CPC

TECHNICAL MEMORANDUM

Analysis of the Proposed Modifications to the Jamaica Plan Affordable Housing Alternative Zoning Map and Text Amendment Applications (C 070314 (A) ZMQ and N 070315 (A) ZRQ)

July 11, 2007

The Final Environmental Impact Statement (FEIS) for the Jamaica Plan was certified as complete by the lead agency on June 29, 2007. The City Planning Commission (CPC) is considering selecting the Affordable Housing Alternative (AHA), which is analyzed in Chapter 23, "Alternatives," of the FEIS. The Affordable Housing Alternative is reflected in ULURP application Nos. C 070314 (A) ZMQ and N 070315 (A) ZRQ. The CPC is also considering modifications to the Affordable Housing Alternative analyzed in the FEIS. The purpose of this technical memorandum is to examine these potential changes to the Affordable Housing Alternative for the purposes of determining if they could result in significant adverse environmental impacts not already identified in the FEIS with respect to this alternative. As described in detail below, this technical memorandum concludes that the proposed modifications would not result in any new or increased significant adverse environmental impacts not already identified in the FEIS for this alternative. Attachments to this technical memorandum include the following: A) Proposed Zoning Text Amendment with CPC Modifications, B) Reasonable Worst Case Development Scenario (RWCDS), and C) Proposed (E) Designations.

I. DESCRIPTION OF MODIFICATIONS

Modifications to Zoning Map Amendment (C 070314 (A) ZMQ)

The CPC modifications to the Affordable Housing Alternative, as shown on Figures 1 and 2, include reducing the proposed densities along portions of Hillside Avenue, Jamaica Avenue, Liberty Avenue, and Merrick Boulevard.

Hillside Avenue

The CPC modifications include mapping an R6A district instead of R7A zoning along Hillside Avenue east of Midland Parkway/181st Street to 191st Street, and an R7A district instead of R7X zoning west of Midland Parkway/181st Street to 175th Street and Edgerton Boulevard. The proposed R6A and R7A districts would provide an improved transition in density and scale at the eastern end of the Hillside Avenue corridor where they would be adjacent to areas developed primarily with one- and two-family houses. These proposed zones would still allow new apartment buildings that would reinforce the existing context of 6- to 8-story multi-family buildings found in this portion of Hillside Avenue.

Under the CPC modifications, the R6A district east of Midland Parkway/181st Street would have a maximum FAR of 3.0 and a maximum building height of 70 feet. The Inclusionary Housing program would not be available in this zone. The AHA included R7A zoning for this portion of Hillside Avenue with a maximum FAR of 4.6 with Inclusionary Housing and a maximum building height of 80 feet. The eight projected development sites in the R6A area would produce 274 residential units, whereas under the AHA these sites produced 481 units, 96 of which would be affordable housing. Under the CPC modifications, one potential site, 600-V, would no longer meet the criteria as a development site, due to the lower density permitted in the R6A district.

Under the CPC modifications, the proposed R7A district west of Midland Parkway/181st Street would have a maximum FAR of 4.6 under the Inclusionary Housing program and a maximum building height of 80 feet. The AHA included an R7X district for this portion of Hillside Avenue, with a maximum FAR of 5.0 and a maximum building height of 125 feet. The R7A area would include 3 projected sites which would produce 253 residential units, of which 51 would be affordable, whereas under the AHA these sites produced 282 projected units, 57 of which would be affordable housing.

Under the CPC modifications, a total of 1,307 residential units, of which 207 would be affordable housing units, are projected to be generated though the redevelopment of sites on Hillside Avenue, compared to 1,545 residential units, with308 affordable units under the Affordable Housing Alternative.

Jamaica Avenue

The CPC modifications would map an R5D district instead of R6A zoning along Jamaica Avenue east of 181st Street. The proposed R5D zone would provide an improved transition at the eastern end of Jamaica Avenue, which is developed primarily with one- and two-story commercial and mixed-use buildings. The R5D district would have a maximum FAR of 2.0 and a maximum building height of 40 feet. The AHA included R6A zoning for this portion of Jamaica Avenue, with a maximum FAR of 3.0 and a maximum building height of 70 feet. The R5D zone includes the same two projected sites asunder the AHA, but would produce 23 residential units, rather than the 44 units projected under the AHA. Under the CPC modifications two potential sites, 596-E and 597-E, would no longer meet the criteria as development sites, due to the lower density permitted in the R5D district.

Liberty Avenue

The CPC modifications would map an R5B district instead of R6A zoning along Liberty Avenue east of 168th Place. The proposed R5B district would provide an improved transition at the eastern end of Liberty Avenue, which is developed primarily with one- and two-story residential and mixed-use buildings. The R5B zone would have a maximum FAR of 1.35 and a maximum building height of 33 feet. The AHA included R6A zoning for this portion of Liberty Avenue, with a maximum FAR of 3.0 and a maximum height of 70 feet. The proposed R5B zone includes the same 6 projected sites as under the AHA, but would produce 19 residential units, rather than the 82 units projected under the AHA, due to the lower density permitted in the R5B district.

Merrick Boulevard

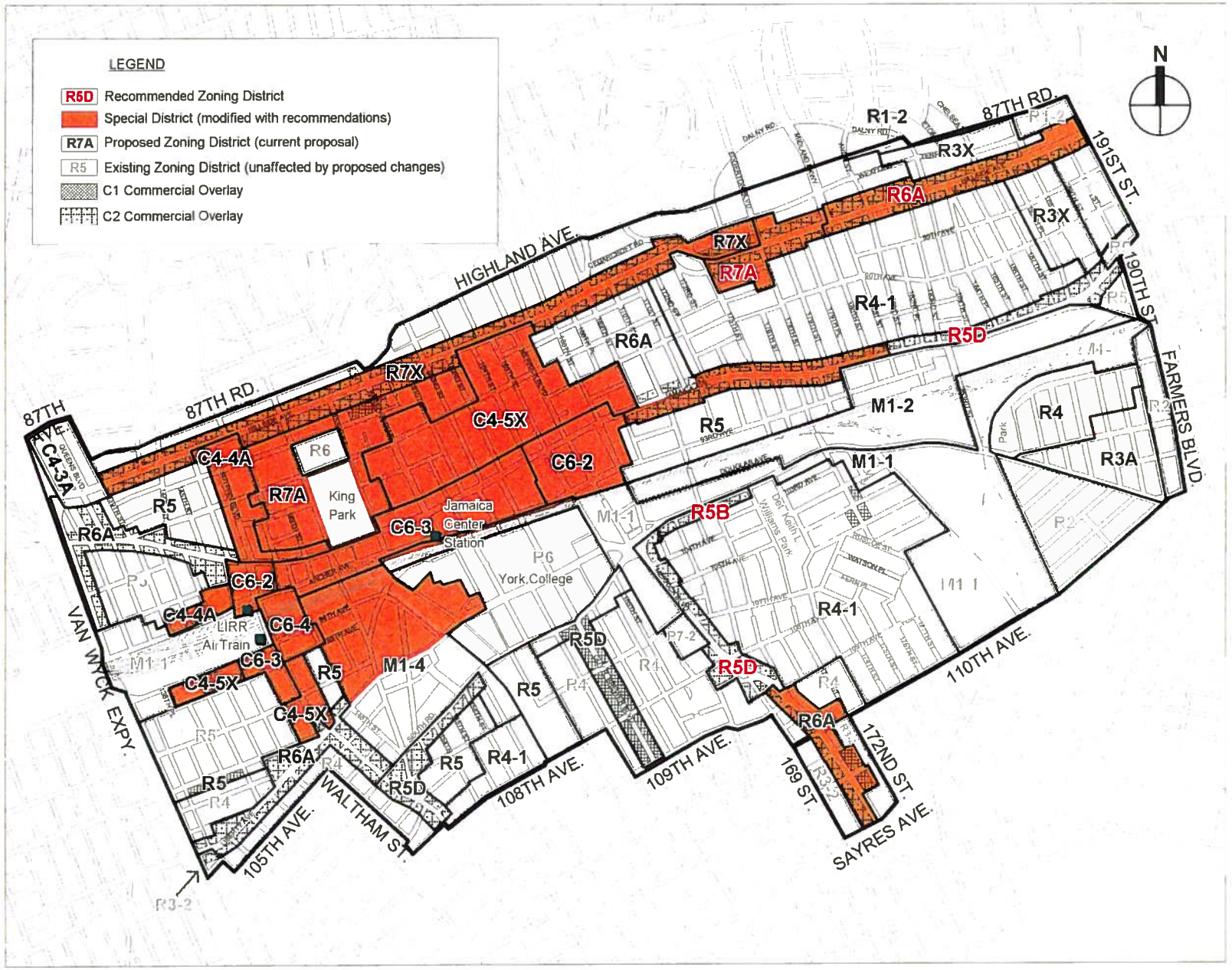
The CPC modifications would map an R5D district instead of R6A zoning along Merrick Boulevard between Liberty and 109th Avenues. The R5D district, with its maximum FAR of 2.0 and maximum building height of 40 feet, would provide an improved transition to areas developed primarily with one- and two-family houses adjacent to this section of the boulevard. The portion of Merrick Boulevard below 109th Avenue would not be affected by the CPC modifications.

The AHA included R6A zoning for this portion of Merrick Boulevard, with a maximum FAR of 3.0 and a maximum height of 70 feet. The R5D zone includes the same 8 projected sites as under the AHA, but would produce 75 residential units, rather than the 143 units projected under the AHA. Under the CPC modifications one potential site, 557-R, would no longer meet the criteria as a development site due to the lower density permitted in the R5D district.

Special District Boundaries

The extent of the proposed Special Downtown Jamaica District (SDJD) would be reduced under the CPC modifications to exclude locations on Jamaica Avenue east of 181st Street and Merrick Boulevard between Liberty and 109th Avenues where the CPC would modify the proposed zoning to R5D, as well as Liberty Avenue east of 168th Place where the CPC would modify the proposed zoning to R5B. The special regulations of the Downtown Jamaica district are not necessary to supplement the regulations of

7.5.07

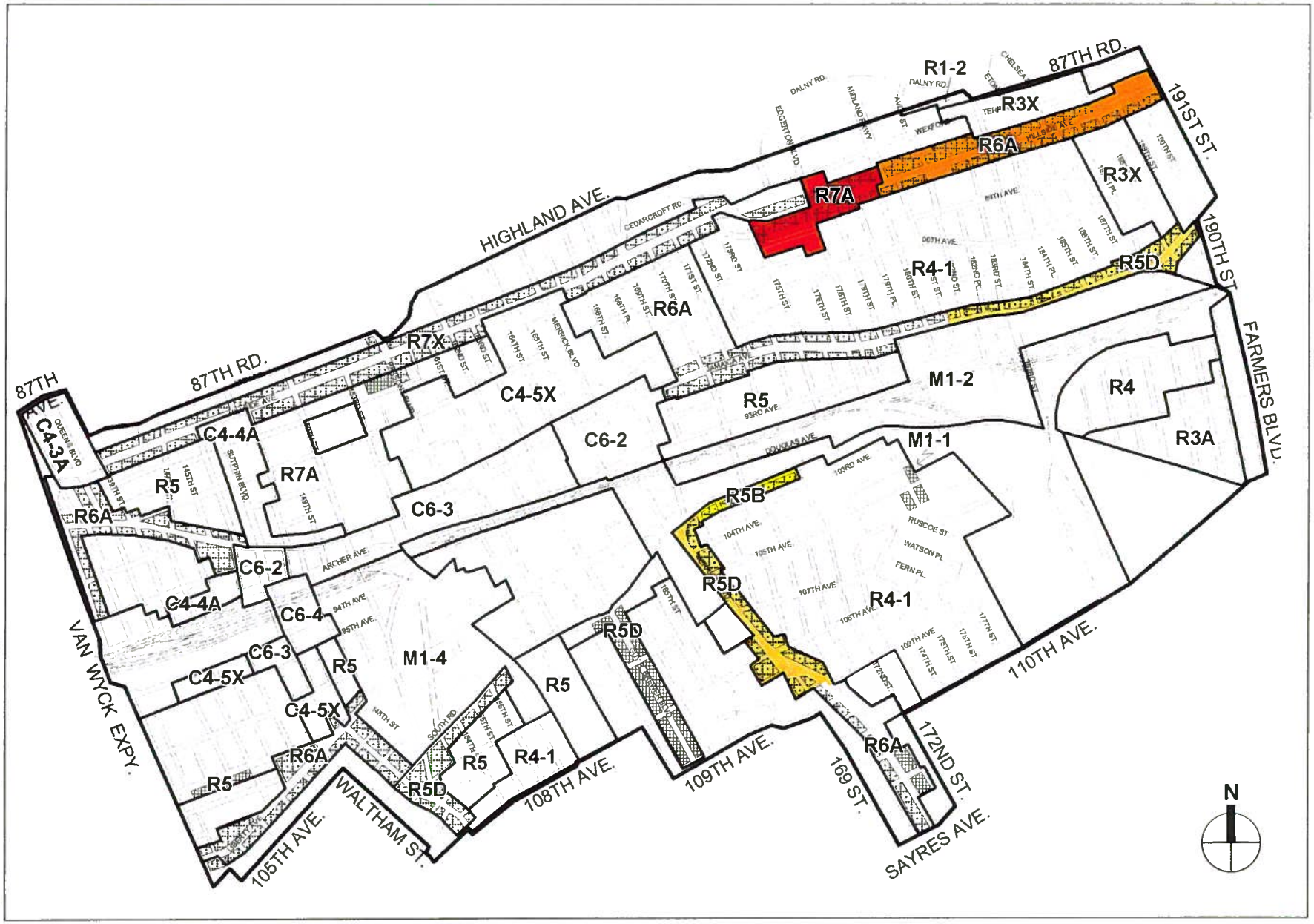


Proposed Zoning Under Affordable Housing Alternative with CPC Modifications

Jamaica Plan

Figure 1

7.5.07



SOURCE: NYC Department of City Planning - Queens Office, June/2007

CPC Modifications to Affordable Housing Alternative

Jamaica Plan

Figure 2

these zones which have lower densities and building heights than the underlying zones in the Special Downtown Jamaica District.

Changes to Proposed (E) Designations

Under the CPC modifications, (E) designations would no longer be proposed for potential development sites 596-E, 597-E, 557-R, and 600-V, since these would not qualify as development sites under the CPC modifications.

Modifications to Zoning Text Amendment (N 070315 (A) ZRQ)

The modifications under consideration by the CPC would change the proposed text amendment in the following ways:

- A modification of the Zoning Resolution to establish Section 11-273 (Enlargement of certain non-conforming uses in an R5 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in the Borough of Queens, after [effective date of amendment]) to allow a concrete manufacturer located at 95-11 147th Place to expand business operations on the block bounded by 95th Avenue, 147th Place, 97th Avenue and 148th Street within a ten-year period following the rezoning. Under the FEIS, this property was analyzed as a projected development site producing 22 units pursuant to a rezoning from M1-1 to R5 under both the proposed actions and the Affordable Housing Alternative. As a result of the rezoning, the concrete manufacturing facility would become a non-conforming use and would, therefore, not be permitted to expand current operations. In response to comments received during the public review process (see Chapter 27 of the FEIS, "Response to Comments on the DEIS," Comment 34), the proposed modification would allow the facility to expand under the existing M1-1 zoning regulations within ten years after the effective date of the rezoning.
- A modification of the proposed Special Downtown Jamaica District (SDJD) text to establish Section 115-16 (Modification of Article V, Chapter 2) to preclude industrial air emission sources in the directly affected area, currently zoned C8-1, from converting from Use Group 16 to Use Group 17 uses. This modification would preclude the potential for additional industrial source air emissions resulting from conversion of operations.
- A modification of the Zoning Resolution to establish Section 11-151 (Special Requirements for properties in the Borough of Queens), which would apply special development criteria to areas identified on the zoning map and within the boundaries specified in the text. These areas include projected and potential development sites, which were proposed to receive (E) designations due to industrial source emission under the proposed actions and the Affordable Housing Alternative, as described in the FEIS. Under the terms of the proposed (E) designations of both the proposed actions and the Affordable Housing Alternative, development, enlargement or change of use on these development sites would have required inoperable windows and no air intakes, which would have effectively prohibited such development, enlargement or change of use. Under this modification, the (E) designations would be eliminated, and development would continue to be allowed pursuant to existing zoning until the industrial air emission source is eliminated or otherwise addressed, at which point the Chairperson of the CPC, in consultation with the NYC Department of Environmental Protection, would certify to the Department of Buildings that development could occur pursuant to the rezoning. This modification would allow for greater flexibility in the development of the directly affected properties.
- A modification to paragraph (b)(5) of Section 115-222 (Street wall location) of the proposed SDJD text, to clarify the streetwall location requirements along Archer Avenue between 147th Place and Sutphin Boulevard. The modified text amendment specifies a dimension from the streetline where a new development must locate a streetwall. This modification allows development that is consistent with a Public Place proposed as part of the Station Plaza project,

which is a separate transit improvement project that was analyzed as a background condition in the No Build Scenario of the FEIS.

See Attachment A for the proposed modifications to the text amendment, described above.

II. CHANGES TO THE REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

As shown below in Table 1, the CPC modifications would result in changes to the Reasonable Worst Case Development Scenario (RWCDS). With the CPC modifications, the incremental development between the Future Without the Proposed Actions and Future With the Proposed Actions would be an increase of 3,448 dwelling units, 3,107,714 square feet of commercial space, and 232,880 square feet of community facility space and a decrease of 379,752 square feet of industrial space. Of the incremental increase of 3,448 dwelling units, 792 of these are projected to be affordable to low- and moderate-income households. Compared to the Affordable Housing Alternative, the CPC modifications would result in an increment of 387 fewer dwelling units and 12,300 fewer square feet of community facility use, while the incremental changes in commercial and industrial floor area would remain the same.

Table 1
Comparison of Incremental Development Under Affordable Housing Alternative and the CPC Modifications

	Proposed Actions	Affordable Housing Alternative (FEIS)	CPC Modifications to Affordable Housing Alt.	Difference in Increment for Affordable Housing Alt.
Commercial SF	3,107,714	3,107,714	3,107,714	--
Industrial SF	-379,752	-379,752	-379,752	--
Community Facility SF	245,180	245,180	232,880	-12,300
Dwelling Units	3,565	3,835	3,448	-387
Sources: NYCDCP, July 2007				

The RWCDS for projected and potential development sites is shown in detail in Attachment B. With the CPC modifications, four sites identified as potential development sites under the Affordable Housing Alternative and the proposed actions would be removed from the RWCDS: 596-E, 597-E, 557-R, and 600-V. The reduction in total numbers occurs because of lowered density on previously identified development sites; no new development sites would result from the zoning map modifications. The modifications to the text amendment under consideration by the CPC, described above, would not change the RWCDS for the proposed actions or the Affordable Housing Alternative.

III. POTENTIAL FOR SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS FROM THE PROPOSED CHANGES TO THE AFFORDABLE HOUSING ALTERNATIVE

A. Land Use, Zoning and Public Policy

As described above, the proposed modifications would map zoning districts of lower density than those included in the Affordable Housing Alternative along portions of Hillside Avenue, Jamaica Avenue, Liberty Avenue, and Merrick Boulevard. The proposed districts, as modified by the CPC, would provide appropriate transitions between these corridors and neighboring lower-density neighborhoods.

The proposed modifications to the text amendment, which would not result in any changes to the RWCDS for the proposed actions or the Affordable Housing Alternative, would not result in any impacts to land use, zoning, or public policy. The text modifications would generally provide additional

guidelines for the redevelopment of the directly affected properties consistent with the goals and objectives of the Jamaica Plan. They would also allow an existing business to preserve expansion opportunities under existing zoning.

With the proposed modifications, the Affordable Housing Alternative would continue to support the project's goals of creating new economic growth and housing through mixed-use, transit-oriented development in Downtown Jamaica and creating a vibrant center of office, retail, entertainment, residential, and community facility uses. Although the number of affordable units projected with the modifications would be slightly reduced (792 as compared to 894 under the Affordable Housing Alternative as analyzed in the FEIS), the modifications would continue to support the goal of creating new affordable housing. Therefore the proposed modifications, like the AHA, would not result in significant adverse impacts on land use, zoning, or public policy.

B. Socioeconomic conditions

Compared to the AHA, the CPC modifications would result in fewer dwelling units, and a slight reduction in affordable dwelling units. Nonetheless, the significant adverse impact with respect to indirect residential displacement would be generally the same. The Inclusionary Housing bonus under the CPC modifications would partially mitigate the proposed actions' significant adverse impact with respect to indirect residential displacement by providing approximately 792 low- to moderate-income housing units (as compared to 894 low- to moderate-income housing units under the Affordable Housing Alternative analyzed in the FEIS).

With the CPC modifications, the amount of direct business and residential displacement would be the same as analyzed in the FEIS. As under the Affordable Housing Alternative analyzed in the FEIS, the CPC modifications would not result in any significant adverse impacts with respect to direct residential displacement, direct business displacement, or indirect business displacement, and there would be no significant adverse impacts on specific industries. The CPC modifications with respect to the non-conforming ready-mix concrete business and existing Use Group 16 businesses would not alter the conclusions of the analysis of specific industries. Overall, the proposed modifications would not result in any significant adverse socioeconomic impacts not identified in the FEIS.

C. Community Facilities

PUBLIC SCHOOLS

With the proposed CPC modifications, the significant adverse impact on public elementary schools in the ½-mile study area as disclosed in the FEIS for the Affordable Housing Alternative would not occur. The CPC modifications would result in 285 fewer market-rate units and 102 fewer affordable units than the Affordable Housing Alternative analyzed in the FEIS. Projected development resulting from the CPC modifications would introduce 594 elementary school students (67 fewer than the 661 new elementary school students under the Affordable Housing Alternative analyzed in the FEIS). Therefore, with the proposed modifications, the collective utilization level of the public elementary schools in the ½-mile study area would increase from 97.7 percent in the Future Without the Proposed Actions condition to 102.5 percent in the Future With the Proposed Actions condition, an increase of less than 5 percent (as compared to an increase of 5.2 percent under the Affordable Housing Alternative analyzed in the FEIS). With the CPC modifications, total enrollment in the elementary schools in the ½-mile study area would be 12,776, with a shortage of 310 seats. As the utilization level would increase by less than 5 percent, this would not be considered a significant adverse impact.

As with the Affordable Housing Alternative analyzed in the FEIS, the CPC modifications would not result in significant adverse impacts on public middle or high schools. Overall, with the CPC modifications, there would be no significant adverse impact on public schools.

LIBRARIES

The number of dwelling units and therefore the number of new residents would be reduced with the CPC modifications. Therefore, as under the Affordable Housing Alternative analyzed in the FEIS, under the modifications there would be no significant adverse impact on public libraries.

DAY CARE

With the CPC modifications, the significant adverse impact on publicly funded day care facilities would remain, though the shortage in day care slots would be reduced. The number of affordable dwelling units that would occur with the CPC modifications would be reduced from 894 to 792, and therefore the number of children eligible for publicly funded day care would be fewer than under the Affordable Housing Alternative analyzed in the FEIS. With the CPC modifications, the Affordable Housing Alternative would introduce approximately 143 children eligible for publicly funded day care, as compared to 161 children in the alternative as analyzed in the FEIS. With the modifications, there would be a net shortage of 222 day care slots (as compared to a shortage of 240 slots under the Affordable Housing Alternative analyzed in the FEIS). Therefore, the CPC modifications, like the Affordable Housing Alternative, would result in a significant adverse impact on publicly funded day care facilities, although at a slightly reduced level.

HEALTH CARE

The number of affordable dwelling units that would occur with the CPC modifications would be slightly reduced. As under the Affordable Housing Alternative analyzed in the FEIS, under the modifications there would be no significant adverse impact on health care facilities.

POLICE AND FIRE PROTECTION SERVICES

The residential and community facility development that would occur with the CPC modifications would be slightly reduced. As under the Affordable Housing Alternative analyzed in the FEIS, under the modifications there would be no significant adverse impact on police and fire protection services.

D. Open Space

With the CPC modifications, the Affordable Housing Alternative would continue to have the potential to result in a significant adverse impact on passive open spaces (residents and non-residents) in the non-residential study area and on passive open space ratios for the combined (total) non-residential and residential populations in the residential study area. These impacts would be smaller with the proposed modifications due to the reduced number of residents and workers that would be introduced by new development in the area.

The reduced number of dwelling units and community facility space would result in approximately 1,219 fewer residents (a reduction of approximately 7 percent) and 12 fewer employees with the CPC modifications compared to the Affordable Housing Alternative analyzed in the FEIS. Within the non-residential study area, the passive open space ratio for workers would decline 14.8 percent and the passive open space ratio for the total population would decline by 9.2 percent (compared to 15.0 and 9.9 percent, respectively, in the Affordable Housing Alternative analyzed in the FEIS). Within the residential study area, the passive open space ratio for the combined (total) non-residential and residential populations would decline by 7.1 percent (compared to 7.4 percent in the Affordable Housing Alternative analyzed in the FEIS). Therefore, the significant open space impacts identified in the FEIS would remain, but there would be no new significant adverse impacts beyond those disclosed in the FEIS.

E. Shadows

With the CPC modifications, the significant adverse shadow impacts on the Atlantic Avenue Extension Park and Grace Episcopal Church identified in the FEIS would remain. The development on the sites that would cast shadows on these open space and historic resources would be the same as under the

Affordable Housing Alternative analyzed in the FEIS, and therefore the extent of the shadow impacts would be the same. No additional significant adverse shadow impacts beyond those identified in the FEIS would occur as a result of the CPC modifications.

F. Historic Resources

With the CPC modifications, the potential significant adverse impacts on historic resources would be the same as those disclosed in the FEIS (including potential significant adverse impacts on archaeological resources on four potential development sites, the potential for architectural historic resources to experience accidental damage from adjacent construction, and the significant adverse shadow impact on Grace Episcopal Church). The projected development sites would be the same and four potential development sites (596-E, 597-E, 557-R, 600-V) would be removed from the RWCDS. These four sites do not contain architectural or archaeological resources, nor are they adjacent to architectural resources that could be damaged during construction. The CPC modifications would therefore not result in any new significant adverse impacts to historic resources beyond those disclosed in the FEIS.

G. Urban Design and Visual Resources

The CPC modifications, like the Affordable Housing Alternative, would not result in any significant adverse impacts on urban design and visual resources. With the CPC modifications, the streetscape would be improved throughout the project area due to projected and potential development. Compared to the Affordable Housing Alternative analyzed in the FEIS, the CPC modifications would map zoning districts of lower density along portions of Hillside Avenue, Jamaica Avenue, Liberty Avenue, and Merrick Boulevard. These districts would provide appropriate transitions between these corridors and neighboring lower-density neighborhoods and would therefore have a positive effect on urban design.

H. Neighborhood Character

The effects on neighborhood character would be similar with the CPC modifications as under the Affordable Housing Alternative analyzed in the FEIS. With the proposed CPC modifications, neighborhood character would be improved by creating a diverse housing inventory in the study area and a mix of uses and densities that would support the revitalization and expansion of the Downtown Jamaica CBD while providing for appropriately scaled development in the neighboring low-rise residential communities. With the proposed modifications, neighborhood character would be further enhanced by zoning portions of the Jamaica Avenue, Hillside Avenue, Merrick Boulevard, and Liberty Avenue corridors with districts that provide a better transition to the adjacent lower-density neighborhoods. Overall, like the Affordable Housing Alternative, the CPC modifications would not result in significant adverse impacts on neighborhood character.

I. Natural Resources

The CPC modifications would slightly reduce the number of development sites in the RWCDS, as four potential sites would be eliminated. The elimination of these sites would not have any effect on natural resources. Like the Affordable Housing Alternative, the CPC modifications would not result in significant adverse impacts on natural resources.

J. Hazardous Materials

With the modifications, four of the potential development sites would be eliminated from the RWCDS. Two of these sites (557-R and 600-V) were identified in the FEIS as needing (E) designations in order to avoid significant adverse impacts from hazardous materials. Therefore, with the CPC modifications, (E) designations would not be needed on these two sites. The CPC modifications would therefore not result in any new significant adverse hazardous materials impacts not identified in the FEIS.

K. Waterfront Revitalization Program

The project area is not located within the coastal zone, and therefore a coastal zone consistency analysis is therefore not required with the CPC modifications or under the Affordable Housing Alternative analyzed in the FEIS.

L. Infrastructure

As described above, the density of projected development would be reduced with the CPC modifications, and therefore the water consumption and sewer generation would be reduced by approximately 6 percent. As under the Affordable Housing Alternative analyzed in the FEIS, the CPC modifications would not result in significant adverse impacts on infrastructure.

M. Solid Waste and Sanitation Services

The density of projected development would be reduced with the CPC modifications, and therefore the demand for solid waste and sanitation services would be reduced. As under the Affordable Housing Alternative analyzed in the FEIS, under the CPC modifications there would be no significant adverse impact on solid waste and sanitation services.

N. Energy

The density of projected development would be reduced with the CPC modifications, and therefore the demand for energy would be reduced. As under the Affordable Housing Alternative analyzed in the FEIS, under the CPC modifications there would be no significant adverse impact on energy systems.

O. Traffic and Parking

The proposed CPC modifications would decrease the number of residential units and community facility space projected with the Affordable Housing Alternative. The modifications affect the areas along Hillside Avenue east of 175th Street, Jamaica Avenue east of 182nd Street, Liberty Avenue between Merrick Boulevard and 172nd Street, and Merrick Boulevard between Liberty Avenue and 109th Avenue. The residential units would decrease by 387 units and the community facility space would decrease by 12,300 square feet. The proposed modifications would decrease net new peak hour traffic demand in the area by 3 to 4 percent compared to the Affordable Housing Alternative. As shown in Table 2, the proposed modifications would generate a net of 2,069 vehicle trips in the AM peak hour, 1,192 vehicle trips in the midday peak hour, 2,641 vehicle trips in the PM peak hour, and 1,544 vehicle trips in the Saturday midday peak hour.

Traffic conditions would moderately improve under the proposed modifications as compared to the Affordable Housing Alternative analyzed in the FEIS. The CPC modifications would not result in any new significant adverse traffic impacts not identified in the FEIS. Intersections that would have unmitigated traffic impacts under the Affordable Housing Alternative were reanalyzed with the proposed modifications to determine if they would remain unmitigated with the proposed modifications. Table 3 shows the conditions at these intersections under the proposed modifications and compares them with the conditions under the Affordable Housing Alternative. The traffic conditions after mitigation is applied under the proposed modifications and under the Affordable Housing Alternative are also shown in Table 3. As shown in the table, all unmitigated impacts under the Affordable Housing Alternative would remain with the proposed modifications. As under the AHA, under the CPC modifications there would be unmitigated impacts to seven intersections as summarized in Table 4.

The proposed modifications would increase the accessory residential parking requirement on portions of Liberty Avenue, Merrick Boulevard and Jamaica Avenue. The accessory residential parking requirement would be increased from one space for every 2 units to 2 spaces for every 3 units. The waiver for the residential parking requirement would be reduced from no more than 5 spaces to no more than one space. Parking demand would also decrease, with the reduction in the modified RWCDS. Tables 5A and 5B show the resulting parking conditions under the Affordable Housing Alternative (Table 5A) and the

Table 2

Net Trips Generated by the Proposed CPC Modifications, Compared to the Affordable Housing Alternative

	AM		Midday		PM		Sat Midday	
	Affordable Housing Alternative	CPC Modifications	Affordable Housing Alternative	CPC Modifications	Affordable Housing Alternative	CPC Modifications	Affordable Housing Alternative	CPC Modifications
Person Trips								
Auto	2,685	2,597	1,473	1,428	3,671	3,569	2,375	2,290
Taxi	138	137	274	273	216	212	239	236
Subway	2,039	1,921	2,064	2,002	3,064	2,926	2,762	2,651
Bus	1,700	1,640	2,090	2,059	2,914	2,844	2,851	2,794
Walk	1,370	1,343	7,755	7,741	3,191	3,160	3,436	3,410
LIRR	272	267	33	30	320	311	71	64
Total	**8,204**	**7,905**	**13,689**	**13,533**	**13,376**	**13,022**	**11,734**	**11,445**
Vehicle Trips (Auto, Taxi, Truck)								
Total	**2,147**	**2,069**	**1,232**	**1,192**	**2,733**	**2,641**	**1,614**	**1,544**

July 9, 2007

Table 3

2015 Traffic Conditions Under the CPC Modifications and With Mitigation Compared to Conditions Under the Affordable Housing Alternative

AM Peak Hour

Signalized Intersection	Lane Group	2015 No-Action Weekday AM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Affordable Housing Alt. Weekday AM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Aff. Housing Alt. With Mit. Weekday AM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 With CPC Modifications Weekday AM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 CPC Mods With Mitigation Weekday AM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS
2) Hillside Avenue (E-W) @	EB-L	1.03	89.4	F	1.08	106.0	F	1.08	106.0	F	1.07	105.0	F	1.07	105.0	F
Van Wyck Expwy Northbound	EB-T	0.57	14.3	B	0.61	15.0	B	0.61	15.1	B	0.61	15.0	B	0.61	15.0	B
Service Road (NB)	WB-T	0.55	22.0	C	0.58	22.7	C	0.58	22.7	C	0.58	22.7	C	0.58	22.7	C
	WB-R	0.90	44.7	D	1.17	117.6	F	1.17	122.9	F	1.16	119.4	F	1.16	119.4	F
	NB-LTR	1.03	75.6	E	1.12	104.1	F	1.12	107.0	F	1.12	106.1	F	1.12	106.1	F
4) Hillside Avenue (E-W) @	EB-T	0.63	18.3	B	0.68	19.5	B	0.68	19.5	B	0.68	19.4	B	0.68	19.4	B
Sutphin Boulevard (N-S)	EB-R	0.32	14.2	B	0.33	14.3	B	0.33	14.3	B	0.33	14.3	B	0.33	14.3	B
	WB-L	0.84	55.0	E	1.81	416.9	F	1.81	416.9	F	1.77	399.7	F	1.77	399.7	F
	WB-T	0.81	16.1	B	0.92	23.3	C	0.85	17.7	B	0.92	22.9	C	0.85	17.5	B
	NB-L	0.74	60.1	E	0.75	60.9	E	0.75	60.9	E	0.75	60.9	E	0.75	60.9	E
	NB-R	0.56	53.1	D	0.78	66.5	E	0.49	37.1	D	0.77	65.7	E	0.48	37.0	D
26) Jamaica Avenue (E-W) @	EB-L	0.87	70.1	E	2.20	619.3	F	0.93	85.1	F	2.20	619.3	F	0.92	81.6	F
Parsons Boulevard (N-S)	EB-T	0.74	29.2	C	0.80	33.0	C	0.79	31.4	C	0.80	32.8	C	0.78	31.2	C
	EB-R	0.24	17.0	B	0.21	16.6	B	0.21	16.1	B	0.21	16.6	B	0.21	16.1	B
	WB-L	0.39	22.7	C	0.44	25.0	C	0.42	23.6	C	0.43	24.9	C	0.42	23.5	C
	WB-T	1.02	69.5	E	1.33	186.6	F	WB-TR 0.87	34.0	C	1.32	181.4	F	WB-TR 0.86	33.4	C
	WB-R	0.25	17.2	B	0.27	17.5	B				0.27	17.5	B			
	NB-LTR	0.17	28.7	C	0.17	28.7	C	0.17	29.4	C	0.17	28.7	C	0.17	29.4	C
	SB-LTR	0.82	46.4	D	0.82	46.7	D	0.84	48.5	D	0.82	46.7	D	0.84	48.5	D
46) Liberty Avenue (E-W) @	EB-L	0.82	45.7	D	1.14	131.6	F	1.08	111.9	F	1.13	126.5	F	1.08	109.5	F
Sutphin Boulevard (N-S)	EB-TR	0.73	14.2	B	0.89	20.5	C	0.95	28.4	C	0.86	20.2	C	0.94	27.6	C
	WB-L	0.15	9.5	A	0.20	11.4	B	0.20	12.5	B	0.20	11.4	B	0.20	12.5	B
	WB-TR	0.68	13.2	B	0.74	14.4	B	WB-TR	13.3	B	0.74	14.4	B	WB-TR	13.3	B
								WB-T 0.66	13.8	B				WB-T 0.66	13.7	B
								WB-R 0.15	9.0	A				WB-R 0.15	9.0	A
	NB-LTR	0.87	30.4	C	1.02	56.7	E	0.92	33.5	C	1.02	55.7	E	0.91	33.1	C
	SB-LTR	0.99	63.0	E	1.17	124.1	F	0.94	48.9	D	1.17	122.8	F	0.94	48.5	D
47) Liberty Avenue (E-W) @	EB-L	0.53	19.5	B	0.75	44.5	D	0.75	44.5	D	0.74	42.6	D	0.74	42.6	D
150th Street (N-S)	EB-TR	0.62	11.7	B	0.65	12.1	B	0.65	12.1	B	0.65	12.1	B	0.65	12.1	B
	WB-L	0.07	7.6	A	0.11	8.3	A	0.11	8.3	A	0.11	8.3	A	0.11	8.3	A
	WB-TR	0.66	12.3	B	0.80	15.8	B	0.80	15.8	B	0.79	15.6	B	0.79	15.6	B
	NB-LTR	1.18	119.1	F	1.16	111.7	F	1.16	111.7	F	1.16	111.7	F	1.16	111.7	F
	SB-LTR	1.34	192.4	F	1.59	298.0	F	1.59	298.0	F	1.57	291.2	F	1.57	291.2	F

Midday Peak Hour

Signalized Intersection	Lane Group	2015 No-Action Weekday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Affordable Housing Alt. Weekday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Aff. Housing Alt. With Mit. Weekday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 With CPC Modifications Weekday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 CPC Mods With Mitigation Weekday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS
4) Hillside Avenue (E-W) @	EB-T	0.63	18.2	B	0.69	19.8	B	0.72	22.4	C	0.69	19.7	B	0.72	22.3	C
Sutphin Boulevard (N-S)	EB-R	0.29	13.6	B	0.29	13.8	B	0.31	15.4	B	0.29	13.8	B	0.31	15.4	B
	WB-L	0.53	29.3	C	0.81	54.9	D	0.75	49.6	D	0.80	53.9	D	0.75	49.1	D
	WB-T	0.63	11.2	B	0.68	12.2	B	0.68	12.2	B	0.68	12.2	B	0.68	12.2	B
	NB-L	0.78	63.2	E	0.78	63.5	E	0.78	63.5	E	0.78	63.5	E	0.78	63.5	E
	NB-R	0.55	51.9	D	0.77	66.1	E	0.45	33.8	C	0.77	65.3	E	0.44	33.7	C

Abbreviations

EB-Eastbound, WB-Westbound, NB-Northbound, SB-Southbound

L-Left, T-Through, R-Right, Def.-Defacto Left, E-W: East-West Roadway, N-S: North-South Roadway

V/C Ratio - Volume to Capacity Ratio

SEC/VEH - Seconds per Vehicle

LOS - Level of Service

- Denotes Impacted Locations.

- Denotes Unmitigated Impacted Locations.

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Table 3 (Continued)
2015 Traffic Conditions Under the CPC Modifications and With Mitigation Compared to Conditions Under the Affordable Housing Alternative

PM Peak Hour

Signalized Intersection	Lane Group	2015 No-Action Weekday PM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Affordable Housing Alt. Weekday PM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Aff. Housing Alt. With Mit. Weekday PM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 With CPC Modifications Weekday PM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 CPC Mods With Mitigation Weekday PM Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS
2) Hillside Avenue (E-W) @	EB-L	0.82	52.8	D	0.84	55.0	D	0.84	55.0	D	0.84	54.9	D	0.84	54.9	D
Van Wyck Expwy Northbound	EB-T	0.48	12.8	B	0.59	14.6	B	0.59	14.6	B	0.59	14.5	B	0.59	14.5	B
Service Road (NB)	WB-T	0.57	22.4	C	0.58	22.6	C	0.58	22.6	C	0.58	22.5	C	0.58	22.5	C
	WB-R	0.63	26.1	C	0.77	32.0	C	0.77	32.0	C	0.76	31.8	C	0.76	31.8	C
	NB-LTR	0.88	48.6	D	1.00	67.7	E *	1.00	67.7	E **	1.00	66.4	E *	1.00	66.4	E **
4) Hillside Avenue (E-W) @	EB-T	0.76	21.9	C	0.90	29.3	C	0.94	35.6	D	0.89	29.0	C	0.93	35.0	C
Sutphin Boulevard (N-S)	EB-R	0.25	13.2	B	0.27	13.5	B	0.29	15.1	B	0.27	13.4	B	0.28	15.1	B
	WB-L	0.82	61.4	E	1.24	184.9	F *	1.07	119.3	F **	1.23	181.5	F *	1.06	117.1	F **
	WB-T	0.61	10.8	B	0.87	11.9	B	0.87	11.9	B	0.87	11.8	B	0.87	11.8	B
	NB-L	0.48	48.1	D	0.49	48.3	D	0.49	48.3	D	0.49	48.3	D	0.49	48.3	D
	NB-R	0.54	51.7	D	1.90	469.9	F *	1.10	114.3	F **	1.86	451.3	F *	1.08	106.1	F **
5) Hillside Avenue (E-W) @	EB-L	0.81	68.1	E	1.22	182.5	F *	1.08	126.9	F **	1.21	178.8	F *	1.07	122.6	F **
Parsons Boulevard (N-S)	EB-T	0.93	39.1	D	1.27	154.7	F *	1.27	154.7	F **	1.26	149.6	F *	1.26	149.6	F **
	EB-R	0.30	18.0	B	0.30	18.1	B	0.30	18.1	B	0.30	18.1	B	0.30	18.1	B
	WB-L	0.59	51.6	D	0.63	61.9	E *	0.63	61.9	E **	0.63	58.9	E *	0.63	58.9	E **
	WB-TR	1.00	54.1	D	1.11	90.5	F *	WB-TR	33.3	C	1.11	89.0	F *	WB-TR	30.5	C
								WB-T	0.87	32.4	C			WB-T	0.86	32.2	C
								WB-R	0.38	19.5	B			WB-R	0.38	19.5	B
	NB-L	0.42	41.1	D	0.45	42.2	D	0.45	42.2	D	0.45	42.2	D	0.45	42.2	D
	NB-T	0.65	44.7	D	0.67	45.5	D	0.67	45.5	D	0.67	45.5	D	0.67	45.5	D
	NB-R	0.53	41.7	D	0.58	43.6	D	0.58	43.6	D	0.58	43.5	D	0.58	43.5	D
	SB-L	0.75	64.1	E	0.89	85.3	F *	0.89	85.3	F **	0.88	84.2	F *	0.88	84.2	F **
	SB-T	0.59	42.4	D	0.61	43.0	D	0.61	43.0	D	0.61	43.0	D	0.61	43.0	D
	SB-R	0.36	36.8	D	0.44	38.7	D	0.44	38.7	D	0.44	38.6	D	0.44	38.6	D
46) Liberty Avenue (E-W) @	EB-L	0.98	92.0	F	1.20	160.0	F *	1.17	152.1	F **	1.19	157.0	F *	1.19	158.0	F **
Sutphin Boulevard (N-S)	EB-TR	0.47	10.2	B	0.53	10.9	B	0.57	12.5	B	0.53	10.8	B	0.57	12.5	B
	WB-L	0.15	8.5	A	0.17	9.0	A	0.19	10.5	B	0.17	9.0	A	0.19	10.5	B
	WB-TR	0.81	16.8	B	1.01	40.7	D	WB-TR	26.7	C	1.01	38.9	D	WB-TR	26.2	C
								WB-T	0.95	28.0	C			WB-T	0.94	27.1	C
								WB-R	0.11	8.7	A			WB-R	0.11	8.7	A
	NB-LTR	0.64	20.7	C	0.70	22.7	C	0.63	18.9	B	0.70	22.7	C	0.63	18.9	B
	SB-LTR	1.60	300.1	F	1.83	404.4	F *	1.52	265.0	F	1.83	402.3	F *	1.52	263.2	F

Saturday Midday Peak Hour

Signalized Intersection	Lane Group	2015 No-Action Saturday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Affordable Housing Alt. Saturday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 Aff. Housing Alt. With Mit. Saturday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 With CPC Modifications Saturday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS	2015 CPC Mods With Mitigation Saturday Midday Peak Hour V/C RATIO	DELAY (SEC/VEH)	LOS
1) Hillside Avenue (E-W) @	EB-TR	0.68	22.2	C	0.68	22.8	C	EB-TR	20.6	C	0.69	22.8	C	EB-TR	20.6	C
Van Wyck Expwy Southbound								EB-T 0.58	21.1	C				EB-T 0.58	21.1	C
Service Road (SB)								EB-R 0.13	15.8	B				EB-R 0.13	15.7	B
	WB-L	0.85	46.2	D	0.92	57.2	E *	0.85	44.5	D	0.92	56.8	E *	0.85	44.3	D
	WB-T	0.24	8.3	A	0.25	8.4	A	0.25	8.4	A	0.25	8.4	A	0.25	8.4	A
	SB-LTR	0.98	55.2	E	1.14	105.2	F *	1.14	105.2	F **	1.13	102.8	F *	1.13	102.8	F **
4) Hillside Avenue (E-W) @	EB-T	0.64	18.4	B	0.72	20.6	C	0.75	23.3	C	0.72	20.4	C	0.75	23.2	C
Sutphin Boulevard (N-S)	EB-R	0.20	12.6	B	0.21	12.7	B	0.22	14.3	B	0.21	12.7	B	0.22	14.3	B
	WB-L	0.53	31.6	C	0.86	64.1	E *	0.79	55.9	E **	0.84	61.4	E *	0.77	54.1	D *
	WB-T	0.55	9.8	A	0.62	10.9	B	0.62	10.9	B	0.61	10.8	B	0.61	10.8	B
	NB-L	0.46	47.1	D	0.46	47.3	D	0.46	47.3	D	0.46	47.3	D	0.46	47.3	D
	NB-R	0.46	48.2	D	0.69	58.9	E *	0.40	32.6	C	0.68	58.4	E *	0.39	32.5	C

Abbreviations

EB-Eastbound, WB-Westbound, NB-Northbound, SB-Southbound

L-Left, T-Through, R-Right, Def.-Defacto Left, E-W: East-West Roadway, N-S: North-South Roadway

V/C Ratio - Volume to Capacity Ratio

SEC/VEH - Seconds per Vehicle

LOS - Level of Service

* - Denotes Impacted Locations.

** - Denotes Unmitigated Impacted Locations.

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Table 4
Comparison of Unavoidable Adverse Traffic Impacts

	Peak Period	Affordable Housing Alternative	CPC Modifications
Hillside Avenue @ Van Wyck Expressway (SB)	Saturday	X	X
Hillside Avenue @ Van Wyck Expressway (NB)	AM	X	X
	PM	X	X
Hillside Avenue @ Sutphin Boulevard	AM	X	X
	Mid	X	X
	PM	X	X
	Saturday	X	X
Hillside Avenue @ Parsons Boulevard	PM	X	X
Jamaica Avenue @ Parsons Boulevard	AM	X	X
Liberty Avenue @ Sutphin Boulevard	AM	X	X
	PM	X	X
Liberty Avenue @ 150th Street	AM	X	X
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Table 5A
2015 Affordable Housing Alternative Off-Street Parking Utilization

2015 Affordable Housing Alternative Accessory Capacity and Demand at Projected Development Sites

	AM Period				Midday Period				Overnight Period			
	Accessory Capacity	Accessory Demand	Accessory Utilization	Excess/ Public Demand (1)	Accessory Capacity	Accessory Demand	Accessory Utilization	Excess/ Public Demand (1)	Accessory Capacity	Accessory Demand	Accessory Utilization	Excess/ Public Demand (1)
Downtown Jamaica Core	2,401	2,692	112%	291	2,401	3,300	137%	899	2,401	2,634	110%	233
Hillside Avenue (East)	407	424	104%	18	407	445	109%	39	407	450	111%	44
Sutphin Blvd (South)	1,607	1,589	99%	0	1,607	2,696	168%	1,089	1,607	636	40%	0
Jamaica Avenue (East)	476	281	59%	0	476	420	88%	0	476	272	57%	0
Guy R. Brewer (South)	118	131	111%	13	118	165	139%	47	118	119	101%	1
Merrick Boulevard (South)	144	141	98%	0	144	167	116%	23	144	142	99%	0
Other Areas	33	53	161%	20	33	68	206%	35	33	53	161%	20
Total	5,186	5,311	102%	341	5,186	7,261	140%	2,132	5,186	4,306	83%	297

2015 Affordable Housing Alternative Public Parking Demand

	AM Period				Midday Period				Overnight Period			
	Public Capacity	Public Demand	Available Public Spaces	Public Utilization	Public Capacity	Public Demand	Available Public Spaces	Public Utilization	Public Capacity	Public Demand	Available Public Spaces	Public Utilization
Downtown Jamaica Core	5,847	2,923	2,924	50%	5,847	5,709	138	98%	4,328	1,807	2,521	42%
Hillside Avenue (East)	341	384	-43	113%	341	641	-300	188%	291	192	99	66%
Sutphin Blvd (South)	300	114	187	38%	300	1,266	-966	422%	250	4	246	2%
Jamaica Avenue (East)	0	0	0	--	0	115	-115	--	0	0	0	--
Guy R. Brewer (South)	0	13	-13	--	0	47	-47	--	0	1	-1	--
Merrick Boulevard (South)	0	31	-31	--	0	90	-90	--	0	0	0	--
Other Areas	0	20	-20	--	0	35	-35	--	0	20	-20	--
	6,488	3,484	3,004	54%	6,488	7,904	-1,416	122%	4,869	2,024	2,845	42%

(1) - Overflow parking demand that cannot be accommodated by the accessory requirements, which would be added to the public parking demand.

Table 5B
2015 CPC Modifications Off-Street Parking Utilization

2015 Conditions with CPC Modifications Accessory Capacity and Demand at Projected Development Sites

	AM Period				Midday Period				Overnight Period			
	Accessory Capacity	Accessory Demand	Accessory Utilization	Excess/ Public Demand (1)	Accessory Capacity	Accessory Demand	Accessory Utilization	Excess/ Public Demand (1)	Accessory Capacity	Accessory Demand	Accessory Utilization	Excess/ Public Demand (1)
Downtown Jamaica Core	2,401	2,696	112%	295	2,401	3,325	138%	924	2,401	2,634	110%	233
Hillside Avenue (East)	314	335	107%	21	314	373	119%	59	314	296	94%	0
Sutphin Blvd (South)	1,607	1,590	99%	0	1,607	2,703	168%	1,096	1,607	636	40%	0
Jamaica Avenue (East)	470	273	58%	0	470	416	89%	0	470	258	55%	0
Guy R. Brewer (South)	118	134	113%	16	118	168	142%	50	118	119	101%	1
Merrick Boulevard (South)	134	109	81%	0	134	139	104%	5	134	96	72%	0
Other Areas	10	29	293%	19	10	47	475%	37	10	12	121%	2
Total	5,054	5,166	102%	351	5,054	7,171	142%	2,171	5,054	4,051	80%	236

2015 Conditions with CPC Modifications Public Parking Demand

	AM Period				Midday Period				Overnight Period			
	Public Capacity	Public Demand	Available Public Spaces	Public Utilization	Public Capacity	Public Demand	Available Public Spaces	Public Utilization	Public Capacity	Public Demand	Available Public Spaces	Public Utilization
Downtown Jamaica Core	5,847	2,927	2,920	50%	5,847	5,734	113	98%	4,328	1,807	2,521	42%
Hillside Avenue (East)	341	388	-47	114%	341	662	-321	194%	291	149	142	51%
Sutphin Blvd (South)	300	114	187	38%	300	1,273	-973	424%	250	4	246	2%
Jamaica Avenue (East)	0	0	0	–	0	115	-115	–	0	0	0	–
Guy R. Brewer (South)	0	16	-16	–	0	50	-50	–	0	1	-1	–
Merrick Boulevard (South)	0	31	-31	–	0	72	-72	–	0	0	0	–
Other Areas	0	19	-19	–	0	37	-37	–	0	2	-2	–
	6,488	3,494	2,994	54%	6,488	7,943	-1,455	122%	4,869	1,963	2,906	40%

(1) - Overflow parking demand that cannot be accommodated by the accessory requirements, which would be added to the public parking demand.

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parking conditions with the proposed modifications (Table 5B). As the residential parking requirement would be increased, the overnight parking utilization (overnight parking demand is mostly residential) would be reduced. Under the Affordable Housing Alternative there would be a deficit in accessory parking along the Hillside (East) parking study area, however, under the proposed modifications all residential parking demand would be accommodated. Overall in the overnight period in the entire area affected by the proposed action, parking public parking utilization would be 40 percent with the proposed modifications, a decrease from 42 percent under the Affordable Housing Alternative. Public parking utilization would be 54 percent in the AM period and 122 percent in the midday period, the same as under the Affordable Housing Alternative. The CPC modifications would therefore not result in any new significant adverse parking impacts not identified in the FEIS.

P. Transit and Pedestrians

As shown in Table 2, transit and pedestrian demand would moderately decrease as a result of the proposed modifications resulting in a small improvement in conditions as compared to the Affordable Housing Alternative. As under the AHA, there would be no significant adverse subway impacts under the proposed modification. Conditions on buses would improve, but no route would have impacts eliminated compared to the Affordable Housing Alternative. Table 6 shows bus conditions under the proposed modifications and compares them to the conditions under the Affordable Housing Alternative. The table shows there would be impacts to eight bus routes under both conditions (NYCT's Q30, Q43 and Q54, and MTA Bus' Q6, Q8, Q40, Q41 and Q60). Under the modifications, the same mitigation measures would be required to mitigate significant adverse impacts as under the Affordable Housing Alternative. However, as under the Affordable Housing Alternative, as a standard practice, the bus operating agencies routinely conduct ridership counts and adjusts service frequency to meet its service criteria, within fiscal and operating constraints. As such, capacity shortfall would be addressed by NYCT and MTA Bus, and no action-initiated mitigation is required for the proposed modifications. The CPC modifications would therefore not result in any new significant adverse transit impacts not identified in the FEIS.

Under the Affordable Housing Alternative there would be impacts to two corner areas, the northeast corner of Jamaica Avenue and 160th Street, and the northwest corner of Jamaica Avenue and Merrick Boulevard. The proposed modifications would moderately improve pedestrian conditions, and therefore there would be no additional pedestrian impacts as compared to the Affordable Housing Alternative. The two impacts under the Affordable Housing Alternative would be at locations that are not near the reduction in program, and therefore, these impacts would remain under the proposed modifications, and the same mitigation measures proposed under the Affordable Housing Alternative would mitigate these impacts. The CPC modifications would therefore not result in any new significant adverse pedestrian impacts not identified in the FEIS.

Q. Air Quality

MOBILE SOURCES

The CPC modifications would result in a net reduction in the number of vehicle trips as compared to the Affordable Housing Alternative analyzed in the FEIS, although it still would result in more housing units than the RWCDS under the proposed actions. Therefore, as under the AHA, the CPC modifications would not be expected to result in air quality impacts or violations of air quality standards from mobile sources given that conditions under the proposed actions are well below the standard.

STATIONARY SOURCES

HVAC Source Analyses

Individual Sources

The CPC modifications to the Affordable Housing Alternative would not result in any new or additional significant adverse air quality impacts for stationary sources of emissions. As with the Affordable Housing Alternative analyzed in the FEIS, it would require air quality (E) designations on a number of development sites identified for the proposed actions (see Appendix C of the FEIS for a listing of these sites), as well as additional sites identified under the Affordable Housing Alternative, for Sites 293, 294, 301 and 337. No additional (E) designations for HVAC systems at individual development sites would be required as a result of the reductions in building density at certain locations as described earlier.

Cumulative Impacts from HVAC Sources

The CPC modifications would only affect one of the fifteen clusters of developments analyzed in the FEIS: Cluster 11, located in subarea U. The CPC modifications would lower density at a number of these sites, resulting in lower predicted HVAC emissions and therefore, lower concentrations than the Affordable Housing Alternative. However, the (E) designations for the developments comprising this cluster would still be required. As compared to the AHA, under the modifications no new or additional (E) designations for any HVAC cluster would be required.

Please see Attachment C for a comprehensive list of all (E) designations under the CPC modifications.

Industrial Source analysis

The analyses in the FEIS of the potential air quality impacts of the Affordable Housing Alternative concluded that fourteen projected or potential development sites would require an (E) designation to avoid significant adverse impacts due to existing toxic and combustion air emission sources in the area. The CPC modifications include a zoning text amendment, described above to establish Section 11-151 of the Zoning Resolution, which would apply special development criteria to specific identified areas. These areas include thirteen projected and potential development sites, which were proposed to receive (E) designations due to industrial source emissions under the Affordable Housing Alternative, as described in the FEIS. Under the modifications, development within the identified areas would continue to be allowed pursuant to existing zoning until the industrial air emission source is eliminated, at which point the Chairperson of the CPC, in consultation with NYCDEP, would certify that development could occur pursuant to the rezoning. This proposed CPC modification would thus result in the elimination of thirteen[1] of these (E) designations. The CPC modifications would therefore not result in any new significant adverse industrial source air quality impacts not identified in the FEIS.

Please see Attachment C for a comprehensive list of all (E) designations under the CPC modifications.

R. Noise

Like the affordable Housing Alternative, the CPC modifications would not result in significant adverse noise impacts. As described above under "Traffic and Parking," the modifications would reduce traffic. As under the Affordable Housing Alternative analyzed in the FEIS, increases in noise from traffic would not result in significant adverse impacts. With the modifications, four of the potential development sites would be eliminated from the RWCDS. These four sites (596-E, 597-E, 557-R, and 600-V) were identified in the FEIS as needing (E) designations in order to avoid significant adverse noise impacts. With the CPC modifications, (E) designations would not be needed on these sites.

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[1] One potential development site (384-O) would receive an (E) designation due to industrial source emissions, but under terms that would not preclude new development, enlargement, or change of use. This site would not be subject to the text amendment to Section 11-151 under consideration.

Table 6

2015 Future Bus Conditions with the CPC Modifications Compared with the Affordable Housing Alternative

Peak Hour (1)	Agency	Route	Direction	Maximum Load Point	Peak Hour Buses (2)	No-Action Available Capacity (3)	2015 Affordable Housing Alternative			2015 With CPC Modifications		
							Project Increment	Available Capacity		Project Increment	Available Capacity	
	NYCT	Q1	EB	Maximum Load Point Not Available	4	187	8	179		7	180	
	NYCT	Q1	WB	Maximum Load Point Not Available	9	215	3	212		3	212	
	NYCT	Q2	EB	Hollis Avenue/208th Street	4	176	6	170		6	170	
	NYCT	Q2	WB	188th Street/Jamaica Avenue	12	144	3	141		3	141	
	NYCT	Q3	SB	Farmers Blvd./Linden Blvd.	6	149	6	142		6	142	
	NYCT	Q3	NB	188th Street/Jamaica Avenue	8	79	3	75		3	76	
	NYCT	Q4&L	EB	Linden Blvd./172nd Street	12	209	4	205		4	205	
	NYCT	Q4&L	WB	Linden Blvd./Farmers Blvd.	19	188	0	188		0	188	
	NYCT	Q5&L	EB	Merrick Blvd./130th Road	8	127	5	122		5	122	
	NYCT	Q5&L	WB	Merrick Blvd./Linden Blvd.	20	323	5	318		5	318	
	NYCT	Q17	NB	Kissena Blvd./Sanford Avenue	11	101	20	81		19	82	
	NYCT	Q17	SB	Horace Harding Expwy/Utopia Pkwy	9	166	15	151		15	152	
	NYCT	Q24	EB	Atlantic Avenue/Lefferts Blvd.	8	96	19	78		18	79	
	NYCT	Q24	WB	Atlantic Avenue/Lefferts Blvd.	6	201	22	179		21	180	
	NYCT	Q30	EB	Hillside Avenue/Homelawn Street	19	4	22	-17	*	21	-17	*
	NYCT	Q30	WB	Horace Harding Expwy/Francis Lew	5	87	34	54		33	55	
	NYCT	Q31	NB	Hillside Avenue/Homelawn Street	14	57	38	20		36	21	
	NYCT	Q31	SB	Utopia Parkway/Booth Memorial	4	128	50	78		48	80	
	NYCT	Q36	EB	Hillside Avenue/187th Street	4	132	8	124		7	124	
	NYCT	Q36	WB	Hillside Avenue/187th Street	9	52	3	49		3	49	
	NYCT	Q42	EB	Archer Avenue/153rd Street	6	313	1	312		1	312	
	NYCT	Q42	WB	Liberty Avenue/168th Street	6	71	1	70		1	71	
	NYCT	Q43	EB	Hillside Avenue/Springfield Blvd.	17	31	27	4		26	5	
	NYCT	Q43	WB	Hillside Avenue/179th Street	17	37	32	5		31	7	
	NYCT	Q44/20&L	NB	Main Street/Union Turnpike	20	154	45	109		44	110	
	NYCT	Q44/20&L	SB	Roosdevelt Avenue/Main Street	22	122	78	43		76	46	
	NYCT	Q54	EB	Grand Street/Graham Street	7	33	52	-19	*	50	-17	*
	NYCT	Q54	WB	Metropolitan Avenue Station	11	21	49	-28	*	47	-26	*
	NYCT	Q56	EB	Jamaica Avenue/Metropolitan Ave.	6	80	9	71		9	71	
	NYCT	Q56	WB	Jamaica Avenue/Sutphin Blvd.	5	187	18	169		18	169	
	NYCT	Q75	EB	Hillside Avenue/187th Street	2	107	7	100		7	100	
	NYCT	Q75	WB	Hillside Avenue/187th Street	4	77	3	74		3	74	
	NYCT	Q76	SB	Hillside Avenue/179th Street	8	130	6	124		6	124	
	NYCT	Q76	NB	Francis Lewis Blvd/Foothill Avenue	11	48	19	29		18	30	
	NYCT	Q77	SB	Francis Lewis Blvd/Linden Blvd	8	30	7	23		7	23	
	NYCT	Q77	NB	Hillside Avenue/Francis Lewis Blvd	11	69	3	66		3	66	
	NYCT	Q83&L	EB	Farmers Blvd/113th Avenue	6	117	13	104		12	104	
	NYCT	Q83&L	WB	Liberty Avenue/Merrick Blvd	22	192	4	188		4	188	
	NYCT	Q84	EB	Archer Avenue/153rd Street	4	199	4	196		4	196	
	NYCT	Q84	WB	Merrick Blvd/Liberty Avenue	14	171	0	171		0	172	
	NYCT	Q85&L	EB	Merrick Blvd/Liberty Avenue	9	257	5	252		5	252	
	NYCT	Q85&L	WB	Merrick Blvd/Liberty Avenue	23	221	5	216		5	217	
	NYCT	X32	NB	Parsons Blvd./14th Avenue	4	88	0	87		0	87	
AM	NYCT	X32	SB	No Southbound AM Service								
	NYCT	X63	NB	Maximum Load Point Not Available	3	102	1	101		1	101	
	NYCT	X63	SB	No Southbound AM Service								
	NYCT	X64	WB	Queens Blvd/78th Avenue	7	123	17	105		17	106	
	NYCT	X64	EB	No Eastbound AM Service								
	NYCT	X68	WB	Maximum Load Point Not Available	7	82	39	43		38	44	
	NYCT	X68	EB	No Eastbound AM Service								
	MTA Bus	Q6	NB	Sutphin Blvd/111th Avenue	5	20	121	-101	*	116	-96	*
	MTA Bus	Q6	SB	Sutphin Blvd/119th Avenue	2	19	67	-48	*	65	-46	*
	MTA Bus	Q8	EB	Sutphin Blvd/97th Avenue	5	5	58	-52	*	56	-50	*
	MTA Bus	Q8	WB	101st Avenue/111th Street	3	24	70	-45	*	67	-43	*
	MTA Bus	Q9	NB	Sutphin Blvd/97th Avenue	6	54	33	21		32	23	
	MTA Bus	Q9	SB	Sutphin Blvd/Archer Avenue	3	148	57	91		55	93	
	MTA Bus	Q9A	EB	No AM Service								
	MTA Bus	Q9A	WB	No AM Service								
	MTA Bus	Q25/34	NB	Kissena Blvd/Maple Avenue	2	15	8	7		7	7	
	MTA Bus	Q25/34	SB	Main Street/Northern Blvd	3	58	-2	60		-2	60	
	MTA Bus	Q40	NB	Sutphin Blvd/95th Avenue	10	5	6	-1	*	6	-1	*
	MTA Bus	Q40	SB	142nd Street/111th Avenue	5	152	44	107		43	109	
	MTA Bus	Q41	NB	94th Avenue/Sutphin Blvd	6	232	63	168		61	170	
	MTA Bus	Q41	SB	111th Avenue/117th Street	2	49	67	-18	*	64	-15	*
	MTA Bus	Q60	EB	Queens Blvd/66th Street	2	45	84	-39	*	81	-36	*
	MTA Bus	Q60	WB	Sutphin Blvd/109th Avenue	4	64	136	-72	*	131	-67	*
	MTA Bus	Q65	NB	164th Street/Hillside Avenue	3	38	5	33		5	33	
	MTA Bus	Q65	SB	Northern Blvd/College Point Blvd	5	31	2	29		2	30	
	MTA Bus	Q110	EB	Jamaica Avenue 168th Street	3	90	15	75		14	75	
	MTA Bus	Q110	WB	Jamaica Avenue/181st Street	11	278	-2	280		-2	280	
	MTA Bus	Q111/113	NB	Guy R Brewer Blvd/South Road	12	51	20	30		20	31	
	MTA Bus	Q111/113	SB	Guy R Brewer Blvd/Foch Blvd	9	239	45	194		43	196	
	MTA Bus	Q112	EB	South Road/153rd Street	6	80	2	79		2	79	
	MTA Bus	Q112	WB	Liberty Avenue/124th Street	6	240	9	232		8	232	
	Long Island Bus Peak 4-hours (6-10 AM)											
	LI Bus	N1		Maximum Load Point Not Available	21	525	1	523		1	523	
	LI Bus	N2		Maximum Load Point Not Available	15	662	1	661		1	661	
	LI Bus	N3		Maximum Load Point Not Available	7	322	1	321		1	321	
	LI Bus	N4		Maximum Load Point Not Available	57	352	18	334		18	335	
	LI Bus	N6		Maximum Load Point Not Available	76	145	1	143		1	143	
	LI Bus	N22		Maximum Load Point Not Available	47	176	1	175		1	175	
	LI Bus	N21		Maximum Load Point Not Available	41	660	1	658		1	658	
	LI Bus	N26		Maximum Load Point Not Available	3	5	1	3		1	4	

Notes:

(1) Peak Hours: weekday 7-8 AM and 5-6 PM.

(2) Assumes service levels adjusted to address capacity shortfalls in the No-Action condition.

(3) Available Capacity based on a maximum of 65 passengers for a standard 40-foot bus.

(4) No existing ridership data available, project increment shown for informational purposes.

* Denotes a significant adverse impact based on CEQR criteria.

Table 6 (Continued)
2015 Future Bus Conditions with the CPC Modifications Compared with the Affordable Housing Alternative

Peak Hour (1)	Agency	Route	Direction	Maximum Load Point	Peak Hour Buses (2)	No-Action Available Capacity (3)	2015 Affordable Housing Alternative			2015 With CPC Modifications		
							Project Increment	Available Capacity		Project Increment	Available Capacity	
	NYCT	Q1	EB	Maximum Load Point Not Available	9	115	5	110		5	110	
	NYCT	Q1	WB	Maximum Load Point Not Available	4	168	8	161		8	161	
	NYCT	Q2	EB	Hillside Avenue/187th Street	8	45	6	39		5	39	
	NYCT	Q2	WB	Hollis Avenue/208th Street	4	100	8	92		7	93	
	NYCT	Q3	SB	Hillside Avenue/187th Street	6	95	6	89		5	89	
	NYCT	Q3	NB	Hillside Avenue/187th Street	6	190	8	183		7	183	
	NYCT	Q4&L	EB	Linden Blvd./172nd Street	14	204	1	202		1	202	
	NYCT	Q4&L	WB	Linden Blvd./Merrick Blvd.	7	132	4	129		4	129	
	NYCT	Q5&L	EB	Merrick Blvd./Liberty Avenue	15	124	8	116		8	116	
	NYCT	Q5&L	WB	Merrick Blvd./Liberty Avenue	6	148	5	143		5	143	
	NYCT	Q17	NB	Kissena Blvd./Sanford Avenue	14	540	41	500		40	501	
	NYCT	Q17	SB	Kissena Blvd./Sanford Avenue	11	65	42	23		41	24	
	NYCT	Q24	EB	Atlantic Avenue/Woodhaven Blvd.	6	149	27	122		26	122	
	NYCT	Q24	WB	Atlantic Avenue/Woodhaven Blvd.	6	42	29	13		29	13	
	NYCT	Q30	EB	Hillside Avenue/Homelawn Street	6	129	67	62		66	64	
	NYCT	Q30	WB	Utopia Parkway/Union Turnpike	6	124	49	75		48	77	
	NYCT	Q31	NB	47th Avenue/Francis Lewis Blvd.	6	247	78	169		77	171	
	NYCT	Q31	SB	169th Street/Hillside Avenue	4	75	60	15		59	16	
	NYCT	Q36	EB	Hillside Avenue/187th Street	8	142	5	137		5	137	
	NYCT	Q36	WB	Hillside Avenue/212th Street	4	92	7	85		7	85	
	NYCT	Q42	EB	Liberty Avenue/177th Place	4	99	1	98		1	98	
	NYCT	Q42	WB	Liberty Avenue/168th Place	4	205	1	204		1	204	
	NYCT	Q43	EB	Hillside Avenue/Springfield Blvd.	11	15	39	-24	*	38	-23	*
	NYCT	Q43	WB	Hillside Avenue/179th Street	6	55	43	12		42	13	
	NYCT	Q44/20&L	NB	Main Street/39th Avenue	14	181	132	48		129	52	
	NYCT	Q44/20&L	SB	Roosevelt Avenue/Main Street	14	237	80	157		78	159	
	NYCT	Q54	EB	Metropolitan Avenue Station	6	26	77	-51	*	75	-49	*
	NYCT	Q54	WB	Metropolitan Avenue Station	6	88	92	-5	*	90	-3	*
	NYCT	Q56	EB	Jamaica Avenue/Lefferts Blvd	6	195	22	173		22	174	
	NYCT	Q56	WB	Jamaica Avenue/Sutphin Blvd	6	46	20	26		19	26	
	NYCT	Q75	EB	Hillside Avenue/187th Street	3	122	4	118		4	118	
	NYCT	Q75	WB	Hillside Avenue/187th Street	2	86	7	79		7	79	
	NYCT	Q76	SB	Francis Lewis Blvd./Horace Harding	4	74	18	56		18	56	
	NYCT	Q76	NB	Francis Lewis Blvd./Foothill Avenue	4	152	10	141		10	142	
	NYCT	Q77	SB	Hillside Avenue/179th Street	5	29	5	24		5	24	
	NYCT	Q77	NB	Springfield Blvd/Merrick Blvd	6	267	7	260		7	260	
	NYCT	Q83&L	EB	Archer Avenue/Parsons Blvd	14	194	13	181		13	181	
	NYCT	Q83&L	WB	Liberty Avenue/Merrick Blvd	6	181	18	163		18	164	
	NYCT	Q84	EB	Archer Avenue/153rd Street	8	167	1	166		1	166	
	NYCT	Q84	WB	Merrick Blvd/Liberty Avenue	4	163	4	159		4	159	
PM	NYCT	Q85&L	EB	Merrick Blvd/Baisley Blvd	16	290	8	282		8	282	
	NYCT	Q85&L	WB	Merrick Blvd/Baisley Blvd	7	204	5	199		5	199	
	NYCT	X32	NB	No Northbound PM Service								
	NYCT	X32	SB	No Data Available (4)			0			0		
	NYCT	X63	NB	No Northbound PM Service								
	NYCT	X63	SB	No Data Available (4)			1			1		
	NYCT	X64	WB	No Westbound PM Service								
	NYCT	X64	EB	East 57th Street/3rd Avenue, Manh.	5	99	16	83		15	83	
	NYCT	X68	WB	No Westbound PM Service								
	NYCT	X68	EB	East 57th Street/3rd Avenue, Manh.	7	164	37	127		36	128	
	MTA Bus	Q6	NB	Sutphin Blvd/Glassboro	8	505	105	400		102	402	
	MTA Bus	Q6	SB	Sutphin Blvd/Liberty Avenue	5	85	171	-86	*	167	-82	*
	MTA Bus	Q8	EB	101st Avenue/127th Street	3	114	110	4		108	7	
	MTA Bus	Q8	WB	Sutphin Blvd/Archer Avenue	1	0	102	-102	*	99	-99	*
	MTA Bus	Q9	NB	Sutphin Blvd/95th Avenue	4	184	95	89		93	91	
	MTA Bus	Q9	SB	146th Street/101st Avenue	5	67	67	0		66	2	
	MTA Bus	Q9A	EB	No PM Service								
	MTA Bus	Q9A	WB	No PM Service								
	MTA Bus	Q25/34	NB	Main Street/Northern Blvd	6	219	-1	221		-1	221	
	MTA Bus	Q25/34	SB	Kissena Blvd/Holly Avenue	3	30	6	24		6	24	
	MTA Bus	Q40	NB	Sutphin Blvd/97th Avenue	3	168	60	108		59	109	
	MTA Bus	Q40	SB	Sutphin Blvd/Archer Avenue	3	3	15	-12	*	15	-12	*
	MTA Bus	Q41	NB	111th Avenue/127th Street	2	84	111	-28	*	109	-25	*
	MTA Bus	Q41	SB	Atlantic Avenue/Van Wyck Expwy	5	29	107	-78	*	104	-75	*
	MTA Bus	Q60	EB	Queens Blvd/33rd Street	2	48	193	-145	*	188	-141	*
	MTA Bus	Q60	WB	No Data Available (4)			161			157		
	MTA Bus	Q65	NB	Main Street/Roosevelt Avenue	3	107	0	107		0	107	
	MTA Bus	Q65	SB	Sanford Avenue/Kissena Blvd	3	3	2	0		2	0	
	MTA Bus	Q110	EB	179th Place/Hillside Avenue	6	152	-1	153		-1	153	
	MTA Bus	Q110	WB	Jamaica Avenue/173rd Street	6	276	13	263		12	264	
	MTA Bus	Q111/113	NB	Guy R Brewer Blvd/Brinkerhoff	3	101	70	31		69	32	
	MTA Bus	Q111/113	SB	Guy R Brewer Blvd/Liberty Avenue	7	191	46	144		45	145	
	MTA Bus	Q112	EB	Liberty Avenue/126th Street	5	206	17	189		17	189	
	MTA Bus	Q112	WB	Liberty Avenue/134th Street	6	284	11	274		11	274	
	Long Island Bus Peak 4-hours (3-7 PM)											
	LI Bus	N1		Maximum Load Point Not Available	26	766	2	764		2	764	
	LI Bus	N2		Maximum Load Point Not Available	13	569	2	567		2	567	
	LI Bus	N3		Maximum Load Point Not Available	9	457	2	455		2	455	
	LI Bus	N4		Maximum Load Point Not Available	52	561	29	531		29	532	
	LI Bus	N6		Maximum Load Point Not Available	82	765	2	763		2	763	
	LI Bus	N22		Maximum Load Point Not Available	57	1,058	2	1,056		2	1,056	
	LI Bus	N21		Maximum Load Point Not Available	37	588	2	586		2	586	
	LI Bus	N26		Maximum Load Point Not Available	2	27	2	25		2	25	

Notes:
(1) Peak Hours: weekday 7-8 AM and 5-6 PM.
(2) Assumes service levels adjusted to address capacity shortfalls in the No-Action condition.
(3) Available Capacity based on a maximum of 65 passengers for a standard 40-foot bus.
(4) No existing ridership data available, project increment shown for informational purposes.
* Denotes a significant adverse impact based on CEQR criteria.

Please see Attachment C for a comprehensive list of all (E) designations under the CPC modifications.

S. Construction

The effects of construction would be similar with the CPC modifications, with the exception of the fact that construction would not occur on the four potential development sites that would be eliminated from the RWCDS. Therefore, the CPC modifications would not result in any significant adverse construction impacts not identified in the FEIS.

T. Public Health

The CPC modifications would result in similar effects on public health compared to the Affordable Housing Alternative analyzed in the FEIS. No activities are proposed that would exceed accepted City, state, or federal standards with respect to public health. Similar (E) designations would be required to protect public health. The CPC modifications would therefore not result in any new significant adverse public health impacts not identified in the FEIS. As explained above, however, a number of (E) designations would be eliminated under the CPC modifications because the number of development sites was reduced or (E) designations would no longer be necessary as a result of the modified text amendment establishing ZR Section 11-151.

U. Mitigation

The mitigation required with the proposed CPC modifications would be the same as that required for the Affordable Housing Alternative in the FEIS with the exception of the FEIS mitigation for the impact on public elementary schools in the ½-mile study area. As described above under "Community Facilities," the CPC modifications would result in a level of development that would not cause a significant adverse impact on public elementary schools. Therefore, no mitigation with respect to public schools in needed.

V. Unavoidable Adverse Impacts

The CPC modifications would not result in any changes to the unmitigated significant adverse impacts disclosed for the Affordable Housing Alternative in the FEIS. ✱

Attachment A: Proposed Zoning Text Amendment with CPC Modifications

Proposed Zoning Text Amendment Establishing the Special Downtown Jamaica District – A Text with modifications

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

11-12
Establishment of Districts

* * *

Establishment of the Special Downtown Brooklyn District

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

Establishment of the Special Downtown Jamaica District

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

* * *

11-15
Environmental Requirements

* * *

11-151
Special Requirements for properties in the Borough of Queens

The following special requirements shall apply to a #development#, #enlargement# or change of #use# for properties in the Borough of Queens located within the areas described in paragraphs (a) through (e) of this Section:

(a) The regulations of an R4 District shall apply within an area bounded by Liberty Ave, 170th Street, a line 100 feet southeasterly of Liberty Avenue and a line 100 feet southwesterly of 168th Place.

(b) The regulations of a C8-1 District shall apply within an area bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet northwesterly of 104th Avenue, and Merrick Boulevard.

(c) The regulations of an M1-1 District shall apply within an area bounded by Liberty Avenue, Sutphin Boulevard, 105th Avenue, a line 50 feet southwesterly of 148th Street, a line 100 feet northwesterly of 105th Avenue, and a line 150 feet northeasterly of Sutphin Boulevard.

(d) The regulations of an R6 District with a C2-2 District overlay shall apply within an area bounded

by 163rd Street, a line perpendicular to 163rd Street passing through a point distant 109.42 feet as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street, a line 86 feet northeasterly of 163rd Street, a line perpendicular to 163rd Street passing through a point 146.92 feet distant as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street.

(e) The regulations of a C8-1 District shall apply within an area bounded by Hillside Avenue, a line 388 feet westerly of 144th Street, a line 100 feet northwesterly of 88th Avenue, a line 100 feet northeasterly of 139th Street, a line 120 feet northwesterly of 88th Avenue, a line 60 feet northeasterly of 139th Street, a line 70 feet southeasterly of Hillside Avenue, and 139th Street; and within an area bounded by Queens Boulevard, Hillside Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, a line midblock between 139th Street and Queens Boulevard, a line perpendicular to Queens Boulevard passing through a point distant 140 feet as measured along the northeasterly #street line# of Queens Boulevard from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of Queens Boulevard.

However, in the event that the Chairperson of the City Planning Commission, based on consultation with the Department of Environmental Protection of the City of New York, provides a certificate of no effect to the Department of Buildings with regard to industrial air emissions for an area described in this Section, the regulations of the zoning districts designated on the #zoning map# shall apply to any #development#, #enlargement# or change of #use# within such area, to the extent permitted under the terms of the certificate of no effect.

* * *

11-27
Regulations Concerning Effective Date of Amendment, Alteration Permits and Enlargements

* * *

11-273
Enlargement of certain non-conforming uses in an R5 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in the Borough of Queens, after (effective date of amendment)

In the area bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in the Borough of Queens, for a period of not more than ten years after (effective date of mapping amendment), existing cement manufacturing establishments listed in Use Group 18 in Section 42-15, that were conforming prior to (effective date of mapping amendment), may be #altered#, #extended# or #enlarged#, pursuant to the M1-1 regulations in effect prior to such date. Such #use# shall conform to all regulations on performance standards applicable in M1 Districts.

12-10
Definitions

* * *

Inclusionary Housing designated area

An "Inclusionary Housing designated area" is a specified area in which the Inclusionary Housing Program is applicable, pursuant to the regulations set forth in Section 23-90, inclusive. Such #Inclusionary Housing designated areas# are identified in Section 23-922 or in Special Purpose Districts, as applicable.

* * *

Special Downtown Brooklyn District

* * *

Special Downtown Jamaica District

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

* * *

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

* * *

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

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

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

* * *

15-011
Applicability within Special Districts

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

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

* * *

23-011
Quality Housing Program

* * *

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

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

(2) Special Purpose Districts, except the following:

* * *

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

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

(ix) the #Special Downtown Jamaica District#;

* * *

23-142
In R6, R7, R8 or R9 Districts

R6 R7 R8 R9

Except as otherwise provided in the following Sections:

Section 23-144 (~~In R6, R7, and R8 Districts~~ In designated areas where the Inclusionary Housing Program is applicable)

* * *

23-144
In ~~R6, R7 and R8 Districts~~ designated areas where the Inclusionary Housing Program is applicable

In ~~R6, R7 and R8 Districts~~ #Inclusionary Housing designated areas# ~~where the Inclusionary Housing Program is applicable~~, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In ~~R6, R7 and R8 Districts~~ Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas).

* * *

23-90
INCLUSIONARY HOUSING

* * *

23-921
R10 Districts

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions relating to such designated areas, and in all other R10 Districts, subject to the provisions of Section 23-941 (In R10 Districts other than Inclusionary Housing designated areas), as applicable.

23-922
~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

* * *

The Inclusionary Housing Program shall apply in special purpose districts when specific zoning districts or areas are defined as #Inclusionary Housing designated areas# within the special purpose district.

23-93
Definitions

For the purposes of the Inclusionary Housing program, matter in italics is defined either in Section 12-10 (DEFINITIONS) or in this Section.

Administering agent

* * *

The #administering agent# shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the #compensated development# to secure a qualified not-for-profit organization as the #administering agent# was unsuccessful. However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, the Commissioner may approve an entity that is responsible for compliance monitoring pursuant to City, State or Federal funding sources, to serve as the #administering agent# during such compliance period.

* * *

Fair rent

* * *

However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas# , the Commissioner of Housing Preservation and Development may determine that rents satisfying the requirements of City, State or Federal programs assisting #lower income housing# will be considered #fair rent#, provided that such rents do not exceed 30 percent of #lower income household's# income, as applicable, and provided further that upon expiration or termination of the requirements of the City, State or Federal program, rent increases and re-rentals shall be subject to the higher of the then-currently applicable Section 8 Standard or the Rent Stabilization Standard.

* * *

In #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, at initial occupancy of any #lower income housing#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95, paragraph (c), and provided that the lender agrees to enter into a written agreement which subordinates such debt to the provisions of the #lower income housing plan#.

Inclusionary Housing designated areas

"Inclusionary Housing designated areas" shall be those areas specified in Section 23-922 (Inclusionary Housing designated areas).

* * *

Lower income household

* * *

In #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income households# shall also include all existing households in tenancy, provided such households occupy units that are within a #building# in which rents for all occupied units are regulated by City or State law, and the aggregate maximum permitted annual rent roll for such occupied units, divided by the number of occupied units, is less than 30 percent of the applicable income limit for a #lower income household# as provided in this Section. In determining the applicable income limit for such #lower income households#, the Commissioner of Housing Preservation and Development may make adjustments, consistent with U. S. Department of Housing and Urban Development regulations, for the number of persons residing in each unit.

Lower income housing

* * *

However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income housing# shall include #standard units# assisted under City, State or Federal programs.

* * *

~~R6, R7 and R8 designated areas~~

~~"R6, R7 and R8 designated areas" shall be those areas specified in Section 23-922 (Certain R6, R7 and R8 Districts).~~

* * *

23-941
In R10 Districts other than Inclusionary Housing designated areas

The #floor area ratio# of a #development# may be increased from 10.0 to a maximum of 12.0 at the rate set forth in this Section, if the developer of such #development# provides #lower income housing# pursuant to Section 23-95 (Lower Income Housing Requirements).

* * *

23-942
In ~~R6, R7 and R8 Districts~~ Inclusionary Housing designated areas

The provisions of this Section shall apply in the #Inclusionary Housing designated areas# set forth in Section 23-922, except within Waterfront Access Plan BK-1 and in R7-3 Districts within Community District 1, Borough of Brooklyn.

* * *

(a) Maximum #floor area ratio#

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table. However, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#. In addition, the following rules shall apply:

District	Base #floor area ratio#	Maximum #floor area ratio#
R6*	2.2	2.42
R6**	2.7	3.6
R6A	2.7	3.6
R6B	2.0	2.2
R7A	3.45	4.6
R7X	3.75	5.0
~~R8A~~	5.40	7.2
R9	6.0	8.0

R10	9.0	12.0

---

* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

* * *

23-951
On-site new construction option

* * *

In #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, if the #lower income housing# is subject to the requirements of City, State or Federal programs assisting the #lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

23-952
Substantial rehabilitation and off-site new construction options

To qualify for one or more of these options, the designated #lower income housing# shall meet the following requirements:

(a) The #lower income housing# shall be located either:

* * *

Furthermore, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering agent# shall not be required to verify the income of households in tenancy~~,~~ as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

* * *

23-953
Preservation option

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

(a) The #lower income housing# shall be located either:

* * *

Furthermore, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering

agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

* * *

24-161
Maximum floor area ratio for zoning lots containing community facility and residential uses

* * *

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6A R6B R7-2 R7A R7B R7X R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In the designated areas set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the quality housing program.

* * *

35-31
Maximum Floor Area Ratio for Mixed Buildings

C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In the designated areas set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

* * *

73-16
Public Transit, Railroad or Electric Utility Substations

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

* * *

74-61
Public Transit, Railroad or Electric Utility Substations

In all #Residence# and #Commercial Districts#, and in M1 Districts in the #Special Downtown Jamaica District#, the City Planning Commission may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not less than 40,000 square feet nor more than 10 acres, provided that the following findings are made:

* * *

Note: All text is new in Article XI, Chapter 5 - No underlining used.

Article XI - Special Purpose Districts

Chapter 5
Special Downtown Jamaica District

115-00
GENERAL PURPOSES

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

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

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

(c) encourage the development of affordable housing;

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

(e) provide transitions between the downtown commercial core, the lower-scale residential

communities and the transportation hub;

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

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

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

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

115-01
General Provisions

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

Any special permit granted by the City Planning Commission before (the effective date of this amendment), may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

115-02
District Plan and Maps

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

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

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

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

115-03
Applicability of Article I, Chapter 1

Within the #Special Downtown Jamaica District#, Section 11-15 (Environmental Requirements) shall

apply, except that prior to issuing a building permit for any #development#, or for an #enlargement#, #extension# or a change of #use#, on a lot that has an (E) designation for hazardous material contamination, noise or air quality, the Department of Buildings shall be furnished with a report from the Department of Environmental Protection (DEP) of the City of New York stating:

(a) in the case of an (E) designation for hazardous material contamination, that environmental requirements related to the (E) designation have been met for that lot; or

(b) in the case of an (E) designation for noise or air quality, that the plans and drawings for such #development# or #enlargement# will result in compliance with the environmental requirements related to the (E) designation.

115-10
SPECIAL USE REGULATIONS

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11 (Public Parking Garages). The #use# regulations of the underlying C6-4 District relating to Use Group 11B, are modified in Section 115-12 (Use Group 11B in C6-4 Districts). Special ground floor #use# and transparency regulations shall apply in the C4-5X and C6 Districts pursuant to Sections 115-13 (Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts) and 115-14 (Transparency Requirement in C4-5X and C6 Districts). The #use# regulations of the underlying M1-4 District, including Use Groups 3, 4, 6, 10, 16, 17 and 18, are modified as specified in Section 115-15 (Modification of Use Regulations in M1-4 Districts).

115-11
Public Parking Garages

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

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

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

115-13
Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts

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

#streets#.

#Uses# located on the ground floor level or within five feet of the level of the adjoining sidewalk, and within 30 feet of the #street line#, shall be limited to #community facility uses# without sleeping accommodations, as listed in Section 115-15 (Modification of Use Regulations in M1-4 Districts), and #uses# listed in Use Groups 5, 6A, 6B, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations.

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

Any #development# or any #enlarged# portion of a #building# located on a #zoning lot# with frontage on such designated #street# shall provide a major building entrance onto such #street#. However, #developments# or #enlargements# on #zoning lots# with frontage on more than one designated #street#, may provide a major building entrance on only one designated #street#.

115-14
Transparency Requirement in C4-5X and C6 Districts

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

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

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

Use Groups 3A and 4A

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

From Use Group 3A:

> College or universities, including professional schools but excluding business colleges or trade schools
>
> Libraries, museums or non-commercial art galleries, without limitation
>
> #Schools#;

From Use Group 4A:

> Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or

treated by health care professionals, licensed by the New York State Department of Education or successor agency, for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments# or ophthalmic dispensing

Clubs, except:

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

(b) non-commercial outdoor swimming pool clubs;

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

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

Community centers or settlement houses

Rectories and parish houses

Non-commercial recreation centers

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

Seminaries

Welfare centers

Use Groups 6 and 10

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

Use Groups 16, 17 and 18

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

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

Animal hospitals or kennels

Automobile, motorcycle, trailer or boat sales

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

Carpentry, custom woodworking or custom furniture making shops

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

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

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

Machinery rental or sales establishments

Mirror silvering or glass cutting shops

Motorcycle or motor scooter rental establishments

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

Silver plating shops, custom

Soldering or welding shops

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

Trade schools for adults

From Use Group 16B (Automotive Service Establishments):

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

From Use Group 16C (Vehicle Storage Establishments):

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

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

Carpet cleaning establishments

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

Laundries, with no limitation on type of operation

Linen, towel or diaper supply establishments

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

Packing or crating establishments

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

Warehouses

Wholesale establishments, with no limitation on #accessory# storage

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

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

Produce or meat markets, wholesale

From Use Group 17B (Manufacturing Establishments):

Advertising displays

Aircraft, including parts

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

Beverages, non-alcoholic

Bottling work, for all beverages

Brushes or brooms

Cameras or other photographic equipment, except film

Canvas or canvas products

Carpets

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

Chemicals, compounding or packaging

Cork products

Cosmetics or toiletries

Cotton ginning, or cotton wadding or linters

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

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

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

Film, photographic

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

Fur goods, not including tanning or dyeing

Glass products from previously manufactured glass

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

Hosiery

Ice, dry or natural

Ink or inked ribbon

Jute, hemp, sisal or oakum products

Laboratories, research, experimental or testing

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

Luggage

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

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

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

Mattresses, including rebuilding or renovating

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

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

Motorcycles, including parts

Musical instruments, including pianos or organs

Novelty products

Optical equipment, clocks or similar precision instruments

Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers, or similar appliances

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

Perfumes or perfumed soaps, compounding only

Pharmaceutical products

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

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

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

Scenery construction

Silverware, plate or sterling

Soap or detergents, packaging only

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

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

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

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

Tobacco, including curing or tobacco products

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

Toys

Umbrellas

Upholstering, bulk, excluding upholstering shops dealing directly with consumers

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

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

Wax products

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

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

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

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

From Use Group 18:

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

#Uses accessory# to the preceding listed #uses#

115-16
Modification of Article V, Chapter 2

Within the #Special Downtown Jamaica District#, for any #zoning lot# in a C8-1 District prior to (date of amendment), the provisions of paragraph (b) of Section 52-332 (Other buildings or structures in Residence Districts) and the provisions of paragraph (b) of Section 52-35 (Manufacturing or Related Uses in Commercial Districts) shall be modified as follows: A #non-conforming use# listed in Use Group 16 may not be changed to a #use# listed in Use Group 17.

115-20
SPECIAL BULK REGULATIONS

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

(a) Maximum #floor area ratio# for #buildings# containing non-#residential uses#

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

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

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

(b) Maximum #floor area ratio# for #buildings# containing #residential uses#

The maximum #floor area ratio# for any #building# containing a #residential# #use# shall not exceed the #floor area ratio# set forth in Section 115-211 (Special Inclusionary Housing regulations) for the applicable district.

(c) #Lot coverage#

In C4 and C6 Districts, for #residential buildings# or the #residential# portion of a #mixed building#, the maximum #lot coverage# shall be 80 percent on a #corner lot# and 70 percent on an #interior# or #through lot#. However, no #lot coverage# provisions shall apply to any #zoning lot# comprising an entire #block# or to any #zoning lot# comprising a #corner lot# of 5,000 square feet or less.

115-211
Special Inclusionary Housing regulations

(a) Applicability

R7A, R7X, C4-4A, C4-5X,C6-2, C6-3 and C6-4 Districts within the #Special Downtown Jamaica District# shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (Definitions), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (Inclusionary Housing Program), inclusive, applicable as modified , within the Special District.

(b) Maximum #floor area ratio#

The maximum #floor area ratio# for any #building# containing #residences# shall not exceed the base #floor area ratio# set forth in the following table, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in Section 23-942 through the provision of #lower income housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING).

District	Base Far
R7A, C4-4A	3.45
R7X, C4-5X	3.75
R8, C6-2	5.4
R9, C6-3	6.0
R10, C6-4	9.0

(c) Modification of location requirements

The requirements of paragraph (a) of Section 23-952 (Substantial rehabilitation and off-

site new construction options) shall be modified as follows: #Lower income housing# may be located in any #Inclusionary Housing designated area# within the #Special Downtown Jamaica District#.

(d) Height and setback

The height and setback regulations of paragraph (b) of Section 23-942 shall not apply. In lieu thereof, the special height and setback regulations of Section 115-22, inclusive, of this Chapter shall apply.

115-22
Height and Setback Regulations

In M1-4 Districts, the underlying height and setback regulations shall apply except as modified in Section 115-221 (Permitted obstructions).

In C4 and C6 Districts, the underlying height and setback regulations are modified as set forth in Sections 115-221 through 115-225, inclusive.

For #zoning lots# subject to the sidewalk widening requirements of Section 115-31, the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

115-221
Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except the provisions of paragraph (c) of Section 33-42 shall not apply. In lieu thereof, the following regulations shall apply:

Elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane# provided that either:

(a) the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or

(b) for #buildings# at least 120 feet in height, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

115-222
Street wall location

C4 C6

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

(a) For all locations, except as specified on Map 3 (Street Wall Location) in the Appendix to this Chapter, the #street wall# of a #building# shall be located on the #street line# and extend along at least 70 percent of the #street# frontage of the #zoning lot#. No #street wall# location rules shall apply to the remaining portion of the #street frontage# of the #zoning lot#; however, any #street walls# provided in such portion shall be located on the #street line# or recessed within an #outer court#. All required #street walls# shall rise without setback to at least the minimum base height specified in Section 115-223 (Street wall height), or the height of the #building#, whichever is less. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall apply on all such #street lines#.

(b) Map 3 specifies the #street# frontages where the regulations set forth in this paragraph, (b), apply.

(1) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage as specified on Map 3, and shall rise without setback to at least the minimum base height specified in Section 115-223, or the height of the #building#, whichever is less. This requirement shall also apply along that portion of any #street line# that intersects such #street# frontage, specified on Map 3, within 50 feet of such intersection.

(2) To allow articulation of #street walls# at the intersection of two #street lines# with mandatory #street wall# requirements, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines# may be unoccupied by a #building#.

(3) Where corner articulation is specified on Map 3, the following regulations shall apply:

(i) Where base corner articulation is specified, the #building# shall occupy, at every level up to the level of the setback provided pursuant to Section 115-223 (Street wall height), not less than 50 percent and not more than 75 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines#.

(ii) Where tower corner articulation is specified, no articulation is required where all portions of the #building# that exceed a height of 60 feet are located at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#. Where a #building# rises without setback along those #street lines# where no setback is required, as specified on Map 4 (Street Wall Height), the #building# shall cover, at every level above the setback provided pursuant to Section 115-223, not less than 50 percent and not more than 75 percent of the area bounded by:

(a) the #street line# of the #street# where no setback is required;

(b) a line 10 feet from and parallel to a #wide street# with a setback requirement or 15 feet from and parallel to a #narrow street# with a setback requirement; and

(c) lines parallel to and 20 feet from such lines.

(4) No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94th and 95th Avenues #developed# pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.

(5) For building walls facing Archer Avenue on Blocks 9988 and 9994, the #street walls# required pursuant to this paragraph, (b), shall not be located along the Archer Avenue #street line#, but shall instead be located along the northern boundary of the Public Place mapped on each such block. However, if the Public Place is not mapped on Block 9994, then the #street wall# shall be located on a line perpendicular to 147th Place and passing through a point 51.77 feet distant (as measured along the southwesterly #street line# of 147th Place) from the corner of the northeasterly #street line# of Archer Avenue and the southwesterly #street line# of 147th Place. To accommodate the development of a one #story building# which may be located within each Public Place, such #street walls# shall have no building entrances or windows up to a height of 30 feet within 100 feet of 147th Place on Block 9994 and within 100 feet of 146th Street on Block 9988.

(c) In all locations where #street walls# are required, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

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

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

115-223
Street wall height

C4 C6

Except in the locations indicated on Map 4 (Street Wall Height) in the Appendix to this Chapter, the minimum and maximum heights before setback of a #street wall# required pursuant to Section 115-232 (Street wall location) shall be as set forth in the following Table:

District	Minimum Street Wall Height	Maximum Street Wall Height
C4-4A	40 feet	65 feet
C4-5X	40 feet	85 feet
C6	40 feet	60 feet

Any portion of a #building# that exceeds the maximum height of a #street wall# shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

In the locations indicated on Map 4, required #street walls# shall rise without setback to the minimum height specified for that location on Map 4 or the height of the #building#, whichever is less. Any portion of a #building# that exceeds the maximum #street wall# height specified for that location shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

However, in the locations indicated on Map 4 where no maximum #street wall# height or setback is required, #street walls# required pursuant to Section 115-222, shall rise without setback to a minimum height of 40 feet or the height of the #building#, whichever is less. Above a height of 40 feet, no setbacks are required for any portion of the building.

115-224
Maximum building height
C4 C6

In C4-4A Districts, no #building or other structure# shall exceed a height of 80 feet.

In C4-5X Districts, no #building or other structure# shall exceed a height of 125 feet.

In all C6 Districts, no #building or other structure# shall exceed a height of 250 feet. However, no maximum building height limitation shall apply on Block 9993, shown on Map 5 (Maximum Building Height) in the Appendix to this Chapter, if such #block# is developed pursuant to the Jamaica Gateway Urban Renewal Plan.

115-225
Transition area

R6 R7 R8 R9 R10

In the districts indicated, and in #Commercial Districts# where such #Residence District bulk# regulations are applicable, that portion of a #development# or #enlargement# located within 25 feet of an adjacent #zoning lot# in an R1, R2, R3, R4 or R5 District shall not exceed a maximum building height of 35 feet. In addition, an open area not higher than #curb level# shall be provided within eight feet of such adjacent #zoning lot#. Such open area may be used for #accessory# parking.

115-30
MANDATORY IMPROVEMENTS

115-31
Sidewalk Widenings

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 (Sidewalk Widenings) in the Appendix to this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of five feet or 10 feet, as set forth on Map 6. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

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

Sidewalk widenings of 10 feet or more must provide one linear foot of seating for every 150 square feet of mandatory sidewalk widening. In addition, the provisions of Section 62-672 (Seating) shall apply.

115-32
Street Tree Planting

All new #developments# or #enlargements# that increase the existing #floor area# by at least 20 percent shall provide and maintain trees of not less than three inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot# at maximum intervals of 25 feet except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible.

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

115-33
Refuse Storage, Recreation Space and Planting Areas

All #residential buildings# shall provide refuse storage space, recreation space and planting areas in accordance with the provisions of Section 28-23 (Refuse Storage and Disposal) and Section 28-30 (RECREATION SPACE AND PLANTING AREAS), whether or not they are #developed# or #enlarged# pursuant to the Quality Housing Program.

115-40
RESIDENTIAL CONVERSIONS

In all #Commercial Districts#, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to January 1, 1977, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph (b).

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

115-50
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

115-51
Parking and Loading Regulations

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

(a) Commercial and Manufacturing development

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section:

(1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.

(2) In C4, C6 and M1 Districts, the provisions of Sections 36-12 (Maximum Size of Accessory Group Parking Facilities) and 44-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections 36-13 (Modification of Maximum Size of Accessory Group Parking Facilities) and 46-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.

(3) In C4, C6 and M1 Districts, the provisions of Section 36-21 (General Provisions) pertaining to accessory off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in Use Groups 6B (Offices), 10B (Wholesale Establishments) and 11B (Wholesale Establishments), with parking requirement category B1, shall be required to provide one parking space per 2,000 square feet of #floor area#.

(4) Modification of Waiver of Parking Requirements

(i) In C4, C6 and M1 Districts, the provisions of Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 44-23 (Waiver of Requirements for Spaces Below Minimum Number) shall only apply to #zoning lots# existing both on (the date of adoption of this amendment) and on the date of application for a building permit.

(ii) In C4, C6 and M1 Districts, for any #commercial use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section 36-231(In districts with high, medium, or low parking requirements).

(iii) The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

(b) Residential Development

(1) The provisions of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such

#group parking facility# to contain up to 150 additional spaces.

(2) The required accessory off-street parking space regulations for #residential developments# or #enlargements# of the underlying districts in the #Special Downtown Jamaica District# shall be modified as follows: The regulations set forth for an R6A District in Section 25-20 shall apply. The regulations set forth for an R6 District in Sections 25-50 (RESTRICTIONS ON LOCATIONS OF ACCESSORY OFF-STREET PARKING SPACES) inclusive, and 25-60 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF STREET PARKING SPACES), inclusive, shall apply except as modified in paragraphs (b) (3) and (b) (4) of this Section.

(3) In all #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified as follows:

(i) The provisions of Section 25-26 shall only apply to #zoning lots# existing both on (the date of adoption of this amendment) and on the date of application for a building permit.

(ii) For all new #residential developments# or #enlargements#, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 5 spaces.

(4) The provisions of Section 25-52 (Off-Site Spaces for Residences) and 25-521 (Maximum distance from zoning lot) shall be modified to permit the location of permitted or required off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

(5) The provisions of Section 36-42 (Off-Site Spaces for Residences) and 36-421(Maximum distance from zoning lot) shall be modified to permit the location of permitted or required off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

115-52
Location of Access to the Street

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

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

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

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

115-60
SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

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

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

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

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

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

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

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

APPENDIX

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

* * *

123-64
Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings

(a) Maximum #floor area ratio#

* * *

(4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the #inclusionary housing designated areas# set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply.

* * *

End

Attachment B: Reasonable Worst Case Development Scenario

The Reasonable Worst Case Development Scenario (RWCDS) for the Affordable Housing Alternative with the proposed City Planning Commission modifications is shown in the following Tables B-1 (Projected Development Sites) and B-2 (Potential Development Sites).

Table B-1
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Projected Development Sites

Site Description					Existing Conditions						No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Bldg Area	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZ_FAR	Commercial SF	Industrial SF	CF SF	Dus_afford	Dus_TOTAL _wBonus	Commercial SF	Industrial SF	CF SF	DUs
	URA	9998	1	6079	M1-1	1	0	0	0	0																
	URA	9998	2	23000	M1-1	1	15300	0	15300	0																
	URA	9998	16	4100	M1-1	1	0	0	0	0																
	URA	9998	19	4360	M1-1	1	0	0	0	0																
298-URA	URA	9998A Total		37539	M1-1	1	15300	0	15300	0	15016	22523	0	0	M1-4	2.00		0	0	0	0	0	-15,016	-22,523	0	0
	URA	9998	22	5000	M1-1	1	0	0	0	0																
	URA	9998	25	35000	M1-1	1	46180	3255	42925	0																
	URA	9998	42	2841	M1-1	1	2841	2841	0	0																
	URA	9998	43	1780	M1-1	1	1780	1780	0	0																
	URA	9998	47	976	M1-1	1	976	976	0	0																
299-URA	URA	9998B Total		45597	M1-1	1	51777	8852	42925	0	8852	42925	0	0	C6-4	12.00	12.00	563748	0	0	0	0	554,896	-42,925	0	0
	URA	9998	83	11200	C4-2	3	12000	12000	0	0																
	URA	9998	86	2000	C4-2	3	3200	3200	0	0																
	URA	9998	87	2000	C4-2	3	3560	3560	0	0																
	URA	9998	88	2000	C4-2	3	4000	4000	0	0																
	URA	9998	89	2000	C4-2	3	3600	3600	0	0																
	URA	9998	90	2000	C4-2	3	2400	2400	0	0																
	URA	9998	91	4110	M1-1	1	2500	2500	0	0																
	URA	9998	93	2020	M1-1	1	2500	1250	0	2																
	URA	9998	94	2020	M1-1	1	0	0	0	0																
300-URA	URA	9998C Total		41250	M1-1	1	45760	44510	0	2	0	0	0	0	C6-4	12.00	12.00	288500	0	0	41	206	288,500	0	0	206
	URA	9999	1	60138	M1-1	1	163800	0	163800	0																
	URA	9999	9	2500	M1-1	1	5000	0	5000	0																
	URA	9999	10	2500	M1-1	1	2250	0	2250	0																
	URA	9999	11	5000	M1-1	1	2250	2250	0	0																
	URA	9999	13	5000	M1-1	1	5000	5000	0	0																
	URA	9999	15	10000	M1-1	1	10000	10000	0	0																
	URA	10000	1	10000	M1-1	1	0	0	0	0																
302-URA	URA	9999A Total		95138	M1-1	1	188300	17250	171050	0	17250	171050	0	0	C6-4	12.00	12.00	1261656	0	0	0	0	1,244,406	-171,050	0	0
URA Total				**427148**			**590274**	**129224**	**458550**	**4**	**41118**	**236498**	**0**	**0**				**2113904**	**0**	**0**	**41**	**206**	**2,072,786**	**-236,498**	**0**	**206**
	AT2	10026	1	10,000	R5	1.25	-	-	-	-																
	AT2	10026	6	2,000	M1-1	1.00	4,000	2,000	-	5																
	AT2	10026	12	5,000	M1-1	1.00	4,000	4,000	-	-																
	AT2	10026	14	20,000	M1-1	1.00	10,000	-	10,000	-																
	AT2	10026	23	15,000	M1-1	1.00	20	20	-	-																
	AT2	10026	39	5,000	R5	1.25	-	-	-	-																
337-AT2	AT2	10026A Total		57,000	M1-1	1.00	18,020	6,020	10,000	5	6,020	10,000	-	5	C6-3	8	8	276,400	-	-	72	180	270,380	-10,000	0	175
AT2 Total				**114,000**			**36,040**	**12,040**	**20,000**	**10**	**6,020**	**10,000**	**-**	**5**				276,400	-	-	**72**	**180**	**270,380**	**-10,000**	**0**	**175**
127-JC1	JC1	9760	82	8690	C4-2	3	51205	51205	0	0	51205	0	0	0	C6-3	8.00	8.00	14630	0	0	0	30	-36,575	0	0	30
	JC1	9761	82	540	C4-2	3	0	0	0	0																
	JC1	9761	83	18300	C4-2	3	79200	79200	0	0																
132-JC1	JC1	9761B Total		18840	C4-2	3	79200	79200	0	0	79200	0	0	0	C6-3	8.00	8.00	32028	0	18840	20	100	-47,172	0	18,840	100
133-JC1	JC1	9761	95	14107	C4-2	3	57325	57325	0	0	57325	0	0	0	C6-3	8.00	8.00	28663	0	0	0	24	-28,663	0	0	24
180-JC1	JC1	9793	1	21230	C4-2	3	54978	54978	0	0	54978	0	0	0	C6-3	8.00	8.00	36091	0	0	27	134	-18,887	0	0	134
403-JC1	JC1	10101	7	6460	C6-1A	6	53458	53458	0	0	53458	0	0	0	C6-3	8.00	8.00	10692	0	0	0	36	-42,766	0	0	36
404-JC1	JC1	10101	9	7620	C6-1A	6	24000	24000	0	0	24000	0	0	0	C6-3	8.00	8.00	12000	0	0	0	10	-12,000	0	0	10
405-JC1	JC1	10101	15	17900	C6-1A	6	62031	62031	0	0	62031	0	0	0	C6-3	8.00	8.00	20677	0	0	0	34	-41,354	0	0	34
406-JC1	JC1	10101	24	14775	C6-1A	6	21575	14775	6800	0	12559	0	7388	35	C6-3	8.00	8.00	25118	0	7388	17	86	12,559	0	0	50
407-JC1	JC1	10101	27	10162	C6-1A	6	55500	55500	0	0	55500	0	0	0	C6-3	8.00	8.00	17275	0	5081	12	59	-38,225	0	5,081	59
	JC1	10101	79	20240	C6-1A	6	22000	22000	0	0																
	JC1	10101	150	7117	C6-1A	6	48	48	0	0																
408-JC1	JC1	10101A Total		27357	C6-1A	6	22048	22048	0	0	23253	0	13679	66	C6-3	8.00	8.00	46507	0	13679	32	159	23,254	0	0	93
409-JC1	JC1	10102	2	4210	C6-1A	6	20700	20700	0	0	20700	0	0	0	C6-3	8.00	8.00	8280	0	0	0	10	-12,420	0	0	10
JC1 Total				**197548**			**603268**	**596468**	**6800**	**0**	**494209**	**0**	**21067**	**101**				**251960**	**0**	**44988**	**107**	**682**	**-242,249**	**0**	**23,921**	**580**

Table B-1
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Projected Development Sites

Site Description					Existing Conditions						No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Bldg Area	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZ_FAR	Commercial SF	Industrial SF	CF SF	Dus_afford	Dus_TOTAL _wBonus	Commercial SF	Industrial SF	CF SF	DUs
470-JC2	JC2	10155	1	4400	C4-2	3	15000	15000	0	0	15000	0	0	0	C6-2	6.00	7.20	7500	0	0	0	6	-7,500	0	0	6
	JC2	10155	8	4173	C4-2	3	4300	4300	0	0																
	JC2	10155	9	1833	C4-2	3	4000	4000	0	0																
	JC2	10155	10	1900	C4-2	3	4140	4140	0	0																
	JC2	10155	11	5750	C4-2	3	4140	4140	0	0																
	JC2	10155	12	3400	C4-2	3	6044	6044	0	0																
	JC2	10155	16	4600	C4-2	3	4100	4100	0	0																
	JC2	10155	210	3632	C4-2	3	2775	2775	0	0																
471-JC2	JC2	10155A Total		25288	C4-2	3	29499	29499	0	0	21495	0	0	61	C6-2	6.00	7.20	42990	0	0	28	139	21,495	0	0	78
515-JC2	JC2	10209	115	44884	M1-5	5	88100	88100	0	0	88100	0	0	0	C6-2	6.00	7.20	133000	0	2000	38	168	44,900	0	2,000	188
JC2 Total				**74572**			**132599**	**132599**	**0**	**0**	**124595**	**0**	**0**	**61**				**183490**	**0**	**2000**	**65**	**333**	**58,895**	**0**	**2,000**	**272**
123-JC3	JC3	9757	18	7,550	C4-2	3.40	15,000	7,500	-	-	6,418	-	-	18	C4-5X	5	5.00	6,418	-	-	6	31	0	0	0	13
125-JC3	JC3	9760	45	10000	C4-2	3	17600	17600	0	0	17600	0	0	0	C4-5X	5.00	5.00	8500	0	0	8	42	-9,100	0	0	42
128-JC3	JC3	9761	14	10320	C4-2	3	13005	13005	0	0	8772	0	0	25	C4-5X	5.00	5.00	8772	0	0	9	43	0	0	0	18
131-JC3	JC3	9761	80	3680	C4-2	3	22000	22000	0	0	22000	0	0	0	C4-5X	5.00	5.00	3667	0	0	0	15	-18,333	0	0	15
	JC3	9764	87	8763	R6	2	0	0	0	0																
	JC3	9764	91	9525	R6	2	58625	0	0	119																
	JC3	9764	97	11025	R6	2	0	0	0	0																
161-JC3	JC3	9764C Total		29313	R6	2	58625	0	0	119	0	0	58625	13	C4-5X	5.00	5.00	0	0	0	29	147	0	0	-58,625	134
184-JC3	JC3	9793	49	14940	C4-2	3	0	0	0	0	12699	0	0	36	C4-5X	5.00	5.00	12699	0	0	12	62	0	0	0	26
185-JC3	JC3	9793	78	29568	C4-2	3	13712	13712	0	0	25133	0	0	72	C4-5X	5.00	5.00	25133	0	0	25	123	0	0	0	51
188-JC3	JC3	9794	48	49852	C4-2	3	122000	122000	0	0	122000	0	0	0	C4-5X	5.00	5.00	84748	0	49852	23	115	-37,252	0	49,852	115
191-JC3	JC3	9796	63	99500	R6/C4-2	2	40	40	0	0	44792	0	0	197	C4-5X	5.00	5.00	253725	0	0	0	0	208,933	0	0	-197
192-JC3	JC3	9800	5	84500	R6	2	256	256	0	0	0	0	0	205	C4-5X	5.00	5.00	359125	0	0	0	0	359,125	0	0	-205
202-JC3	JC3	9816	49	11645	C4-2	3	22100	22100	0	0	22100	0	0	0	C4-5X	5.00	5.00	9898	0	0	10	48	-12,202	0	0	48
204-JC3	JC3	9818	62	12200	R6/C2-2	2	6750	6750	0	0	10370	0	6100	19	C4-5X	5.00	5.00	10370	0	6100	9	45	0	0	0	25
JC3 Total				**363068**			**291088**	**224963**	**0**	**119**	**291884**	**0**	**64725**	**586**				**783055**	**0**	**55952**	**131**	**669**	**491,171**	**0**	**-8,773**	**83**
	LC	10002	1	40077	M1-1	1	41600	0	41600	0																
	LC	10002	10	3920	M1-1	1	2400	0	2400	0																
	LC	10002	13	6800	M1-1	1	8700	0	8700	0																
315-LC	LC	10002A Total		50797	M1-1	1	52700	0	52700	0	0	52700	0	0	M1-4	2.00		101594	0	0	0	0	101,594	-52,700	0	0
316-LC	LC	10002	5	10120	M1-1	1	0	0	0	0	4048	6072	0	0	M1-4	2.00		20240	0	0	0	0	16,192	-6,072	0	0
317-LC	LC	10002	15	6695	M1-1	1	6650	0	6650	0	0	6650	0	0	M1-4	2.00		13390	0	0	0	0	13,390	-6,650	0	0
318-LC	LC	10002	17	6450	M1-1	1	5280	0	5280	0	0	5280	0	0	M1-4	2.00		12900	0	0	0	0	12,900	-5,280	0	0
319-LC	LC	10002	20	3020	M1-1	1	0	0	0	0	1208	1812	0	0	M1-4	2.00		6040	0	0	0	0	4,832	-1,812	0	0
320-LC	LC	10002	21	2340	M1-1	1	3135	1035	0	2	1035	0	0	2	M1-4	2.00		4680	0	0	0	0	3,645	0	0	-2
	LC	10002	22	2160	M1-1	1	3135	0	0	3																
	LC	10002	23	2000	M1-1	1	2200	1100	0	2																
	LC	10002	24	2000	M1-1	1	3135	0	0	2																
	LC	10002	122	2160	M1-1	1	3135	0	0	2																
321-LC	LC	10002B Total		8320	M1-1	1	11605	1100	0	9	1100	0	0	9	M1-4	2.00		16640	0	0	0	0	15,540	0	0	-9
322-LC	LC	10002	25	2250	M1-1	1	2751	908	0	2	908	0	0	2	M1-4	2.00		4500	0	0	0	0	3,592	0	0	-2
414-LC	LC	10107	142	30732	M1-1	1	3800	0	0	0	12293	18439	0	0	M1-4	2.00		61464	0	0	0	0	49,171	-18,439	0	0
417-LC	LC	10108	305	11900	M1-1	1	0	0	0	0	11900	0	0	0	M1-4	2.00		0	0	23800	0	0	-11,900	0	23,800	0
	LC	10108	312	4000	M1-1	1	0	0	0	0																
	LC	10108	314	4000	M1-1	1	1800	1800	0	0																
	LC	10108	319	7900	M1-1	1	0	0	0	0																
418-LC	LC	10108A Total		15900	M1-1	1	1800	1800	0	0	15900	0	0	0	M1-4	2.00		31800	0	0	0	0	15,900	0	0	0
LC Total				**148524**			**87721**	**4843**	**64630**	**13**	**48392**	**90953**	**0**	**13**				**273248**	**0**	**23800**	**0**	**0**	**224,856**	**-90,953**	**23,800**	**-13**
64-SC	SC	9688	6	2660	C4-2	3	0	0	0	0	2261	0	0	6	C4-4A	4.00	4.60	2261	0	0	2	10	0	0	0	4
	SC	9688	8	2700	C4-2	3	0	0	0	0																
	SC	9688	9	2750	C4-2	3	0	0	0	0																
65-SC	SC	9688A Total		5450	C4-2	3	0	0	0	0	4633	0	0	13	C4-4A	4.00	4.60	4633	0	0	4	20	0	0	0	7
66-SC	SC	9688	14	8110	C4-2	3	0	0	0	0	6894	0	0	20	C4-4A	4.00	4.60	6894	0	0	6	30	0	0	0	11
SC Total				**21670**			**0**	**0**	**0**	**0**	**13788**	**0**	**0**	**39**				**13788**	**0**	**0**	**12**	**60**	**0**	**0**	**0**	**21**
324-A	A	10018	1	5800	R4	1	1992	0	0	2	0	0	0	4	R5/C1-4	1.25		4930	0	0	0	1	4,930	0	0	-3
	A	10018	3	2500	R4	1	0	0	0	0																
	A	10018	4	2500	R4	1	1216	0	0	1																
325-A	A	10018A Total		5000	R4	1	1216	0	0	1	0	0	0	4	R5/C1-4	1.25		4250	0	0	0	1	4,250	0	0	-3
326-A	A	10018	7	5000	R4	1	2000	2000	0	0	0	0	0	4	R5/C1-4	1.25		4250	0	0	0	1	4,250	0	0	-3
336-A	A	10021	5	5000	R4	1	1482	0	0	2	0	0	0	4	R5	1.25		0	0	0	0	6	0	0	0	2
A Total				**25800**			**7906**	**2000**	**0**	**6**	**0**	**0**	**0**	**16**				**13430**	**0**	**0**	**0**	**9**	**13,430**	**0**	**0**	**-7**
	B	10028	1	2500	M1-1	1	600	600	0	0																
	B	10028	2	5000	M1-1	1	0	0	0	0																
	B	10028	11	10000	M1-1	1	750	750	0	0																
340-B	B	10028A Total		17500	M1-1	1	1350	1350	0	0	7000	10500	0	0	R5	1.25		0	0	0	0	22	-7,000	-10,500	0	22
B Total				**35000**			**2700**	**2700**	**0**	**0**	**7000**	**10500**	**0**	**0**				**0**	**0**	**0**	**0**	**22**	**-7,000**	**-10,500**	**0**	**22**

Table B-1
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Projected Development Sites

Site Description					Existing Conditions						No-Action Conditions				With-Action Conditions							Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Bldg Area	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZ_FAR	Commercial SF	Industrial SF	CF SF	Dus_afford	Dus_TOTAL _wBonus	Commercial SF	Industrial SF	CF SF	DUs
	D	9681	47	4375	R6	2	2549	0	0	3																
	D	9681	49	3150	R6	2	2549	0	0	3																
41-D	D	9681A Total		7525	R6	2	5098	0	0	6	0	0	0	18	R7A	4.00	4.60	0	0	0	7	35	0	0	0	16
45-D	D	9681	56	5075	R6	2	2360	0	0	2	0	0	0	12	R7A	4.00	4.60	0	0	0	5	23	0	0	0	11
50-D	D	9681	62	7250	R6	2	2926	0	0	2	0	0	0	18	R7A	4.00	4.60	0	0	0	7	33	0	0	0	16
51-D	D	9681	64	7250	R6	2	2349	0	0	1	0	0	0	18	R7A	4.00	4.60	0	0	0	7	33	0	0	0	16
52-D	D	9681	71	6300	R6	2	3098	0	0	1	0	0	0	15	R7A	4.00	4.60	0	0	0	6	29	0	0	0	14
53-D	D	9681	73	6604	R6	2	3505	0	0	1	0	0	0	16	R7A	4.00	4.60	0	0	0	6	30	0	0	0	14
56-D	D	9681	85	7685	R6	2	2180	0	0	1	0	0	0	19	R7A	4.00	4.60	0	0	0	7	35	0	0	0	17
	D	9681	87	5075	R6	2	3720	0	0	2																
	D	9681	90	5075	R6	2	3720	0	0	2																
57-D	D	9681B Total		10150	R6	2	7440	0	0	4	0	0	0	25	R7A	4.00	4.60	0	0	0	9	47	0	0	0	22
	D	9681	91	7250	R6	2	2720	0	0	1																
	D	9681	93	3915	R6	2	0	0	0	0																
	D	9681	94	3335	R6	2	0	0	0	0																
58-D	D	9681C Total		14500	R6	2	2720	0	0	1	0	0	0	35	R7A	4.00	4.60	0	0	0	13	67	0	0	0	31
73-D	D	9693	60	13675	R6	2	0	0	0	0	0	0	0	33	R7A	4.00	4.60	0	0	0	13	63	0	0	0	30
	D	9694	44	4000	R6	2	0	0	0	0																
	D	9694	47	7000	R6	2	0	0	0	0																
	D	9694	49	7000	R6	2	0	0	0	0																
79-D	D	9694E Total		18000	R6	2	0	0	0	0	0	0	0	44	R7A	4.00	4.60	0	0	0	17	83	0	0	0	39
88-D	D	9697	52	13500	R6	2	24	24	0	0	0	0	0	33	R7A	4.00	4.60	0	0	0	12	62	0	0	0	29
106-D	D	9753	6	5000	R6	2	3244	0	0	2	0	0	0	12	R7A	4.00	4.60	0	0	0	5	23	0	0	0	11
111-D	D	9753	26	5000	R6	2	2595	0	0	2	0	0	0	12	R7A	4.00	4.60	0	0	0	5	23	0	0	0	11
143-D	D	9762	49	5750	R6	2	0	0	0	0	0	0	0	14	R7A	4.00	4.60	0	0	0	5	26	0	0	0	12
154-D	D	9763	47	10500	R6	2	8750	8750	0	0	0	0	0	26	R7A/C1-2	4.00	4.60	8925	0	0	8	39	8,925	0	0	14
155-D	D	9763	51	9060	R6	2	0	0	0	0	0	0	0	22	R7A/C1-2	4.00	4.60	7701	0	0	7	34	7,701	0	0	12
162-D	D	9765	32	6158	R6/C2-2	2	3940	3940	0	0	5234	0	0	10	R7A/C2-4	4.00	4.60	5234	0	0	5	23	0	0	0	13
172-D	D	9767	61	5130	R6	2	0	0	0	0	0	0	0	12	R7A	4.00	4.60	0	0	0	5	24	0	0	0	11
193-D	D	9813	5	5340	R6	2	2310	1155	0	1	0	0	0	13	R7A	4.00	4.60	0	0	0	5	25	0	0	0	12
194-D	D	9813	8	5340	R6	2	3534	0	0	1	0	0	0	13	R7A	4.00	4.60	0	0	0	5	25	0	0	0	12
	D Total			**174792**			**56073**	**13869**	**0**	**25**	**5234**	**0**	**0**	**420**				**21860**	**0**	**0**	**156**	**782**	**16,626**	**0**	**0**	**363**
246-E	E	9908	10	12000	R4/C2-2	1	800	800	0	0	10200	0	0	2	R5D/C2-4	2.00		10200	0	0		14	0	0	0	12
	E	10316	1	2337	M1-1	1	2670	2670	0	0																
	E	10316	31	3300	M1-1	1	3280	0	3280	0																
	E	10316	33	3300	M1-1	1	3280	0	3280	0																
	E	10316	35	3300	M1-1	1	3280	0	3280	0																
	E	10316	37	3300	M1-1	1	3280	0	3280	0																
566-E	E	10316A Total		15537	M1-1	1	15790	2670	13120	0	2670	13120	0	0	R6A/C2-4	3.00		13206	0	0	0	33	10,536	-13,120	0	33
608-E	E	10815	14	8178	R5/C2-2	1	2650	0	0	2	6951	0	0	1	R5D/C2-4	2.00		6951	0	0		9	0	0	0	8
	E Total			**51252**			**35030**	**6140**	**26240**	**2**	**19821**	**13120**	**0**	**3**				**30357**	**0**	**0**	**0**	**77**	**10,536**	**-13,120**	**0**	**54**
242-F	F	9899	41	4032	R3-2	1	1430	0	0	1	0	0	0	1	R4-1	0.90		0	0	0	0	3	0	0	0	2
243-F	F	9899	88	4500	R3-2	1	912	0	0	1	0	0	0	2	R4-1	0.90		0	0	0	0	3	0	0	0	1
244-F	F	9900	24	5000	R3-2	1	1248	0	0	1	0	0	0	3	R4-1	0.90		0	0	0	0	4	0	0	0	2
257-F	F	9920	11	5785	R3-2	1	2002	0	0	1	0	0	0	1	R4-1	0.90		0	0	0	0	4	0	0	0	3
258-F	F	9921	14	5000	R3-2	1	2002	0	0	2	0	0	0	2	R4-1	0.90		0	0	0	0	4	0	0	0	2
259-F	F	9921	20	5000	R3-2	1	1806	0	0	1	0	0	0	1	R4-1	0.90		0	0	0	0	4	0	0	0	3
261-F	F	9931	12	7500	R3-2	1	2708	0	0	2	0	0	0	2	R4-1	0.90		0	0	0	0	6	0	0	0	4
262-F	F	9931	16	5000	R3-2	1	1518	0	0	1	0	0	0	1	R4-1	0.90		0	0	0	0	4	0	0	0	3
263-F	F	9931	21	5000	R3-2	1	1438	0	0	2	0	0	0	3	R4-1	0.90		0	0	0	0	4	0	0	0	2
	F Total			**46817**			**15064**	**0**	**0**	**12**	**0**	**0**	**0**	**15**				**0**	**0**	**0**	**0**	**36**	**0**	**0**	**0**	**21**
521-J	J	10219	161	2333	M1-1	1	1266	0	0	2	0	0	0	2	R5	1.25		0	0	0	0	3	0	0	0	1
522-J	J	10219	162	2333	M1-1	1	1266	0	0	2	0	0	0	2	R5	1.25		0	0	0	0	3	0	0	0	1
582-J	J	10320	1	7200	M1-1	1	4898	0	4898	0	0	4898	0	0	R5	1.25		0	0	0	0	9	0	-4,898	0	9
	J	10320	6	6390	M1-1	1	4960	0	4960	0																
	J	10320	10	4513	M1-1	1	4000	4000	0	0																
	J	10320	12	675	M1-1	1	0	0	0	0																
	J	10320	29	15700	M1-1	1	2540	0	2540	0																
583-J	J	10320A Total		27278	M1-1	1	11500	4000	7500	0	10911	16367	0	0	R5	1.25		0	0	0	0	34	-10,911	-16,367	0	34
584-J	J	10321	8	5000	M1-1	1	4100	0	4100	0	0	4100	0	0	R5	1.25		0	0	0	0	6	0	-4,100	0	6
	J Total			**71422**			**34530**	**8000**	**23998**	**4**	**10911**	**25365**	**0**	**4**				**0**	**0**	**0**	**0**	**55**	**-10,911**	**-25,365**	**0**	**51**

Table B-1
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Projected Development Sites

Site Description					Existing Conditions						No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Bldg Area	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZ_FAR	Commercial SF	Industrial SF	CF SF	Dus_afford	Dus_TOTAL _wBonus	Commercial SF	Industrial SF	CF SF	DUs
323-O	O	10017	18	7020	R4	1	468	468	0	0	0	0	0	5	R6A/C2-4	3.00		5967	0	0	0	13	5,967	0	0	8
334-O	O	10020	137	32000	R4	1	9122	9122	0	0	0	0	0	24	R6A/C2-4	3.00		27200	0	0	0	69	27,200	0	0	45
	O	10032	13	5000	M1-1	1	4910	4910	0	0																
	O	10032	15	2500	M1-1	1	0	0	0	0																
	O	10032	16	1725	M1-1	1	0	0	0	0																
	O	10032	17	1836	M1-1	1	2760	0	0	4																
	O	10032	18	3943	M1-1	1	3800	3800	0	0																
357-O	O	10032C Total		5779	M1-1	1	6560	3800	0	4	3800	0	0	4	R6A/C2-4	3.00		4912	0	0	0	12	1,112	0	0	8
363-O	O	10043	6	10650	R4	1	4500	4500	0	0	0	0	0	8	R6A/C2-4	3.00		9053	0	0	0	23	9,053	0	0	15
368-O	O	10052	9	1870	R4	1	800	800	0	0	0	0	0	1	R6A/C2-4	3.00		1590	0	0	0	4	1,590	0	0	3
369-O	O	10052	10	5463	R4	1	2250	0	2250	0	0	0	0	4	R6A/C2-4	3.00		4644	0	0	0	12	4,644	0	0	8
370-O	O	10055	2	8800	R4	1	1400	1400	0	0	0	0	0	7	R6A/C2-4	3.00		7480	0	0	0	19	7,480	0	0	12
	O	10055	7	7100	R4	1	0	0	0	0																
	O	10055	14	5500	R4	1	0	0	0	0																
371-O	O	10055A Total		12600	R4	1	0	0	0	0	0	0	0	9	R6A/C2-4	3.00		10710	0	0	0	27	10,710	0	0	18
372-O	O	10055	11	6699	R4	1	975	975	0	0	0	0	0	5	R6A/C2-4	3.00		5694	0	0	0	14	5,694	0	0	9
373-O	O	10055	19	2025	R4	1	0	0	0	0	0	0	0	2	R6A/C2-4	3.00		1721	0	0	0	4	1,721	0	0	2
374-O	O	10055	20	2650	R4	1	0	0	0	0	0	0	0	2	R6A/C2-4	3.00		2253	0	0	0	6	2,253	0	0	4
375-O	O	10055	31	6250	R4	1	1464	0	0	1	0	0	0	5	R6A/C2-4	3.00		5313	0	0	0	13	5,313	0	0	8
380-O	O	10057	16	7661	R4	1	4895	0	4895	0	0	4895	0	0	R6A/C2-4	3.00		0	0	22983	0	0	0	-4,895	22,983	0
	O	10058	1	32036	M1-1	1	24000	0	24000	0																
	O	10058	21	10011	M1-1	1	10000	0	10000	0																
381-O	O	10058B Total		42047	M1-1	1	34000	0	34000	0	0	34000	0	0	M1-4	2.00		35740	0	21024	0	69	35,740	-34,000	21,024	69
	O Total			**221165**			**111904**	**29775**	**75145**	**9**	**3800**	**38895**	**0**	**76**				**122277**	**0**	**44007**	**0**	**286**	**118,477**	**-38,895**	**44,007**	**210**
433-Q	Q	10129	7	4752	R4/C1-2	1	3600	2600	0	1	2600	0	0	1	R5D/C1-4	2.00		4039	0	0	0	5	1,439	0	0	4
434-Q	Q	10129	20	2990	R4/C1-2	1	2000	0	0	4	0	0	0	4	R5D/C1-4	2.00		2542	0	0	0	3	2,542	0	0	-1
435-Q	Q	10129	21	5980	R4/C1-2	1	0	0	0	0	5083	0	0	1	R5D/C1-4	2.00		5083	0	0	0	7	0	0	0	6
436-Q	Q	10129	23	2990	R4/C1-2	1	1400	0	0	2	2542	0	0	0	R5D/C1-4	2.00		2542	0	0	0	3	0	0	0	3
	Q	10129	25	4600	R4/C1-2	1	3760	840	0	6																
	Q	10129	27	2300	R4/C1-2	1	1640	820	0	1																
437-Q	Q	10129C Total		6900	R4/C1-2	1	5400	1660	0	7	1660	0	0	7	R5D/C1-4	2.00		5865	0	0	0	8	4,205	0	0	1
438-Q	Q	10129	28	3220	R4/C1-2	1	3168	1584	0	2	1584	0	0	2	R5D/C1-4	2.00		2737	0	0	0	4	1,153	0	0	2
	Q	10129	30	2592	R4/C1-2	1	1320	1320	0	0																
	Q	10129	31	2645	R4/C1-2	1	0	0	0	0																
439-Q	Q	10129D Total		5237	R4/C1-2	1	1320	1320	0	0	4451	0	0	0	R5D/C1-4	2.00		4451	0	0	0	6	0	0	0	6
442-Q	Q	10140	20	5750	R4	1	1684	0	0	1	0	0	0	4	R5D/C1-4	2.00		4888	0	0	0	7	4,888	0	0	3
443-Q	Q	10140	22	2875	R4	1	0	0	0	0	0	0	0	2	R5D/C1-4	2.00		0	0	0	0	5	0	0	0	3
444-Q	Q	10140	23	5750	R4	1	3200	3200	0	0	3200	0	0	0	R5D/C1-4	2.00		4888	0	0	0	7	1,688	0	0	7
445-Q	Q	10140	26	9890	R4	1	1800	1800	0	0	0	0	0	7	R5D/C1-4	2.00		0	0	0	0	19	0	0	0	12
	Q	10150	51	2530	R4/C1-2	1	0	0	0	0																
	Q	10150	52	2415	R4/C1-2	1	0	0	0	0																
455-Q	Q	10150B* Total		4945	R4/C1-2	1	0	0	0	0	4203	0	0	0	R5D/C1-4	2.00		4203	0	0	0	6	0	0	0	6
	Q	10150	53	2300	R4/C1-2	1	2400	1200	0	1																
	Q	10150	54	2990	R4/C1-2	1	2400	0	0	2																
456-Q	Q	10150D Total		5290	R4/C1-2	1	4800	1200	0	3	1200	0	0	3	R5D/C1-4	2.00		4497	0	0	0	6	3,297	0	0	3
457-Q	Q	10150	55	4600	R4/C1-2	1	0	0	0	0	3910	0	0	1	R5D/C1-4	2.00		3910	0	0	0	5	0	0	0	4
458-Q	Q	10150	57	2875	R4/C1-2	1	0	0	0	0	2444	0	0	0	R5D/C1-4	2.00		2444	0	0	0	3	0	0	0	3
477-Q	Q	10161	1	8255	R4/C1-2	1	4000	4000	0	0	7017	0	0	1	R5D/C1-4	2.00		7017	0	0	0	9	0	0	0	8
	Q	10161	3	4865	R4/C1-2	1	0	0	0	0																
	Q	10161	9	1710	R4	1	0	0	0	0																
	Q	10161	52	2000	R4/C1-2	1	0	0	0	0																
478-Q	Q	10161B* Total		8575	R4/C1-2	1	0	0	0	0	7289	0	0	0	R5D/C1-4	2.00		7289	0	0	0	10	0	0	0	10
	Q	10161	6	2017	R4	1	1870	1870	0	0																
	Q	10161	8	1710	R4	1	1328	0	0	2																
479-Q	Q	10161A Total		3727	R4	1	3198	1870	0	2	1870	0	0	2	R5D	2.00		0	0	0	0	7	-1,870	0	0	5
480-Q	Q	10161	10	1710	R4	1	1497	0	0	1	0	0	0	1	R5D	2.00		0	0	0	0	3	0	0	0	2
481-Q	Q	10161	46	4000	R4/C1-2	1	1449	0	0	2	3400	0	0	1	R5D/C1-4	2.00		3400	0	0	0	5	0	0	0	4
	Q	10161	53	2000	R4/C1-2	1	0	0	0	0																
	Q	10161	54	4000	R4/C1-2	1	1776	0	0	1																
482-Q	Q	10161F Total		6000	R4/C1-2	1	1776	0	0	1	5100	0	0	0	R5D/C1-4	2.00		5100	0	0	0	7	0	0	0	7
	Q	10161	56	4000	R4/C1-2	1	0	0	0	0																
	Q	10161	58	4000	R4/C1-2	1	1721	0	0	1																
483-Q	Q	10161G Total		8000	R4/C1-2	1	1721	0	0	1	6800	0	0	0	R5D/C1-4	2.00		6800	0	0	0	9	0	0	0	9
484-Q	Q	10163	51	12000	R4	1	2100	2100	0	0	0	0	0	9	R5D	2.00		0	0	24000	0	0	0	0	24,000	-9
	Q	10166	10	2000	R4	1	0	0	0	0																
	Q	10166	11	2000	R4	1	0	0	0	0																
490-Q	Q	10166A* Total		4000	R4	1	0	0	0	0	0	0	0	3	R5D/C1-4	2.00		3400	0	0	0	5	3,400	0	0	2
491-Q	Q	10166	12	2500	R4	1	1565	0	0	1	0	0	0	1	R5D/C1-4	2.00		2125	0	0	0	3	2,125	0	0	2
492-Q	Q	10166	13	2500	R4	1	1674	0	0	1	0	0	0	1	R5D/C1-4	2.00		2125	0	0	0	3	2,125	0	0	2
493-Q	Q	10166	15	2500	R4	1	1674	0	0	2	0	0	0	2	R5D/C1-4	2.00		2125	0	0	0	3	2,125	0	0	1

Table B-1
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Projected Development Sites

Site Description					Existing Conditions						No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Bldg Area	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZ_FAR	Commercial SF	Industrial SF	CF SF	Dus_afford	Dus_TOTAL _wBonus	Commercial SF	Industrial SF	CF SF	DUs
	Q	10166	16	2000	R4	1	0	0	0	0																
	Q	10166	17	2500	R4	1	1374	0	0	2																
494-Q	Q	10166B Total		4500	R4	1	1374	0	0	2	0	0	0	3	R5D/C1-4	2.00		3825	0	0	0	5	3,825	0	0	2
	Q	10166	25	2000	R4	1	0	0	0	0																
	Q	10166	26	2000	R4	1	999	0	0	1																
496-Q	Q	10166C Total		4000	R4	1	999	0	0	1	0	0	0	3	R5D/C1-4	2.00		3400	0	0	0	5	3,400	0	0	2
	Q	10171	25	2000	R4	1	0	0	0	0																
	Q	10171	26	2000	R4	1	0	0	0	0																
504-Q	Q	10171C* Total		4000	R4	1	0	0	0	0	0	0	0	3	R5D/C1-4	2.00		3400	0	0	0	5	3,400	0	0	2
	Q	10171	28	2000	R4	1	1574	0	0	1																
	Q	10171	29	2086	R4	1	0	0	0	0																
	Q	10171	30	2085	R4	1	0	0	0	0																
505-Q	Q	10171D Total		6171	R4	1	1574	0	0	1	0	0	0	5	R5D/C1-4	2.00		5245	0	0	0	7	5,245	0	0	2
Q Total				**227827**			**75135**	**27384**	**0**	**53**	**64353**	**0**	**0**	**68**				**107340**	**0**	**24000**	**0**	**179**	**42,987**	**0**	**24,000**	**111**
	R	10176	8	10335	C8-1	1	1500	1500	0	0																
	R	10176	12	22000	C8-1	1	11330	11330	0	0																
506-R	R	10176A Total		32335	C8-1	1	12830	12830	0	0	27485	0	0	0	R5D/C2-4	2.00		27485	0	0		37	0	0	0	37
	R	10197	34	4260	R3-2/C1-2	1	0	0	0	0																
	R	10197	35	4324	R3-2/C1-2	1	0	0	0	0																
513-R	R	10197A Total		8584	R3-2/C1-2	1	0	0	0	0	7296	0	0	0	R6A/C2-4	3.00		7296	0	0	0	18	0	0	0	18
	R	10222	13	2169	R4	1	0	0	0	0																
	R	10222	14	1849	R4	1	0	0	0	0																
	R	10222	15	1951	R4	1	0	0	0	0																
	R	10222	16	1990	R4	1	0	0	0	0																
525-R	R	10222A Total		7959	R4	1	0	0	0	0	0	0	0	6	R5B/C2-4	1.35		6765	0	0		4	6,765	0	0	-2
526-R	R	10223	10	5886	R4	1	0	0	0	0	0	0	0	4	R5B/C2-4	1.35		5003	0	0		3	5,003	0	0	-1
	R	10223	14	6426	R4	1	0	0	0	0																
	R	10223	16	5085	R4	1	0	0	0	0																
529-R	R	10223B Total		11511	R4	1	0	0	0	0	0	0	0	9	R5B/C2-4	1.35		9784	0	0		6	9,784	0	0	-3
531-R	R	10225	9	12300	C8-1	1	3800	3800	0	0	10455	0	6150	0	R5D/C2-4	2.00		0	0	24600		0	-10,455	0	18,450	0
535-R	R	10228	15	3760	R4	1	1975	0	0	2	0	0	0	2	R5B/C2-4	1.35		3196	0	0		2	3,196	0	0	0
536-R	R	10228	17	3720	R4	1	0	0	0	0	0	0	0	3	R5B/C2-4	1.35		3162	0	0		2	3,162	0	0	-1
537-R	R	10228	19	4965	R4	1	3220	1840	0	1	1840	0	0	1	R5B/C2-4	1.35		4220	0	0		2	2,380	0	0	1
541-R	R	10237	1	12876	C8-1	1	3200	3200	0	0	10945	0	0	0	R5D/C2-4	2.00		10945	0	0		15	0	0	0	15
545-R	R	10244	211	5550	C8-1	1	1250	1250	0	0	4718	0	0	0	R5D/C2-4	2.00		4718	0	0		6	0	0	0	6
546-R	R	10244	216	3040	C8-1	1	3000	2100	0	1	2100	0	0	1	R5D/C2-4	2.00		2584	0	0		3	484	0	0	2
547-R	R	10244	217	4640	C8-1	1	4000	4000	0	0	4000	0	0	0	R5D/C2-4	2.00		3944	0	0		5	-56	0	0	5
548-R	R	10244	223	4065	C8-1	1	0	0	0	0	3455	0	0	0	R5D/C2-4	2.00		3455	0	0		5	0	0	0	5
555-R	R	10253	18	3330	C8-1	1	0	0	0	0	2831	0	0	0	R5D/C2-4	2.00		2831	0	0		4	0	0	0	4
	R	10280	32	3498	R3-2/C1-2	1	0	0	0	0																
	R	10280	33	9900	R3-2/C1-2	1	0	0	0	0																
	R	10280	48	4000	R3-2/C1-2	1	0	0	0	0																
	R	10280	50	3000	R3-2/C1-2	1	0	0	0	0																
	R	10280	52	3000	R3-2/C1-2	1	0	0	0	0																
561-R	R	10280A Total		23398	R3-2/C1-2	1	0	0	0	0	19888	0	0	0	R6A/C1-3	3.00		19888	0	0	0	50	0	0	0	50
R Total				**231706**			**46105**	**41850**	**0**	**4**	**95013**	**0**	**6150**	**26**				**115276**	**0**	**24600**	**0**	**163**	**20,263**	**0**	**18,450**	**138**
1-S	S	9618	30	10765	R6/C2-2	2	1575	1575	0	0	9150	0	0	17	R6A/C2-4	3.00		9150	0	0	0	23	0	0	0	6
3-S	S	9619	19	12000	C8-1	1	12000	12000	0	0	12000	0	0	0	R6A/C2-4	3.00		10200	0	0	0	26	-1,800	0	0	26
5-S	S	9619	28	4000	R6/C2-2	2	7600	7600	0	0	7600	0	0	0	R6A/C2-4	3.00		3400	0	0	0	9	-4,200	0	0	9
8-S	S	9620	45	30235	C8-1	1	8910	3810	5100	0	25700	0	0	0	R6A/C2-4	3.00		25700	0	0	0	65	0	0	0	65
18-S	S	9674	1	5470	R6/C2-2	2	0	0	0	0	4650	0	0	9	R6A/C2-4	3.00		4650	0	0	0	12	0	0	0	3
277-S	S	9972	1	27000	M1-1	1	30000	0	30000	0	0	30000	0	0	R6A/C2-4	3.00		0	0	81000	0	0	0	-30,000	81,000	0
S Total				**89470**			**60085**	**24985**	**35100**	**0**	**59100**	**30000**	**0**	**26**				**53100**	**0**	**81000**	**0**	**135**	**-6,000**	**-30,000**	**81,000**	**109**
	T	9619	1	15992	C8-1	1	1900	1900	0	0																
	T	9619	8	6144	C8-1	1	0	0	0	0																
	T	9619	12	12000	C8-1	1	4128	4128	0	0																
	T	9619	54	4000	C8-1	1	3000	3000	0	0																
2-T	T	9619A Total		38136	C8-1	1	9028	9028	0	0	32416	0	19068	0	C4-3A	3.00		32416	0	19068	0	63	0	0	0	63
6-T	T	9620	1	21710	C8-1	1	2900	2900	0	0	18454	0	10855	0	C4-3A	3.00		18454	0	10855	0	36	0	0	0	36
7-T	T	9620	11	2000	C8-1	1	1960	0	0	1	0	0	0	1	C4-3A	3.00		1700	0	1000	0	3	1,700	0	1,000	2
T Total				**99982**			**22916**	**20956**	**0**	**1**	**50870**	**0**	**29923**	**1**				**52570**	**0**	**30923**	**0**	**102**	**1,700**	**0**	**1,000**	**101**

Table B-1
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Projected Development Sites

Site Description					Existing Conditions						No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Bldg Area	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZ_FAR	Commercial SF	Industrial SF	CF SF	Dus_afford	Dus_TOTAL _wBonus	Commercial SF	Industrial SF	CF SF	DUs
75-U	U	9694	17	17450	R6/C2-2	2	1920	1920	0	0	14833	0	8725	28	R7X/C2-3	5.00	5.00	14833	0	8725	13	64	0	0	0	36
80-U	U	9697	8	11677	C8-1	2	240	240	0	0	9925	0	5839	0	R7X/C2-3	5.00	5.00	9925	0	5839	9	43	0	0	0	43
	U	9697	34	9500	C8-1	1	100	100	0	0																
	U	9697	39	4000	C8-1	1	0	0	0	0																
83-U	U	9697B Total		13500	C8-1	1	100	100	0	0	11475	0	6750	0	R7X/C2-3	5.00	5.00	11475	0	6750	10	49	0	0	0	49
	U	9706	69	7000	C8-1	1	3430	3430	0	0																
	U	9706	72	6000	C8-1	1	600	600	0	0																
97-U	U	9706C Total		13000	C8-1	1	4030	4030	0	0	11050	0	6500	0	R7X/C2-4	5.00	5.00	11050	0	6500	9	47	0	0	0	47
100-U	U	9706	83	10000	C8-1	1	1406	1406	0	0	8500	0	5000	0	R7X/C2-4	5.00	5.00	8500	0	5000	7	37	0	0	0	37
102-U	U	9706	98	11000	C8-1	1	450	450	0	0	9350	0	5500	0	R7X/C2-4	5.00	5.00	9350	0	5500	8	40	0	0	0	40
	U	9763	3	4000	R6	2	0	0	0	0																
	U	9763	5	4000	R6	2	0	0	0	0																
	U	9763	7	4000	R6	2	0	0	0	0																
	U	9763	9	4000	R6	2	0	0	0	0																
	U	9763	11	4000	C8-1	1	0	0	0	0																
	U	9763	13	4528	C8-1	1	0	0	0	0																
148-U	U	9763A Total		24528	R6	2	0	0	0	0	0	0	12264	60	R7X/C2-3	5.00	5.00	20849	0	12264	18	90	20,849	0	0	30
158-U	U	9764	63	8590	R6/C2-2	2	360	360	0	0	7302	0	4295	14	R7X/C2-3	5.00	5.00	7302	0	4295	6	31	0	0	0	18
168-U	U	9767	26	22682	R6/C2-2	2	300	300	0	0	19280	0	11341	36	R7X/C2-3	5.00	5.00	19280	0	11341	17	83	0	0	0	47
177-U	U	9769	64	10000	R5/C2-2	1	750	750	0	0	8500	0	0	2	R7X/C2-4	5.00	5.00	8500	0	0	8	42	0	0	0	40
	U	9818	67	12980	R6/C2-2	2	8800	8800	0	0																
	U	9818	73	4200	R6/C2-2	2	0	0	0	0																
205-U	U	9818B Total		17180	R6/C2-2	2	8800	8800	0	0	14603	0	8590	27	R7X/C2-4	5.00	5.00	14603	0	8590	13	63	0	0	0	36
	U	9834	1	3740	R6	2	0	0	0	0																
	U	9834	3	2940	R6	2	0	0	0	0																
	U	9834	5	3060	R6	2	0	0	0	0																
	U	9834	6	3730	R6/C2-2	2	0	0	0	0																
	U	9834	8	3905	R6/C2-2	2	0	0	0	0																
	U	9834	10	5017	R6/C2-2	2	0	0	0	0																
217-U	U	9834A Total		22392	R6/C2-2	2	0	0	0	0	19033	0	0	35	R7A/C2-4	4.00	4.60	19033	0	0	17	84	0	0	0	49
228-U	U	9835	33	12000	R6	2	2993	0	0	1	0	0	0	29	R7X	5.00	5.00	0	0	0	12	60	0	0	0	31
230-U	U	9837	1	11500	R5/C2-2	1	0	0	0	0	9775	0	0	2	R7X/C2-4	5.00	5.00	9775	0	0	10	48	0	0	0	46
231-U	U	9837	10	23250	R5/C2-2	1	875	875	0	0	19763	0	0	3	R7X/C2-4	5.00	5.00	19763	0	11625	17	85	0	0	11,625	81
	U	9913	25	18750	R6/C2-2	2	0	0	0	0																
	U	9913	35	9000	R6/C2-2	2	10000	5000	0	9																
	U	9913	41	7600	R6/C2-2	2	0	0	0	0																
250-U	U	9913A Total		35350	R6/C2-2	2	10000	5000	0	9	30048	0	17675	56	R7A/C2-4	4.00	4.60	30048	0	17675	23	115	0	0	0	59
252-U	U	9914	40	14500	R6/C2-2	2	1600	1600	0	0	12325	0	0	23	R7A/C2-4	4.00	4.60	12325	0	0	11	54	0	0	0	31
	U Total			**404549**			**56754**	**43761**	**0**	**19**	**205762**	**0**	**92479**	**314**				**226611**	**0**	**104104**	**207**	**1033**	**20,849**	**0**	**11,625**	**720**
256-V	V	9917	43	23700	R5/C2-2	1	7964	7964	0	0	20145	0	0	30	R6A/C2-4	3.00	3.00	20145	0	11850	0	39	0	0	11,850	9
	V	9930	26	11523	R3-2/C2-2	1	4640	4640	0	0																
	V	9930	31	22100	R3-2	1	12395	12395	0	0																
260-V	V	9930B Total		33623	R3-2	1	17035	17035	0	0	17035	0	0	0	R6A/C2-4	3.00	3.00	28580	0	0	0	72	11,545	0	0	72
264-V	V	9934	20	9100	R3-2/C2-2	1	2660	2660	0	0	7735	0	0	1	R6A/C2-4	3.00	3.00	7735	0	0	0	20	0	0	0	18
271-V	V	9950	64	13200	R5/C2-2	1	0	0	0	0	11220	0	0	2	R6A/C2-4	3.00	3.00	11220	0	0	0	28	0	0	0	26
272-V	V	9950	70	9540	R5/C2-2	1	0	0	0	0	8109	0	0	1	R6A/C2-4	3.00	3.00	8109	0	0	0	21	0	0	0	19
275-V	V	9960	1	11200	R3-2/C2-2	1	1960	1960	0	0	9520	0	0	2	R6A/C2-4	3.00	3.00	9520	0	0	0	24	0	0	0	22
276-V	V	9960	19	20000	R3-2/C2-2	1	810	810	0	0	17000	0	0	3	R6A/C2-4	3.00	3.00	17000	0	0	0	43	0	0	0	40
	V	10499	57	4500	R3-2	1	1620	0	0	1																
	V	10499	59	4500	R3-2	1	3051	1377	0	1																
604-V	V	10499A Total		9000	R3-2	1	4671	1377	0	2	1377	0	0	2	R6A	3.00	3.00	0	0	0	0	27	-1,377	0	0	25
	V Total			**171986**			**56806**	**50218**	**0**	**4**	**92141**	**0**	**0**	**41**				**102309**	**0**	**11850**	**0**	**274**	**10,168**	**0**	**11,850**	**233**
592-X	X	10328	49	21059	M1-1	1	0	0	0	0	8424	12635	0	0	M1-2	2.00		8424	33694	0	0	0	0	21,059	0	0
593-X	X	10352	108	47000	M1-1	1	9680	0	9680	0	18800	28200	0	0	M1-2	2.00		18800	75200	0	0	0	0	47,000	0	0
	X Total			**68059**			**9680**	**0**	**9680**	**0**	**27224**	**40835**	**0**	**0**				**27224**	**108894**	**0**	**0**	**0**	**0**	**68,059**	**0**	**0**
426-Y	Y	10124	11	7500	M1-1	1	6730	2250	4480	0	2250	4480	0	0	M1-4	2.00		3000	12000	0	0	0	750	7,520	0	0
	Y Total			**22500**			**13435**	**2875**	**10560**	**0**	**2250**	**4480**	**0**	**0**				**3000**	**12000**	**0**	**0**	**0**	**750**	**7,520**	**0**	**0**
	Grand Total			**3288857**			**2345113**	**1374650**	**730703**	**285**	**1663485**	**500648**	**214344**	**1815**				**4771199**	**120894**	**447224**	**792**	**5284**	**3,107,714**	**-379,752**	**232,880**	**3,448**

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus_Total	Commercial SF	Industrial SF	CF SF	DUs
	URA	9993	1	4,400	M1-1	1.00	-	4,400	-																
	URA	9993	3	60,100	M1-1	1.00	85,678	-	-																
	URA	9993	18	3,622	M1-1	1.00	3,600	-	2																
	URA	9993	20	4,020	M1-1	1.00	3,750	-	-																
	URA	9993	22	1,740	M1-1	1.00	1,100	-	2																
	URA	9993	23	1,740	M1-1	1.00	1,089	-	2																
	URA	9993	24	1,860	M1-1	1.00	1,089	-	2																
	URA	9993	25	1,860	M1-1	1.00	1,089	-	2																
	URA	9993	27	2,000	M1-1	1.00	1,386	-	2																
	URA	9993	28	2,500	M1-1	1.00	-	2,000	-																
	URA	9993	29	3,000	M1-1	1.00	-	-	3																
293-URA	URA	9993A Total		86,842	M1-1	1.00	98,781	6,400	15	98,781	6,400	-	15	C6-3	8	8	486,315	-	-	-	-	387,534	(6,400)	-	(15)
	URA	9998	95	11,900	M1-1	1.00	12,000	-	-																
	URA	9998	101	16,800	M1-1	1.00	14,900	-	-																
	URA	9998	109	2,000	M1-1	1.00	2,000	-	-																
	URA	9998	110	18,000	M1-1	1.00	18,000	-	-																
	URA	9998	119	4,450	M1-1	1.00	4,400	-	-																
	URA	9998	124	6,860	M1-1	1.00	5,175	-	-																
	URA	9998	127	9,632	M1-1	1.00	-	9,400	-																
301-URA	URA	9998D Total		57,742	M1-1	1.00	44,475	9,400	-	-	-	-	-	C6-3	8	8	83,570	-	-	76	378	83,570	-	-	378
285-AT1	AT1	9987	1	10,000	M1-1	1.00	10,000	-	-	10,000	-	-	-	C6-2	6	7.2	17,000	-	-	11	55	7,000	-	-	55
286-AT3	AT3	9991	1	55,000	M1-1	1.00	-	143,091	-	-	143,091	-	-	C4-5X	5	5.00	93,500	-	-	36	182	93,500	(143,091)	-	182
287-AT3	AT3	9991	19	9,650	M1-1	1.00	16,123	-	-	16,123	-	-	-	C4-5X	5	5.00	16,405	-	-	6	32	282	-	-	32
288-AT3	AT3	9991	68	17,237	M1-1	1.00	1,500	15,500	-	1,500	15,500	-	-	C4-5X	5	5.00	29,303	-	-	11	57	27,803	(15,500)	-	57
289-AT3	AT3	9992	26	2,785	M1-1	1.00	-	3,000	-	-	3,000	-	-	C4-5X	5	5.00	4,735	-	-	2	9	4,735	(3,000)	-	9
290-AT3	AT3	9992	27	3,003	M1-1	1.00	3,000	-	-	3,000	-	-	-	C4-5X	5	5.00	5,105	-	-	2	10	2,105	-	-	10
291-AT3	AT3	9992	29	6,007	M1-1	1.00	2,200	2,000	2	2,200	2,000	-	2	C4-5X	5	5.00	10,212	-	-	4	20	8,012	(2,000)	-	18
292-AT3	AT3	9992	38	7,000	M1-1	1.00	5,000	-	-	5,000	-	-	-	C4-5X	5	5.00	11,900	-	-	5	23	6,900	-	-	23
	AT3	10027	3	5,000	M1-1	1.00	-	-	-																
	AT3	10027	5	7,500	M1-1	1.00	-	7,500	-																
338-AT3	AT3	10027A Total		12,500	M1-1	1.00	-	7,500	2	-	7,500	-	2	C4-5X	5	5.00	21,250	-	-	8	41	21,250	(7,500)	-	39
	AT3	10027	8	2,500	M1-1	1.00	-	-	2																
	AT3	10027	10	2,500	M1-1	1.00	-	2,500	-																
	AT3	10027	11	2,500	M1-1	1.00	-	-	-																
	AT3	10027	36	1,291	M1-1	1.00	850	-	1																
339-AT3	AT3	10027B Total		8,791	M1-1	1.00	850	2,500	3	850	2,500	-	3	C4-5X	5	5.00	14,945	-	-	6	29	14,095	(2,500)	-	26
347-AT3	AT3	10030	6	15,000	M1-1	1.00	6,600	-	-	6,000	9,000	-	-	C4-5X	5	5.00	25,500	-	-	10	50	19,500	(9,000)	-	50
348-AT3	AT3	10030	12	5,000	M1-1	1.00	-	2,630	-	-	2,630	-	-	C4-5X	5	5.00	8,500	-	-	3	17	8,500	(2,630)	-	17
349-AT3	AT3	10030	15	7,500	M1-1	1.00	3,762	-	-	3,762	-	-	-	C4-5X	5	5.00	12,750	-	-	5	25	8,988	-	-	25
	AT3	10030	17	7,500	M1-1	1.00	3,150	-	-																
	AT3	10030	22	5,000	M1-1	1.00	-	2,400	-																
350-AT3	AT3	10030A Total		12,500	M1-1	1.00	3,150	2,400	-	5,000	7,500	-	-	C4-5X	5	5.00	21,250	-	-	8	41	16,250	(7,500)	-	41
	AT3	10030	25	9,890	M1-1	1.00	-	-	-																
	AT3	10030	28	9,949	R5	1.25	-	-	-																
351-AT3	AT3	10030B Total		19,839	R5	1.25	-	-	-	-	-	-	25	C4-5X	5	5.00	33,726	-	-	13	65	33,726	-	-	41
352-AT3	AT3	10031	2	9,922	M1-1	1.00	310	7,000	-	310	7,000	-	-	C4-5X	5	5.00	16,867	-	-	7	33	16,557	(7,000)	-	33
353-AT3	AT3	10031	7	7,000	M1-1	1.00	2,000	6,722	-	2,000	6,722	-	-	C4-5X	5	5.00	11,900	-	-	5	23	9,900	(6,722)	-	23
	AT3	10031	10	9,060	M1-1	1.00	4,160	-	-																
	AT3	10031	12	6,350	M1-1	1.00	3,500	-	-																
354-AT3	AT3	10031A Total		15,410	M1-1	1.00	7,660	-	-	6,164	9,246	-	-	C4-5X	5	5.00	26,197	-	-	10	51	20,033	(9,246)	-	51
355-AT3	AT3	10031	17	7,700	M1-1	1.00	3,567	-	-	3,080	4,620	-	-	C4-5X	5	5.00	13,090	-	-	5	25	10,010	(4,620)	-	25

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions							Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
	AT4	9982	12	2,505	M1-1	1.00	-	2,500	-																
	AT4	9982	13	7,515	M1-1	1.00	1,875	7,500	-																
	AT4	9982	17	7,515	M1-1	1.00	-	6,440	-																
278-AT4	AT4	9982A Total		17,535	M1-1	1.00	1,875	16,440	-	1,875	16,440	-	-	C4-4A	4	4.60	29,810	-	-	10	51	27,935	(16,440)	-	40
279-AT4	AT4	9982	27	10,018	M1-1	1.00	-	12,000	-	-	12,000	-	-	C4-4A	4	4.60	17,031	-	-	6	29	17,031	(12,000)	-	23
280-AT4	AT4	9984	11	20,040	M1-1	1.00	3,550	20,000	-	3,550	20,000	-	-	C4-4A	4	4.60	34,068	-	-	12	58	30,518	(20,000)	-	46
281-AT4	AT4	9984	17	20,041	M1-1	1.00	-	20,000	-	-	20,000	-	-	C4-4A	4	4.60	34,070	-	10,021	10	48	34,070	(20,000)	10,021	36
282-AT4	AT4	9986	3	11,950	M1-1	1.00	-	10,900	-	-	10,900	-	-	C4-4A	4	4.60	20,315	-	-	7	35	20,315	(10,900)	-	27
283-AT4	AT4	9986	20	28,415	M1-1	1.00	-	8,000	-	11,366	17,049	-	-	C4-4A	4	4.60	48,306	-	-	16	82	36,940	(17,049)	-	65
284-AT4	AT4	9986	61	23,723	M1-1	1.00	18,000	-	-	18,000	-	-	-	C4-4A	4	4.60	40,329	-	-	14	69	22,329	-	-	55
119-JC1	JC1	9754	48	12,900	C4-2	3.40	24,625	-	-	24,625	-	-	-	C6-3	8	8	21,930	-	-	16	81	(2,695)	-	-	81
122-JC1	JC1	9756	1	11,128	C4-2	3.40	10,700	-	-	9,459	-	-	27	C6-3	8	8	18,918	-	-	14	70	9,459	-	-	43
124-JC1	JC1	9760	1	28,708	C4-2	3.40	91,693	-	-	91,693	-	-	-	C6-3	8	8	48,804	-	14,354	33	167	(42,889)	-	14,354	167
181-JC1	JC1	9793	11	7,985	C4-2	3.40	19,500	-	-	19,500	-	-	-	C6-3	8	8	13,575	-	-	10	50	(5,925)	-	-	50
182-JC1	JC1	9793	14	3,700	C4-2	3.40	6,786	-	-	6,786	-	-	-	C6-3	8	8	6,290	-	-	5	23	(496)	-	-	23
	JC1	9995	1	12,325	C4-2	3.40	24,600	-	-											-					
	JC1	9995	7	10,640	M1-1	1.00	700	-	-											-					
	JC1	9995	14	7,118	M1-1	1.00	2,700	-	-											-					
	JC1	9995	18	5,465	M1-1	1.00	-	-	-											-					
294-JC1	JC1	9995A Total		35,548	M1-1	1.00	28,000	-	-	28,000	-	-	-	C6-3	8	8	60,432	-	-	45	224	32,432	-	-	224
	JC1	9996	10	3,960	M1-1	1.00	-	3,960	-											-					
	JC1	9996	12	6,348	M1-1	1.00	11,748	-	-											-					
295-JC1	JC1	9996B Total		10,308	M1-1	1.00	11,748	3,960	-	11,748	3,960	-	-	C6-3	8	8	17,524	-	-	13	65	5,776	(3,960)	-	65
296-JC1	JC1	9996	16	11,232	M1-1	1.00	400	22,000	-	400	22,000	-	-	C6-3	8	8	19,094	-	-	14	71	18,694	(22,000)	-	71
	JC1	9997	97	10,500	M1-1	1.00	3,152	-	-											-					
	JC1	9997	104	2,000	M1-1	1.00	-	-	-											-					
297-JC1	JC1	9997B Total		12,500	M1-1	1.00	3,152	-	-	5,000	7,500	-	-	C6-3	8	8	21,250	-	-	16	79	16,250	(7,500)	-	79
402-JC1	JC1	10101	3	19,500	C6-1A	6.00	49,140	-	-	16,575	-	-	47	C6-3	8	8	33,150	-	-	25	123	16,575	-	-	76
462-JC1	JC1	10151	1	22,475	C4-2	3.40	42,000	-	-	42,000	-	-	-	C6-3	8	8	38,208	-	-	28	142	(3,792)	-	-	142
463-JC1	JC1	10151	7	21,000	C4-2	3.40	68,880	-	-	68,880	-	-	-	C6-3	8	8	35,700	-	-	26	132	(33,180)	-	-	132
464-JC1	JC1	10151	16	11,803	C4-2	3.40	23,400	-	-	23,400	-	-	-	C6-3	8	8	20,065	-	-	15	74	(3,335)	-	-	74
468-JC1	JC1	10151	75	45,080	C6-1A	6.00	32,471	-	-	38,318	-	-	108	C6-3	8	8	76,636	-	-	57	284	38,318	-	-	176
	JC2	10151	21	13,460	C4-2	3.40	19,000	-	-											-					
	JC2	10151	23	2,818	C4-2	3.40	2,200	-	-											-					
	JC2	10151	24	4,660	C4-2	3.40	4,200	-	-											-					
465-JC2	JC2	10151B Total		20,938	C4-2	3.40	25,400	-	-	17,797	-	-	51	C6-2	6	7.2	35,595	-	-	23	115	17,798	-	-	64
466-JC2	JC2	10151	25	12,871	C4-2	3.40	24,405	-	-	24,405	-	-	-	C6-2	6	7.2	21,881	-	-	14	71	(2,524)	-	-	71
	JC2	10151	31	3,000	C4-2	3.40	2,900	-	-											-					
	JC2	10151	32	11,918	C4-2	3.40	11,900	-	-											-					
467-JC2	JC2	10151C Total		14,918	C4-2	3.40	14,800	-	-	12,680	-	-	36	C6-2	6	7.2	25,361	-	-	16	82	12,681	-	-	46
472-JC2	JC2	10155	24	28,600	C4-2	3.40	47,744	-	-	24,310	-	-	69	C6-2	6	7.2	48,620	-	-	31	157	24,310	-	-	88
473-JC2	JC2	10155	35	12,103	M1-1	1.00	5,600	-	-	4,841	7,262	-	-	C6-2	6	7.2	20,575	-	-	13	67	15,734	(7,262)	-	67
474-JC2	JC2	10155	123	20,640	C4-2	3.40	22,062	10,675	-	17,544	-	-	50	C6-2	6	7.2	35,088	-	-	23	114	17,544	-	-	63
	JC2	10156	14	4,800	C4-2	3.40	28,800	-	-											-					
	JC2	10156	17	11,380	C4-2	3.40	2,070	-	-											-					
475-JC2	JC2	10156A Total		16,180	C4-2	3.40	30,870	-	-	30,870	-	-	-	C6-2	6	7.2	27,506	-	-	18	89	(3,364)	-	-	89
476-JC2	JC2	10156	149	16,124	M1-5	5.00	10,500	-	-	6,450	74,170	-	-	C6-2	6	7.2	27,411	-	-	18	89	20,961	(74,170)	-	89
514-JC2	JC2	10209	2	10,800	C4-2	3.40	16,500	-	-	9,180	-	-	26	C6-2	6	7.2	18,360	-	-	12	59	9,180	-	-	33

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
118-JC3	JC3	9754	25	7,800	C4-2	3.40	-	-	-	6,630	-	-	19	C4-5X	5	5.00	6,630	-	-	6	32	-	-	-	13
126-JC3	JC3	9760	61	6,300	C4-2	3.40	-	-	-	5,355	-	-	15	C4-5X	5	5.00	5,355	-	-	5	26	-	-	-	11
129-JC3	JC3	9761	57	6,675	C4-2	3.40	5,000	-	-	5,674	-	-	16	C4-5X	5	5.00	5,674	-	-	6	28	-	-	-	12
130-JC3	JC3	9761	61	8,010	C4-2	3.40	7,170	-	-	6,809	-	4,005	19	C4-5X	5	5.00	6,809	-	4,005	6	29	-	-	-	10
183-JC3	JC3	9793	29	6,825	C4-2	3.40	10,500	-	-	5,801	-	-	17	C4-5X	5	5.00	5,801	-	-	6	28	-	-	-	11
186-JC3	JC3	9794	30	23,250	C4-2	3.40	23,250	-	-	19,763	-	-	56	C4-5X	5	5.00	39,525	-	-	15	77	19,762	-	-	20
187-JC3	JC3	9794	36	46,918	C4-2	3.40	46,918	-	-	39,880	-	23,459	114	C4-5X	5	5.00	79,761	-	23,459	26	131	39,881	-	-	17
189-JC3	JC3	9794	114	11,700	C4-2	3.40	11,000	-	-	9,945	-	-	28	C4-5X	5	5.00	19,890	-	-	8	39	9,945	-	-	10
190-JC3	JC3	9796	25	13,300	C4-2	3.40	26,880	-	-	26,880	-	-	-	C4-5X	5	5.00	22,610	-	-	9	44	(4,270)	-	-	44
199-JC3	JC3	9814	34	6,500	C4-2	3.40	1,080	-	-	5,525	-	-	16	C4-5X	5	5.00	5,525	-	-	5	27	-	-	-	11
200-JC3	JC3	9814	81	7,785	C4-2	3.40	10,800	-	-	6,617	-	-	19	C4-5X	5	5.00	6,617	-	-	6	32	-	-	-	13
	JC3	9816	39	4,450	C4-2	3.40	-	-	-											-					
	JC3	9816	41	22,700	C4-2	3.40	10,210	-	-											-					
201-JC3	JC3	9816A Total		27,150	C4-2	3.40	10,210	-	-	23,078	-	-	66	C4-5X	5	5.00	23,078	-	-	23	113	-	-	-	47
	JC3	9818	53	2,975	C4-2	3.40	-	-	-											-					
	JC3	9818	54	2,975	C4-2	3.40	-	-	-											-					
	JC3	9818	56	13,200	C4-2	3.40	1,829	-	-											-					
203-JC3	JC3	9818A Total		19,150	C4-2	3.40	1,829	-	-	16,278	-	-	47	C4-5X	5	5.00	16,278	-	-	16	79	-	-	-	33
	LC	10000	5	17,500	M1-1	1.00	17,500	-	-											-					
	LC	10000	31	17,500	M1-1	1.00	3,000	6,500	-											-					
	LC	10000	38	2,500	M1-1	1.00	-	-	-											-					
	LC	10000	39	2,500	M1-1	1.00	-	-	-											-					
	LC	10000	42	5,000	M1-1	1.00	-	-	2											-					
303-LC	LC	10000A Total		45,000	M1-1	1.00	20,500	6,500	2	20,500	6,500	-	2	M1-4	2		90,000	-	-	-	-	69,500	(6,500)	-	(2)
304-LC	LC	10001	1	62,682	M1-1	1.00	-	53,666	-	-	53,666	-	-	M1-4	2		125,364	-	-	-	-	125,364	(53,666)	-	-
305-LC	LC	10001	19	2,500	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		5,000	-	-	-	-	5,000	-	-	(1)
306-LC	LC	10001	24	900	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		1,800	-	-	-	-	1,800	-	-	(1)
307-LC	LC	10001	25	783	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		1,566	-	-	-	-	1,566	-	-	(1)
308-LC	LC	10001	26	783	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		1,566	-	-	-	-	1,566	-	-	(1)
309-LC	LC	10001	27	2,500	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		5,000	-	-	-	-	5,000	-	-	(1)
310-LC	LC	10001	28	2,500	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		5,000	-	-	-	-	5,000	-	-	(1)
311-LC	LC	10001	29	2,500	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		5,000	-	-	-	-	5,000	-	-	(1)
312-LC	LC	10001	40	783	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		1,566	-	-	-	-	1,566	-	-	(1)
313-LC	LC	10001	41	925	M1-1	1.00	-	-	2	-	-	-	2	M1-4	2		1,850	-	-	-	-	1,850	-	-	(2)
314-LC	LC	10001	124	783	M1-1	1.00	-	-	1	-	-	-	1	M1-4	2		1,566	-	-	-	-	1,566	-	-	(1)
359-LC	LC	10033	8	5,000	M1-1	1.00	-	-	-	2,000	3,000	-	-	M1-4	2		2,000	8,000	-	-	-	-	5,000	-	-
	LC	10033	13	2,500	M1-1	1.00	-	-	-											-					
	LC	10033	14	2,500	M1-1	1.00	-	-	-											-					
360-LC	LC	10033A Total		5,000	M1-1	1.00	-	-	-	2,000	3,000	-	-	M1-4	2		2,000	8,000	-	-	-	-	5,000	-	-
	LC	10095	32	10,800	M1-1	1.00	-	-	-											-					
	LC	10095	43	18,310	M1-1	1.00	-	17,200	-											-					
401-LC	LC	10095A Total		29,110	M1-1	1.00	-	17,200	-	-	17,200	-	-	M1-4	2		11,644	46,576	-	-	-	11,644	29,376	-	-
	LC	10107	71	7,553	M1-1	1.00	-	6,850	-											-					
	LC	10107	73	2,500	M1-1	1.00	-	-	-											-					
	LC	10107	77	2,100	M1-1	1.00	-	-	-											-					
410-LC	LC	10107B Total		12,153	M1-1	1.00	-	6,850	-	-	6,850	-	-	M1-4	2		4,861	19,445	-	-	-	4,861	12,595	-	-
	LC	10107	82	3,440	M1-1	1.00	-	-	-											-					
	LC	10107	84	5,000	M1-1	1.00	-	-	-											-					
	LC	10107	86	6,735	M1-1	1.00	-	-	-											-					
	LC	10107	130	9,750	M1-1	1.00	-	-	-											-					
411-LC	LC	10107D Total		24,925	M1-1	1.00	-	-	-	9,970	14,955	-	-	M1-4	2		9,970	39,880	-	-	-	-	24,925	-	-
412-LC	LC	10107	107	7,300	M1-1	1.00	-	-	-	2,920	4,380	-	-	M1-4	2		2,920	11,680	-	-	-	-	7,300	-	-
413-LC	LC	10107	138	17,957	M1-1	1.00	-	-	-	7,183	10,774	-	-	M1-4	2		7,183	28,731	-	-	-	-	17,957	-	-
415-LC	LC	10107	167	5,670	M1-1	1.00	-	-	-	2,268	3,402	-	-	M1-4	2		2,268	9,072	-	-	-	-	5,670	-	-

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Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
	LC	10108	301	8,194	M1-1	1.00	2,260	-	-											-					
	LC	10108	348	6,820	M1-1	1.00	-	-	-											-					
416-LC	LC	10108C Total		15,014	M1-1	1.00	2,260	-	-	6,006	9,008	-	-	M1-4	2		6,006	24,022	-	-	-	-	15,014	-	-
	LC	10109	31	27,000	M1-1	1.00	-	-	-											-					
	LC	10109	44	1,100	M1-1	1.00	-	-	-											-					
420-LC	LC	10109B Total		28,100	M1-1	1.00	-	-	-	11,240	16,860	-	-	M1-4	2		11,240	44,960	-	-	-	-	28,100	-	-
432-LC	LC	10125	1	31,000	M1-1	1.00	-	38,495	-	-	26,350	-	-	M1-4	2		-	62,000	-	-	-	-	35,650	-	-
19-SC	SC	9676	13	17,250	C4-2	3.40	15,330	-	-	14,663	-	-	42	C4-4A	4	4.60	14,663	-	-	13	65	-	-	-	12
20-SC	SC	9676	22	9,200	C4-2	3.40	9,000	-	-	7,820	-	-	22	C4-4A	4	4.60	7,820	-	-	7	35	-	-	-	7
21-SC	SC	9677	1	13,568	C4-2	3.40	12,600	-	-	11,533	-	-	33	C4-4A	4	4.60	11,533	-	-	10	51	-	-	-	10
22-SC	SC	9677	16	14,154	C4-2	3.40	23,248	-	-	12,031	-	-	34	C4-4A	4	4.60	12,031	-	-	11	53	-	-	-	11
32-SC	SC	9678	94	11,000	C4-2	3.40	10,800	-	-	9,350	-	-	27	C4-4A	4	4.60	9,350	-	-	8	41	-	-	-	8
33-SC	SC	9678	99	11,110	C4-2	3.40	10,400	-	-	9,444	-	-	27	C4-4A	4	4.60	9,444	-	-	8	42	-	-	-	8
37-SC	SC	9679	89	7,228	C4-2	3.40	9,400	4,400	-	9,400	4,400	-	-	C4-4A	4	4.60	6,144	-	-	5	27	(3,256)	(4,400)	-	23
67-SC	SC	9688	17	9,650	C4-2	3.40	9,000	-	-	8,203	-	-	23	C4-4A	4	4.60	8,203	-	-	7	36	-	-	-	7
	SC	9690	7	3,600	R6/C2-2	2.43	3,960	-	-											-					
	SC	9690	9	2,358	R6/C2-2	2.43	2,356	-	-											-					
	SC	9690	10	6,809	R6/C2-2	2.43	4,860	-	-											-					
70-SC	SC	9690A Total		12,767	R6/C2-2	2.43	11,176	-	-	10,852	-	-	20	C4-4A	4	4.60	10,852	-	-	10	48	-	-	-	20
71-SC	SC	9690	14	6,000	R6/C2-2	2.43	5,400	-	-	5,100	-	-	9	C4-4A	4	4.60	5,100	-	-	5	23	-	-	-	10
72-SC	SC	9692	54	6,524	R6/C2-2	2.43	8,000	-	-	8,000	-	-	-	C4-4A	4	4.60	5,545	-	-	5	24	(2,455)	-	-	21
327-A	A	10018	11	2,500	R4	0.90	625	-	-	-	-	-	2	R5/C1-4	1.25		2,125	-	-	-	-	2,125	-	-	(2)
	A	10018	12	7,500	R4	0.90	-	-	-											-					
	A	10018	16	2,000	R4	0.90	1,200	-	2											-					
	A	10018	17	2,000	R4	0.90	1,200	-	2											-					
	A	10018	18	2,800	R4	0.90	-	-	2											-					
	A	10018	117	1,600	R4	0.90	400	-	-											-					
328-A	A	10018D Total		6,800	R4	0.90	2,400	-	6	2,400	-	-	6	R5/C1-4	1.25		5,780	-	-	-	1	3,380	-	-	(5)
329-A	A	10018	20	4,800	R4	0.90	-	-	2	-	-	-	2	R5/C1-4	1.25		4,080	-	-	-	1	4,080	-	-	(1)
330-A	A	10018	25	5,000	R4	0.90	1,600	-	-	-	-	-	4	R5/C1-4	1.25		4,250	-	-	-	1	4,250	-	-	(3)
331-A	A	10018	27	5,000	R4	0.90	700	-	-	-	-	-	4	R5/C1-4	1.25		4,250	-	-	-	1	4,250	-	-	(3)
332-A	A	10018	29	5,465	R4	0.90	1,500	-	-	-	-	-	4	R5/C1-4	1.25		4,645	-	-	-	1	4,645	-	-	(3)
341-B	B	10028	4	2,500	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
342-B	B	10028	7	3,700	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	5	-	-	-	4
343-B	B	10028	10	3,700	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	5	-	-	-	4
344-B	B	10028	31	2,500	M1-1	1.00	-	-	2	-	-	-	2	R5	1.25		-	-	-	-	3	-	-	-	1
345-B	B	10028	32	2,500	M1-1	1.00	-	-	2	-	-	-	2	R5	1.25		-	-	-	-	3	-	-	-	1
346-B	B	10028	34	2,500	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
23-D	D	9677	172	3,600	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	14	-	-	-	5
24-D	D	9677	174	3,600	R6	2.43	-	-	3	-	-	-	9	R7A	4	4.6	-	-	-	3	14	-	-	-	5
25-D	D	9677	176	3,600	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	14	-	-	-	5
26-D	D	9677	178	3,600	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	14	-	-	-	5
27-D	D	9677	180	3,600	R6	2.43	-	-	3	-	-	-	9	R7A	4	4.6	-	-	-	3	14	-	-	-	5
28-D	D	9678	30	2,880	R6	2.43	-	-	1	-	-	-	7	R7A	4	4.6	-	-	-	2	12	-	-	-	5
29-D	D	9678	32	3,296	R6	2.43	-	-	1	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
30-D	D	9678	34	3,360	R6	2.43	-	-	1	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
31-D	D	9678	36	3,360	R6	2.43	858	-	2	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
34-D	D	9678	109	5,986	R6	2.43	10,800	-	-	10,800	-	-	-	R7A	4	4.6	-	-	-	5	24	(10,800)	-	-	24
35-D	D	9678	159	2,880	R6	2.43	-	-	2	-	-	-	7	R7A	4	4.6	-	-	-	2	12	-	-	-	5
	D	9679	77	2,476	R6	2.43	-	-	3											-					
	D	9679	78	2,550	R6	2.43	-	-	3											-					
36-D	D	9679D Total		5,026	R6	2.43	-	-	6	-	-	-	12	R7A	4	4.6	-	-	-	4	20	-	-	-	8

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
38-D	D	9681	41	2,659	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	11	-	-	-	5
39-D	D	9681	43	2,619	R6	2.43	-	-	5	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
42-D	D	9681	50	3,240	R6	2.43	-	-	2	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
43-D	D	9681	52	3,510	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	14	-	-	-	5
44-D	D	9681	54	3,850	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	15	-	-	-	6
46-D	D	9681	58	4,495	R6	2.43	-	-	3	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7
47-D	D	9681	59	4,495	R6	2.43	-	-	2	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7
48-D	D	9681	60	4,495	R6	2.43	-	-	2	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7
49-D	D	9681	61	4,495	R6	2.43	-	-	2	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7
54-D	D	9681	83	3,855	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	15	-	-	-	6
55-D	D	9681	84	3,625	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	15	-	-	-	6
84-D	D	9697	41	4,000	R6	2.43	-	-	1	-	-	-	10	R7A/C2-3	4	4.6	3,400	-	-	3	13	3,400	-	-	3
	D	9697	43	4,000	R6	2.43	4,000	-	-											-					
	D	9697	45	4,000	R6	2.43	-	-	-											-					
85-D	D	9697C Total		8,000	R6	2.43	4,000	-	-	-	-	-	19	R7A	4	4.6	-	-	-	6	32	-	-	-	13
86-D	D	9697	47	4,008	R6	2.43	-	-	2	-	-	-	10	R7A	4	4.6	-	-	-	3	16	-	-	-	6
87-D	D	9697	50	4,440	R6	2.43	-	-	1	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7
104-D	D	9753	3	2,500	R6	2.43	-	-	3	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
105-D	D	9753	5	2,500	R6	2.43	-	-	3	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
107-D	D	9753	8	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
108-D	D	9753	9	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
109-D	D	9753	11	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
110-D	D	9753	13	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
112-D	D	9753	28	2,500	R6	2.43	-	-	1	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
113-D	D	9753	31	2,500	R6	2.43	-	-	1	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
114-D	D	9753	32	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
115-D	D	9753	33	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
116-D	D	9753	34	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
117-D	D	9753	35	2,700	R6	2.43	-	-	2	-	-	-	7	R7A	4	4.6	-	-	-	2	11	-	-	-	4
120-D	D	9755	15	3,742	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	15	-	-	-	6
121-D	D	9755	61	3,000	R6	2.43	-	-	-	-	-	-	7	R7A	4	4.6	-	-	-	2	12	-	-	-	5
	D	9762	10	6,250	R6	2.43	-	-	-											-					
	D	9762	16	1,875	R6	2.43	-	-	-											-					
134-D	D	9762A Total		8,125	R6	2.43	-	-	-	-	-	-	20	R7A	4	4.6	-	-	-	7	33	-	-	-	13
135-D	D	9762	17	6,250	R6	2.43	-	-	2	-	-	-	15	R7A	4	4.6	-	-	-	5	25	-	-	-	10
136-D	D	9762	19	3,125	R6	2.43	-	-	4	-	-	-	4	R7A	4	4.6	-	-	-	3	13	-	-	-	9
137-D	D	9762	23	3,125	R6	2.43	-	-	2	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
138-D	D	9762	35	2,640	R6	2.43	720	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	11	-	-	-	5
139-D	D	9762	36	2,926	R6	2.43	-	-	2	-	-	-	7	R7A	4	4.6	-	-	-	2	12	-	-	-	5
140-D	D	9762	37	2,944	R6	2.43	-	-	2	-	-	-	7	R7A	4	4.6	-	-	-	2	12	-	-	-	5
141-D	D	9762	38	2,680	R6	2.43	-	-	2	-	-	-	7	R7A	4	4.6	-	-	-	2	11	-	-	-	4
142-D	D	9762	41	10,435	R6	2.43	5,600	-	-	-	-	-	25	R7A	4	4.6	-	-	-	8	42	-	-	-	17
144-D	D	9762	54	3,500	R6	2.43	-	-	2	-	-	-	9	R7A	4	4.6	-	-	-	3	14	-	-	-	5
145-D	D	9762	56	2,500	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
146-D	D	9762	57	2,500	R6	2.43	-	-	1	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
147-D	D	9763	1	4,000	R6	2.43	-	-	1	-	-	-	10	R7A	4	4.6	-	-	-	3	16	-	-	-	6
	D	9763	23	7,500	C8-1	1.00	13,500	-	-											-					
	D	9763	25	5,287	C8-1	1.00	2,100	-	-											-					
	D	9763	26	7,528	C8-1	1.00	-	-	-											-					
149-D	D	9763B Total		20,315	C8-1	1.00	15,600	-	-	15,600	-	-	-	R7A/C2-3	4	4.6	17,268	-	10,158	11	54	1,668	-	10,158	54
150-D	D	9763	36	3,220	R6	2.43	5,700	-	-	5,700	-	-	-	R7A/C1-2	4	4.6	2,737	-	-	2	10	(2,963)	-	-	10
151-D	D	9763	42	2,612	R6	2.43	1,850	-	-	1,850	-	-	-	R7A/C1-2	4	4.6	2,220	-	-	2	8	370	-	-	8
152-D	D	9763	44	2,550	R6	2.43	120	-	-	-	-	-	6	R7A/C1-2	4	4.6	2,168	-	-	2	8	2,168	-	-	2
153-D	D	9763	45	2,625	R6	2.43	-	-	1	-	-	-	6	R7A/C1-2	4	4.6	2,231	-	-	2	8	2,231	-	-	2
156-D	D	9763	55	4,440	R6	2.43	-	-	1	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7
157-D	D	9764	15	4,556	R6	2.43	4,800	-	-	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
159-D	D	9764	71	7,850	R6	2.43	9,240	-	-	-	-	-	19	R7A	4	4.6	-	-	-	6	31	-	-	-	12
	D	9765	37	3,600	R6/C2-2	2.43	3,600	-	-											-					
	D	9765	39	5,288	R6/C2-2	2.43	3,600	-	-											-					
	D	9765	41	5,265	R6/C2-2	2.43	3,600	-	-											-					
163-D	D	9765A Total		14,153	R6/C2-2	2.43	10,800	-	-	12,030	-	-	22	R7A/C2-3	4	4.6	12,030	-	-	9	45	-	-	-	22
165-D	D	9767	8	2,522	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
166-D	D	9767	10	2,619	R6	2.43	-	-	2	-	-	-	6	R7A	4	4.6	-	-	-	2	10	-	-	-	4
	D	9767	21	2,400	R6	2.43	-	-	-											-					
	D	9767	22	2,500	R6	2.43	-	-	-											-					
167-D	D	9767B Total		4,900	R6	2.43	-	-	-	-	-	-	12	R7A	4	4.6	-	-	-	4	20	-	-	-	8
170-D	D	9767	43	2,820	R6	2.43	-	-	2	-	-	-	7	R7A	4	4.6	-	-	-	2	11	-	-	-	4
	D	9767	57	1,920	R6	2.43	-	-	4											-					
	D	9767	58	2,077	R6	2.43	-	-	4											-					
	D	9767	59	4,750	R6	2.43	-	-	-											-					
171-D	D	9767D Total		8,747	R6	2.43	-	-	8	-	-	-	21	R7A	4	4.6	-	-	-	7	35	-	-	-	14
173-D	D	9768	7	3,125	R6	2.43	-	-	3	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
174-D	D	9768	8	3,138	R6	2.43	-	-	2	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
175-D	D	9768	9	3,125	R6	2.43	-	-	4	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
176-D	D	9768	11	3,125	R6	2.43	-	-	4	-	-	-	8	R7A	4	4.6	-	-	-	3	13	-	-	-	5
195-D	D	9813	11	4,450	R6	2.43	-	-	3	-	-	-	11	R7A	4	4.6	-	-	-	4	18	-	-	-	7
196-D	D	9813	14	2,871	R6	2.43	-	-	1	-	-	-	7	R7A	4	4.6	-	-	-	2	11	-	-	-	4
197-D	D	9813	16	2,871	R6	2.43	-	-	2	-	-	-	7	R7A	4	4.6	-	-	-	2	11	-	-	-	4
245-E	E	9908	9	5,000	R4/C2-2	1.00	-	-	-	4,250	-	-	1	R5D/C2-4	2		4,250	-	-	-	6	-	-	-	5
247-E	E	9909	1	12,000	R4/C2-2	1.00	594	-	-	10,200	-	-	2	R5D/C2-4	2		10,200	-	-	-	14	-	-	-	12
248-E	E	9909	5	4,960	R4/C2-2	1.00	2,250	-	-	4,216	-	-	1	R5D/C2-4	2		4,216	-	-	-	6	-	-	-	5
567-E	E	10317	10	5,600	M1-1	1.00	-	1,840	5	-	1,840	-	5	R6A/C2-4	3		4,760	-	-	-	12	4,760	(1,840)	-	7
571-E	E	10318	1	1,651	M1-1	1.00	-	-	-	660	991	-	-	R6A/C2-4	3		1,403	-	-	-	4	743	(991)	-	4
572-E	E	10318	5	4,580	M1-1	1.00	4,503	-	-	4,503	-	-	-	R6A/C2-4	3		3,893	-	-	-	10	(610)	-	-	10
573-E	E	10318	11	2,500	M1-1	1.00	-	-	2	-	-	-	2	R6A/C2-4	3		2,125	-	-	-	5	2,125	-	-	3
578-E	E	10318	25	2,500	M1-1	1.00	-	-	2	-	-	-	2	R6A/C2-4	3		2,125	-	-	-	5	2,125	-	-	3
579-E	E	10318	26	2,500	M1-1	1.00	-	-	1	-	-	-	1	R6A/C2-4	3		2,125	-	-	-	5	2,125	-	-	4
595-E	E	10443	14	3,365	R5/C1-2	1.25	2,340	-	-	2,340	-	-	-	R5D/C2-4	2		2,860	-	-	-	4	520	-	-	4
598-E	E	10443	19	3,449	R5/C1-2	1.25	966	-	2	2,932	-	-	1	R5D/C2-4	2		2,932	-	-	-	4	-	-	-	3
	E	10443	20	4,539	R5/C1-2	1.25	4,539	-	-											-	-				
	E	10443	23	2,355	R5/C1-2	1.25	-	-	1											-	-				
599-E	E	10443A Total		6,894	R5/C1-2	1.25	4,539	-	1	4,539	-	-	1	R5D/C2-4	2		5,860	-	-	-	8	1,321	-	-	7
607-E	E	10815	5	4,647	R5/C2-2	1.25	1,460	-	-	3,950	-	-	1	R5D/C2-4	2		3,950	-	-	-	5	-	-	-	5
	E	10816	1	7,743	R5/C1-2	1.25	4,600	-	-											-	-				
	E	10816	5	4,053	R5/C1-2	1.25	2,000	-	-											-	-				
609-E	E	10816A Total		11,796	R5/C1-2	1.25	6,600	-	-	10,027	-	-	5	R5D/C2-4	2		10,027	-	-	-	14	-	-	-	9
249-F	F	9910	39	12,500	R2	0.50	4,500	-	-	4,500	-	-	-	R4-1	0.9		-	-	-	-	9	(4,500)	-	-	9
568-J	J	10317	19	2,617	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
569-J	J	10317	20	3,000	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	4	-	-	-	3
570-J	J	10317	22	2,617	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
574-J	J	10318	12	2,500	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
575-J	J	10318	13	2,500	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
576-J	J	10318	23	2,500	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
577-J	J	10318	24	2,500	M1-1	1.00	-	-	1	-	-	-	1	R5	1.25		-	-	-	-	3	-	-	-	2
	J	10321	11	5,500	M1-1	1.00	1,600	6,000	-											-					
	J	10321	16	5,000	M1-1	1.00	-	1,500	-																
585-J	J	10321B Total		10,500	M1-1	1.00	1,600	7,500	-	1,600	7,500	-	-	R5	1		-	-	-	-	13	(1,600)	(7,500)	-	13

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions								Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
333-O	O	10020	114	14,250	R4	0.90	1,260	-	-	-	-	-	11	R6A/C2-4	3		12,113	-	-	-	31	12,113	-	-	20
335-O	O	10020	138	6,732	R4	0.90	3,920	-	-	3,920	-	-	-	R6A/C2-4	3		5,722	-	-	-	12	1,802	-	-	12
356-O	O	10031	25	10,335	M1-1	1.00	400	-	-	4,134	6,201	-	-	R6A	3		-	-	-	-	31	(4,134)	(6,201)	-	31
358-O	O	10032	22	10,820	M1-1	1.00	-	3,600	-	4,328	6,492	-	-	R6A	3		-	-	-	-	32	(4,328)	(6,492)	-	32
361-O	O	10035	36	3,000	R3-2	0.60	-	-	2	-	-	-	2	R6A/C2-4	3		2,550	-	-	-	6	2,550	-	-	4
	O	10041	3	1,184	R4	0.90	-	2,100	-											-					
	O	10041	4	1,980	R4	0.90	-	-	-											-					
	O	10041	6	8,534	R4	0.90	-	2,228	-											-					
362-O	O	10041B Total		11,698	R4	1.00	-	4,328	-	-	-	-	9	R6A/C2-4	3		9,943	-	-	-	25	9,943	-	-	16
364-O	O	10046	4	4,455	R4	0.90	4,000	-	-	4,000	-	-	-	R6A/C2-4	3		3,787	-	-	-	10	(213)	-	-	10
365-O	O	10046	6	7,810	R4	0.90	2,583	2,582	-	2,583	2,582	-	-	R6A/C2-4	3		6,639	-	-	-	17	4,056	(2,582)	-	17
366-O	O	10046	9	8,660	R4	0.90	1,000	5,120	-	1,000	5,120	-	-	R6A/C2-4	3		7,361	-	-	-	19	6,361	(5,120)	-	19
367-O	O	10049	1	12,693	R4	0.90	2,000	11,000	-	2,000	11,000	-	-	R6A/C2-4	3		10,789	-	-	-	27	8,789	(11,000)	-	27
	O	10056	17	3,505	R4	0.90	1,150	-	-											-					
	O	10056	19	2,500	R4	0.90	-	-	-											-					
376-O	O	10056A Total		6,005	R4	0.90	1,150	-	-	-	-	-	5	R6A/C2-4	3		5,104	-	-	-	13	5,104	-	-	8
377-O	O	10056	20	2,630	R4	0.90	-	-	2	-	-	-	2	R6A/C2-4	3		2,236	-	-	-	6	2,236	-	-	4
	O	10057	8	2,500	R4	0.90	-	-	-											-					
	O	10057	9	2,500	R4	0.90	-	-	2											-					
378-O	O	10057A Total		5,000	R4	1.00	-	-	2	-	-	-	4	R6A/C2-4	3		4,250	-	-	-	11	4,250	-	-	7
379-O	O	10057	14	5,500	R4	0.90	-	-	3	-	-	-	4	R6A/C2-4	3		4,675	-	-	-	12	4,675	-	-	8
382-O	O	10059	1	1,126	M1-1	1.00	-	-	-	1,814	2,720	-	-	R6A/C2-3	3		3,854	-	-	-	10	2,040	(2,720)	-	10
383-O	O	10059	4	2,500	M1-1	1.00	-	-	2	-	-	-	2	R6A/C2-3	3		2,125	-	-	-	5	2,125	-	-	3
	O	10059	5	2,502	M1-1	1.00	-	2,088	-											-					
	O	10059	6	3,129	M1-1	1.00	-	2,000	-											-					
384-O	O	10059A Total		5,631	M1-1	1.00	-	4,088	-	-	4,088	-	-	R6A/C2-3	3		4,786	-	-	-	12	4,786	(4,088)	-	12
	O	10059	11	2,503	M1-1	1.00	-	-	-											-					
	O	10059	12	2,500	M1-1	1.00	-	-	1											-					
	O	10059	15	13,763	M1-1	1.00	-	1,080	-											-					
	O	10059	23	3,125	M1-1	1.00	-	-	-											-					
	O	10059	24	3,125	M1-1	1.00	-	-	-											-					
	O	10059	25	2,503	M1-1	1.00	-	-	-											-					
385-O	O	10059B Total		27,519	M1-1	1.00	-	1,080	1	-	1,080	-	1	R6A/C2-3	3		23,391	-	-	-	59	23,391	(1,080)	-	58
387-O	O	10059	26	2,500	M1-1	1.00	-	-	3	-	-	-	3	R6A/C2-3	3		2,125	-	-	-	5	2,125	-	-	2
388-O	O	10059	27	2,500	M1-1	1.00	-	-	2	-	-	-	2	R6A/C2-3	3		2,125	-	-	-	5	2,125	-	-	3
389-O	O	10059	28	2,500	M1-1	1.00	-	-	2	-	-	-	2	R6A/C2-3	3		2,125	-	-	-	5	2,125	-	-	3
390-O	O	10059	30	2,503	M1-1	1.00	2,500	-	-	2,500	-	-	-	R6A/C2-3	3		2,128	-	-	-	5	(372)	-	-	5
	O	10059	31	2,100	M1-1	1.00	-	-	2											-					
	O	10059	32	1,775	M1-1	1.00	-	-	2											-					
	O	10059	131	1,025	M1-1	1.00	-	-	2											-					
	O	10059	132	1,325	M1-1	1.00	-	-	2											-					
391-O	O	10059C Total		6,225	M1-1	1.00	-	-	8	-	-	-	8	R6A/C2-3	3		5,291	-	-	-	13	5,291	-	-	5
392-O	O	10060	2	8,000	M1-1	1.00	-	7,520	-	-	7,520	-	-	R6A/C2-3	3		-	-	24,000	-	-	-	(7,520)	24,000	-
393-O	O	10060	6	2,800	M1-1	1.00	-	-	2	-	-	-	2	R6A/C2-3	3		2,380	-	-	-	6	2,380	-	-	4
	O	10060	25	7,635	M1-1	1.00	750	-	-											-					
	O	10060	28	3,754	M1-1	1.00	-	-	-											-					
395-O	O	10060C Total		11,389	M1-1	1.00	750	-	-	4,556	6,833	-	-	R6A/C2-3	3		9,681	-	-	-	24	5,125	(6,833)	-	24
396-O	O	10060	30	11,250	M1-1	1.00	6,325	2,900	-	6,325	2,900	-	-	R6A/C2-3	3		9,563	-	-	-	24	3,238	(2,900)	-	24
400-P	P	10091	12	9,500	R4/C2-2	1.00	-	-	-	8,075	-	-	1	R5D/C2-4	2		8,075	-	-	-	11	-	-	-	10
424-P	P	10124	7	2,620	M1-1	1.00	-	-	2	-	-	-	2	R5D/C2-4	2		2,227	-	-	-	3	2,227	-	-	1
425-P	P	10124	10	2,500	M1-1	1.00	-	-	2	-	-	-	2	R5D/C2-4	2		2,125	-	-	-	3	2,125	-	-	1
610-P	P	11945	65	3,680	R4/C2-2	1.00	2,480	-	2	2,480	-	-	2	R5D/C2-4	2		3,128	-	-	-	4	648	-	-	2
611-P	P	11945	67	2,700	R4/C2-2	1.00	-	-	-	2,295	-	-	0	R5D/C2-4	2		2,295	-	-	-	3	-	-	-	3

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions							Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
440-Q	Q	10140	18	2,875	R4	0.90	-	-	1	-	-	-	2	R5D/C1-4	2		2,444	-	-	-	3	2,444	-	-	1
441-Q	Q	10140	19	2,875	R4	0.90	-	-	1	-	-	-	1	R5D/C1-4	2		2,444	-	-	-	3	2,444	-	-	2
446-Q	Q	10150	37	2,875	R4/C1-2	1.00	625	-	5	625	-	-	5	R5D/C1-4	2		2,444	-	-	-	3	1,819	-	-	(2)
447-Q	Q	10150	38	2,300	R4/C1-2	1.00	1,000	-	1	1,000	-	-	1	R5D/C1-4	2		1,955	-	-	-	3	955	-	-	2
448-Q	Q	10150	39	2,300	R4/C1-2	1.00	1,000	-	1	1,000	-	-	1	R5D/C1-4	2		1,955	-	-	-	3	955	-	-	2
449-Q	Q	10150	40	2,530	R4/C1-2	1.00	1,000	-	2	1,000	-	-	2	R5D/C1-4	2		2,151	-	-	-	3	1,151	-	-	1
450-Q	Q	10150	41	2,185	R4/C1-2	1.00	1,509	-	2	1,509	-	-	2	R5D/C1-4	2		1,857	-	-	-	3	348	-	-	1
451-Q	Q	10150	42	2,215	R4/C1-2	1.00	1,509	-	2	1,509	-	-	2	R5D/C1-4	2		1,883	-	-	-	3	374	-	-	1
452-Q	Q	10150	43	2,185	R4/C1-2	1.00	1,509	-	2	1,509	-	-	2	R5D/C1-4	2		1,857	-	-	-	3	348	-	-	1
453-Q	Q	10150	44	2,760	R4/C1-2	1.00	1,509	-	2	1,509	-	-	2	R5D/C1-4	2		2,346	-	-	-	3	837	-	-	1
454-Q	Q	10150	49	3,910	R4/C1-2	1.00	1,560	-	3	1,560	-	-	3	R5D/C1-4	2		3,324	-	-	-	4	1,764	-	-	1
459-Q	Q	10150	59	2,875	R4/C1-2	1.00	-	-	1	2,444	-	-	0	R5D/C1-4	2		2,444	-	-	-	3	-	-	-	3
460-Q	Q	10150	60	2,300	R4/C1-2	1.00	1,700	-	-	1,955	-	-	0	R5D/C1-4	2		1,955	-	-	-	3	-	-	-	3
461-Q	Q	10150	61	6,210	R4/C1-2	1.00	4,590	-	-	5,279	-	-	1	R5D/C1-4	2		5,279	-	-	-	7	-	-	-	6
485-Q	Q	10163	60	5,000	R4	0.90	-	-	2	-	-	-	4	R5D	2		-	-	-	-	10	-	-	-	6
486-Q	Q	10164	32	5,000	R4	0.90	-	-	1	-	-	-	4	R5D	2		-	-	-	-	10	-	-	-	6
487-Q	Q	10164	38	5,000	R4	0.90	-	-	1	-	-	-	4	R5D	2		-	-	-	-	10	-	-	-	6
488-Q	Q	10164	39	4,500	R4	0.90	-	-	1	-	-	-	3	R5D	2		-	-	-	-	9	-	-	-	6
489-Q	Q	10166	1	8,009	R4	0.90	7,560	-	-	7,560	-	-	-	R5D/C1-4	2		6,808	-	-	-	9	(752)	-	-	9
	Q	10166	18	3,500	R4	0.90	-	-	3											-					
	Q	10166	20	2,000	R4	0.90	-	-	-											-					
495-Q	Q	10166E Total		5,500	R4	0.90	6,400	-	3	6,400	-	-	3	R5D/C1-4	2		4,675	-	-	-	6	(1,725)	-	-	3
497-Q	Q	10171	13	2,500	R4	0.90	300	-	1	300	-	-	1	R5D/C1-4	2		2,125	-	-	-	3	1,825	-	-	2
498-Q	Q	10171	14	6,000	R4	0.90	845	-	-	-	-	-	5	R5D/C1-4	2		5,100	-	-	-	7	5,100	-	-	3
499-Q	Q	10171	17	2,650	R4	0.90	-	-	2	-	-	-	2	R5D/C1-4	2		2,253	-	-	-	3	2,253	-	-	1
500-Q	Q	10171	18	2,600	R4	0.90	-	-	2	-	-	-	2	R5D/C1-4	2		2,210	-	-	-	3	2,210	-	-	1
501-Q	Q	10171	20	2,600	R4	0.90	-	-	1	-	-	-	1	R5D/C1-4	2		2,210	-	-	-	3	2,210	-	-	2
502-Q	Q	10171	21	3,300	R4	0.90	-	-	3	-	-	-	3	R5D/C1-4	2		2,805	-	-	-	4	2,805	-	-	1
503-Q	Q	10171	23	2,700	R4	0.90	-	-	2	-	-	-	2	R5D/C1-4	2		2,295	-	-	-	3	2,295	-	-	1
507-R	R	10178	125	24,000	R4/C1-2	1.00	22,000	-	-	22,000	-	-	-	R5D/C2-4	2		20,400	-	-	-	28	(1,600)	-	-	28
508-R	R	10179	1	10,565	R4	0.90	2,770	-	-	-	-	-	8	R5D/C2-4	2		8,980	-	-	-	12	8,980	-	-	4
509-R	R	10180	1	12,250	R4/C1-2	1.00	4,840	-	-	10,413	-	-	2	R6A/C2-4	3		10,413	-	-	-	26	-	-	-	24
510-R	R	10188	22	2,500	R4/C1-2	1.00	-	-	1	-	-	-	1	R6A/C2-4	3		2,125	-	-	-	5	2,125	-	-	4
511-R	R	10189	19	6,000	R4/C1-2	1.00	-	-	-	5,100	-	-	1	R6A/C2-4	3		5,100	-	-	-	13	-	-	-	12
512-R	R	10197	24	7,189	R3-2/C1-2	1.00	2,800	-	-	6,111	-	-	1	R6A/C2-4	3		6,111	-	-	-	15	-	-	-	14
524-R	R	10221	7	17,000	C8-1	1.00	6,300	-	-	14,450	-	-	-	R5D/C2-4	2		14,450	-	-	-	20	-	-	-	20
527-R	R	10223	12	2,925	R4	0.90	-	-	1	-	-	-	2	R5B/C2-4	1.35		2,486	-	-	-	1	2,486	-	-	(1)
528-R	R	10223	13	2,900	R4	0.90	-	-	1	-	-	-	2	R5B/C2-4	1.35		2,465	-	-	-	1	2,465	-	-	(1)
	R	10225	1	19,436	C8-1	1.00	-	7,812	-											-					-
	R	10225	4	6,604	C8-1	1.00	-	5,128	-											-					-
	R	10225	7	3,600	C8-1	1.00	-	3,800	-											-					-
530-R	R	10225A Total		29,640	C8-1	1.00	-	16,740	-	-	16,740	-	-	R5D/C2-4	2		25,194	-	-	-	34	25,194	(16,740)	-	34

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions							Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
532-R	R	10225	18	3,270	C8-1	1.00	-	-	1	-	-	-	1	R5D/C2-4	2		2,780	-	-	-	4	2,780	-	-	3
533-R	R	10228	8	3,880	R4	0.90	1,260	-	-	-	-	-	3	R5B/C2-4	1.35		3,298	-	-	-	2	3,298	-	-	(1)
534-R	R	10228	10	5,760	R4	0.90	-	-	2	-	-	-	4	R5B/C2-4	1.35		4,896	-	-	-	3	4,896	-	-	(1)
538-R	R	10236	1	5,060	C8-1	1.00	133	-	-	4,301	-	-	-	R5D/C2-4	2		4,301	-	-	-	6	-	-	-	6
539-R	R	10236	5	15,100	C8-1	1.00	-	9,760	-	-	9,760	-	-	R5D/C2-4	2		12,835	-	-	-	17	12,835	(9,760)	-	17
540-R	R	10236	70	3,999	C8-1	1.00	-	-	3	-	-	-	3	R5D/C2-4	2		3,399	-	-	-	5	3,399	-	-	2
542-R	R	10237	5	12,876	C8-1	1.00	2,000	-	-	10,945	-	-	-	R5D/C2-4	2		10,945	-	-	-	15	-	-	-	15
543-R	R	10244	1	9,378	C8-1	1.00	-	8,000	-	-	8,000	-	-	R5D/C2-4	2		7,971	-	-	-	11	7,971	(8,000)	-	11
544-R	R	10244	9	4,680	R4	0.90	-	-	2	-	-	-	4	R5D/C2-4	2		3,978	-	-	-	5	3,978	-	-	2
549-R	R	10244	224	2,855	C8-1	1.00	1,100	-	1	1,100	-	-	1	R5D/C2-4	2		-	-	5,710	-	-	(1,100)	-	5,710	(1)
550-R	R	10244	225	18,000	C8-1	1.00	3,800	-	-	15,300	-	-	-	R5D/C2-4	2		15,300	-	-	-	21	-	-	-	21
551-R	R	10253	10	7,156	C8-1	1.00	1,908	-	-	6,083	-	-	-	R5D/C2-4	2		6,083	-	-	-	8	-	-	-	8
552-R	R	10253	12	7,080	C8-1	1.00	-	6,725	-	-	6,725	-	-	R5D/C2-4	2		6,018	-	-	-	8	6,018	(6,725)	-	8
553-R	R	10253	15	4,560	C8-1	1.00	2,000	-	-	3,876	-	-	-	R5D/C2-4	2		3,876	-	-	-	5	-	-	-	5
554-R	R	10253	16	4,520	C8-1	1.00	589	-	-	3,842	-	-	-	R5D/C2-4	2		3,842	-	-	-	5	-	-	-	5
556-R	R	10253	21	4,400	C8-1	1.00	3,000	-	-	3,000	-	-	-	R5D/C2-4	2		3,740	-	-	-	5	740	-	-	5
558-R	R	10253	28	4,315	C8-1	1.00	1,200	-	-	3,668	-	-	-	R5D/C2-4	2		3,668	-	-	-	5	-	-	-	5
559-R	R	10270	23	4,000	R3-2/C1-2	1.00	-	-	1	3,400	-	-	1	R6A/C1-3	3		3,400	-	-	-	9	-	-	-	8
560-R	R	10270	25	4,000	R3-2/C1-2	1.00	-	-	1	3,400	-	-	1	R6A/C1-3	3		3,400	-	-	-	9	-	-	-	8
562-R	R	10280	39	7,256	R3-2/C1-2	1.00	-	-	1	6,168	-	-	1	R6A/C1-3	3		6,168	-	-	-	16	-	-	-	15
563-R	R	10280	42	3,400	R3-2/C1-2	1.00	-	-	1	2,890	-	-	1	R6A/C1-3	3		2,890	-	-	-	7	-	-	-	6
564-R	R	10280	44	3,400	R3-2/C1-2	1.00	-	-	1	2,890	-	-	1	R6A/C1-3	3		2,890	-	-	-	7	-	-	-	6
565-R	R	10280	45	3,200	R3-2/C1-2	1.00	-	-	1	2,720	-	-	0	R6A/C1-3	3		2,720	-	-	-	7	-	-	-	7
4-S	S	9619	24	8,000	C8-1	1.00	8,400	-	-	8,400	-	-	-	R6A/C2-4	3		6,800	-	-	-	17	(1,600)	-	-	17
	S	9620	60	2,000	C8-1	1.00	-	-	-											-					
	S	9620	61	3,900	C8-1	1.00	-	-	-											-					
9-S	S	9620B Total		5,900	C8-1	1.00	-	-	-	5,015	-	-	-	R6A/C2-4	3		5,015	-	-	-	13	-	-	-	13
10-T	T	9625	75	3,800	C8-1	1.00	-	-	2	-	-	-	2	C4-3A	3		3,230	-	-	-	8	3,230	-	-	6
11-T	T	9626	1	11,050	C8-1	1.00	5,330	-	2	5,330	-	-	2	C4-3A	3		9,393	-	-	-	24	4,063	-	-	22
	T	9626	7	7,800	C8-1	1.00	3,300	-	3											-					
	T	9626	75	3,600	C8-1	1.00	3,452	-	-											-					
12-T	T	9626B Total		11,400	C8-1	1.00	6,752	-	3	6,752	-	-	3	C4-3A	3		9,690	-	-	-	25	2,938	-	-	22
13-T	T	9626	12	4,400	C8-1	1.00	2,200	-	-	2,200	-	-	-	C4-3A	3		3,740	-	-	-	9	1,540	-	-	9
14-T	T	9626	14	7,800	C8-1	1.00	12,000	-	-	12,000	-	-	-	C4-3A	3		6,630	-	-	-	17	(5,370)	-	-	17
	T	9626	17	5,203	C8-1	1.00	2,400	-	-											-					
	T	9626	19	4,600	C8-1	1.00	1,800	-	-											-					
15-T	T	9626A Total		9,803	C8-1	1.00	4,200	-	-	8,333	-	-	-	C4-3A	3		8,333	-	-	-	21	-	-	-	21
16-T	T	9626	21	5,200	C8-1	1.00	-	-	-	3,355	-	-	-	C4-3A	3		4,420	-	-	-	11	1,065	-	-	11
17-T	T	9626	55	6,000	C8-1	1.00	1,500	-	-	5,100	-	-	-	C4-3A	3		5,100	-	-	-	13	-	-	-	13

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions							Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
59-U	U	9685	1	5,240	C8-1	1.00	5,000	-	-	5,000	-	-	-	R7X/C2-4	5	5	4,454	-	2,620	4	19	(546)	-	2,620	19
60-U	U	9685	4	5,000	C8-1	1.00	1,444	-	-	4,250	-	-	-	R7X/C2-4	5	5	4,250	-	-	4	21	-	-	-	21
61-U	U	9685	6	10,500	C8-1	1.00	-	6,625	-	-	6,625	-	-	R7X/C2-4	5	5	8,925	-	-	9	44	8,925	(6,625)	-	44
62-U	U	9685	52	6,525	C8-1	1.00	500	-	-	5,546	-	-	-	R7X/C2-4	5	5	5,546	-	-	5	27	-	-	-	27
63-U	U	9685	59	3,960	C8-1	1.00	3,802	-	-	3,802	-	-	-	R7X/C2-4	5	5	3,366	-	-	3	16	(436)	-	-	16
	U	9689	8	17,465	C8-1	1.00	1,000	-	-											-					
	U	9689	16	17,850	C8-1	1.00	2,294	-	-											-					
68-U	U	9689A Total		35,315	C8-1	1.00	3,294	-	-	30,018	-	-	-	R7X/C2-4	5	5	30,018	-	-	29	147	-	-	-	147
69-U	U	9689	20	7,600	C8-1	1.00	7,600	-	-	7,600	-	-	-	R7X/C2-4	5	5	6,460	-	-	6	32	(1,140)	-	-	32
74-U	U	9694	14	6,000	R6/C2-2	2.43	10,080	-	-	10,080	-	-	-	R7X/C2-3	5	5	5,100	-	3,000	4	22	(4,980)	-	3,000	22
76-U	U	9694	23	7,000	R6/C2-2	2.43	6,500	-	-	5,950	-	-	11	R7X/C2-3	5	5	5,950	-	-	6	29	-	-	-	18
	U	9694	26	2,090	R6/C2-2	2.43	2,200	-	-											-					
	U	9694	27	2,090	R6/C2-2	2.43	2,200	-	-											-					
77-U	U	9694B Total		4,180	R6/C2-2	2.43	4,400	-	-	3,553	-	2,090	7	R7X/C2-3	5	5	3,553	-	2,090	3	15	-	-	-	9
78-U	U	9694	36	6,322	R6/C2-2	2.43	-	-	-	5,374	-	-	10	R7X/C2-3	5	5	5,374	-	-	5	26	-	-	-	16
81-U	U	9697	12	8,887	C8-1	1.00	7,042	-	-	7,042	-	-	-	R7X/C2-3	5	5	7,554	-	-	6	28	512	-	-	28
	U	9697	26	8,590	C8-1	1.00	-	7,250	-											-					
	U	9697	31	17,350	C8-1	1.00	14,500	-	-											-					
82-U	U	9697A Total		25,940	C8-1	1.00	14,500	7,250	-	14,500	7,250	-	-	R7X/C2-3	5	5	22,049	-	-	11	56	7,549	(7,250)	-	56
89-U	U	9698	27	34,900	C8-1	0.90	51,500	-	-	51,500	-	-	-	R7X/C2-4	5	5	29,665	-	-	29	145	(21,835)	-	-	145
90-U	U	9701	31	5,100	C8-1	1.00	1,350	-	-	4,335	-	-	-	R7X/C2-4	5	5	4,335	-	-	4	21	-	-	-	21
91-U	U	9702	1	14,988	R4-1	0.90	18,000	12,000	-	18,000	12,000	-	-	R7X/C2-4	5	5	12,740	-	7,494	11	55	(5,260)	(12,000)	7,494	55
	U	9702	79	8,000	C8-1	1.00	200	-	-											-					
	U	9702	83	8,000	C8-1	1.00	-	-	-											-					
92-U	U	9702A Total		16,000	C8-1	1.00	200	-	-	13,600	-	-	-	R7X/C2-4	5	5	13,600	-	-	13	66	-	-	-	66
93-U	U	9704	43	14,500	R6/C2-4	2.43	7,700	-	-	12,325	-	-	23	R7X/C2-4	5	5	12,325	-	-	12	60	-	-	-	37
94-U	U	9704	44	8,000	R6/C2-4	2.43	16,000	-	-	16,000	-	-	-	R7X/C2-4	5	5	6,800	-	4,000	6	29	(9,200)	-	4,000	29
95-U	U	9704	63	12,500	R6/C2-4	2.43	7,020	-	-	10,625	-	6,250	20	R7X/C2-4	5	5	10,625	-	6,250	9	46	-	-	-	26
96-U	U	9706	64	4,000	C8-1	1.00	4,000	-	-	4,000	-	-	-	R7X/C2-4	5	5	3,400	-	-	3	17	(600)	-	-	17
98-U	U	9706	75	5,000	C8-1	1.00	-	-	-	4,250	-	2,500	-	R7X/C2-4	5	5	4,250	-	2,500	4	18	-	-	-	18
99-U	U	9706	80	6,000	C8-1	1.00	160	-	-	5,100	-	3,000	-	R7X/C2-4	5	5	5,100	-	3,000	4	22	-	-	-	22
101-U	U	9706	88	20,000	C8-1	1.00	29,300	12,000	-	29,300	12,000	-	-	R7X/C2-4	5	5	17,000	-	-	17	83	(12,300)	(12,000)	-	83
164-U	U	9765	43	14,621	R6/C2-2	2.43	11,837	-	-	12,428	-	-	23	R7X/C2-3	5	5	12,428	-	-	12	61	-	-	-	38
	U	9767	35	741	R6/C2-2	2.43	-	-	2											-					
	U	9767	36	1,705	R6/C2-2	2.43	1,288	1,288	-											-					
169-U	U	9767C Total		2,446	R6/C2-2	2.43	1,288	1,288	2	1,288	1,288	-	2	R7X/C2-3	5	5	2,079	-	-	2	10	791	(1,288)	-	8
178-U	U	9769	68	7,536	R5/C2-2	1.25	600	-	-	6,406	-	-	1	R7X/C2-4	5	5	6,406	-	-	6	31	-	-	-	30
179-U	U	9771	1	10,095	R5/C2-2	1.25	-	-	-	8,581	-	-	2	R7X/C2-4	5	5	8,581	-	5,048	7	37	-	-	5,048	35
198-U	U	9813	25	3,218	R6/C2-2	2.43	-	-	2	2,735	-	-	5	R7X/C2-3	5	5	2,735	-	-	3	13	-	-	-	8
206-U	U	9821	6	6,588	R6/C1-2	2.43	6,400	-	-	5,600	-	3,294	10	R7X/C2-4	5	5	5,600	-	3,294	5	24	-	-	-	14
207-U	U	9821	11	7,800	R6/C1-2	2.43	6,300	-	-	6,630	-	-	12	R7X/C2-4	5	5	6,630	-	-	6	32	-	-	-	20
208-U	U	9822	29	4,310	R6/C1-2	2.43	2,900	-	-	3,664	-	-	7	R7X/C2-4	5	5	3,664	-	-	4	18	-	-	-	11
209-U	U	9822	32	9,200	R6/C1-2	2.43	9,895	-	-	7,820	-	-	15	R7X/C2-4	5	5	7,820	-	-	8	38	-	-	-	23
210-U	U	9822	36	6,060	R6/C1-2	2.43	3,550	-	-	5,151	-	-	10	R7X/C2-4	5	5	5,151	-	-	5	25	-	-	-	15
211-U	U	9826	52	11,640	R6/C2-2	2.43	11,400	-	-	9,894	-	-	18	R7X/C2-4	5	5	9,894	-	-	10	48	-	-	-	30
212-U	U	9827	25	5,926	R6/C2-2	2.43	-	-	-	5,037	-	-	9	R7X/C2-4	5	5	5,037	-	-	5	25	-	-	-	16
213-U	U	9827	31	10,500	R6/C2-2	2.43	7,899	-	-	8,925	-	5,250	17	R7X/C2-4	5	5	8,925	-	5,250	8	38	-	-	-	21
214-U	U	9827	37	2,960	R6/C2-2	2.43	-	-	-	2,516	-	-	5	R7X/C2-4	5	5	2,516	-	-	2	12	-	-	-	7
	U	9829	35	5,800	R6/C2-2	2.43	-	-	-											-					
	U	9829	37	7,220	R6/C2-2	2.43	1,100	-	-											-					
215-U	U	9829B Total		13,020	R6/C2-2	2.43	1,100	-	-	11,067	-	-	21	R7X/C2-4	5	5	11,067	-	-	11	54	-	-	-	33
216-U	U	9829	41	9,600	R6/C2-2	2.43	9,300	-	-	8,160	-	-	15	R7X/C2-4	5	5	8,160	-	-	8	40	-	-	-	25
218-U	U	9834	16	8,000	R6/C2-2	2.43	14,791	-	-	14,791	-	-	-	R7A/C2-4	4	4.6	6,800	-	-	5	25	(7,991)	-	-	25
219-U	U	9834	20	12,000	R6/C2-2	2.43	2,350	-	-	10,200	-	6,000	19	R7A/C2-4	4	4.6	10,200	-	6,000	6	32	-	-	-	13
220-U	U	9834	26	4,000	R6/C2-2	2.43	-	-	-	3,400	-	-	6	R7A/C2-4	4	4.6	3,400	-	-	3	13	-	-	-	6
221-U	U	9834	28	10,000	R6/C2-2	2.43	2,054	-	-	8,500	-	-	16	R7A/C2-4	4	4.6	8,500	-	-	6	32	-	-	-	16

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions							Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
222-U	U	9834	33	11,200	R6/C2-2	2.43	2,220	-	2	9,520	-	-	18	R7A/C2-4	4	4.6	9,520	-	-	7	35	-	-	-	18
223-U	U	9835	23	6,110	R6	2.43	960	-	1	-	-	-	15	R7X	5	5	-	-	-	6	31	-	-	-	16
224-U	U	9835	26	7,540	R6	2.43	1,300	-	1	-	-	-	18	R7X	5	5	-	-	-	8	38	-	-	-	20
225-U	U	9835	28	4,800	R6	2.43	-	-	2	-	-	-	12	R7X	5	5	-	-	-	5	24	-	-	-	12
226-U	U	9835	30	3,600	R6	2.43	-	-	2	-	-	-	9	R7X	5	5	-	-	-	4	18	-	-	-	9
227-U	U	9835	32	3,600	R6	2.43	-	-	2	-	-	-	9	R7X	5	5	-	-	-	4	18	-	-	-	9
229-U	U	9835	50	27,225	R6/C2-2	2.43	23,550	-	-	23,141	-	-	43	R7X/C2-4	5	5	23,141	-	-	23	113	-	-	-	70
232-U	U	9840	1	13,400	R5/C1-2	1.25	10,100	-	-	10,100	-	-	-	R7X/C2-4	5	5	11,390	-	6,700	10	49	1,290	-	6,700	49
233-U	U	9840	52	10,700	R5/C1-2	1.25	8,820	-	1	8,820	-	-	1	R7X/C2-4	5	5	9,095	-	-	9	44	275	-	-	43
234-U	U	9844	1	12,000	R5/C1-2	1.25	12,000	-	-	12,000	-	-	-	R7X/C2-4	5	5	10,200	-	-	10	50	(1,800)	-	-	50
235-U	U	9844	42	50,000	R5/C2-2	1.25	32,200	-	-	32,200	-	-	-	R7X/C2-4	5	5	42,500	-	25,000	37	183	10,300	-	25,000	183
236-U	U	9844	61	2,500	R5/C2-2	1.25	2,867	-	-	2,867	-	-	-	R7X/C2-4	5	5	2,125	-	-	2	10	(742)	-	-	10
237-U	U	9844	62	2,500	R5/C2-2	1.25	2,376	-	-	2,376	-	-	-	R7X/C2-4	5	5	2,125	-	-	2	10	(251)	-	-	10
	U	9844	63	2,500	R5/C2-2	1.25	-	-	1											-					
	U	9844	65	2,500	R5/C2-2	1.25	-	-	1											-					
238-U	U	9844B Total		5,000	R5/C2-2	1.25	-	-	2	4,250	-	-	2	R7X/C2-4	5	5	4,250	-	-	4	21	-	-	-	19
239-U	U	9844	66	2,500	R5/C2-2	1.25	1,875	-	1	1,875	-	-	1	R7X/C2-4	5	5	2,125	-	-	2	10	250	-	-	9
240-U	U	9844	69	13,500	R5/C1-2	1.25	10,000	-	-	10,000	-	-	-	R7X/C2-4	5	5	11,475	-	-	11	56	1,475	-	-	56
241-U	U	9844	101	16,500	R5/C2-2	1.25	11,500	-	-	11,500	-	-	-	R7X/C2-4	5	5	14,025	-	-	14	68	2,525	-	-	68
251-U	U	9914	35	10,600	R6/C2-2	2.43	2,400	-	-	9,010	-	-	17	R7A/C2-4	4	4.6	9,010	-	-	7	33	-	-	-	17
253-U	U	9915	31	3,818	R6/C2-2	2.43	2,800	-	-	3,245	-	-	6	R7A/C2-4	4	4.6	3,245	-	-	2	12	-	-	-	6
254-U	U	9915	33	6,110	R6/C2-2	2.43	600	-	-	5,194	-	-	10	R7A/C2-4	4	4.6	5,194	-	-	4	19	-	-	-	10
266-U	U	9937	56	11,600	R5/C2-2	1.25	3,062	-	-	9,860	-	-	2	R7A/C2-4	4	4.6	9,860	-	-	7	37	-	-	-	35
267-U	U	9937	60	32,200	R5/C2-2	1.25	13,000	-	-	27,370	-	-	5	R7A/C2-4	4	4.6	27,370	-	-	20	101	-	-	-	97
255-V	V	9917	4	6,828	R5/C2-2	1.25	144	-	-	5,804	-	-	1	R6A/C2-4	3	3	5,804	-	-		15	-	-	-	14
265-V	V	9934	26	9,300	R3-2/C2-2	1.00	13,500	-	-	13,500	-	-	-	R6A/C2-4	3	3	7,905	-	-		20	(5,595)	-	-	20
268-V	V	9944	18	32,000	R5/C2-2	1.25	5,800	-	-	27,200	-	-	5	R6A/C2-4	3	3	27,200	-	-		69	-	-	-	64
269-V	V	9950	6	5,940	R5/C2-2	1.25	-	-	1	5,049	-	-	1	R6A	3	3	-	-	-		18	(5,049)	-	-	17
270-V	V	9950	55	4,500	R5/C2-2	1.25	400	-	-	3,825	-	-	1	R6A/C2-4	3	3	3,825	-	2,250		7	-	-	2,250	7
273-V	V	9954	1	20,400	R3-2/C2-2	1.00	3,525	-	-	17,340	-	-	3	R6A/C2-4	3	3	17,340	-	10,200		34	-	-	10,200	31
274-V	V	9954	70	6,400	R3-2/C2-2	1.00	2,080	-	-	5,440	-	-	1	R6A/C2-4	3	3	5,440	-	-		14	-	-	-	13
601-V	V	10454	23	5,600	R3-2/C2-2	1.00	450	-	-	4,760	-	-	1	R6A/C2-4	3	3	4,760	-	-		12	-	-	-	11
602-V	V	10455	17	4,333	R3-2/C2-2	1.00	-	-	1	-	-	-	1	R6A/C2-4	3	3	3,683	-	-		9	3,683	-	-	8
603-V	V	10455	20	6,900	R3-2/C2-2	1.00	3,740	-	-	3,740	-	-	-	R6A/C2-4	3	3	5,865	-	3,450		11	2,125	-	3,450	11
605-V	V	10499	70	5,000	R3-2	0.60	-	-	2	-	-	-	2	R6A	3	3	-	-	-		15	-	-	-	13
606-V	V	10499	72	5,000	R3-2	0.60	-	-	1	-	-	-	1	R6A	3	3	-	-	-		15	-	-	-	14
516-X	X	10217	45	5,059	M1-1	1.00	-	2,550	-	-	2,550	-	-	M1-2	2		2,024	8,094	-	-	-	2,024	5,544	-	-
	X	10219	56	5,300	M1-1	1.00	-	5,250	-											-					
	X	10219	58	5,300	M1-1	1.00	-	-	-											-					
	X	10219	60	2,862	M1-1	1.00	-	525	-											-					
	X	10219	62	33,000	M1-1	1.00	-	21,600	-											-					
	X	10219	75	3,125	M1-1	1.00	-	-	-											-					
	X	10219	76	5,000	M1-1	1.00	-	-	-											-					
517-X	X	10219G Total		54,587	M1-1	1.00	27,375	-	-	27,375	-	-	-	M1-2	2		21,835	87,339	-	-	-	(5,540)	87,339	-	-
518-X	X	10219	59	7,500	M1-1	1.00	-	-	-	3,000	4,500	-	-	M1-2	2		3,000	12,000	-	-	-	-	7,500	-	-
519-X	X	10219	94	5,200	M1-1	1.00	-	-	-	4,700	-	-	-	M1-2	2		2,080	8,320	-	-	-	(2,620)	8,320	-	-
520-X	X	10219	97	7,400	M1-1	1.00	-	-	-	2,960	4,440	-	-	M1-2	2		2,960	11,840	-	-	-	-	7,400	-	-
	X	10219	314	3,105	M1-1	1.00	-	-	-											-					
	X	10219	315	3,645	M1-1	1.00	-	-	-											-					
	X	10219	316	13,600	M1-1	1.00	-	-	-											-					
523-X	X	10219B Total		20,350	M1-1	1.00	(176,998)	176,998	-	8,140	12,210	-	-	M1-2	2		8,140	32,560	-	-	-	-	20,350	-	-

Table B-2
Jamaica Plan: Modified Affordable Housing Alternative
Reasonable Worst Case Development Scenario: Potential Sites

Site Description					Existing Conditions					No-Action Conditions				With-Action Conditions							Increment			
Site #	Subarea	Block	Lot	Lot Area	Existing Zoning	Permitted FAR	Commercial SF	Industrial SF	Existing DUs	Commercial SF	Industrial SF	CF SF	DUs	Proposed Zoning	Proposed FAR	IZFAR	Commercial SF	Industrial SF	CF SF	Affordable Dus	Dus Total	Commercial SF	Industrial SF	CF SF	DUs
	X	10319	1	48,000	M1-1	1.00	14,500	-	-											-					
	X	10319	6	5,100	M1-1	1.00	1,352	-	-											-					
	X	10319	12	8,692	M1-1	1.00	-	-	-											-					
580-X	X	10319A Total		61,792	M1-1	1.00	15,852	-	-	24,717	37,075	-	-	M1-2	2		24,717	98,867	-	-	-	-	61,792	-	-
581-X	X	10319	20	5,200	M1-1	1.00	3,750	-	-	3,750	-	-	-	M1-2	2		2,080	8,320	-	-	-	(1,670)	8,320	-	-
586-X	X	10322	26	24,940	M1-1	1.00	-	-	-	9,976	14,964	-	-	M1-2	2		9,976	39,904	-	-	-	-	24,940	-	-
587-X	X	10323	1	8,475	M1-1	1.00	1,890	-	-	3,390	5,085	-	-	M1-2	2		3,390	13,560	-	-	-	-	8,475	-	-
588-X	X	10323	6	7,352	M1-1	1.00	1,790	-	-	2,941	4,411	-	-	M1-2	2		2,941	11,763	-	-	-	-	7,352	-	-
589-X	X	10323	19	5,300	M1-1	1.00	4,400	-	-	4,400	-	-	-	M1-2	2		2,120	8,480	-	-	-	(2,280)	8,480	-	-
	X	10325	1	7,920	M1-1	1.00	330	-	-											-					
	X	10325	6	24,450	M1-1	1.00	11,500	-	-											-					
	X	10325	10	2,790	M1-1	1.00	-	-	-											-					
590-X	X	10325A Total		35,160	M1-1	1.00	11,830	-	-	14,064	21,096	-	-	M1-2	2		14,064	56,256	17,580	-	-	-	35,160	17,580	-
591-X	X	10328	44	22,726	M1-1	1.00	7,200	-	-	9,090	13,636	-	-	M1-2	2		9,090	36,362	-	-	-	-	22,726	-	-
594-X	X	10352	370	25,680	M1-1	1.00	-	-	-	10,272	15,408	-	-	M1-2	2		10,272	41,088	-	-	-	-	25,680	-	-
386-Y	Y	10059	16	5,000	M1-1	1.00	-	-	-	2,000	3,000	-	-	M1-4	2		2,000	8,000	-	-	-	-	5,000	-	-
394-Y	Y	10060	16	11,262	M1-1	1.00	2,040	-	-	4,505	6,757	-	-	M1-4	2		4,505	18,019	-	-	-	-	11,262	-	-
	Y	10061	32	2,938	M1-1	1.00	-	-	-											-					
	Y	10061	33	2,600	M1-1	1.00	-	-	-											-					
	Y	10061	34	2,270	M1-1	1.00	-	-	-											-					
	Y	10061	35	3,125	M1-1	1.00	-	-	-											-					
	Y	10061	36	3,125	M1-1	1.00	-	-	-											-					
397-Y	Y	10061D Total		14,058	M1-1	1.00	-	-	-	5,623	8,435	-	-	M1-4	2		5,623	22,493	-	-	-	-	14,058	-	-
398-Y	Y	10062	6	8,880	M1-1	1.00	-	-	-	3,552	5,328	-	-	M1-4	2		3,552	14,208	-	-	-	-	8,880	-	-
	Y	10062	22	2,540	M1-1	1.00	-	-	-											-					
	Y	10062	23	2,218	M1-1	1.00	-	-	-											-					
399-Y	Y	10062C Total		4,758	M1-1	1.00	-	-	-	1,903	2,855	-	-	M1-4	2		1,903	7,613	-	-	-	-	4,758	-	-
421-Y	Y	10112	39	10,890	M1-1	1.00	-	-	-	4,356	6,534	-	-	M1-4	2		4,356	17,424	-	-	-	-	10,890	-	-
422-Y	Y	10113	71	8,200	M1-1	1.00	-	-	-	3,280	4,920	-	-	M1-4	2		3,280	13,120	-	-	-	-	8,200	-	-
423-Y	Y	10115	53	23,663	M1-1	1.00	-	-	-	9,465	14,198	-	-	M1-4	2		9,465	37,861	-	-	-	-	23,663	-	-
427-Y	Y	10124	15	5,000	M1-1	1.00	-	5,000	-	-	5,000	-	-	M1-4	2		2,000	8,000	-	-	-	2,000	3,000	-	-
428-Y	Y	10124	18	2,500	M1-1	1.00	-	2,000	-	-	2,000	-	-	M1-4	2		1,000	4,000	-	-	-	1,000	2,000	-	-
	Y	10124	19	2,500	M1-1	1.00	-	500	-											-					
	Y	10124	20	2,500	M1-1	1.00	625	-	-											-					
429-Y	Y	10124B Total		5,000	M1-1	1.00	625	500	-	2,000	3,000	-	-	M1-4	2		2,000	8,000	-	-	-	-	5,000	-	-
430-Y	Y	10124	21	10,000	M1-1	1.00	-	5,580	-	-	5,580	-	-	M1-4	2		4,000	16,000	-	-	-	4,000	10,420	-	-
431-Y	Y	10124	25	17,500	M1-1	1.00	5,400	12,500	-	5,400	12,500	-	-	M1-4	2		7,000	28,000	-	-	-	1,600	15,500	-	-

Attachment C: Proposed (E) Designations

The list of the sites, blocks and lots affected by the (E) designations under the modified Affordable Housing Alternative is presented below in Tables C-1 through C-8.

Table C-1

(E) Designations for Projected Development Sites (Hazardous Materials)

Site #	Block	Lot
298-URA	9998	1
298-URA	9998	2
298-URA	9998	16
298-URA	9998	19
299-URA	9998	22
299-URA	9998	25
299-URA	9998	42
299-URA	9998	43
299-URA	9998	47
300-URA	9998	83
300-URA	9998	86
300-URA	9998	87
300-URA	9998	88
300-URA	9998	89
300-URA	9998	90
300-URA	9998	91
300-URA	9998	93
300-URA	9998	94
302-URA	9999	1
302-URA	9999	9
302-URA	9999	10
302-URA	9999	11
302-URA	9999	13
302-URA	9999	15
302-URA	10000	1
337-AT2	10026	1
337-AT2	10026	6
337-AT2	10026	12
337-AT2	10026	14
337-AT2	10026	23
337-AT2	10026	39
123-JC3	9757	18
188-JC3	9794	48
315-LC	10002	1
315-LC	10002	10
315-LC	10002	13
316-LC	10002	5
317-LC	10002	15
318-LC	10002	17
319-LC	10002	20
320-LC	10002	21

Table C-1 (cont'd)

(E) Designations for Projected Development Sites (Hazardous Materials)

Site #	Block	Lot
321-LC	10002	22
321-LC	10002	23
321-LC	10002	24
321-LC	10002	122
322-LC	10002	25
414-LC	10107	142
417-LC	10108	305
418-LC	10108	312
418-LC	10108	314
418-LC	10108	319
340-B	10028	1
340-B	10028	2
340-B	10028	11
246-E	9908	10
566-E	10316	1
566-E	10316	31
566-E	10316	33
566-E	10316	35
566-E	10316	37
521-J	10219	161
522-J	10219	162
582-J	10320	1
583-J	10320	6
583-J	10320	10
583-J	10320	12
583-J	10320	29
584-J	10321	8
323-O	10017	18
334-O	10020	137
357-O	10032	13
357-O	10032	15
357-O	10032	16
357-O	10032	17
357-O	10032	18
363-O	10043	6
368-O	10052	9
369-O	10052	10
370-O	10055	2
371-O	10055	7
371-O	10055	14
372-O	10055	11
375-O	10055	31
380-O	10057	16

Table C-1 (cont'd)

(E) Designations for Projected Development Sites (Hazardous Materials)

Site #	Block	Lot
381-O	10058	1
381-O	10058	21
484-Q	10163	51
457-Q	10150	55
506-R	10176	8
506-R	10176	12
541-R	10237	1
545-R	10244	211
546-R	10244	216
547-R	10244	217
548-R	10244	223
555-R	10253	18
1-S	9618	30
3-S	9619	19
5-S	9619	28
8-S	9620	45
18-S	9674	1
277-S	9972	1
2-T	9619	1
2-T	9619	8
2-T	9619	12
2-T	9619	54
6-T	9620	1
7-T	9620	11
75-U	9694	17
80-U	9697	8
83-U	9697	34
83-U	9697	39
97-U	9706	69
97-U	9706	72
100-U	9706	83
102-U	9706	98
148-U	9763	3
148-U	9763	5
148-U	9763	7
148-U	9763	9
148-U	9763	11
148-U	9763	13
177-U	9769	64
230-U	9837	1
231-U	9837	10
250-U	9913	25
252-U	9914	40

Table C-1 (cont'd)

(E) Designations for Projected Development Sites (Hazardous Materials)

Site #	Block	Lot
256-V	9917	43
260-V	9930	26
260-V	9930	31
264-V	9934	20
275-V	9960	1
276-V	9960	19
592-X	10328	49
593-X	10352	108
426-Y	10124	11

Table C-2

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
293-URA	9993	1
293-URA	9993	3
293-URA	9993	18
293-URA	9993	20
293-URA	9993	22
293-URA	9993	23
293-URA	9993	24
293-URA	9993	25
293-URA	9993	27
293-URA	9993	28
293-URA	9993	29
301-URA	9998	95
301-URA	9998	101
301-URA	9998	109
301-URA	9998	110
301-URA	9998	119
301-URA	9998	124
301-URA	9998	127
285-AT5	9987	1
286-AT3	9991	1
287-AT3	9991	19
288-AT3	9991	68
289-AT3	9992	26
290-AT3	9992	27
291-AT3	9992	29
292-AT3	9992	38
338-AT3	10027	3
338-AT3	10027	5
339-AT3	10027	8
339-AT3	10027	10
339-AT3	10027	11
339-AT3	10027	36
347-AT3	10030	6
348-AT3	10030	12
349-AT3	10030	15
350-AT3	10030	17
350-AT3	10030	22
351-AT3	10030	25
351-AT3	10030	28
352-AT3	10031	2
353-AT3	10031	7

Table C-2 (cont'd)

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
354-AT3	10031	10
354-AT3	10031	12
355-AT3	10031	17
278-AT4	9982	12
278-AT4	9982	13
278-AT4	9982	17
279-AT4	9982	27
280-AT4	9984	11
281-AT4	9984	17
282-AT4	9986	3
283-AT4	9986	20
284-AT4	9986	61
181-JC1	9793	11
182-JC1	9793	14
294-JC1	9995	1
294-JC1	9995	7
294-JC1	9995	14
294-JC1	9995	18
295-JC1	9996	10
295-JC1	9996	12
296-JC1	9996	16
462-JC1	10151	1
463-JC1	10151	7
464-JC1	10151	16
468-JC1	10151	75
476-JC2	10156	149
473-JC2	10155	35
514-JC2	10209	2
118-JC3	9754	25
126-JC3	9760	61
130-JC3	9761	61
199-JC3	9814	34
203-JC3	9818	53
203-JC3	9818	54
203-JC3	9818	56
303-LC	10000	5
303-LC	10000	31
303-LC	10000	38
303-LC	10000	39
303-LC	10000	42
304-LC	10001	1
305-LC	10001	19
306-LC	10001	24

Table C-2 (cont'd)

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
307-LC	10001	25
308-LC	10001	26
309-LC	10001	27
310-LC	10001	28
311-LC	10001	29
312-LC	10001	40
313-LC	10001	41
314-LC	10001	124
359-LC	10033	8
360-LC	10033	13
360-LC	10033	14
401-LC	10095	32
401-LC	10095	43
410-LC	10107	71
410-LC	10107	73
410-LC	10107	77
411-LC	10107	82
411-LC	10107	84
411-LC	10107	86
411-LC	10107	130
412-LC	10107	107
413-LC	10107	138
415-LC	10107	167
416-LC	10108	301
416-LC	10108	348
420-LC	10109	31
420-LC	10109	44
432-LC	10125	1
19-SC	9676	13
20-SC	9676	22
37-SC	9679	89
67-SC	9688	17
327-A	10018	11
328-A	10018	12
328-A	10018	16
328-A	10018	17
328-A	10018	18
330-A	10018	25
331-A	10018	27
332-A	10018	29
341-B	10028	4
342-B	10028	7
343-B	10028	10

Table C-2 (cont'd)

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
344-B	10028	31
345-B	10028	32
346-B	10028	34
36-D	9679	78
163-D	9765	39
163-D	9765	41
245-E	9908	9
247-E	9909	1
248-E	9909	5
567-E	10317	10
572-E	10318	5
573-E	10318	11
578-E	10318	25
579-E	10318	26
607-E	10815	5
249-F	9910	39
568-J	10317	19
569-J	10317	20
570-J	10317	22
574-J	10318	12
575-J	10318	13
576-J	10318	23
577-J	10318	24
585-J	10321	11
333-O	10020	114
335-O	10020	138
356-O	10031	25
358-O	10032	22
362-O	10041	3
362-O	10041	4
362-O	10041	6
364-O	10046	4
365-O	10046	6
366-O	10046	9
367-O	10049	1
376-O	10056	17
376-O	10056	19
379-O	10057	14
385-O	10059	11
385-O	10059	12
385-O	10059	15
385-O	10059	23
385-O	10059	24

Table C-2 (cont'd)

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
385-O	10059	25
389-O	10059	28
393-O	10060	6
390-O	10059	30
391-O	10059	31
391-O	10059	32
391-O	10059	131
391-O	10059	132
392-O	10060	2
393-O	10060	6
396-O	10060	30
446-Q	10150	37
447-Q	10150	38
448-Q	10150	39
449-Q	10150	40
487-Q	10164	38
487-Q	10164	39
495-Q	10166	20
497-Q	10171	13
498-Q	10171	14
500-Q	10171	18
507-R	10178	125
508-R	10179	1
509-R	10180	1
530-R	10225	1
530-R	10225	4
530-R	10225	7
532-R	10225	18
533-R	10228	8
534-R	10228	10
538-R	10236	1
539-R	10236	5
540-R	10236	70
542-R	10237	5
543-R	10244	1
544-R	10244	9
549-R	10244	224
550-R	10244	225
551-R	10253	10
552-R	10253	12
553-R	10253	15
554-R	10253	16
556-R	10253	21

Table C-2 (cont'd)

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
558-R	10253	28
559-R	10270	23
562-R	10280	39
9-S	9620	60
9-S	9620	61
12-T	9626	7
12-T	9626	75
13-T	9626	12
14-T	9626	14
15-T	9626	17
15-T	9626	19
16-T	9626	21
17-T	9626	55
59-U	9685	1
60-U	9685	4
61-U	9685	6
62-U	9685	52
63-U	9685	59
68-U	9689	8
68-U	9689	16
69-U	9689	20
74-U	9694	14
82-U	9697	26
82-U	9697	31
89-U	9698	27
90-U	9701	31
91-U	9702	1
95-U	9704	63
96-U	9706	64
99-U	9706	80
101-U	9706	88
164-U	9765	43
178-U	9769	68
206-U	9821	6
267-U	9821	11
211-U	9826	52
212-U	9827	25
213-U	9827	31
214-U	9827	37
215-U	9829	35
215-U	9829	37
216-U	9829	41
218-U	9834	16

Table C-2 (cont'd)

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
219-U	9834	20
220-U	9834	26
233-U	9840	52
234-U	9844	1
251-U	9914	35
265-V	9934	26
270-V	9950	55
273-V	9954	1
274-V	9954	70
601-V	10454	23
516-X	10217	45
517-X	10219	56
517-X	10219	58
517-X	10219	60
517-X	10219	62
517-X	10219	75
517-X	10219	76
518-X	10219	59
519-X	10219	94
520-X	10219	97
523-X	10219	314
523-X	10219	315
523-X	10219	316
580-X	10319	1
580-X	10319	6
580-X	10319	12
581-X	10319	20
586-X	10322	26
587-X	10323	1
588-X	10323	6
589-X	10323	19
590-X	10325	1
590-X	10325	6
590-X	10325	10
591-X	10328	44
594-X	10352	370
386-Y	10059	16
394-Y	10060	16
397-Y	10061	32
397-Y	10061	33
397-Y	10061	34
397-Y	10061	35
397-Y	10061	36

Table C-2 (cont'd)

(E) Designations for Potential Development Sites (Hazardous Materials)

Site #	Block	Lot
398-Y	10062	6
399-Y	10062	22
399-Y	10062	23
422-Y	10113	71
423-Y	10115	53
427-Y	10124	15
428-Y	10124	18
429-Y	10124	19
429-Y	10124	20
430-Y	10124	21
431-Y	10124	25

Table C-3

City-Owned Projected and Potential Development Sites with Hazardous Materials

Site #	Block	Lot(s)	Site Status
421-Y	10112	39	Potential
445-Q	10140	26	Projected
455-Q	10150	51 and 52	Projected
515-JC2	10209	115	Projected

Source: DCP PLUTO data.

Table C-4

(E) Designations for Projected Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
41	9681	47 and 49	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
45	9681	56	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
50	9681	62	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
51	9681	64	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
52	9681	71	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
53	9681	73	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
56	9681	85	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
57	9681	87 and 90	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
58	9681	91, 93, and 94	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
79	9694	44, 47, and 49	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 70 feet from the lot line facing Hillside Avenue when firing No. 2 oil, or at least 20 feet from the same lot line when firing natural gas, to avoid any potential significant air quality impacts.
88	9697	52	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 60 feet from the lot line facing Hillside Avenue when firing No. 2 oil, or at least 10 feet from the same lot line when firing natural gas, to avoid any potential significant air quality impacts.
127	9760	82	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 161st Street, to avoid any potential significant air quality impacts.
128	9761	14	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Jamaica Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.
131	9761	80	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Jamaica Avenue, to avoid any potential significant air quality impacts.
133	9761	95	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems exclusively, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 162nd Street, to avoid any potential significant air quality impacts.

Table C-4 (cont'd)

(E) Designations for Projected Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
154	9763	47	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
155	9763	51	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 153rd Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
202	9816	49	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
217	9834	1, 3, 5, 6, 8, and 10	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
228	9835	33	Any new residential and/or commercial development must utilize natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Hillside Avenue, to avoid any potential significant air quality impacts.
230	9837	1	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
231	9837	10	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
250	9913	25, 35, and 41	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
252	9914	40	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
271	9950	64	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Dalny Road, to avoid any potential significant air quality impacts.
272	9950	70	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Avon Road, to avoid any potential significant air quality impacts.
299	9998	22, 25, 42, 43, and 47	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
302	9999	1, 9, 10, 11, 13, 15	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
302	10000	1	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
337	10026	6	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 80 feet from the lot line facing Sutphin Boulevard when firing No. 2 oil.
381	10058	1, 21	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing 105th Avenue when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table C-4 (cont'd)

(E) Designations for Projected Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
403	10101	7	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing 160th Street, to avoid any potential significant air quality impacts.
404	10101	9	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Archer Avenue and at least 10 feet from the lot line facing 160th Street, to avoid any potential significant air quality impacts.
405	10101	15	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 70 feet from the lot line facing Archer Avenue when firing No. 2 oil, or at least 20 feet from the same lot line when firing natural gas, to avoid any potential significant air quality impacts.
470	10155	1	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing Archer Avenue when firing No. 2 oil, or at least 10 feet from the same lot line when firing natural gas, to avoid any potential significant air quality impacts.
471	10155	1, 8, 9, 10, 11, 12, 16, and 210	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.

Table C-5

(E) Designations for Potential Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
38	9681	41	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
39	9681	43	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
42	9681	50	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
43	9681	52	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
44	9681	54	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
46	9681	58	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
47	9681	59	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
48	9681	60	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
49	9681	61	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
54	9681	83	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
55	9681	84	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
84	9697	41	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 150th Street and at least 10 feet from the lot line facing Hillside Avenue to avoid any potential significant air quality impacts.
85	9697	43 and 45	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, ensure that the heating, ventilating and air conditioning stack(s) is located at least 40 feet from the lot line facing 150th Street and at least 20 feet from the lot line facing Hillside Avenue when firing No. 2 oil, or at least 10 ft from each of the above mentioned lot lines when firing natural gas, to avoid any potential significant air quality impacts.
87	9697	50	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Hillside Avenue when firing No. 2 oil, or at least 10 feet from the same lot line when firing natural gas, to avoid any potential significant air quality impacts.
147	9763	1	Any new residential and/or commercial development must utilize natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Hillside Avenue, to avoid any potential significant air quality impacts.
149	9763	23, 25, and 26	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
150	9763	36	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
151	9763	42	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.

Table C-5 (cont'd)

(E) Designations for Potential Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
152	9763	44	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
153	9763	45	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
156	9763	55	Any new residential and/or commercial development must utilize natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 153rd Street, to avoid any potential significant air quality impacts.
163	9765	37, 39, and 41	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 60 feet from the lot line facing Hillside Avenue when firing No. 2 oil, or at least 20 feet from the same lot line when firing natural gas, to avoid any potential significant air quality impacts.
199	9814	34	Any new residential and/or commercial development must utilize natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 164th Street, to avoid any potential significant air quality impacts.
201	9816	39 and 41	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
218	9834	16	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
219	9834	20	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
220	9834	26	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
221	9834	28	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
222	9834	33	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
223	9835	23	Any new residential and/or commercial development must utilize natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Hillside Avenue, to avoid any potential significant air quality impacts.
224	9835	26	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Hillside Avenue to avoid any potential significant air quality impacts.
225	9835	28	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Hillside Avenue to avoid any potential significant air quality impacts.
226	9835	30	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Hillside Avenue to avoid any potential significant air quality impacts.

Table C-5 (cont'd)

(E) Designations for Potential Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
227	9835	32	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Hillside Avenue to avoid any potential significant air quality impacts.
229	9835	50	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Wexford Terrace to avoid any potential significant air quality impacts.
251	9914	35	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
253	9915	31	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
254	9915	33	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
266	9937	56	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
267	9937	60	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
268	9944	18	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Avon Street when firing No. 2 oil, to avoid any potential significant air quality impacts.
269	9950	6	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Dalny Road and at least 10 feet from the lot line facing Hillside Avenue, to avoid any potential significant air quality impacts.
270	9950	55	Any new residential and/or commercial development must use natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Avon Street, to avoid any potential significant air quality impacts.
278	9982	12, 13, and 17	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
279	9982	27	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
280	9984	11	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
281	9984	17	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
282	9986	3	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
283	9986	20	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
284	9986	61	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
293	9993	1, 3, 18, 20, 22, 23, 24, 25, 27, 28 and 29	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 50 feet from the lot line facing Sutphin Boulevard when firing No. 2 oil.

Table C-5 (cont'd)

(E) Designations for Potential Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
294	9995	1, 7, 14, and 18	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
295	9995	10 and 12	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
296	9996	16	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
297	9997	97 and 104	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
301	9998	95, 101, 109, 110, 119, 124, and 127	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Sutphin Boulevard.
347	10030	6	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
348	10030	12	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
349	10030	15	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
350	10030	17 and 22	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
351	10030	25 and 28	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
352	10031	2	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
353	10031	7	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
354	10031	10 and 12	Any new residential and/or commercial development must use natural gas as the type of fuel for HVAC systems.
355	10031	17	Any new residential and/or commercial development must use natural gas as the fuel type for HVAC systems.
382	10059	1	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
383	10059	4	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
384	10059	5 and 6	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
385	10059	11, 12, 15, 23, 24, and 25	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
386	10059	16	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing Sutphin Boulevard and at least 20 feet from the lot line facing 105th Avenue when firing No. 2 oil, or at least 10 ft from each of the same lot lines when firing natural gas, to avoid any potential significant air quality impacts.
387	10059	26	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
388	10059	27	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
389	10059	28	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
390	10059	30	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.

Table C-5 (cont'd)

(E) Designations for Potential Development Sites (Air Quality, HVAC Restrictions)

Site #	Block	Lot	Restriction
391	10059	31, 32, 131, and 132	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
392	10060	2	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
393	10060	6	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
394	10060	16	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 30 feet from the lot line facing Sutphin Boulevard and at least 40 feet from the lot line facing South Road when firing No. 2 oil, or at least 10 ft from each of the same lot lines when firing natural gas, to avoid any potential significant air quality impacts.
395	10060	25 and 28	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
396	10060	30	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
465	10151	21, 23, and 24	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
466	10151	25	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
467	10151	31 and 32	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
472	10155	24	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
474	10155	123	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems.
574	10318	12	Any new residential and/or commercial development must utilize natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Jamaica Avenue and at least 10 feet from the lot line facing 178th Place, to avoid any potential significant air quality impacts.
575	10318	13	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 178th Place when firing No. 2 oil, to avoid any potential significant air quality impacts.
576	10318	23	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing 179th Place when firing No. 2 oil, to avoid any potential significant air quality impacts.
577	10318	24	Any new residential and/or commercial development must utilize natural gas exclusively as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 10 feet from the lot line facing Jamaica Avenue and at least 10 ft from the lot line facing 179th Place, to avoid any potential significant air quality impacts.
580	10319	1, 6, 12	Any new residential and/or commercial development must use No. 2 oil or natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 20 feet from the lot line facing179th Place, when firing No. 2 oil, to avoid any potential significant air quality impacts.

Table C-6

(E) Designations for Potential Development Sites (Air Quality, Industrial Source Restrictions)

Site #	Block	Lot	Restriction
384	10059	5, 6	Under current conditions, particulate matter emissions from a nearby industrial source require that development, enlargement, or change of use on the referenced property have inoperable windows and may not include air intakes (on the east façade facing 148th Street and on the south façade facing 106th Avenue). Development, enlargement, or change of use on the referenced property is restricted under current conditions as a result of these requirements; in particular, New York law requires operable windows in habitable portions of residential buildings and residential development. The City may determine that these requirements are no longer in effect if the emission source is no longer operating, emission levels affecting the referenced property have changed, or new design approaches and/or technologies are developed in the future that are recognized as effective under industry standards.

Table C-7
Projected Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
	9998	22	M1-1	C6-4	30
	9998	25			
	9998	42			
	9998	43			
299-URA	9998	47			
	9998	83	M1-1	C6-4	35
	9998	86			
	9998	87			
	9998	88			
	9998	89			
	9998	90			
	9998	91			
	9998	93			
300-URA	9998	94			
	9999	1	M1-1	C6-4	30
	9999	9			
	9999	10			
	9999	11			
	9999	13			
	9999	15			
302-URA	10000	1			
	10026	1	M1-1	C6-3	35
	10026	6			
	10026	12			
	10026	14			
	10026	23			
337-AT2	10026	39			
127-JC1*	9760	82	C4-2	C6-3	35
132-JC1	9761	82	C4-2	C6-3	35
	9761	83			
133-JC1*	9761	95	C4-2	C6-3	35, 40 on South Facade
180-JC1	9793	1	C4-2	C6-3	35, 40 on South Façade
403-JC1*	10101	7	C6-1A	C6-3	35
404-JC1*	10101	9	C6-1A	C6-3	35
405-JC1*	10101	15	C6-1A	C6-3	35
406-JC1	10101	24	C6-1A	C6-3	30
407-JC1	10101	27	C6-1A	C6-3	30, 40 on South Façade
408-JC1	10101	79	C6-1A	C6-3	30, 40 on South Façade
	10101	150			

Table C-7 (cont'd)
Projected Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
409-JC1*	10102	2	C6-1A	C6-3	35
470-JC2*	10155	1	C4-2	C6-2	30, 40 on North Façade
471-JC2	10155	8	C4-2	C6-2	30, 40 on North Façade
	10155	9			
	10155	10			
	10155	11			
	10155	12			
	10155	16			
	10155	210			
515-JC2	10209	115	M1-5	C6-2	35
125-JC3	9760	45	C4-2	C4-5X	30
128-JC3	9761	14	C4-2	C4-5X	30
131-JC3*	9761	80	C4-2	C4-5X	30
184-JC3	9793	49	C4-2	C4-5X	30
191-JC3	9796	63	R6/C4-2	C4-5X	35
202-JC3	9816	49	C4-2	C4-5X	35
204-JC3	9818	62	R6/C2-2	C4-5X	35
417-LC	10108	305	M1-1	M1-4	35
64-SC	9688	6	C4-2	C4-4A	35
65-SC	9688	8	C4-2	C4-4A	35
	9688	9			
66-SC	9688	14	C4-2	C4-4A	35
324-A	10018	1	R4	R5/C1-4	30
325-A	10018	3	R4	R5/C1-4	30
	10018	4			
326-A	10018	7	R4	R5/C1-4	30
336-A	10021	5	R4	R5	30
45-D	9681	56	R6	R7A	30
50-D	9681	62	R6	R7A	30
51-D	9681	64	R6	R7A	30
52-D	9681	71	R6	R7A	30
53-D	9681	73	R6	R7A	30
73-D	9693	60	R6	R7A	30
79-D	9694	44	R6	R7A	30
	9694	47			
	9694	49			
88-D	9697	52	R6	R7A	30
106-D	9753	6	R6	R7A	35
143-D	9762	49	R6	R7A	35
154-D	9763	47	R6	R7A/C1-2	30
155-D	9763	51	R6	R7A/C1-2	30

Table C-7 (cont'd)
Projected Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
162-D	9765	32	R6/C2-2	R7A/C2-4	35
193-D	9813	5	R6	R7A	30
194-D	9813	8	R6	R7A	30
246-E	9908	10	R4/C2-2	R5D/C2-4	35
566-E	10316	1	M1-1	R6A/C2-4	35
	10316	31			
	10316	33			
	10316	35			
	10316	37			
608-E	10815	14	R5/C2-2	R5D/C2-4	35
261-F	9931	12	R3-2	R4-1	35
262-F	9931	16	R3-2	R4-1	35
263-F	9931	21	R3-2	R4-1	35
521-J	10219	161	M1-1	R5	35
522-J	10219	162	M1-1	R5	35
582-J	10320	1	M1-1	R5	35
583-J	10320	6	M1-1	R5	35
	10320	10			
	10320	12			
	10320	29			
584-J	10321	8	M1-1	R5	35
323-O	10017	18	R4	R6A/C2-4	40
334-O	10020	137	R4	R6A/C2-4	35
357-O	10032	13	M1-1	R6A/C2-4	
	10032	15			
	10032	16			
	10032	17			
	10032	18			
363-O	10043	6	R4	R6A/C2-4	35
368-O	10052	9	R4	R6A/C2-4	35
369-O	10052	10	R4	R6A/C2-4	35
370-O	10055	2	R4	R6A/C2-4	35
371-O	10055	7	R4	R6A/C2-4	35
	10055	14			
372-O	10055	11	R4	R6A/C2-4	35, 40 on North Façade
373-O	10055	19	R4	R6A/C2-4	35
374-O	10055	20	R4	R6A/C2-4	35
375-O	10055	31	R4	R6A/C2-4	35
380-O	10057	16	R4	R6A/C2-4	35
381-O	10058	1	M1-1	M1-4	35, 40 on North Façade
	10058	21			

Table C-7 (cont'd)
Projected Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
433-Q	10129	7	R4/C1-2	R5D/C1-4	35
434-Q	10129	20	R4/C1-2	R5D/C1-4	35
435-Q	10129	21	R4/C1-2	R5D/C1-4	35
436-Q	10129	23	R4/C1-2	R5D/C1-4	35
437-Q	10129	25	R4/C1-2	R5D/C1-4	35
	10129	27			
438-Q	10129	28	R4/C1-2	R5D/C1-4	35
439-Q	10129	30	R4/C1-2	R5D/C1-4	35
	10129	31			
442-Q	10140	20	R4	R5D/C1-4	35
443-Q	10140	22	R4	R5D/C1-4	35
444-Q	10140	23	R4	R5D/C1-4	35
445-Q	10140	26	R4	R5D/C1-4	35
455-Q	10150	51	R4/C1-2	R5D/C1-4	35
	10150	52			
456-Q	10150	53	R4/C1-2	R5D/C1-4	35
	10150	54			
457-Q	10150	55	R4/C1-2	R5D/C1-4	35
458-Q	10150	57	R4/C1-2	R5D/C1-4	35
477-Q	10161	1	R4/C1-2	R5D/C1-4	35
478-Q	10161	3	R4/C1-2	R5D/C1-4	35
	10161	9			
	10161	52			
479-Q	10161	6	R4	R5D	35
	10161	8			
480-Q	10161	10	R4	R5D	35
481-Q	10161	46	R4/C1-2	R5D/C1-4	35
482-Q	10161	53	R4/C1-2	R5D/C1-4	35
	10161	54			
483-Q	10161	56	R4/C1-2	R5D/C1-4	35
	10161	58			
490-Q	10166	10	R4	R5D/C1-4	35
	10166	11			
491-Q	10166	12	R4	R5D/C1-4	35
492-Q	10166	13	R4	R5D/C1-4	35
493-Q	10166	15	R4	R5D/C1-4	35
494-Q	10166	16	R4	R5D/C1-4	35
	10166	17			
496-Q	10166	25	R4	R5D/C1-4	35
	10166	26			

Table C-7 (cont'd)
Projected Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
504-Q	10171	25	R4	R5D/C1-4	35
	10171	26			
505-Q	10171	28	R4	R5D/C1-4	35
	10171	29			
	10171	30			
506-R	10176	8	C8-1	R5D/C2-4	35
	10176	12			
513-R	10197	34	R3-2/ C1-2	R6A/C2-4	35
	10197	35			
525-R	10222	13	R4	R5B/C2-4	35
	10222	14			
	10222	15			
	10222	16			
526-R	10223	10	R4	R5B/C2-4	35
529-R	10223	14	R4	R5B/C2-4	35
	10223	16			
531-R	10225	9	C8-1	R5B/C2-4	35
535-R	10228	15	R4	R5B/C2-4	35
536-R	10228	17	R4	R5B/C2-4	35
537-R	10228	19	R4	R5B/C2-4	35
541-R	10237	1	C8-1	R5D/C2-4	35
545-R	10244	211	C8-1	R5D/C2-4	35
546-R	10244	216	C8-1	R5D/C2-4	35
547-R	10244	217	C8-1	R5D/C2-4	35
548-R	10244	223	C8-1	R5D/C2-4	35
555-R	10253	18	C8-1	R5D/C2-4	35
561-R	10280	32	R3-2/ C1-2	R6A/C1-3	35
	10280	33			
	10280	48			
	10280	50			
	10280	52			
1-S	9618	30	R6/C2-2	R6A/C2-4	35
3-S	9619	19	C8-1	R6A/C2-4	35
5-S	9619	28	R6/C2-2	R6A/C2-4	35
8-S	9620	45	C8-1	R6A/C2-4	35
18-S	9674	1	R6/C2-2	R6A/C2-4	35
277-S	9972	1	M1-1	R6A/C2-4	35

Table C-7 (cont'd)
Projected Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
2-T	9619	1	C8-1	C4-3A	35
	9619	8			
	9619	12			
	9619	54			
6-T	9620	1	C8-1	C4-3A	35
7-T	9620	11	C8-1	C4-3A	35
75-U	9694	17	R6/C2-2	R7X/C2-3	35
80-U	9697	8	C8-1	R7X/C2-3	35
83-U	9697	34	C8-1	R7X/C2-3	35
	9697	39			
97-U	9706	69	C8-1	R7X/C2-4	35
	9706	72			
100-U	9706	83	C8-1	R7X/C2-4	35
102-U	9706	98	C8-1	R7X/C2-4	35
148-U	9763	3	R6	R7X/C2-3	35
	9763	5			
	9763	7			
	9763	9			
	9763	11			
	9763	13			
158-U	9764	63	R6/C2-2	R7X/C2-3	35
168-U	9767	26	R6/C2-2	R7X/C2-3	35
177-U	9769	64	R6/C2-2	R7X/C2-4	35
205-U	9818	67	R6/C2-2	R7X/C2-4	35
	9818	73			
217-U	9834	1	R6/C2-2	R7A/C2-4	35
	9834	3			
	9834	5			
	9834	6			
	9834	8			
	9834	10			

Table C-7 (cont'd)
Projected Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
228-U	9835	33	R6	R7X	30
230-U	9837	1	R5/C2-2	R7X/C2-4	35
231-U	9837	10	R5/C2-2	R7X/C2-4	35
250-U	9913	25	R6/C2-2	R7A/C2-4	35
	9913	35			
	9913	41			
252-U	9914	40	R6/C2-2	R7A/C2-4	35
256-V	9917	43	R5/C2-2	R6A/C2-4	35
260-V	9930	26	R3-2	R6A/C2-4	35
	9930	31			
264-V	9934	20	R3-2/ C2-2	R6A/C2-4	35
271-V	9950	64	R5/C2-2	R6A/C2-4	35
272-V	9950	70	R5/C2-2	R6A/C2-4	35
275-V	9960	1	R3-2/ C2-2	R6A/C2-4	35
276-V	9960	19	R3-2/ C2-2	R6A/C2-4	35
604-V	10499	57	R3-2	R6A	30
	10499	59			

Note: * Conversion of existing building

Table C-8
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
	9993	1			
	9993	3			
	9993	18			
	9993	20			
	9993	22			
	9993	23			
	9993	24			
	9993	25			
	9993	27			
	9993	28			
293-URA	9993	29	M1-1	C6-3	30
	9998	95			
	9998	101			
	9998	109			
	9998	110			
	9998	119			
	9998	124			
301-URA	9998	127	M1-1	C6-3	35
286-AT3	9991	1	M1-1	C4-5X	30
287-AT3	9991	19	M1-1	C4-5X	35
288-AT3	9991	68	M1-1	C4-5X	36
289-AT3	9992	26	M1-1	C4-5X	37
290-AT3	9992	27	M1-1	C4-5X	38
291-AT3	9992	29	M1-1	C4-5X	39
292-AT3	9992	38	M1-1	C4-5X	40
	10030	25			
351-AT3	10030	28	R5	C4-5X	40
352-AT3	10031	2	M1-1	C4-5X	20
353-AT3	10031	7	M1-1	C4-5X	20
	9982	12			
	9982	13			
278-AT4	9982	17	M1-1	C4-4A	30
281-AT4	9984	17	M1-1	C4-4A	30
283-AT4	9986	20	M1-1	C4-4A	30
119-JC1	9754	48	C4-2	C6-3	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
122-JC1	9756	1	C4-2	C6-3	36
124-JC1	9760	1	C4-2	C6-3	35
181-JC1	9793	11	C4-2	C6-3	40
182-JC1	9793	14	C4-2	C6-3	35, 40 on South Facade
	9995	1			
	9995	7			
	9995	14			
294-JC1	9995	18	M1-1	C6-3	35
	9996	10			
295-JC1	9996	12	M1-1	C6-3	35
296-JC1	9996	16	M1-1	C6-3	35
	9997	97			
297-JC1	9997	104	M1-1	C6-3	35
402-JC1	10101	3	C6-1A	C6-3	35
462-JC1	10151	1	C4-2	C6-3	35, 40 on North Facade
463-JC1	10151	7	C4-2	C6-3	40
464-JC1	10151	16	C4-2	C6-3	40
468-JC1	10151	75	C6-1A	C6-3	35, 40 on South Facade
	10151	21			
	10151	23			
465-JC2	10151	24	C4-2	C6-2	40
466-JC2	10151	25	C4-2	C6-2	35, 40 on North Facade
472-JC2	10155	24	C4-2	C6-2	30
473-JC2	10155	35	M1-1	C6-2	35
	10156	14			
475-JC2	10156	17	C4-2	C6-2	35, 40 on North Facade
476-JC2	10156	149	M1-5	C6-2	35
514-JC2	10209	2	C4-2	C6-2	35, 40 on North Facade
118-JC3	9754	25	C4-2	C4-5X	35
123-JC3	9757	18	C4-2	C4-5X	30
126-JC3	9760	61	C4-2	C4-5X	30
129-JC3	9761	57	C4-2	C4-5X	30
130-JC3	9761	61	C4-2	C4-5X	30
183-JC3	9793	29	C4-2	C4-5X	30
190-JC3	9796	25	C4-2	C4-5X	35
199-JC3	9814	34	C4-2	C4-5X	35
200-JC3	9814	81	C4-2	C4-5X	30
	9816	39			
201-JC3	9816	41	C4-2	C4-5X	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
	9818	53			
	9818	54			
203-JC3	9818	56	C4-2	C4-5X	35
19-SC	9676	13	C4-2	C4-4A	35
20-SC	9676	22	C4-2	C4-4A	35
21-SC	9677	1	C4-2	C4-4A	35
22-SC	9677	16	C4-2	C4-4A	35
32-SC	9678	94	C4-2	C4-4A	35
33-SC	9678	99	C4-2	C4-4A	35
37-SC	9679	89	C4-2	C4-4A	35
67-SC	9688	17	C4-2	C4-4A	35
	9690	7			
	9690	9			
70-SC	9690	10	R6/C2-2	C4-4A	35
71-SC	9690	14	R6/C2-2	C4-4A	35
72-SC	9692	54	R6/C2-2	C4-4A	35
327-A	10018	11	R4	R5/C1-4	30
	10018	12			
	10018	16			
	10018	17			
	10018	18			
328-A	10018	117	R4	R5/C1-4	30
329-A	10018	20	R4	R5/C1-4	30
330-A	10018	25	R4	R5/C1-4	30
331-A	10018	27	R4	R5/C1-4	30
332-A	10018	29	R4	R5/C1-4	30
	9679	77			
36-D	9679	78	R6	R7A	30
43-D	9681	52	R6	R7A	30
44-D	9681	54	R6	R7A	30
46-D	9681	58	R6	R7A	30
47-D	9681	59	R6	R7A	30
48-D	9681	60	R6	R7A	30
49-D	9681	61	R6	R7A	30
84-D	9697	41	R6	R7A/C2-3	35
	9697	43			
85-D	9697	45	R6	R7A	35
86-D	9697	47	R6	R7A	35
87-D	9697	50	R6	R7A	30
104-D	9753	3	R6	R7A	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
105-D	9753	5	R6	R7A	35
107-D	9753	8	R6	R7A	35
108-D	9753	9	R6	R7A	35
109-D	9753	11	R6	R7A	35
110-D	9753	13	R6	R7A	35
	9762	10			
134-D	9762	16	R6	R7A	30
135-D	9762	17	R6	R7A	30
136-D	9762	19	R6	R7A	30
137-D	9762	23	R6	R7A	30
138-D	9762	35	R6	R7A	35
139-D	9762	36	R6	R7A	35
140-D	9762	37	R6	R7A	35
141-D	9762	38	R6	R7A	35
142-D	9762	41	R6	R7A	35
144-D	9762	54	R6	R7A	35
145-D	9762	56	R6	R7A	35
146-D	9762	57	R6	R7A	35
147-D	9763	1	R6	R7A	35
	9763	23			
	9763	25			
149-D	9763	26	C8-1	R7A/C2-3	35
150-D	9763	36	R6	R7A/C1-2	35
151-D	9763	42	R6	R7A/C1-2	35
152-D	9763	44	R6	R7A/C1-2	30
153-D	9763	45	R6	R7A/C1-2	30
156-D	9763	55	R6	R7A	30
157-D	9764	15	R6	R7A	35
	9765	37			
	9765	39			
163-D	9765	41	R6/C2-2	R7A/C2-3	35
195-D	9813	11	R6	R7A	30
196-D	9813	14	R6	R7A	30
197-D	9813	16	R6	R7A	30
245-E	9908	9	R4/C2-2	R5D/C2-4	35
247-E	9909	1	R4/C2-2	R5D/C2-4	35
248-E	9909	5	R4/C2-2	R5D/C2-4	35
567-E	10317	10	M1-1	R6A/C2-4	35
571-E	10318	1	M1-1	R6A/C2-4	35
572-E	10318	5	M1-1	R6A/C2-4	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
573-E	10318	11	M1-1	R6A/C2-4	35
578-E	10318	25	M1-1	R6A/C2-4	35
579-E	10318	26	M1-1	R6A/C2-4	35
595-E	10443	14	R5/C1-2	R5D/C2-4	35
598-E	10443	19	R5/C1-2	R5D/C2-4	35
	10443	20			
599-E	10443	23	R5/C1-2	R5D/C2-4	35
607-E	10815	5	R5/C1-2	R5D/C2-4	35
	10816	1			
609-E	10816	5	R5/C1-2	R5D/C2-4	35
249-F	9910	39	R2	R4-1	35
568-J	10317	19	M1-1	R5	35
569-J	10317	20	M1-1	R5	35
570-J	10317	22	M1-1	R5	35
574-J	10318	12	M1-1	R5	35
575-J	10318	13	M1-1	R5	35
576-J	10318	23	M1-1	R5	35
577-J	10318	24	M1-1	R5	35
	10321	11			
585-J	10321	16	M1-1	R5	35
333-O	10020	114	R4	R6A/C2-4	35
335-O	10020	138	R4	R6A/C2-4	35
356-O	10031	25	M1-1	R6A	35
358-O	10032	22	M1-1	R6A	35
361-O	10035	36	R3-2	R6A/C2-4	35
	10041	3			
	10041	4			
362-O	10041	6	R4	R6A/C2-4	35
364-O	10046	4	R4	R6A/C2-4	35
365-O	10046	6	R4	R6A/C2-4	35
366-O	10046	9	R4	R6A/C2-4	35
367-O	10049	1	R4	R6A/C2-4	35
	10056	17			
376-O	10056	19	R4	R6A/C2-4	35
377-O	10056	20	R4	R6A/C2-4	35
	10057	8			
378-O	10057	9	R4	R6A/C2-4	35
379-O	10057	14	R4	R6A/C2-4	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
382-O	10059	1	M1-1	R6A/C2-3	35
383-O	10059	4	M1-1	R6A/C2-3	35
	10059	5			
384-O	10059	6	M1-1	R6A/C2-3	35
	10059	11			
	10059	12			
	10059	15			
	10059	23			
	10059	24			
385-O	10059	25	M1-1	R6A/C2-3	35, 40 on East Facade
387-O	10059	26	M1-1	R6A/C2-3	35
388-O	10059	27	M1-1	R6A/C2-3	35
389-O	10059	28	M1-1	R6A/C2-3	35
390-O	10059	30	M1-1	R6A/C2-3	35
	10059	31			
	10059	32			
	10059	131			
391-O	10059	132	M1-1	R6A/C2-3	35
392-O	10060	2	M1-1	R6A/C2-3	35
393-O	10060	6	M1-1	R6A/C2-3	35
	10060	25			
395-O	10060	28	M1-1	R6A/C2-3	35
396-O	10060	30	M1-1	R6A/C2-3	35
400-P	10091	12	R4/C2-2	R5D/C2-4	30
424-P	10124	7	M1-1	R5D/C2-4	30
425-P	10124	10	M1-1	R5D/C2-4	30
610-P	11945	65	R4/C2-2	R5D/C2-4	30
611-P	11945	67	R4/C2-2	R5D/C2-4	30
440-Q	10140	18	R4	R5D/C1-4	35
441-Q	10140	19	R4	R5D/C1-4	35
446-Q	10150	37	R4/C1-2	R5D/C1-4	35
447-Q	10150	38	R4/C1-2	R5D/C1-4	35
448-Q	10150	39	R4/C1-2	R5D/C1-4	35
449-Q	10150	40	R4/C1-2	R5D/C1-4	35
450-Q	10150	41	R4/C1-2	R5D/C1-4	35
451-Q	10150	42	R4/C1-2	R5D/C1-4	35
452-Q	10150	43	R4/C1-2	R5D/C1-4	35
453-Q	10150	44	R4/C1-2	R5D/C1-4	35
454-Q	10150	49	R4/C1-2	R5D/C1-4	35
459-Q	10150	59	R4/C1-2	R5D/C1-4	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
82-U	9697 9697	26 31	C8-1	R7X/C2-3	35
89-U	9698	27	C8-1	R7X/C2-4	35
90-U	9701	31	C8-1	R7X/C2-4	35
91-U	9702	1	R4-1	R7X/C2-4	35
92-U	9702 9702	79 83	C8-1	R7X/C2-4	35
93-U	9704	43	R6/C2-4	R7X/C2-4	35
94-U	9704	44	R6/C2-4	R7X/C2-4	35
95-U	9704	63	R6/C2-4	R7X/C2-4	35
96-U	9706	64	C8-1	R7X/C2-4	35
98-U	9706	75	C8-1	R7X/C2-4	35
99-U	9706	80	C8-1	R7X/C2-4	35
101-U	9706	88	C8-1	R7X/C2-4	35
164-U	9765	43	R6/C2-2	R7X/C2-3	35
169-U	9767 9767	35 36	R6/C2-2	R7X/C2-3	35
178-U	9769	68	R5/C2-2	R7X/C2-4	35
179-U	9771	1	R5/C2-2	R7X/C2-4	35
198-U	9813	25	R6/C2-2	R7X/C2-3	30
206-U	9821	6	R6/C1-2	R7X/C2-4	35
207-U	9821	11	R6/C1-2	R7X/C2-4	35
208-U	9822	29	R6/C1-2	R7X/C2-4	35
209-U	9822	32	R6/C1-2	R7X/C2-4	35
210-U	9822	36	R6/C1-2	R7X/C2-4	35
211-U	9826	52	R6/C2-2	R7X/C2-4	35
212-U	9827	25	R6/C2-2	R7X/C2-4	35
213-U	9827	31	R6/C2-2	R7X/C2-4	35
214-U	9827	37	R6/C2-2	R7X/C2-4	35
215-U	9829 9829	35 37	R6/C2-2	R7X/C2-4	35
216-U	9829	41	R6/C2-2	R7X/C2-4	35
218-U	9834	16	R6/C2-2	R7A/C2-4	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
219-U	9834	20	R6/C2-2	R7A/C2-4	35
220-U	9834	26	R6/C2-2	R7A/C2-4	35
221-U	9834	28	R6/C2-2	R7A/C2-4	35
222-U	9834	33	R6/C2-2	R7A/C2-4	35
223-U	9835	23	R6	R7X	30
224-U	9835	26	R6	R7X	30
225-U	9835	28	R6	R7X	30
226-U	9835	30	R6	R7X	30
227-U	9835	32	R6	R7X	30
229-U	9835	50	R6/C2-2	R7X/C2-4	35
232-U	9840	1	R5/C1-2	R7X/C2-4	35
233-U	9840	52	R5/C1-2	R7X/C2-4	35
234-U	9844	1	R5/C1-2	R7X/C2-4	35
235-U	9844	42	R5/C2-2	R7X/C2-4	35
236-U	9844	61	R5/C2-2	R7X/C2-4	35
237-U	9844	62	R5/C2-2	R7X/C2-4	35
238-U	9844	63	R5/C2-2	R7X/C2-4	35
	9844	65			
239-U	9844	66	R5/C2-2	R7X/C2-4	35
240-U	9844	69	R5/C1-2	R7X/C2-4	35
241-U	9844	101	R5/C2-2	R7X/C2-4	35
251-U	9914	35	R6/C2-2	R7A/C2-4	35
253-U	9915	31	R6/C2-2	R7A/C2-4	35
254-U	9915	33	R6/C2-2	R7A/C2-4	35
266-U	9937	56	R5/C2-2	R7A/C2-4	35
267-U	9937	60	R5/C2-2	R7A/C2-4	35
255-V	9917	4	R5/C2-2	R6A/C2-4	35
265-V	9934	26	R3-2/C2-2	R6A/C2-4	35
268-V	9944	18	R5/C2-2	R6A/C2-4	35
269-V	9950	6	R5/C2-2	R6A	35
270-V	9950	55	R5/C2-2	R6A/C2-4	35
273-V	9954	1	R3-2/C2-2	R6A/C2-4	35

Table C-8 (cont'd)
Potential Site (E) Designations (Noise)

Site #	Block	Lot	Existing Zoning	Proposed Zoning	Minimum Required Building Attenuation
274-V	9954	70	R3-2/C2-2	R6A/C2-4	35
601-V	10454	23	R3-2/C2-2	R6A/C2-4	35
602-V	10455	17	R3-2/C2-2	R6A/C2-4	35
603-V	10455	20	R3-2/C2-2	R6A/C2-4	35
605-V	10499	70	R3-2	R6A	35
606-V	10499	72	R3-2	R6A	35