City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT

PART I, GENERAL INFORMATION

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OFFICE OF ENVIRONMENTAL COORDINATION

Reference Numbers

1. **07DCP078M**
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

pending
ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO.(S) IF APPLICABLE (e.g. Legislative Intro, CAPA, etc)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. Lead Agency

NYC Department of City Planning	NAME OF LEAD AGENCY
Robert Dobruskin	NAME OF LEAD AGENCY CONTACT PERSON
22 Reade Street 4E	ADDRESS
New York NY 10007	CITY STATE ZIP
212-720-3423 212-720-3495	TELEPHONE FAX
R_dobrus@planning.nyc.gov	EMAIL ADDRESS

2b. Applicant Information

NYC Department of City Planning	NAME OF APPLICANT
Edith Hsu-Chen	NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
DCP Manhattan Office, 22 Reade Street, 6th Floor	ADDRESS
New York NY 11201	CITY STATE ZIP
(212)720-3480 (212) 720-3488	TELEPHONE FAX
E_Hsuch@planning.nyc.gov	EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL **East Village / Lower East Side Rezoning**

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

The Department of City Planning proposes zoning map changes and zoning text amendments for portions of 111 blocks located within the East Village and Lower East Side neighborhood of Community District 3. The proposed rezoning would change an existing R7-2 zoning district to R7A, R7B, R8A & R8B zoning districts; an R7-2/C1-5 zoning district to R7A/C1-5, R8A/C1-5 & R8B/C1-5 zoning districts; an R7-2/C2-5 zoning district to R7A/C2-5, R8A/C2-5 & R8B/C2-5 zoning districts; a C6-1 zoning district to C4-4A, C6-2A & R7A zoning districts.

The proposed zoning text amendments would 1) modify ZR Section 23-922 to make applicable the Inclusionary Housing Program to the proposed R8A and C6-2A districts within the rezoning area and 2) modify ZR Section 52-61 to make the provisions of the section applicable to R8B districts in Manhattan Community District 3 to allow vacant ground floor space designed for commercial use in this district to be occupied with nonconforming Use Group 6 uses.

The Housing Preservation and Development Department (HPD) is proposing disposition of a city-owned property, Urban Development Action Area Plan (UDAAP) designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail located at 5 Avenue D, 302-310 East 2nd Street (Block 372, Lots 43, 44, 47, 48 & 49). The proposed rezoning would change the zoning designation of the site from R7-2 and R7-2/C1-5 to R8A and R8A/C1-5.

A more detailed description of the proposed action and development that would result from it is provided in Attachment 1.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

See Attachment I

Required Action or Approvals

4. CITY PLANNING COMMISSION ☒ Yes ☐ No

- ☐ Change in City Map
- ☐ Zoning Certification
- ☐ Site Selection - Public Facility
- ☒ Zoning Map Amendment
- ☐ Zoning Authorization
- ☒ Disposition - Real Property
- ☐ Franchise
- ☒ Zoning Text Amendment
- ☐ Housing Plan & Project
- ☒ UDAAP
- ☐ Revocable Consent
- ☐ Concession
- ☐ Charter 197-a Plan
- ☐ Zoning Special Permit, specify type:
- ☐ Modification of
- ☐ Renewal of
- ☐ Other

5. UNIFORM ~~LAND USE PROCEDURE (ULURP)~~ ☒ ~~Yes~~ ☐ ~~No~~

6. BOARD OF STANDARDS AND APPEALS ☐ Yes ☒ No
☐ Special Permit ☐ New ☐ Renewal ☐ Expiration Date
☐ Variance ☐ Use ☐ Bulk
Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION ☐ Yes ☒ No
☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL

8. OTHER CITY APPROVALS ☐ Yes ☒ No
☐ Legislation ☐ Rulemaking; specify agency:
☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify
☐ Policy or plan ☐ Permits, Specify:
Other; explain: _____

9. STATE ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No
If "Yes," identify _____

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No
If "Yes," identify _____

Action Type

11a. Unlisted; or ☒ Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended):
617.4(b)2

11b. ☐ Localized action, site specific ☒ Localized action, change in regulatory control for small area ☐ Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: 2017
Would the proposal be implemented in a single phase? ☐ Yes ☐ No ☐ NA.
Anticipated period of construction: **N/A**
Anticipated completion date: **N/A**
Would the proposal be implemented in multiple phases? ☐ Yes ☐ No ☒ NA.
Number of phases: **N/A**
Describe phases and construction schedule: **N/A**

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE

N/A

STREET ADDRESS
See Attachment I

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
See Attachment I **12c**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY
See Attachment I **Manhattan** **3**
ZONING SECTIONAL MAP NO.

TAX BLOCK AND LOT NUMBERS BOROUGH COMMUNITY DISTRICT NO.

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT **See Attachment I**

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: _____ SQ. FT.

PROJECT SQUARE FEET TO BE DEVELOPED: _____ SQ. FT.

GROSS FLOOR AREA OF PROJECT: _____ SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED _____ % OF _____

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: _____ HEIGHT _____ WIDTH _____ LENGTH.

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: _____

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:

See Attachment I

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☐ Yes ☐ No
IF 'YES', IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE. **See Attachment I**

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

PART II, SITE AND ACTION DESCRIPTION

1. GRAPHICS

Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size. **See Figures 2, 3 & 4 in Attachment I**

2. PHYSICAL SETTING (both developed and undeveloped areas) **See Attachment I**

Total directly affected area (sq. ft.): _____ Water surface area (sq. ft.): _____

Roads, building and other paved surfaces (sq. ft.): _____ Other, describe (sq. ft.): _____

3. PRESENT LAND USE See Attachment I

Total no. of dwelling units _____ No. of low-to-moderate income units _____

No. of stories _____ Gross floor area (sq. ft.) _____

Describe type of residential structures: _____

Commercial

Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Specify type(s): No. of stories and height of each building: _____

Manufacturing/Industrial

No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Type of use(s): Open storage area (sq. ft.) _____

If any unenclosed activities, specify:

Community facility

Type of community facility:

No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? ☐ Yes ☐ No

If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? ☐ Yes ☐ No

If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? ☐ Yes ☐ No

If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☐ No

If yes, describe briefly:

Other land use

No. of stories _____ Gross floor area (sq. ft.) _____

Type of use: _____

4. EXISTING PARKING See Attachment I

Garages

No. of public spaces: _____ No. of accessory spaces: _____

Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: No. of accessory spaces:

Operating hours: _____ Attended or non-attended? _____

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate. _____

5. EXISTING STORAGE TANKS Information to be provided in DEIS

Gas or service stations? ☐ Yes ☐ No Oil storage facility? ☐ Yes ☐ No Other? ☐ Yes ☐ No

If yes, specify: _____

Number and size of tanks: Last NYFD inspection date:

Location and depth of tanks:

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

6. CURRENT USERS Information to be provided in DEIS

No. of residents: _____ No. and type of businesses: _____

No. and type of workers by businesses: _____ No. and type of non-residents who are not workers: _____

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Information to be provided in DEIS

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark;
(b) is within a designated New York City Historic District;
(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
(d) is within a New York State or National Register Historic District; or
(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?

Identify any resource:

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☒ Yes ☐ No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? ☒ Yes ☐ No

If yes, describe briefly:

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction?

☐ Yes ☐ No If yes, describe briefly:

See Attachment I

10. PROPOSED LAND USE See Attachment I

Residential

Total no. of dwelling units _____ No. of low-to-moderate income units _____ Gross floor area (sq. ft.) _____

No. of stories _____ Describe type of residential structures:

Commercial

Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Specify type(s): _____

No. of stories and height of each building: _____

Manufacturing/Industrial

No. of bldgs Gross floor area of each building (sq. ft.):

No. of stories and height of each building: _____

Type of use(s): _____ Open storage area (sq. ft.) _____ If any unenclosed activities, specify: _____

Community facility

Type of community facility:

No. of bldgs Gross floor area of each building (sq. ft.):

No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? ☒ Yes ☐ No

If yes, describe briefly: **Vacant parcels are scattered throughout the rezoning area.**

Publicly accessible open space
Is there any existing publicly accessible open space to be removed or altered? ☐ Yes ☒ No
If yes, describe briefly:

Is there any existing publicly accessible open space to be added? ☐ Yes ☒ No
If yes, describe briefly:

Other land use
Gross floor area (sq. ft.) _____ No. of stories _____ Type of use:

11. PROPOSED PARKING See Attachment I

Garages
No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Lots
No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
No. and location of proposed curb cuts:

12. PROPOSED STORAGE TANKS New development may have oil storage tanks.

Gas or service stations? ☐ Yes ☐ No Oil storage facility? ☐ Yes ☐ No Other? ☐ Yes ☐ No
If yes, specify: _____
Size of tanks: Location and depth of tanks:

13. PROPOSED USERS Information to be provided in DEIS

No. of residents: _____ No. and type of businesses: _____

No. and type of workers by businesses: _____ No. and type of non-residents who are not workers: _____

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? ☐ Yes ☐ No
If yes, describe briefly: **Information to be provided in DEIS**

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIO-ECONOMIC CONDITIONS

15. DIRECT DISPLACEMENT

Will the action directly displace specific business or affordable and/or low income residential units? ☒ Yes ☐ No
If yes, describe briefly: **To be addressed in the DEIS**

SEE CEQR TECHNICAL MANUAL CHAPTER III C., COMMUNITY FACILITIES & SERVICES

16. COMMUNITY FACILITIES

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? ☐ Yes ☒ No
If yes, describe briefly:

Zoning Information

17. What is the zoning classification(s) of the directly affected area? **R7-2, R7-2/C1-5, R7-2/C2-5 & C6-1**

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.
See Attachment I

19. What is the proposed zoning of the directly affected area?
R7A, R7A/C1-5, R7A/C2-5, R8A, R8A/C1-5, R8A/C2-5, R8B, R8B/C1-5, R8B/C2-5, C4-4A & C6-2A

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.
See Attachment I.

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?
R7-2, R7B, R8, R8X, R8A, R8B, R9A, C1-6A, C1-7A, C1-8, C1-9A, , C6-1G, C6-2, C6-2A, C6-2G, C6-3, C6-3X, C6-4, , M1-2, M1-5B & M3-1

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

a. LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b. SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B
c. COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d. OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e. SHADOWS	See CEQR Technical Manual Chapter III.E.
f. HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g. URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h. NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i. NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j. HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k. WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l. INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m. SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n. ENERGY	See CEQR Technical Manual Chapter III.N.
o. TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p. TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q. AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r. NOISE	See CEQR Technical Manual Chapter III.R.
s. CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t. PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above- listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

Applicant Certification

24.

Jessica Neilan
PREPARER NAME

Project Manager
PREPARER TITLE

Jessica R. Neilan
PREPARER SIGNATURE

05/25/07
DATE

Robert Dobruskin
PRINCIPAL

NAME OF PRINCIPAL REPRESENTATIVE

Director, Environmental Assessment & Review Division
TITLE OF PRINCIPAL REPRESENTATIVE

Robert Dobruskin
SIGNATURE OF PRINCIPAL REPRESENTATIVE

05/25/07
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Impact Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	Yes
SOCIOECONOMIC CONDITIONS	Yes
COMMUNITY FACILITIES AND SERVICES	Yes
OPEN SPACE	Yes
SHADOWS	Yes
URBAN DESIGN/VISUAL RESOURCES	Yes
NEIGHBORHOOD CHARACTER	Yes
NATURAL RESOURCES	Yes
HAZARDOUS MATERIALS	Yes
WATERFRONT REVITALIZATION PROGRAM	Yes
INFRASTRUCTURE	Yes
SOLID WASTE AND SANITATION SERVICES	Yes
ENERGY	Yes
TRAFFIC AND PARKING	Yes
TRANSIT AND PEDESTRIANS	Yes
AIR QUALITY	Yes
NOISE	Yes
CONSTRUCTION IMPACTS	Yes
PUBLIC HEALTH	Yes

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment

Lead Agency Certification

Jessica Neilan	**Robert Dobruskin**
PREPARER NAME	NAME OF LEAD AGENCY REPRESENTATIVE
Project Manager	**Director, Environmental Assessment and Review Division**
PREPARER TITLE	TITLE OF LEAD AGENCY REPRESENTATIVE
Jessica R. Neilan	Robert Dobruskin
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
05/25/07	05/25/07
DATE	DATE

I. PROJECT IDENTIFICATION

A. INTRODUCTION

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

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

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

- DCP is proposing a text amendment to ZR section 52-61 to make the provisions of the section applicable to R8B districts in Manhattan Community District 3. ZR section 52-34 allows vacant ground floor space designed for commercial use to be occupied with nonconforming Use Group 6 uses.

- HPD is proposing disposition of a city-owned property, UDAAP designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail. The project site is located at 5 Avenue D, and 302-310 East 2nd Street (Block 372, Lots 43, 44, 47, 48 & 49). The proposed rezoning would change the zoning designation of the site from R7-2 and R7-2/C1-5 to R8A and R8A/C1-5.

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

B. DESCRIPTION OF THE PROPOSED ACTIONS

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

the districts in the rezoning area currently mapped as C6-1 districts, the proposal would map a combination of C6-2A districts along Houston Street, Delancey Street, Chrystie Street and a portion of Second Avenue and C4-4A districts in the remaining midblocks.

Zoning Map Changes

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

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

Approximately 90 blockfronts, along the Avenues and above Houston Street, as well as portions of 17 blocks below Houston Street currently zoned R7-2 would be rezoned to an R7A district to reflect the prevailing mid-rise character of these areas. The R7A district designation permits 4.0 FAR for residential and community facility uses and limits overall building height to 80 feet and street wall heights to 65 feet; base heights are required to be a minimum of 40 feet. New construction within the proposed R7A district would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R7A districts are not required.

Residential Midblocks above Houston Street – R8B

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

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

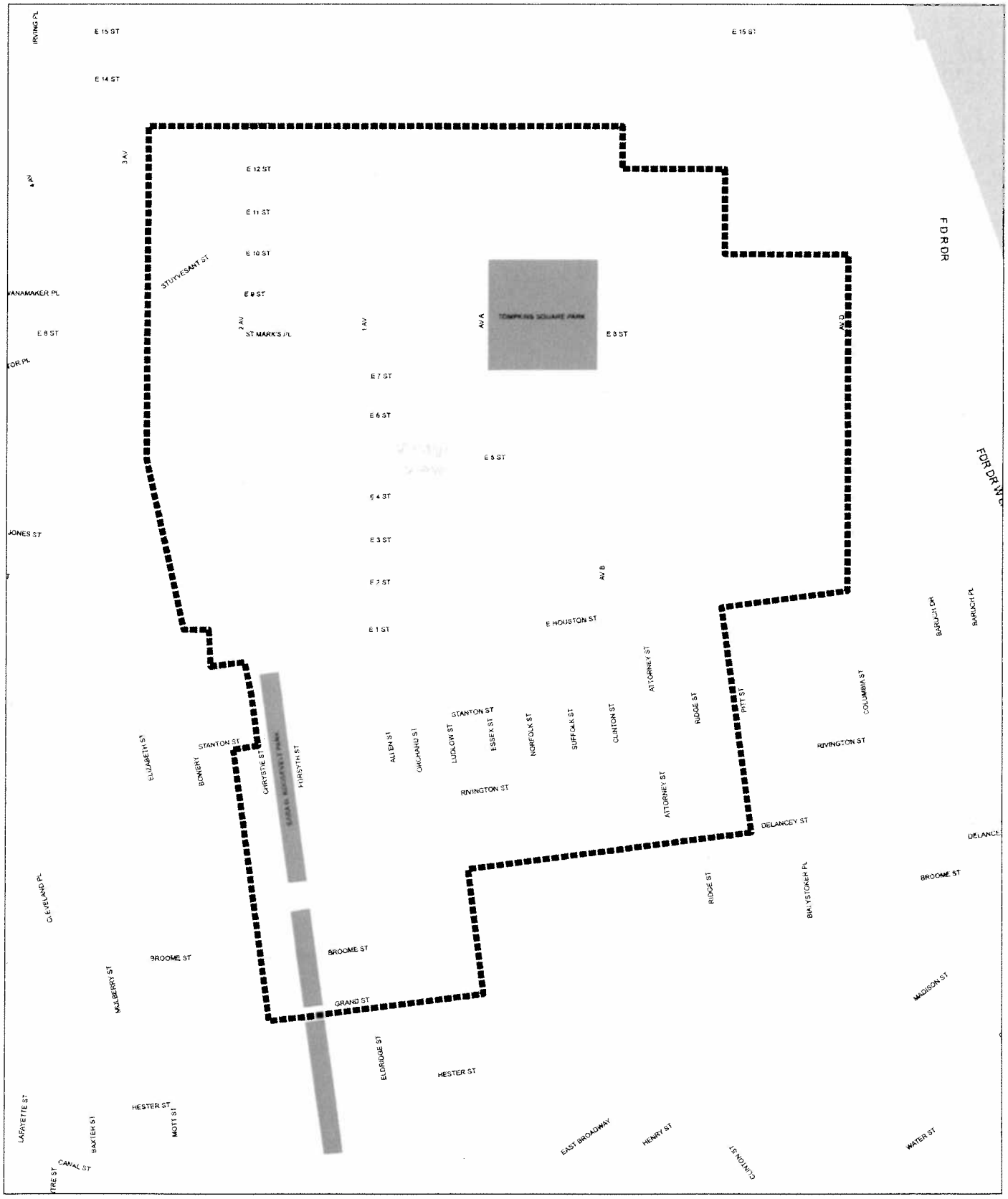
Residential Midblocks between East 4th Street and East 7th Street – R7B

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

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

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

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



Study Area Boundary

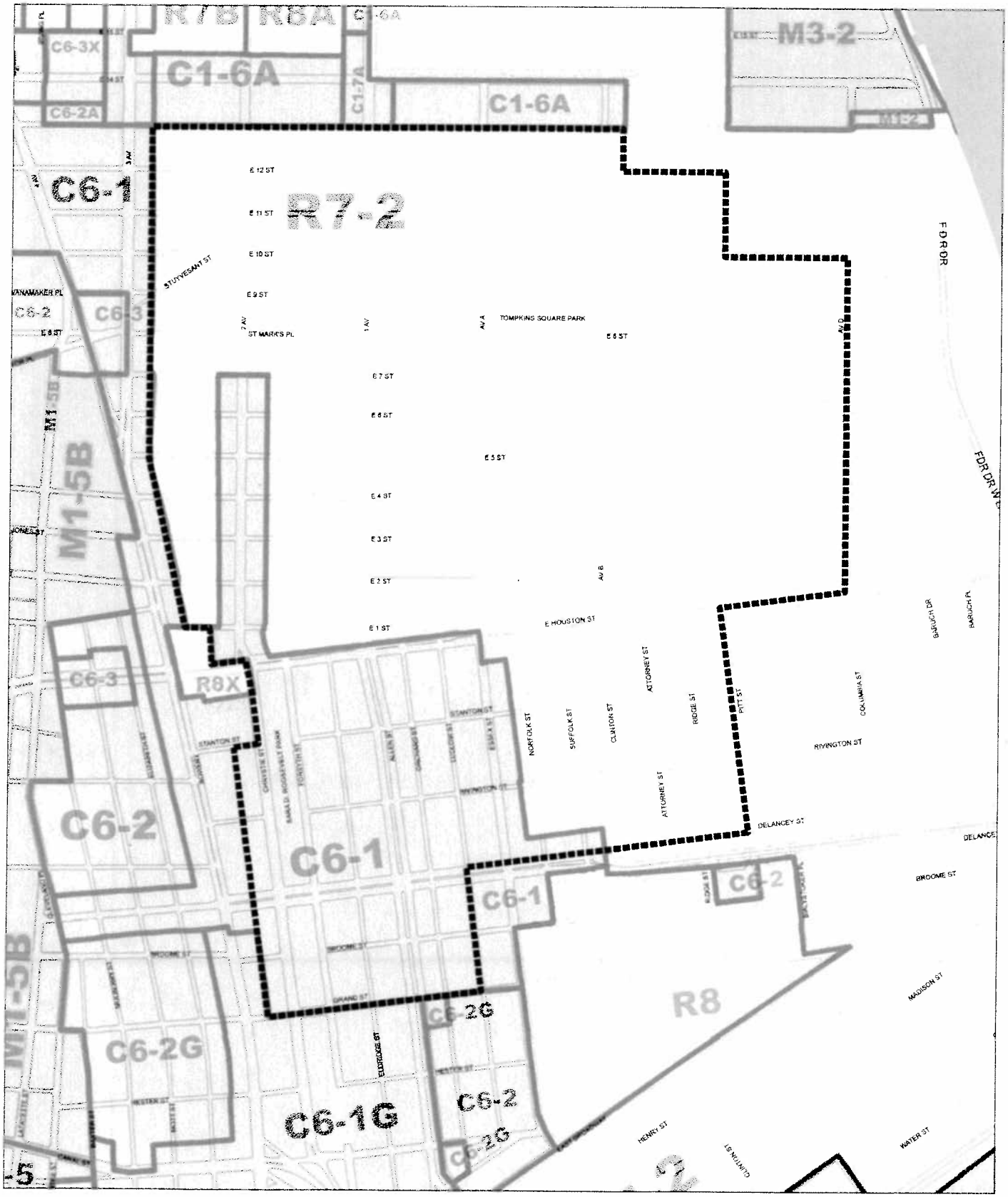
East Village/Lower East Side Rezoning

Figure 1

Locator Map

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

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



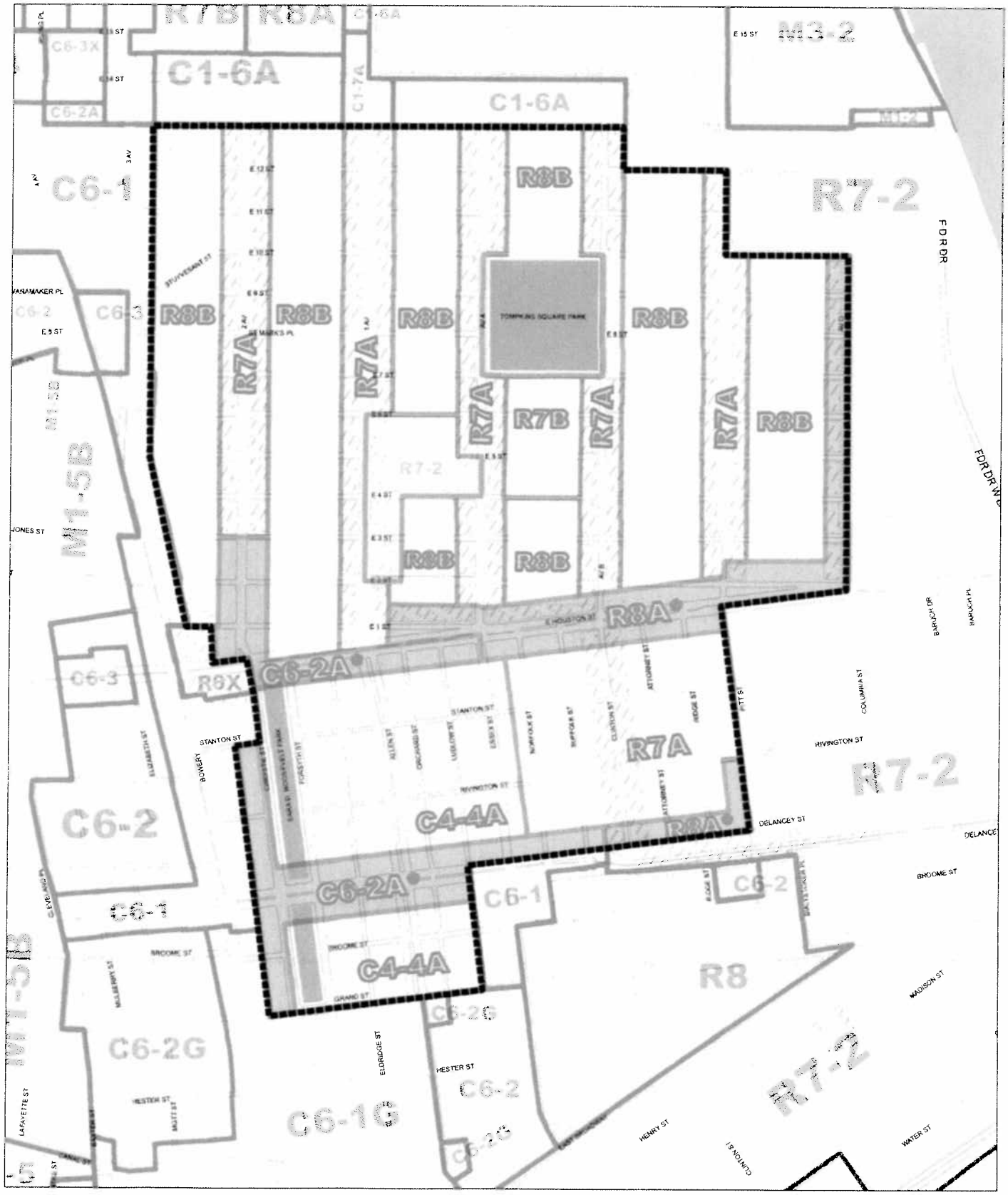
East Village/Lower East Side Rezoning

Figure 2

Existing Zoning

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

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



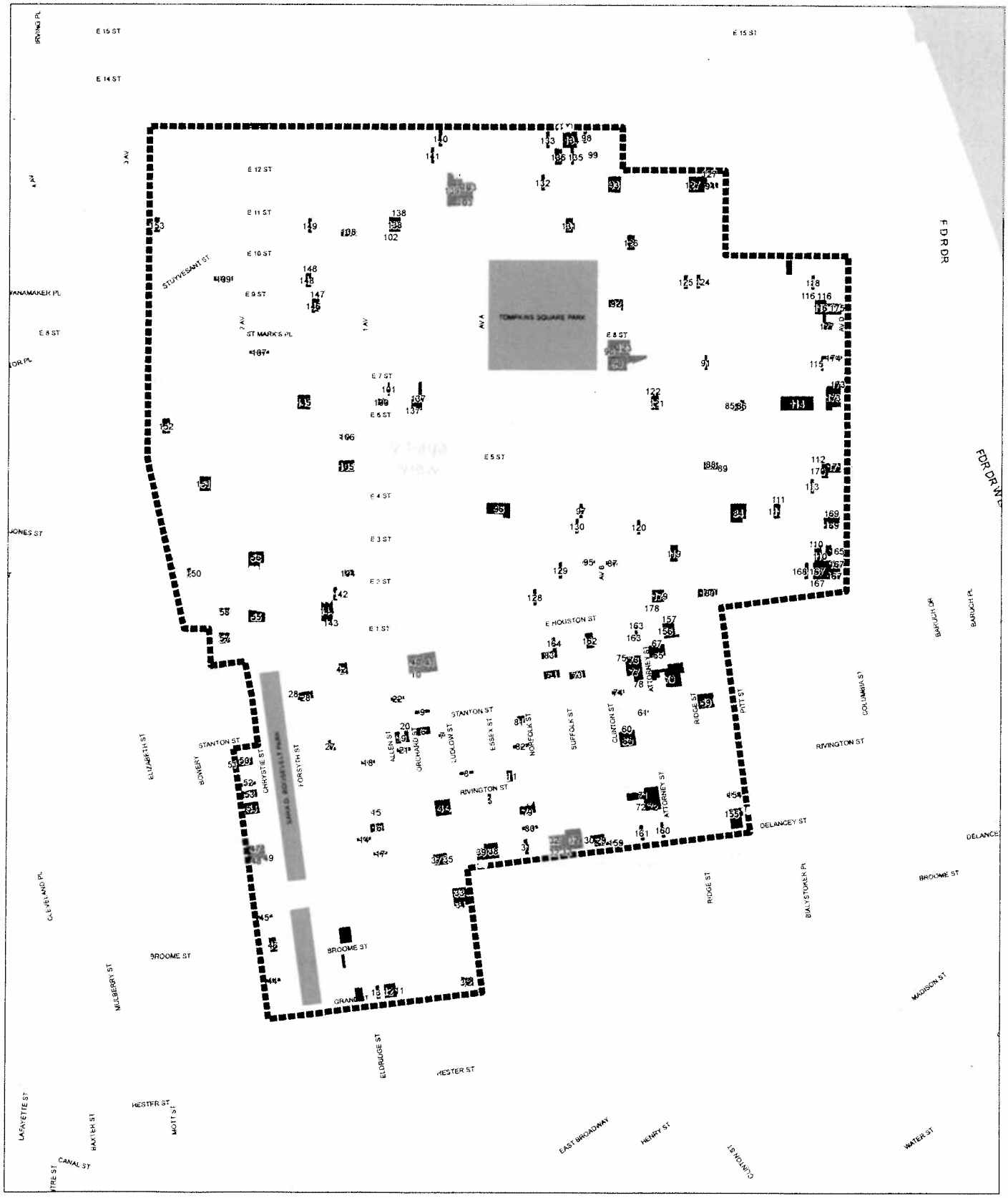
East Village/Lower East Side Rezoning

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

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

Figure 3

Proposed Zoning



Study Area Boundary Projected Sites

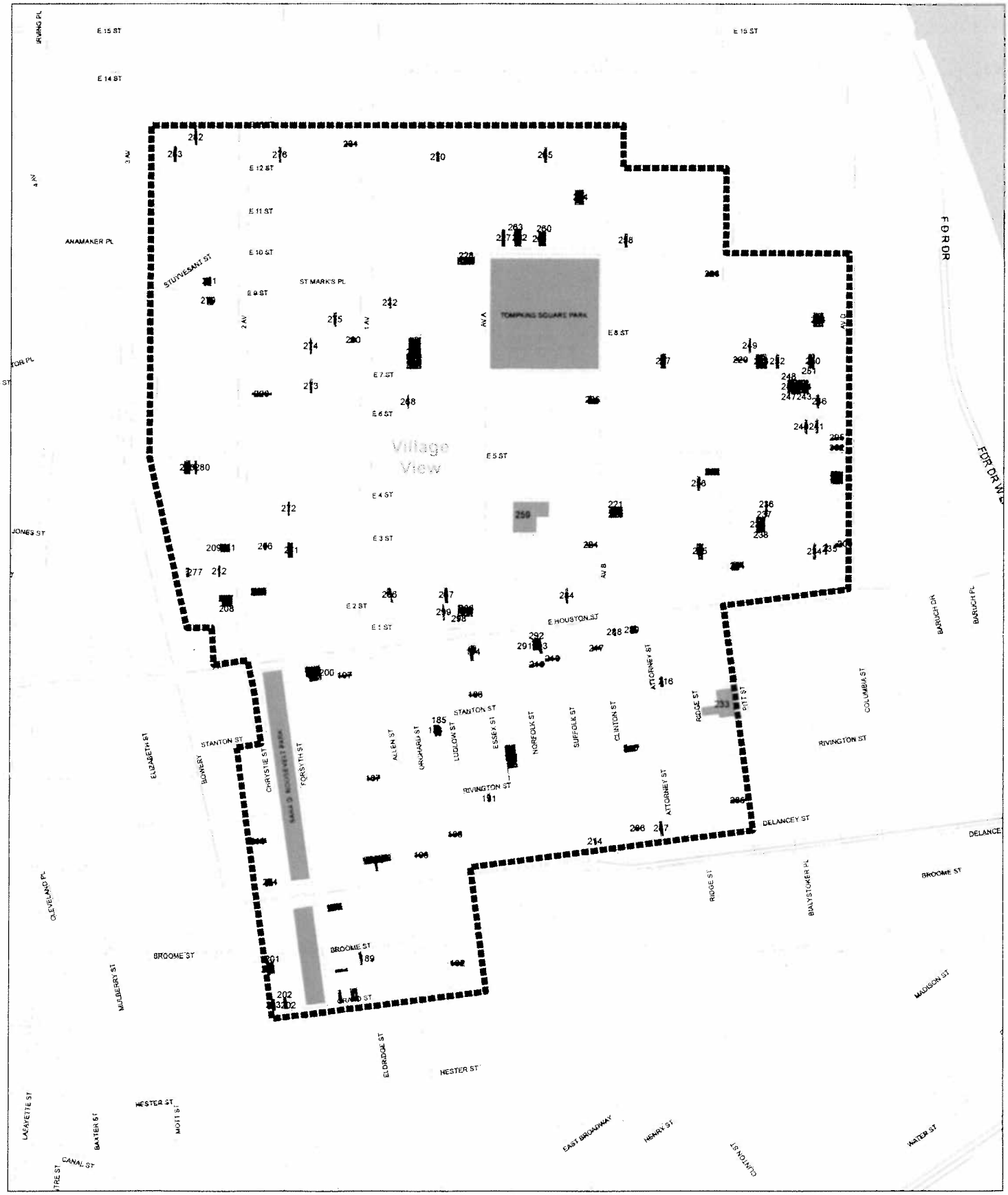
East Village/Lower East Side Rezoning

Figure 4

Projected Development Sites

DEPARTMENT OF CITY PLANNING New York City MANHATTAN OFFICE

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



Proposed Rezoning Boundary Potential Sites

East Village/Lower East Side Rezoning

DEPARTMENT OF CITY PLANNING New York City

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

Figure 5

Potential Development Sites

Portions of approximately 23 blockfronts, primarily along wide streets such as Houston Street, Delancey Street, Avenue D and Pitt Street, currently zoned R7-2 would be rezoned to an R8A district with inclusionary housing provisions. Under existing regulations, R8A districts allow a maximum residential FAR of 6.02. With the proposed text amendment to allow the use of the inclusionary housing bonus, R8A districts within the rezoning area would permit a maximum FAR of 5.4 for residential buildings that do not provide affordable units a maximum 7.2 FAR for residential uses, provided that 20% of residential floor area is used for affordable housing units. Community facility uses would be unaffected by the zoning text amendment and would continue to allow a 6.5 FAR for these uses. The overall building heights would be limited to 120 feet and street wall heights to 85 feet; base heights are required to be a minimum of 60 feet. New construction within the proposed R8A districts would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed R8A districts are not required.

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

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

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

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

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

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

Commercial Overlays C1-5 and C2-5

C1-5 and C2-5 commercial overlay districts are mapped throughout the rezoning area, typically to depths of 100 feet, including along both sides of Clinton Street and nearly all of the blockfronts on the Avenues above Houston Street. There are two such areas where overlay districts are not mapped: the west-facing Avenue B blockfronts between East 7th Street and East 10th Street opposite Tompkins Square Park and the east-facing Second Avenue blockfront between East 10th and East 11th Streets, which is the location St. Mark's Church.

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

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

Table 1. East Village And Lower East Side Zoning Comparison

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

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

Zoning Text Amendments

Inclusionary Housing Program

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

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

Non-Conforming Uses and Non-Complying Buildings

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

Existing R7-2 districts, extensively mapped within the rezoning area, are among those cited in Section 52-61. The proposed change, limited to the inclusion of "R8B districts in Manhattan Community District 3" in the full list of excluded districts, is consistent with the requirements as currently written. In the designated districts, "R5, R6, R7 and R8B districts in Manhattan Community District 3", as proposed in the amendment, non-conforming ground-floor or basement-level store uses in Use Group 6A, 6B, 6C or 6F (excluding post offices, veterinary medicine for small animals, automobile supply stores, electrolysis studios and drive-in banks), in buildings designed for residential use, would be permitted to be re-activated or changed beyond

the duration of the permitted two-year discontinuance period. The proposed amendment would maintain non-conforming use requirements and permissions as currently established for all affected sites in districts currently mapped as R7-2 and proposed as R8B.

Disposition, UDAAP Designation And Project Approval

- HPD is proposing disposition of a city-owned property, located within the proposed rezoning area, UDAAP designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail on Block 372, Lots 43, 44, 47, 48 & 49 at the corner of Avenue D and East Houston Street. This city-owned site is currently zoned R7-2 and R7-2/C1-5 and under the proposed rezoning would be zoned R8A and R8A/C1-5. The development would include 97 dwelling units, 19 of which would be affordable to low to moderate income households, and 7,844 square feet of ground floor retail space. Completion of the development is expected in 2010.

B. PURPOSE AND NEED

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

The rezoning proposal seeks to:

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

C. PROPOSED DEVELOPMENT AND LIKELY EFFECTS

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

and 564 potential development sites have been identified in the rezoning area on which new buildings could be constructed or existing buildings enlarged (See Table 3 and Figures 4, 5, 6A, 6B, 6C and 6D).

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

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

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

New Construction Development Site Criteria

- Vacant lots.
- Auto-related uses including: parking lots, open junk yards, auto repair shops and gas stations. These uses are located on sites which do not contain previous investment in building or infrastructure, and are therefore less onerous to assemble and redevelop.
- Industrial or commercial buildings (including storage facilities) with three or fewer stories, or constructed to half or less of the proposed maximum residential FAR. The proposed R7A and C4-4A districts would permit a maximum FAR of 4.0, and the proposed R8A and C6-2A districts would permit a maximum FAR of 7.2 (with the full inclusionary housing bonus).
- Commercial or industrial loft buildings convertible to residential use. Many buildings of this type have been converted to residential uses throughout the City.
- Vacant residential buildings which could be reactivated under the proposed action.
- Residential buildings constructed to half or less of the proposed residential FAR. In cases where the proposed action created potential development on a site that is currently residential, the number of existing residential units is listed in the no-action scenario as "continued residential."

Table 3. Reasonable Worst Case Development Scenario
Projected Development Sites

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
1	354	37	1,500	1,500	0	C6-1	6	1,275	0	4	C4-4A	4	1,275	0	5	0	1	0	0	0
1	354	38	1,500	1,497	0	C6-1	6	1,275	0	4	C4-4A	4	1,275	0	5	0	1	0	0	0
1 Total			3,000	2,997	0			2,550		8			2,550		10	0	2	0	0	0
2	408	24	2,975	5,338	0	C6-1	6	2,529	0	8	C4-4A	4	2,529	0	9	0	1	0	0	0
2 Total			2,975	5,338	0			2,529		8			2,529		9	0	1	0	0	0
3	408	26	1,715	2,854	0	C6-1	6	1,458	0	4	C4-4A	4	1,458	0	5	0	1	0	0	0
3 Total			1,715	2,854	0			1,458		4			1,458		5	0	1	0	0	0
4	410	13	7,653	7,600	0	C6-1	6	45,918	45,918	0	C4-4A	4	6,505	0	24	0	24	0	-39,413	-39,413
4	410	16	2,500	5,352	1	C6-1	6	15,000	15,000	0	C4-4A	4	2,125	0	8	0	8	0	-12,875	-12,875
4 Total			10,153	12,952	1			60,918		0			8,630		32	0	32	0	-52,288	-52,288
5	410	52	1,474	2,800	0	C6-1	6	1,253	0	4	C4-4A	4	1,253	0	5	0	1	0	0	0
5 Total			1,474	2,800	0			1,253		4			1,253		5	0	1	0	0	0
6	411	12	4,400	4,400	0	C6-1	6	3,740	0	11	C4-4A	4	3,740	0	14	0	3	0	0	0
6 Total			4,400	4,400	0			3,740		11			3,740		14	0	3	0	0	0
7	411	19	1,063	0	0	C6-1	6	904	0	3	C4-4A	4	904	0	3	0	0	0	0	0
7 Total			1,063	0	0			904		3			904		3	0	0	0	0	0
8	411	41	2,003	1,900	0	C6-1	6	1,703	0	5	C4-4A	4	1,703	0	6	0	1	0	0	0
8 Total			2,003	1,900	0			1,703		5			1,703		6	0	1	0	0	0
9	412	2	2,450	2,450	0	C6-1	6	2,083	0	6	C4-4A	4	2,083	0	8	0	2	0	0	0
9 Total			2,450	2,450	0			2,083		6			2,083		8	0	2	0	0	0
10	412	12	2,305	2,308	0	C6-1	6	1,959	0	6	C4-4A	4	1,959	0	7	0	1	0	0	0
10 Total			2,305	2,308	0			1,959		6			1,959		7	0	1	0	0	0
11	413	25	2,288	3,826	0	C6-1	6	1,945	0	6	C4-4A	4	1,945	0	7	0	1	0	0	0
11 Total			2,288	3,826	0			1,945		6			1,945		7	0	1	0	0	0
12	413	26	4,411	7,317	0	C6-1	6	3,749	0	11	C4-4A	4	3,749	0	14	0	3	0	0	0
12 Total			4,411	7,317	0			3,749		11			3,749		14	0	3	0	0	0
13	413	29	2,187	4,376	0	C6-1	6	1,859	0	6	C4-4A	4	1,859	0	7	0	1	0	0	0
13 Total			2,187	4,376	0			1,859		6			1,859		7	0	1	0	0	0
14	415	10	2,228	0	0	C6-1	6	1,894	0	6	C4-4A	4	1,894	0	7	0	1	0	0	0
14 Total			2,228	0	0			1,894		6			1,894		7	0	1	0	0	0
15	415	23	1,400	2,880	1	C6-1	6	1,190	0	4	C4-4A	4	1,190	0	4	0	0	0	0	0
15 Total			1,400	2,880	1			1,190		4			1,190		4	0	0	0	0	0
16	415	27	4,085	6,816	0	C6-1	6	3,472	0	11	C4-4A	4	3,472	0	13	0	2	0	0	0
16 Total			4,085	6,816	0			3,472		11			3,472		13	0	2	0	0	0
17	415	36	2,204	0	0	C6-1	6	1,873	0	6	C4-4A	4	1,873	0	7	0	1	0	0	0
17 Total			2,204	0	0			1,873		6			1,873		7	0	1	0	0	0
18	416	23	1,984	4,067	0	C6-1	6	1,686	0	5	C4-4A	4	1,686	0	6	0	1	0	0	0
18 Total			1,984	4,067	0			1,686		5			1,686		6	0	1	0	0	0
19	416	53	2,644	5,294	0	C6-1	6	2,247	0	7	C4-4A	4	2,247	0	8	0	1	0	0	0
19 Total			2,644	5,294	0			2,247		7			2,247		8	0	1	0	0	0
20	416	56	1,988	2,000	0	C6-1	6	1,690	0	5	C4-4A	4	1,690	0	6	0	1	0	0	0
20 Total			1,988	2,000	0			1,690		5			1,690		6	0	1	0	0	0
21	416	58	2,319	4,600	0	C6-1	6	1,971	0	6	C4-4A	4	1,971	0	7	0	1	0	0	0
21 Total			2,319	4,600	0			1,971		6			1,971		7	0	1	0	0	0
22	417	64	2,221	1,900	0	C6-1	6	1,888	0	6	C4-4A	4	1,888	0	7	0	1	0	0	0
22 Total			2,221	1,900	0			1,888		6			1,888		7	0	1	0	0	0
23	418	39	1,918	1,827	0	C6-1	6	1,630	0	5	C4-4A	4	1,630	0	6	0	1	0	0	0
23 Total			1,918	1,827	0			1,630		5			1,630		6	0	1	0	0	0
24	418	51	1,461	2,922	0	C6-1	6	1,242	0	4	C4-4A	4	1,242	0	5	0	1	0	0	0
24	418	52	1,461	2,788	0	C6-1	6	1,242	0	4	C4-4A	4	1,242	0	5	0	1	0	0	0
24	418	53	1,461	1,990	0	C6-1	6	1,242	0	4	C4-4A	4	1,242	0	5	0	1	0	0	0
24 Total			4,383	7,700	0			3,726		12			3,726		15	0	3	0	0	0
25	419	73	5,087	6,050	0	C6-1	6	4,324	0	13	C4-4A	4	4,324	0	16	0	3	0	0	0
25 Total			5,087	6,050	0			4,324		13			4,324		16	0	3	0	0	0
26	419	75	2,495	2,450	1	C6-1	6	2,121	0	6	C4-4A	4	2,121	0	8	0	2	0	0	0
26 Total			2,495	2,450	1			2,121		6			2,121		8	0	2	0	0	0

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
27	421	60	2,112	2,311	2	C6-1	6	1,795	0	5	C4-4A	4	1,795	0	7	0	2	0	0	0
27 Total			2,112	2,311	2			1,795		5			1,795		7	0	2	0	0	0
28	422	42	2,467	6,540	0	C6-1	6	2,097	0	6	C4-4A	4	2,097	0	8	0	2	0	0	0
28	422	43	2,500	0	0	C6-1	6	2,125	0	6	C4-4A	4	2,125	0	8	0	2	0	0	0
28 Total			4,967	6,540	0			4,222		12			4,222		16	0	4	0	0	0
29	348	34	3,525	5,045	0	C6-1	6	2,996	0	9	C6-2A*	7.2	2,996	0	22	4	13	4	0	0
29 Total			3,525	5,045	0			2,996		9			2,996		22	4	13	4	0	0
30	348	36	2,200	4,400	0	C6-1	6	1,870	0	6	C6-2A*	7.2	1,870	0	14	3	8	3	0	0
30 Total			2,200	4,400	0			1,870		6			1,870		14	3	8	3	0	0
31	353	42	2,500	4,625	0	C6-1	6	2,125	0	6	C6-2A*	7.2	2,125	0	16	3	10	3	0	0
31 Total			2,500	4,625	0			2,125		6			2,125		16	3	10	3	0	0
32	353	47	3,500	7,000	0	C6-1	6	2,975	0	36	C6-2A*	7.2	2,975	0	22	4	-14	4	0	0
32	353	75	12,520	20,000	0	C6-1	6	20,000	0	0	C6-2A*	7.2	10,642	0	80	16	80	16	-9,358	0
32	353	79	2,508	5,682	0	C6-1	6	5,682	0	0	C6-2A*	7.2	2,132	0	16	3	16	3	-3,550	0
32	353	80	1,595	5,558	0	C6-1	6	5,558	0	0	C6-2A*	7.2	1,356	0	10	2	10	2	-4,202	0
32	353	82	1,153	4,700	0	C6-1	6	4,700	0	0	C6-2A*	7.2	980	0	7	1	7	1	-3,720	0
32	353	83	1,153	2,300	0	C6-1	6	2,300	0	0	C6-2A*	7.2	980	0	7	1	7	1	-1,320	0
32 Total			22,429	45,240	0			41,215		36			19,065		142	27	106	27	-22,150	0
33	409	17	5,420	12,325	0	C6-1	6	4,607	0	14	C6-2A*	7.2	4,607	0	34	7	20	7	0	0
33 Total			5,420	12,325	0			4,607		14			4,607		34	7	20	7	0	0
34	409	20	4,437	6,000	0	C6-1	6	3,771	0	11	C6-2A*	7.2	3,771	0	28	6	17	6	0	0
34 Total			4,437	6,000	0			3,771		11			3,771		28	6	17	6	0	0
35	410	32	2,094	3,800	0	C6-1	6	1,780	0	5	C6-2A*	7.2	1,780	0	13	3	8	3	0	0
35 Total			2,094	3,800	0			1,780		5			1,780		13	3	8	3	0	0
36	410	33	2,062	3,900	0	C6-1	6	1,753	0	5	C6-2A*	7.2	1,753	0	13	3	8	3	0	0
36 Total			2,062	3,900	0			1,753		5			1,753		13	3	8	3	0	0
37	410	34	2,437	4,800	0	C6-1	6	2,071	0	6	C6-2A*	7.2	2,071	0	15	3	9	3	0	0
37 Total			2,437	4,800	0			2,071		6			2,071		15	3	9	3	0	0
38	410	64	6,510	23,000	0	C6-1	6	5,534	0	17	C6-2A*	7.2	5,534	0	41	8	24	8	0	0
38 Total			6,510	23,000	0			5,534		17			5,534		41	8	24	8	0	0
39	410	67	2,220	9,600	0	C6-1	6	1,887	0	6	C6-2A*	7.2	1,887	0	14	3	8	3	0	0
39	410	68	1,875	5,625	0	C6-1	6	1,594	0	5	C6-2A*	7.2	1,594	0	12	2	7	2	0	0
39	410	69	1,875	5,625	0	C6-1	6	1,594	0	5	C6-2A*	7.2	1,594	0	12	2	7	2	0	0
39 Total			5,970	20,850	0			5,075		16			5,075		38	7	22	7	0	0
40	412	13	2,181	2,108	0	C6-1	6	1,854	0	6	C6-2A*	7.2	1,854	0	14	3	8	3	0	0
40	412	14	3,805	3,780	0	C6-1	6	3,234	0	10	C6-2A*	7.2	3,234	0	24	5	14	5	0	0
40	412	16	3,100	3,100	0	C6-1	6	2,635	0	8	C6-2A*	7.2	2,635	0	20	4	12	4	0	0
40 Total			9,086	8,988	0			7,723		24			7,723		58	12	34	12	0	0
41	412	21	10,000	9,310	0	C6-1	6	8,500	0	26	C6-2A*	7.2	8,500	0	64	13	38	13	0	0
41 Total			10,000	9,310	0			8,500		26			8,500		64	13	38	13	0	0
42	417	12	2,181	4,300	0	C6-1	6	1,854	0	6	C6-2A*	7.2	1,854	0	14	3	8	3	0	0
42 Total			2,181	4,300	0			1,854		6			1,854		14	3	8	3	0	0
43	417	13	1,848	3,648	0	C6-1	6	1,571	0	5	C6-2A*	7.2	1,571	0	12	2	7	2	0	0
43 Total			1,848	3,648	0			1,571		5			1,571		12	2	7	2	0	0
44	423	21	2,512	7,224	0	C6-1	6	2,135	0	7	C6-2A*	7.2	2,135	0	16	3	9	3	0	0
44 Total			2,512	7,224	0			2,135		7			2,135		16	3	9	3	0	0
45	424	27	2,520	4,130	0	C6-1	6	2,142	0	7	C6-2A*	7.2	2,142	0	16	3	9	3	0	0
45 Total			2,520	4,130	0			2,142		7			2,142		16	3	9	3	0	0
46	424	35	4,309	12,920	0	C6-1	6	3,663	0	11	C6-2A*	7.2	3,663	0	27	5	16	5	0	0
46 Total			4,309	12,920	0			3,663		11			3,663		27	5	16	5	0	0
47	425	30	4,548	7,500	0	C6-1	6	3,866	0	12	C6-2A*	7.2	3,866	0	29	6	17	6	0	0
47 Total			4,548	7,500	0			3,866		12			3,866		29	6	17	6	0	0
48	425	31	2,742	5,250	0	C6-1	6	2,331	0	7	C6-2A*	7.2	2,331	0	17	3	10	3	0	0
48 Total			2,742	5,250	0			2,331		7			2,331		17	3	10	3	0	0
49	425	32	2,650	4,800	0	C6-1	6	2,253	0	7	C6-2A*	7.2	2,253	0	17	3	10	3	0	0
49 Total			2,650	4,800	0			2,253		7			2,253		17	3	10	3	0	0

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
50	426	27	2,500	5,000	0	C6-1	6	2,125	0	6	C6-2A*	7.2	2,125	0	16	3	10	3	0	0
50 Total			2,500	5,000	0			2,125		6			2,125		16	3	10	3	0	0
51	426	28	2,500	7,500	0	C6-1	6	2,125	0	6	C6-2A*	7.2	2,125	0	16	3	10	3	0	0
51 Total			2,500	7,500	0			2,125		6			2,125		16	3	10	3	0	0
52	426	33	2,499	4,230	0	C6-1	6	2,124	0	6	C6-2A*	7.2	2,124	0	16	3	10	3	0	0
52 Total			2,499	4,230	0			2,124		6			2,124		16	3	10	3	0	0
53	426	35	4,875	9,600	0	C6-1	6	4,144	0	13	C6-2A*	7.2	4,144	0	31	6	18	6	0	0
53 Total			4,875	9,600	0			4,144		13			4,144		31	6	18	6	0	0
54	426	38	6,900	8,400	0	C6-1	6	5,865	0	18	C6-2A*	7.2	5,865	0	44	9	26	9	0	0
54 Total			6,900	8,400	0			5,865		18			5,865		44	9	26	9	0	0
55	443	1	7,498	1,512	0	C6-1	6	6,373	0	19	C6-2A*	7.2	6,373	0	48	10	29	10	0	0
55 Total			7,498	1,512	0			6,373		19			6,373		48	10	29	10	0	0
56	444	3	3,294	5,790	0	C6-1	6	2,800	0	9	C6-2A*	7.2	2,800	0	21	4	12	4	0	0
56	444	5	7,500	6,400	0	C6-1	6	6,375	0	19	C6-2A*	7.2	6,375	0	48	10	29	10	0	0
56 Total			10,794	12,190	0			9,175		28			9,175		69	14	41	14	0	0
57	456	27	4,947	13,009	0	NZS	0	4,205	0	13	C6-2A*	7.2	4,205	0	31	6	18	6	0	0
57 Total			4,947	13,009	0			4,205		13			4,205		31	6	18	6	0	0
58	457	33	3,504	7,014	0	C6-1	6	2,978	0	9	C6-2A*	7.2	2,978	0	22	4	13	4	0	0
58 Total			3,504	7,014	0			2,978		9			2,978		22	4	13	4	0	0
59	344	53	6,720	0	0	R7-2	3.44	0	0	23	R7A	4	0	0	27	0	4	0	0	0
59	344	54	2,680	0	0	R7-2	3.44	0	0	9	R7A	4	0	0	11	0	2	0	0	0
59 Total			9,400	0	0			0		32			0		38	0	6	0	0	0
60	344	141	7,500	5,930	0	C1-5/R7-2	3.44	6,375	0	19	R7A/C1-5	4	6,375	0	24	0	5	0	0	0
60	344	144	2,500	2,425	0	C1-5/R7-2	3.44	2,125	0	6	R7A/C1-5	4	2,125	0	8	0	2	0	0	0
60 Total			10,000	8,355	0			8,500		25			8,500		32	0	7	0	0	0
61	344	157	1,390	0	0	R7-2	3.44	0	0	5	R7A	4	0	0	6	0	1	0	0	0
61 Total			1,390	0	0			0		5			0		6	0	1	0	0	0
62	345	1	1,765	1,750	0	R7-2	3.44	0	0	6	R7A	4	0	0	7	0	1	0	0	0
62 Total			1,765	1,750	0			0		6			0		7	0	1	0	0	0
63	345	2	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
63 Total			2,500	2,500	0			0		9			0		10	0	1	0	0	0
64	355	65	5,000	7,500	0	R7-2	3.44	0	0	17	R7A	4	0	0	20	0	3	0	0	0
64 Total			5,000	7,500	0			0		17			0		20	0	3	0	0	0
65	345	6	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
65 Total			2,500	2,500	0			0		9			0		10	0	1	0	0	0
66	345	7	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
66 Total			2,500	2,500	0			0		9			0		10	0	1	0	0	0
67	345	8	2,500	0	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
67 Total			2,500	0	0			0		9			0		10	0	1	0	0	0
68	345	26	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
68 Total			2,500	2,500	0			0		9			0		10	0	1	0	0	0
69	345	27	2,500	2,480	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
69 Total			2,500	2,480	0			0		9			0		10	0	1	0	0	0
70	345	30	5,500	5,500	0	R7-2	3.44	0	0	19	R7A	4	0	0	22	0	3	0	0	0
70	345	32	2,500	1,250	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
70	345	33	2,500	1,250	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
70 Total			10,500	8,000	0			0		37			0		42	0	5	0	0	0
71	348	46	15,262	23,814	0	C1-5/R7-2	3.44	12,973	0	40	R7A/C1-5	4	12,973	0	48	0	8	0	0	0
71 Total			15,262	23,814	0			12,973		40			12,973		48	0	8	0	0	0
72	348	64	2,000	4,000	0	R7-2	3.44	0	0	7	R7A	4	0	0	8	0	1	0	0	0
72	348	66	4,633	0	0	R7-2	3.44	0	0	16	R7A	4	0	0	19	0	3	0	0	0
72 Total			6,633	4,000	0			0		23			0		27	0	4	0	0	0
73	350	4	5,000	7,500	0	R7-2	3.44	0	0	17	R7A	4	0	0	20	0	3	0	0	0
73 Total			5,000	7,500	0			0		17			0		20	0	3	0	0	0
74	350	38	2,062	0	0	C1-5/R7-2	3.44	1,753	0	5	R7A/C1-5	4	1,753	0	6	0	1	0	0	0
74 Total			2,062	0	0			1,753		5			1,753		6	0	1	0	0	0

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
75	350	68	2,500	0	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
75 Total			2,500	0	0			0		9			0		10	0	1	0	0	0
76	350	69	5,000	5,000	0	R7-2	3.44	0	0	17	R7A	4	0	0	20	0	3	0	0	0
76 Total			5,000	5,000	0			0		17			0		20	0	3	0	0	0
77	350	71	5,050	6,250	0	R7-2	3.44	0	0	17	R7A	4	0	0	20	0	3	0	0	0
77 Total			5,050	6,250	0			0		17			0		20	0	3	0	0	0
78	350	73	2,040	1,850	0	R7-2	3.44	0	0	7	R7A	4	0	0	8	0	1	0	0	0
78 Total			2,040	1,850	0			0		7			0		8	0	1	0	0	0
79	353	28	1,000	2,400	3	R7-2	3.44	0	0	3	R7A	4	0	0	4	0	1	0	0	0
79	353	29	2,514	0	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
79	353	30	2,658	0	0	R7-2	3.44	0	0	9	R7A	4	0	0	11	0	2	0	0	0
79 Total			6,172	2,400	3			0		21			0		25	0	4	0	0	0
80	353	34	2,500	2,500	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
80 Total			2,500	2,500	0			0		9			0		10	0	1	0	0	0
81	354	18	1,092	0	0	R7-2	3.44	0	0	4	R7A	4	0	0	4	0	0	0	0	0
81	354	19	2,066	0	0	R7-2	3.44	0	0	7	R7A	4	0	0	8	0	1	0	0	0
81 Total			3,158	0	0			0		11			0		12	0	1	0	0	0
82	354	25	2,500	0	0	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
82 Total			2,500	0	0			0		9			0		10	0	1	0	0	0
83	355	59	4,600	0	0	R7-2	3.44	0	0	16	R7A	4	0	0	18	0	2	0	0	0
83 Total			4,600	0	0			0		16			0		18	0	2	0	0	0
84	373	2	11,733	16,364	0	C2-5/R7-2	3.44	9,973	0	30	R7A/C2-5	4	9,973	0	37	0	7	0	0	0
84 Total			11,733	16,364	0			9,973		30			9,973		37	0	7	0	0	0
85	376	1	1,179	0	0	C2-5/R7-2	3.44	1,002	0	3	R7A/C2-5	4	1,002	0	4	0	1	0	0	0
85	376	2	1,181	0	0	C2-5/R7-2	3.44	1,004	0	3	R7A/C2-5	4	1,004	0	4	0	1	0	0	0
85 Total			2,360	0	0			2,006		6			2,006		8	0	2	0	0	0
86	376	63	2,108	4,185	0	C2-5/R7-2	3.44	1,792	0	5	R7A/C2-5	4	1,792	0	7	0	2	0	0	0
86 Total			2,108	4,185	0			1,792		5			1,792		7	0	2	0	0	0
87	385	4	2,087	1,750	0	C1-5/R7-2	3.44	1,774	0	5	R7A/C1-5	4	1,774	0	7	0	2	0	0	0
87 Total			2,087	1,750	0			1,774		5			1,774		7	0	2	0	0	0
88	387	33	2,160	3,840	2	C2-5/R7-2	3.44	1,836	0	6	R7A/C2-5	4	1,836	0	7	0	1	0	0	0
88 Total			2,160	3,840	2			1,836		6			1,836		7	0	1	0	0	0
89	387	34	2,160	3,050	0	C2-5/R7-2	3.44	1,836	0	6	R7A/C2-5	4	1,836	0	7	0	1	0	0	0
89 Total			2,160	3,050	0			1,836		6			1,836		7	0	1	0	0	0
90	390	1	11,993	19,600	0	R7-2	3.44	0	0	41	R7A	4	0	0	48	0	7	0	0	0
90	390	105	1,404	3,040	0	R7-2	3.44	0	0	5	R7A	4	0	0	6	0	1	0	0	0
90 Total			13,397	22,640	0			0		46			0		54	0	8	0	0	0
91	390	39	1,950	950	0	C1-5/R7-2	3.44	1,658	0	5	R7A/C1-5	4	1,658	0	6	0	1	0	0	0
91 Total			1,950	950	0			1,658		5			1,658		6	0	1	0	0	0
92	391	7	5,057	8,307	0	R7-2	3.44	0	0	17	R7A	4	0	0	20	0	3	0	0	0
92 Total			5,057	8,307	0			0		17			0		20	0	3	0	0	0
93	394	10	8,467	16,333	0	C1-5/R7-2	3.44	7,197	0	22	R7A/C1-5	4	7,197	0	27	0	5	0	0	0
93 Total			8,467	16,333	0			7,197		22			7,197		27	0	5	0	0	0
94	394	36	3,853	4,500	0	C2-5/R7-2	3.44	3,275	0	10	R7A/C2-5	4	3,275	0	12	0	2	0	0	0
94 Total			3,853	4,500	0			3,275		10			3,275		12	0	2	0	0	0
95	398	34	1,934	0	0	C1-5/R7-2	3.44	1,644	0	5	R7A/C1-5	4	1,644	0	6	0	1	0	0	0
95 Total			1,934	0	0			1,644		5			1,644		6	0	1	0	0	0
96	399	8	11,540	11,500	0	C2-5/R7-2	3.44	9,809	0	30	R7A/C2-5	4	9,809	0	36	0	6	0	0	0
96 Total			11,540	11,500	0			9,809		30			9,809		36	0	6	0	0	0
97	399	28	2,212	2,208	0	C1-5/R7-2	3.44	1,880	0	6	R7A/C1-5	4	1,880	0	7	0	1	0	0	0
97 Total			2,212	2,208	0			1,880		6			1,880		7	0	1	0	0	0
98	406	29	1,274	1,162	0	C1-5/R7-2	3.44	1,083	0	3	R7A/C1-5	4	1,083	0	4	0	1	0	0	0
98 Total			1,274	1,162	0			1,083		3			1,083		4	0	1	0	0	0
99	406	36	1,100	1,778	0	C1-5/R7-2	3.44	935	0	6	R7A/C1-5	4	935	0	3	0	-3	0	0	0
99 Total			1,100	1,778	0			935		6			935		3	0	-3	0	0	0

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
100	434	3	2,975	2,970	0	C2-5/R7-2	3.44	2,529	0	8	R7A/C2-5	4	2,529	0	9	0	1	0	0	0
100 Total			2,975	2,970	0			2,529		8			2,529		9	0	1	0	0	0
101	434	10	1,953	0	0	C2-5/R7-2	3.44	1,660	0	5	R7A/C2-5	4	1,660	0	6	0	1	0	0	0
101 Total			1,953	0	0			1,660		5			1,660		6	0	1	0	0	0
102	438	10	2,369	5,704	1	C1-5/R7-2	3.44	2,014	0	6	R7A/C1-5	4	2,014	0	7	0	1	0	0	0
102 Total			2,369	5,704	1			2,014		6			2,014		7	0	1	0	0	0
103	439	27	1,695	5,520	0	C2-5/R7-2	3.44	1,441	0	4	R7A/C2-5	4	1,441	0	5	0	1	0	0	0
103	439	31	5,000	0	0	C2-5/R7-2	3.44	4,250	0	13	R7A/C2-5	4	4,250	0	16	0	3	0	0	0
103	439	33	2,500	0	0	C2-5/R7-2	3.44	2,125	0	6	R7A/C2-5	4	2,125	0	8	0	2	0	0	0
103	439	34	7,500	0	0	C2-5/R7-2	3.44	6,375	0	19	R7A/C2-5	4	6,375	0	24	0	5	0	0	0
103 Total			16,695	5,520	0			14,191		42			14,191		53	0	11	0	0	0
104	444	42	2,900	5,120	0	C2-5/R7-2	3.44	2,465	0	8	R7A/C2-5	4	2,465	0	9	0	1	0	0	0
104 Total			2,900	5,120	0			2,465		8			2,465		9	0	1	0	0	0
105	446	29	7,200	7,200	0	C2-5/R7-2	3.44	6,120	0	19	R7A/C2-5	4	6,120	0	23	0	4	0	0	0
105 Total			7,200	7,200	0			6,120		19			6,120		23	0	4	0	0	0
106	447	32	2,425	0	0	C2-5/R7-2	3.44	2,061	0	6	R7A/C2-5	4	2,061	0	8	0	2	0	0	0
106 Total			2,425	0	0			2,061		6			2,061		8	0	2	0	0	0
107	449	5	3,334	6,588	0	C1-5/R7-2	3.44	2,834	0	9	R7A/C1-5	4	2,834	0	11	0	2	0	0	0
107 Total			3,334	6,588	0			2,834		9			2,834		11	0	2	0	0	0
108	452	33	2,317	10,425	4	C1-5/R7-2	3.44	1,969	0	6	R7A/C1-5	4	1,969	0	7	0	1	0	0	0
108	452	34	2,317	3,680	2	C1-5/R7-2	3.44	1,969	0	6	R7A/C1-5	4	1,969	0	7	0	1	0	0	0
108 Total			4,634	14,105	6			3,939		12			3,939		14	0	2	0	0	0
109	465	53	4,104	7,743	2	C1-5/R7-2	3.44	3,488	0	11	R7A/C1-5	4	3,488	0	13	0	2	0	0	0
109 Total			4,104	7,743	2			3,488		11			3,488		13	0	2	0	0	0
110	372	31	1,688	2,700	4	R7-2	3.44	0	0	6	R8B	4	0	0	7	0	1	0	0	0
110	372	32	4,058	0	0	C1-5/R7-2	3.44	3,449	0	11	R8B/C1-5	4	3,449	0	13	0	2	0	0	0
110 Total			5,746	2,700	4			3,449		17			3,449		20	0	3	0	0	0
111	373	16	2,204	3,921	3	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
111	373	17	2,204	3,372	4	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
111 Total			4,408	7,293	7			0		16			0		18	0	2	0	0	0
112	374	31	2,116	0	0	R7-2	3.44	0	0	7	R8B	4	0	0	8	0	1	0	0	0
112 Total			2,116	0	0			0		7			0		8	0	1	0	0	0
113	374	47	2,308	3,496	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
113 Total			2,308	3,496	0			0		8			0		9	0	1	0	0	0
114	376	44	18,543	7,810	0	R7-2	3.44	0	0	64	R8B	4	0	0	74	0	10	0	0	0
114 Total			18,543	7,810	0			0		64			0		74	0	10	0	0	0
115	377	49	2,169	0	0	R7-2	3.44	0	0	7	R8B	4	0	0	9	0	2	0	0	0
115 Total			2,169	0	0			0		7			0		9	0	2	0	0	0
116	378	28	2,348	2,850	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
116	378	29	2,348	2,850	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
116	378	30	2,348	2,219	0	C1-5/R7-2	3.44	1,996	0	6	R8B/C1-5	4	1,996	0	7	0	1	0	0	0
116 Total			7,044	7,919	0			1,996		22			1,996		25	0	3	0	0	0
117	379	21	3,721	3,703	0	R7-2	3.44	0	0	13	R8B	4	0	0	15	0	2	0	0	0
117 Total			3,721	3,703	0			0		13			0		15	0	2	0	0	0
118	379	44	2,307	3,600	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
118 Total			2,307	3,600	0			0		8			0		9	0	1	0	0	0
119	385	24	5,253	4,300	0	R7-2	3.44	0	0	18	R8B	4	0	0	21	0	3	0	0	0
119 Total			5,253	4,300	0			0		18			0		21	0	3	0	0	0
120	386	61	2,251	775	1	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
120 Total			2,251	775	1			0		8			0		9	0	1	0	0	0
121	389	51	2,366	4,500	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
121 Total			2,366	4,500	0			0		8			0		9	0	1	0	0	0
122	389	52	2,256	2,258	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
122 Total			2,256	2,258	0			0		8			0		9	0	1	0	0	0
123	390	5	15,261	28,564	0	R7-2	3.44	0	0	52	R8B	4	0	0	61	0	9	0	0	0
123 Total			15,261	28,564	0			0		52			0		61	0	9	0	0	0

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
124	392	40	2,300	0	0	0	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
124 Total			2,300	0	0			0		8			0		9	0	1	0	0	0
125	392	43	2,768	0	0	R7-2	3.44	0	0	10	R8B	4	0	0	11	0	1	0	0	0
125 Total			2,768	0	0			0		10			0		11	0	1	0	0	0
126	393	59	4,738	0	0	R7-2	3.44	0	0	16	R8B	4	0	0	19	0	3	0	0	0
126 Total			4,738	0	0			0		16			0		19	0	3	0	0	0
127	394	32	5,163	5,165	0	R7-2	3.44	0	0	18	R8B	4	0	0	21	0	3	0	0	0
127	394	34	5,163	6,415	0	C2-5/R7-2	3.44	4,389	0	13	R8B/C2-5	4	4,389	0	16	0	3	0	0	0
127 Total			10,326	11,580	0			4,389		31			4,389		37	0	6	0	0	0
128	397	19	2,650	2,600	0	C2-5/R7-2	3.44	2,253	0	7	R8B/C2-5	4	2,253	0	8	0	1	0	0	0
128 Total			2,650	2,600	0			2,253		7			2,253		8	0	1	0	0	0
129	398	45	2,544	2,544	0	R7-2	3.44	0	0	9	R8B	4	0	0	10	0	1	0	0	0
129 Total			2,544	2,544	0			0		9			0		10	0	1	0	0	0
130	399	40	2,308	4,224	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
130 Total			2,308	4,224	0			0		8			0		9	0	1	0	0	0
131	404	23	4,845	7,312	1	R7-2	3.44	0	0	17	R8B	4	0	0	19	0	2	0	0	0
131 Total			4,845	7,312	1			0		17			0		19	0	2	0	0	0
132	405	19	2,581	0	0	R7-2	3.44	0	0	9	R8B	4	0	0	10	0	1	0	0	0
132 Total			2,581	0	0			0		9			0		10	0	1	0	0	0
133	406	19	2,581	1,875	0	R7-2	3.44	0	0	9	R8B	4	0	0	10	0	1	0	0	0
133 Total			2,581	1,875	0			0		9			0		10	0	1	0	0	0
134	406	23	2,581	0	0	R7-2	3.44	0	0	9	R8B	4	0	0	10	0	1	0	0	0
134	406	24	6,681	6,681	0	R7-2	3.44	0	0	23	R8B	4	0	0	27	0	4	0	0	0
134 Total			9,262	6,681	0			0		32			0		37	0	5	0	0	0
135	406	45	2,272	2,442	2	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
135 Total			2,272	2,442	2			0		8			0		9	0	1	0	0	0
136	406	48	5,163	0	0	R7-2	3.44	0	0	18	R8B	4	0	0	21	0	3	0	0	0
136 Total			5,163	0	0			0		18			0		21	0	3	0	0	0
137	434	46	6,244	19,000	0	R7-2	3.44	0	0	21	R8B	4	0	0	25	0	4	0	0	0
137	434	48	1,703	0	0	R7-2	3.44	0	0	6	R8B	4	0	0	7	0	1	0	0	0
137 Total			7,947	19,000	0			0		27			0		32	0	5	0	0	0
138	438	11	2,369	0	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
138	438	12	2,369	2,116	0	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
138 Total			4,738	2,116	0			0		16			0		18	0	2	0	0	0
139	439	26	13,009	22,298	0	R7-2	3.44	0	0	45	R8B	4	0	0	52	0	7	0	0	0
139 Total			13,009	22,298	0			0		45			0		52	0	7	0	0	0
140	440	26	2,504	3,959	2	R7-2	3.44	0	0	9	R8B	4	0	0	10	0	1	0	0	0
140 Total			2,504	3,959	2			0		9			0		10	0	1	0	0	0
141	440	46	2,504	2,400	0	R7-2	3.44	0	0	9	R8B	4	0	0	10	0	1	0	0	0
141 Total			2,504	2,400	0			0		9			0		10	0	1	0	0	0
142	443	29	2,125	2,000	0	R7-2	3.44	0	0	7	R8B	4	0	0	9	0	2	0	0	0
142 Total			2,125	2,000	0			0		7			0		9	0	2	0	0	0
143	443	44	3,245	3,250	0	R7-2	3.44	0	0	11	R8B	4	0	0	13	0	2	0	0	0
143 Total			3,245	3,250	0			0		11			0		13	0	2	0	0	0
144	443	45	3,325	3,350	0	R7-2	3.44	0	0	11	R8B	4	0	0	13	0	2	0	0	0
144	443	46	3,414	3,400	0	R7-2	3.44	0	0	12	R8B	4	0	0	14	0	2	0	0	0
144 Total			6,739	6,750	0			0		23			0		27	0	4	0	0	0
145	448	42	6,813	4,719	0	R7-2	3.44	0	0	23	R8B	4	0	0	27	0	4	0	0	0
145 Total			6,813	4,719	0			0		23			0		27	0	4	0	0	0
146	450	22	2,348	4,500	1	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
146 Total			2,348	4,500	1			0		8			0		9	0	1	0	0	0
147	450	23	2,125	1,000	0	R7-2	3.44	0	0	7	R8B	4	0	0	9	0	2	0	0	0
147 Total			2,125	1,000	0			0		7			0		9	0	2	0	0	0
148	451	47	1,476	3,024	5	R7-2	3.44	0	0	5	R8B	4	0	0	6	0	1	0	0	0
148	451	48	1,845	0	0	R7-2	3.44	0	0	6	R8B	4	0	0	7	0	1	0	0	0
148 Total			3,321	3,024	5			0		11			0		13	0	2	0	0	0

Table 3. Reasonable Worst Case Development Scenario

Projected Development Sites

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
149	452	20	1,250	0	0	R7-2	3.44	0	0	4	R8B	4	0	0	5	0	1	0	0	0
149 Total			1,250	0	0			0		4			0		5	0	1	0	0	0
150	458	43	1,536	2,831	3	R7-2	3.44	0	0	5	R8B	4	0	0	6	0	1	0	0	0
150 Total			1,536	2,831	3			0		5			0		6	0	1	0	0	0
151	460	45	2,404	7,800	2	R7-2	3.44	0	0	8	R8B	4	0	0	10	0	2	0	0	0
151	460	46	4,808	4,800	0	R7-2	3.44	0	0	17	R8B	4	0	0	19	0	2	0	0	0
151 Total			7,212	12,600	2			0		25			0		29	0	4	0	0	0
152	461	14	4,850	8,356	0	R7-2	3.44	0	0	17	R8B	4	0	0	19	0	2	0	0	0
152 Total			4,850	8,356	0			0		17			0		19	0	2	0	0	0
153	466	12	3,420	2,664	0	R7-2	3.44	0	0	12	R8B	4	0	0	14	0	2	0	0	0
153 Total			3,420	2,664	0			0		12			0		14	0	2	0	0	0
154	343	63	2,487	0	0	R7-2	3.44	0	0	9	R8A*	7.2	0	0	18	4	9	4	0	0
154 Total			2,487	0	0			0		9			0		18	4	9	4	0	0
155	343	68	2,100	0	0	R7-2	3.44	0	0	7	R8A*	7.2	0	0	15	3	8	3	0	0
155	343	69	1,875	0	0	R7-2	3.44	0	0	6	R8A*	7.2	0	0	14	3	8	3	0	0
155	343	71	1,875	1,875	0	R7-2	3.44	0	0	6	R8A*	7.2	0	0	14	3	8	3	0	0
155	343	72	1,875	0	0	R7-2	3.44	0	0	6	R8A*	7.2	0	0	14	3	8	3	0	0
155	343	73	3,200	0	0	R7-2	3.44	0	0	11	R8A*	7.2	0	0	23	5	12	5	0	0
155 Total			10,925	1,875	0			0		36			0		80	17	44	17	0	0
156	345	15	2,500	0	0	R7-2	3.44	0	0	9	R8A*	7.2	0	0	18	4	9	4	0	0
156 Total			2,500	0	0			0		9			0		18	4	9	4	0	0
157	345	16	2,500	0	0	R7-2	3.44	0	0	9	R8A*	7.2	0	0	18	4	9	4	0	0
157 Total			2,500	0	0			0		9			0		18	4	9	4	0	0
158	345	17	2,000	2,000	0	R7-2	3.44	0	0	7	R8A*	7.2	0	0	14	3	7	3	0	0
158	345	19	1,000	0	0	R7-2	3.44	0	0	3	R8A*	7.2	0	0	7	1	4	1	0	0
158 Total			3,000	2,000	0			0		10			0		21	4	11	4	0	0
159	348	33	2,725	2,725	0	C1-5/R7-2	3.44	2,316	0	7	R8A*/C1-5	7.2	2,316	0	17	3	10	3	0	0
159 Total			2,725	2,725	0			2,316		7			2,316		17	3	10	3	0	0
160	348	70	2,500	2,499	0	R7-2	3.44	0	0	9	R8A*	7.2	0	0	18	4	9	4	0	0
160 Total			2,500	2,499	0			0		9			0		18	4	9	4	0	0
161	348	75	2,500	2,500	0	C1-5/R7-2	3.44	2,125	0	6	R8A*/C1-5	7.2	2,125	0	16	3	10	3	0	0
161 Total			2,500	2,500	0			2,125		6			2,125		16	3	10	3	0	0
162	350	18	5,000	5,125	1	C1-5/R7-2	3.44	4,250	0	13	R8A*/C1-5	7.2	4,250	0	32	6	19	6	0	0
162 Total			5,000	5,125	1			4,250		13			4,250		32	6	19	6	0	0
163	350	62	1,080	1,080	0	R7-2	3.44	0	0	4	R8A*	7.2	0	0	8	2	4	2	0	0
163	350	63	1,080	1,062	0	R7-2	3.44	0	0	4	R8A*	7.2	0	0	8	2	4	2	0	0
163 Total			2,160	2,142	0			0		8			0		16	4	8	4	0	0
164	355	57	2,000	3,100	0	R7-2	3.44	0	0	7	R8A*	7.2	0	0	14	3	7	3	0	0
164 Total			2,000	3,100	0			0		7			0		14	3	7	3	0	0
165	372	34	2,810	7,200	0	C1-5/R7-2	3.44	2,389	0	7	R8A*/C1-5	7.2	2,389	0	18	4	11	4	0	0
165 Total			2,810	7,200	0			2,389		7			2,389		18	4	11	4	0	0
166	372	41	2,239	4,416	0	C1-5/R7-2	3.44	1,903	0	6	R8A*/C1-5	7.2	1,903	0	14	3	8	3	0	0
166	372	42	2,155	4,416	0	C1-5/R7-2	3.44	1,832	0	6	R8A*/C1-5	7.2	1,832	0	14	3	8	3	0	0
166 Total			4,394	8,832	0			3,735		12			3,735		28	6	16	6	0	0
167	372	43	2,241	0	0	C1-5/R7-2	3.44	1,905	0	6	R8A*/C1-5	7.2	1,905	0	14	3	8	3	0	0
167	372	44	3,325	8,394	4	C1-5/R7-2	3.44	2,826	0	9	R8A*/C1-5	7.2	2,826	0	21	4	12	4	0	0
167	372	47	1,014	2,870	2	C1-5/R7-2	3.44	862	0	3	R8A*/C1-5	7.2	862	0	6	1	3	1	0	0
167	372	48	2,648	0	0	C1-5/R7-2	3.44	2,251	0	7	R8A*/C1-5	7.2	2,251	0	17	3	10	3	0	0
167	372	49	5,298	0	0	R7-2	3.44	0	0	18	R8A*	7.2	0	0	38	8	20	8	0	0
167 Total			14,526	11,264	6			7,844		43			7,844		96	19	53	19	0	0
168	372	52	2,649	2,000	0	R7-2	3.44	0	0	9	R8A*	7.2	0	0	19	4	10	4	0	0
168 Total			2,649	2,000	0			0		9			0		19	4	10	4	0	0
169	373	36	3,632	0	0	C1-5/R7-2	3.44	3,087	0	9	R8A*/C1-5	7.2	3,087	0	23	5	14	5	0	0
169	373	38	4,975	14,800	0	C1-5/R7-2	3.44	4,229	0	13	R8A*/C1-5	7.2	4,229	0	32	6	19	6	0	0
169 Total			8,607	14,800	0			7,316		22			7,316		55	11	33	11	0	0

Site_PR	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
170	374	32	2,116	0	0	C1-5/R7-2	3.44	1,799	0	5	R8A*/C1-5	7.2	1,799	0	13	3	8	3	0	0
170 Total			2,116	0	0			1,799		5			1,799		13	3	8	3	0	0
171	374	34	3,294	3,280	0	C1-5/R7-2	3.44	2,800	0	9	R8A*/C1-5	7.2	2,800	0	21	4	12	4	0	0
171 Total			3,294	3,280	0			2,800		9			2,800		21	4	12	4	0	0
172	374	36	1,760	3,344	0	C1-5/R7-2	3.44	1,496	0	5	R8A*/C1-5	7.2	1,496	0	11	2	6	2	0	0
172 Total			1,760	3,344	0			1,496		5			1,496		11	2	6	2	0	0
173	376	32	994	2,999	2	C1-5/R7-2	3.44	845	0	3	R8A*/C1-5	7.2	845	0	6	1	3	1	0	0
173	376	33	12,462	12,462	0	C1-5/R7-2	3.44	10,593	0	32	R8A*/C1-5	7.2	10,593	0	79	16	47	16	0	0
173 Total			13,456	15,461	2			11,438		35			11,438		85	17	50	17	0	0
174	377	42	2,818	0	0	C1-5/R7-2	3.44	2,395	0	7	R8A*/C1-5	7.2	2,395	0	18	4	11	4	0	0
174 Total			2,818	0	0			2,395		7			2,395		18	4	11	4	0	0
175	378	32	2,186	2,186	0	C1-5/R7-2	3.44	1,858	0	6	R8A*/C1-5	7.2	1,858	0	14	3	8	3	0	0
175 Total			2,186	2,186	0			1,858		6			1,858		14	3	8	3	0	0
176	378	34	2,186	2,186	0	C1-5/R7-2	3.44	1,858	0	6	R8A*/C1-5	7.2	1,858	0	14	3	8	3	0	0
176 Total			2,186	2,186	0			1,858		6			1,858		14	3	8	3	0	0
177	378	40	4,324	0	0	C1-5/R7-2	3.44	3,675	0	11	R8A*/C1-5	7.2	3,675	0	27	5	16	5	0	0
177 Total			4,324	0	0			3,675		11			3,675		27	5	16	5	0	0
178	384	19	2,075	2,050	0	R7-2	3.44	0	0	7	R8A*	7.2	0	0	15	3	8	3	0	0
178 Total			2,075	2,050	0			0		7			0		15	3	8	3	0	0
179	384	21	4,000	0	0	R7-2	3.44	0	0	14	R8A*	7.2	0	0	29	6	15	6	0	0
179 Total			4,000	0	0			0		14			0		29	6	15	6	0	0
180	384	33	5,893	2,838	0	R7-2	3.44	0	0	20	R8A*	7.2	0	0	42	8	22	8	0	0
180 Total			5,893	2,838	0			0		20			0		42	8	22	8	0	0
Grand Total			**789,133**	**938,429**	**56**			**450,929**		**2,297**			**376,491**		**3,619**	**343**	**1,322**	**343**	**-74,438**	
PROPOSED ENLARGEMENTS																				
E-1	345	20	10,000	35,045	56	R7-2	3.44	0	0	56	R7A	4	0	0	56	0	0	0	0	0
E-2	348	51	3,320	11,480	12	C1-5/R7-2	3.44	1,600	0	12	R7A	4	1,600	0	12	0	0	0	0	0
E-3	350	65	2,500	6,750	18	R7-2	3.44	0	0	18	R7A	4	0	0	18	0	0	0	0	0
E-4	376	27	2,059	4,272	4	R7-2	3.44	0	0	4	R8B	4	0	0	6	0	2	0	0	0
E-5	386	1	4,664	9,617	6	C1-5/R7-2	3.44	2,000	0	6	R7A	4	2,000	0	9	0	3	0	0	0
E-6	389	6	1,876	5,798	5	C1-5/R7-2	3.44	1,000	0	5	R7A	4	1,000	0	6	0	1	0	0	0
E-7	391	41	2,324	4,744	3	R7-2	3.44	1,000	0	3	R8B	4	1,000	0	8	0	5	0	0	0
E-8	391	51	1,437	4,288	2	R7-2	3.44	0	0	2	R8B	4	0	0	3	0	1	0	0	0
E-9	402	43	1,552	5,016	6	C1-5/R7-2	3.44	1,000	0	6	R7A	4	1,000	0	6	0	0	0	0	0
E-10	402	64	2,271	7,285	8	C2-5/R7-2	3.44	1,000	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-11	404	42	2,369	6,990	10	R7-2	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-12	406	14	2,581	8,810	8	R7-2	3.44	1,200	0	8	R8B	4	1,200	0	8	0	0	0	0	0
E-13	406	34	4,898	11,719	14	C1-5/R7-2	3.44	1,100	0	14	R7A	4	1,100	0	14	0	0	0	0	0
E-14	434	12	2,271	7,676	7	R7-2	3.44	1,500	0	7	R8B	4	1,500	0	7	0	0	0	0	0
E-15	435	11	1,829	5,895	10	C1-5/R7-2	3.44	1,000	0	10	R7A	4	1,000	0	10	0	0	0	0	0
E-16	435	35	2,442	5,450	4	C1-5/R7-2	3.44	1,100	0	4	R7A	4	1,100	0	5	0	1	0	0	0
E-17	439	1	2,825	8,816	8	C1-5/R7-2	3.44	1,763	0	8	R7A	4	1,763	0	8	0	0	0	0	0
E-18	440	48	2,512	7,039	12	R7-2	3.44	0	0	12	R8B	4	0	0	13	0	1	0	0	0
E-19	445	25	2,404	8,270	24	R7-2	3.44	0	0	24	R8B	4	0	0	24	0	0	0	0	0
E-20	447	5	2,425	5,796	5	C6-1	6	1,500	0	5	R7A	4	1,500	0	5	0	0	0	0	0
E-21	450	52	2,500	7,376	4	R7-2	3.44	0	0	4	R8B	4	0	0	7	0	3	0	0	0
E-22	453	5	2,058	5,555	4	C1-5/R7-2	3.44	1,111	0	4	R7A	4	1,111	0	4	0	0	0	0	0
E-23	459	18	2,633	7,500	0	R7-2	3.44	7,500	0	0	R8B	4	7,500	0	3	0	3	0	0	0
E-24	467	21	2,485	6,381	4	R7-2	3.44	0	0	4	R8B	4	0	0	7	0	3	0	0	0
E-25	468	43	2,117	6,335	10	C1-5/R7-2	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
SUBTOTAL PROJECTED ENLARGEMENTS								25,374		244			25,374	0	267	0	23	0	0	0
GRAND TOTAL PROJECTED								**476,303**		**2,541**			**401,865**	**0**	**3,886**	**343**	**1,345**	**343**	**-74,438**	

Table 3. Reasonable Worst Case Development Scenario

Potential Development Sites

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
181	354	1	11,163	11,156	0	C6-1	6	9,489	0	29	C4-4A	4	44,652	0	0	0	-29	0	35,163	0
181 Total			11,163	11,156	0			9,489		29			44,652		0	0	-29	0	35,163	
182	408	4	2,187	3,999	0	C6-1	6	1,859	0	6	C4-4A	4	1,859	0	7	0	1	0	0	0
182 Total			2,187	3,999	0			1,859		6			1,859		7	0	1	0	0	
183	410	24	1,789	3,505	1	C6-1	6	1,521	0	5	C4-4A	4	1,521	0	6	0	1	0	0	0
183 Total			1,789	3,505	1			1,521		5			1,521		6	0	1	0	0	
184	411	15	1,725	1,975	0	C6-1	6	1,466	0	4	C4-4A	4	1,466	0	5	0	1	0	0	0
184 Total			1,725	1,975	0			1,466		4			1,466		5	0	1	0	0	
185	411	16	1,650	2,438	0	C6-1	6	1,403	0	4	C4-4A	4	1,403	0	5	0	1	0	0	0
185 Total			1,650	2,438	0			1,403		4			1,403		5	0	1	0	0	
186	412	72	1,793	3,506	2	C6-1	6	1,524	0	5	C4-4A	4	1,524	0	6	0	1	0	0	0
186 Total			1,793	3,506	2			1,524		5			1,524		6	0	1	0	0	
187	416	28	1,884	3,076	3	C6-1	6	1,601	0	5	C4-4A	4	1,601	0	6	0	1	0	0	0
187 Total			1,884	3,076	3			1,601		5			1,601		6	0	1	0	0	
188	418	35	2,013	3,140	2	C6-1	6	1,711	0	5	C4-4A	4	1,711	0	6	0	1	0	0	0
188 Total			2,013	3,140	2			1,711		5			1,711		6	0	1	0	0	
189	418	43	1,918	2,872	1	C6-1	6	1,630	0	5	C4-4A	4	1,630	0	6	0	1	0	0	0
189 Total			1,918	2,872	1			1,630		5			1,630		6	0	1	0	0	
190	418	55	2,192	3,909	0	C6-1	6	1,863	0	6	C4-4A	4	1,863	0	7	0	1	0	0	0
190 Total			2,192	3,909	0			1,863		6			1,863		7	0	1	0	0	
191	410	51	1,348	2,700	0	C6-1	6	2,700	0	0	C4-4A	4	1,146	0	4	0	4	0	-1,554	0
191 Total			1,348	2,700	0			2,700		0			1,146		4	0	4	0	-1,554	
192	418	58	2,192	4,700	2	C6-1	6	1,863	0	6	C4-4A	4	1,863	0	7	0	1	0	0	0
192 Total			2,192	4,700	2			1,863		6			1,863		7	0	1	0	0	
193	418	54	2,191	4,471	0	C6-1	6	1,862	0	6	C4-4A	4	1,862	0	7	0	1	0	0	0
193 Total			2,191	4,471	0			1,862		6			1,862		7	0	1	0	0	
194	412	61	3,750	8,233	0	C6-1	6	3,188	0	10	C6-2A*	7.2	3,188	0	24	5	14	5	0	0
194 Total			3,750	8,233	0			3,188		10			3,188		24	5	14	5	0	
195	415	3	10,055	16,000	0	C6-1	6	8,547	0	26	C6-2A*	7.2	8,547	0	64	13	38	13	0	0
195 Total			10,055	16,000	0			8,547		26			8,547		64	13	38	13	0	
196	415	77	1,824	6,300	0	C6-1	6	1,550	0	5	C6-2A*	7.2	1,550	0	12	2	7	2	0	0
196 Total			1,824	6,300	0			1,550		5			1,550		12	2	7	2	0	
197	417	10	1,907	3,520	1	C6-1	6	1,621	0	5	C6-2A*	7.2	1,621	0	12	2	7	2	0	0
197 Total			1,907	3,520	1			1,621		5			1,621		12	2	7	2	0	
198	419	49	5,000	12,838	0	C6-1	6	30,000	0	0	C6-2A*	7.2	4,250	0	32	6	32	6	-25,750	0
198 Total			5,000	12,838	0			30,000		0			4,250		32	6	32	6	-25,750	
199	422	49	7,384	24,800	0	C6-1	6	24,800	0	0	C6-2A*	7.2	6,276	0	47	9	47	9	-18,524	-18,524
199 Total			7,384	24,800	0			24,800		0			6,276		47	9	47	9	-18,524	
200	422	53	2,175	5,076	5	C6-1	6	1,849	0	6	C6-2A*	7.2	1,849	0	14	3	8	3	0	0
200 Total			2,175	5,076	5			1,849		6			1,849		14	3	8	3	0	
201	423	16	2,225	6,130	2	C6-1	6	1,891	0	6	C6-2A*	7.2	1,891	0	14	3	8	3	0	0
201	423	17	1,902	3,750	0	C6-1	6	1,617	0	5	C6-2A*	7.2	1,617	0	12	2	7	2	0	0
201 Total			4,127	9,880	2			3,508		11			3,508		26	5	16	5	0	
202	423	26	1,333	3,993	0	C6-1/TA	6	1,133	0	3	C6-2A*	7.2	1,133	0	8	2	5	2	0	0
202	423	126	539	1,475	0	C6-1/TA	6	458	0	1	C6-2A*	7.2	458	0	3	1	2	1	0	0
202 Total			1,872	5,468	0			1,591		5			1,591		11	3	7	2	0	
203	423	29	1,875	4,751	0	C6-1	6	1,594	0	5	C6-2A*	7.2	1,594	0	12	2	7	2	0	0
203 Total			1,875	4,751	0			1,594		5			1,594		12	2	7	2	0	
204	425	38	1,459	2,930	0	C6-1	6	1,240	0	4	C6-2A*	7.2	1,240	0	9	2	5	2	0	0
204	425	39	1,017	1,594	0	C6-1	6	864	0	3	C6-2A*	7.2	864	0	6	1	4	1	0	0
204 Total			2,476	4,524	0			2,105		6			2,105		15	3	9	3	0	
205	443	8	5,450	8,900	0	C6-1	6	4,633	0	14	C6-2A*	7.2	4,633	0	35	7	20	7	0	0
205 Total			5,450	8,900	0			4,633		14			4,633		35	7	20	7	0	
206	444	12	1,000	2,800	3	C6-1	6	0	0	3	C6-2A*	7.2	850	0	6	1	4	1	850	0
206 Total			1,000	2,800	3			0		3			850		6	1	4	1	850	
207	457	29	4,510	13,188	4	C6-1	6	3,834	0	12	C6-2A*	7.2	3,834	0	29	6	17	6	0	0
207 Total			4,510	13,188	4			3,834		12			3,834		29	6	17	6	0	

Table 3. Reasonable Worst Case Development Scenario

Potential Development Sites

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
208	457	32	2,277	5,794	2	C6-1	6	1,935	0	6	C6-2A*	7.2	1,935	0	14	3	9	3	0	0
208 Total			2,277	5,794	2			1,935		6			1,935		14	3	9	3	0	
209	458	23	1,311	3,680	3	C6-1	6	0	0	4	C6-2A*	7.2	1,114	0	8	2	5	2	1,114	0
209 Total			1,311	3,680	3			0		4			1,114		8	2	5	2	1,114	
210	458	24	1,311	3,680	2	C6-1	6	0	0	4	C6-2A*	7.2	1,114	0	8	2	5	2	1,114	0
210 Total			1,311	3,680	2			0		4			1,114		8	2	5	2	1,114	
211	458	25	1,311	3,680	2	C6-1	6	0	0	4	C6-2A*	7.2	1,114	0	8	2	5	2	1,114	0
211 Total			1,311	3,680	2			0		4			1,114		8	2	5	2	1,114	
212	458	35	1,526	3,888	2	C6-1	6	0	0	4	C6-2A*	7.2	1,297	0	10	2	6	2	1,297	0
212 Total			1,526	3,888	2			0		4			1,297		10	2	6	2	1,297	
213	425	28	4,346	5,242	3	C6-1	6	26,076	0	0	C6-2A*	7.2	3,694	0	28	6	28	6	-22,382	-22,382
213 Total			4,346	5,242	3			26,076		0			3,694		28	6	28	6	-22,382	
214	348	37	1,100	3,210	0	C6-1	6	935	0	3	C6-2A*	7.2	935	0	7	1	4	1	0	0
214 Total			1,100	3,210	0			935		3			935		7	1	4	1	0	
215	344	139	4,087	4,340	0	C1-5/R7-2	3.44	3,474	0	11	R7A/C1-5	4	3,474	0	13	0	2	0	0	0
215 Total			4,087	4,340	0			3,474		11			3,474		13	0	2	0	0	
216	345	35	1,715	3,000	0	R7-2	3.44	0	0	6	R7A	4	0	0	7	0	1	0	0	0
216 Total			1,715	3,000	0			0		6			0		7	0	1	0	0	
217	350	21	1,600	3,000	2	C1-5/R7-2	3.44	1,450	0	2	R7A/C1-5	4	1,360	0	5	0	3	0	-90	0
217 Total			1,600	3,000	2			1,450		2			1,360		5	0	3	0	-90	
218	355	45	2,558	4,375	3	R7-2	3.44	0	0	9	R7A	4	0	0	10	0	1	0	0	0
218 Total			2,558	4,375	3			0		9			0		10	0	1	0	0	
219	355	61	2,400	2,880	5	R7-2	3.44	0	0	8	R7A	4	0	0	10	0	1	0	0	0
219 Total			2,400	2,880	5			0		8			0		10	0	1	0	0	
220	377	1	1,503	2,790	2	C1-5/R7-2	3.44	1,278	0	4	R7A/C1-5	4	1,278	0	5	0	1	0	0	0
220 Total			1,503	2,790	2			1,278		4			1,278		5	0	1	0	0	
221	386	5	3,225	5,523	5	C1-5/R7-2	3.44	2,741	0	8	R7A/C1-5	4	2,741	0	10	0	2	0	0	0
221	386	7	1,725	2,304	2	R7-2	3.44	0	0	6	R7A	4	0	0	7	0	1	0	0	0
221	386	8	1,530	1,920	2	R7-2	3.44	0	0	5	R7A	4	0	0	6	0	1	0	0	0
221 Total			6,480	9,747	9			2,741		20			2,741		23	0	4	0	0	
222	387	35	4,320	8,656	0	C2-5/R7-2	3.44	3,672	0	11	R7A/C2-5	4	3,672	0	14	0	2	0	0	0
222 Total			4,320	8,656	0			3,672		11			3,672		14	0	2	0	0	
223	392	35	1,909	3,657	0	C1-5/R7-2	3.44	1,623	0	5	R7A/C1-5	4	1,623	0	6	0	1	0	0	0
223 Total			1,909	3,657	0			1,623		5			1,623		6	0	1	0	0	
224	398	29	1,906	3,800	2	C1-5/R7-2	3.44	1,620	0	5	R7A/C1-5	4	1,620	0	6	0	1	0	0	0
224 Total			1,906	3,800	2			1,620		5			1,620		6	0	1	0	0	
225	402	41	1,844	3,168	1	C1-5/R7-2	3.44	1,584	0	2	R7A/C1-5	4	1,567	0	6	0	4	0	-17	0
225 Total			1,844	3,168	1			1,584		2			1,567		6	0	4	0	-17	
226	402	42	1,400	1,839	1	C1-5/R7-2	3.44	1,190	0	4	R7A/C1-5	4	1,190	0	4	0	1	0	0	0
226 Total			1,400	1,839	1			1,190		4			1,190		4	0	1	0	0	
227	404	56	2,610	4,530	5	C2-5/R7-2	3.44	2,219	0	7	R7A/C2-5	4	2,219	0	8	0	1	0	0	0
227 Total			2,610	4,530	5			2,219		7			2,219		8	0	1	0	0	
228	437	25	5,980	10,608	0	C1-5/R7-2	3.44	5,083	0	15	R7A/C1-5	4	5,083	0	19	0	3	0	0	0
228 Total			5,980	10,608	0			5,083		15			5,083		19	0	3	0	0	
229	448	4	3,250	5,476	0	C6-1	6	0	0	20	R7A/C2-5	4	0	0	13	0	-7	0	0	0
229 Total			3,250	5,476	0			0		20			0		13	0	-7	0	0	
230	449	30	1,375	1,350	0	C1-5/R7-2	3.44	1,169	0	4	R7A/C1-5	4	1,169	0	4	0	1	0	0	0
230 Total			1,375	1,350	0			1,169		4			1,169		4	0	1	0	0	
231	454	40	1,720	2,640	0	C1-5/R7-2	3.44	1,462	0	4	R7A/C1-5	4	1,462	0	5	0	1	0	0	0
231 Total			1,720	2,640	0			1,462		4			1,462		5	0	1	0	0	
232	436	8	1,500	2,868	3	C1-5/R7-2	3.44	1,275	0	4	R7A/C1-5	4	1,275	0	5	0	1	0	0	0
232 Total			1,500	2,868	3			1,275		4			1,275		5	0	1	0	0	
233	344	56	3,837	9,380	0	R7-2	3.44	0	0	13	R7A	4	0	0	15	0	2	0	0	0
233	344	60	19,263	57,574	0	R7-2	3.44	0	0	66	R7A	4	0	0	77	0	11	0	0	0
233 Total			23,100	66,954	0			0		79			0		92	0	13	0	0	

Table 3. Reasonable Worst Case Development Scenario

Potential Development Sites

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
234	372	30	2,401	3,520	3	R7-2	3.44	0	0	8	R8B	4	0	0	10	0	1	0	0	0
234 Total			2,401	3,520	3			0		8			0		10	0	1	0	0	
235	372	33	1,425	2,823	4	C1-5/R7-2	3.44	0	0	3	R8B/C1-5	4	1,211	0	4	0	2	0	1,211	0
235 Total			1,425	2,823	4			0		3			1,211		4	0	2	0	1,211	
236	373	13	1,803	2,592	3	R7-2	3.44	0	0	6	R8B	4	0	0	7	0	1	0	0	0
236 Total			1,803	2,592	3			0		6			0		7	0	1	0	0	
237	373	61	1,988	3,611	0	R7-2	3.44	3,611	0	7	R8B	4	0	0	8	0	1	0	-3,611	0
237 Total			1,988	3,611	0			3,611		7			0		8	0	1	0	-3,611	
238	373	62	2,052	2,870	4	R7-2	3.44	0	0	7	R8B	4	0	0	8	0	1	0	0	0
238 Total			2,052	2,870	4			0		7			0		8	0	1	0	0	
239	373	63	2,084	2,917	4	R7-2	3.44	0	0	7	R8B	4	0	0	8	0	1	0	0	0
239 Total			2,084	2,917	4			0		7			0		8	0	1	0	0	
240	375	29	2,135	3,877	0	R7-2	3.44	3,877	0	7	R8B	4	0	0	9	0	1	0	-3,877	0
240 Total			2,135	3,877	0			3,877		7			0		9	0	1	0	-3,877	
241	375	32	2,134	3,542	2	R7-2	3.44	0	0	7	R8B	4	0	0	9	0	1	0	0	0
241 Total			2,134	3,542	2			0		7			0		9	0	1	0	0	
242	376	21	2,059	3,578	4	R7-2	3.44	0	0	4	R8B	4	0	0	8	0	5	0	0	0
242 Total			2,059	3,578	4			0		4			0		8	0	5	0	0	
243	376	24	2,059	3,696	3	R7-2	3.44	0	0	4	R8B	4	0	0	8	0	5	0	0	0
243 Total			2,059	3,696	3			0		4			0		8	0	5	0	0	
244	376	25	2,059	3,764	4	R7-2	3.44	0	0	4	R8B	4	0	0	8	0	4	0	0	0
244 Total			2,059	3,764	4			0		4			0		8	0	4	0	0	
245	376	26	2,065	3,491	4	R7-2	3.44	0	0	7	R8B	4	0	0	8	0	1	0	0	0
245 Total			2,065	3,491	4			0		7			0		8	0	1	0	0	
246	376	43	2,090	3,680	1	R7-2	3.44	0	0	7	R8B	4	0	0	8	0	1	0	0	0
246 Total			2,090	3,680	1			0		7			0		8	0	1	0	0	
247	376	22	2,059	4,316	3	R7-2	3.44	0	0	4	R8B	4	0	0	8	0	4	0	0	0
247 Total			2,059	4,316	3			0		4			0		8	0	4	0	0	
248	376	23	2,059	4,154	4	R7-2	3.44	0	0	4	R8B	4	0	0	8	0	4	0	0	0
248 Total			2,059	4,154	4			0		4			0		8	0	4	0	0	
249	377	10	1,804	2,928	3	C1-5/R7-2	3.44	1,533	0	5	R8B/C1-5	4	1,533	0	6	0	1	0	0	0
249 Total			1,804	2,928	3			1,533		5			1,533		6	0	1	0	0	
250	377	52	2,169	3,728	5	R7-2	3.44	0	0	4	R8B	4	0	0	9	0	5	0	0	0
250 Total			2,169	3,728	5			0		4			0		9	0	5	0	0	
251	377	53	2,169	3,657	5	R7-2	3.44	0	0	7	R8B	4	0	0	9	0	1	0	0	0
251 Total			2,169	3,657	5			0		7			0		9	0	1	0	0	
252	377	61	2,413	3,155	5	R7-2	3.44	0	0	8	R8B	4	0	0	10	0	1	0	0	0
252 Total			2,413	3,155	5			0		8			0		10	0	1	0	0	
253	377	64	2,332	5,825	0	R7-2	3.44	5,825	0	0	R8B	4	0	0	9	0	9	0	-5,825	0
253	377	65	2,381	0	0	R7-2	3.44	0	0	8	R8B	4	0	0	10	0	1	0	0	0
253	377	66	2,381	3,084	3	R7-2	3.44	0	0	8	R8B	4	0	0	10	0	1	0	0	0
253 Total			7,094	8,909	3			5,825		16			0		29	0	12	0	-5,825	
254	378	43	6,574	10,350	0	R7-2	3.44	0	0	23	R8B	4	0	0	26	0	4	0	0	0
254 Total			6,574	10,350	0			0		23			0		26	0	4	0	0	
255	385	30	4,671	4,865	0	R7-2	3.44	0	0	16	R8B	4	0	0	19	0	3	0	0	0
255 Total			4,671	4,865	0			0		16			0		19	0	3	0	0	
256	387	42	2,645	2,878	0	R7-2	3.44	0	0	9	R8B	4	0	0	11	0	1	0	0	0
256 Total			2,645	2,878	0			0		9			0		11	0	1	0	0	
257	390	52	3,880	6,983	22	R7-2	3.44	0	0	7	R8B	4	0	0	16	0	9	0	0	0
257 Total			3,880	6,983	22			0		7			0		16	0	9	0	0	
258	393	61	2,369	4,115	3	C1-5/R7-2	3.44	600	0	4	R8B/C1-5	4	2,014	0	7	0	4	0	1,414	0
258 Total			2,369	4,115	3			600		4			2,014		7	0	4	0	1,414	
259	399	11	32,246	39,246	0	R7-2	3.44	0	0	111	R8B	4	0	0	129	0	18	0	0	0
259	399	51	3,408	13,632	0	R7-2	3.44	0	0	12	R8B	4	0	0	14	0	2	0	0	0
259 Total			35,654	52,878	0			0		123			0		143	0	20	0	0	

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
260	404	46	2,369	4,181	5	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
260 Total			2,369	4,181	5			0		8			0		9	0	1	0	0	
261	404	47	2,369	4,100	4	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
261 Total			2,369	4,100	4			0		8			0		9	0	1	0	0	
262	404	52	2,863	5,500	5	R7-2	3.44	0	0	10	R8B	4	0	0	11	0	2	0	0	0
262 Total			2,863	5,500	5			0		10			0		11	0	2	0	0	
263	404	53	2,795	5,556	5	R7-2	3.44	0	0	10	R8B	4	0	0	11	0	2	0	0	0
263 Total			2,795	5,556	5			0		10			0		11	0	2	0	0	
264	405	39	4,130	4,962	0	C1-5/R7-2	3.44	3,511	0	11	R8B/C1-5	4	3,511	0	13	0	2	0	0	0
264	405	41	2,065	4,805	0	R7-2	3.44	4,805	0	0	R8B	4	0	0	8	0	8	0	-4,805	0
264 Total			6,195	9,767	0			8,316		11			3,511		21	0	11	0	-4,805	
265	406	52	2,272	3,650	2	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
265 Total			2,272	3,650	2			0		8			0		9	0	1	0	0	
266	429	12	2,950	4,648	0	C2-5/R7-2	3.44	2,508	0	8	R8B/C2-5	4	2,508	0	9	0	2	0	0	0
266 Total			2,950	4,648	0			2,508		8			2,508		9	0	2	0	0	
267	429	28	3,010	4,200	2	R7-2	3.44	0	0	10	R8B	4	0	0	12	0	2	0	0	0
267 Total			3,010	4,200	2			0		10			0		12	0	2	0	0	
268	434	50	1,998	3,734	0	R7-2	3.44	3,734	0	0	R8B	4	0	0	8	0	8	0	-3,734	0
268 Total			1,998	3,734	0			3,734		0			0		8	0	8	0	-3,734	
269	435	16	7,751	12,882	0	R7-2	3.44	0	0	27	R8B	4	0	0	31	0	4	0	0	0
269	435	48	1,912	4,000	0	R7-2	3.44	0	0	0	R8B	4	0	0	8	0	8	0	0	0
269	435	49	5,655	5,626	0	R7-2	3.44	0	0	19	R8B	4	0	0	23	0	3	0	0	0
269	435	52	1,966	4,772	0	R7-2	3.44	0	0	0	R8B	4	0	0	8	0	8	0	0	0
269 Total			17,284	27,280	0			0		46			0		70	0	23	0	0	
270	440	44	1,701	0	0	R7-2	3.44	0	0	6	R8B	4	0	0	7	0	1	0	0	0
270 Total			1,701	0	0			0		6			0		7	0	1	0	0	
271	444	20	1,900	2,748	4	R7-2	3.44	0	0	7	R8B	4	0	0	8	0	1	0	0	0
271	444	21	1,890	3,488	4	R7-2	3.44	0	0	3	R8B	4	0	0	8	0	4	0	0	0
271 Total			3,790	6,236	8			0		10			0		16	0	5	0	0	
272	445	16	1,803	3,400	0	R7-2	3.44	3,400	0	0	R8B	4	0	0	7	0	7	0	-3,400	0
272 Total			1,803	3,400	0			3,400		0			0		7	0	7	0	-3,400	
273	448	18	2,271	4,016	4	R7-2	3.44	0	0	4	R8B	4	0	0	9	0	5	0	0	0
273 Total			2,271	4,016	4			0		4			0		9	0	5	0	0	
274	449	20	2,563	4,589	0	R7-2	3.44	4,589	0	0	R8B	4	0	0	10	0	10	0	-4,589	0
274 Total			2,563	4,589	0			4,589		0			0		10	0	10	0	-4,589	
275	450	38	2,348	4,142	4	R7-2	3.44	0	0	4	R8B	4	0	0	9	0	5	0	0	0
275 Total			2,348	4,142	4			0		4			0		9	0	5	0	0	
276	454	65	2,065	4,000	4	R7-2	3.44	0	0	4	R8B	4	0	0	8	0	4	0	0	0
276 Total			2,065	4,000	4			0		4			0		8	0	4	0	0	
277	458	44	1,600	3,052	1	R7-2	3.44	0	0	3	R8B	4	0	0	6	0	3	0	0	0
277 Total			1,600	3,052	1			0		3			0		6	0	3	0	0	
278	460	23	3,824	5,956	0	R7-2	3.44	0	0	13	R8B	4	0	0	15	0	2	0	0	0
278 Total			3,824	5,956	0			0		13			0		15	0	2	0	0	
279	464	27	1,192	2,384	0	R7-2	3.44	2,384	0	0	R8B	4	0	0	5	0	5	0	-2,384	0
279	464	31	1,160	0	0	R7-2	3.44	0	0	4	R8B	4	0	0	5	0	1	0	0	0
279	464	132	112	220	0	R7-2	3.44	0	0	0	R8B	4	0	0	0	0	0	0	0	0
279 Total			2,464	2,604	0			2,384		4			0		10	0	5	0	-2,384	
280	460	26	1,939	2,832	3	R7-2	3.44	0	0	7	R8B	4	0	0	8	0	1	0	0	0
280 Total			1,939	2,832	3			0		7			0		8	0	1	0	0	
281	465	58	1,633	3,083	1	R7-2	3.44	0	0	6	R8B	4	0	0	7	0	1	0	0	0
281	465	59	1,450	2,836	0	R7-2	3.44	0	0	5	R8B	4	0	0	6	0	1	0	0	0
281 Total			3,083	5,919	1			0		11			0		13	0	2	0	0	
282	468	26	2,211	3,299	4	R7-2	3.44	0	0	8	R8B	4	0	0	9	0	1	0	0	0
282 Total			2,211	3,299	4			0		8			0		9	0	1	0	0	
283	468	54	2,581	5,024	5	R7-2	3.44	0	0	5	R8B	4	0	0	10	0	5	0	0	0
283 Total			2,581	5,024	5			0		5			0		10	0	5	0	0	

Table 3. Reasonable Worst Case Development Scenario •
Potential Development Sites

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
284	397	27	2,038	2,272	1	C2-5/R7-2	3.44	1,732	0	5	R8B/C2-5	4	1,732	0	6	0	1	0	0	0
284 Total			2,038	2,272	1			1,732		5			1,732		6	0	1	0	0	
285	343	66	2,118	2,106	0	R7-2	3.44	0	0	7	R8A*	7.2	0	0	15	3	8	3	0	0
285 Total			2,118	2,106	0			0		7			0		15	3	8	3	0	
286	348	38	1,000	2,500	2	C1-5/R7-2	3.44	1,000	0	2	R8A*/C1-5	7.2	850	0	6	1	5	1	-150	0
286 Total			1,000	2,500	2			1,000		2			850		6	1	5	1	-150	
287	348	71	2,500	5,250	4	R7-2	3.44	0	0	9	R8A*	7.2	0	0	18	4	9	4	0	0
287 Total			2,500	5,250	4			0		9			0		18	4	9	4	0	
288	350	54	936	2,988	3	C1-5/R7-2	3.44	400	0	3	R8A*/C1-5	7.2	796	0	6	1	3	1	396	0
288 Total			936	2,988	3			400		3			796		6	1	3	1	396	
289	350	60	1,080	3,540	3	R7-2	3.44	0	0	4	R8A*	7.2	0	0	8	2	4	2	0	0
289 Total			1,080	3,540	3			0		4			0		8	2	4	2	0	
290	350	61	1,080	2,800	4	R7-2	3.44	0	0	4	R8A*	7.2	0	0	8	2	4	2	0	0
290 Total			1,080	2,800	4			0		4			0		8	2	4	2	0	
291	355	51	1,406	2,799	4	R7-2	3.44	0	0	5	R8A*	7.2	0	0	10	2	5	2	0	0
291 Total			1,406	2,799	4			0		5			0		10	2	5	2	0	
292	355	52	1,406	2,450	3	R7-2	3.44	0	0	5	R8A*	7.2	0	0	10	2	5	2	0	0
292 Total			1,406	2,450	3			0		5			0		10	2	5	2	0	
293	355	53	2,260	6,780	0	R7-2	3.44	0	0	8	R8A*	7.2	0	0	16	3	8	3	0	0
293 Total			2,260	6,780	0			0		8			0		16	3	8	3	0	
294	372	3	1,080	3,420	4	C2-5/R7-2	3.44	0	0	4	R8A*/C2-5	7.2	918	0	7	1	3	1	918	0
294	372	4	1,592	4,320	8	C2-5/R7-2	3.44	0	0	8	R8A*/C2-5	7.2	1,353	0	10	2	2	2	1,353	0
294	372	5	1,620	4,320	8	C2-5/R7-2	3.44	0	0	8	R8A*/C2-5	7.2	1,377	0	10	2	2	2	1,377	0
294 Total			4,292	12,060	20			0		20			3,648		27	5	7	5	3,648	
295	375	41	1,614	3,040	2	C1-5/R7-2	3.44	1,372	0	4	R8A*/C1-5	7.2	1,372	0	10	2	6	2	0	0
295 Total			1,614	3,040	2			1,372		4			1,372		10	2	6	2	0	
296	429	39	1,500	3,918	0	C2-5/R7-2	3.44	1,275	0	4	R8A*/C2-5	7.2	1,275	0	10	2	6	2	0	0
296 Total			1,500	3,918	0			1,275		4			1,275		10	2	6	2	0	
297	429	40	1,507	4,558	3	C2-5/R7-2	3.44	1,281	0	4	R8A*/C2-5	7.2	1,281	0	10	2	6	2	0	0
297 Total			1,507	4,558	3			1,281		4			1,281		10	2	6	2	0	
298	429	41	1,258	3,765	2	C2-5/R7-2	3.44	1,242	0	3	R8A*/C2-5	7.2	1,069	0	8	2	5	2	-173	0
298	429	43	2,116	3,900	4	C2-5/R7-2	3.44	0	0	4	R8A*/C2-5	7.2	1,799	0	13	3	10	3	1,799	0
298 Total			3,374	7,665	6			1,242		6			2,868		21	5	15	4	1,626	
299	429	49	2,118	5,040	2	C2-5/R7-2	3.44	0	0	5	R8A*/C2-5	7.2	1,800	0	13	3	8	3	1,800	0
299 Total			2,118	5,040	2			0		5			1,800		13	3	8	3	1,800	
300	372	36	826	2,481	2	C1-5/R7-2	3.44	702	0	2	R8A*/C1-5	7.2	702	0	5	1	3	1	0	0
300	372	37	826	2,075	2	C1-5/R7-2	3.44	702	0	2	R8A*/C1-5	7.2	702	0	5	1	3	1	0	0
300 Total			1,652	4,556	4			1,404		4			1,404		10	2	6	2	0	
301	374	37	7,040	16,386	35	C1-5/R7-2	3.44	5,984	0	18	R8A*/C1-5	7.2	5,984	0	45	9	26	9	0	0
301 Total			7,040	16,386	35			5,984		18			5,984		45	9	26	9	0	
302	375	44	2,201	7,567	8	C1-5/R7-2	3.44	0	0	8	R8A*/C1-5	7.2	1,871	0	14	3	6	3	1,871	0
302 Total			2,201	7,567	8			0		8			1,871		14	3	6	3	1,871	
POTENTIAL ENLARGEMENTS																				
E-26	344	44	4,375	14,960	22	R7-2	3.44	0	0	22	R7A	4	0	0	24	0	2	0	0	0
E-27	344	63	2,810	9,805	18	R7-3	3.44	0	0	18	R7A	4	800	0	18	0	0	0	0	0
E-28	344	64	2,814	9,990	18	R7-4	3.44	0	0	18	R7A	4	1,000	0	18	0	0	0	0	0
E-29	344	138	1,637	5,655	7	R7-5	3.44	0	0	7	R7A	4	800	0	7	0	0	0	0	0
E-30	344	145	2,500	6,525	2	R7-6	3.44	0	0	2	R7A	4	6,525	0	5	0	3	0	0	0
E-31	344	149	2,500	6,875	5	R7-7	3.44	0	0	5	R7A	4	0	0	5	0	0	0	0	0
E-32	344	150	2,500	6,875	8	R7-8	3.44	0	0	8	R7A	4	1,200	0	8	0	0	0	0	0
E-33	344	151	2,500	7,267	5	R7-9	3.44	0	0	5	R7A	4	0	0	5	0	0	0	0	0
E-34	345	24	2,500	7,000	12	R7-10	3.44	0	0	12	R7A	4	500	0	12	0	0	0	0	0
E-35	345	25	2,500	7,000	10	R7-11	3.44	0	0	10	R7A	4	500	0	10	0	0	0	0	0
E-36	345	34	2,500	8,710	12	R7-12	3.44	0	0	12	R7A	4	0	0	12	0	0	0	0	0
E-37	345	48	66,919	170,100	172	R7-13	3.44	0	0	172	R7A	4	0	0	212	0	40	0	0	0
E-38	348	9	2,500	8,750	15	R7-14	3.44	0	0	15	R7A	4	600	600	15	0	0	0	0	0
E-39	348	10	2,500	9,000	8	R7-15	3.44	0	0	8	R7A	4	1,800	0	8	0	0	0	0	0
E-40	348	14	971	3,500	2	R7-16	3.44	0	0	2	R7A	4	1,750	1,750	2	0	0	0	0	0
E-41	348	15	958	2,631	3	R7-17	3.44	0	0	3	R7A	4	950	0	4	0	1	0	0	0
E-42	348	16	988	3,500	2	R7-18	3.44	0	0	2	R7A	4	1,190	0	2	0	0	0	0	0

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
E-43	348	20	2,500	8,875	16	R7-19	3.44	0	0	16	R7A	4	1,200	0	16	0	0	0	0	0
E-44	348	22	2,500	8,440	13	R7-20	3.44	0	0	13	R7A	4	1,400	0	13	0	0	0	0	0
E-45	348	23	2,500	6,875	16	R7-21	3.44	0	0	16	R7A	4	1,200	0	17	0	1	0	0	0
E-46	348	25	2,500	7,500	18	R7-22	3.44	0	0	18	R7A	4	1,000	0	19	0	1	0	0	0
E-47	348	43	2,500	7,000	2	R7-23	3.44	0	0	2	R7A	4	2,200	0	5	0	3	0	0	0
E-48	348	44	2,500	7,000	18	R7-24	3.44	0	0	18	R7A	4	1,200	0	19	0	1	0	0	0
E-49	348	45	2,500	7,250	9	R7-25	3.44	0	0	9	R7A	4	1,300	0	9	0	0	0	0	0
E-50	348	48	2,330	7,663	8	R7-26	3.44	0	0	8	R7A	4	1,300	0	8	0	0	0	0	0
E-51	348	49	1,675	4,729	2	R7-27	3.44	0	0	2	R7A	4	1,000	0	4	0	2	0	0	0
E-52	348	50	1,638	5,442	8	R7-28	3.44	0	0	8	R7A	4	800	0	9	0	1	0	0	0
E-53	348	55	1,600	3,600	0	R7-29	3.44	0	0	0	R7A	4	3,600	0	3	0	3	0	0	0
E-54	348	56	2,027	7,032	7	R7-30	3.44	0	0	7	R7A	4	0	0	8	0	1	0	0	0
E-55	348	69	2,500	7,860	0	R7-31	3.44	0	0	0	R7A	4	7,860	0	1	0	1	0	0	0
E-56	349	14	2,504	8,085	10	R7-32	3.44	0	0	10	R7A	4	1,200	0	10	0	0	0	0	0
E-57	349	15	2,504	8,255	20	R7-33	3.44	0	0	20	R7A	4	0	0	20	0	0	0	0	0
E-58	349	16	2,504	8,201	20	R7-34	3.44	0	0	20	R7A	4	0	0	20	0	0	0	0	0
E-59	349	17	2,504	8,021	8	R7-35	3.44	0	0	8	R7A	4	1,200	0	8	0	0	0	0	0
E-60	349	24	2,500	8,311	16	R7-36	3.44	0	0	16	R7A	4	800	0	16	0	0	0	0	0
E-61	349	25	2,500	8,350	18	R7-37	3.44	0	0	18	R7A	4	800	0	18	0	0	0	0	0
E-62	349	33	2,300	7,415	3	R7-38	3.44	0	0	3	R7A	4	2,000	0	3	0	0	0	0	0
E-63	350	2	2,500	7,994	8	R7-39	3.44	0	0	8	R7A	4	1,200	0	8	0	0	0	0	0
E-64	350	25	2,500	6,250	8	R7-40	3.44	0	0	8	R7A	4	1,250	0	8	0	0	0	0	0
E-65	350	28	2,500	6,875	16	R7-41	3.44	0	0	16	R7A	4	700	0	16	0	0	0	0	0
E-66	350	33	2,500	8,340	20	R7-42	3.44	0	0	20	R7A	4	0	0	20	0	0	0	0	0
E-67	350	34	2,500	6,875	6	R7-43	3.44	0	0	6	R7A	4	0	0	6	0	0	0	0	0
E-68	350	35	2,500	8,063	16	R7-44	3.44	0	0	16	R7A	4	0	0	16	0	0	0	0	0
E-69	350	37	1,675	3,600	1	R7-45	3.44	0	0	1	R7A	4	1,800	0	3	0	2	0	0	0
E-70	350	39	3,450	12,420	10	R7-46	3.44	0	0	10	R7A	4	2,484	0	10	0	0	0	0	0
E-71	350	46	2,500	5,566	8	R7-47	3.44	0	0	8	R7A	4	800	300	8	0	0	0	0	0
E-72	350	66	2,500	6,750	18	R7-48	3.44	0	0	18	R7A	4	0	0	18	0	0	0	0	0
E-73	350	67	2,500	6,750	18	R7-49	3.44	0	0	18	R7A	4	0	0	18	0	0	0	0	0
E-74	350	78	1,990	4,000	0	R7-50	3.44	0	0	0	R7A	4	4,000	0	4	0	4	0	0	0
E-75	350	79	1,990	6,945	0	R7-51	3.44	0	0	0	R7A	4	6,945	0	0	0	0	0	0	0
E-76	353	23	2,530	8,910	16	R7-52	3.44	0	0	16	R7A	4	1,000	0	16	0	0	0	0	0
E-77	353	27	1,000	2,935	4	R7-53	3.44	0	0	4	R7A	4	0	0	4	0	0	0	0	0
E-78	353	54	27,617	90,300	0	R7-54	3.44	0	0	0	R7A	4	90,300	90,300	0	0	0	0	0	0
E-79	354	7,501	2,500	8,173	2	R7-55	3.44	0	0	2	R7A	4	5,386	1,911	4	0	2	0	0	0
E-80	355	39	2,500	7,300	20	R7-56	3.44	0	0	20	R7A	4	800	0	20	0	0	0	0	0
E-81	355	70	2,710	9,133	8	R7-57	3.44	0	0	8	R7A	4	800	0	8	0	0	0	0	0
E-82	355	71	1,075	3,524	3	R7-58	3.44	0	0	3	R7A	4	800	0	3	0	0	0	0	0
E-83	355	72	1,238	3,608	3	R7-59	3.44	0	0	3	R7A	4	800	0	3	0	0	0	0	0
E-84	355	73	1,617	3,608	4	R7-60	3.44	0	0	4	R7A	4	0	0	4	0	0	0	0	0
E-85	355	74	1,584	4,632	4	R7-61	3.44	0	0	4	R7A	4	0	0	5	0	1	0	0	0
E-86	372	6	2,325	5,381	9	R7-62	3.44	0	0	9	R7A	4	1,000	0	9	0	0	0	0	0
E-87	372	9	2,021	7,129	8	R7-63	3.44	0	0	8	R7A	4	1,400	0	8	0	0	0	0	0
E-88	372	10	2,021	6,445	9	R7-64	3.44	0	0	9	R7A	4	0	0	9	0	0	0	0	0
E-89	372	19	2,401	6,920	9	R7-65	3.44	0	0	9	R8B	4	500	0	9	0	0	0	0	0
E-90	373	1	1,923	4,800	2	R7-66	3.44	0	0	2	R7A	4	1,500	0	2	0	0	0	0	0
E-91	373	14	2,212	4,530	4	R7-67	3.44	0	0	4	R8B	4	0	0	8	0	4	0	0	0
E-92	373	15	2,212	4,921	4	R7-68	3.44	0	0	4	R8B	4	0	0	6	0	2	0	0	0
E-93	374	5	1,992	5,022	3	R7-69	3.44	0	0	3	R7A	4	1,000	0	4	0	1	0	0	0
E-94	374	7,501	1,298	4,664	5	R7-70	3.44	0	0	5	R7A	4	0	0	5	0	0	0	0	0
E-95	376	4	1,881	6,030	3	R7-71	3.44	0	0	3	R7A	4	1,000	0	4	0	1	0	0	0
E-96	376	9	2,059	6,490	20	R7-72	3.44	0	0	20	R7A	4	0	0	20	0	0	0	0	0
E-97	376	10	2,065	6,490	18	R7-73	3.44	0	0	18	R8B	4	800	0	18	0	0	0	0	0
E-98	376	13	2,065	5,922	5	R7-74	3.44	0	0	5	R8B	4	0	0	7	0	2	0	0	0
E-99	376	54	3,437	9,180	16	R7-75	3.44	0	0	16	R8B	4	0	0	16	0	0	0	0	0
E-100	376	62	2,002	7,180	0	R7-76	3.44	0	0	0	R7A	4	7,180	0	1	0	1	0	0	0
E-101	377	5	1,266	3,818	3	R7-77	3.44	0	0	3	R7A	4	800	0	4	0	1	0	0	0
E-102	377	50	2,169	4,950	5	R7-78	3.44	0	0	5	R8B	4	0	0	9	0	4	0	0	0
E-103	377	51	2,169	5,500	8	R7-79	3.44	0	0	8	R8B	4	0	0	11	0	3	0	0	0
E-104	377	54	2,169	6,490	5	R7-80	3.44	0	0	5	R8B	4	0	0	7	0	2	0	0	0
E-105	377	55	2,413	6,840	5	R7-81	3.44	0	0	5	R8B	4	0	0	5	0	0	0	0	0
E-106	377	59	2,413	8,655	12	R7-82	3.44	0	0	12	R8B	4	0	0	12	0	0	0	0	0
E-107	377	72	1,718	5,154	2	R7-83	3.44	0	0	2	R7A	4	0	0	3	0	1	0	0	0
E-108	385	1	2,093	5,852	7	R7-84	3.44	0	0	7	R7A	4	704	0	8	0	1	0	0	0
E-109	385	2	4,186	10,588	12	R7-85	3.44	0	0	12	R7A	4	1,500	0	13	0	1	0	0	0
E-110	385	53	2,542	9,062	15	R7-86	3.44	0	0	15	R8B	4	0	0	15	0	0	0	0	0
E-111	386	62	2,212	6,560	4	R7-87	3.44	0	0	4	R8B	4	1,500	0	6	0	2	0	0	0
E-112	387	37	6,491	21,255	24	R7-88	3.44	0	0	24	R7A	4	2,500	0	24	0	0	0	0	0
E-113	387	133	1,940	4,140	3	R7-89	3.44	0	0	3	R7A	4	800	0	3	0	0	0	0	0
E-114	387	135	8,730	17,690	6	R7-90	3.44	0	0	6	R7A	4	10,970	0	9	0	3	0	0	0
E-115	389	53	2,271	7,860	10	R7-91	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-116	390	23	2,153	5,258	2	R7-92	3.44	0	0	2	R8B	4	2,134	0	5	0	3	0	0	0

Potential Development Sites

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
E-117	390	34	1,218	2,888	2	R7-93	3.44	0	0	2	R7A	4	1,444	0	3	0	1	0	0	0
E-118	390	57	1,600	5,320	10	R7-94	3.44	0	0	10	R8B	4	700	0	10	0	0	0	0	0
E-119	390	58	1,380	3,836	0	R7-95	3.44	0	0	0	R8B	4	3,836	0	2	0	2	0	0	0
E-120	390	59	1,220	4,140	4	R7-96	3.44	0	0	4	R8B	4	0	0	5	0	1	0	0	0
E-121	390	60	1,080	3,328	5	R7-97	3.44	0	0	5	R8B	4	0	0	6	0	1	0	0	0
E-122	390	61	987	3,103	1	R7-98	3.44	0	0	1	R8B	4	0	0	2	0	1	0	0	0
E-123	391	3	6,541	22,117	18	R7-99	3.44	0	0	18	R7A	4	0	0	19	0	1	0	0	0
E-124	391	10	2,113	4,548	0	R7-100	3.44	0	0	0	R8B	4	4,548	0	3	0	3	0	0	0
E-125	391	13	1,878	5,452	4	R7-101	3.44	0	0	4	R8B	4	0	0	6	0	2	0	0	0
E-126	391	14	9,750	33,000	31	R7-102	3.44	0	0	31	R8B	4	2,000	0	31	0	0	0	0	0
E-127	391	19	1,520	3,360	3	R7-103	3.44	0	0	3	R8B	4	600	0	4	0	1	0	0	0
E-128	391	33	1,500	3,540	4	R7-104	3.44	0	0	4	R7A	4	600	0	4	0	0	0	0	0
E-129	391	52	1,437	3,412	4	R7-105	3.44	0	0	4	R8B	4	0	0	5	0	1	0	0	0
E-130	392	4	2,139	6,440	2	R7-106	3.44	0	0	2	R7A	4	6,440	0	2	0	0	0	0	0
E-131	392	16	2,306	5,394	8	R7-107	3.44	0	0	8	R8B	4	0	0	10	0	2	0	0	0
E-132	392	34	1,909	6,245	8	R7-108	3.44	0	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-133	392	39	2,807	5,612	2	R7-109	3.44	0	0	2	R7A	4	3,306	0	5	0	3	0	0	0
E-134	393	4	2,201	5,608	4	R7-110	3.44	0	0	4	R7A	4	1,000	0	4	0	0	0	0	0
E-135	393	9	2,375	5,110	3	R7-111	3.44	0	0	3	R8B	4	0	0	7	0	4	0	0	0
E-136	393	10	2,370	8,099	7	R7-112	3.44	0	0	7	R8B	4	0	0	7	0	0	0	0	0
E-137	393	48	1,895	5,915	9	R7-113	3.44	0	0	9	R8B	4	0	0	11	0	2	0	0	0
E-138	394	28	2,237	4,532	0	R7-114	3.44	0	0	0	R8B	4	4,532	0	4	0	4	0	0	0
E-139	394	48	5,162	11,072	9	R7-115	3.44	0	0	9	R8B	4	0	0	11	0	2	0	0	0
E-140	395	3	7,347	14,696	23	R7-116	3.44	0	0	23	R7A	4	2,000	0	26	0	3	0	0	0
E-141	397	11	3,584	12,330	20	R7-117	3.44	0	0	20	R7A	4	1,200	0	20	0	0	0	0	0
E-142	397	12	7,788	27,500	40	R7-118	3.44	0	0	40	R8B	4	0	0	40	0	0	0	0	0
E-143	397	15	7,844	20,000	0	R7-119	3.44	0	0	0	R8B	4	20,000	0	0	0	0	0	0	0
E-144	397	26	2,048	6,439	9	R7-120	3.44	0	0	9	R8B	4	0	0	9	0	0	0	0	0
E-145	398	4	1,672	4,708	3	R7-121	3.44	0	0	3	R7A	4	1,000	0	4	0	1	0	0	0
E-146	398	15	7,865	20,642	54	R7-122	3.44	0	0	54	R8B	4	0	0	60	0	6	0	0	0
E-147	398	24	2,542	8,940	10	R7-123	3.44	0	0	10	R8B	4	600	0	10	0	0	0	0	0
E-148	399	39	2,212	7,803	16	R7-124	3.44	0	0	16	R7A	4	600	0	16	0	0	0	0	0
E-149	399	58	4,328	10,827	18	R7-125	3.44	0	0	18	R8B	4	0	0	23	0	5	0	0	0
E-150	402	1	2,763	7,896	24	R7-126	3.44	0	0	24	R7A	4	1,500	0	24	0	0	0	0	0
E-151	402	3	8,100	24,318	0	R7-127	3.44	0	0	0	R7A	4	24,318	0	8	0	8	0	0	0
E-152	404	1	1,510	4,670	2	R7-128	3.44	0	0	2	R7A	4	0	0	3	0	1	0	0	0
E-153	404	5	1,520	3,779	5	R7-129	3.44	0	0	5	R7A	4	0	0	5	0	0	0	0	0
E-154	404	9	1,576	4,484	4	R7-130	3.44	0	0	4	R8B	4	800	0	6	0	2	0	0	0
E-155	404	11	1,939	5,375	8	R7-131	3.44	0	0	8	R8B	4	0	0	10	0	2	0	0	0
E-156	404	17	2,614	9,140	18	R7-132	3.44	0	0	18	R8B	4	500	0	18	0	0	0	0	0
E-157	404	26	2,370	8,010	10	R7-133	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-158	404	27	2,370	8,135	10	R7-134	3.44	0	0	10	R7A	4	0	0	10	0	0	0	0	0
E-159	404	28	1,750	6,150	8	R7-135	3.44	0	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-160	404	30	1,750	6,230	8	R7-136	3.44	0	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-161	404	31	1,750	6,255	7	R7-137	3.44	0	0	7	R7A	4	1,000	0	7	0	0	0	0	0
E-162	404	37	2,369	6,890	8	R7-138	3.44	0	0	8	R8B	4	1,200	0	8	0	0	0	0	0
E-163	404	38	2,369	7,970	9	R7-139	3.44	0	0	9	R8B	4	1,200	0	9	0	0	0	0	0
E-164	404	41	2,369	7,100	10	R7-140	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-165	404	48	2,369	6,725	0	R7-141	3.44	0	0	0	R8B	4	6,725	0	3	0	3	0	0	0
E-166	404	50	2,370	7,950	10	R7-142	3.44	0	0	10	R8B	4	0	0	12	0	2	0	0	0
E-167	404	51	2,801	10,080	10	R7-143	3.44	0	0	10	R8B	4	0	0	11	0	1	0	0	0
E-168	404	57	2,539	7,724	7	R7-144	3.44	0	0	7	R7A	4	3,565	0	8	0	1	0	0	0
E-169	404	58	2,610	5,598	5	R7-145	3.44	0	0	5	R7A	4	0	0	5	0	0	0	0	0
E-170	405	5	4,918	15,392	32	R7-146	3.44	0	0	32	R7A	4	0	0	32	0	0	0	0	0
E-171	405	7	1,738	6,050	8	R7-147	3.44	0	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-172	405	13	2,581	9,290	20	R7-148	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-173	405	33	1,810	4,280	4	R7-149	3.44	0	0	4	R7A	4	800	0	4	0	0	0	0	0
E-174	405	34	2,715	7,340	8	R7-150	3.44	0	0	8	R7A	4	1,200	0	8	0	0	0	0	0
E-175	405	35	2,715	8,220	15	R7-151	3.44	0	0	15	R7A	4	1,200	0	15	0	0	0	0	0
E-176	405	47	2,581	8,710	8	R7-152	3.44	0	0	8	R8B	4	0	0	8	0	0	0	0	0
E-177	405	51	5,163	10,585	12	R7-153	3.44	0	0	12	R8B	4	0	0	12	0	0	0	0	0
E-178	406	4	2,472	8,495	15	R7-154	3.44	0	0	15	R7A	4	1,000	0	16	0	1	0	0	0
E-179	406	5	2,472	5,399	6	R7-155	3.44	0	0	6	R7A	4	1,000	0	7	0	1	0	0	0
E-180	406	15	2,581	8,810	8	R7-156	3.44	0	0	8	R8B	4	1,200	0	8	0	0	0	0	0
E-181	406	35	1,110	3,228	3	R7-157	3.44	0	0	3	R7A	4	800	0	4	0	1	0	0	0
E-182	406	42	3,622	11,951	18	R7-158	3.44	0	0	18	R8B	4	500	0	18	0	0	0	0	0
E-183	406	55	2,581	7,459	12	R7-159	3.44	0	0	12	R8B	4	800	0	14	0	2	0	0	0
E-184	429	7	2,200	5,228	3	R7-160	3.44	0	0	3	R7A	4	2,700	0	4	0	1	0	0	0
E-185	429	8	2,287	6,900	2	R7-161	3.44	0	0	2	R7A	4	4,900	0	4	0	2	0	0	0
E-186	429	14	3,416	9,792	16	R7-162	3.44	0	0	16	R8B	4	1,958	0	16	0	0	0	0	0
E-187	429	15	2,118	7,105	10	R7-163	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-188	429	16	2,648	8,924	20	R7-164	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-189	429	17	2,648	8,924	9	R7-165	3.44	0	0	9	R8B	4	1,785	0	9	0	0	0	0	0
E-190	429	18	2,648	6,173	8	R7-166	3.44	0	0	8	R8B	4	0	0	11	0	3	0	0	0

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
E-191	429	20	2,118	5,096	5	R7-167	3.44	0	0	5	R8B	4	0	0	8	0	3	0	0	0
E-192	429	34	1,230	4,388	3	R7-168	3.44	0	0	3	R7A	4	1,232	0	4	0	1	0	0	0
E-193	429	35	3,312	11,688	0	R7-169	3.44	0	0	0	R7A	4	11,688	0	2	0	2	0	0	0
E-194	429	37	1,580	5,400	3	R7-170	3.44	0	0	3	R7A	4	3,120	0	4	0	1	0	0	0
E-195	429	38	1,488	3,918	2	R7-171	3.44	0	0	2	R7A	4	1,306	0	3	0	1	0	0	0
E-196	432	34	2,480	7,544	4	R7-172	3.44	0	0	4	R7A	4	2,480	0	6	0	2	0	0	0
E-197	432	35	2,030	5,443	6	R7-173	3.44	0	0	6	R7A	4	1,050	0	7	0	1	0	0	0
E-198	434	13	2,271	7,460	12	R7-174	3.44	0	0	12	R8B	4	0	0	12	0	0	0	0	0
E-199	434	15	2,271	8,110	8	R7-175	3.44	0	0	8	R8B	4	1,622	0	8	0	0	0	0	0
E-200	434	26	2,241	7,600	6	R7-176	3.44	0	0	6	R8B	4	1,520	0	6	0	0	0	0	0
E-201	434	33	2,267	6,802	3	R7-177	3.44	0	0	3	R7A	4	2,267	0	5	0	2	0	0	0
E-202	434	34	2,267	5,328	3	R7-178	3.44	0	0	3	R7A	4	2,267	0	5	0	2	0	0	0
E-203	434	35	2,300	5,328	3	R7-179	3.44	0	0	3	R7A	4	2,267	0	5	0	2	0	0	0
E-204	434	36	2,283	6,072	2	R7-180	3.44	0	0	2	R7A	4	1,518	0	3	0	1	0	0	0
E-205	434	37	2,271	6,360	8	R7-181	3.44	0	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-206	434	42	2,271	6,288	4	R7-182	3.44	0	0	4	R8B	4	1,188	0	7	0	3	0	0	0
E-207	434	43	4,163	9,187	20	R7-183	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-208	434	44	2,270	7,980	15	R7-184	3.44	0	0	15	R8B	4	0	0	15	0	0	0	0	0
E-209	434	54	1,945	4,060	4	R7-185	3.44	0	0	4	R8B	4	800	0	6	0	2	0	0	0
E-210	435	4	2,287	6,137	8	R7-186	3.44	0	0	8	R7A	4	1,228	0	8	0	0	0	0	0
E-211	435	5	2,287	7,010	7	R7-187	3.44	0	0	7	R7A	4	1,402	0	7	0	0	0	0	0
E-212	435	10	1,542	4,955	5	R7-188	3.44	0	0	5	R7A	4	991	0	5	0	0	0	0	0
E-213	435	15	2,518	8,825	17	R7-189	3.44	0	0	17	R8B	4	1,773	0	17	0	0	0	0	0
E-214	435	22	1,729	5,479	8	R7-190	3.44	0	0	8	R8B	4	1,200	0	8	0	0	0	0	0
E-215	435	29	2,195	7,700	8	R7-191	3.44	0	0	8	R7A	4	1,100	0	8	0	0	0	0	0
E-216	435	31	1,686	5,248	4	R7-192	3.44	0	0	4	R7A	4	1,312	0	5	0	1	0	0	0
E-217	435	32	1,709	5,260	4	R7-193	3.44	0	0	4	R7A	4	1,315	0	5	0	1	0	0	0
E-218	435	33	2,425	7,450	6	R7-194	3.44	0	0	6	R7A	4	3,600	0	6	0	0	0	0	0
E-219	435	34	2,433	5,840	3	R7-195	3.44	0	0	3	R7A	4	1,500	0	3	0	0	0	0	0
E-220	435	36	2,433	6,700	8	R7-196	3.44	0	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-221	435	38	2,437	7,420	7	R7-197	3.44	0	0	7	R8B	4	1,100	0	7	0	0	0	0	0
E-222	435	39	2,437	8,710	12	R7-198	3.44	0	0	12	R8B	4	1,742	0	12	0	0	0	0	0
E-223	435	42	2,145	4,579	1	R7-199	3.44	0	0	1	R8B	4	4,579	0	5	0	4	0	0	0
E-224	436	1	1,200	3,360	2	R7-200	3.44	0	0	2	R7A	4	1,109	0	3	0	1	0	0	0
E-225	436	2	1,520	4,267	3	R7-201	3.44	0	0	3	R7A	4	1,064	0	4	0	1	0	0	0
E-226	436	3	2,000	4,965	5	R7-202	3.44	0	0	5	R7A	4	1,000	0	6	0	1	0	0	0
E-227	436	5	2,000	6,615	11	R7-203	3.44	0	0	11	R7A	4	1,653	0	12	0	1	0	0	0
E-228	436	7	1,000	2,442	4	R7-204	3.44	0	0	4	R7A	4	0	0	5	0	1	0	0	0
E-229	436	11	1,556	3,200	2	R7-205	3.44	0	0	2	R8B	4	0	0	3	0	1	0	0	0
E-230	436	16	2,254	7,955	13	R7-206	3.44	0	0	13	R8B	4	0	0	13	0	0	0	0	0
E-231	436	20	3,384	10,340	18	R7-207	3.44	0	0	18	R8B	4	2,025	0	18	0	0	0	0	0
E-232	436	25	2,348	5,052	6	R7-208	3.44	0	0	6	R8B	4	842	0	8	0	2	0	0	0
E-233	436	30	9,068	27,781	31	R7-209	3.44	0	0	31	R7A	4	6,356	800	31	0	0	0	0	0
E-234	436	52	10,437	30,255	72	R7-210	3.44	0	0	72	R8B	4	6,051	0	72	0	0	0	0	0
E-235	436	56	3,103	7,658	1	R7-211	3.44	0	0	1	R7A	4	7,658	0	3	0	2	0	0	0
E-236	436	57	5,630	15,000	25	R7-212	3.44	0	0	25	R7A	4	0	0	28	0	3	0	0	0
E-237	437	1	11,530	34,463	17	R7-213	3.44	0	0	17	R7A	4	34,463	0	17	0	0	0	0	0
E-238	437	8	1,266	4,478	7	R7-214	3.44	0	0	7	R7A	4	1,120	0	7	0	0	0	0	0
E-239	437	15	2,300	5,403	2	R7-215	3.44	0	0	2	R8B	4	5,403	0	6	0	4	0	0	0
E-240	437	16	2,400	8,553	13	R7-216	3.44	0	0	13	R8B	4	0	0	13	0	0	0	0	0
E-241	437	27	2,976	8,122	30	R7-217	3.44	0	0	30	R7A	4	1,000	0	30	0	0	0	0	0
E-242	437	28	2,975	9,634	8	R7-218	3.44	0	0	8	R7A	4	1,872	0	8	0	0	0	0	0
E-243	437	29	2,975	10,326	14	R7-219	3.44	0	0	14	R7A	4	2,065	0	14	0	0	0	0	0
E-244	437	30	2,975	10,635	13	R7-220	3.44	0	0	13	R7A	4	2,127	0	13	0	0	0	0	0
E-245	437	33	2,306	5,577	7	R7-221	3.44	0	0	7	R8B	4	1,394	0	9	0	2	0	0	0
E-246	437	35	2,306	7,412	14	R7-222	3.44	0	0	14	R8B	4	1,853	0	15	0	1	0	0	0
E-247	437	38	2,306	5,112	8	R7-223	3.44	0	0	8	R8B	4	0	0	10	0	2	0	0	0
E-248	437	43	2,306	5,323	8	R7-224	3.44	0	0	8	R8B	4	0	0	10	0	2	0	0	0
E-249	438	2	2,225	6,697	4	R7-225	3.44	0	0	4	R7A	4	1,050	0	4	0	0	0	0	0
E-250	438	3	2,225	6,550	4	R7-226	3.44	0	0	4	R7A	4	1,500	0	4	0	0	0	0	0
E-251	438	6	3,384	9,384	5	R7-227	3.44	0	0	5	R7A	4	3,500	0	5	0	0	0	0	0
E-252	438	15	2,370	7,420	24	R7-228	3.44	0	0	24	R8B	4	0	0	26	0	2	0	0	0
E-253	438	25	2,553	7,180	13	R7-229	3.44	0	0	13	R8B	4	1,795	0	16	0	3	0	0	0
E-254	438	38	2,369	7,755	16	R7-230	3.44	0	0	16	R8B	4	1,551	0	16	0	0	0	0	0
E-255	438	39	2,369	8,226	8	R7-231	3.44	0	0	8	R8B	4	1,645	0	8	0	0	0	0	0
E-256	438	40	2,369	8,190	20	R7-232	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-257	438	43	2,369	8,205	20	R7-233	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-258	438	44	2,369	8,100	20	R7-234	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-259	438	49	2,369	5,520	0	R7-235	3.44	0	0	0	R8B	4	5,520	0	0	0	0	0	0	0
E-260	439	2	2,500	6,750	8	R7-236	3.44	0	0	8	R7A	4	1,350	0	8	0	0	0	0	0
E-261	439	3	2,500	6,920	8	R7-237	3.44	0	0	8	R7A	4	1,384	0	8	0	0	0	0	0
E-262	439	4	2,500	7,525	8	R7-238	3.44	0	0	8	R7A	4	1,505	0	8	0	0	0	0	0
E-263	439	5	2,500	6,750	8	R7-239	3.44	0	0	8	R7A	4	1,350	0	8	0	0	0	0	0
E-264	439	6	2,500	6,452	8	R7-240	3.44	0	0	8	R7A	4	1,291	0	8	0	0	0	0	0

Table 3. Reasonable Worst Case Development Scenario

						Potential Development Sites															
Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
E-265	439	28	2,695	7,948	9	R7-241	3.44	0	0	9	R7A	4	1,987	0	11	0	2	0	0	0
E-266	439	30	1,260	3,690	3	R7-242	3.44	0	0	3	R7A	4	923	0	4	0	1	0	0	0
E-267	440	6	1,764	3,945	5	R7-243	3.44	0	0	5	R7A	4	945	0	6	0	1	0	0	0
E-268	440	7	2,960	6,820	20	R7-244	3.44	0	0	20	R7A	4	1,137	0	21	0	1	0	0	0
E-269	440	11	1,140	3,940	1	R7-245	3.44	0	0	1	R7A	4	1,300	0	2	0	1	0	0	0
E-270	440	12	1,448	3,778	2	R7-246	3.44	0	0	2	R8B	4	603	0	4	0	2	0	0	0
E-271	440	22	2,512	7,152	2	R7-247	3.44	0	0	2	R8B	4	2,000	0	3	0	1	0	0	0
E-272	440	29	2,504	5,068	0	R7-248	3.44	0	0	0	R8B	4	5,068	2,564	5	0	5	0	0	0
E-273	440	32	2,575	6,046	2	R7-249	3.44	0	0	2	R7A	4	3,735	1,160	4	0	2	0	0	0
E-274	440	33	2,575	7,722	6	R7-250	3.44	0	0	6	R7A	4	1,450	0	7	0	1	0	0	0
E-275	440	34	2,575	9,270	13	R7-251	3.44	0	0	13	R7A	4	1,050	0	13	0	0	0	0	0
E-276	440	35	2,575	6,024	6	R7-252	3.44	0	0	6	R7A	4	1,200	0	7	0	1	0	0	0
E-277	440	36	2,575	5,706	9	R7-253	3.44	0	0	9	R7A	4	1,100	0	9	0	0	0	0	0
E-278	440	47	2,504	6,792	12	R7-254	3.44	0	0	12	R8B	4	0	0	13	0	1	0	0	0
E-279	443	16	9,667	26,282	0	R7-255	3.44	0	0	0	R8B	4	26,282	0	12	0	12	0	0	0
E-280	443	19	1,407	2,848	3	R7-256	3.44	0	0	3	R8B	4	0	0	6	0	3	0	0	0
E-281	443	28	2,083	7,018	4	R7-257	3.44	0	0	4	R8B	4	0	0	5	0	1	0	0	0
E-282	443	47	2,500	7,125	8	R7-258	3.44	0	0	8	R8B	4	0	0	8	0	0	0	0	0
E-283	443	49	2,340	6,090	2	R7-259	3.44	0	0	2	R8B	4	1,600	0	5	0	3	0	0	0
E-284	443	51	2,444	8,466	8	R7-260	3.44	0	0	8	R8B	4	0	0	8	0	0	0	0	0
E-285	443	52	2,423	8,536	20	R7-261	3.44	0	0	20	R8B	4	2,000	0	20	0	0	0	0	0
E-286	443	54	2,424	8,556	24	R7-262	3.44	0	0	24	R8B	4	0	0	24	0	0	0	0	0
E-287	443	56	19,281	41,236	13	R7-263	3.44	0	0	13	R8B	4	4,000	0	13	0	0	0	0	0
E-288	443	7,501	3,844	13,845	4	R7-264	3.44	0	0	4	R8B	4	2,953	0	4	0	0	0	0	0
E-289	444	28	2,517	7,018	20	R7-265	3.44	0	0	20	R8B	4	0	0	22	0	2	0	0	0
E-290	444	30	2,512	8,880	22	R7-266	3.44	0	0	22	R8B	4	0	0	22	0	0	0	0	0
E-291	444	32	2,508	8,855	20	R7-267	3.44	0	0	20	R8B	4	1,000	0	20	0	0	0	0	0
E-292	444	33	2,506	8,845	22	R7-268	3.44	0	0	22	R8B	4	0	0	22	0	0	0	0	0
E-293	444	34	10,200	33,275	77	R7-269	3.44	0	0	77	R7A	4	3,500	0	77	0	0	0	0	0
E-294	444	38	2,429	8,100	16	R7-270	3.44	0	0	16	R7A	4	1,620	0	16	0	0	0	0	0
E-295	444	39	2,500	8,125	14	R7-271	3.44	0	0	14	R7A	4	1,625	0	14	0	0	0	0	0
E-296	445	2	1,440	3,897	0	R7-272	3.44	0	0	0	R7A	4	3,897	0	1	0	1	0	0	0
E-297	445	3	2,100	4,725	3	R7-273	3.44	0	0	3	R7A	4	945	0	3	0	0	0	0	0
E-298	445	6	1,698	6,004	4	R7-274	3.44	0	0	4	R7A	4	1,600	0	4	0	0	0	0	0
E-299	445	17	1,803	3,921	4	R7-275	3.44	0	0	4	R8B	4	0	0	7	0	3	0	0	0
E-300	445	22	7,213	19,850	18	R7-276	3.44	0	0	18	R8B	4	2,350	0	18	0	0	0	0	0
E-301	445	33	2,400	7,740	14	R7-277	3.44	0	0	14	R7A	4	1,560	0	14	0	0	0	0	0
E-302	445	34	2,400	7,935	15	R7-278	3.44	0	0	15	R7A	4	1,560	0	15	0	0	0	0	0
E-303	445	36	2,400	8,324	12	R7-279	3.44	0	0	12	R7A	4	1,560	0	12	0	0	0	0	0
E-304	445	58	1,923	5,492	13	R7-280	3.44	0	0	13	R8B	4	0	0	14	0	1	0	0	0
E-305	445	59	4,752	11,835	0	R7-281	3.44	0	0	0	R8B	4	11,835	0	7	0	7	0	0	0
E-306	445	62	3,080	10,130	15	R7-282	3.44	0	0	15	R7A	4	2,600	0	15	0	0	0	0	0
E-307	445	64	962	2,382	2	R7-283	3.44	0	0	2	R7A	4	0	0	3	0	1	0	0	0
E-308	446	2	2,400	7,228	5	R7-284	3.44	0	0	5	R7A	4	1,807	0	6	0	1	0	0	0
E-309	446	3	2,400	6,708	0	R7-285	3.44	0	0	0	R7A	4	6,708	0	3	0	3	0	0	0
E-310	446	4	2,400	7,868	6	R7-286	3.44	0	0	6	R7A	4	1,574	0	6	0	0	0	0	0
E-311	446	5	2,466	8,727	5	R7-287	3.44	0	0	5	R7A	4	2,182	0	5	0	0	0	0	0
E-312	446	6	2,400	4,956	4	R7-288	3.44	0	0	4	R7A	4	1,239	0	4	0	0	0	0	0
E-313	447	6	2,425	8,200	6	R7-289	3.44	0	0	6	R7A	4	1,640	0	6	0	0	0	0	0
E-314	447	7	2,425	6,581	6	R7-290	3.44	0	0	6	R7A	4	1,316	0	7	0	1	0	0	0
E-315	447	9	4,850	9,925	32	R7-291	3.44	0	0	32	R8B	4	1,950	0	32	0	0	0	0	0
E-316	447	11	2,425	8,241	25	R7-292	3.44	0	0	25	R8B	4	2,000	0	25	0	0	0	0	0
E-317	447	19	2,425	6,960	19	R7-293	3.44	0	0	19	R8B	4	1,350	0	19	0	0	0	0	0
E-318	447	28	4,850	17,473	20	R7-294	3.44	0	0	20	R7A	4	2,619	0	20	0	0	0	0	0
E-319	447	30	2,425	6,622	16	R7-295	3.44	0	0	16	R7A	4	1,310	0	16	0	0	0	0	0
E-320	447	31	2,425	6,625	8	R7-296	3.44	0	0	8	R7A	4	2,350	0	8	0	0	0	0	0
E-321	448	13	2,498	6,792	6	R7-297	3.44	0	0	6	R8B	4	1,698	0	9	0	3	0	0	0
E-322	448	14	2,498	7,711	10	R7-298	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-323	448	16	2,271	5,090	1	R7-299	3.44	0	0	1	R8B	4	1,250	0	3	0	2	0	0	0
E-324	448	29	1,746	5,705	8	R7-300	3.44	0	0	8	R7A	4	800	0	8	0	0	0	0	0
E-325	448	31	2,208	6,311	3	R7-301	3.44	0	0	3	R7A	4	1,500	0	3	0	0	0	0	0
E-326	448	32	2,208	6,448	4	R7-302	3.44	0	0	4	R7A	4	1,000	0	4	0	0	0	0	0
E-327	448	33	2,208	6,029	4	R7-303	3.44	0	0	4	R7A	4	1,205	0	4	0	0	0	0	0
E-328	448	40	2,271	5,632	4	R7-304	3.44	0	0	4	R8B	4	1,000	0	7	0	3	0	0	0
E-329	448	45	1,635	3,488	5	R7-305	3.44	0	0	5	R8B	4	0	0	8	0	3	0	0	0
E-330	448	46	1,635	4,748	3	R7-306	3.44	0	0	3	R8B	4	0	0	5	0	2	0	0	0
E-331	448	47	1,635	4,000	4	R7-307	3.44	0	0	4	R8B	4	0	0	6	0	2	0	0	0
E-332	448	48	1,635	3,504	8	R7-308	3.44	0	0	8	R8B	4	0	0	11	0	3	0	0	0
E-333	448	49	1,676	5,480	3	R7-309	3.44	0	0	3	R8B	4	0	0	4	0	1	0	0	0
E-334	448	50	2,044	5,480	0	R7-310	3.44	0	0	0	R8B	4	5,480	0	3	0	3	0	0	0
E-335	448	51	2,044	5,480	0	R7-311	3.44	0	0	0	R8B	4	5,480	0	3	0	3	0	0	0
E-336	448	52	2,271	7,294	10	R7-312	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-337	449	7	2,380	7,000	0	R7-313	3.44	0	0	0	R7A	4	7,000	7,000	3	0	3	0	0	0
E-338	449	11	2,538	6,552	4	R7-314	3.44	0	0	4	R8B	4	1,310	0	4	0	0	0	0	0

Table 3. Reasonable Worst Case Development Scenario

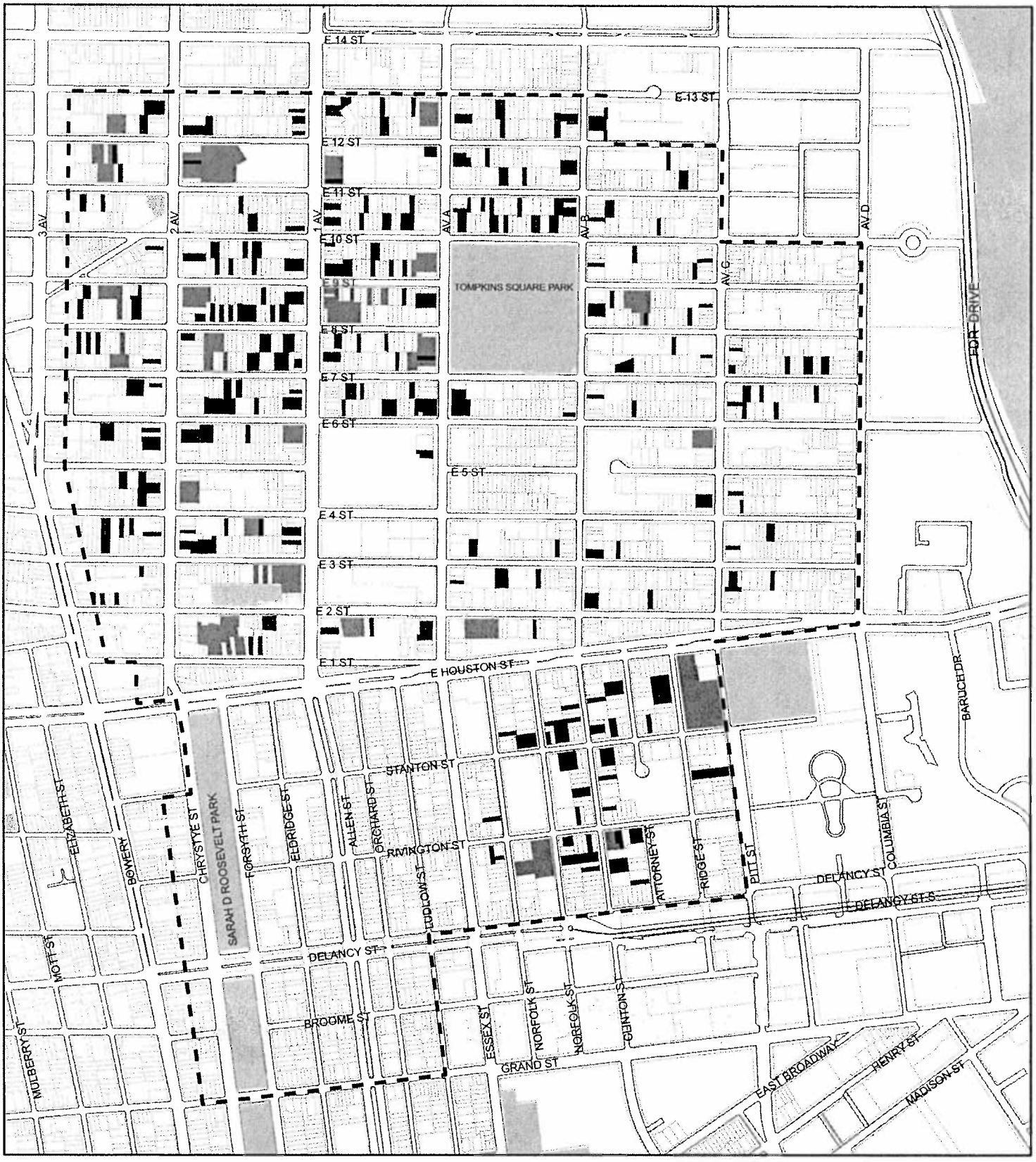
Potential Development Sites

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
E-339	449	12	2,438	6,645	8	R7-315	3.44	0	0	8	R8B	4	0	0	8	0	0	0	0	0
E-340	449	13	2,438	5,773	0	R7-316	3.44	0	0	0	R8B	4	5,773	0	4	0	4	0	0	0
E-341	449	14	2,438	5,879	6	R7-317	3.44	0	0	6	R8B	4	0	0	9	0	3	0	0	0
E-342	449	23	2,438	6,016	6	R7-318	3.44	0	0	6	R8B	4	0	0	10	0	4	0	0	0
E-343	449	24	2,438	7,600	8	R7-319	3.44	0	0	8	R8B	4	0	0	8	0	0	0	0	0
E-344	449	28	4,875	14,970	0	R7-320	3.44	0	0	0	R7A	4	14,970	3,300	3	0	3	0	0	0
E-345	449	36	1,000	3,280	3	R7-321	3.44	0	0	3	R7A	4	800	0	3	0	0	0	0	0
E-346	449	37	1,000	3,280	3	R7-322	3.44	0	0	3	R7A	4	1,000	0	3	0	0	0	0	0
E-347	449	40	2,438	5,948	10	R7-323	3.44	0	0	10	R7A	4	0	0	11	0	1	0	0	0
E-348	449	41	2,438	6,128	7	R7-324	3.44	0	0	7	R8B	4	1,532	0	11	0	4	0	0	0
E-349	449	42	2,438	6,233	5	R7-325	3.44	0	0	5	R8B	4	1,558	0	9	0	4	0	0	0
E-350	449	46	2,438	6,048	7	R7-326	3.44	0	0	7	R8B	4	0	0	11	0	4	0	0	0
E-351	449	47	2,338	8,415	11	R7-327	3.44	0	0	11	R8B	4	0	0	11	0	0	0	0	0
E-352	449	48	2,313	6,048	9	R7-328	3.44	0	0	9	R8B	4	0	0	12	0	3	0	0	0
E-353	449	53	2,438	7,358	28	R7-329	3.44	0	0	28	R8B	4	0	0	28	0	0	0	0	0
E-354	449	56	2,438	6,528	6	R7-330	3.44	0	0	6	R8B	4	0	0	6	0	0	0	0	0
E-355	449	57	2,338	6,826	5	R7-331	3.44	0	0	5	R8B	4	0	0	8	0	3	0	0	0
E-356	450	5	3,353	8,620	5	R7-332	3.44	0	0	5	R7A	4	2,155	0	6	0	1	0	0	0
E-357	450	6	6,709	22,274	0	R7-333	3.44	0	0	0	R7A	4	22,274	10,054	0	0	0	0	0	0
E-358	450	8	3,354	10,062	0	R7-334	3.44	0	0	0	R7A	4	10,062	6,782	3	0	3	0	0	0
E-359	450	10	2,013	6,875	3	R7-335	3.44	0	0	3	R8B	4	0	0	4	0	1	0	0	0
E-360	450	24	2,348	7,299	10	R7-336	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-361	450	30	2,342	5,980	8	R7-337	3.44	0	0	8	R7A	4	900	0	8	0	0	0	0	0
E-362	450	31	2,342	6,055	8	R7-338	3.44	0	0	8	R7A	4	1,211	0	8	0	0	0	0	0
E-363	450	32	2,350	8,090	9	R7-339	3.44	0	0	9	R7A	4	1,618	0	9	0	0	0	0	0
E-364	450	36	2,348	4,992	5	R7-340	3.44	0	0	5	R7A	4	1,248	0	6	0	1	0	0	0
E-365	450	37	2,398	4,992	4	R7-341	3.44	0	0	4	R8B	4	1,248	0	6	0	2	0	0	0
E-366	450	39	2,348	5,192	10	R7-342	3.44	0	0	10	R8B	4	0	0	12	0	2	0	0	0
E-367	450	43	2,348	6,250	13	R7-343	3.44	0	0	13	R8B	4	0	0	13	0	0	0	0	0
E-368	450	44	2,348	6,972	5	R7-344	3.44	0	0	5	R8B	4	0	0	7	0	2	0	0	0
E-369	450	45	2,348	6,572	9	R7-345	3.44	0	0	9	R8B	4	0	0	12	0	3	0	0	0
E-370	450	46	2,471	6,142	0	R7-346	3.44	0	0	0	R8B	4	6,142	0	4	0	4	0	0	0
E-371	450	48	2,348	6,100	5	R7-347	3.44	0	0	5	R8B	4	0	0	8	0	3	0	0	0
E-372	450	50	2,348	8,240	5	R7-348	3.44	0	0	5	R8B	4	0	0	6	0	1	0	0	0
E-373	450	54	1,211	3,844	6	R7-349	3.44	0	0	6	R8B	4	961	0	7	0	1	0	0	0
E-374	450	55	1,211	3,892	5	R7-350	3.44	0	0	5	R7A	4	973	0	5	0	0	0	0	0
E-375	451	4	5,521	15,600	3	R7-351	3.44	0	0	3	R7A	4	9,650	0	9	0	6	0	0	0
E-376	451	15	2,306	5,328	5	R7-352	3.44	0	0	5	R8B	4	0	0	8	0	3	0	0	0
E-377	451	16	2,306	7,612	11	R7-353	3.44	0	0	11	R8B	4	0	0	11	0	0	0	0	0
E-378	451	22	2,306	5,978	9	R7-354	3.44	0	0	9	R8B	4	0	0	9	0	0	0	0	0
E-379	451	24	2,300	5,728	8	R7-355	3.44	0	0	8	R8B	4	0	0	11	0	3	0	0	0
E-380	451	25	2,300	6,928	9	R7-356	3.44	0	0	9	R8B	4	1,000	0	9	0	0	0	0	0
E-381	451	36	2,308	6,333	8	R7-357	3.44	0	0	8	R7A	4	1,100	0	8	0	0	0	0	0
E-382	451	38	2,308	7,693	24	R7-358	3.44	0	0	24	R7A	4	2,308	0	24	0	0	0	0	0
E-383	451	46	2,306	7,619	9	R7-359	3.44	0	0	9	R8B	4	1,140	0	9	0	0	0	0	0
E-384	451	52	2,306	7,536	9	R7-360	3.44	0	0	9	R8B	4	1,500	0	11	0	2	0	0	0
E-385	451	55	2,306	7,615	10	R7-361	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-386	451	137	2,308	6,333	7	R7-362	3.44	0	0	7	R7A	4	1,267	0	7	0	0	0	0	0
E-387	452	18	2,369	6,585	35	R7-363	3.44	0	0	35	R8B	4	700	0	36	0	1	0	0	0
E-388	452	37	2,692	7,800	4	R7-364	3.44	0	0	4	R7A	4	2,600	0	7	0	3	0	0	0
E-389	452	44	4,738	14,265	39	R7-365	3.44	0	0	39	R8B	4	0	0	39	0	0	0	0	0
E-390	453	2	2,583	8,518	8	R7-366	3.44	0	0	8	R7A	4	3,000	1,000	8	0	0	0	0	0
E-391	453	3	2,583	7,809	4	R7-367	3.44	0	0	4	R7A	4	1,300	0	4	0	0	0	0	0
E-392	453	4	2,583	7,621	1	R7-368	3.44	0	0	1	R7A	4	6,200	4,521	1	0	0	0	0	0
E-393	453	6	2,067	4,881	6	R7-369	3.44	0	0	6	R7A	4	1,476	500	8	0	0	0	0	0
E-394	453	7	2,067	6,284	8	R7-370	3.44	0	0	8	R7A	4	1,571	0	9	0	1	0	0	0
E-395	453	10	2,263	6,932	8	R7-371	3.44	0	0	8	R8B	4	1,386	0	8	0	0	0	0	0
E-396	453	11	32,160	101,800	89	R7-372	3.44	0	0	89	R8B	4	0	0	89	0	0	0	0	0
E-397	453	61	8,397	25,194	0	R7-373	3.44	0	0	0	R8B	4	25,194	0	8	0	8	0	0	0
E-398	454	1	5,123	14,748	21	R7-374	3.44	0	0	21	R7A	4	3,687	0	22	0	1	0	0	0
E-399	454	39	1,713	3,804	2	R7-375	3.44	0	0	2	R7A	4	951	0	2	0	0	0	0	0
E-400	454	41	1,295	3,332	3	R7-376	3.44	0	0	3	R7A	4	675	0	4	0	1	0	0	0
E-401	454	42	1,295	3,740	3	R7-377	3.44	0	0	3	R7A	4	935	0	4	0	1	0	0	0
E-402	454	45	1,505	4,546	4	R7-378	3.44	0	0	4	R7A	4	1,505	0	5	0	1	0	0	0
E-403	454	66	4,182	11,054	13	R7-379	3.44	0	0	13	R8B	4	0	0	19	0	6	0	0	0
E-404	454	68	1,087	2,646	4	R7-380	3.44	0	0	4	R8B	4	0	0	5	0	1	0	0	0
E-405	458	22	1,357	3,840	3	R7-381	3.44	0	0	3	R8B	4	0	0	5	0	2	0	0	0
E-406	458	42	1,650	3,680	3	R7-382	3.44	0	0	3	R8B	4	0	0	6	0	3	0	0	0
E-407	458	45	1,600	5,325	2	R7-383	3.44	0	0	2	R8B	4	0	0	3	0	1	0	0	0
E-408	458	47	1,280	2,929	2	R7-384	3.44	0	0	2	R8B	4	976	0	3	0	1	0	0	0
E-409	459	17	4,808	12,500	0	R7-385	3.44	0	0	0	R8B	4	12,500	0	0	0	0	0	0	0
E-410	459	21	2,708	6,750	0	R7-386	3.44	0	0	0	R8B	4	6,750	6,750	4	0	4	0	0	0
E-411	459	23	2,325	7,000	0	R7-387	3.44	0	0	0	R8B	4	7,000	0	2	0	2	0	0	0
E-412	459	31	2,400	8,391	8	R7-388	3.44	0	0	8	R7A	4	2,675	1,000	8	0	0	0	0	0

Table 3. Reasonable Worst Case Development Scenario

Potential Development Sites

Site_PO	Block	Lot	Lot Area Existin	Building Area Existing	Dwelling Units Existing	Existing Zoning	Maximum Permitted FAR	Commercial FA (Retail) No Build	Commercial FA (Other) No Build	Dwelling Units No Build	Proposed Zoning	Maximum Proposed FAR	Commercial FA (Retail) Build	Commercial FA (Other) Build	Dwelling Units Build	Affordable DUs Build	DUs Increment	Affordable DUs Increment	Commercial FA (Retail) Increment	Commercial FA (Other) Increment
E-413	459	43	2,175	7,500	18	R7-389	3.44	0	0	18	R8B	4	0	0	18	0	0	0	0	0
E-414	460	27	2,020	4,884	6	R7-390	3.44	0	0	6	R8B	4	0	0	9	0	3	0	0	0
E-415	460	28	2,020	6,155	6	R7-391	3.44	0	0	6	R8B	4	0	0	8	0	2	0	0	0
E-416	460	32	1,600	3,486	3	R7-392	3.44	0	0	3	R8B	4	0	0	4	0	1	0	0	0
E-417	460	33	1,620	3,760	3	R7-393	3.44	0	0	3	R8B	4	0	0	4	0	1	0	0	0
E-418	460	37	4,760	16,230	28	R7-394	3.44	0	0	28	R7A	4	2,705	0	31	0	3	0	0	0
E-419	460	39	2,000	5,542	4	R7-395	3.44	0	0	4	R7A	4	1,600	0	5	0	1	0	0	0
E-420	460	43	1,696	4,700	8	R7-396	3.44	0	0	8	R7A	4	1,000	0	8	0	0	0	0	0
E-421	460	43	1,696	4,700	8	R7-397	3.44	0	0	8	R8B	4	1,000	0	10	0	2	0	0	0
E-422	460	44	2,405	5,958	0	R7-398	3.44	0	0	0	R8B	4	5,958	0	4	0	4	0	0	0
E-423	461	18	7,275	16,479	0	R7-399	3.44	0	0	0	R8B	4	16,479	0	13	0	13	0	0	0
E-424	461	29	2,456	8,379	6	R7-400	3.44	0	0	6	R7A	4	1,676	0	6	0	0	0	0	0
E-425	461	31	2,494	7,719	4	R7-401	3.44	0	0	4	R7A	4	1,544	0	4	0	0	0	0	0
E-426	461	32	2,425	6,873	4	R7-402	3.44	0	0	4	R7A	4	1,718	0	6	0	2	0	0	0
E-427	461	33	2,425	7,982	4	R7-403	3.44	0	0	4	R7A	4	1,455	0	4	0	0	0	0	0
E-428	462	18	8,652	22,224	0	R7-404	3.44	0	0	0	R8B	4	22,224	0	12	0	12	0	0	0
E-429	462	24	1,470	3,591	1	R7-405	3.44	0	0	1	R7A	4	2,388	0	1	0	0	0	0	0
E-430	463	14	3,120	10,840	20	R7-406	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-431	463	16	3,420	10,140	8	R7-407	3.44	0	0	8	R8B	4	2,028	0	8	0	0	0	0	0
E-432	463	18	3,120	7,566	16	R7-408	3.44	0	0	16	R8B	4	1,892	0	21	0	5	0	0	0
E-433	463	23	3,120	7,700	9	R7-409	3.44	0	0	9	R8B	4	1,200	0	14	0	5	0	0	0
E-434	463	34	2,500	8,460	4	R7-410	3.44	0	0	4	R7A	4	1,692	0	4	0	0	0	0	0
E-435	463	39	1,875	4,675	3	R7-411	3.44	0	0	3	R8B	4	1,558	0	6	0	3	0	0	0
E-436	463	40	1,875	5,520	5	R7-412	3.44	0	0	5	R8B	4	700	700	7	0	2	0	0	0
E-437	463	41	1,875	4,977	1	R7-413	3.44	0	0	1	R8B	4	4,977	0	4	0	3	0	0	0
E-438	463	42	1,950	6,292	1	R7-414	3.44	0	0	1	R8B	4	6,292	6,292	3	0	2	0	0	0
E-439	464	15	1,575	3,729	4	R7-415	3.44	0	0	4	R8B	4	1,575	0	7	0	3	0	0	0
E-440	464	16	1,350	3,564	0	R7-416	3.44	0	0	0	R8B	4	3,564	2,264	2	0	2	0	0	0
E-441	464	19	1,575	4,914	2	R7-417	3.44	0	0	2	R8B	4	1,575	0	3	0	1	0	0	0
E-442	464	20	7,875	22,460	0	R7-418	3.44	0	0	0	R8B	4	22,460	0	9	0	9	0	0	0
E-443	464	32	2,186	6,388	18	R7-419	3.44	0	0	18	R8B	4	1,597	0	20	0	2	0	0	0
E-444	464	43	2,934	8,835	10	R7-420	3.44	0	0	10	R8B	4	1,767	0	10	0	0	0	0	0
E-445	464	44	2,912	9,860	16	R7-421	3.44	0	0	16	R8B	4	1,972	0	18	0	2	0	0	0
E-446	464	47	2,934	6,686	3	R7-422	3.44	0	0	3	R8B	4	1,800	0	8	0	5	0	0	0
E-447	464	55	3,616	9,544	4	R7-423	3.44	0	0	4	R8B	4	3,616	0	9	0	5	0	0	0
E-448	465	48	2,250	6,320	6	R7-424	3.44	0	0	6	R7A	4	2,100	1,000	6	0	0	0	0	0
E-449	466	14	1,710	5,400	5	R7-425	3.44	0	0	5	R8B	4	0	0	6	0	1	0	0	0
E-450	466	15	1,710	4,608	5	R7-426	3.44	0	0	5	R8B	4	0	0	7	0	2	0	0	0
E-451	466	20	2,043	6,129	6	R7-427	3.44	0	0	6	R8B	4	0	0	8	0	2	0	0	0
E-452	467	16	2,130	5,500	4	R7-428	3.44	0	0	4	R8B	4	0	0	6	0	2	0	0	0
E-453	467	17	2,272	6,560	10	R7-429	3.44	0	0	10	R8B	4	0	0	10	0	0	0	0	0
E-454	467	18	2,308	5,958	5	R7-430	3.44	0	0	5	R8B	4	0	0	8	0	3	0	0	0
E-455	467	20	2,485	5,226	23	R7-431	3.44	0	0	23	R8B	4	0	0	26	0	3	0	0	0
E-456	467	46	2,550	7,996	5	R7-432	3.44	0	0	5	R8B	4	0	0	7	0	2	0	0	0
E-457	467	48	2,550	5,332	19	R7-433	3.44	0	0	19	R8B	4	0	0	24	0	5	0	0	0
E-458	467	49	2,550	6,830	8	R7-434	3.44	0	0	8	R8B	4	0	0	11	0	3	0	0	0
E-459	467	50	3,400	7,480	20	R7-435	3.44	0	0	20	R8B	4	0	0	22	0	2	0	0	0
E-460	468	35	2,823	10,008	19	R7-436	3.44	0	0	19	R7A	4	0	0	19	0	0	0	0	0
E-461	468	36	2,879	7,682	0	R7-437	3.44	0	0	0	R7A	4	7,682	0	0	0	0	0	0	0
E-462	468	37	2,750	8,975	8	R7-438	3.44	0	0	8	R7A	4	1,500	0	8	0	0	0	0	0
E-463	468	44	2,530	8,240	20	R7-439	3.44	0	0	20	R8B	4	0	0	20	0	0	0	0	0
E-464	468	48	2,581	6,024	16	R7-440	3.44	0	0	16	R8B	4	0	0	19	0	3	0	0	0
E-465	468	49	2,581	6,000	9	R7-441	3.44	0	0	9	R8B	4	0	0	12	0	3	0	0	0
E-466	468	50	2,581	6,000	5	R7-442	3.44	0	0	5	R8B	4	0	0	8	0	3	0	0	0
E-467	468	51	2,581	7,530	13	R7-443	3.44	0	0	13	R8B	4	0	0	16	0	3	0	0	0



Proposed Rezoning Area Boundary

Projected Enlargements

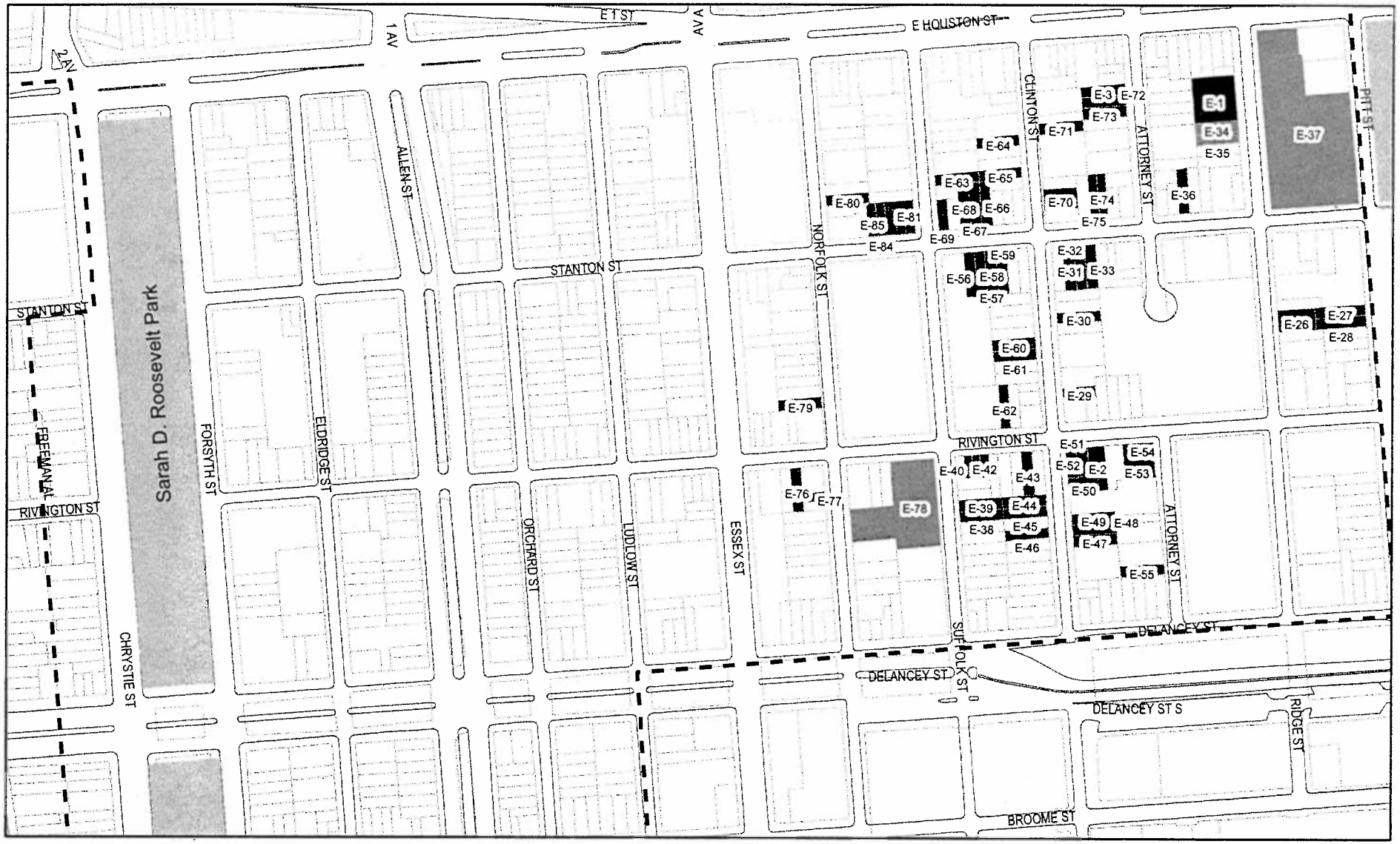
Potential Enlargements

East Village/Lower East Side Rezoning

DEPARTMENT OF CITY PLANNING New York City

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

Figure 6A
Enlargements



Proposed Rezoning Boundary

Projected Enlargements

Potential Enlargements

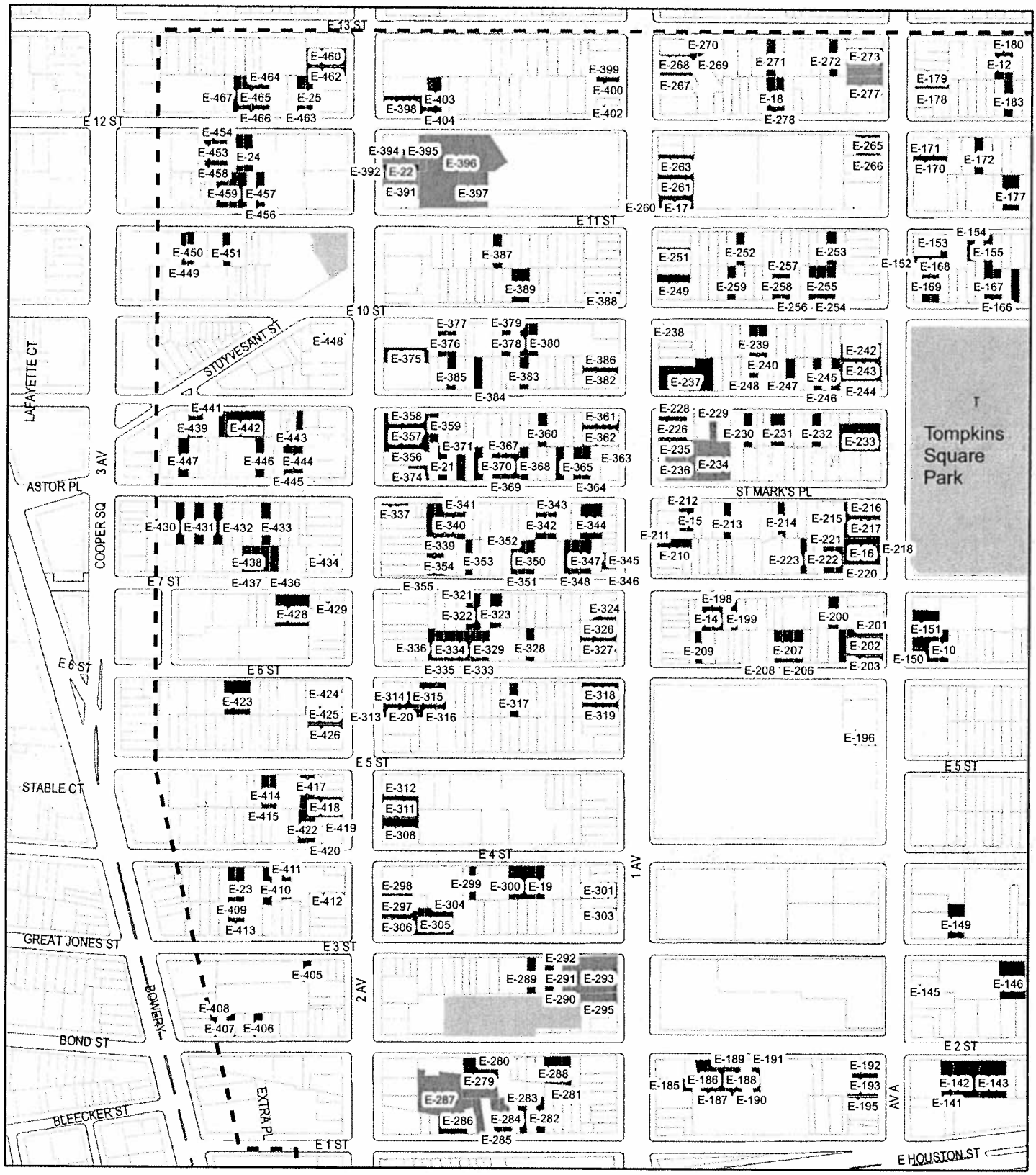
East Village/Lower East Side Rezoning

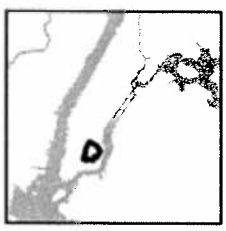
Figure 6B

DEPARTMENT OF CITY PLANNING New York City

Enlargments in Area South of Houston Street

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





Proposed Rezoning Boundary

Projected Enlargements

Potential Enlargements

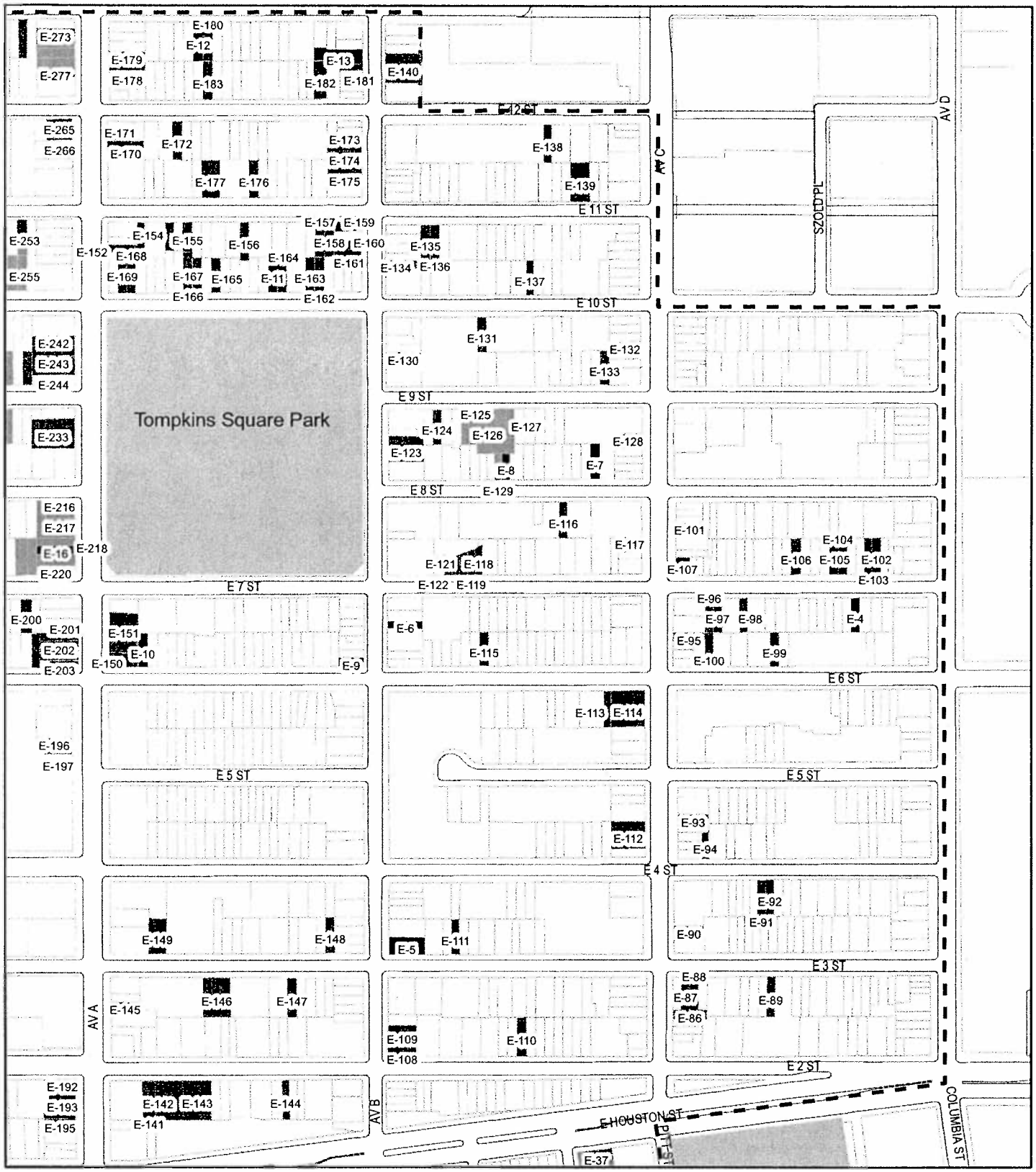
East Village/Lower East Side Rezoning

Figure 6C

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

DEPARTMENT OF CITY PLANNING New York City

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



Proposed Rezoning Boundary

Projected Enlargements

Potential Enlargements

East Village/Lower East Side Rezoning

Figure 6D

DEPARTMENT OF CITY PLANNING New York City

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

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

- Selected sites under ownership of the Roman Catholic Church. In the past year, the Roman Catholic Archdiocese of New York has closed, or signaled its intentions to close, a number of church, school and/or accessory parking sites throughout the City. Some of these properties within the study area could provide sites for new construction, redevelopment or conversion to residential uses.

- Board of Standards and Appeals (BSA) applications granted in the proposed action area. For analysis purposes, it is assumed that residential development of these sites would proceed as-of-right under the proposed action.

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

- The sites of schools (public and private). All schools that meet the development criteria are built to near half the permitted FAR under the current zoning designation. They have not been rebuilt or expanded despite the ability to do so, and it is unlikely that the increment of additional FAR permitted under the proposed zoning would induce redevelopment or expansion of these substantial community structures.

- The Municipal parking structure on block 410, bounded by Rivington, Delancey, Ludlow and Essex Streets; and the Municipal surface parking lot at the northwest corner of Eldridge and Stanton.

- Buildings with six or more residential units and that were built before 1974. These buildings are likely to be rent-stabilized and difficult to legally demolish due to tenant re-location requirements.

- Individual Landmark buildings or buildings located within an Historic District (and not calendared for designation as such by LPC).

- The sites of churches under ownership of the Roman Catholic Church (except as noted above) and other houses of worship.

- Community Garden sites.

- Condominium sites.

- Known development sites (of any size, currently under construction).

- Sites occupied by subsidized housing development and New York City Housing Authority-owned sites.

- Sites occupied by U.S. Post Office facilities.

- Sites occupied by New York Public Library facilities.

New Construction Development Site Overview

To produce a reasonable conservative estimate of future growth, the development sites resulting from new construction have been further divided into two categories: projected development sites and potential development sites. The projected development sites are considered more likely to be developed within the foreseeable future because they are larger sites or are built to a relatively

lower density. Many sites also have significant vacant areas. Potential development sites are less likely to be developed within a ten-year period because they are not as easily assembled into single ownership, have an irregular shape, are in active use, reflect a significant amount of relatively recent renovation or alteration or have some combination of these features.

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

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

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

In the Future With-Action condition, sites that would be zoned R7A or R8B with a C1-5 or C2-5 overlay, as well as those to be zoned C4-4A, would develop to the maximum allowable 4.0 FAR with retail located on a full-lot-coverage ground floor (with 0.15 FAR deducted from commercial use for residential lobbies and mechanical space). Sites proposed R7A or R8B without an overlay would be developed to the maximum 4.0 for residential uses only. Sites to be zoned R8A with a C1-5 or C2-5 overlay, as well as those to be zoned C6-2A, are assumed to develop to the maximum allowable 7.2 FAR (including the required affordable housing floor area), incorporating 0.85 FAR of commercial retail uses at the ground floor, (with 0.15 FAR deducted from commercial use for residential lobbies and mechanical space). It is estimated that sites in

the proposed R8A districts with no commercial overlay would be developed with residential use only to the maximum allowable FAR of 7.2.

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

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

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

Location	Existing Zoning	No-Action Build-out	Proposed Zoning	With-Action Build-out	Increment
Blocks from Houston Street to Grand Street, excluding frontage on Houston Street, Delancey Street & Pitt Street	C6-1	0.85 FAR Com & 2.59 FAR Res 3.44 FAR Total Selected "Hotel Sites": 6.0 FAR Com	C4-4A	0.85 FAR Com & 3.15 FAR Res	0.0 FAR Com & 0.56 FAR Res 0.56 FAR Total Selected "Hotel Sites": -5.15 FAR Com & 3.15 FAR Res -2.0 FAR Total
Houston Street, Second Avenue (Houston to East 3rd Street), Delancey Street, Chrystie Street	C6-1	0.85 FAR Com & 2.59 FAR Res 3.44 FAR Total Selected "Hotel Sites": 6.0 FAR Com	C6-2A	0.85 FAR Com & 6.35 FAR Res	0.0 FAR Com & 3.76 FAR Res 3.76 FAR Total Selected "Hotel Sites": -5.15 FAR Com & 6.35 FAR Res 1.2 FAR Total
Second Avenue, East 3rd Street to East 7th Street	C6-1	0.85 FAR Com & 2.59 FAR Res 3.44 FAR Total	R7A	4.0 FAR Res	-0.85 FAR Com & 1.41 FAR Res 0.56 FAR Total
Blocks from Delancey Street to Houston Street, between Essex Street and Pitt Street	R7-2	3.44 FAR Res	R7A	4.0 FAR Res	0.56 FAR Res
Second Avenue, First Avenue, Avenue A, Avenue B, Avenue C, Clinton Street	R7-2/C1-5 or R7-2/C2-5	0.85 FAR Com & 2.59 FAR Res	R7A/C1-5 or R7A/C2-5	0.85 FAR Com & 3.15 FAR Res	0.0 FAR Com & 0.56 FAR Res 0.56 FAR Total
Midblocks, from East 4th to East 7th Street between Avenue A & B	R7-2	3.44 FAR Res	R7B	3.0 FAR Res	-0.44 FAR Res
Midblocks, above Houston Street, excluding blocks from East 4th to East 7th Street between Avenue A and B	R7-2	3.44 FAR Res	R8B	4.0 FAR Res	0.56 FAR Res
	R7-2/C1-5 or R7-2/C2-5	0.85 FAR Com & 2.59 FAR Res	R8B/C1-5 or R8B/C2-5	0.85 FAR Com & 3.15 FAR Res	0.0 FAR Com & 0.56 FAR Res 0.56 FAR Total
Houston Street, Delancey Street, Pitt Street	R7-2	3.44 FAR Res	R8A	7.2 FAR Res	3.76 FAR Res
Houston Street, Avenue D, Delancey Street	R7-2/C1-5 or R7-2/C2-5	0.85 FAR Com & 2.59 FAR Res	R8A/C1-5 or R8A/C2-5	0.85 FAR Com & 6.35 FAR Res	0.0 FAR Com & 3.76 FAR Res 3.76 FAR Total

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

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

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

Projected Development Sites

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

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

Development Site Criteria, Enlargements

To address the possibility of building enlargements (including the expansion of rooftop or penthouse units) in the R7A and R8B districts, where maximum permitted FARs would increase slightly as a result of the proposed actions, this analysis examined a separate subset of sites with the capacity for such enlargement. Based on recent observed trends both within the rezoning area and in other, similarly-scaled areas of Manhattan, and due to the geographic size of the area being

proposed for rezoning, it is reasonable to assume projected units on sites not already determined to be development sites as described above. Criteria were developed to identify sites where enlargements could reasonably be expected to occur as a result of the proposed actions and to conservatively estimate the number of additional dwelling units that could be added through enlargements.

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

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

Summary

This reasonable worst case development scenario resulted in a total of 205 projected sites; 180 are new construction projected sites and 25 are projected enlargement sites. The Future-No-Action Condition could result in a total of 2,784,510 square feet of new and existing floor area on projected development sites housing 450,929 square feet of commercial uses and 2,541 dwelling units. The Future With-Action condition could result in a total of 3,999,974 square feet of new floor area including 376,491 square feet of commercial uses and 3,886 dwelling units. Using the incentives of the Inclusionary Housing Program, up to 343 units of the total 3,886 could be developed as affordable housing available to low-income households.

Increment

For the projected new construction development sites, the Environmental Assessment Statement assesses the possible density-related impacts (such as traffic and open space) and all possible site specific impacts (such as historic resources, hazardous materials and air quality) resulting from the increment of the proposed actions. The total increment of projected residential development for these sites is 1,345 dwelling units on 205 sites located throughout the rezoning area. With an average household size of 2.35 persons, the additional 1,345 dwelling units that would result under the Future With-Action condition would add an estimated 3,160 residents to the study area over the next ten years. Projected development sites can be expected to have 74,438 less square feet of commercial uses in the Future With-Action condition than in the Future No-Action condition.

The projected enlargement sites, which include 25 sites, and result in 23 dwelling units are included in the assessment for possible density-related impacts as well as for air quality and noise impacts.

The potential new construction development sites included in this development scenario are assessed for site specific impacts only, while the potential enlargement development sites are assessed for air quality and noise impacts only.

II. ANALYSIS

For each technical area, the *CEQR Technical Manual* defines thresholds which, if met or exceeded, require that a detailed technical analysis be undertaken. Preliminary screening analyses were conducted for the proposed action, using the guidelines presented in the *CEQR Technical Manual*, to determine whether detailed analysis of a given technical area is appropriate. These analyses are provided below and identify which areas require a more detailed analysis that will be provided in the Draft Environmental Impact Statement. (DEIS).

A. Land Use, Zoning and Public Policy

A detailed assessment of land use and zoning is appropriate if the proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. Under the *CEQR Technical Manual* guidelines, an assessment of zoning is typically performed in conjunction with a land use analysis when the action would change the zoning on the site or result in the loss of a particular use. Similarly, some assessment of public policy typically accompanies an assessment of land use.

The proposed action would be a rezoning of an area comprising all or portions of one-hundred-eleven blocks and would result in substantial changes to land use and zoning in the affected areas (Figures 2, 3 & 7). These changes are expected to be beneficial as new development would occur and underutilization of existing properties would be addressed. Therefore, a detailed assessment of land use, zoning and public policy will be presented in the EIS as described in the Draft Scope of Work.

B. Socioeconomic Conditions

A socioeconomic assessment may be necessary if the action is expected to create substantial socioeconomic changes within the area that would not be expected to occur in the absence of the action. Such socioeconomic changes include direct displacement of residential population, businesses, or employees; a new development that is markedly different from existing uses and activities within the neighborhood; an adverse effect on conditions in the real estate market in the area; or an adverse effect on socioeconomic conditions in a specific industry. According to in the *CEQR Technical Manual*, a residential development of 200 units or less, or a commercial development of 200,000 square feet or less would typically not result in socioeconomic impacts, unless it generates socioeconomic conditions that are very different from prevailing conditions.

As discussed above in the introduction, the proposed action would result in the replacement and conversion of existing buildings and parking lots on 208 projected development sites throughout the rezoning area with new development. With the rezoning, the area would experience considerable new residential development and a decrease in commercial floor area. Specifically, the area is expected to experience an increase of 1,345 dwelling units and a decrease of 48,072 square feet of commercial space. As the proposed action would result in substantial socioeconomic changes, a more detailed assessment of the potential for impacts is warranted, as discussed in the Draft Scope of Work for an EIS.

C. Community Facilities and Services

The need for analysis of community facilities can be triggered by potential direct or indirect effects of a proposed project. Direct effects occur if a project would "physically alter a community facility, whether by displacement or other physical change." Indirect effects occur if a project would add population to an area which may potentially affect service delivery. According to guidelines established in the *CEQR Technical Manual*, such potential generally exists when a project either physically displaces or alters a community facility, or adds 100 or more residential units to an area, thereby indirectly affecting service delivery.

The proposed rezoning action would not have any direct physical effects on any community facilities. However, the proposed action would induce new development which could affect elementary and middle schools. The CEQR threshold for detailed analysis of schools is an action anticipated to generate 50 or more elementary/middle school students or 150 high school students. The screening threshold is higher for high school students as high school level students can elect to attend schools other than their neighborhood high schools.

In addition, based on the screening criteria established in the *CEQR Technical Manual*, the proposed action would result in an increase more than 5 percent in the number of dwelling units per library branch in the borough of Manhattan.

The Draft Scope of Work provides a description of the tasks required for these community facilities detailed analysis of elementary and middle schools and libraries to be represented in the EIS.

D. Open Space

Open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play or sport, or land set aside for the protection and/or enhancement of the natural environment. An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed project would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to the guidelines established in the *CEQR Technical Manual*, a project that would add fewer than 200 residents or 500 employees, or a similar number of other users to an area, is typically no considered to have indirect effects on open space.

Pursuant to the open space thresholds identified in the *CEQR Technical Manual*, an assessment of the proposed action's potential to affect open space and recreational facilities is required. The proposed action would result in a substantial number of new residents thereby requiring further assessment based on the *CEQR Technical Manual*'s city-wide average of 1.5 acres of parkland per 1,000 residents, and DCP's goal of 2.5 acres per 1,000 square feet for large-scale plans and proposals (2.0 for active and 0.5 for passive). A detailed analysis of open space will be presented in the EIS, as described in the Draft Scope of Work.

E. Shadows

Generally, shadow impacts occur if an action would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent sunlight. The proposed action would permit development of buildings of greater than 50 feet in height and therefore has the potential to result in shadow impacts on light-sensitive uses in the areas to be rezoned, such as historic resources or public open spaces. As discussed in the Draft Scope of Work, a detailed assessment will be provided in the EIS to determine whether the action would result in shadow impacts.

F. Historic Resources

An assessment of architectural and archeological resources is usually needed for projects that are located adjacent to historic or landmark structures, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. Several landmark structures are located within the rezoning area. Additionally since in-ground disturbance is likely as a result of this project, a Phase 1A Archaeological Assessment will be prepared for this project and contact will be made with LPC to assess the potential for archaeological resources located at the projected and potential development sites. An analysis will be conducted in the EIS to ascertain the potential for the proposed action to affect significant historic resources, if any.

G. Urban Design/Visual Resources

An analysis of urban design and visual resources is appropriate if a proposed project would: a) result in buildings that have substantially different height, bulk, form, setback , size, scale, use, or arrangement than exists in and area; b) change in block form, demap an active street, or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity, or street space elements; or c) would result in above-ground development in an area that included significant visual resources.

A detailed screening analysis will be presented in the EIS identifying whether the proposed action would result in significant impacts to urban design and visual resources, and if warranted more detailed analysis will be provided.

H. Neighborhood Character

According to the *CEQR Technical Manual*, an assessment of neighborhood character may be appropriate if the proposed project impacts land uses, urban design, visual resources, historic resources, socioeconomic conditions, traffic, or noise within the neighborhood.

The proposed action has the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, traffic and noise levels, and urban design features. A detailed assessment will be presented in the EIS identifying whether the proposed action would result in significant impacts on neighborhood character.

I. Natural Resources

As stated in the *CEQR Technical Manual*, a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and build structures used by wildlife. An assessment of natural resources is appropriate if a natural resources exists on or near the site of the proposed action, or if an action involves disturbance of that resource. A detailed screening analysis will be presented in the EIS identifying whether the proposed action would result in significant impacts to natural resources, and if warranted, detailed analysis will be provided.

J. Hazardous Materials

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site; and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

A detailed hazardous materials assessment will be presented in the EIS. As a result of the analysis, the proposed action may be modified to include (E) designations for hazardous materials to ensure that the action would not result in adverse impacts.

K. Waterfront Revitalization Program

A small portion of the proposed rezoning area is located within the Waterfront Coastal Boundary. Therefore, an evaluation for consistency with the policies of the WRP will be performed in the EIS.

L. Infrastructure

For CEQR, the City's infrastructure comprises the physical systems supporting its population, including water supply, wastewater treatment and storm water management. Other infrastructure components are addressed separately under CEQR. Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore only very large developments or actions having exceptionally large water demands (e.g., more than 1 million gallons per ay) would warrant a detailed water supply assessment. Similarly, only unusual actions with very large flows could have potential impacts on wastewater treatment. The proposed action would induce new development which could place additional demands on infrastructure due to increased demand for services and the additional volume of sewage produced. A detailed screening analysis will be presented in the EIS identifying whether the proposed action has the potential to result in significant impacts and, if warranted, detailed analysis will be provided.

M. Solid Waste and Sanitation Services

The *CEQR Technical Manual*, states that actions involving construction of housing or other development generally do not require evaluation of solid waste impacts unless they are unusually large. A generation rate of less than 10,000 pounds per week is not considered large. The proposed action would induce new development that would require sanitation services. Accordingly, a detailed assessment will be provided in the EIS to determine whether the proposed action would result in impacts on solid waste and sanitation services.

N. Energy

Detailed assessments of energy impacts are limited to actions that could significantly affect energy transmission or generation, or that would generate substantial indirect energy consumption. Due to the added floor area as a result of the proposed action, additional residents, businesses, and other new uses would increase energy demand in the rezoning area. Therefore, the proposed action may result in a significant increase in the amount of energy consumed and a screening analysis will be provided in the EIS to determine if a detailed analysis is warranted.

O. Traffic and Parking

The objective of traffic and parking analysis is to determine whether a proposed action is expected to have a significantly impact on street and roadway conditions or on parking facilities. This includes the sufficiency of street and highway elements to adequately process the proposed action's expected traffic flow and operating condition changes, and the effect of the proposed action on parking resources in the area.

According to the *CEQR Technical Manual*, a preliminary trip generation analysis for a project will generally be appropriate to determine the volume of vehicular trips expected during the peak hours. In most areas of the city, including the project area, if the proposed action is projected to result in fewer than 50 peak hour trip ends, traffic impacts would be unlikely and therefore further traffic analysis would not be necessary. The Draft Scope of Work includes a preliminary trip generation forecast for the proposed action's incremental development on the 208 projected development sites. An analysis of traffic and parking conditions will be provided in the EIS.

P. Transit and Pedestrians

The objective of transit and pedestrian analysis is to determine whether a proposed action would have a significant impact on public transportation facilities and services and on pedestrian flows. According to the general thresholds used by the Metropolitan Transportation Authority specified in the *CEQR Technical Manual*, detailed transit analyses are not required if the proposed project is expected to result in les than 200 peak hour rail or bus transit riders, because a proposed development that generates such a low number of transit riders is unlikely to create a significant impact on the current transit facilities. An analysis of traffic and parking conditions will be provided in the EIS.

Q. Air Quality

The proposed action may result in potentially significant adverse impact on stationary and mobile sources air quality due to the increased demand for heating, ventilation and air conditioning (HVAC) and the increases associated with the additional vehicular traffic introduced by the anticipated new development. Therefore, an analysis of air quality will be provided in the EIS.

R. Noise

Pursuant to the *CEQR Technical Manual*, the possible noise effects associated with the proposed action must be reviewed. The assessment focuses on: a) the potential for project-generated vehicles to affect sensitive uses in the area; and b) the potential for high ambient noise levels from both mobile and stationary noise sources to affect new sensitive uses introduced by the proposed action. The new residential uses induced by the proposed action would be sensitive new uses.

The proposed action would result in the placement of new residential uses at sites in the vicinity of potential stationary and mobile noise sources. Therefore, a detailed analysis of noise conditions for the new sites will be presented in the EIS.

S. Construction Impacts

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of architectural resources, community noise patterns, and air quality conditions. As it is anticipated that the projected development sites would undergo construction over a 10-year duration (build year 2017), an analysis of the potential for construction impacts will be provided in the EIS.

T. Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. May public health concerns are closely related to air quality, hazardous materials, construction and natural resources. A public health assessment may be warranted if a project results in: a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impact; b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might

affect ground water to be used as a source of drinking water; c) solid waste management practices that could attract vermin and result in an increase in pest populations; d) potentially significant adverse impacts to sensitive receptors from noise and odors; or e) vapor infiltration from contaminants within a building or underlying solid that may result in significant adverse hazardous materials or air quality impacts.

As noted above, the project area has a history of industrial use, which creates the potential for human exposure to hazardous materials during construction. In addition, the construction period has the potential to add dust, inhalable particulates, noise and odors to the immediate environment which can adversely affect public health. Therefore, the proposed action has the potential to create significant adverse impacts on public health and an analysis will be provided in the EIS.