49348
a	934	1	4146	5	415	0	415	0	0	0	0	0	0	0	0	0	0	0	0	4561
b	934	2	2426	3	243	0	243	0	0	0	0	0	0	0	0	0	0	0	0	2669
c	934	3	3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
d	934	4	3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
e	934	5	3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
f	934	6	3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
g	934	7	9860	12	986	0	986	0	0	0	0	0	0	0	0	0	0	0	0	10846
h	934	10	3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
i	934	12	8000	9	800	0	800	0	0	0	0	0	0	0	0	0	0	0	0	8800
j	934	74	4000	5	400	0	400	0	0	0	0	0	0	0	0	0	0	0	0	4400
3			19500	23	0	0	0	6000	0	3000	0	0	0	9000	0	0	0	0	-10	28500
a	399	39	3900	5	0	0	0	1200	0	600	0	0		1800	0	0	0	0	-2	5700
b	399	41	15600	18	0	0	0	4800	0	2400	0	0		7200	0	0	0	0	-8	22800
4			19700	24	3000	0	3000	3000	0	0	-1500	0	0	1500	0	0	0	0	0	24200
a	399	58	5700	7	1000	0	1000	1000	0	0	0	0		1000	0	0	0	0	0	7700
b	399	59	7000	8	1000	0	1000	1000	0	0	-750	0		250	0	0	0	0	0	8250
c	399	60	7000	8	1000	0	1000	1000	0	0	-750	0		250	0	0	0	0	0	8250
5			43676	50	4500	0	4500	4500	0	0	0	0	0	4500	0	0	-5576	-5576	0	47100
a	405	13	6976	7	750	0	750	750	0	0	0	0		750	0	0	-988	-988	0	7488
b	405	14	6700	8	750	0	750	750	0	0	0	0		750	0	0	-2088	-2088	0	6112
c	405	15	7500	9	750	0	750	750	0	0	0	0		750	0	0	-2500	-2500	0	6500
d	405	16	22500	26	2250	0	2250	2250	0	0	0	0		2250	0	0	0	0	0	27000
6			19800	23	0	0	0	0	0	0	0	0	0	0	0	0	-3900	-3900	0	15900
a	405	63	5500	6	0	0	0	0	0	0	0	0		0	0	0	0	0	0	5500
b	405	64	5500	6	0	0	0	0	0	0	0	0		0	0	0	0	0	0	5500
c	405	12	8800	10	0	0	0	0	0	0	0	0		0	0	0	-3900	-3900	0	4900
7			71850	85	1725	0	1725	-12675	0	3975	0	0	0	-8700	0	0	0	0	0	64875
aa	405	27	27000	32	0	0	0	-7500	0	0	0	0		-7500	0	0	0	0	0	19500
ac	405	27	44850	53	1725	0	1725	-5175	0	3975	0	0		-1200	0	0	0	0	0	45375
ab	405	27	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0
8			5500	6	0	0	0	-1953	0	-2527	0	0	0	-4480	0	0	0	0	0	1020
a	405	60	5500	6	0	0	0	-1953	0	-2527	0	0		-4480	0	0	0	0	0	1020
9			19440	23	0	0	0	-4433	0	0	0	0	0	-4433	0	0	0	0	0	15007
a	407	8	9720	11	0	0	0	-2217	0	0	0	0		-2217	0	0	0	0	0	7504
b	407	9	9720	11	0	0	0	-2217	0	0	0	0		-2217	0	0	0	0	0	7504
10			15120	18	0	0	0	4320	0	-4433	0	0	0	-113	0	0	0	0	0	15007
a	407	12	7560	9	0	0	0	2160	0	-2217	0	0		-57	0	0	0	0	0	7504
b	407	13	7560	9	0	0	0	2160	0	-2217	0	0		-57	0	0	0	0	0	7504
11			5500	6	-2527	0	-2527	-1953	0	0	0	0	0	-1953	0	0	0	0	0	1020
a	411	12	5500	6	-2527	0	-2527	-1953	0	0	0	0		-1953	0	0	0	0	0	1020
12			192000	226	0	0	0	26000	-12000	3000	0	0	0	17000	0	0	0	0	68	206500
a	412	1	48000	56	0	0	0	8000	0	-6000	0	0		2000	0	0	0	0	17	50000
ba	412	6	48000	56	0	0	0	8000	-10000	4000	0	0		2000	0	0	0	0	17	50000
bb	412	6	14400	17	0	0	0	0	-2000	0	0	0		-2000	0	0	0	0	5	12400
c	412	15	21600	25	0	0	0	0	0	0	0	0		0	0	0	0	0	8	21600
d	412	51	48000	56	0	0	0	8000	0	4000	0	0		12000	0	0	0	0	17	60000
e	412	50	12000	14	0	0	0	2000	0	1000	0	0		3000	0	0	0	0	4	12500
13			89400	105	0	0	0	-4100	0	5200	0	0	0	1100	-13050	0	0	-13050	0	77450
a	412	18	9000	11	0	0	0	0	0	0	0	0		0	-4750	0	0	-4750	0	4250
b	412	19	9000	11	0	0	0	0	0	0	0	0		0	-5000	0	0	-5000	0	4000
c	412	20	9000	11	0	0	0	-5000	0	0	0	0		-5000	0	0	0	0	0	4000
d	412	45	28800	34	0	0	0	4800	0	2400	0	0		7200	-3300	0	0	-3300	0	32700
e	412	48	33600	40	0	0	0	-3900	0	2800	0	0		-1100	0	0	0	0	0	32500
14			41800	49	0	0	0	7600	0	3800	0	0	0	11400	0	0	0	0	-31	53200
a	413	1	12540	15	0	0	0	2280	0	1140	0	0		3420	0	0	0	0	0	15960
b	413	2	29260	34	0	0	0	5320	0	2660	0	0		7980	0	0	0	0	0	37240
c	413	7	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	-31	0
15			264075	311	0	40000	40000	9603	0	10203	0	0	0	19806	-22834	0	-25700	-48534	93	275346
a	417	1	37743	44	0	0	0	1372	0	1458	0	0		2831	0	0	0	0	13	40574
b	417	10	82452	97	0	40000	40000	2998	0	3186	0	0		6184	-22834	0	0	-22834	29	105801
c	417	14	34540	41	0	0	0	1256	0	1335	0	0		2591	0	0	-7850	-7850	12	29281
d	417	21	109340	129	0	0	0	3976	0	4225	0	0		8201	0	0	-17850	-17850	39	99691
16			0	0	12295	0	12295	9836	0	22544	-12000	0	0	20380	0	0	0	0	0	32675
a	420	19	0	0	12295	0	12295	9836	0	22544	-12000	0		20380	0	0	0	0	0	32675
17			21556	25	2156	0	2156	0	0	0	0	0	0	0	0	0	0	0	-29	23712
a	946	1	2086	2	209	0	209	0	0	0	0	0		0	0	0	0	0	-3	2295

Site Info				Increment																		
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking	
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF
	b	946	3	2476	3	248	0	248	0	0	0	0	0		0	0	0	0	0	-3	2724
	c	946	4	2476	3	248	0	248	0	0	0	0	0		0	0	0	0	0	-3	2724
	d	946	5	2476	3	248	0	248	0	0	0	0	0		0	0	0	0	0	-3	2724
	e	946	6	2476	3	248	0	248	0	0	0	0	0		0	0	0	0	0	-3	2724
	f	946	7	3116	4	312	0	312	0	0	0	0	0		0	0	0	0	0	-4	3428
	g	946	84	3218	4	322	0	322	0	0	0	0	0		0	0	0	0	0	-4	3540
	h	946	85	1420	2	142	0	142	0	0	0	0	0		0	0	0	0	0	-2	1562
	i	946	101	1812	2	181	0	181	0	0	0	0	0		0	0	0	0	0	-2	1993
18				252000	296	0	0	0	15000	0	15000	0	0	0	30000	0	0	0	0	89	270900
	a	424	1	199500	235	0	0	0	11875	0	11875	0	0		23750	0	0	0	0	70	212150
	b	424	20	52500	62	0	0	0	3125	0	3125	0	0		6250	0	0	0	0	19	58750
19				229242	270	0	0	0	28028	0	13014	-11000	0	0	30042	0	0	0	0	81	259284
	aa	426	17	168168	198	0	0	0	28028	0	13014	-6000	0		35042	0	0	0	0	59	203210
	ab	426	17	12474	15	0	0	0	0	0	0	0	0		0	0	0	0	0	4	12474
	b	426	44	18000	21	0	0	0	0	0	0	-5000	0		-5000	0	0	0	0	6	13000
	c	426	49	30600	36	0	0	0	0	0	0	0	0		0	0	0	0	0	11	30600
20				192000	226	-20525	-20525	-41050	12000	0	12000	0	0	0	24000	0	0	0	0	68	174950
	aa	426	1	156000	184	-15525	-15525	-31050	12000	0	12000	0	0		24000	0	0	0	0	55	148950
	ab	426	1	36000	42	-5000	-5000	-10000	0	0	0	0	0		0	0	0	0	0	13	26000
21				93922	110	0	0	0	7884	0	-8043	0	0	0	-160	0	0	-10114	-10114	-52	83648
	a	427	1	46958	55	0	0	0	7826	0	-4187	0	0		3640	0	0	-8100	-8100	0	42498
	b	427	7	37296	44	0	0	0	-1554	0	-4662	0	0		-6216	0	0	0	0	-52	31080
	c	427	10	9667	11	0	0	0	1611	0	806	0	0		2417	0	0	-2014	-2014	0	10070
22				226004	266	0	7884	7884	5256	0	-8675	0	0	0	-3419	0	-59600	1684	-57916	50	172552
	a	431	12	38605	45	0	1347	1347	898	0	-7631	0	0		-6734	0	0	1347	1347	14	34565
	b	431	17	128140	151	0	4470	4470	2980	0	4470	0	0		7450	0	-59600	4470	-55130	15	84930
	c	431	7	26660	31	0	930	930	620	0	930	0	0		1550	0	0	-5270	-5270	9	23870
	d	431	43	32598	38	0	1137	1137	758	0	-6444	0	0		-5686	0	0	1137	1137	12	29187
23				0	0	0	0	0	0	0	6000	0	0	0	6000	0	0	0	0	0	6000
	a	433	18	0	0	0	0	0	0	0	6000	0	0		6000	0	0	0	0	0	6000
24				126890	149	0	0	0	24440	0	0	0	0	0	24440	-33520	0	0	-33520	45	117810
	aa	433	28	102980	121	0	0	0	21680	0	0	0	0		21680	-27100	0	0	-27100	36	97560
	ab	433	28	10800	13	0	0	0	0	0	0	0	0		0	-3000	0	0	-3000	4	7800
	b	433	46	13110	15	0	0	0	2760	0	0	0	0		2760	-3420	0	0	-3420	5	12450
25				111355	131	0	0	0	-4006	0	18746	0	0	0	14740	0	0	0	0	-63	126095
	a	434	1	80009	94	0	0	0	-5855	0	0	0	0		-5855	0	0	0	0	0	74154
	ba	434	12	31346	37	0	0	0	6599	0	0	0	0		6599	0	0	0	0	0	37945
	bb	434	12	0	0	0	0	0	-4750	0	18746	0	0		13996	0	0	0	0	-63	13996
26				0	0	0	0	0	7600	0	30400	0	0	0	38000	0	0	0	0	0	38000
	a	434	24	0	0	0	0	0	7600	0	30400	0	0		38000	0	0	0	0	0	38000
27				178600	210	0	0	0	5000	10200	0	-360	0	0	14840	0	0	0	0	67	193440
	a	434	35	146300	172	0	0	0	5000	10200	0	-360	0		14840	0	0	0	0	52	161140
28				392506	462	0	0	0	5192	0	46260	0	0	0	51452	0	0	0	0	139	425588
	a	438	1	6375	8	0	0	0	150	0	750	0	0		900	0	0	0	0	2	7275
	b	438	2	6375	8	0	0	0	150	0	750	0	0		900	0	0	0	0	2	7275
	c	438	3	121125	143	0	0	0	2850	0	14250	0	0		17100	0	0	0	0	43	137505
	d	445	8	19125	23	0	0	0	450	0	2250	0	0		2700	0	0	0	0	7	17325
	e	445	11	125181	147	0	0	0	-1098	0	14810	0	0		13712	0	0	0	0	44	138143
	f	445	20	37825	45	0	0	0	890	0	4450	0	0		5340	0	0	0	0	13	42165
	g	445	50	76500	90	0	0	0	1800	0	9000	0	0		10800	0	0	0	0	27	75900
29				423591	498	10207	10207	20414	20736	-25430	30621	0	0	0	25927	0	0	10207	10207	150	480138
	a	439	1	423591	498	10207	10207	20414	20736	-25430	30621	0	0		25927	0	0	10207	10207	150	480138
30				169229	199	-75880	0	-75880	11904	0	-78818	0	0	0	-66913	0	0	0	0	-493	26436
	a	440	1	35840	42	-19840	0	-19840	7296	0	-20608	0	0		-13312	0	0	0	0	-132	2688
	ba	440	12	61389	72	-25040	0	-25040	9208	0	-26010	0	0		-16801	0	0	0	0	-161	19548
	bb	440	12	72000	85	-31000	0	-31000	-4600	0	-32200	0	0		-36800	0	0	0	0	-201	4200
31				107928	127	-23554	0	-23554	14272	0	-4640	0	0	0	9632	0	0	0	0	-31	94006
	a	441	24	72200	85	-23554	0	-23554	15200	0	0	0	0		15200	0	0	0	0	0	63846
	b	441	33	17248	20	0	0	0	-448	0	-2240	0	0		-2688	0	0	0	0	-15	14560
	c	441	35	18480	22	0	0	0	-480	0	-2400	0	0		-2880	0	0	0	0	-16	15600
32				27326	32	0	0	0	5753	0	0	-1127	0	0	4626	0	0	0	0	0	31952
	a	441	16	9747	11	0	0	0	2052	0	0	0	0		2052	0	0	0	0	0	11799
	b	441	18	17579	21	0	0	0	3701	0	0	-1127	0		2574	0	0	0	0	0	20153
33				3360	4	0	0	0	1920	0	0	0	0	0	1920	0	0	0	0	0	5280
	a	447	32	3360	4	0	0	0	1920	0	0	0	0		1920	0	0	0	0	0	5280
34				11480	14	0	0	0	3280	0	-4557	0	0	0	-1277	0	0	0	0	0	10203
	a	447	1	11480	14	0	0	0	3280	0	-4557	0	0		-1277	0	0	0	0	0	10203
35				0	0	0	0	0	4000	0	6588	0	0	0	10588	0	0	0	0	0	10588
	a	448	25	0	0	0	0	0	4000	0	6588	0	0		10588	0	0	0	0	0	10588
36				66101	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66101
	a	451	25	66101	74	0	0	0	0	0	0	0	0		0	0	0	0	0	0	66101
37				284386	335	6538	0	6538	6538	0	22882	0	0	0	29419	0	-65376	0	-65376	68	254966
	a	453	1	170316	200	3915	0	3915	3915	0	13704	0	0		17619	0	-39153	0	-39153	41	152697
	b	453	21	114070	134	2622	0	2622	2622	0	9178	0	0		11800	0	-26223	0	-26223	27	102270

Site Info				Increment																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF
38				137478	162	0	0	0	11707	0	0	-11011	0	0	696	0	0	0	0	49	132304
	aa	456	1	67483	79	0	0	0	7011	0	0	-5872	0		1139	0	0	0	0	24	68622
	ab	456	1	16876	20	0	0	0	0	0	0	-5140	0		-5140	0	0	0	0	6	11737
	b	456	34	45199	53	0	0	0	4696	0	0	0	0		4696	0	0	0	0	16	44025
	c	456	6	7920	9	0	0	0	0	0	0	0	0		0	0	0	0	0	3	7920
39				68400	80	-6000	40000	34000	14400	0	0	0	0	0	14400	0	0	0	0	0	116800
	aa	969	1	68400	80	-6000	40000	34000	14400	0	0	0	0		14400	0	0	0	0	5	116800
	ab	969	1	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	-5	0
40				223270	263	0	13134	13134	7880	0	13134	-4000	0	0	17014	0	0	-18500	-18500	79	234917
	a	462	12	30141	35	0	1773	1773	1064	0	1773	-4000	0		-1163	0	0	0	0	11	30751
	b	462	14	193129	227	0	11361	11361	6816	0	11361	0	0		18177	0	0	-18500	-18500	68	204166
41				647226	761	0	58780	58780	7545	-56240	33160	0	0	0	-5276	0	0	18780	18780	8	719510
	a	972	1	19635	23	0	693	693	693	0	1386	0	0		2079	0	0	693	693	7	23100
	ba	972	43	94201	111	0	3325	3325	-10260	-18840	6650	0	0		-12191	0	0	3325	3325	-41	88660
	bb	972	43	239800	282	0	44400	44400	6750	-37400	4400	0	0		-26250	0	0	4400	4400	-62	262350
	c	972	58	293590	345	0	10362	10362	10362	0	20724	0	0		31086	0	0	10362	10362	104	345400
42				-642	0	0	0	0	0	0	96594	-5676	0	0	90918	1280	0	0	1280	0	91556
	a	465	27	0	0	0	0	0	0	0	5400	0	0		5400	0	0	0	0	0	5400
	b	465	28	0	0	0	0	0	0	0	5400	0	0		5400	0	0	0	0	0	5400
	c	465	29	0	0	0	0	0	0	0	18074	0	0		18074	0	0	0	0	0	18074
	d	465	33	0	0	0	0	0	0	0	38591	-3676	0		34915	1280	0	0	1280	0	36195
	e	465	46	-642	0	0	0	0	0	0	5129	0	0		5129	0	0	0	0	0	4487
	f	465	47	0	0	0	0	0	0	0	6000	0	0		6000	0	0	0	0	0	6000
	g	465	48	0	0	0	0	0	0	0	6000	0	0		6000	0	0	0	0	0	6000
	h	465	49	0	0	0	0	0	0	0	6000	-2000	0		4000	0	0	0	0	0	4000
	i	465	50	0	0	0	0	0	0	0	6000	0	0		6000	0	0	0	0	0	6000
43				0	0	0	0	0	26632	0	56926	0	0	0	83558	0	0	-50268	-50268	-105	33290
	a	466	17	0	0	0	0	0	10792	0	23068	0	0		33860	0	0	-20370	-20370	-42	13490
	b	466	60	0	0	0	0	0	15840	0	33858	0	0		49698	0	0	-29898	-29898	-62	19800
44				155400	183	0	5550	5550	7400	0	11100	0	0	0	18500	0	0	-9050	-9050	55	170400
	a	466	19	155400	183	0	5550	5550	7400	0	11100	0	0		18500	0	0	-9050	-9050	55	170400
45				13420	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13420
	a	468	59	3740	4	0	0	0	0	0	0	0	0		0	0	0	0	0	0	3740
	b	468	60	9680	11	0	0	0	0	0	0	0	0		0	0	0	0	0	0	9680
46				0	0	0	40000	40000	-9180	0	100980	0	0	0	91800	0	0	0	0	-306	131800
	a	468	25	0	0	0	40000	40000	-9180	0	100980	0	0		91800	0	0	0	0	-306	131800
47				808117	951	0	98366	98366	18366	0	55099	0	0	0	73465	0	0	18366	18366	0	998315
	a	471	1	808117	951	0	98366	98366	18366	0	55099	0	0		73465	0	0	18366	18366	0	998315
	b	471	100	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0
48				704820	829	16584	56584	73168	-13267	0	-29851	0	0	0	-43118	0	0	16584	16584	-33	751454
	a	471	200	704820	829	16584	56584	73168	-13267	0	-29851	0	0		-43118	0	0	16584	16584	-33	751454
49				154000	181	0	0	0	16000	0	0	-17940	0	0	-1940	0	0	0	0	54	152060
	a	980	77	154000	181	0	0	0	16000	0	0	-17940	0		-1940	0	0	0	0	54	152060
50				0	0	-30170	0	-30170	-2725	0	16350	0	0	0	13625	0	0	0	0	-146	-16545
	a	992	24	0	0	0	0	0	-570	0	3420	0	0		2850	0	0	0	0	-10	2850
	b	992	26	0	0	-7980	0	-7980	-570	0	3420	0	0		2850	0	0	0	0	-36	-5130
	c	992	29	0	0	-22190	0	-22190	-1585	0	9510	0	0		7925	0	0	0	0	-100	-14265
51				31625	39	0	0	0	1957	0	0	0	0	0	1957	0	0	0	0	0	33582
	a	1028	7	31625	39	0	0	0	1957	0	0	0	0		1957	0	0	0	0	0	33582
52				123200	145	0	0	0	12800	0	0	0	0	0	12800	0	0	-2520	-2520	43	133480
	a	420	34	19404	23	0	0	0	2016	0	0	0	0		2016	0	0	-2520	-2520	7	18900
	b	420	37	103796	122	0	0	0	10784	0	0	0	0		10784	0	0	0	0	37	114580
53				15680	18	0	0	0	4480	0	0	-2325	0	0	2155	0	0	0	0	0	17835
	a	433	1	15680	18	0	0	0	4480	0	0	-2325	0		2155	0	0	0	0	0	17835
54				13860	16	0	0	0	1440	0	-1800	0	0	0	-360	0	0	0	0	0	13500
	a	427	47	13860	16	0	0	0	1440	0	-1800	0	0		-360	0	0	0	0	0	13500
55				10760	13	0	0	0	5653	0	0	-5980	0	0	-327	0	0	0	0	0	10432
	a	440	35	5734	7	0	0	0	1638	0	0	0	0		1638	0	0	0	0	0	7373
	b	440	36	2925	4	0	0	0	2814	0	0	-4480	0		-1666	0	0	0	0	0	1260
	c	440	38	2100	2	0	0	0	1200	0	0	-1500	0		-300	0	0	0	0	0	1800
56				68112	80	0	0	0	0	0	-3800	-11400	0	0	-15200	0	0	0	0	0	52912
	a	445	1	68112	80	0	0	0	0	0	-3800	-11400	0		-15200	0	0	0	0	0	52912
57				0	0	0	0	0	-4408	0	36029	0	0	0	31621	0	0	0	0	0	31621
	aa	405	51	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0
	ab	405	51	0	0	0	0	0	-4408	0	36029	0	0		31621	0	0	0	0	0	31621
58				13957	16	0	2551	2551	0	0	0	0	0	0	0	0	0	0	0	-21	16508
	a	399	6	13957	16	0	2551	2551	0	0	0	0	0		0	0	0	0	0	-21	16508
59				0	0	0	0	0	0	0	36297	0	0	0	36297	-36297	0	0	-36297	0	0
	a	471	125	0	0	0	0	0	0	0	36297	0	0		36297	-36297	0	0	-36297	0	0
60				0	0	0	0	0	5000	0	0	0	0	0	5000	0	0	0	0	-15	5000
	a	407	26	0	0	0	0	0	5000	0	0	0	0		5000	0	0	0	0	-15	5000

Site Info				Increment																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF
61				56081	66	0	0	0	0	0	0	0	0	0	0	-15570	0	0	-15570	0	40511
	a	464	51	56081	66	0	0	0	0	0	0	0	0		0	-15570	0	0	-15570	0	40511
62				28706	34	0	0	0	8202	0	0	0	0	0	8202	-11945	0	0	-11945	0	24962
	a	464	41	16041	19	0	0	0	4583	0	0	0	0		4583	-6550	0	0	-6550	0	14074
	a	464	45	12664	15	0	0	0	3618	0	0	0	0		3618	-5395	0	0	-5395	0	10888
63				140277	165	0	0	0	4783	0	0	-23042	0	0	-18259	0	0	0	0	34	122018
	aa	456	13	15400	18	0	0	0	-383	0	0	0	0		-383	0	0	0	0	5	15017
	ab	456	13	3514	4	0	0	0	-1983	0	0	0	0		-1983	0	0	0	0	1	1531
	b	456	17	8516	10	0	0	0	0	0	0	-3850	0		-3850	0	0	0	0	3	4666
	c	456	23	68807	81	0	0	0	7149	0	0	-19192	0		-12043	0	0	0	0	24	56764
				#REF!	7505	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	####	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
A				11942	14	-1194	0	-1194	2388	0	0	0	0	0	2388	0	0	0	0	-16	13136
	a	198	34	4000	5	-400	0	-400	800	0	0	0	0		800	0	0	0	0	-5	4400
	b	198	35	4000	5	-400	0	-400	800	0	0	0	0		800	0	0	0	0	-5	4400
	c	198	36	1314	2	-131	0	-131	263	0	0	0	0		263	0	0	0	0	-2	1445
	d	198	37	1314	2	-131	0	-131	263	0	0	0	0		263	0	0	0	0	-2	1445
	e	198	38	1314	2	-131	0	-131	263	0	0	0	0		263	0	0	0	0	-2	1445
B				12380	15	-1238	0	-1238	2476	0	0	0	0	0	2476	0	0	0	0	-17	13618
	a	932	2	2700	3	-270	0	-270	540	0	0	0	0		540	0	0	0	0	-4	2970
	b	932	3	2700	3	-270	0	-270	540	0	0	0	0		540	0	0	0	0	-4	2970
	c	932	4	3490	4	-349	0	-349	698	0	0	0	0		698	0	0	0	0	-5	3839
	d	932	5	3490	4	-349	0	-349	698	0	0	0	0		698	0	0	0	0	-5	3839
C				1920	2	0	0	0	2560	0	0	0	0	0	2560	0	0	0	0	0	4480
	a	399	2	1920	2	0	0	0	2560	0	0	0	0		2560	0	0	0	0	0	4480
D				32000	38	0	0	0	8000	0	-4508	0	0	0	3492	0	0	0	0	0	35492
	a	399	47	14000	16	0	0	0	4000	0	-2254	0	0		1746	0	0	0	0	0	15746
	b	399	49	18000	21	0	0	0	4000	0	-2254	0	0		1746	0	0	0	0	0	19746
E				36000	42	0	0	0	0	0	-5000	-5000	0	0	-10000	0	0	0	0	0	26000
	a	399	51	18000	21	0	0	0	0	0	-5000	0	0		-5000	0	0	0	0	0	13000
	b	399	53	18000	21	0	0	0	0	0	0	-5000	0		-5000	0	0	0	0	0	13000
F				21000	25	0	0	0	6000	0	0	0	0	0	6000	0	0	-7500	-7500	0	19500
	a	399	55	21000	25	0	0	0	6000	0	0	0	0		6000	0	0	-7500	-7500	0	19500
G				16200	19	0	0	0	0	0	0	0	0	0	0	0	0	-4500	-4500	0	11700
	a	399	62	16200	19	0	0	0	0	0	0	0	0		0	0	0	-4500	-4500	0	11700
H				21000	25	0	0	0	6000	-7400	0	0	0	0	-1400	0	0	0	0	0	19600
	a	405	24	21000	25	0	0	0	6000	-7400	0	0	0		-1400	0	0	0	0	0	19600
J				188000	221	0	0	0	16000	0	12000	0	0	0	28000	-20000	0	-19971	-39971	66	176029
	a	406	25	28000	33	0	0	0	0	0	2000	0	0		2000	-5000	0	0	-5000	10	25000
	b	406	27	28000	33	0	0	0	0	0	2000	0	0		2000	-5000	0	0	-5000	10	25000
	c	406	50	12528	15	0	0	0	2088	0	1044	0	0		3132	0	0	-2871	-2871	4	12789
	d	406	52	83472	98	0	0	0	13912	0	6956	0	0		20868	0	0	-17100	-17100	29	87240
	e	406	69	18000	21	0	0	0	0	0	0	0	0		0	-5000	0	0	-5000	6	13000
	f	406	71	18000	21	0	0	0	0	0	0	0	0		0	-5000	0	0	-5000	6	13000
K				70000	82	0	0	0	0	-12500	5000	0	0	0	-7500	0	0	0	0	0	62500
	a	406	18	70000	82	0	0	0	0	-12500	5000	0	0		-7500	0	0	0	0	0	62500
L				0	0	0	0	0	0	0	79919	0	0	0	79919	48161	0	0	48161	0	128080
	a	407	41	0	0	0	0	0	0	0	32616	0	0		32616	23464	0	0	23464	0	56080
	a	407	41	0	0	0	0	0	0	0	47303	0	0		47303	24697	0	0	24697	0	72000
M				56640	67	0	0	0	9440	0	4720	-2325	0	0	11835	0	0	0	0	0	68475
	a	407	1	56640	67	0	0	0	9440	0	4720	-2325	0		11835	0	0	0	0	0	68475
N				0	0	0	0	0	-10640	0	96000	0	0	0	85360	0	0	-10000	-10000	0	55360
	aa	407	52	0	0	0	0	0	0	0	26000	0	0		26000	0	0	0	0	0	16000
	ab	407	52	0	0	0	0	0	-10640	0	70000	0	0		59360	0	0	-10000	-10000	0	39360
O				20500	21	0	0	0	3000	0	0	0	0	0	3000	0	0	0	0	0	23500
	a	411	1	3250	2	0	0	0	2000	0	0	0	0		2000	0	0	0	0	0	5250
	b	411	2	3250	2	0	0	0	2000	0	0	0	0		2000	0	0	0	0	0	5250
	c	411	3	14000	16	0	0	0	-1000	0	0	0	0		-1000	0	0	0	0	0	13000
P				28000	33	0	0	0	0	0	0	0	0	0	0	0	0	-2125	-2125	0	25875
	a	411	58	14000	16	0	0	0	0	0	0	0	0		0	0	0	-1000	-1000	0	13000
	b	411	60	14000	16	0	0	0	0	0	0	0	0		0	0	0	-1125	-1125	0	12875
Q				49000	58	0	0	0	14000	0	0	0	0	0	14000	-17413	0	0	-17413	0	43087
	a	412	21	49000	58	0	0	0	14000	0	0	0	0		14000	-17413	0	0	-17413	0	43087
R				103659	122	-29500	7035	-22465	24693	0	-33114	0	0	0	-8421	0	0	0	0	-98	72773
	a	412	29	103659	122	-29500	7035	-22465	24693	0	-33114	0	0		-8421	0	0	0	0	-98	72773
S				0	0	10000	0	10000	8000	0	22000	-10000	0	0	20000	0	0	0	0	0	30000
	a	413	21	0	0	10000	0	10000	8000	0	22000	-10000	0		20000	0	0	0	0	0	30000
T				0	0	12000	0	12000	9600	0	25600	0	0	0	35200	0	0	-5756	-5756	0	41444
	a	413	58	0	0	12000	0	12000	9600	0	25600	0	0		35200	0	0	-5756	-5756	0	41444
U				206440	243	-20000	0	-20000	15880	-19700	15880	0	0	0	12060	0	0	0	0	73	198500
	a	420	1	206440	243	-20000	0	-20000	15880	-19700	15880	0	0		12060	0	0	0	0	73	198500
V				46348	55	0	4570	4570	11122	0	83368	0	0	0	94490	0	0	0	0	0	145408

Site Info				Increment																		
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking	
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF
	a	980	19	46348	55	0	4570	4570	11122	0	83368	0	0		94490	0	0	0	0	0	145408
W				277920	327	0	15525	15525	10350	0	50000	0	0	0	60350	0	-103500	-11700	-115200	46	238595
	a	425	1	186300	219	0	15525	15525	10350	0	50000	0	0		60350	0	-103500	0	-103500	14	158675
	b	432	15	91620	108	0	0	0	0	0	0	0	0		0	0	0	-11700	-11700	32	79920
X				49182	58	0	0	0	6775	0	0	-8500	0	0	-1725	0	0	0	0	0	47457
	a	426	36	40651	48	0	0	0	6775	0	0	-8500	0		-1725	0	0	0	0	0	38926
	ba	426	41	2531	3	0	0	0	0	0	0	0	0		0	0	0	0	0	0	2531
	bb	426	41	6000	7	0	0	0	0	0	0	0	0		0	0	0	0	0	0	6000
Y				0	0	0	0	0	8800	-15450	35200	0	0	0	28550	0	0	0	0	0	17450
	a	427	12	0	0	0	0	0	4800	-10450	19200	0	0		13550	0	0	0	0	0	13550
	b	427	15	0	0	0	0	0	4000	-5000	16000	0	0		15000	0	0	0	0	0	3900
Z				59490	70	0	0	0	4010	0	-2171	0	0	0	1839	-6336	0	0	-6336	0	54993
	a	427	37	18711	22	0	0	0	1944	0	0	0	0		1944	-3636	0	0	-3636	0	17019
	b	427	38	18141	21	0	0	0	1885	0	0	0	0		1885	-2700	0	0	-2700	0	17326
	c	427	40	22638	27	0	0	0	181	0	-2171	0	0		-1990	0	0	0	0	0	20648
AA				0	0	-4454	0	-4454	7992	0	49600	0	0	0	57592	0	0	0	0	0	53138
	a	427	21	0	0	-4454	0	-4454	7992	0	49600	0	0		57592	0	0	0	0	0	53138
AB				0	0	16500	0	16500	13200	0	36300	0	0	0	49500	-16500	0	0	-16500	0	49500
	a	427	31	0	0	16500	0	16500	13200	0	36300	0	0		49500	-16500	0	0	-16500	0	49500
AC				46778	55	0	0	0	4860	-12159	0	0	0	0	-7299	0	0	0	0	0	39479
	a	427	42	46778	55	0	0	0	4860	-12159	0	0	0		-7299	0	0	0	0	0	39479
AD				0	0	16000	0	16000	800	0	35200	0	0	0	36000	0	0	0	0	0	#REF!
	a	427	52	0	0	16000	0	16000	800	0	35200	0	0		36000	0	0	0	0	0	#REF!
AE				10620	12	0	0	0	0	0	-3600	0	0	0	-3600	0	0	0	0	0	7020
	a	431	2	10620	12	0	0	0	0	0	-3600	0	0		-3600	0	0	0	0	0	7020
AF				13300	38	0	0	0	-13300	0	0	0	0	0	-13300	0	0	0	0	0	0
	a	432	25	13300	38	0	0	0	-13300	0	0	0	0		-13300	0	0	0	0	0	0
AG				25881	30	0	3242	3242	0	0	0	0	0	0	0	0	0	-25881	-25881	0	3242
	a	432	7501	25881	30	0	3242	3242	0	0	0	0	0		0	0	0	-25881	-25881	0	3242
AH				23714	28	0	0	0	2216	0	0	0	0	0	2216	0	0	-1495	-1495	0	24435
	a	433	8	2490	3	0	0	0	1280	0	0	0	0		1280	0	0	0	0	0	3770
	b	433	9	2568	3	0	0	0	1248	0	0	0	0		1248	0	0	-1495	-1495	0	2321
	c	433	10	2368	3	0	0	0	-312	0	0	0	0		-312	0	0	0	0	0	2056
	d	433	12	8568	10	0	0	0	0	0	0	0	0		0	0	0	0	0	0	8568
	e	433	13	7720	9	0	0	0	0	0	0	0	0		0	0	0	0	0	0	7720
AI				39609	47	0	0	0	22634	0	0	0	0	0	22634	0	0	0	0	0	62242
	a	453	26	39609	47	0	0	0	22634	0	0	0	0		22634	0	0	0	0	0	62242
AJ				23040	27	0	0	0	0	0	0	-2100	0	0	-2100	0	0	0	0	0	20940
	a	433	14	23040	27	0	0	0	0	0	0	-2100	0		-2100	0	0	0	0	0	20940
AK				10320	12	0	0	0	-1848	0	0	0	0	0	-1848	0	0	306	306	0	8779
	a	433	21	10320	12	0	0	0	-1848	0	0	0	0		-1848	0	0	306	306	0	8779
AL				0	0	0	0	0	0	0	20817	0	0	0	20817	0	0	0	0	-19	6947
	aa	434	16	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	-13870
	ab	434	16	0	0	0	0	0	0	0	20817	0	0	0	20817	0	0	0	0	-19	20817
AM				13539	16	0	0	0	2850	0	0	0	0	0	2850	0	0	0	0	0	16390
	a	434	52	13539	16	0	0	0	2850	0	0	0	0		2850	0	0	0	0	0	16390
AN				10108	12	0	0	0	2128	0	0	-2660	0	0	-532	0	0	0	0	0	-1824
	a	434	55	10108	12	0	0	0	2128	0	0	-2660	0		-532	0	0	0	0	0	-1824
AO				112860	133	0	0	0	-4300	0	21945	0	0	0	17645	0	0	0	0	40	105075
	a	438	7	112860	133	0	0	0	-4300	0	21945	0	0		17645	0	0	0	0	40	105075
AP				0	0	0	0	0	0	0	9250	0	0	0	9250	0	0	0	0	0	8950
	a	453	31	0	0	0	0	0	0	0	9250	0	0		9250	0	0	0	0	0	8950
AQ				60311	71	0	0	0	8676	0	-9290	0	0	0	-614	-15200	0	0	-15200	0	44497
	aa	440	21	7200	8	0	0	0	0	0	0	0	0		0	0	0	0	0	0	7200
	ab	440	21	12551	15	0	0	0	2916	0	-9290	0	0		-6374	-2000	0	0	-2000	0	4177
	b	440	23	6840	8	0	0	0	1440	0	0	0	0		1440	-1800	0	0	-1800	0	6480
	c	440	24	6840	8	0	0	0	1440	0	0	0	0		1440	-1800	0	0	-1800	0	6480
	d	440	25	6840	8	0	0	0	1440	0	0	0	0		1440	-1800	0	0	-1800	0	6480
	e	440	26	6840	8	0	0	0	1440	0	0	0	0		1440	-1800	0	0	-1800	0	6480
	f	440	47	4400	5	0	0	0	0	0	0	0	0		0	-2000	0	0	-2000	0	2400
	g	440	48	8800	10	0	0	0	0	0	0	0	0		0	-4000	0	0	-4000	0	4800
AR				32368	38	0	0	0	-1736	0	0	0	0	0	-1736	0	0	0	0	0	30633
	a	441	21	32368	38	0	0	0	-1736	0	0	0	0		-1736	0	0	0	0	0	30633
AS				0	0	0	0	0	16410	0	39210	0	0	0	55620	-5904	0	0	-5904	-42	49716
	a	441	50	0	0	0	0	0	3958	0	10886	0	0		14844	0	0	0	0	-42	14844
	b	441	53	0	0	0	0	0	12451	0	28325	0	0		40776	-5904	0	0	-5904	0	34872
AT				6272	7	0	0	0	1792	0	0	0	0	0	1792	0	0	-1568	-1568	0	6496
	a	441	4	6272	7	0	0	0	1792	0	0	0	0		1792	0	0	-1568	-1568	0	6496
AU				7182	8	0	0	0	2052	0	0	-2565	0	0	-513	0	0	0	0	0	6669

Site Info				Increment																			
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses					Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF
	a	441	11	7182	8	0	0	0	2052	0	0	-2565	0		-513	0	0	0	0	0	6669
AV				7182	8	0	0	0	2052	0	0	-2565	0	0	-513	0	0	0	0		
	a	441	14	7182	8	0	0	0	2052	0	0	-2565	0		-513	0	0	0	0	0	6669
AY				46175	53	0	0	0	13600	0	0	0	0	0	13600	0	0	-15600	-15600	0	44175
	a	447	3	5575	5	0	0	0	2000	0	0	0	0		2000	0	0	0	0	0	7575
	b	447	4	16800	20	0	0	0	4800	0	0	0	0		4800	0	0	-6000	-6000	0	15600
	c	447	7	23800	28	0	0	0	6800	0	0	0	0		6800	0	0	-9600	-9600	0	21000
AZ				6592	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6592
	a	447	13	6592	8	0	0	0	0	0	0	0	0		0	0	0	0	0	0	6592
BA				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	a	447	22	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0
BB				8960	11	0	0	0	3443	0	0	0	0	0	3443	0	0	0	0	0	12403
	a	447	50	8960	11	0	0	0	3443	0	0	0	0		3443	0	0	0	0	0	12403
BC				11139	13	0	0	0	0	0	0	-5063	0	0	-5063	0	0	0	0	0	6076
	a	448	12	11139	13	0	0	0	0	0	0	-5063	0		-5063	0	0	0	0	0	6076
BE				27075	34	0	0	0	200	0	0	0	0	0	200	0	0	0	0	0	27275
	a	448	34	27075	34	0	0	0	200	0	0	0	0		200	0	0	0	0	0	27275
BF				4124	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4124
	a	448	31	4124	5	0	0	0	0	0	0	0	0		0	0	0	0	0	0	4124
BG				7599	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7599
	a	448	52	2539	3	0	0	0	0	0	0	0	0		0	0	0	0	0	0	2539
	b	448	53	5060	6	0	0	0	0	0	0	0	0		0	0	0	0	0	0	5060
BH				-4080	-5	-800	0	-800	1600	0	0	0	0	0	1600	0	0	0	0	-11	-3280
	a	958	2	-4080	-5	-800	0	-800	1600	0	0	0	0		1600	0	0	0	0	-11	-3280
BI				0	0	0	0	0	0	0	9854	0	0	0	9854	0	0	354	354	0	10208
	a	453	36	0	0	0	0	0	0	0	9854	0	0		9854	0	0	354	354	0	10208
BJ				133195	157	0	0	0	12000	0	6000	0	0	0	18000	0	-90000	0	-90000	47	61195
	aa	453	54	72000	85	0	0	0	12000	0	6000	0	0		18000	0	-45000	0	-45000	25	45000
	ab	453	54	61195	72	0	0	0	0	0	0	0	0		0	0	-45000	0	-45000	22	16195
BK				8501	10	0	0	0	90	0	-3400	0	0	0	-3310	0	0	0	0	0	5191
	a	454	24	2520	3	0	0	0	1440	0	-3400	0	0		-1960	0	0	0	0	0	560
	b	454	25	5040	6	0	0	0	-720	0	0	0	0		-720	0	0	0	0	0	4320
	c	454	27	941	1	0	0	0	-630	0	0	0	0		-630	0	0	0	0	0	311
BL				13108	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13108
	a	454	33	9352	11	0	0	0	0	0	0	0	0		0	0	0	0	0	0	9352
	b	454	31	3756	4	0	0	0	0	0	0	0	0		0	0	0	0	0	0	3756
BN				194400	229	4050	4050	8100	32400	0	8100	0	0	0	40500	0	-79244	0	-79244	69	163756
	a	967	24	194400	229	4050	4050	8100	32400	0	8100	0	0		40500	0	-79244	0	-79244	69	163756
BO				103411	122	0	0	0	4977	0	-853	-3600	4148	0	525	0	0	-8369	-8369	0	95567
	a	462	6	34315	40	0	0	0	1652	0	1376	0	1376		3028	0	0	1285	1285	0	38627
	b	462	8	7480	9	0	0	0	360	0	300	0	300		660	0	0	-1520	-1520	0	6620
	c	462	9	22066	26	0	0	0	1062	0	885	0	885		1947	0	0	-9614	-9614	0	14399
	d	462	42	13464	16	0	0	0	648	0	540	-3600	540		-2412	0	0	504	504	0	11556
	e	462	44	20196	24	0	0	0	972	0	-4190	0	810		-3218	0	0	756	756	0	17734
	f	462	50	5891	7	0	0	0	284	0	236	0	236		520	0	0	221	221	0	6631
BP				0	0	0	0	0	0	0	46734	0	0	0	46734	-15570	0	0	-15570	0	31164
	a	464	51	0	0	0	0	0	0	0	46734	0	0		46734	-15570	0	0	-15570	0	31164
BQ				0	0	0	0	0	0	0	61200	0	0	0	61200	-16500	0	0	-16500	0	44700
	a	465	1	0	0	0	0	0	0	0	51960	0	0		51960	-16500	0	0	-16500	0	35460
	b	465	10	0	0	0	0	0	0	0	9240	0	0		9240	0	0	0	0	0	9240
BR				8820	10	0	0	0	5040	0	0	0	0	0	5040	0	0	0	0	0	8190
	a	468	3	8820	10	0	0	0	5040	0	0	0	0		5040	0	0	0	0	0	8190
BS				0	0	0	0	0	0	0	35774	0	0	0	35774	0	0	0	0	-61	17954
	a	471	116	0	0	0	0	0	0	0	35774	0	0		35774	0	0	0	0	-61	17954
BT				195580	230	0	0	0	0	20320	-400	0	0	0	19920	0	0	0	0	69	215500
	aa	980	23	123200	145	0	0	0	0	12800	0	0	0		12800	0	0	0	0	43	136000
	ab	980	23	0	0	0	0	0	0	0	-400	0	0		-400	0	0	0	0	0	-400
	ba	980	49	72380	85	-9525	0	-9525	0	7520	0	0	0		7520	0	0	0	0	26	70375
	bb	980	49	0	0	9525	0	9525	0	0	0	0	0		0	0	0	0	0	0	9525
BU				0	0	0	0	0	0	0	73983	0	0	0	73983	0	0	-34283	-34283	0	39700
	a	992	5	0	0	0	0	0	0	0	47073	0	0		47073	0	0	-22183	-22183	0	24890
	b	992	7	0	0	0	0	0	0	0	26910	0	0		26910	0	0	-12100	-12100	0	14810
BV				57365	67	0	0	0	0	0	30000	0	0	0	30000	-19137	0	0	-19137	0	68228
	aa	992	1	0	0	0	0	0	0	0	30000	0	0		30000	1000	0	0	1000	0	31000
	ab	992	1	57365	67	0	0	0	0	0	0	0	0		0	-20137	0	0	-20137	0	37228
BX				8000	9	-800	0	-800	1600	0	0	0	0	0	1600	0	0	0	0	-11	8800
	a	1003	43	4000	5	-400	0	-400	800	0	0	0	0		800	0	0	0	0	-5	4400
	b	1003	44	4000	5	-400	0	-400	800	0	0	0	0		800	0	0	0	0	-5	4400
BY				300	0	-600	0	-600	1200	0	0	0	0	0	1200	0	0	0	0	-8	900

Site Info				Increment																		
				Residential Uses		CF Uses			Commerical Uses						Industrial Uses					Parking		
Site Number		Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF
	a	1040	46	150	0	-301	0	-301	601	0	0	0	0		601	0	0	0	0	-4	451
	b	1040	47	150	0	-299	0	-299	599	0	0	0	0		599	0	0	0	0	-4	449
BZ				-1715	-2	-490	0	-490	980	0	0	0	0	0	980	0	0	0	0	-7	-1225
	a	949	7	-858	-1	-245	0	-245	490	0	0	0	0		490	0	0	0	0	-3	-613
	b	949	8	-858	-1	-245	0	-245	490	0	0	0	0		490	0	0	0	0	-3	-613

Appendix A-2
Blocks and Lots in the Rezoning Area

Tax Block	Tax Lot
192	30, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 43, 44, 45
198	32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46
389	32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45
395	32, 30
399	all
401	32, 41, 42, 43, 44, 45, 46, 47, 48, 50
405	all
406	18, 25, 27, 50, 52, 67, 69, 71
407	all
411	1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 013, 58, 60
412	all
413	all
417	all
420	all
424	all
425	all
426	all
427	all
431	all
432	all
433	all
434	all
438	all
439	all
440	all
441	all
445	all
447	all
448	all
451	25, 34, 35, 43, 53
452	all
453	all
454	all
455	all
456	all
458	all
462	all
464	21, 22, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, 41, 45, 47, 49, 51
465	all
466	all
468	1, 2, 3, 25, 51, 54, 57, 58, 59, 60
471	all

928	6, 13, 1
930	1, 2, 3, 6, 72, 73, 74, 75, 76, 77
932	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 77, 78
934	1, 2, 3, 4, 5, 6, 7, 10, 12, 74
937	1, 6, 7, 11
940	111
943	1, 2, 3, 4, 5, 9, 11, 13, 14, 75
946	1, 8, 9, 11, 12, 13, 83, 84
949	1, 2, 3, 4, 6, 7, 9, 10, 11, 13, 14, 74
952	1, 2, 3, 69
955	1, 4, 6, 9, 78
958	1, 2, 4, 7, 17, 75
961	1, 2, 3, 7, 8, 9, 65, 66, 67, 69
964	7, 8, 12, 13, 7502, 7505
967	all
969	1
972	all
974	1, 2, 3, 5, 6, 106
980	all
981	1, 101
987	1, 11, 74
992	1, 5, 7, 21, 23, 24, 26, 29, 32, 33, 34, 36, 37, 38, 40, 42
993	1, 2, 3, 4, 5, 6, 72
997	37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 50, 51, 52, 53
998	1, 70
1003	7, 33, 34, 35, 36, 40, 41, 42, 46
1004	1, 70
1009	1, 31, 32, 7501, 34, 35
1010	1, 10, 26
1015	37, 38, 39, 40, 41, 42, 43
1016	1, 2, 5, 77, 78, 79, 80, 81
1021	38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 51, 52
1022	1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 81
1027	7501, 45
1028	1, 2, 3, 4, 5, 6, 7, 72, 73, 74, 75, 76
1033	32, 34, 36, 37, 39, 40, 42, 43, 45
1034	1
1040	37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 51
1041	1, 71

Appendix A-3
Special District Text

SPECIAL GOWANUS MIXED USE DISTRICT TEXT AMENDMENT

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE I
GENERAL PROVISIONS

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12
Establishment of Districts

* * *

11-122
Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the #Special Governors Island District# is hereby established.

Establishment of the Special Gowanus Mixed Use District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 9, the #Special Gowanus Mixed Use District# is hereby established.

Establishment of the Special Grand Concourse Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 2, the #Special Grand Concourse Preservation District# is hereby established.

* * *

Chapter 2

* * *

12-10
DEFINITIONS

* * *

Special Governors Island District

The "Special Governors Island District" is a Special Purpose District designated by the letters "GI" in which the special regulations set forth in Article XIII, Chapter 4, apply.

Special Gowanus Mixed Use District [date of adoption]

The "Special Gowanus Mixed Use District" is a Special Purpose District designated by the letter "G" in which special regulations set forth in Article XIII, Chapter 9, apply.

Special Grand Concourse Preservation District

The "Special Grand Concourse Preservation District" is a Special Purpose District designated by the letter "C" in which special regulations set forth in Article XII, Chapter 2, apply.

* * *

Waterfront area (4/22/09)

The "waterfront area" is the geographical area comprising all #blocks# between the pierhead line and a line 800 feet landward from the #shoreline#. Where such line intersects a #block#, the entire #block# shall be included and the #waterfront area# boundary shall coincide with the centerline of the landward boundary #street# or other #block# boundary. Notwithstanding the above, any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a waterfront public park, shall not be included in the #waterfront area#.

[The struckout provisions of this paragraph have been moved to 139-021]

For the purposes of this definition, only #blocks# along waterways that have a minimum width of 100 feet between opposite #shorelines#, with no portion downstream less than 100 feet in width, shall be included within the #waterfront area#. However, #blocks# bounding ~~the Gowanus Canal north of Hamilton Avenue, as shown on the City Map,~~ Dutch Kills and the portion of the

Bronx River located south of the prolongation of East 172nd Street, shall be included within the #waterfront area#.

* * *

Chapter 4
Sidewalk Cafe Regulations

* * *

14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Enhanced Commercial District 1 (Fourth Avenue)	No	Yes
Enhanced Commercial District 4 (Broadway, Bedford-Stuyvesant)	No	Yes
<u>Gowanus Mixed Use District</u>	<u>No</u>	<u>Yes</u>
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District[1]	Yes	Yes
Sheepshead Bay District	No	Yes

[1] #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

ARTICLE II
RESIDENCE DISTRICT REGULATIONS

Chapter 3
Residential Bulk Regulations in Residence Districts

23-00
APPLICABILITY AND GENERAL PURPOSES

23-01
Applicability of This Chapter

* * *

23-011
Quality Housing Program

* * *

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

* * *

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

#Special 125th Street District#;

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

#Special East Harlem Corridors District#;

#Special Gowanus Mixed Use District#;

#Special Grand Concourse Preservation District#;

* * *

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2
Special Regulations Applying in the Waterfront Area

* * *

62-10
GENERAL PROVISIONS

62-11
Definitions

* * *

Waterfront block or waterfront zoning lot

A “waterfront block” or "waterfront zoning lot” is a #block# or #zoning lot# in the #waterfront area# having a boundary at grade coincident with or seaward of the #shoreline#. For the purposes of this Chapter:

(a) a #block# within the #waterfront area# shall include the land within a #street# that is not improved or open to the public, and such #street# shall not form the boundary of a #block#;

(b) a #block# within the #waterfront area# that #abuts# a #public park# along the waterfront shall be deemed to be part of a #waterfront block#; and

(c) a #zoning lot# shall include the land within any #street# that is not improved or open to the public and which is in the same ownership as that of any contiguous land.

[The provisions of this paragraph have been moved to 139-021]

~~However, any #block# or #zoning lot# in the #waterfront area# having a boundary within or coincident with the boundaries of the Gowanus Canal, as shown on the City Map, shall be a #waterfront block# or #waterfront zoning lot#, respectively.~~

Any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a #public park# along the waterfront, shall be deemed outside of the #waterfront block#.

* * *

62-13
Applicability of District Regulations

* * *

The regulations of this Chapter shall apply in the following Special Purpose Districts except as specifically modified within the Special Purpose District provisions:

#Special Gowanus Mixed Use District#

#Special Inwood District#

#Special St. George District#.

* * *

62-90
WATERFRONT ACCESS PLANS

* * *

62-93
Borough of Brooklyn

The following Waterfront Access Plans are hereby established within the Borough of Brooklyn. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BK-1: Greenpoint-Williamsburg, as set forth in Section 62-931;

BK-2: Gowanus Canal, in the #Special Gowanus Mixed Use District#, as set forth in Section 139-50 (GOWANUS CANAL WATERFRONT ACCESS PLAN).

* * *

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 2
Special Enhanced Commercial District

* * *

132-11
Special Enhanced Commercial Districts Specified

The #Special Enhanced Commercial District# is mapped in the following areas:

(a) #Special Enhanced Commercial District# 1

The #Special Enhanced Commercial District# 1 (EC-1) is established on November 29,

2011, on the following #designated commercial streets# as indicated on #zoning maps# 16c and 16d:

(1) Fourth Avenue, in the Borough of Brooklyn, generally between 24th Street and 15th Street and Pacific Street and Atlantic Avenue.

(b) #Special Enhanced Commercial District# 2

* * *

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 9
Special Gowanus Mixed Use District

139-00
GENERAL PURPOSES

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

(a) To recognize and enhance the vitality and character of an existing mixed use neighborhood;

(b) Encourage stability and growth in the Gowanus neighborhood by permitting compatible light manufacturing and residential uses to coexist;

(c) To encourage investment in a mixed use neighborhood by permitting the expansion and new development of a wide variety of uses in a manner that ensures the health and safety of residents and employees;

(d) To improve the physical appearance of the streetscape by providing and coordinating harmonious open space, sidewalk amenities and landscaping within a consistent urban design;

(e) To promote and enhance visual and physical access to and around the Gowanus Canal;

(f) To enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;

(g) To expand local employment opportunities and to promote the opportunity for workers to live in the vicinity of their work; and

(h) To promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

139-01
Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Sections 12-10 (DEFINITIONS), 37-311 (Definitions), and 62-11 (Definitions). The definition of #development# shall be as set forth in Section 12-10, except where otherwise specified.

Gowanus mix uses

"Gowanus mix uses" are #community facility#, #commercial#, and #manufacturing uses# set forth in Section 139-13 (Gowanus Mix Uses).

Gowanus retail and entertainment uses

"Gowanus retail and entertainment uses" are #community facility# and #commercial uses# set forth in Section 139-14 (Gowanus Retail and Entertainment Uses).

Mixed use district

In the #Special Gowanus Mixed Use District#, a "mixed use district" shall be any M1 District paired with a #Residence District#, as indicated on the #zoning maps#. For the purposes of applying provisions of districts adjacent to a #mixed use district#, a #mixed use district# shall be considered a #Manufacturing District#.

Select community facility uses

For the purposes of this Chapter, the following #community facility uses# shall also be considered "select community facility uses":

#Schools#;

Houses of worship, rectories or parish houses;

Health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health; and

Non-profit, voluntary, or proprietary hospitals.

139-02

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Gowanus Mixed Use District#, the regulations of this Chapter shall apply within the #Special Gowanus Mixed Use District#. 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.

139-021
Applicability of regulations to the Gowanus Canal

In the #Special Gowanus Mixed Use District#, all #blocks# bounding the Gowanus Canal shall be considered #waterfront blocks# within the #waterfront area#, and the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), as modified by the provisions of this Chapter, shall apply.

All #zoning lots# having a boundary within or coincident with the boundaries of the Gowanus Canal, shall be considered #waterfront zoning lots#. All portions of such a #zoning lot# shall be included as part of the #upland lot# and deemed to be #lot area#, regardless of the location of the #shoreline#.

For the purposes of this Chapter, the boundaries of the Gowanus Canal shall be as shown on the City Map, and shall include the First Street Basin.

139-022
Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (INCLUSIONARY HOUSING), #Mandatory Inclusionary Housing areas# within the #Special Gowanus Mixed Use District# are shown on the maps in APPENDIX F (Inclusionary Housing Areas and Mandatory Inclusionary Housing Areas) of this Resolution. Such provisions are modified by the provisions of this Chapter.

139-023
Applicability of the Quality Housing Program

In the #Special Gowanus Mixed Use District#, all #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 (The Quality Housing Program) shall apply. Such #buildings# shall be considered #Quality Housing buildings#

139-024
Applicability of Article VI, Chapter 4

In the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

139-025
Applicability of Article XII, Chapter 3

In #Mixed Use Districts#, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use Districts) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

Notwithstanding the provisions of Section 123-10, in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

139-03
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Gowanus Mixed Use District# Plan. The district plan includes the following maps in the Appendices to this Chapter:

Appendix A – Special Gowanus Mixed Use District

Map 1	Subdistricts
Map 2	Subareas
Map 3	Ground Floor Use Requirements
Map 4	Sidewalk Widening Lines

Appendix B – Special Gowanus Canal Waterfront Access Plan

Map 1	Parcel Designation
Map 2	Public Access Elements
Map 3	Designated Visual Corridors

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.

139-04
Subdistricts

In order to carry out the purposes and provisions of this Chapter, five subdistricts are established within the #Special Gowanus Mixed Use District#. In addition, subareas are established within Subdistricts B and D.

Subdistrict A – Fourth Avenue Subdistrict
Subdistrict B – Upland Blocks Subdistrict
Subarea B1
Subarea B2

Subdistrict C – North Canal Corridor Subdistrict
Subdistrict D – South Canal Corridor Subdistrict
Subarea D1
Subarea D2
Subarea D3
Subarea D4
Subarea D5
Subarea D6
Subdistrict E – First Street Subdistrict

The boundaries of the subdistricts are shown on Map 1 and the boundaries of the subareas are shown on Map 2 in Appendix A of this Chapter.

139-10
SPECIAL USE REGULATIONS

In Subdistricts A, B, C, and D the underlying #use# regulations shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying district regulations shall apply.

139-11
Permitted Uses

In all #Manufacturing Districts# and #Mixed Use Districts#, in addition to the #uses# specified in Article IV, Chapter 2 and Article XII, Chapter 3, respectively, the following #uses# shall also be permitted:

(a) all #uses# listed in Use Group 3, as set forth in Section 22-13;

(b) all #uses# listed in Use Group 4, as set forth in Section 22-14;

(c) food stores, including supermarkets, grocery stores or delicatessen stores, as specified in Section 32-15 (Use Group 6), without limitation as to #floor area# per establishment;

(d) all uses in Use Group 10A, as specified in Section 32-19;

(e) all uses in Use Group 17B, as specified in Section 42-14; and

(f) the manufacture of alcoholic beverages and breweries, as specified in Section 42-15 (Use Group 18), without limitation on size. Where provided, the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to such #use#.

139-12
Physical Culture Establishments

In all districts, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9A #use#.

139-13
Gowanus Mix Uses

For the purposes of applying the special #bulk# regulations of Section 139-212 (Gowanus mix), the following #community facility#, #commercial#, and #manufacturing uses# shall also be considered #Gowanus mix uses#:

From Use Group 3, as set forth in Section 22-13:

#schools#, colleges, libraries and museums, as listed in Use Group 3A;

From Use Group 4, as set forth in Section 22-14:

all #uses# in Use Group 4A, except ambulatory diagnostic and treatment health care facilities;

agriculture, including greenhouses, nursuries, and truck gardens as listed in use Group 4B;

From Use Group 6, as set forth in Section 32-15:

custom tailoring, as listed in Use Group 6A;

From Use Group 7, as set forth in Section 32-16:

all #uses# in Use Group 7B;

electric vehicle charging stations and automotive battery swapping facilities as listed in Use Group 7D;

From Use Group 8: as set forth in Section 32-17:

all #uses# listed in Use Group 8B;

From Use Group 9, as set forth in Section 32-18:

blueprinting, business colleges, costume rental, instrument repair, trade schools for adults, and medical labs as listed in Use Group 9A;

photographic printing or developing as listed in Use Group 9B;

From Use Group 10, as set forth in Section 32-19:

photographic or motion picture production studios; radio or television studios;

From Use Group 11, as set forth in Section 32-20:

all #uses# listed in Use Groups 11A;

From Use Group 12, as set forth in Section 32-21:

commercial art galleries, jewelry and art metal craft shops, as listed in Use Group 12B;

From Use Group 14, as set forth in Section 32-23:

bicycle rental or repair, and boat storage, repair, and painting, as listed in Use Group 14A;

From Use Group 16, as set forth in Section 32-25:

blacksmith shops; carpentry or custom woodworking, custom furniture making, building contractor supply stores, fuel, ice, oil, coal, wood sales, household and office equipment or machinery repair shops, machinery rental or sales establishments, mirror silvering or glass cutting shops, and tool, die, and pattern making shops as listed in Use Group 16A;

all #uses# listed in Use Group 16B, other than automotive service stations;

From Use Group 17, as set forth in Section 42-14:

food product manufacturing, as listed in Use Group 17B; and

From Use Group 18, as set forth in Section 42-15:

breweries and alcoholic beverage manufacturing.

139-14
Gowanus Retail and Entertainment Uses

For the purposes of applying the basic #floor area ratio# regulations of Section 139-21, the following #community facility# and #commercial uses# shall also be considered #Gowanus retail and entertainment uses#:

From Use Group 3, as set forth in Section 22-13:

non-commercial art galleries;

From Use Group 6, as set forth in Section 32-15:

all #uses# listed in Use Group 6A, 6C, and 6E;

From Use Group 8, as set forth in Section 32-17:

all #uses# listed in Use Group 8A;

From Use Group 10, as set forth in Section 32-19:

all #uses# listed in Use Group 10A;

From Use Group 12, as set forth in Section 32-21:

all #uses# listed in Use Groups 12A and 12B;

From Use Group 13, as set forth in Section 32-22:

all #uses# in Use Group 13A and 13B;

From Use Group 14, as set forth in Section 32-23:

bicycle sales; candy or ice cream stores; and non-commercial clubs without restrictions on activities or facilities except for any activity or #use# listed within the definitions of #adult physical culture establishments# in Section 12-10 (DEFINITIONS).

139-15
Supplementary Use Regulations

139-151
Location of commercial uses in mixed buildings

(a) Commercial Districts

In #Commercial Districts#, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified, for #mixed buildings# that are #developed# or #enlarged# after [date of adoption], to permit #dwelling units# on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #dwelling units# and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

(b) Mixed Use Districts

In #Mixed Use Districts#, the provisions of paragraph (c)(2) of Section 123-31 (Provisions Regulating Location of Uses in Mixed Use Buildings) shall be modified to allow #commercial# and #manufacturing uses# to be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from such #uses# exists within the #building#.

139-152
Enclosure of uses

In #Manufacturing Districts#, the underlying regulations of Section 42-40 (SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except that all storage of materials or products shall be located within #completely enclosed buildings# regardless of distance from a #Residence District#.

139-16
Special Sign Regulations

In the #Special Gowanus Mixed Use District#, the underlying #sign# regulations shall apply, except that:

(a) in #Manufacturing Districts#, the #sign# regulations of a C6-1 District, as set forth in Section 32-60, shall apply;

(b) any #accessory signs# that are provided adjacent to a #shore public walkway# shall be governed by the provisions of Section 139-55 (Special Signage Regulations).

139-17
Transient Hotels

In all districts, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future use or development of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section, and subject to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel#, that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

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

139-20
SPECIAL BULK REGULATIONS

In Subdistricts A, B, C and D, the #bulk# regulations of the applicable underlying districts shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying regulations shall apply.

In Subdistrict A, the provisions of Section 34-112 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) and paragraph (b) of Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5, or C6 Districts) shall be modified so that, in C4-4D Districts, the applicable #Residence District# shall be an R9A District, as modified by the provisions of this Chapter.

139-21
Floor Area Regulations

Basic #floor area# regulations are established in Section 139-211. Such regulations may be modified by the provisions of this Section, inclusive.

The basic maximum #floor area ratios# may be increased for certain #zoning lots# pursuant to Sections 139-212 (Gowanus mix) and 139-213 (Special floor area provisions for transit improvements).

Special regulations for #community facility floor area# on #zoning lots# containing #schools# are set forth in Section 139-214 (Special provisions for zoning lots containing schools).

Special regulations for certain #zoning lots# are set forth in Section 139-215 (Special floor area provisions for zoning lots containing comfort stations) and 139-216 (Special provisions for street improvements).

139-211
Basic floor area regulations

The maximum #floor area# regulations for each district in the #Special Gowanus Mixed Use District# shall be as set forth in the table in this Section.

Row A establishes the maximum #residential floor area ratio# for #MIH sites# where either #affordable floor area# is provided in accordance with the provisions of paragraphs (d)(3)(i) through (d)(3)(iv) or paragraph (d)(5) of Section 23-154 (Inclusionary Housing), or where a contribution to the #affordable housing fund# is made in accordance with paragraph (d)(3)(v) of such Section. For #zoning lots# subject to the provisions of paragraph (d)(4) of Section 23-154, the maximum #floor area ratio# shall be as set forth in Section 23-153 (For Quality Housing buildings)

Row B establishes a maximum #floor area ratio# for #community facility uses#, other than #select community facility uses#. Row C sets forth the maximum #floor area ratio# for #select community facility uses# only. In addition, special regulations for #schools# are set forth in Section 139-213.

Row D establishes a maximum #floor area ratio# for #Gowanus retail and entertainment uses# only.

Row E establishes a maximum #floor area ratio# for all #commercial uses#, inclusive of #Gowanus retail and entertainment uses#.

Row F sets forth the maximum #floor area ratio# for #manufacturing# uses.

Row G establishes the basic maximum #floor area ratio# permitted on the #zoning lot#. Such basic maximum #floor area ratio# may be increased, by the maximum amount set forth in Rows H, I, or J, pursuant to the provisions of Section 139-212 (Gowanus mix), or Section 139-215 (Special provisions for transit improvements). The total maximum #floor area ratio# is set forth in Row K.

MAXIMUM FLOOR AREA RATIO

		C4-4D	M1-4		M1-4 / R6B	M1-4 / R6A	M1-4 / R7A	M1-4 / R7-2	M1-4 / R7X
			Subarea B1	Subarea B2					
A	Maximum #FAR# for #residential uses# for #MIH Sites#	8.5	-	-	2.2	3.6	4.6	4.4	5.6
B	Maximum #FAR# for #community facility uses#	6.5	4.0	3.0	2.0	3.0	4.0	4.0	5.0
C	Maximum #FAR# for #select community facility uses#	6.5	4.8	4.8	2.0	3.0	4.0	4.0	5.0
D	Maximum #FAR# for #Gowanus retail and entertainment uses#	3.4	2.0	2.0	2.0	2.0	2.0	2.0	2.0
E	Maximum #FAR# for #commercial uses#	3.4	4.0	3.0	2.0	3.0	3.0	3.0	4.0
F	Maximum #FAR# for #manufacturing uses#	-	4.0	3.0	2.0	3.0	3.0	3.0	4.0
G	Basic Maximum #FAR#	8.5	4.8	4.8	2.2	3.6	4.6	4.4	5.6
H	Additional #FAR# for non-#residential# uses per Section 139-212(a)	-	-	-	-	-	-	0.3	0.2
I	Additional #FAR# for #Gowanus mix uses# per Section 139-212(b)	-	-	-	-	-	-	0.3	0.2
J	Additional #FAR# for transit improvements per Section 139-213	1.7	-	-	-	-	-	-	-
K	Total Maximum Floor Area Ratio	10.2	-	-	-	-	-	5.0	6.0

139-212
Gowanus mix

In M1 Districts paired with R7-2 or R7X Districts, the provisions of this Section may be utilized to increase the maximum #floor area ratio# from the basic maximum to the total maximum set forth Section 139-211 (Basic floor area regulations).

(a) Inclusion of non-residential uses

For #zoning lots# with #buildings# containing both #residential uses# and any non-#residential use#, the maximum #floor area ratio# may be increased by 0.2 #floor area ratio# in M1 Districts paired with R7X Districts, or 0.3 #floor area ratio# in M1 Districts paired with R7-2 Districts.

(b) Inclusion of #Gowanus mix uses#

For #zoning lots# with #buildings# containing both #residential uses# and #Gowanus mix uses#, the maximum #floor area ratio# may be increased by 0.2 #floor area ratio# in M1 Districts paired with R7X Districts, or 0.3 #floor area ratio# in M1 Districts paired with R7-2 Districts.

The provisions of both paragraphs (a) and (b) of this Section may be utilized, as applicable, so that the total maximum #floor area ratio# of the #zoning lot# is increased to the total listed in Row K of the table in Section 139-211.

The amount of #floor area# allocated to such a #use# must be equal to or greater than the amount of #floor area# by which the maximum #floor area ratio# is being increased, and #floor area# provided to satisfy the requirements of one paragraph of this Section may not be utilized to satisfy the requirements of the other. However, #Gowanus mix uses# in excess of the #floor area ratio# listed in row I may be used to satisfy the requirements of paragraph (a) above.

In addition, #floor area# provided to satisfy the requirements of Section 139-41 (Ground Floor Level Requirements) may not be utilized to satisfy the requirements of this Section.

139-213
Special floor area provisions for transit improvements

In #Commercial Districts#, the #floor area ratios# established in the table in Section 139-211 may be increased by up to 20 percent, pursuant to the provisions of Section 139-472 (Transit improvement bonus). Where the #residential floor area ratio# is increased, such additional #floor area# shall be exempt from the requirements of paragaraph (d) of Section 23-154.

139-214
Special floor area provisions for zoning lots containing schools

The provisions of this Section shall apply to #zoning lots# with a #lot area# greater than 30,000 square feet, and which contain #schools# constructed in whole or in part pursuant to an agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education.

On such #zoning lots#, up to 60,000 square feet of floor space within such #school# or, in Subarea D4 up to 100,000 square feet of floor space within such #school#, shall be exempt from the definition of #floor area#.

139-215
Special floor area provisions for zoning lots containing comfort stations

For #zoning lots# containing a comfort station provided in accordance with the provisions of paragraph (c)(2) of Section 139-51 (Area-Wide Modifications), an area equal to 200 percent of the floor space within such comfort station may be exempted from the definition of #floor area#.

139-216
Special floor area provisions for street improvements

In Subareas D4, D5, and D6, for #zoning lots# containing mapped #streets#, where such mapped #streets# will be improved and opened to the public, the provisions of this Section may apply.

(a) Street area

The #lot area# of a #zoning lot# adjacent to newly-improved #street# may be considered to be increased by an amount equal to the area contained within the bed of such #street#, as measured from the centerline of such #street# to the #street line# adjoining the #zoning lot#.

(b) Transfer of #floor area#

#Residential floor area# may be transferred from a granting site to a receiving site located directly across the newly-improved #street#, provided that:

(1) the owners of the granting site and the receiving site shall jointly notify the Department of City Planning, in writing, of their intent to transfer #residential floor area#. Such notification shall include a site plan showing the conditions and #floor area# calculations for the granting site and the receiving site, before and after the transfer;

(2) no building permit shall be issued by the Department of Buildings for a #building# on a receiving site containing any such transferred #residential floor area# until the Chairperson of the City Planning Commission has certified to the Department of Buildings that plans submitted to the Department of City Planning comply with the requirements of this Section; and

(3) no certificate of occupancy shall be issued by the Department of Buildings for any portion of a #building# utilizing the transferred #residential floor area# until the

Chairperson of the City Planning Commission certifies to the Department of Buildings that such #building# has been constructed in accordance with the plan certified by the Chairperson pursuant to paragraph (b)(2) of this Section.

Notices of restrictions shall be filed by the owners of the granting site and the receiving site in the Office of the Register of the City of New York, indexed against the granting site and the receiving site(s), certified copies of which shall be submitted to the Department of City Planning. Notice by the Department of City Planning of its receipt of certified copies thereof shall be a condition to issuance of a building permit for a #building# on the receiving site containing any such transferred #residential floor area#.

The transfer of #residential floor area#, once completed, shall irrevocably reduce the maximum #residential floor area# permitted on the granting site. Any #building# on a receiving site that uses the #residential floor area# so transferred shall comply with all other applicable #bulk# regulations of this Chapter.

139-22
Special Yard Regulations

The underlying #yard# and #rear yard equivalent# regulations shall apply, as modified by the provisions of this Section, inclusive.

139-221
Permitted obstructions in required yards

In all #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the permitted obstruction provisions of paragraph (b)(3) of Section 33-23 and paragraph (b)(1) of Section 43-23 shall be modified such that, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use# (except any #building# portion containing rooms used for living or sleeping purposes) shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

139-222
Rear yards and rear yard equivalents

In all #Manufacturing Districts#, the provisions of 43-26 (Minimum Required Rear Yards) and 43-261 (Beyond one hundred feet of a street line) shall not apply. In lieu thereof, a #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

Height above #base plane#	Required depth
Below 65 feet	10
Above 65 feet and below 125 feet	15
Above 125 feet	20

In addition, in all #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-28 (Special Provisions for Through Lots) shall be modified such that no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

139-223
Required yards along district boundaries

In #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-304 (Required front yards along district boundary located in a street) shall not apply.

In #Commercial#, #Manufacturing#, and #Mixed Use Distrcts#, the underlying yard requirements applying along district boundaries of Sections 33-292 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots), 33-293 (Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District), 43-302 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots) and 43-303 (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District), shall be superceded by the provisions of this Section as follows:

(a) When #side# or #rear lot lines# coincide with a #side lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level#, and at least eight feet in depth, shall be provided; and

(b) Where #side# or #rear lot lines# coincide with the #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than 30 feet above #base plane# and at least 20 feet in depth, shall be provided.

139-224
Waterfront yards

The provisions of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be modified such that a #waterfront yard# shall be provided in accordance with the provisions of Section 62-332 (Rear yards and waterfront yards) on all #waterfront zoning lots#, as that term is defined in Section 62-11, regardless of #use#.

The depth of the #waterfront yard# shall be measured from the #zoning lot line# adjoining the Gowanus Canal, or where the provisions of paragraph (f) of Section 139-51 (Area-Wide

Modifications) are utilized, from the bulkhead. The depth of the #waterfront yard# may be reduced as set forth in Section 62-332 and paragraph (c) of Section 139-544 (Special design standards for planting).

139-23
Special Height and Setback Regulations

The height and setback regulations of the applicable underlying districts are modified as follows:

(a) In #Commercial Districts#, the height and setback regulations of Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS) shall apply to all #buildings#, as modified by the provisions of this Section, inclusive.

(b) In #Mixed Use Districts#, the height and setback regulations of Section 123-60 (SPECIAL BULK REGULATIONS) shall apply, as modified by the provisions of this Section, inclusive.

(c) In #Manufacturing Districts#, the underlying height and setback regulations of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), and 43-45 (Tower Regulations) shall not apply. In lieu thereof, minimum and maximum base heights and maximum heights for #buildings or other structures# shall be as set forth in this Section, inclusive. The other underlying regulations of Article IV, Chapter 3 (Bulk Regulations) shall apply, as modified by the provisions of this Section, inclusive.

(d) The special #bulk# regulations applicable in the #waterfront area# of Section 62-30 (SPECIAL BULK REGULATIONS) shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall control.

The height of all #buildings or other structures# shall be measured from the #base plane#.

139-231
General provisions

For the purposes of applying the applicable #bulk# regulations, the boundaries of #waterfront public access areas#, as well as #lot lines# abutting #public parks#, shall be considered #narrow street lines#.

Where a continuous sidewalk widening is provided along the entire frontage of a #zoning lot#, the interior boundary of such widening shall be considered a #street line# for the purpose of applying the height and setback regulations of this Chapter, except that where a sidewalk widening is provided pursuant to Section 139-43 (Sidewalk Widening Requirements), any setback required by this Section may be reduced by one foot for each foot by which the sidewalk is widened, provided that no setback shall be less than seven feet in depth.

Where a provision of this Chapter allows a modification to the maximum #building# height, and multiple modifications apply to a #building#, such modifications shall be applied cumulatively.

139-232
Permitted obstructions

In all districts, the underlying permitted obstruction regulations shall be modified by this Section.

(a) Solar energy systems

The underlying permitted obstruction regulations shall be modified to permit solar energy systems as a permitted obstruction up to a #lot coverage# of 100 percent of the #lot coverage# of the roof.

(b) Balconies

Unenclosed balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) may encroach into any required open area on the #zoning lot#. However, balconies that encroach into #waterfront public access areas# shall be regulated by the provisions of Section 139-51(a)(1).

(c) Dormers

Above the maximum base height, dormers shall be permitted to encroach into a required setback area, except setback areas adjoining tower portions of #buildings# and setback areas facing #waterfront public access areas#, provided that:

(1) The aggregate width of all dormers does not exceed 50 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height;

(2) The aggregate width of all dormers with a depth exceeding seven feet does not exceed 30 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height, and do not exceed a height of 75 percent of the total height of the #building#.

Such dormers need not decrease in width as the height above the maximum base height increases.

139-233
Special height and setback regulations in Subdistrict A

In Subdistrict A, the underlying district regulations shall be modified by the provisions of this Section.

(a) Street wall location

The #street wall# location requirements of paragraph (b) of Section 35-651 (Street wall location) shall apply to all #buildings#.

(b) Base heights and setback requirements

The maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable.

In addition, for all #non-residential buildings#, the provisions of paragraph (b)(1) of Section 35-652 shall be modified such that the minimum and maximum base height, maximum #building# height, and maximum number of #stories# for #Quality Housing buildings# with #qualifying ground floors# shall be as set forth in paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

139-234
Special height and setback regulations in Subdistrict B

In Subdistrict B, the underlying district regulations shall be modified by the provisions of this Section.

(a) Street wall location

In #Manufacturing Districts#, 30 percent of the #street wall# shall be located within eight feet of the #street line# and shall extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

In #Mixed Use Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court.

(b) Minimum and maximum base heights

In all districts, #street walls# shall rise without setback to a minimum base height set forth in this paragraph (b) or the height of the #building#, whichever is less, and may rise

to a maximum base height as set forth in this paragraph (b). In #Manufacturing Districts#, minimum and maximum base heights and maximum heights of #buildings or other structures# shall be as set forth in Table 1 below. In #Mixed Use Districts#, such regulations shall be as set forth in Table 2.

Table 1
MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT – FOR M1-4 DISTRICTS
(in feet)

	Minimum base height	Maximum base height	Maximum #building# height
in Subarea B1	15	95	115
in Subarea B2	15	65	85

Table 2
MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT – FOR MIXED USE DISTRICTS
(in feet)

	Minimum base height	Maximum base height	Maximum #building# height
M1-4/R6B	30	45	55
M1-4/R6A	40	65	85
M1-4/R7A	40	75	95
M1-4/R7X	60	105	145

However, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, and located in a #Manufacturing District#, a #building# containing non-#residential uses# may exceed the maximum #building# heights established in Table 1 and 2, as applicable, by 30 feet.

(c) Setback requirements

At a height not lower than the minimum base height or higher than the maximum base height, a setback shall be provided which complies with the requirements of paragraph (c) of Section 23-662.

139-235
Special height and setback regulations in Subdistrict C

(a) Street wall location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in

paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) Minimum and maximum base heights

Except as otherwise specified in this paragraph (b), #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). However, no minimum base height shall be required for #street walls# facing a #shore public walkway#.

(1) Along Bond Street, the minimum base height shall be 30 feet, and the maximum base height shall be 55 feet. No portion of a #building# located within 65 feet of Bond Street may rise above a height of 65 feet.

(2) Along Union Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.

(3) Along Degraw Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.

(4) Along all other #streets#, as well as along the Gowanus Canal, the maximum base height shall be 65 feet.

(c) Setback requirements

At a height not lower than the minimum base height or higher than the maximum base height, a setback with a minimum depth of 15 feet shall be provided. Such setback shall also comply with the requirements of paragraph (c) of Section 23-662.

(d) Tower regulations

(1) Tower location

Any portion of a #building# located above a height of 85 feet shall be considered a “tower”. No portion of a tower may be located:

(i) within 30 feet of the #street line# of Nevins Street;

(ii) within 65 feet of Bond Street; or

(iii) within 30 feet of a #waterfront yard#.

(2) Tower width

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, for #zoning lots# located south of Carroll Street, the combined #street wall# width of all such towers shall not exceed 150 feet.

(3) Tower coverage

Above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) Tower height

The maximum height of a tower shall be 225 feet.

(5) Regulations for multiple towers

Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet. The taller of the two towers shall be located north of the mid-#block# line of the #block#.

However, for #zoning lots# located south of Carroll Street, the taller of the two towers shall be located within 150 feet of the Gowanus Canal. The shorter of the two towers shall be located beyond 150 feet of the Gowanus Canal, and no less than 65 feet from Carroll Street.

139-236
Special height and setback regulations in Subdistrict D

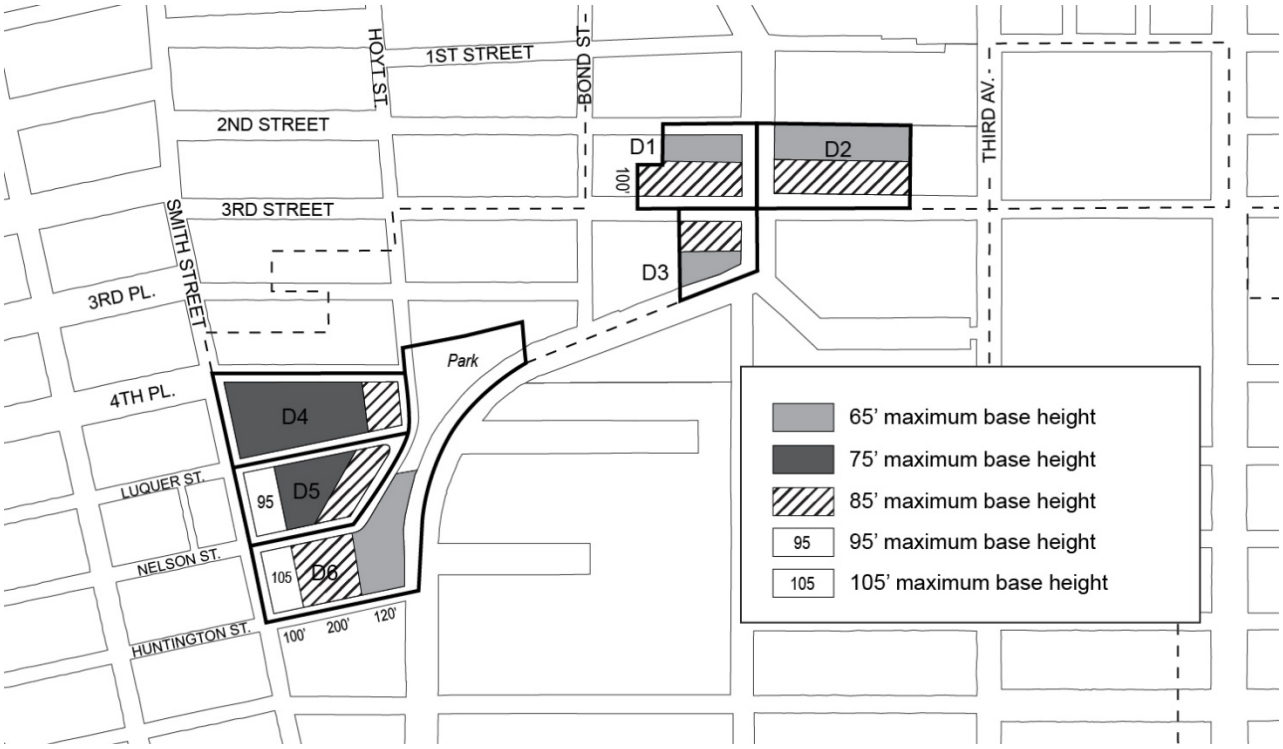
(a) Street wall location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) Minimum and maximum base heights

For #zoning lots# in Subareas D1 through D6, #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and

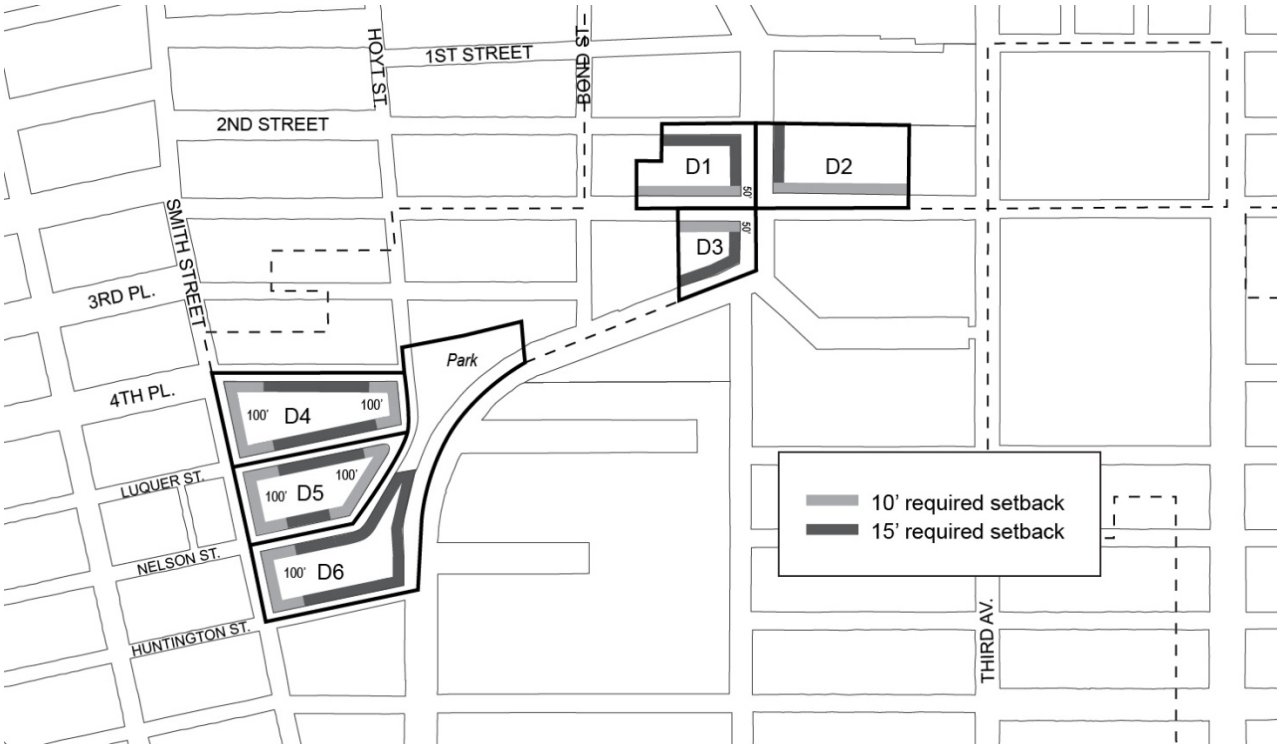
may rise to a maximum base height as set forth in the map in this paragraph (b). However, this requirement shall not apply to the #aggregate width of street walls# facing a #shore public walkway#.



(c) Setback requirements

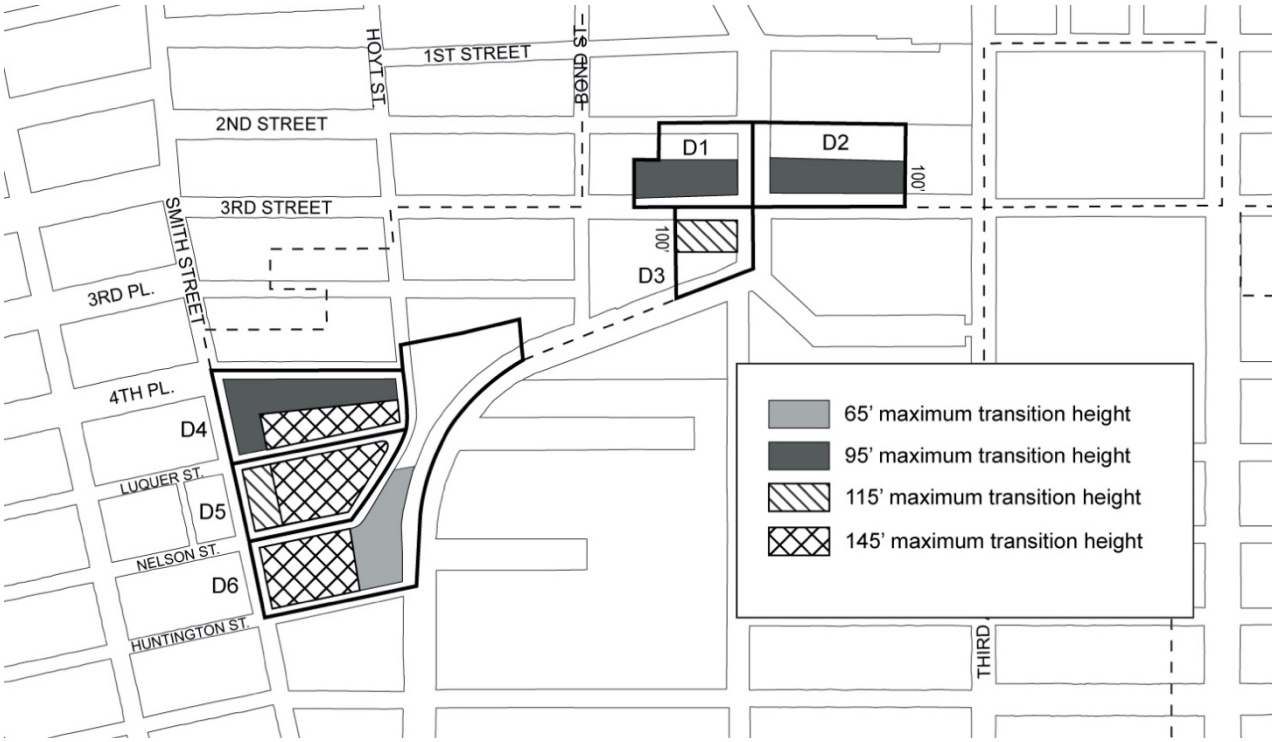
At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided with a minimum depth as set forth in the map in this paragraph (c).

Such setbacks shall also comply with the provisions of paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations).



(d) Transition heights

Any portion of a #building# located above the setback required by paragraph (c) of this Section shall be permitted to rise to a maximum "transition height" as set forth in this paragraph (d). Any portion of a #building# located above the maximum transition height shall be considered a "tower" and shall comply with the provisions of paragraph (e) of this Section. Except as otherwise set forth in the map in this paragraph (d), such maximum transition height shall be 85 feet.



(e) Tower regulations

(1) Tower location

Any portion of a #building# located above the maximum transition height set forth in paragraph (d) shall be considered a "tower". No portion of a tower may be located:

(i) in Subarea D4, within 150 feet of Smith Street or within 150 feet of Hoyt Street;

(ii) in Subarea D5, within 80 feet of Smith Street or within 200 feet of Smith Street north of the mid-#block# line; or

(iii) within 30 feet of a #waterfront yard#.

(2) Tower width

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, in Subarea D4, where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 170 feet.

(3) Tower coverage

In Subareas D1, D2, and D3, above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

In Subareas D5 and D6, the portion of any tower containting the top four #stories# of such tower shall set back such that it occupies a # lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) Tower height

Except as otherwise specified in this paragraph (e)(4), the maximum height of a tower shall be 225 feet.

(i) In Subarea D4, towers shall be permitted to rise to a height of 285 feet.

(ii) In Subarea D5, towers shall be permitted to rise to a height of 245 feet.

(iii) In Subarea D6, towers shall be permitted to rise to a height of 305 feet.

(5) Regulations for multiple towers

(i) In Subareas D1 and D2, no more than two towers shall be permitted on a #zoning lot#.

(ii) In Subareas D4 and D5, no more than two towers shall be permitted in each subarea.

(iii) In Subareas D3 and D6, no more than one tower shall be permitted in the subarea.

(iv) Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet.

In addition, in Subarea D1, the taller of the two towers shall be located within 100 feet of Third Street.

139-237
Special street wall articulation requirements

In all subdistricts, for #street walls# with widths exceeding 200 feet, a minimum of 20 percent and no more than 50 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such recess or

projection shall be considered a permitted obstruction into a required setback, and the depth of such recess or projection shall not exceed three feet.

In addition, in Subdistrict D, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing Third Street, so that above the maximum base height, dormers shall be permitted only within 75 feet of the intersection of two #streets#.

139-238
Special height regulations for zoning lots containing schools

In Subdistrict C, and in Subareas D1, D2, and D3, for #zoning lots# containing #schools# regulated by Section 139-213 (Special provisions for zoning lots containing schools), the maximum tower height specified by the regulations in this Section, inclusive, may be increased as-of-right by 40 feet. This allowance may be further modified by the provisions of Section 139-47 (Authorization for sites containing schools).

139-30
SPECIAL PARKING REGULATIONS

In Subdistricts A, B, C, and D, the underlying parking and loading regulations shall be modified by the provisions of this Section. On #waterfront blocks#, the provisions of Section 62-40 shall not apply. In Subdistrict E, the underlying regulations shall apply.

139-31
Special Accessory Off-Street Parking Regulations

139-311
Reduction of parking requirements for residences

In all districts, for the purposes of applying the provisions of Sections 36-33 and 123-72, the provisions of Section 25-23 shall be modified to require that #accessory# off-street parking spaces be provided for at least 20 percent of #residences# on a #zoning lot#.

For the purposes of applying waivers, the provisions of of Section 25-26 shall be modified so that the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces.

Notwithstanding the above, in Subarea D4, and in Subarea D5 north of the mid-#block# line, no #accessory# off-street parking spaces for #residences# shall be required.

139-312
Elimination of parking requirements for non-residential uses

In all districts, no #accessory# off-street parking spaces shall be required for #manufacturing#, #commercial#, or #community facility uses#.

139-313
Off-site parking facilities

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-51 and 36-42 (Off-site Spaces for Residences) shall be modified to allow the #zoning lot# containing required #accessory# off-street parking spaces for #residences# to be located in any zoning district, as well as anywhere within the #Special Gowanus Mixed Use District#.

139-314
Joint facilities

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-541 and 36-441 (Joint facilities) shall not apply. In lieu thereof, the provisions of this Section shall apply.

Required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that the number of spaces in such joint facilities shall be not less than that required for the combined number of #dwelling units# in such #buildings# or #zoning lots#, and provided that the design and layout of such joint facilities meets the standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

139-315
Use of parking facilities for car sharing vehicles

The underlying regulations regarding the occupation of #accessory# or required off-street parking spaces by #car sharing vehicles# shall modified so that, in all districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 20 percent of all spaces in a #group parking facility#.

139-316

Use of parking facilities for public parking

All #accessory# off-street parking spaces may be made available for public use. However, parking spaces #accessory# to #residences# shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request is made to the landlord.

139-32
Special Permitted Off-Street Parking Regulations

For portions of an #automated parking facility#, as that term is defined in Section 13-02, each tray upon which a vehicle is stored shall be considered one parking space, regardless of its size. In addition, at a height in excess of 23 feet above #curb level# each parking tray shall be considered #floor area# in an amount of 153 square feet or the size of such lifted tray, whichever is greater.

139-33
Special Loading Regulations

In all districts, the loading regulations of an M1-5 District shall apply, and shall be further modified as follows:

(a) the requirements of Section 44-50 (GENERAL PURPOSES), inclusive, shall not apply to changes of #uses#;

(b) the provisions of Section 44-53 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements), and Sections 36-64 and 44-54 (Wholesale, Manufacturing, or Storage Uses Combined With Other Uses), shall not apply; and

(c) the minimum length requirements for loading berths #accessory# to #commercial uses#, other than funeral establishments, set forth in Section 44-581 (Size of required loading berths) shall be increased to 37 feet.

139-34
Special Curb Cut Regulations

For #zoning lots# existing on or after [date of adoption], with frontage along both a #primary street frontage# and a #secondary street frontage#, as set forth in Section 139-41 (Ground Floor Level Requirements), curb cuts accessing off-street parking spaces and loading berths shall not be permitted along the #primary street frontage#. In addition, no curb cut shall be permitted within 40 feet of a #waterfront public access area#.

Curb cuts prohibited by this Section may be authorized by the City Planning Commission provided the Commission finds that a curb cut at such a location:

(a) is not hazardous to traffic safety;

(b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;

(c) will not adversely affect pedestrian movement;

(d) will not interfere with the efficient functioning of bus lanes, specially designated streets or public transit facilities; and

(e) will not be inconsistent with the character of the existing streetscape.

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

139-40
DISTRICT PLAN ELEMENTS

In all Subdistricts, the provisions of this Section shall apply to all #zoning lots#, as specified below.

139-41
Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, the portion of a #ground floor level street# frontage considered a #primary street frontage# shall be as shown on Map 3 (Ground Floor Use Requirements) in Appendix A of this Chapter. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

(a) Along #primary street frontages#

(1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to #Gowanus retail and entertainment uses#, except for Type 1 lobbies and entrances

and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32, shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33. Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35. #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34.

(b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of paragraph (b) of Section 37-33.

(c) For blank walls

In all districts, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions of Section 139-411 (Special streetscape provisions for blank walls).

[Note: the following provisions would be relocated to 37-36 upon adoption of Zoning for Coastal Flood Resiliency]

139-411
Special streetscape provisions for blank walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall# pursuant to the provisions of Section 139-41(c) (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by one or more of the following visual mitigation elements which shall be provided on the #zoning lot#, except where such elements are permitted within the #street# under other applicable laws or regulations. Such features, when utilized as visual mitigation elements, shall include:

(a) Planting

Any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirements. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

Where a blank wall exceeds a #street wall# width of 50 feet, at least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) Benches

Fixed benches with or without backs shall be provided in front of the #street wall#. Unobstructed access shall be provided between such benches and an adjoining sidewalk or required circulation paths. Each linear foot of bench, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Any individual bench shall have a width of at least five feet, and no more than 20 feet of benches may be used to fulfill such requirement per 50 feet of frontage.

(c) Bicycle racks

Bicycle racks, sufficient to accommodate at least two bicycles, shall be provided in front of the #street wall#, and oriented so that the bicycles are placed parallel to the #street wall#. Each bicycle rack so provided shall satisfy five linear feet of frontage mitigation requirement. No more than three bicycle racks may be used to fulfill such requirement per 50 feet of frontage.

(d) Tables and chairs

Fixed tables and chairs shall be provided in front of the #street wall#. Each table shall have a minimum diameter of two feet and have a minimum of two chairs associated with it. Each table and chair set so provided shall satisfy five linear feet of frontage mitigation requirement.

(e) Wall treatment

Wall treatment, in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

Street Tree Requirements

In all districts, all #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

In addition, for #zoning lots# with over 100 feet of street frontage, wherever two required street tree pits will be separated by less than 25 feet, such street tree pit shall be combined and designed as a single continuous street tree pit.

139-43
Sidewalk Widening Requirements

For #developments# along the portions of #streets# designated on Map 4 (Sidewalk Widening Lines) in Appendix A of this Chapter, a sidewalk widening shall be required, providing a total sidewalk width, as measured perpendicular from the #street line#, of:

(a) 17 feet along Third Avenue;

(b) 15 feet along Nevins Street; and

(c) 13 feet along Fifth Street.

Such sidewalk shall be improved to Department of Transportation standards and shall be provided at the same level as the adjoining public sidewalk and be accessible to the public at all times.

Awnings and canopies shall be considered permitted obstructions within a sidewalk widening provided that no structural posts or supports may be located within any portion of the sidewalk or such widening.

139-44
Bridge Connection Requirements

For all #zoning lots# abutting bridge structures supporting #streets# which cross the Gowanus Canal at Union Street, Carroll Street, and Third Street, and are subject to #waterfront public access area# requirements, such #waterfront public access area# shall be designed to provide pedestrian connection to the #street# adjacent to the terminus of the bridge structure.

The requirements of this Section may be waived where the New York City Department of Transportation determines that such a pedestrian connection to the #street# would result in a hazard to traffic safety.

139-45
Waterfront Public Access Area Requirements

For all #waterfront zoning lots#, the exemptions from #waterfront public access area# requirements listed in paragraph (a) of Section 62-52 shall not apply.

(a) Reduced requirement for certain manufacturing uses

For #zoning lots# with #developments#, #enlargements#, or #conversions# comprised of #predominantly# Use Group 18 #uses#, as listed in Section 42-15, the reduced design requirements of Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall apply to #waterfront public access areas#.

(b) Authorization for incompatible uses

For #zoning lots# comprised #predominantly# of Use Group 16, 17, or 18 #uses#, the City Planning Commission may authorize the waiver of #waterfront public access area# requirements, provided the Commission finds that:

(1) such #uses# produce objectionable effects on its surroundings such that the #uses# are incompatible with a waterfront public access requirement; or

(2) such #uses# have demonstrable operational requirements which would be incompatible with waterfront public access requirements; and

(3) such waiver is the least necessary to accommodate the proposed #uses#.

Such waivers shall be in effect for as long as the proposed #use# remains on the #zoning lot#. Upon #development# of the #zoning lot# following cessation of the #use# for a period of more than two years, full compliance with #waterfront public access area# requirements, as may be modified by future approvals, is required.

139-46
Transit Improvements

139-461
Certification for transit easements

For all #developments#, or #enlargements# involving ground floor level construction, on a #zoning lot# with a #lot area# of 5,000 square feet or greater and wholly or partially located within 50 feet of a subway station, a transit easement volume may be needed on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station, pursuant to paragraph (a) of this Section.

(a) Transit easement volume certification

Prior to filing any application with the Department of Buildings for an excavation permit, foundation permit, new building permit or alteration permit for a #development# or #enlargement#, the owner of the #zoning lot# shall file an application with the Metropolitan Transportation Authority (MTA) and the Chairperson of the City Planning Commission requesting a certification as to whether or not a transit easement volume is needed on the #zoning lot#.

Within 60 days of receipt of such application, the MTA and the Chairperson shall jointly certify whether or not a transit easement volume is needed on the #zoning lot#. Failure to certify within the 60-day period will release the owner from any obligation to provide a transit easement volume on such #zoning lot#.

When the MTA and the Chairperson indicate that a transit easement volume is needed, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the location and appropriate type of transit easement and reasonable dimensions for such transit easement volume, as well as the mechanism for and the terms of the eventual conveyance.

The owner shall submit a site plan showing a proposed location of such transit easement volume that would provide access between the #street# and the adjacent subway station and be compatible with the proposed #development# or #enlargement# on the #zoning lot# for joint approval and final certification by the MTA and the Chairperson. The MTA and the Chairperson shall comment on such site plan within 45 days of its receipt and may, within such 45-day period or following its expiration, permit the granting of an excavation permit while the location and size of the transit easement volume is being finalized. Upon joint approval of a site plan by the MTA and the Chairperson, copies of such certification shall be forwarded by the Chairperson to the Department of Buildings.

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, as well as other basic terms of the easement shall be executed and recorded in a form acceptable to the MTA and the Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

(b) Construction and maintenance

Where a transit easement volume is needed pursuant to this Section, transit access improvements within such volume shall be constructed and maintained either by the MTA or the owner of the #zoning lot# with the #development# or #enlargement#.

(1) Where such mass transit improvement is constructed and maintained by the owner of the #development # or #enlargement#

(i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;

(ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;

(iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-#illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and

(iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.

(2) Where such mass transit improvement is constructed and maintained by the MTA:

(i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.

(ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.

(iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

(c) Additional modifications

Where a transit easement volume is needed pursuant to paragraph (a) of this Section, the Chairperson of the City Planning Commission shall certify the following modifications in conjunction with such transit easement volume certification:

(1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 139-23 (Special Height and Setback Regulations), inclusive, irrespective of whether such volume is incorporated into a #building#;

(2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 139-23, inclusive, shall be increased by 10 feet;

(3) the floor space contained within any transit easement volume needed pursuant to this Section shall be excluded from the definition of #floor area#; and

(4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 139-41 (Ground Floor Level Requirements).

(d) Temporary use

Any easement volume needed on a #zoning lot# pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as needed by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #building# or portion of the #zoning lot# within which the easement volume is located prior to the time at which public #use# of the easement area is needed, except as otherwise specified by the MTA. A minimum notice of six months shall be given, in writing, by the MTA to the owner of the #building# or portion of the #zoning lot# to vacate the easement volume.

(e) Termination of an easement volume

In the event that the MTA and the City Planning Commission jointly notify the Department of Buildings and the owner in writing that a transit easement volume is not needed on a #zoning lot# in its final construction plans, the restrictions imposed on such #zoning lot# by the provisions of this Section shall lapse, following receipt of notification thereof by the owner, and the owner shall have the right to record an instrument reciting the consent of the MTA to the extinguishment of the easement volume.

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously needed transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously needed volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 139-41 (Ground Floor Level Requirements).

Certification for transit improvements

In #Commercial Districts# with a residential equivalent of an R9 District, for #developments# on #zoning lots# that are located within 500 feet of the Union Street subway station, the Chairperson of the City Planning Commission may, by certification to the Commissioner of Buildings, allow a #development# to:

(1) receive a #floor area# bonus not to exceed 20 percent of the basic maximum floor area ratio permitted by Section 139-21 (Floor Area Regulations); and

(2) further modify additional height permitted pursuant to paragraph (c)(2) of Section 139-461), provided the total combined modification does not exceed 30 feet;

where a major improvement to the Union Street subway station consisting of one new off-street station entrance with an accessible route for persons with physical disabilities between two levels servicing the southbound platform is provided.

Prior to issuing such a certification, the Chairperson shall be provided with a letter and legal instrument as set forth in paragraph (e) of Section 139-463. The #development# shall also be subject to the recordation and completion procedures set forth in paragraph (f) of Section 139-463.

139-463
Authorization for transit improvements

In #Commercial Districts# with a residential equivalent of an R9 District, for all #developments# or #enlargements# on a #zoning lot# that is wholly or partially located within 500 feet of a subway station, the City Planning Commission may authorize a #floor area# bonus not to exceed 20 percent of the basic maximum floor area ratio permitted by Section 139-21 (Floor Area Regulations), and may modify the maximum #building height# permitted by Section 139-23 (Special Height and Setback Regulations), provided the modification does not exceed 30 feet, and street wall location requirements of Section 139-23 (Special Height and Setback Regulations) and the street wall continuity provisions of Section 139-41 (Ground Floor Level Requirements) where major improvements to adjacent subway stations are provided in accordance with the provisions of this Section.

The selection of subway station improvements shall be on a case-by-case basis and shall be subject to the approval of the Metropolitan Transportation Authority (MTA), and the City Planning Commission. All such improvements shall comply with all applicable design standards of the current station planning guidelines of MTA.

(a) Pre-application requirements

Prior to submitting an application for an authorization pursuant to this Section, the applicant shall submit a schematic or concept plan for the proposed improvement to the MTA and the Chairperson of the City Planning Commission.

(b) Requirements for application

An application for an authorization pursuant to this Section shall include a letter from MTA to the City Planning Commission containing conceptual approval of the improvement and a statement of any special considerations regarding MTA's future operation of the improvement. The applicant shall submit all information and justification sufficient to enable the City Planning Commission to:

(1) evaluate the benefits to the City;

(2) determine the appropriate amount of bonus #floor area#; and

(3) where applicable, assess the advantages and disadvantages of waiving or modifying #street wall# continuity requirements.

(c) Conditions

(1) The additional #floor area# authorized shall not exceed 20 percent of the basic maximum #floor area ratio# established in Row G of the table in Section 139-211 (Basic floor area regulations).

(2) The amount of modification to the maximum #building height# established in Section 139-23 (Special Height and Setback Regulations) shall not exceed 20 percent of the maximum #building height#.

(d) Findings

(1) In determining the amount of #floor area# bonus, the City Planning Commission shall consider the degree to which:

(i) the general accessibility and security of the subway station will be improved by the provision of new connections, additions to or reconfigurations of circulation space, including provision of escalators or elevators; and

(ii) significant improvements to the station's environment by increasing direct daylight access, or improvements to noise control, air quality, lighting or rider orientation and satisfactory integration of the #street# level entryway into the #development# or #enlargement# will occur.

(2) In determining #bulk# modifications, the Ciy Planning Commission shall find that such modifications would not unduly obstruct the light and air of neighboring properties.

(3) In determining modifications to ground floor level requirements, the City Planning Commission shall find that the provisions of a subway improvement cannot be accommodated without modification to these requirements.

(4) In determining modifications to #street wall# provisions, the Commission shall find that the modification will permit the proposed design to provide for access of daylight and air to the subway platform, mezzanine or concourse and that the advantages of such access outweigh the disadvantages incurred by the interruption of #street wall# and retail continuity.

(e) Procedural requirements

Prior to the granting of an authorization, the City Planning Commission shall be provided with the following:

(1) a letter from MTA stating that the drawings and other documents submitted by the applicant have been determined by MTA to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural, mechanical and electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the subway improvement in accordance with such submission is feasible; and

(2) a legally enforceable instrument, acceptable ot the Department of City Planning, running with the land and signed by the applicant and all parties in interest, other than parties in interest who have waived and subordinated their interests, containing complete drawings of the improvement and setting forth the obligations of owner and developer, their successors and assigns, to construct and provide capital maintenance for the improvement, establish a construction schedule and provide a performance bond for completion of the improvement.

(f) Recordation and completion procedures

Any instrument creating a transit easement on the #zoning lot# pursuant to paragraph (e)(2) of Section 139-462 shall be recorded against the #zoning lot# receiving the #floor area# bonus in the Office of the Register of the City of New York and a certified copy of the instrument shall be submitted to the City Planning Commission and MTA. The applicant shall not apply for nor accept a temporary certificate of occupancy for the bonus #floor area#, and the Department of Buildings shall not issue such a temporary certificate of occupancy, until MTA has determined that the bonused subway improvement is substantially complete which shall, for this purpose, mean open to and usable by the public.

The applicant shall not apply for or accept a permanent certificate of occupancy for the #development# or #enlargement#, nor shall the Department of Buildings issue such permanent certificate of occupancy, until the bonused subway improvement has been completed in accordance with the approved plans and such completion has been certified by MTA.

The Commission may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

139-47
Authorization for sites containing schools

For #zoning lots# containing #schools# regulated by the provisions of Section 139-214 (Special provisions for zoning lots containing schools), the City Planning Commission may authorize the modification of any #bulk# regulation, including the amount of floor space exempted from the definition of #floor area# by Section 139-214, in order to better accommodate a #school# upon such #zoning lot#.

(a) Conditions

(1) No modification to the maximum #building# height shall exceed 30 feet; and

(2) No modification to the amount of floor space exempted from the definition of #floor area# shall exceed an additional 60,000 square feet of floor space.

(b) Findings

In determining such modifications, the Commission shall find:

(1) such modification is the least modification required to achieve the purpose for which it is granted;

(2) the proposed modification does not impair the essential character of the surrounding area; and

(3) the proposed modification will not have adverse effects upon light, air, and privacy of adjacent properties and of any existing #buildings# on the #zoning lot#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

139-48
Authorization for Large Mixed-use Sites

In Subdistrict B, for #developments# on #zoning lots# located in a #Mixed-Use District#, on a #zoning lot# greater than 40,000 square feet in #lot area#, the City Planning Commission may authorize the modification of the regulations set forth in paragraph (a) of this Section to facilitate a #development# that will result in a mix of #predominantly# non-#residential uses# on the #zoning lot#, provided that the findings set forth in paragraph (b) of this Section are met.

(a) Modifications

The Commission may modify the following regulations:

(1) the #use# regulations of this Chapter, limited to ground floor #use# regulations and supplemental #use# regulations;

(2) the #bulk# regulations of this Chapter, except #floor area ratio# regulations, provided that any modifications to height and setback regulations do not exceed the heights permitted in an M1-4 District as set forth in Section 43-43; and

(3) the parking regulations related to the location and spacing of curb cuts.

(b) Findings

In order to grant such authorization, the Commission shall find that:

(1) where modifying #bulk# regulations, such modifications shall result in a superior configuration of non-#residential uses# within the #building# than would be feasible by applying the #Special Gowanus Mixed Use District# regulations;

(3) where modifying ground floor #use# regulations, the advantages of an off-street loading and access outweigh the disadvantages incurred by the interruption of retail continuity; and

(4) where modifying supplemental #use# and curb cut regulations, that such modifications would present a limited interruption and would not create serious vehicular traffic congestion that would adversely affect the surrounding area.

Upon completion of the #development#, the #zoning lot# shall remain occupied by #predominantly# non-#residential use#. Such requirements shall be reflected in a notice of restrictions recorded against all tax lots comprising such #zoning lot#, and a copy of such notice shall be provided to the Department of Buildings.

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

139-50
GOWANUS CANAL WATERFRONT ACCESS PLAN

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

The boundaries of the area comprising the Gowanus Canal Waterfront Access Plan, and the location of certain features mandated or permitted by the Plan, are shown on the maps in Appendix B of this Chapter.

The waterfront access plan has been divided into Parcels as shown on Map 1 of Appendix B of this Chapter, consisting of tax #blocks# and lots existing on [date of referral], as follows:

Parcel 1:	Block 417, Lots 1, 10, 14, 21
Parcel 2:	Block 424, Lots 1, 20
Parcel 3:	Block 431, Lots 1, 2, 5, 6, 7, 12, 17, 43
Parcel 4:	Block 425, Lot 1
	Block 432, Lots [1], 15, 25
Parcel 5:	Block 439, Lot 1
Parcel 6:	Block 438, Lots 1, 2, 3, 7
	Block 445, Lots 1, 7, 8, 11, 20, 50
Parcel 7:	Block 452, Lots 1, 5, 19
	Block 458, Lot 1
Parcel 8a:	Block 453, Lots 1, 21
Parcel 8b:	Block 453, Lot 26
Parcel 8c:	Block 453, Lots 30, 31, 32, 33, 35, 36, 38, 39, 41, 42, 43, 44, 44, 45, 46, 48, 49, 50, 51
Parcel 8d:	Block 453, Lot 54
Parcel 9:	Block 967, Lot 1
Parcel 10:	Block 967, Lot 24
Parcel 11:	Block 972, Lots 1, 43, 58
Parcel 12:	Block 462, Lots 1, 3, 4, 5, 6, 8, 9, 12, 14, 42, 44, 50, 51
Parcel 13:	Block 466, Lot 19
Parcel 14a:	Block 466, Lots 17, 60
Parcel 14b:	Block 466: Lot 1
Parcel 14c:	Block 466, Lot 46
Parcel 15a:	Block 471, Lot 125
Parcel 15b:	Block 471, Lot 104, 110, 114, 116
Parcel 16:	Block 471, Lots 1,100
Parcel 17:	Block 471, Lot 200

For the purposes of this Section, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

139-51
Area-Wide Modifications

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Gowanus Canal Waterfront Access Plan by the provisions of this Section.

(a) All #waterfront public access areas#

(1) Balconies

Balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) shall be permitted obstructions in #waterfront public access areas#, provided the depth of obstruction is limited to four feet, and provided they are located at or above the floor level of the third #story# above grade of the #building#.

(2) Sun control devices

Awnings and other sun control devices shall be permitted obstructions in #waterfront public access areas#. However, when located at a level higher than the first #story#, excluding a #basement#, all such devices:

(i) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and

(ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project.

(3) Kiosks

Where a #supplemental public access area# exceeds 15,000 square feet, a kiosk shall be a permitted obstruction in such #supplemental public access area# with an area up to 400 square feet, including roofed areas.

(b) #Shore public walkways#

(1) Width of circulation paths

#Shore public walkways# shall provide a required circulation path with a minimum clear width of 10 feet. Secondary paths, where provided, shall have a minimum clear width of at least 4.5 feet.

(2) Level of circulation paths

At least 80 percent of a required circulation path shall be located at a level no less than six feet above the #shoreline#. However, up to 40 percent of such required circulation path may be provided below such level when providing access to a "get-down" located no more than two feet above the level of the #shoreline#.

(3) Access to circulation paths

The provisions of paragraph (a)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall apply, except that where a #shore public walkway# is on a #zoning lot# that is adjacent

to a #zoning lot# which has not been improved with a #shore public walkway#, the portion of the circulation path that terminates at the common #zoning lot line# may be located within 40 feet of the shoreline.

In addition, for #zoning lots# adjoining #streets# containing bridge structures, the required connection of circulation paths to such a #street# may be waived by certification by the Department of Transportation, pursuant to Section 139-44 (Bridge Connection Requirements).

(4) Grading

The provisions of paragraph (d)(2) of Section 62-61 (General Provisions Applying to Waterfront Public Access Areas) shall be modified so that within five feet of the edge of any planting area, the grade level of such planting area shall be no more than 36 inches higher or lower than the adjoining level of the pedestrian circulation path.

(c) #Supplemental public access areas#

(1) Lawns

The provisions of paragraph (c)(1) of Section 62-62 shall be modified such that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. The Commission may authorize use of artificial turf within a lawn pursuant to Section 62-822 (Modification of waterfront public access area and visual corridor requirements).

Where required, a lawn may be substituted for a publicly accessible field of equivalent size, which may be unplanted, and shall be suitable for active recreational use.

(2) Comfort stations

Where a publicly-accessible comfort station is provided as part of a #development#, the amount of #supplemental public access area# may be reduced by an amount equal to the size of the comfort station, provided that:

(i) the comfort station has an entrance fronting upon a #waterfront public access area#; and

(ii) a restrictive declaration, acceptable to the Department of City Planning and Department of Parks and Recreation, shall be executed and recorded, binding the owners, successors and assigns to provide and maintain such comfort station for the life of the #development#.

(d) Screening

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #Gowanus retail and entertainment use#. Where a screening buffer is so waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

(e) #Street# treatment

The portion of a #street# that is adjacent to a #shore public walkway# shall be improved as upland access, for a depth equivalent to the adjacent #shore public walkway#. This upland access area shall be designed to include, at a minimum, the following design elements:

(1) a foot path with a minimum clear width of ten feet, providing a connection to both the sidewalk located in the #street# as well as to the adjacent #zoning lot#;

(2) eight linear feet of seating complying with Section 62-652 (Seating) for every 30 feet of #shoreline# upon which the #street# fronts; and

(3) planted areas, containing planting or trees complying with Section 62-655 (Planting and trees) and occupying no less than 25 percent of the continuation area.

(f) Bulkheads

Wherever the United States Environmental Protection Agency requires the installation of a bulkhead in a location seaward of the #zoning lot line#, the area located between the #lot line# and bulkhead may be utilized for the purposes of satisfying the #waterfront public access area# requirements of the #zoning lot#. Where the provisions of this paragraph (f) are utilized, the location of the bulkhead shall be considered the #shoreline# for the purposes of providing the required #waterfront public access areas#.

139-52
Special Public Access Provisions

The provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified at the following designated locations which are shown on Map 1 in Appendix B of this Chapter.

139-521
Parcels 4, 5, 13, 14 and 15

On Parcels 4, 5, 13, 14 and 15, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 30 feet.

139-522
Parcel 8

On Parcels 8a, 8b, and 8d, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 20 feet. In addition, an area equal to at least 25 percent of the area of the #shore public walkway# shall be planted, and one linear foot of seating shall be provided for every 125 feet of frontage along the Gowanus Canal.

139-523
Parcel 12

On Parcel 12, where a #supplemental public access area# adjoining an #upland connection# or #street# is provided, such #supplemental public access area# shall be permitted to be provided with a maximum width to depth ratio of 3:1, and the longest side shall be permitted to adjoin the #street#.

139-524
Parcel 14

On Parcel 14a, a #supplemental public access area# shall be provided along the entire length of the #lot line# adjoining Parcel 13, connecting the #street# to the #shore public walkway#, and shall comply with the design reference standards applicable to a Type 1 #upland connection# set forth in Section 62-64 (Design Requirements for Upland Connections). Such #supplemental public access area# may coincide with a #visual corridor# required pursuant to Section 139-53 (Special Visual Corridor Provisions).

139-525
Parcel 17

On Parcel 17, the total #lot area# utilized in the calculation of required #supplemental public access area# shall include all #zoning lot# portions located within Parcel 17, including portions of a #zoning lot# located within a #street#.

139-53
Special Visual Corridor Provisions

The provisions of Sections 62-512 (Dimension of visual corridors) and 64-82 (Modification of Waterfront Regulations Relating to Level of Yards, Visual Corridors and the Ground Floor) shall be modified by the provisions of this Section.

The lowest level of a #visual corridor# shall be determined by establishing a plane connecting the two points along the #street lines# from which the #visual corridor# emanates at an elevation five feet above #curb level# with the two points where the prolonged #street lines# intersect the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first. Such plane shall then continue horizontally seaward from the line of intersection. #Visual corridors# that are not prolongations of mapped #streets# shall be determined by establishing a plane connecting an elevation five feet above #curb level# at the two points along the #lot line# from which the #visual corridor# emanates with the two points of intersection at the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first.

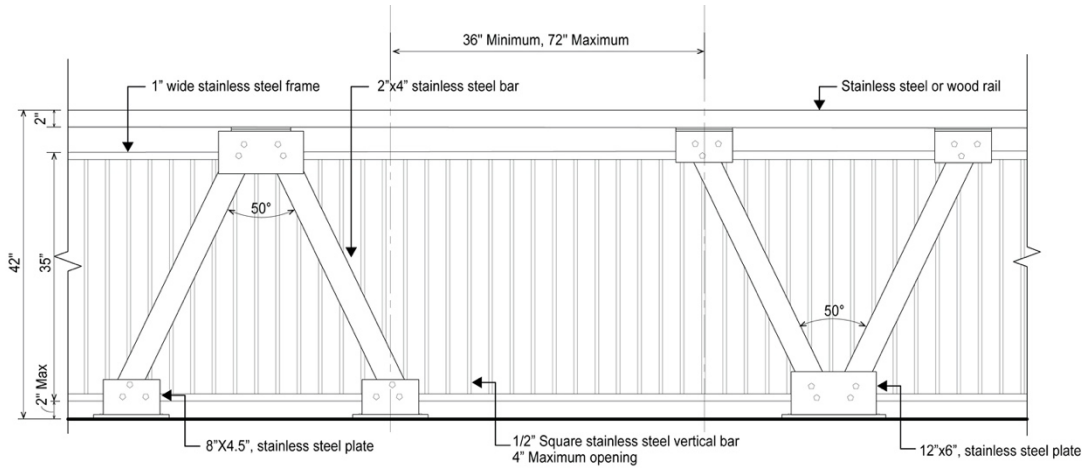
139-54
Special Design Standards

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified by the provisions of this Section, inclusive.

139-541
Special design standards for guardrails

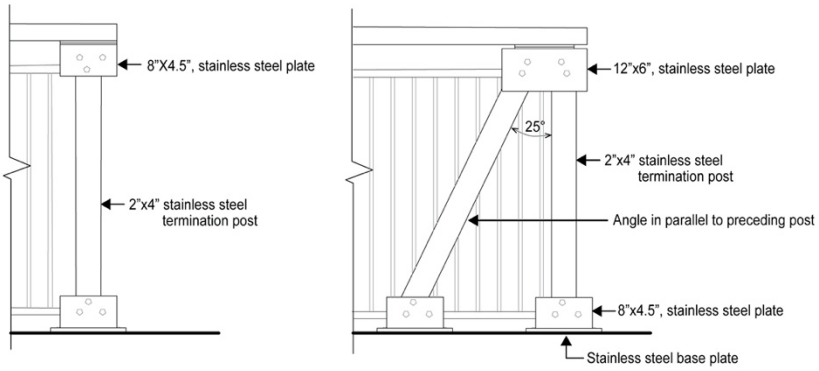
In addition to the provisions of paragraph (a) of Section 62-651 (Guardrails, gates and other protective barriers), guardrails shall comply with the illustrations provided in either paragraph (a) or (b) of this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the NYC Department of Parks and Recreation (DPR).

(a) Option 1: vertical bar guardrail



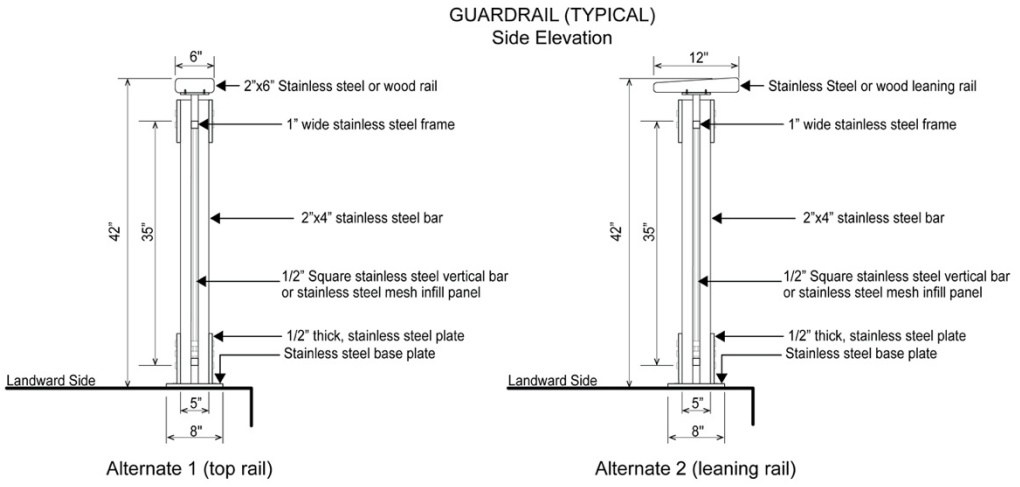
GUARDRAIL (TYPICAL)
Front Elevation

GUARDRAIL TERMINATION
Front Elevation

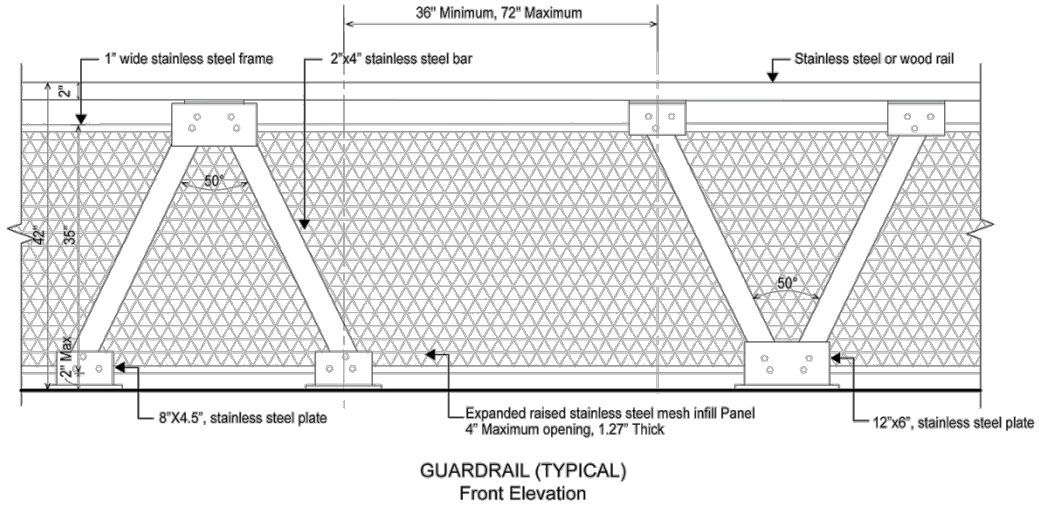


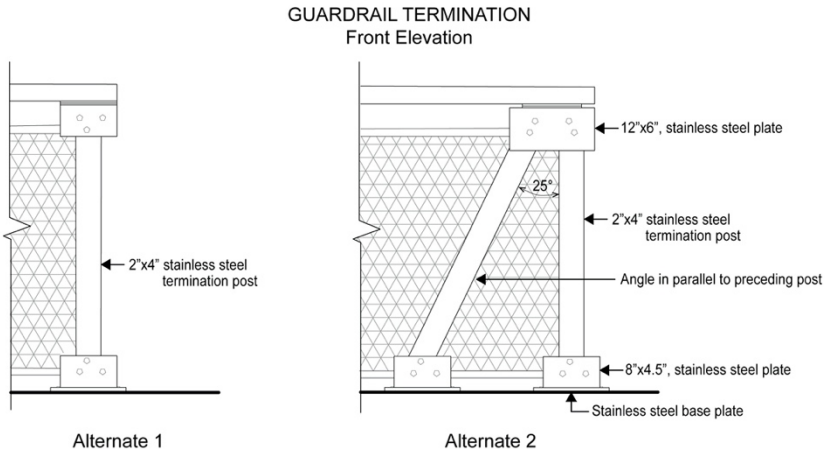
Alternate 1

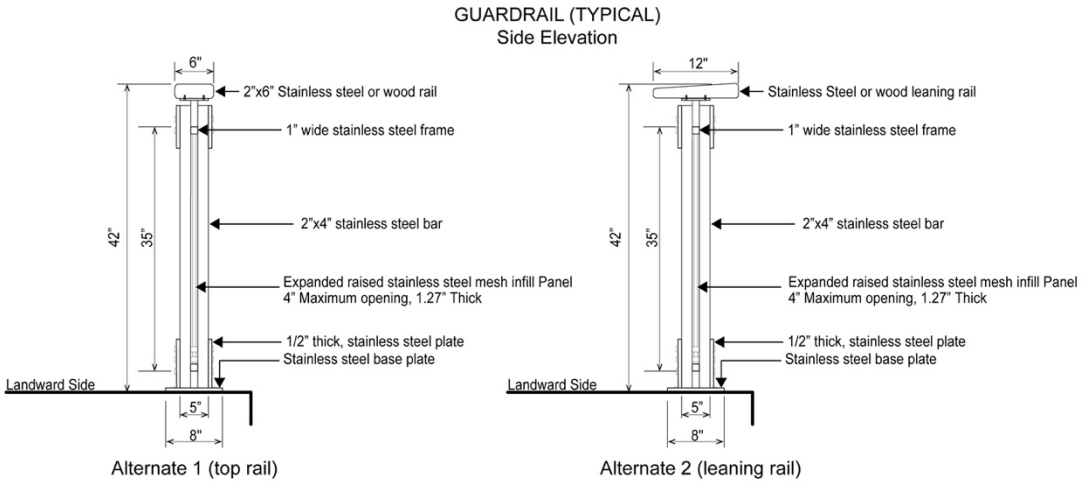
Alternate 2



(b) Option 2: mesh guardrail







All guardrail components and hardware shall be in unpainted stainless steel and shall conform to any additional standards set forth by DPR.

139-542
Special design standards for seating

The design requirements of paragraph (b) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of 62-652 (Seating) shall be modified as follows:

(a) Design feature seating

Planter ledges, seating walls, and seating steps may be provided, and shall be limited to 50 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Seating depth

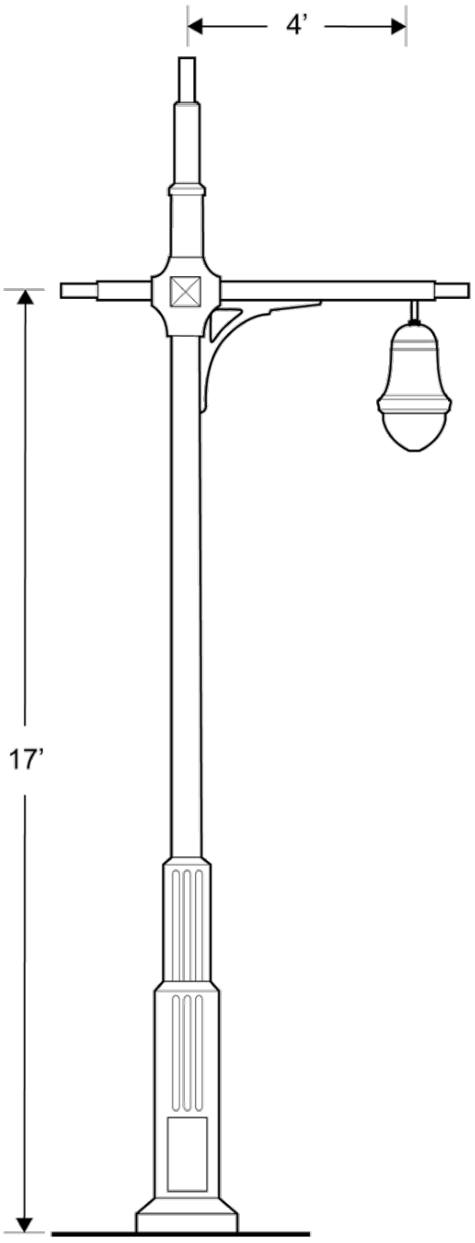
For all #waterfront public access areas#, the minimum seat depth requirement of paragraph (b) of Section 62-652 shall be modified to 16 inches.

139-543
Special design standards for lighting

The lighting requirements of 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

In addition, fixtures providing the required lighting along any public access area shall comply with the lightpost illustration in this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the by the New York City Department of Transportation (DOT).

Fixtures providing supplemental lighting beyond the requirements of this Section need not comply with this illustration.



LIGHTPOST
Side Elevation

The lightpost shall conform to the street lighting standard drawings for a 17 foot “TBTA” short pole with “Tear Drop Luminare” set forth by the DOT.

139-544
Special design standards for planting

The design requirements of paragraph (c)(1) of Section 62-62(c)(1) (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of Section 62-655 (Planting and trees) shall be modified as follows:

(a) Reduction in planting requirement

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

Amenity	Reduction per feature (in square feet)
Picnic tables	22 square feet
Historic interpretation elements	20 square feet
Public art pieces	100 square feet
Fountains and water features	150 square feet

TABLE 2

Amenity	Ratio of reduction to size of feature (in square feet)
Active recreation courts	1:1
Tot-lots and playgrounds	1:1
Dog runs	1:1
Boat or kayak launches	1:1.5
Interactive water features	1:1.5

(b) Shade tree substitution

Where shade trees are required, no more than one required shade tree may be substituted by a shading element covering at least 450 square feet, when viewed in plan.

[Note: the provisions of paragraph (c) will be removed upon adoption of identical provisions in Zoning for Coastal Flood Resiliency]

(c) Tidal wetland area

A "tidal wetland area" is an area planted with species tolerant of saline water inundation that is located between the mean low water line and the landward edge of the stabilized

natural shore or bulkhead. A tidal wetland area may satisfy up to 30 percent of the required planting area for #waterfront public access areas#.

Where a tidal wetland area is provided, the depth of the #waterfront yard# may be reduced, up to seven feeet, by one foot for every foot of stabilized natural shore or intertidal planting area beyond the landward edge of the bulkhead, stabilized natural shore or #shoreline#. Such reduction in depth shall not extend along more than 30 percent of the #shoreline# of the #waterfront zoning lot#. In addition, the width of the #shore public walkway# may be reduced, up to seven feet, by one foot for every foot of #tidal wetland area# along the seaward edge of the #waterfront yard#. Such reduction in depth shall not extend along more than 30 percent of the #shoreline# of the #waterfront zoning lot#.

139-545
Special design standards for paving

The design reference standards of Section 62-656 (Paving) shall be modified as follows:

(a) #Upland connections#

Paving for driveways and pedestrian paths located within Type 2 #upland connections# shall be subject to the "shared street" standards of the New York City Department of Transportation for roadbeds and sidewalks.

In addition, where a Type 2 #upland connection# is provided with a vehicular turnaround, the paved area of the vehicular turnaround shall be designed with at least two different paving materials, or a single material with at least two different unit paver or slab sizes.

(b) Dimensional requirements

The maximum sizes for unit pavers or concrete slabs shall not apply.

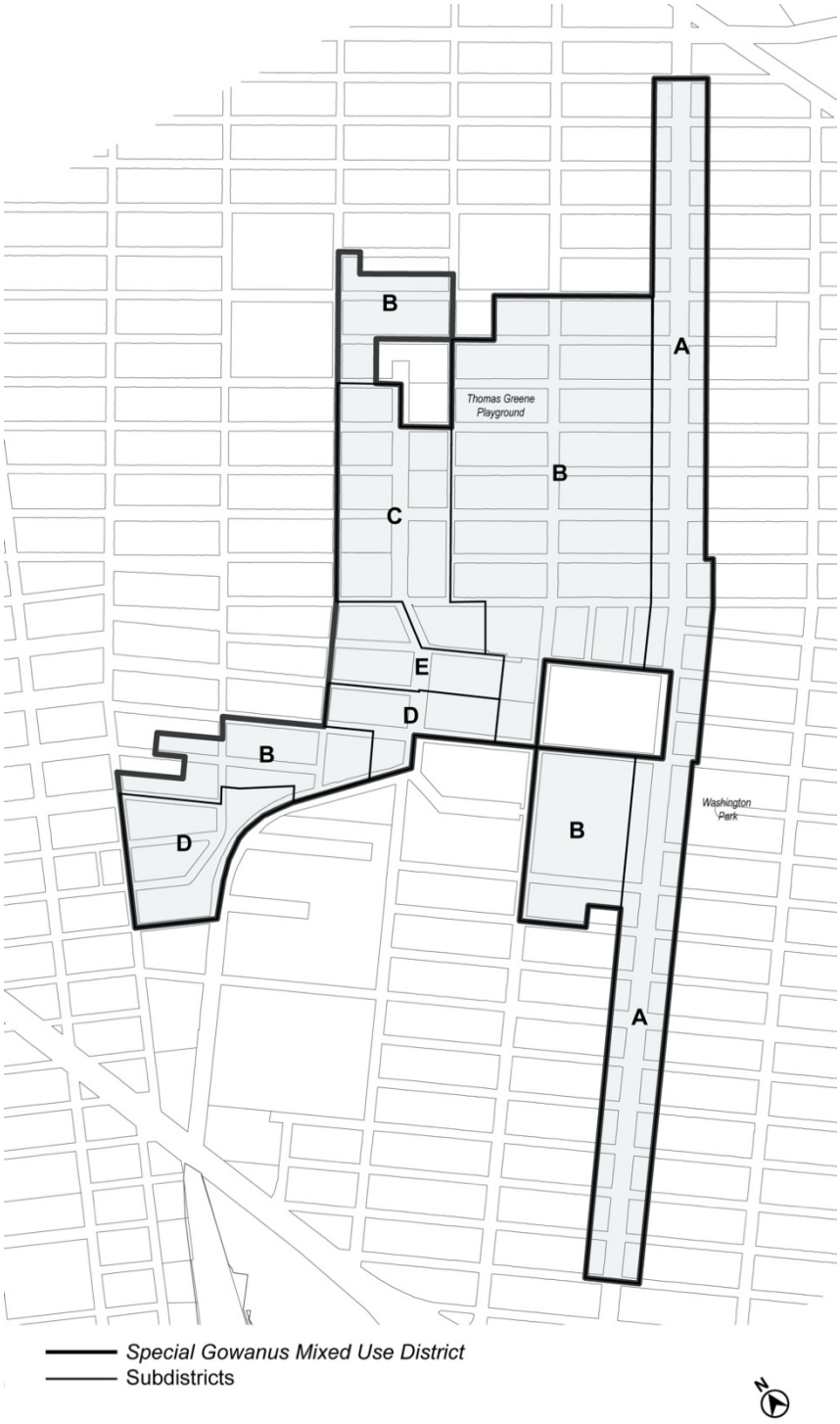
139-55
Special Signage Regulations

Any #accessory sign# that is provided adjacent to any #waterfront public access area# shall be limited to a single non-illuminated #sign#, indicating only the name or address of the #building# or commercial establishment to which it is #accessory#, not exceeding 16 inches in height.

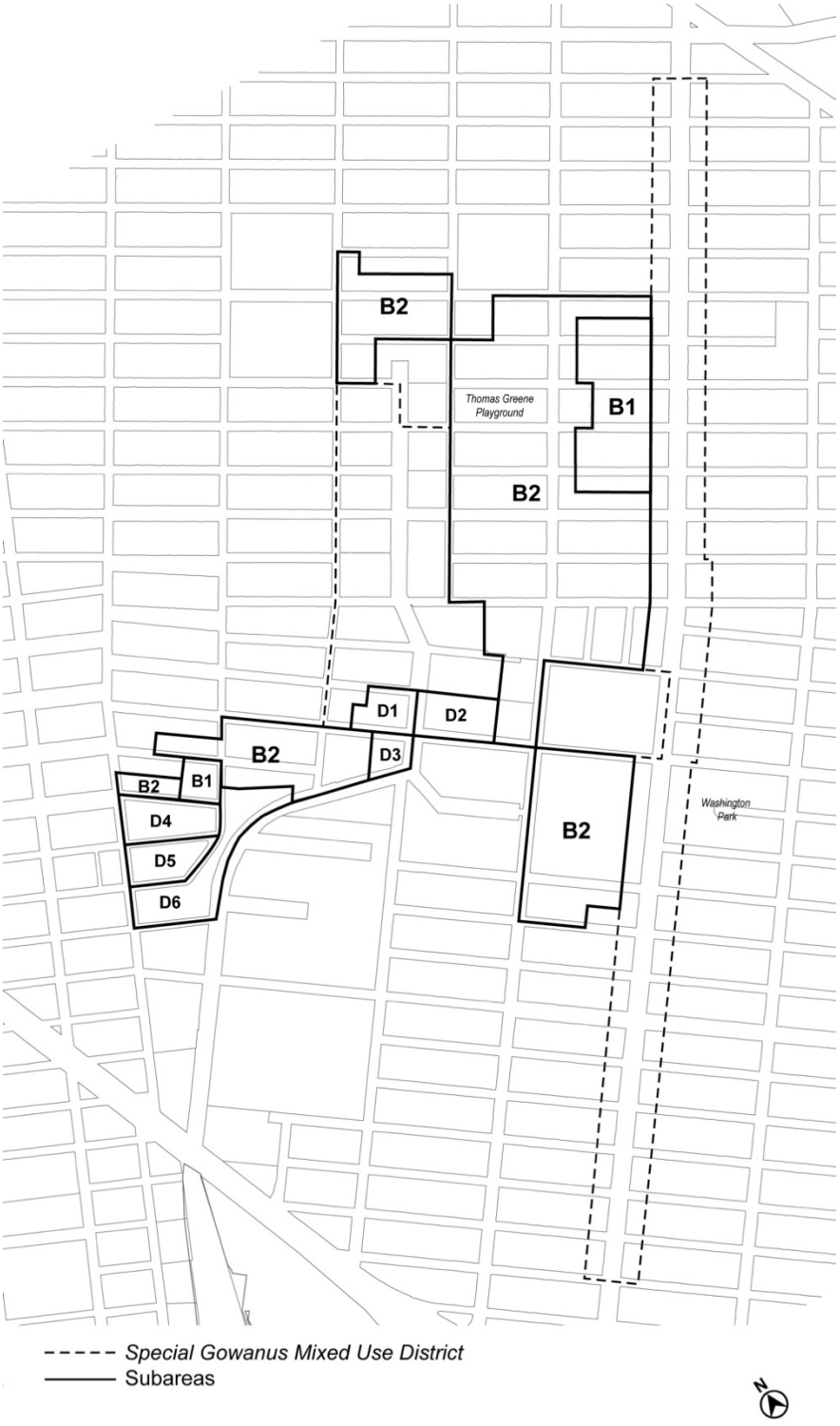
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APPENDIX A
Special Gowanus Mixed Use District Plan

Map 1: Subdistricts



Map 2: Subareas



Map 3: Ground Floor Use Requirements

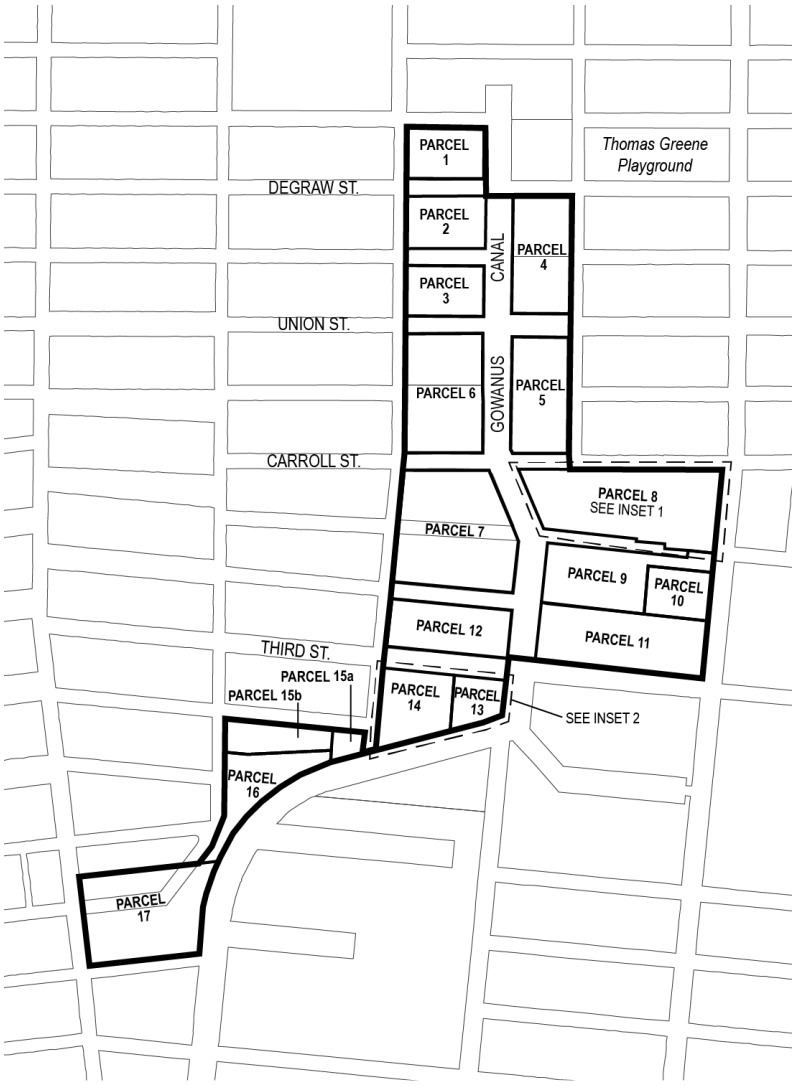


Map 4: Sidewalk Widening Lines

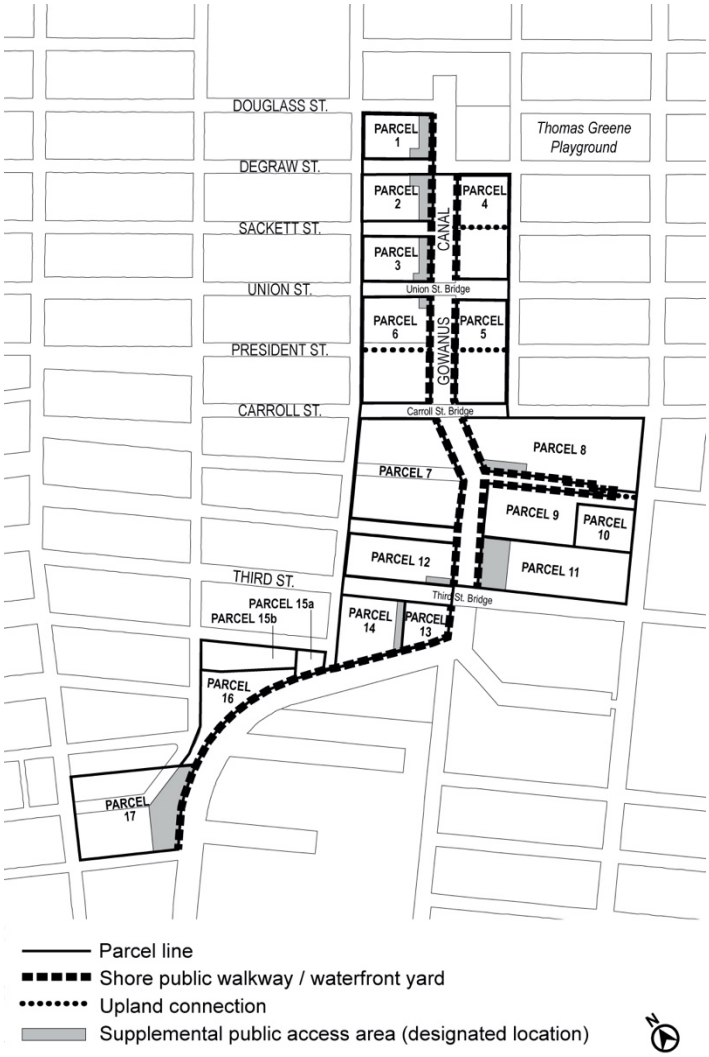


APPENDIX B
Gowanus Canal Waterfront Access Plan

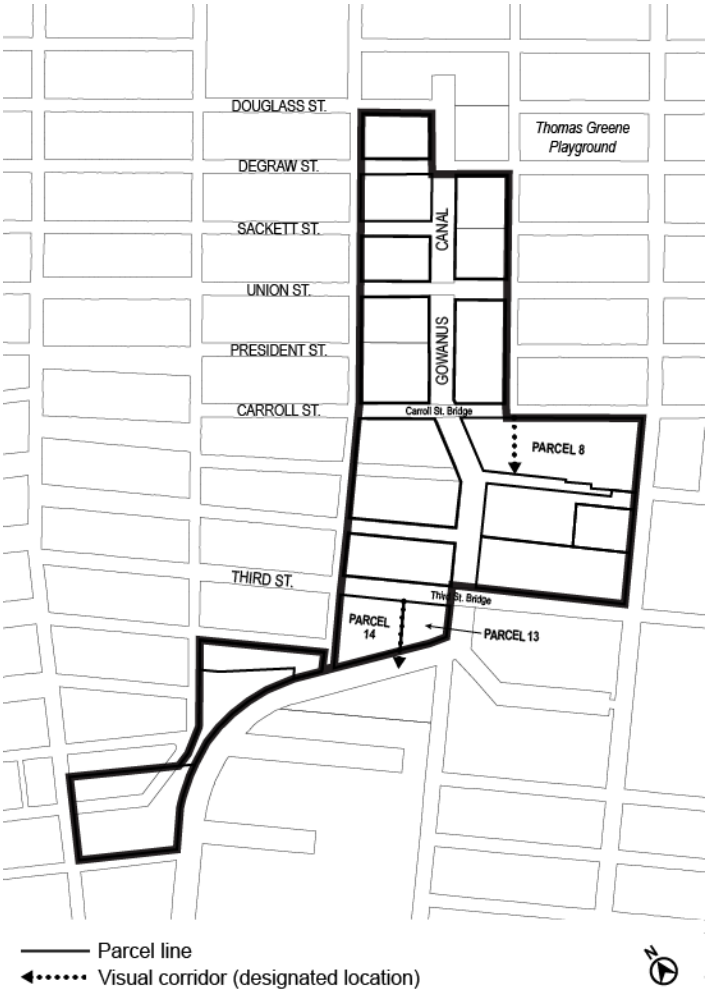
Map 1: Parcel Designation



Map 2: Public Access Elements



Map 3: Designated Visual Corridors



APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

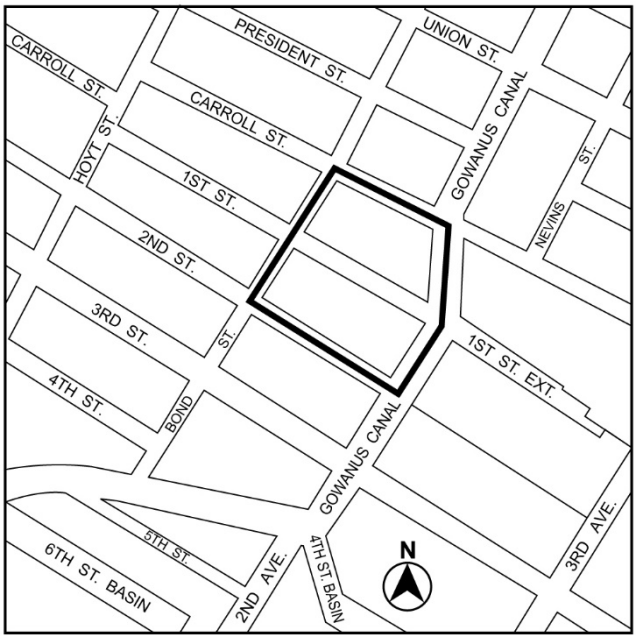
BROOKLYN

* * *

Brooklyn Community District 6

Map 1 - (~~3/11/09~~ [date of adoption])

[EXISTING MAP TO BE DELETED]



[NEW MAP TO BE ADDED]



Portion of Community District 6, Brooklyn

* * *

[END]