Appendix A: Project Description

Appendix A1: Proposed Zoning Text Amendment

SPECIAL SoHo-NoHo MIXED USE DISTRICT TEXT AMENDMENT

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE I
GENERAL PROVISIONS

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

* * *

11-10

ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF MAPS

* * *

11-12
Establishment of Districts

* * *

11-122
Districts established

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

* * *

Special Purpose Districts

* * *

Establishment of the Special Sheepshead Bay District

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

Establishment of the Special SoHo-NoHo Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special SoHo-NoHo Mixed Use District# is hereby established.

Establishment of the Special South Richmond Development District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.

* * *

Chapter 2
Construction of Language and Definitions

* * *

12-10
DEFINITIONS

* * *

Accessory use, or accessory

An "accessory use"

* * *

(2) Living or sleeping accommodations for caretakers in connection with any #use# listed in Use Groups 3 through 18 inclusive, provided that:

* * *

(iv) in C6-2M, C6-4M, M1-5M, M1-6M~~, M1-5A~~ and M1-5B Districts, no living or sleeping accommodation for caretakers is permitted in any #building# which contains a #residential use# or a #joint living-work quarters for artists#; and

* * *

Joint living-work quarters for artists

A “joint living-work quarters for artists” consists of one or more #rooms# in a #non-residential building#, on one or more floors, with lawful cooking space and sanitary facilities meeting the requirements of the Housing Maintenance Code, occupied:

(a) and arranged and designed for use by, and is used by, not more than four non-related #artists#, or an #artist# and the #artist’s# household, and including adequate working space reserved for the #artist#, or #artists# residing therein;

(b) by any household residing therein on September 15, 1986 whose members are all unable to meet the #artist# certification qualifications of the Department of Cultural Affairs that registers with the Department of Cultural Affairs prior to nine months from January 8, 1987; or

(c) by any person who is entitled to occupancy by any other provision of law.

Regulations governing #joint living-work quarters for artists# are set forth in Article I, Chapter 5, Sections 42-14, paragraph D. (Use Group 17 - Special Uses in ~~M1-5A and~~ M1-5B Districts), 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts), 43-17 (Special Provisions for Joint Living-Work Quarters for Artists in ~~M1-5A and~~ M1-5B Districts) and 74-78 (Conversions of Non-residential Floor Area).

* * *

Special Sheepshead Bay District

The “Special Sheepshead Bay District” is a Special Purpose District designated by the letters “SB” in which special regulations set forth in Article IX, Chapter 4, apply.

Special SoHo-NoHo Mixed Use District [date of adoption]

The “Special SoHo-NoHo Mixed Use District” is a Special Purpose District designated by the letters “SNX” in which special regulations set forth in Article XIV, Chapter 3, apply.

Special South Richmond Development District

The “Special South Richmond Development District” is a Special Purpose District designated by the letters “SR” in which special regulations set forth in Article X, Chapter 7, apply.

* * *

Chapter 4
Sidewalk Cafe Regulations

* * *

14-41
Locations Where Certain Sidewalk Cafes Are Not Permitted

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Citywide:

All #streets# with elevated rail transit lines, unless specifically permitted in Section 14-43.

Manhattan:

All #streets# bounded by 38th Street on the south, 59th Street on the north, Third Avenue on the east and Eighth Avenue on the west

All #streets# within ~~the M1-5A and~~ M1-5B Districts and the #Special SoHo-NoHo Mixed Use District#, south of Houston Street

Bowery — from East Broadway to Canal Street

* * *

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

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

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#

* * *

Manhattanville Mixed-Use District	No[3]	Yes
SoHo-NoHo Mixed Use District	No	Yes[6]
Transit Land Use District	Yes	Yes

* * *

[6] #Unenclosed sidewalk cafes# are not permitted south of Houston Street, except for #small sidewalk cafes# in locations designated in Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted)

* * *

Chapter 5
Residential Conversion within Existing Buildings

* * *

15-01
Applicability

* * *

15-012
Applicability within C6-1G, C6-2G, ~~M1-5A,~~ M1-5B or M1-6D Districts

#Conversions# in #buildings#, or portions thereof, in C6-1G or C6-2G Districts shall be permitted only by special permit pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M~~, M1-5A~~, M1-5B, M1-5M and M1-6M Districts).

Except as specifically set forth in Sections 15-013 and 15-024, the provisions of this Chapter are not applicable in ~~M1-5A or~~ M1-5B Districts.

In M1-6D Districts, the conversion to #dwelling units# of #non-residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted, subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (MINOR MODIFICATIONS), paragraph (b), except as superseded or modified by the provisions of Section 42-481 (Residential use).

* * *

15-02

General Provisions

* * *

15-021
Special use regulations

* * *

(e) In C6-1G and C6-2G Districts, in all #manufacturing# and #commercial buildings# except police stations, courthouses and fire houses, or portions thereof, erected prior to December 15, 1961, #residential use# shall not be permitted unless the Commission has granted a special permit pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M~~, M1-5A~~, M1-5B, M1-5M and M1-6M Districts). However, if the Chairperson determines that #floor area# in such #buildings# was occupied for #residential use# on April 1, 1984, such #residential use# shall be permitted to remain and no special permit shall be required, provided that a complete application for determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than April 17, 1985.

* * *

15-50
SPECIAL PERMIT

* * *

15-51
Residential Conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021 paragraph (e), or 15-21 in accordance with the provisions of Sections 74-711 (Landmark preservation in all districts) or 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, ~~M1-5A,~~ M1-5B, M1-5M and M1-6M Districts).

* * *

ARTICLE II
RESIDENCE DISTRICT REGULATIONS

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

23-03
Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

(a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;

(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Ocean Parkway District# ;

#Special SoHo-NoHo Mixed Use District# ;

#Special South Richmond Development District# ;

* * *

ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS

Chapter 1
Statement of Legislative Intent

* * *

41-10
PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

* * *

41-11
M1 Light Manufacturing Districts (High Performance)

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial)

Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for:

(a) joint living-work quarters for artists in ~~M1-5A and~~ M1-5B Districts;

(b) dwelling units in M1-5M and M1-6M Districts;

* * *

Chapter 2
Use Regulations

* * *

42-10
USES PERMITTED AS-OF-RIGHT

* * *

42-11
Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B

* * *

42-111
Special provisions for hotels in M1 Districts

In M1 Districts, #transient hotels# shall be permitted only as set forth in this Section. The City Planning Commission may permit transient hotels in an M1 District pursuant to a special permit set forth in another Section of this Resolution, or pursuant to Section 74-803 (Transient hotels within M1 Districts), as applicable.

* * *

(c) Within ~~M1-5A and~~ M1-5B Districts

Within an ~~M1-5A or~~ M1-5B District, a special permit pursuant to Section 74-803 shall be required in conjunction with a special permit pursuant to Section 74-781 (Modifications by special permit of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts) except that a permit pursuant to Section 74-781 shall not be required for a #transient hotel# located above the ground floor level, where the #floor area# used for such #use# on the ground floor does not exceed an amount minimally necessary to access and service such #transient hotel#.

* * *

42-13
Use Groups 6C, 9A and 12B

* * *

42-131
~~M1-5A and~~ M1-5B Districts

~~M1-5A~~ M1-5B

The regulations governing M1 Districts shall apply in ~~M1-5A and~~ M1-5B Districts except where the special #use# regulations set forth in Section 42-14, paragraph D. (Special Uses in ~~M1-5A and~~ M1-5B Districts) provide otherwise.

* * *

42-14
Use Group 17

M1 M2 M3

* * *

D. Special #uses# in ~~M1-5A and~~ M1-5B Districts

~~M1-5A~~ M1-5B

(1) #Joint living-work quarters for artists# in #buildings# in ~~M1-5A and~~ M1-5B Districts, provided:

(a) Such #building# was erected prior to December 15, 1961.

(b) The #lot coverage# of such #building# does not exceed 5,000 square feet except that in #buildings# with frontage along Broadway the #lot coverage# shall not exceed 3,600 square feet. However, such quarters may also be located in a #building# occupying more than 5,000 square feet of #lot area# if the entire #building# was held in cooperative ownership by #artists# on September 15, 1970. #Joint living-work quarters for artists# are permitted in other #buildings or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782, by minor modification of the Chairperson of the City Planning Commission pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts), paragraph (e), or by authorization of the City Planning

Commission pursuant to Section 42-142 (Modification by authorization of the City Planning Commission of use regulations in ~~M1-5A and~~ M1-5B Districts).

(c) In M1-5B Districts in #buildings# occupying less than 3,600 square feet of #lot area#, #joint living-work quarters for artists# may not be located below the floor level of the second #story# unless modified by the Chairperson of the City Planning Commission pursuant to Section 42-141, Section 74-781 (Modification by special permit of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts), or by authorization of the City Planning Commission pursuant to Section 42-142.

* * *

(2) #Commercial# and #manufacturing uses# below the floor level of the second #story# provided,

~~(a) In M1-5A Districts, in #buildings# occupying more than 3,600 square feet of #lot area#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings#, unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;~~

~~(b)~~ in M1-5B Districts, in any #buildings#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings# unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;

(3) In addition to the above restrictions, the following #uses# are not permitted as of right in any #building or other structure# or on any tract of land in ~~M1-5A or~~ M1-5B Districts:

* * *

(4) (a) Any #use# which became #non-conforming# after April 27, 1976, shall be governed by Article V (Non-Conforming Uses and Non-Complying Buildings), except that in ~~M1-5A and~~ M1-5B Districts, Section 52-37 is hereby suspended and replaced by paragraph D.(4)(b) of this Section.

(b) In ~~M1-5A and~~ M1-5B Districts, any #non-conforming use# listed in Use Groups 5, 6, 8, 10, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming #use# or a #use# listed in Use Group 6.

* * *

(5) Museums or non-commercial art galleries, subject to the #bulk# regulations applicable for #manufacturing uses#, and subject to the provisions of this Section.

~~(a) As of right~~

In any #building#, a museum or non-commercial art gallery is permitted on the ground floor where a #use# in Use Group 6 is permitted pursuant to the provisions of paragraphs D.(2) or D.(4) of this Section and, above the ground floor where #joint living-work quarters for artists# are permitted, pursuant to paragraph D.(1) of this Section.

~~(b) By authorization of the City Planning Commission~~

~~In an M1-5A District, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as-of-right, provided that the Commission finds that:~~

~~(i) the #use# of such space as a museum or non-commercial art gallery will not harm #manufacturing uses# in the M1-5A District or the industrial sector of the City's economy;~~

~~(ii) any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessors in title to remain in the space at fair market rentals, and the property owners or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value; and~~

~~(iii) any such museum or non-commercial art gallery will be supportive of the local art industry.~~

~~The Commission may set such conditions on the grant of an authorization to allow such #uses# as it deems necessary to protect #manufacturing uses# or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of #floor area#.~~

* * *

42-141
Modification by certification of the Chairperson of the City Planning Commission of uses in ~~M1-5A and~~ M1-5B Districts

In ~~M1-5A and~~ M1-5B Districts, the requirements of paragraphs D.(1)(b), D.(1)(c), D.(1)(d) and D.(1)(e) or D.(2) of Section 42-14 (Use Group 17) may be modified by certification of the Chairperson of the City Planning Commission as provided in this Section. A copy of any request for modification under this Section shall be sent by the applicant to the applicable Community

Board at least 20 days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests, it must do so within 31 days of such notification.

* * *

42-142
Modification by authorization of the City Planning Commission of use regulations in ~~M1-5A and~~ M1-5B Districts

In ~~M1-5A and~~ M1-5B Districts, the requirements of Section 42-14 (Use Group 17), paragraphs D.(1)(b), (c), and (d), may be modified by authorization of the City Planning Commission, provided that:

* * *

42-30
USES PERMITTED BY SPECIAL PERMIT

* * *

42-31
By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

* * *

~~M1-5A~~ M1-5B
Eating and drinking establishments, with entertainment but not dancing, with a capacity of 200 persons or less [PRC-D]

~~M1-5A~~ M1-5B M1-5M M1-6M
Eating or drinking establishments, with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing [PRC-D]

* * *

42-32
By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1

Indoor interactive entertainment facilities with eating and drinking* [PRC-D]

* * *

* In M1-1~~, M1-5A,~~ and M1-5B Districts, and in M1 Districts with a suffix "D," indoor interactive entertainment facilities with eating and drinking are not permitted

* * *

42-50
SIGN REGULATIONS

* * *

42-54
Permitted Projection or Height of Signs

* * *

42-541
Permitted projection

M1 M2 M3

In all districts, as indicated, except as otherwise provided in Section 42-542 (Additional regulations for projecting signs), no permitted #sign# shall project across a #street line# more than 18 inches for double- or multi-faceted #signs# or 12 inches for all other #signs#, except that:

(a) in ~~M1-5A,~~ M1-5B, M1-5M and M1-6M Districts, for each establishment located on the ground floor, non-#illuminated signs# other than #advertising signs# may project no more than 40 inches across a #street line#, provided that along each #street# on which such establishment fronts, the number of such #signs# for each establishment shall not exceed two two-sided #signs# separated at least 25 feet apart, and further provided that any such #sign# shall not exceed a #surface area# of 24 by 36 inches and shall not be located above the level of the first #story# ceiling.

* * *

Chapter 3

Bulk Regulations

* * *

43-10

FLOOR AREA REGULATIONS

* * *

43-17
Special Provisions for Joint Living-Work Quarters for Artists in ~~M1-5A and~~ M1-5B Districts

~~M1-5A~~ M1-5B

In the ~~districts~~ district indicated, no #building# containing #joint living-work quarters for artists# shall be #enlarged#.

Mezzanines are allowed within individual quarters, in #buildings# with an existing #floor area ratio# of 12.0 or less, and only between floors, or between a floor and a roof, existing on January 22, 1998, that are to remain, provided that such mezzanines do not exceed 33 and 1/3 percent of the gross #floor area# of such individual quarters. Such mezzanines shall not be included as #floor area# for the purpose of calculating minimum required size of a #joint living-work quarters for artists#.

In the ~~districts~~ district indicated no #building# containing #joint living-work quarters for artists# shall be subdivided into quarters of less than 1,200 square feet except where no #story# contains more than one #joint living-work quarters for artists# unless modified pursuant to Section 43-171.

However, the minimum size requirement may be replaced by the requirements of Section 15-024 for #joint living-work quarters for artists#:

* * *

ARTICLE VII
ADMINISTRATION

Chapter 3
Special Permits by the Board of Standards and Appeals

* * *

73-20
THEATERS

* * *

73-202
In ~~M1-5A or~~ M1-5B Districts

In ~~M1-5A or~~ M1-5B Districts, the Board of Standards and Appeals may permit theaters for a term not to exceed five years, provided that the following findings are made:

* * *

73-24
Eating or Drinking Places

73-241
In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5~~,~~ ~~M1-5A~~ or M1-5B Districts

In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5~~,~~ ~~M1-5A~~ or M1-5B Districts, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or less, for a term not to exceed five years, provided that the following findings are made:

(a) that such #use# will not impair the character or the future use or development of the surrounding residential or mixed use neighborhood;

(b) that such #use# will not cause undue congestion in local #streets#;

(c) that in ~~M1-5A and~~ M1-5B Districts, eating and drinking places shall be limited to not more than 5,000 square feet of floor space;

(d) that in C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C5~~, M1-5A~~ and M1-5B Districts, such #use# shall take place in a #completely enclosed building#; and

(e) that the application is made jointly by the owner of such #building# and the operators of such eating or drinking establishment.

* * *

73-60
MODIFICATIONS OF BULK REGULATIONS

* * *

73-62
Modification of Bulk Regulations for Buildings Containing Residences

* * *

73-625

Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District

Within the #Special Soho-Noho Mixed Use District#, for #conversions# from non-#residential# to #residential use# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154 (Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund# pursuant to such paragraph to satisfy the requirements of paragraph (d)(3), inclusive, of such Section, provided that the Board finds that:

(a) the configuration of the #building# imposes constraints, including, but not limited to, deep, narrow or otherwise irregular #building# floorplates, limited opportunities to locate #legally required windows#, or pre-existing locations of vertical circulation or structural column systems, that would create practical difficulties in reasonably configuring the required #affordable floor area# into a range of apartment sizes and bedroom mixes serving a number of lower-income residents comparable to what such quantity of #affordable floor area# would serve in a more typical configuration, pursuant to the #guidelines# of the Inclusionary Housing Program. In order to make such determination, the Board may consult with the Department of Housing Preservation and Development. Such practical difficulties shall be shown on a floor plan; and

(b) the practical difficulties existed on [date of enactment].

For the purposes of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

The Board may prescribe such conditions and safeguards as it deems necessary to minimize adverse effects upon the surrounding area and the community at large.

* * *

Chapter 4
Special Permits by the City Planning Commission

* * *

74-71
Landmark Preservation

* * *

74-712
Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

(a) In ~~M1-5A and~~ M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, or has not more than 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided:

* * *

ARTICLE XIV
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special SoHo-NoHo Mixed Use District

143-00
GENERAL PURPOSES

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

(a) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;

(b) to reinforce the longstanding mixed-use character of the area by allowing a wider range of residential, commercial and community facility uses while retaining significant concentration of commercial and manufacturing space;

(c) to ensure the development of buildings is compatible with existing neighborhood character;

(d) to sustain SoHo/NoHo's cultural legacy and support New York City's creative economy with provisions that support arts, cultural and creative uses, organizations and their broader public audience;

(e) to retain jobs within New York City; and

(f) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

143-01
General Provisions

The provisions of this Chapter shall apply within the #Special SoHo-NoHo Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified 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.

143-02
Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).

Qualifying building

For the purposes of this Chapter, a "qualifying building" shall be any #building#, where, prior to [date of adoption]:

(a) such #building# contained at least 60,000 square feet of #floor area#; and

(b) at least 20 percent of the #floor area# within such #building# was allocated to non-#residential floor area#, as such term is utilized in Section 143-14.

SoHo-NoHo Arts Fund

For the purposes of this Chapter inclusive, the "SoHo-NoHo Arts Fund" (the "Arts Fund") shall be a separate interest-bearing account established for the deposit of contributions made when converting #joint living-work quarters for artists# to #residences# through in accordance with the provisions of Section 143-13 (Joint Living-Work Quarters for Artists). The Arts Fund shall be allocated by the New York City Department of Cultural Affairs, or a not-for-profit entity designated by the Department of Cultural Affairs, to support arts programming, projects, organizations, and facilities that promote the public presence of the arts within the Special District and surrounding neighborhoods and extend the cultural legacy of SoHo and NoHo generally. Such allocation should prioritize under-resourced organizations and under-served areas within Lower Manhattan neighborhoods south of 14th Street.

143-03
District Plan and Map

In order to carry out the purposes and provisions of this Chapter, a district map is located in the Appendix to this Chapter and is hereby incorporated and made an integral part of this Resolution.

It is incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

Appendix A

Map 1. Ground Floor Use Requirements

Such map is 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.

143-04
Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special SoHo-NoHo Mixed Use District# are shown on the maps in APPENDIX F of this Resolution. Such provisions are modified as follows:

(a) #Conversions# from #joint living-work quarters for artists# to #residences#, as set forth in Section 143-13 (Joint Living-Work Quarters for Artists), shall not be subject to the provisions of paragraph (d)(1) of Section 23-154.

(b) The provisions of paragraph (d)(4)(i) of Section 23-154 shall apply only to a #development# or #enlargement# on a #zoning lot# on which the maximum permitted #residential floor area#, less the #lot area#, does not exceed 12,500 square feet on [date of adoption].

(c) For #conversions# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154, the Board of Standards and Appeals may permit a contribution to the #affordable housing fund#, pursuant to the provisions of Section 73-625.

[Note: references to the provisions of Article VI, Chapter 6 reflect the proposed zoning text amendment Elevate Transit: Zoning for Accessibility (application number N 210270 ZRY), which is currently in public review.]

143-05
Applicability of Article VI, Chapters 4 and 6

In #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as

defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

143-06
Applicability of Article XII, Chapter 3

In the #Special SoHo-NoHo Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter.

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

143-07
Applicability of Quality Housing regulations

All #buildings# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

143-10
SPECIAL USE REGULATIONS

Within the #Special SoHo-NoHo Mixed Use District#, the #use# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

143-11
Retail Uses

All #uses# listed in Use Group 10A shall be permitted as-of-right.

143-12
Home Occupation

The #home occupation# provisions of Section 12-10 (DEFINITIONS - Home occupation) shall apply, except that up to 49 percent of the total #floor area# of a #dwelling unit# may be used for

a #home occupation#, and such #home occupation# may occupy more than 500 square feet of #floor area#.

In addition, in connection with such #home occupation#, up to three persons not residing in such #dwelling unit# may be employed, and a #home occupation# may include any permitted #commercial use#, subject to the limitations set forth in paragraph (b) of the definition of #home occupation#.

143-13
Joint Living-Work Quarters for Artists

#Conversions# to #joint living-work quarters for artists#, as listed in Use Group 17D, shall not be permitted after [date of adoption] within the #Special SoHo-NoHo Mixed Use District#.

For #joint living-work quarters for artists# existing on [date of adoption], any #conversion# to a #residence# shall only be permitted upon certification by the Chairperson of the City Planning Commission to the Commissioner of the Department of Building that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #SoHo-NoHo Arts Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any #building# permit allowing the #conversion# a #joint living-work quarters for artists# to a #residence#.

The contribution amount shall be $100.00 per square foot of #floor area# to be #converted# from a #joint living-work quarters for artists# to a #residential use# as of [date of adoption], and shall be adjusted by the Chairperson annually. Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the 12 months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received.

143-14
Non-Residential Retention for Qualifying Buildings

For #developments#, #enlargements#, and #conversions# on #zoning lots# with #qualifying buildings# existing on [date of adoption], #residential uses# shall only be permitted upon certification by the Chairperson of the City Planning Commission to the Commissioner of the Department of Buildings that the #zoning lot#, as it existed on [date of adoption], will contain at least the amount of non-#residential floor area# that existed within such #qualifying buildings# on the #zoning lot# on [date of adoption]. For the purposes of this Section, non-#residential floor area# shall not include #residences#, including #dwelling units# that are registered Interim Multiple Dwellings or are covered by the New York City Loft Board pursuant to Article 7-C of the New York State Multiple Dwelling Law or that the Loft Board determines were occupied for

#residential use# on September 1, 1980, #joint living-work quarters for artists#, #community facility uses# with sleeping accommodations or #transient hotels#, where permitted.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to provide the amount of non-#residential floor area# that existed within #qualifying buildings# on [date of adoption], on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register.

143-15
Ground Floor Use Requirements

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

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 1 in the Appendix to this Chapter shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

(a) Along #primary street frontages#

For #buildings#, or portions thereof, with #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) Along #secondary street frontages#

Any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions for Type 1 blank walls set forth in Section 37-361 (Blank wall thresholds).

143-16
Physical Culture or Health Establishments

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

143-17
Transient Hotels

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

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

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

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

143-20
SPECIAL BULK REGULATIONS

Within the #Special SoHo-NoHo Mixed Use District#, the #bulk# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

143-21
Special Floor Area Regulations

The applicable #floor area# regulations shall be modified as follows:

(a) the #floor area ratio# for #community facility uses# shall be 6.5; and

(b) in M1-5 Districts paired with an R9X District north of Howard Street, the #floor area ratio# for all other non-#residential uses# shall be 6.0.

143-22
Density

For all #residential buildings#, or portions thereof, including those existing on December 15, 1961, the factor to determine the maximum number of #dwelling units# shall be 680.

143-23
Special Yard Regulations

The applicable #rear yard# and #rear yard equivalent# regulations shall be modified as follows:

(a) Permitted obstructions

In any #rear yard# or #rear yard equivalent#, any #building# or portion of a #building# used for #commercial#, #manufacturing#, or #residential uses#, other than dwelling units, shall be a permitted obstruction, provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#.

In addition, in M1-5 Districts paired with an R9X District north of Howard Street, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use#, shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

Decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, pursuant to Section 43-42 (Permitted Obstructions), shall be permitted above such height limitations.

(b) Required #rear yards#

For all #uses#, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot#, except as follows:

(1) no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less;

(2) whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#; and

(3) for #interior lots# where the depth of such #zoning lot#, or a portion thereof, is less than 90 feet, and such shallow depth was in existence on December 15, 1961 and the date of application for a #building# permit, the required #rear yard# for such #interior lot#, or portion thereof, may be reduced by six inches for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 90 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 10 feet.

(c) Required #rear yard equivalents#

For #buildings#, or portions thereof, containing non-#residential uses#, no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

For #buildings#, or portions thereof, containing #residential# uses, on any #through lot# that is 110 feet or more in maximum depth from #street# to #street#, a #rear yard equivalent# consisting of an open area with a minimum depth of 40 feet midway, or within 10 feet of being midway, between the two #street lines# upon which such #through lot# fronts, shall be provided.

However, for #through lots# where the depth of such #zoning lot#, or a portion thereof, is less than 180 feet, and such shallow depth was in existence on December 15, 1961 and on the date of application for a building permit, the required #rear yard equivalent# for such #through lot#, or portion thereof, may be reduced by one foot for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 180 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 20 feet.

(d) Along district boundaries

The provisions of 43-30 (Special Provisions Applying Along District Boundaries), shall not apply along the district boundaries of two M1 Districts paired with #Residence Districts#.

143-24
Special Height and Setback regulations

For the purposes of this Section, Watts Street, West Broadway, Centre Street, and Great Jones Street shall be considered #wide streets#.

The applicable height and setback regulations are modified as follows:

(a) #Street wall# location

Along all #street# frontages, the #street wall# regulations applicable to #Quality Housing buildings# on a #wide street# in a C6 District, as set forth in Section 35-651 (Street wall location), shall apply. On #through lots#, the additional regulations set forth in paragraph (b) of Section 35-655 shall not apply.

For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be those set forth in paragraph (b) of this Section.

(b) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, and maximum #building# height for all #buidings#.

A setback is required for all portions of a #building# that exceed the maximum base height specified for the applicable district, and shall be provided in accordance with paragraph (c) of this Section.

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHTS

District	Minimum base height (in feet)	Maximum base height (in feet)	Maximum #building# height (in feet)
M1-5 / R7X	60	105	145
M1-5 / R9X	85	145	205
M1-6 / R10	125	155	275

However, for any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum and maximum base heights may be modified as follows:

(1) the minimum base height of a #street wall# may vary between the minimum height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height; and

(2) the maximum base height of a #street wall# may vary between the maximum base height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height.

(c) Setbacks

At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in the table in paragraph (b) of this Section, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(d) Dormers

As an alternative to the dormer provisions of paragraph (c) of Section 23-621, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

143-25
Additional #bulk# modifications

For #buildings# containing #residences#, or portions thereof, the following additional #bulk# modifications shall apply.

(a) #Outer court# modifications

For #outer courts# containing #legally required windows#, if an #outer court# is less than 20 feet wide, the width of such #outer court# shall be at least equal to the depth of such #outer court#. If an #outer court# is 20 feet or more in width, it may extend to any depth.

(b) #Inner court# modifications

For #inner courts# containing #legally required windows#, the area shall not be less than 600 square feet, and the minimum dimension of such #inner court# shall not be less than 20 feet.

The minimum horizontal distance between a #legally required window# opening on an #inner court# and any wall opposite such window on the same #zoning lot# shall not be less than 20 feet.

(c) Distance between #legally required windows# and #lot lines#

The minimum distance between a #legally required window# and: any wall; a #rear lot line#, or vertical projection thereof; or a #side lot line#, or vertical projection thereof; shall be 20 feet, measured in a horizontal plane at the sill level of, and perpendicular to, such window for the full width of the rough window opening.

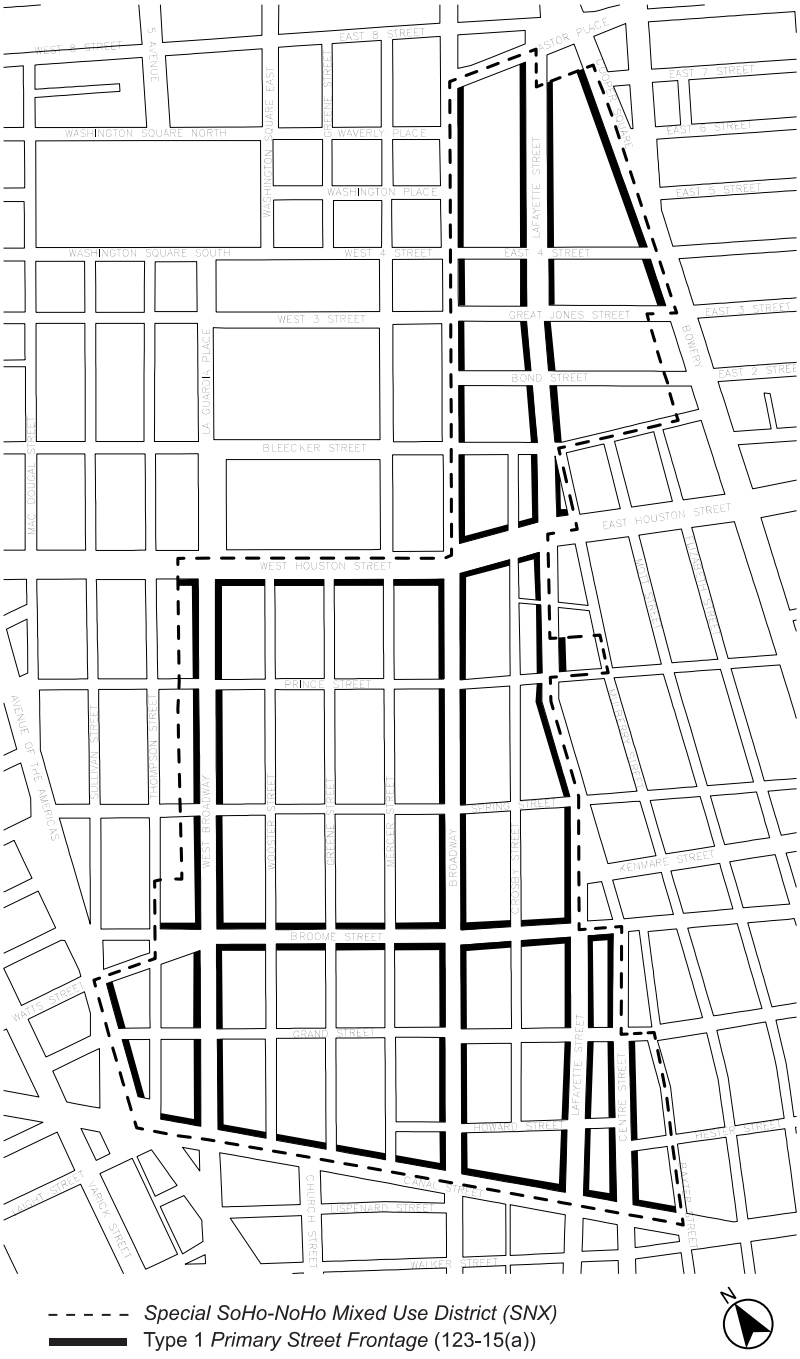
(d) Distance between #buildings#

The required minimum distance between the portion of a #building# containing #dwelling units# and any other #building# on the same #zoning lot# shall be 40 feet below a height of 125 feet. Portions of #buildings# above 125 feet that exceed, in aggregate, a #lot coverage# of 40 percent, shall be spaced at least 80 feet apart.

APPENDIX A

Special SoHo-NoHo Mixed Use District Plan

Map 1: Ground Floor Use Requirements



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APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 2

Map 1 – [date of adoption]



Portion of Community District 2, Manhattan

* * *

Appendix A2 Reasonable Worst-Case Design Scenario

Basic Information							Residential						Commercial								Manufacturing						Totals					
Site Number			Zoning Lot Area	Zoning		Group	Residential		Residential Units	Affordable			Local Retail		Office		Other Commercial		Total Commercial		Warehouse		Industrial		Total Manufacturing							
DSOW ID	Site ID	Lot Count		Existing Zoning	Proposed Zoning		ZFA	GFA		30 percent	25 percent	30 percent	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	Parking Provided GFA	Total Bicycle Parking Required	Bicycle Parking Required GFA	Residential FAR	Commercial FAR	Manufacturing FAR	Total FAR
I	Q	4	7,872.35	M1-5B	M1-6/R10	Projected	8,897	10,345	8	0	0	0	4,593	5,220	0	0	0	0	4,593	5,220	0	0	0	0	0	0	733	0	60	1.16	0.50	0.00	2.03
2	G	3	20,527.32	M1-5B	M1-5*/R9X	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
3	F	2	3,086.61	M1-5B	M1-5*/R9X	Projected	0	0	0	0	0	0	2,536	2,850	1,646	1,850	0	0	4,183	4,700	0	0	0	0	0	0	0	0	0	0.00	1.36	0.00	1.36
4	H	2	4,548.19	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	2,905	3,265	4,730	5,315	0	0	7,636	8,580	0	0	0	0	0	0	0	0	0	0.00	1.68	0.00	1.68
5	L	2	6,613.55	M1-5A	M1-6/R10	Projected	0	0	0	0	0	0	6,666	7,491	0	0	0	0	6,666	7,491	0	0	0	0	0	0	0	0	0	0.00	1.01	0.00	1.01
6	J	2	4,835.45	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	7,305	8,208	0	0	0	0	7,305	8,208	0	0	0	0	0	0	0	0	0	0.00	1.51	0.00	1.51
7	M	2	2,943.96	M1-5A	M1-6/R10	Projected	6,982	8,026	8	0	0	0	2,380	2,676	0	0	0	0	2,380	2,676	0	0	0	0	0	0	60	2.37	0.81	0.00	3.18
8	K	2	10,619.40	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	9,109	10,235	14,264	16,028	0	0	23,373	26,263	0	0	0	0	0	0	0	0	0	0.00	2.20	0.00	2.20
9	B	3	21,348.44	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	18,397	20,672	26,828	30,144	0	0	45,225	50,816	0	0	16,094	18,084	16,094	18,084	0	0	60	0.00	2.12	0.75	2.87
10	O	5	13,830.47	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
12	17	1	8,905.91	M1-5B	M1-5*/R9X	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
13	21	1	9,573.69	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	4,514	5,072	0	0	0	0	4,514	5,072	0	0	0	0	0	0	0	0	0	0.00	0.47	0.00	0.47
14	68	1	3,189.88	M1-5B	M1-5/R7X	Projected	0	0	0	0	0	0	2,564	2,882	2,564	2,882	0	0	5,129	5,764	0	0	0	0	0	0	0	0	0	0.00	1.61	0.00	1.61
15	71	1	2,375.18	M1-5B	M1-5/R7X	Projected	0	0	0	0	0	0	4,450	5,000	0	0	0	0	4,450	5,000	0	0	0	0	0	0	0	0	0	0.00	1.87	0.00	1.87
16	12	1	2,413.04	M1-5A	M1-5/R7X	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
20	130	3	15,723.10	M1-5B	M1-5A	Projected	6,701	7,792	16	0	0	0	1,056	1,200	0	0	34,710	39,000	35,766	40,200	0	0	0	0	0	0	39,000	0	0	0.43	2.27	0.00	2.70
22	10	1	4,483.57	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
23	9	1	2,841.48	M1-5B	M1-5/R7X	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
24	120	1	2,885.29	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	2,839	3,191	4,788	5,380	0	0	7,628	8,571	0	0	0	0	0	0	0	0	0	0.00	2.64	0.00	2.64
25	142	1	3,443.39	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	2,670	3,000	12,691	14,260	0	0	15,361	17,260	0	0	0	0	0	0	0	0	0	0.00	4.46	0.00	4.46
26	6	1	3,424.40	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
27	149	1	6,265.00	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	11,303	12,700	18,067	20,300	0	0	29,370	33,000	0	0	0	0	0	0	0	0	0	0.00	4.69	0.00	4.69
28	48+67	2	5,261.00	M1-5B	M1-5/R7X	Projected	0	0	0	0	0	0	4,450	5,000	3,560	4,000	0	0	8,010	9,000	0	0	0	0	0	0	0	0	0	0.00	1.52	0.00	1.52
30(CV)	C5	1	6,636.18	M1-5B	M1-5*/R9X	Projected	0	0	0	0	0	0	4,797	5,390	29,663	33,330	0	0	34,460	38,720	0	0	0	0	0	0	0	0	0	0.00	5.19	0.00	5.19
31(CV)	C4	1	6,222.20	M1-5B	M1-5/R7X	Projected	0	0	0	0	0	0	4,984	5,600	39,338	44,200	0	0	44,322	49,800	4,450	5,000	0	0	4,450	5,000	0	0	60	0.00	7.12	0.72	7.84
32(CV)	C1	1	6,298.73	M1-5B	M1-5/R7X	Projected	0	0	0	0	0	0	4,806	5,400	26,599	29,887	0	0	31,405	35,287	0	0	0	0	0	0	0	0	0	0.00	4.99	0.00	4.99
TOTAL							22,580	26,163	32	0	0	0	102,324	115,052	184,738	207,576	34,710	39,000	321,776	361,628	4,450	5,000	16,094	18,084	20,544	23,084	39,733	0	240	4	48	1	54
A	11	1	2,496.88	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
AA	109	1	3,749.29	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	8,900	10,000	0	0	0	0	8,900	10,000	0	0	0	0	0	0	0	0	0	0.00	2.37	0.00	2.37
AAA	T	2	3,752.58	M1-5B	M1-5/R9X	Potential	5,235	6,018	6	1	1	1	2,585	2,906	0	0	0	0	2,585	2,906	0	0	0	0	0	0	0	0	0	0.00	1.40	0.69	0.00	2.08
B	23	1	2,714.41	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	2,002	2,250	0	0	0	0	2,002	2,250	0	0	0	0	0	0	0	0	0	0.00	0.74	0.00	0.74
BB	111	1	6,157.19	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	9,487	10,660	0	0	0	0	9,487	10,660	4,450	5,000	0	0	4,450	5,000	0	0	0	0.00	1.54	0.72	2.26
BBB	D	2	3,439.37	M1-5A	M1-5/R7X	Potential	2,066	2,375	2	0	0	0	756	850	0	0	0	0	756	850	0	0	0	0	0	0	0	0	0	0.60	0.22	0.00	0.82
C	24	1	4,613.39	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	3,515	3,950	0	0	0	0	3,515	3,950	0	0	0	0	0	0	0	0	0	0.00	0.76	0.00	0.76
CC	116	1	1,932.42	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	5,340	6,000	0	0	0	0	5,340	6,000	0	0	0	0	0	0	0	0	0	0.00	2.76	0.00	2.76
CCC	R	3	5,496.24	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	12,956	14,558	0	0	0	0	12,956	14,558	0	0	0	0	0	0	0	0	0	0.00	2.36	0.00	2.36
D	25	1	2,622.51	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	2,113	2,375	0	0	0	0	2,113	2,375	0	0	0	0	0	0	0	0	0	0.00	0.81	0.00	0.81
DD	123	1	1,918.88	M1-5A	M1-5/R7X	Potential	3,457	3,974	4	0	1	1	1,630	1,832	0	0	0	0	1,630	1,832	0	0	0	0	0	0	0	0	0	0.00	1.80	0.85	0.00	2.65
DDD	P	2	12,416.30	M1-5B	M1-5/R9X	Potential	0	0	0	0	0	0	3,800	4,270	0	0	32,073	36,038	35,874	40,308	2,021	2,271	0	0	2,021	2,271	0	0	0	0.00	2.89	0.16	3.05
E	26	1	2,677.00	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	2,095	2,354	0	0	0	0	2,095	2,354	0	0	0	0	0	0	0	0	0	0.00	0.78	0.00	0.78
EE	I	2	3,757.97	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	6,408	7,200	0	0	0	0	6,408	7,200	0	0	0	0	0	0	0	0	0	0.00	1.71	0.00	1.71
EEE	153	1	12,424.19	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	0	0	0	0	30,256	33,996	30,256	33,996	0	0	0	0	0	0	33,996	0	0	0.00	2.44	0.00	2.44
F	28	1	3,913.09	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	3,148	3,538	0	0	0	0	3,148	3,538	0	0	0	0	0	0	0	0	0	0.00	0.80	0.00	0.80
FFF	C2	1	8,299.81	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	6,675	7,500	26,700	30,000	0	0	33,375	37,500	0	0	0	0	0	0	0	0	0	0.00	4.02	0.00	4.02
G	31	1	3,225.21	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	2,803	3,150	0	0	0	0	2,803	3,150	0	0	0	0	0	0	0	0	0	0.00	0.87	0.00	0.87
GG	92	1	2,019.33	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	1,335	1,500	2,420	2,720	0	0	3,755	4,220	649	730	0	0	649	730	0	0	0	0.00	1.86	0.32	2.18
GGG	C3	1	6,515.86	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	5,440	6,113	38,083	42,791	0	0	43,524	48,904	0	0	0	0	0	0	4	60	0	0.00	6.68	0.00	6.68
H	34	1	1,807.40	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	1,605	1,804	0	0	0	0	1,605	1,804	0	0	0	0	0	0	0	0	0	0.00	0.89	0.00	0.89
HH	103	1	2,514.93	M1-5A	M1-5/R7X	Potential	4,350	5,000	5	1	1	1	1,780	2,000	0	0	0	0	1,780	2,000	0	0	0	0	0	0	0	0	0	0.00	1.73	0.71	0.00	2.44
HHH		1	8,987.12	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	6,989	8,035	0	0	0	0	6,989	8,035	0	0	0	0	0	0	0	0	0	0.00	1.00	0.00	0.00	1.00
I	35	1	5,146.23	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	4,628	5,200	0	0	0	0	4,628	5,200	0	0	0	0	0	0	0	0	0	0.00	0.90	0.00	0.00	0.90
II	75	1	1,826.15	M1-5B	M1-5/R9X	Potential	0	0	0	0	0	0	1,602	1,800	1,795	2,017	0	0	3,397	3,817	0	0	0	0	0	0	0	0	0	0.00	1.86	0.00	1.86
J	36	1	3,397.37	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	0	0	0	0	3,204	3,600	3,204	3,600	0	0	0	0	0	0	3,600	0	0	0.00	0.94	0.00	0.94
JJ	86	1	2,555.75	M1-5A	M1-5/R7X	Potential	3,625	4,167	4	0	1	1	1,853	2,083	0	0	0	0	1,853	2,083	0	0	0	0	0	0	0	0	0	0.00	1.42	0.73	0.00	2.14
K	37	1	2,461.16	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	2,225	2,500	0	0	0	0	2,225	2,500	0	0	0	0	0	0	0	0	0	0.00	0.90	0.00	0.90
KK	90	1	5,630.77	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	11,344	12,747	0	0	0	0	11,344	12,747	0	0	0	0	0	0	0	0	0	0.00	2.01	0.00	2.01
L	38	1	2,665.40	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	2,670	3,000	0	0	0	0	2,670	3,000	0	0	0	0	0	0	0	0	0	0.00	1.00	0.00	0.00	1.00
LL	94	1	2,491.04	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	5,610	6,304	0	0	0	0	5,610	6,304	0	0	0	0	0	0	0	0	0	0.00	2.25	0.00	2.25
M	40	1	2,493.99	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	2,670	3,000	0	0	0	0	2,670	3,000	0	0	0	0	0	0	0	0	0	0.00	1.07	0.00	1.07
MM	96	1	2,603.04	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	2,142	2,407	0	0	0	0	2,142	2,407	3,955	4,444	0	0	3,955	4,444	0	0	0	0.00	0.82	1.52	2.34
N	44	1	2,830.37	M1-5B	M1-5/R7X	Potential	0	0	0	0	0	0	3,293	3,700	0	0	0	0	3,293	3,700	0	0	0	0	0	0	0	0	0	0.00	1.16	0.00	1.16
NN	101	1	2,646.71	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	0	0	6,104	6,859	0	0	6,104	6,859	0	0	0	0	0	0	0	0	0	0.00	2.31	0.00	2.31
O	46	1	2,618.66	M1-5B	M1-5/R7X	Potential	978	1,125	1	0	0	0	2,287	2,570	0	0	0	0	2,287	2,570	0	0	0	0	0	0	0	0	0	0.37	0.87	0.00	1.25
OO	105	1	10,728.98	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	25,306	28,434	0	0	0	0	25,306	28,434	0	0	0	0	0	0	0	0	0	0.00	2.36	0.00	0.00	2.36
P	50	1	3,781.06	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	5,372	6,037	0	0	0	0	5,372	6,037	0	0	0	0	0	0	0	0	0	0.00	1.42	0.00	1.42
PP	106	1	8,422.68	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	13,542	15,216	0	0	0	0	13,542	15,216	0	0	0	0	0	0	0	0	0	0.00	1.61	0.00	1.61
Q	55	2	3,913.01	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	6,364	7,152	0	0	0	0	6,364	7,152	378	425	0	0	378	425	0	0	0	0.00	1.63	0.10	1.72
QQ	107	1	2,552.18	M1-5B	M1-5/R7X	Potential	4,580	5,265	5	1	1	1	1,780	2,000	0	0	0	0	1,780	2,000	0	0	0	0	0	0	0	0	0	0.00	1.79	0.70	0.00	2.49
RR	108	1	2,090.10	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	4,828	5,425	0	0	0	0	4,828	5,425	0	0	0	0	0	0	0	0	0	0.00	2.31	0.00	0.00	2.31
S	61	1	3,240.46	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	5,136	5,771	0	0	0	0	5,136	5,771	0	0	0	0	0	0	0	0	0	0.00	1.58	0.00	1.58
SS	113	1	6,525.95	M1-5B	M1-5A	Potential	0	0	0	0	0	0	4,450	5,000	9,790	11,000	0	0	14,240	16,000	2,225	2,500	0	0	2,225	2,500	0	0	0	0.00	2.18	0.34	2.52
T	64	1	2,541.46	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	4,450	5,000	0	0	0	0	4,450	5,000	0	0	0	0	0	0	0	0	0	0.00	1.75	0.00	1.75
TT	118	1	2,237.83	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	1,780	2,000	4,174	4,690	0	0	5,954	6,690	0	0	0	0	0	0	0	0	0	0.00	2.66	0.00	2.66
U	65	1	3,423.80	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	5,930	6,664	0	0	0	0	5,930	6,664	0	0	0	0	0	0	0	0	0	0.00	1.73	0.00	1.73
UU	122	1	2,558.75	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	2,225	2,500	4,885	5,489	0	0	7,110	7,989	0	0	0	0	0	0	0	0	0	0.00	2.78	0.00	2.78
V	81	1	1,920.47	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	4,005	4,500	0	0	0	0	4,005	4,500	0	0	0	0	0	0	0	0	0	0.00	2.09	0.00	2.09
VV	125	1	5,712.32	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	4,686	5,266	0	0	0	0	4,686	5,266	10,171	11,429	0	0	10,171	11,429	0	0	0	0.00	0.82	1.78	2.60
W	82	1	2,923.00	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	3,170	3,562	0	0	0	0	3,170	3,562	0	0	0	0	0	0	0	0	0	0.00	1.08	0.00	0.00	1.08
WW	154	1	2,840.96	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	3,537	3,975	0	0	0	0	3,537	3,975	0	0	0	0	0	0	0	0	0	0.00	1.25	0.00	0.00	1.25
X	88	1	2,349.27	M1-5A	M1-5/R7X	Potential	1,479	1,700	1	0	0	0	1,780	2,000	0	0	0	0	1,780	2,000	1,780	2,000	0	0	1,780	2,000	0	0	0	0.63	0.76	0.76	0.00	2.14
XX	155	1	5,922.93	M1-5B	M1-5*/R9X	Potential	0	0	0	0	0	0	4,450	5,000	16,319	18,336	0	0	20,769	23,336	0	0	0	0	0	0	0	0	0	0.00	3.51	0.00	0.00	3.51
Y	102	1	1,875.49	M1-5A	M1-5/R7X	Potential	0	1	0	0	0	0	1,557	1,750	1,557	1,750	0	0	3,115	3,500	0	0	0	0	0	0	0	0	0	0.00	1.66	0.00	0.00	1.66
YY	E	2	3,416.78	M1-5A	M1-5/R7X	Potential	0	0	0	0	0	0	3,746	4,210	0	0	0	0	3,746	4,210	0	0	0	0	0	0	0	0	0	0.00	1.10	0.00	0.00	1.10
Z	104	1	3,733.70	M1-5A	M1-5/R7X	Potential	5,098	5,860	5	1	1	1	3,782	4,250	0	0	0	0	3,782	4,250	0	0	0	0	0	0	0	0	0	1.37	1.01	0.00	0.00	2.38
ZZ	S	2	3,299.00	M1-5B	M1-5/R9X	Potential	5,445	6,260	5	1	1	1	2,598	2,920	1,090	1,225	0	0	3,688	4,145	0	0	0	0	0	0	0	0	0	1.65	1.12	0.00	0.00	2.77
TOTAL							36,313	41,745	39	5	7	7	246,160	276,788	112,917	126,877	65,533	73,634	424,613	477,299	25,629	28,799	0	0	25,629	28,799	37,596	4	60	13	92	6	110

Basic Information						Residential						Community Facility							Commercial												TOTALS						
Site Number	Lot Count	Zoning Lot Area	Zoning		Group	Residential		Residential Units	Affordable			Medical Office		Other CF		Total			Local Retail		Destination Retail		Supermarket		Office		Total Commercial										
DSOW ID	Site ID		Existing Zoning	Proposed Zoning		ZFA	GFA		20 percent	25 percent	30 percent	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	ZFA	GFA	Total Bicycle Parking Required	Bicycle Parking Required GFA	Total ZFA	Total GFA	Residential FAR	Community Facility FAR	Commercial FAR	Total FAR	Total Height
1	O	4	7,672.35	M1-5B	M1-6/R10	Projected	84,683	97,342	99	20	25	30	0	0	0	0	0	0	6,674	7,672	0	0	0	0	0	0	6,674	7,672	49	735	91,357	105,014	11.04	0.00	0.87	11.91	185
2	O	3	20,587.32	M1-5B	M1-5/R9X	Projected	180,589	207,583	212	43	53	64	0	0	0	0	0	0	17,856	20,527	0	0	0	0	0	0	17,856	20,527	104	1560	198447	228110	8.60	0.00	0.87	9.47	165
3	P	2	3,088.61	M1-5B	M1-5/R9X	Projected	26,846	30,860	31	8	8	10	0	0	0	0	0	0	2684	3086	0	0	0	0	0	0	2,684	3,086	15	225	29,524	33,946	8.70	0.00	0.87	9.57	115
4	H	2	4,615.10	M1-5A	M1-6/R10	Projected	49,313	55,699	54	12	14	16	0	0	0	0	0	0	5,456	6,446	0	0	0	0	0	0	5,456	6,446	27	405	54,769	62,145	11.87	0.00	1.17	13.04	225
5	J	2	4,615.10	M1-5A	M1-6/R10	Projected	49,313	55,699	54	12	14	16	0	0	0	0	0	0	5456	6446	0	0	2800	3150	0	0	8,256	9,596	39	585	57,569	65,295	11.87	0.00	1.17	13.04	225
6	L	2	4,922.37	M1-5B	M1-6/R10	Projected	52,592	59,386	58	13	16	19	0	0	0	0	0	0	5456	6446	0	0	0	0	0	0	5,456	6,446	31	465	57,778	65,724	10.95	0.00	1.17	12.12	225
7	M	2	2,943.95	M1-5A	M1-6/R10	Projected	32,710	37,606	38	8	10	12	0	0	0	0	0	0	2560	2943	0	0	0	0	0	0	2,560	2,943	19	285	35,272	40,549	11.11	0.00	0.87	11.98	145
8	K	2	10,619.40	M1-5B	M1-6/R10	Projected	103,620	119,116	121	25	31	37	0	0	0	0	0	0	9252	10635	0	0	0	0	13760	15464	23,012	26,099	62	930	126,632	145,215	9.76	0.00	2.17	11.92	255
9	S	3	21,346.44	M1-5B	M1-6/R10	Projected	237,468	272,891	279	56	70	84	0	0	0	0	0	0	0	0	18572	21346	0	0	0	0	18,572	21,346	140	2100	255,980	294,236	11.12	0.00	0.87	11.99	215
10	O	5	13,830.47	M1-5B	M1-6/R10	Projected	134,158	154,219	157	32	40	48	10562	11868	0	0	10325	11868	0	0	0	0	20887	23736	0	0	20,887	23,736	81	1215	165,370	189,823	9.70	0.75	1.51	11.96	235
12	17	1	8,905.91	M1-5B	M1-5/R9X	Projected	37,882	43,550	44	9	11	14	0	0	7751	8910	7751	8910	0	0	0	0	0	0	40872	45930	40,872	45,930	26	390	86,505	98,390	4.25	0.87	4.59	9.71	205
13	21	1	9,573.69	M1-5B	M1-6/R10	Projected	106,244	122,130	124	25	31	38	0	0	0	0	0	0	8328	9573	0	0	0	0	0	0	8,328	9,573	62	930	114,572	131,703	11.10	0.00	0.87	11.97	235
14	68	1	3,169.85	M1-5B	M1-6/R10	Projected	15,435	17,748	18	4	5	6	0	0	0	0	0	0	2533	2912	0	0	0	0	0	0	2,533	2,912	9	135	17,968	20,660	4.84	0.00	0.79	5.63	105
15	71	1	2,375.18	M1-5B	M1-5/R7X	Projected	13,257	15,246	15	3	4	5	0	0	0	0	0	0	2066	2375	0	0	0	0	0	0	2,066	2,375	7	105	15,323	17,621	5.58	0.00	0.87	6.45	105
16	12	1	2,413.04	M1-5A	M1-5/R7X	Projected	12,952	14,896	15	3	4	5	0	0	0	0	0	0	2280	2621	0	0	0	0	0	0	2,280	2,621	7	105	15,232	17,517	5.37	0.00	0.94	6.31	95
20	130	3	15,723.10	M1-5B M1-5A	M1-6/R10	Projected	161,389	185,517	189	38	48	57	0	0	0	0	0	0	0	0	8588	9872	17737	20044	26,325	29,916	96	1440	187,714	215,433	10.26	0.00	1.67	11.94	270
22	10	1	4,483.57	M1-5B	M1-6/R10	Projected	--	466	0	0	0	0	0	0	0	0	0	0	3900	4483	0	0	42508	47772	46,408	52,255	4	60	46,408	52,255	0.00	0.00	10.35	10.35	195
23	9	1	2,841.48	M1-5B	M1-5/R7X	Projected	13,407	15,414	15	3	4	5	0	0	0	0	0	0	2352	2704	0	0	0	0	0	0	2,352	2,704	7	105	15,759	18,118	4.72	0.00	0.83	5.55	75
24	120	1	2,885.29	M1-5B	M1-6/R10	Projected	32,095	36,905	37	8	10	12	0	0	0	0	0	0	2509	2885	0	0	0	0	0	0	2,509	2,885	18	270	34,604	39,790	11.12	0.00	0.87	11.99	145
25	142	1	3,443.39	M1-5B	M1-6/R10	Projected	26,614	30,604	31	7	8	10	0	0	0	0	0	0	2996	3444	0	0	0	0	0	0	2,996	3,444	15	225	29,610	34,048	7.73	0.00	0.87	8.60	155
26	6	1	3,424.40	M1-5B	M1-6/R10	Projected	38,232	43,957	44	9	11	14	0	0	0	0	0	0	2978	3424	0	0	0	0	0	0	2,978	3,424	22	330	41,210	47,381	11.16	0.00	0.87	12.03	145
27	149	1	6,265.00	M1-5B	M1-5/R7X	Projected	69,286	79,646	81	17	21	25	0	0	0	0	0	0	5450	6265	0	0	0	0	0	0	5,450	6,265	40	600	74,736	85,911	11.06	0.00	0.87	11.93	155
28	48	2	5,261.00	M1-5B	M1-5/R7X	Projected	24,552	28,224	28	6	7	9	0	0	0	0	0	0	4335	4983	0	0	0	0	0	0	4,335	4,983	14	210	28,887	33,207	4.67	0.00	0.82	5.49	95
30(CV)	C5	1	6,636.18	M1-5B	M1-5/R9X	Projected	32,952	37,880	38	8	10	12	0	0	0	0	0	0	4119	4735	0	0	0	0	0	0	4,119	4,735	19	285	37,071	42,615	4.97	0.00	0.62	5.59	104
31(CV)	C4	1	6,222.20	M1-5B	M1-5/R7X	Projected	36,312	41,744	42	9	11	13	0	0	0	0	0	0	4539	5218	0	0	0	0	0	0	4,539	5,218	21	315	40,851	46,962	5.84	0.00	0.73	6.57	115
32(CV)	C1	1	6,298.73	M1-5B	M1-5/R7X	Projected	24,820	28,530	29	6	8	9	0	0	0	0	0	0	4964	5706	0	0	0	0	0	0	4,964	5,706	14	210	29,784	34,236	3.94	0.00	0.79	4.73	72
TOTAL							1,594,433	1,832,891	1,861	382	475	573	10,562	11,868	7,751	8,910	18,076	20,778	106,029	121,885	18,572	21,346	28,475	33,608	142,957	160,765	297,033	337,606	941	14,115	1,909,542	2,191,275	298	2	42	250	4,166
A	11	1	2,496.88	M1-5B	M1-5/R7X	Potential	12,312	14,160	14	3	4	5	0	0	0	0	0	0	2172	2497	0	0	0	0	0	0	2172	2497	7	105	14,484	16,657	4.93	0.00	0.87	5.80	95
AA	109	1	3,749.29	M1-5A	M1-5/R7X	Potential	17,664	20,312	20	4	5	6	0	0	0	0	0	0	3080	3541	0	0	0	0	0	0	3080	3541	10	150	20,744	23,853	4.71	0.00	0.82	5.53	95
AAA	T	2	3,752.58	M1-5B	M1-5/R9X	Potential	32,955	37,889	38	8	10	12	0	0	0	0	0	0	3264	3752	0	0	0	0	0	0	3264	3752	19	285	36,219	41,641	8.78	0.00	0.87	9.65	175
B	23	1	2,714.41	M1-5A	M1-5/R7X	Potential	12,856	14,784	15	3	4	5	0	0	0	0	0	0	2288	2631	0	0	0	0	0	0	2288	2631	7	105	15,144	17,415	4.74	0.00	0.84	5.58	95
BB	111	1	6,157.19	M1-5B	M1-5/R9X	Potential	44,381	51,020	52	11	13	16	0	0	0	0	0	0	0	0	10835	12314	0	0	0	0	10835	12314	27	405	55,216	63,334	7.21	0.00	1.76	8.97	200
BBB	D	2	3,439.37	M1-5A	M1-5/R7X	Potential	16,771	19,283	19	4	5	6	0	0	0	0	0	0	2991	3439	0	0	0	0	0	0	2991	3439	9	135	19,762	22,722	4.88	0.00	0.87	5.75	75
C	24	1	4,613.39	M1-5A	M1-5/R7X	Potential	21,888	25,160	25	5	7	8	0	0	0	0	0	0	3889	4471	0	0	0	0	0	0	3889	4471	12	180	25,777	29,631	4.74	0.00	0.84	5.58	95
CC	116	1	1,932.42	M1-5B	M1-5/R9X	Potential	17,744	20,406	20	4	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	150	17,744	20,406	9.18	0.00	0.00	9.18	160
CCC	R	3	5,496.24	M1-5A	M1-5/R7X	Potential	30,156	34,664	35	7	9	11	0	0	4781	5496	4781	5496	0	0	0	0	0	0	0	0	0	0	17	255	34,937	40,160	5.49	0.87	0.00	6.36	85
D	25	1	2,622.51	M1-5B	M1-5/R7X	Potential	12,184	14,008	14	3	4	5	0	0	0	0	0	0	2171	2496	0	0	0	0	0	0	2171	2496	7	105	14,355	16,504	4.65	0.00	0.83	5.47	95
DD	123	1	1,918.88	M1-5A	M1-5/R7X	Potential	11,420	13,130	13	3	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	90	11,420	13,130	5.95	0.00	0.00	5.95	100
DDD	P	2	12,416.30	M1-5B	M1-5/R9X	Potential	107,956	124,101	127	26	32	39	0	0	0	0	0	0	10801	12416	0	0	0	0	0	0	10801	12416	64	960	118,757	136,517	8.69	0.00	0.87	9.56	165
E	26	1	2,877.00	M1-5B	M1-5/R7X	Potential	13,219	15,197	15	3	4	5	0	0	0	0	0	0	2455	2822	0	0	0	0	0	0	2455	2822	7	105	15,674	18,019	4.59	0.00	0.82	5.41	85
EE	I	2	3,757.97	M1-5A	M1-5/R7X	Potential	18,336	21,080	21	5	6	7	0	0	0	0	0	0	3268	3757	0	0	0	0	0	0	3268	3757	64	960	21,604	24,837	4.88	0.00	0.87	5.75	95
EEE	153	1	12,424.19	M1-5B	M1-5/R9X	Potential	107,420	123,480	126	26	32	38	0	0	0	0	0	0	10805	12420	0	0	0	0	0	0	10805	12420	10	150	118,229	135,900	8.65	0.00	0.87	9.52	195
F	28	1	3,913.01	M1-5B	M1-5/R9X	Potential	30,601	35,186	36	8	9	11	0	0	0	0	0	0	6900	7842	0	0	0	0	0	0	6900	7842	18	270	37,501	43,028	7.82	0.00	1.76	9.58	150
FFF	C2	1	8,269.81	M1-5B	M1-5/R7X	Potential	42,701	49,091	50	10	13	15	0	0	0	0	0	0	6549	7528	0	0	0	0	0	0	6549	7528	25	375	49,250	56,619	5.14	0.00	0.79	5.93	135
G	31	1	3,225.21	M1-5B	M1-5/R7X	Potential	15,463	17,775	18	4	5	6	0	0	0	0	0	0	2708	3113	0	0	0	0	0	0	2708	3113	9	135	18,171	20,888	4.79	0.00	0.84	5.63	95
GG	52	1	2,019.33	M1-5B	M1-5/R7X	Potential	11,464	13,182	13	3	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	90	11,464	13,182	5.68	0.00	0.00	5.68	100
GGG	C3	1	6,515.86	M1-5B	M1-5/R9X	Potential	57,716	66,349	67	14	17	21	0	0	0	0	0	0	5130	5897	0	0	0	0	0	0	5130	5897	33	495	62,846	72,246	8.86	0.00	0.79	9.65	194
H	34	1	1,807.40	M1-5B	M1-5/R7X	Potential	10,251	11,790	12	3	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	90	10,251	11,790	5.67	0.00	0.00	5.67	100
HH	103	1	2,514.93	M1-5A	M1-5/R7X	Potential	11,975	13,768	14	3	4	5	0	0	0	0	0	0	2133	2452	0	0	0	0	0	0	2133	2452	7	105	14,109	16,220	4.76	0.00	0.85	5.61	95
HHH	I	2	8,987.12	M1-5B	M1-5/R9X	Potential	79,288	91,150	93	19	24	28	0	0	0	0	0	0	7818	8987	0	0	0	0	0	0	7818	8987	46	690	87,106	100,137	8.82	0.00	0.87	9.69	155
I	35	1	5,146.23	M1-5B	M1-5/R7X	Potential	28,284	32,514	33	7	9	10	4477	5146	0	0	4477	5146	0	0	0	0	0	0	0	0	0	0	16	240	32,761	37,660	5.50	0.87	0.00	6.37	105
J	75	1	1,826.15	M1-5B	M1-5/R9X	Potential	16,960	19,500	19	4	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	135	16,960	19,500	9.29	0.00	0.00	9.29	145
JJ	86	1	2,597.37	M1-5A	M1-5/R7X	Potential	28,944	33,278	34	7	9	11	0	0	0	0	0	0	2520	3367	0	0	0	0	0	0	2520	3367	17	255	31,464	36,642	8.52	0.00	0.87	9.39	145
JJJ	87	1	1,991.51	M1-5A	M1-5/R7X	Potential	11,532	13,260	13	3	4	4	0	0	0	0	0	0	2222	2555	0	0	0	0	0	0	2222	2555	7	105	13,754	15,815	5.79	0.00	0.87	6.66	105
K	37	1	2,461.16	M1-5A	M1-5/R7X	Potential	11,532	13,260	13	3	4	4	0	0	0	0	0	0	2058	2378	0	0	0	0	0	0	2058	2378	6	90	13,590	15,638	4.69	0.00	0.84	5.53	95
KK	90	1	5,630.77	M1-5A	M1-5/R7X	Potential	31,613	36,340	37	8	10	12	0	0	4898	5630	4898	5630	0	0	0	0	0	0	0	0	0	0	18	270	36,511	41,970	5.61	0.87	0.00	6.48	95
L	38	1	2,665.40	M1-5A	M1-5/R7X	Potential	13,481	15,516	15	3	4	5	0	0	0	0	0	0	2318	2665	0	0	0	0	0	0	2318	2665	7	105	15,799	18,181	5.06	0.00	0.87	5.93	105
LL	94	1	2,491.04	M1-5B	M1-5/R9X	Potential	19,677	22,620	23	5	6	7	0	0	0	0	0	0	4383	4982	0	0	0	0	0	0	4383	4982	11	165	24,060	27,602	7.90	0.00	1.76	9.66	160
M	40	1	2,493.98	M1-5A	M1-5/R7X	Potential	12,952	14,896	15	3	4	5	0	0	0	0	0	0	2280	2621	0	0	0	0	0	0	2280	2621	7	105	15,232	17,517	5.19	0.00	0.91	6.11	95
MM	96	1	2,603.04	M1-5B	M1-5/R7X	Potential	12,936	14,872	15	3	4	5	0	0	0	0	0	0	2277	2618	0	0	0	0	0	0	2277	2618	7	105	15,213	17,490	4.97	0.00	0.87	5.84	95
N	44	1	2,830.37	M1-5B	M1-5/R7X	Potential	13,168	15,136	15	3	4	5	0	0	0	0	0	0	2343	2694	0	0	0	0	0	0	2343	2694	7	105	15,511	17,830	4.65	0.00	0.83	5.48	95
NN	101	1	2,646.71	M1-5A	M1-5/R7X	Potential	12,448	14,312	14	3	4	5	0	0	0	0	0	0	2223	2556	0	0	0	0	0	0	2223	2556	7	105	14,671	16,868	4.70	0.00	0.84	5.54	95
O	46	1	2,616.66	M1-5B	M1-5/R7X	Potential	12,952	14,896	15	3	4	5	0	0	0	0	0	0	2280	2621	0	0	0	0	0	0	2280	2621	7	105	15,232	17,517	4.95	0.00	0.87	5.82	95
OO	105	1	10,726.98	M1-5A	M1-5/R7X	Potential	54,761	62,946	64	13	16	20	0	0	0	0	0	0	9333	10728	0	0	0	0	0	0	9333	10728	32	480	64,094	73,674	5.10	0.00	0.87	5.97	95
P	50	1	3,781.06	M1-5A	M1-5/R7X	Potential	17,792	20,456	20	4	5	6	0	0	0	0	0	0	3187	3664	0	0	0	0	0	0	3187	3664	10	150	20,979	24,120	4.71	0.00	0.84	5.55	95
PP	106	1	8,422.68	M1-5B	M1-5/R9X	Potential	66,969	76,992	78	16	20	24	0	0	0	0	0	0	0	0	14764	16778	0	0	0	0	14,764	16,778	40	600	81,733	93,770	7.95	0.00	1.75	9.70	200
Q	55	2	3,913.01	M1-5A	M1-5/R7X	Potential	18,688	21,936	22	5	6	7	0	0	0	0	0	0	3404	3913	0	0	0	0	0	0	3404	3913	11	165	22,484	25,849	4.88	0.00	0.87	5.75	95
QQ	107	1	2,552.18	M1-5B	M1-5/R7X	Potential	12,936	14,872	15	3	4	5	0	0	0	0	0	0	2277	2618	0	0	0	0	0	0	2277	2618	7	105	15,213	17,490	5.07	0.00	0.89	5.96	95
RR	108	1	2,690.10	M1-5A	M1-5/R7X	Potential	10,629	12,220	12	3	3	4	0	0	0	0	0	0	1818	2090	0	0	0	0	0	0	1818	2090	6	90	12,447	14,310	3.99	0.00	0.87	4.86	75
S	61	1	3,240.46	M1-5B	M1-5/R9X	Potential	25,306	29,100	29	6	8	9	0	0	0	0	0	0	5701	6480	0	0	0	0	0	0	5701	6480	11	165	31,007	35,580	7.81	0.00	1.76	9.57	160
SS	113	1	5,525.95	M1-5B M1-5A	M1-5/R7X	Potential	31,758	36,507	37	8	10	12	0	0	0	0	0	0	5541	6369	0	0	0	0	0	0	5541	6369	18	270	37,299	42,876	4.67	0.00	0.85	5.72	105
T	64	1	2,541.46	M1-5A	M1-5/R7X	Potential	19,942	22,922	23	5	6	7	0	0	0	0	0	0	4471	5082	0	0	0	0	0	0	4471	5082	11	165	24,413	28,004	7.85	0.00	1.76	9.61	160
TT	118	1	2,237.83	M1-5A	M1-5/R7X	Potential	11,065	12,648	12	3	3	4	0	0	0	0	0	0	1945	2236	0	0	0	0	0	0	1945	2236	6	90	12,945	14,884	4.92	0.00	0.87	5.79	95
U	65	1	3,423.80	M1-5B	M1-5/R9X	Potential	26,769	30,778	31	7	8	10	0	0	0	0	0	0	5024	6846	0	0	0	0	0	0	5024	6846	15	225	32,793	37,624	7.82	0.00	1.76	9.58	160
UU	122	1	2,558.75	M1-5B	M1-5/R9X	Potential	19,404	22,315	22	5	6	7	0	0	0	0	0	0	4413	5016	0	0	0	0	0	0	4413	5016	11	165	23,817	27,331	7.58	0.00	1.72	9.31	160
V	67	1	1,920.47	M1-5A	M1-5/R7X	Potential	11,374	13,079	13	3	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	90	11,374	13,079	5.92	0.00	0.00	5.92	100
VV	125	1	5,710.32	M1-5B	M1-5/R9X	Potential	46,354	52,183	53	11	14	16	0	0	0	0	0	0	10052	11424	0	0	0	0	0	0	10052	11424	44	660	56,406	63,607	8.12	0.00	1.76	9.88	200
W	127	1	2,502.96	M1-5B	M1-5/R9X	Potential	20,412	23,233	24	6	8	9	0	0	0	0	0	0	2543	2923	0	0	0	0	0	0	2543	2923	11	165	22,955	26,156	8.16	0.00	1.17	9.33	165
WW	154	1	2,640.96	M1-5A	M1-5/R7X	Potential	13,481	15,516	15	3	4	5	0	0	0	0	0	0	4087	4982	0	0	0	0	0	0	4087	4982	11	165	17,568	20,498	5.10	0.00	1.55	6.65	105
X	84	1	2,349.27	M1-5A	M1-5/R7X	Potential	11,203	12,886	13	3	4	4	0	0	0	0	0	0	1982	2279	0	0	0	0	0	0	1982	2279	6	90	13,185	15,165	4.77	0.00	0.94	5.61	105
XX	155	1	5,922.93	M1-5B	M1-5/R9X	Potential	46,316	53,253	54	11	14	17	0	0	0	0	0	0	0	0	10422	11844	0	0	0	0	10422	11844	28	420	56,738	65,097	7.82	0.00	1.76	9.58	200
Y	102	1	1,875.49	M1-5A	M1-5/R7X	Potential	10,922	12,558	12	3	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	90	10,922	12,558	5.82	0.00	0.00	5.82	100
YY	E	2	3,416.78	M1-5A	M1-5/R7X	Potential	16,902	19,434	19	4	5	6	0	0	0	0	0	0	2971	3416	0	0	0	0	0	0	2971	3416	9	135	19,873	22,850	4.95	0.00	0.87	5.82	85
Z	104	1	3,733.70	M1-5A	M1-5/R7X	Potential	17,761	20,417	20	4	5	6	0	0	0	0	0	0	3101	3565	0	0	0	0	0	0	3101	3565	10	150	20,862	23,982	4.76	0.00	0.83	5.59	95
ZZ	S	2	3,299.00	M1-5B	M1-5/R9X	Pot

Site Number		Lot Count	Zoning Lot Area	Zoning		Group	Residential		Residential Units	Affordable			Local Retail		Office		Total Commercial						
DSOW ID	Site ID			Existing Zoning	Proposed Zoning		ZFA	GFA		20 percent	25 percent	30 percent	ZFA	GFA	ZFA	GFA	ZFA	GFA	Total Bicycle Parking Required	Bicycle Parking Required GFA	Residential FAR	Commercial FAR	Total FAR
1	Q	4	7,672.35	M1-5B	M1-6/R10	Projected	75,786	86,997	91	20	25	30	2,081	2,452	0	0	2,081	2,452	49	675	9.88	0.37	9.88
2	G	3	20,527.32	M1-5B	M1-5*/R9X	Projected	180,589	207,583	212	43	53	64	17,858	20,527	0	0	17,858	20,527	104	1,560	8.80	0.87	9.67
3	F	2	3,086.61	M1-5B	M1-5*/R9X	Projected	26,840	30,860	31	7	8	10	148	236	-1,646	-1,850	-1,499	-1,614	15	225	8.70	-0.49	8.21
4	H	2	4,548.19	M1-5B	M1-6/R10	Projected	49,315	56,699	58	12	15	18	1,051	1,283	-4,730	-5,315	-3,680	-4,032	29	435	10.84	-0.81	10.03
5	L	2	6,613.55	M1-5A	M1-6/R10	Projected	46,707	53,688	54	11	14	17	-1,176	-1,180	28,080	31,555	26,904	30,375	30	450	7.06	4.07	11.13
6	J	2	4,835.45	M1-5B	M1-6/R10	Projected	52,972	60,896	62	13	16	19	-3,099	-3,373	0	0	-3,099	-3,373	31	465	10.95	-0.64	10.31
7	M	2	2,943.95	M1-5A	M1-6/R10	Projected	25,730	29,580	30	8	10	12	180	267	0	0	180	267	19	225	8.74	0.06	8.80
8	K	2	10,619.40	M1-5B	M1-6/R10	Projected	103,620	119,116	121	25	31	37	143	400	-504	-564	-361	-164	62	930	9.76	-0.03	9.72
9	B	3	21,348.44	M1-5B	M1-6/R10	Projected	237,408	272,891	279	56	70	84	-18,397	-20,672	-26,828	-30,144	-26,653	-29,468	140	2,040	11.12	-1.25	9.12
10	O	5	13,830.47	M1-5B	M1-6/R10	Projected	134,158	154,219	157	32	40	48	0	0	0	0	20,887	23,736	81	1,215	9.70	1.51	11.96
12	17	1	8,905.91	M1-5B	M1-5*/R9X	Projected	37,882	43,550	44	9	11	14	0	0	40,872	45,930	40,872	45,930	26	390	4.25	4.59	9.71
13	21	1	9,573.69	M1-5B	M1-6/R10	Projected	106,244	122,130	124	25	31	38	3,814	4,501	0	0	3,814	4,501	62	930	11.10	0.40	11.50
14	68	1	3,189.85	M1-5B	M1-5/R7X	Projected	15,435	17,748	18	4	5	6	-31	30	-2,564	-2,882	-2,596	-2,852	9	135	4.84	-0.81	4.02
15	71	1	2,375.18	M1-5B	M1-5/R7X	Projected	13,257	15,246	15	3	4	5	-2,384	-2,625	0	0	-2,384	-2,625	7	105	5.58	-1.00	4.58
16	12	1	2,413.04	M1-5A	M1-5/R7X	Projected	12,952	14,896	15	3	4	5	2,280	2,621	0	0	2,280	2,621	7	105	5.37	0.94	6.31
20	130	3	15,723.10	M1-5B M1-5A	M1-6/R10	Projected	154,688	177,725	173	38	48	57	-1,056	-1,200	17,737	20,044	-9,441	-10,284	96	1,440	9.83	-0.60	9.24
22	10	1	4,483.57	M1-5B	M1-6/R10	Projected	0	0	0	0	0	0	3,900	4,483	42,508	47,772	46,408	52,255	4	60	0.00	10.35	10.35
23	9	1	2,841.48	M1-5B	M1-5/R7X	Projected	13,407	15,414	15	3	4	5	2,352	2,704	0	0	2,352	2,704	7	105	4.72	0.83	5.55
24	120	1	2,885.29	M1-5B	M1-6/R10	Projected	32,095	36,905	37	8	10	12	-330	-306	-4,788	-5,380	-5,119	-5,686	18	270	11.12	-1.77	9.35
25	142	1	3,443.39	M1-5B	M1-6/R10	Projected	26,614	30,604	31	7	8	10	326	444	-12,691	-14,260	-12,365	-13,816	15	225	7.73	-3.59	4.14
26	6	1	3,424.40	M1-5B	M1-6/R10	Projected	38,232	43,957	44	9	11	14	2,978	3,424	0	0	2,978	3,424	22	330	11.16	0.87	12.03
27	149	1	6,265.00	M1-5B	M1-6/R10	Projected	69,286	79,646	81	17	21	25	-5,853	-6,435	-18,067	-20,300	-23,920	-26,735	40	600	11.06	-3.82	7.24
28	48+67	2	5,261.00	M1-5B	M1-5/R7X	Projected	24,552	28,224	28	6	7	9	-115	-17	-3,560	-4,000	-3,675	-4,017	14	210	4.67	-0.70	3.97
30(CV)	C5	1	6,636.18	M1-5B	M1-5*/R9X	Projected	32,952	37,880	38	8	10	12	-678	-655	-29,663	-33,330	-30,341	-33,985	19	285	4.97	-4.57	0.39
31(CV)	C4	1	6,222.20	M1-5B	M1-5/R7X	Projected	36,312	41,744	42	9	11	13	-445	-382	-39,338	-44,200	-39,783	-44,582	21	255	5.84	-6.39	-1.27
32(CV)	C1	1	6,298.73	M1-5B	M1-5/R7X	Projected	24,820	28,530	29	6	8	9	158	306	-26,599	-29,887	-26,441	-29,581	14	210	3.94	-4.20	-0.26
TOTAL							1,571,853	1,806,728	1,829	382	475	573	3,705	6,833	-41,781	-46,811	-24,743	-24,022	941	13,875	202	-6	196
A	11	1	2,496.88	M1-5B	M1-5/R7X	Potential	12,312	14,160	14	3	4	5	2,172	2,497	0	0	2,172	2,497	7	105	4.93	0.87	5.80
AA	109	1	3,749.29	M1-5A	M1-5/R7X	Potential	17,664	20,312	20	4	5	6	-5,820	-6,459	0	0	-5,820	-6,459	10	150	4.71	-1.55	3.16
AAA	T	2	3,752.58	M1-5B	M1-5/R9X	Potential	27,720	31,871	32	7	9	11	679	846	0	0	679	846	19	285	7.39	0.18	7.57
B	23	1	2,714.41	M1-5A	M1-5/R7X	Potential	12,856	14,784	15	3	4	5	286	381	0	0	286	381	7	105	4.74	0.11	4.84
BB	111	1	6,157.19	M1-5B	M1-5*/R9X	Potential	44,381	51,020	52	11	13	16	-9,487	-10,660	0	0	1,348	1,654	27	405	7.21	0.22	6.70
BBB	D	2	3,439.37	M1-5A	M1-5/R7X	Potential	14,705	16,908	17	4	5	6	2,235	2,589	0	0	2,235	2,589	9	135	4.28	0.65	4.93
C	24	1	4,613.39	M1-5A	M1-5/R7X	Potential	21,888	25,160	25	5	7	8	374	521	0	0	374	521	12	180	4.74	0.08	4.83
CC	116	1	1,932.42	M1-5B	M1-5*/R9X	Potential	17,744	20,406	20	4	5	6	-5,340	-6,000	0	0	-5,340	-6,000	10	150	9.18	-2.76	6.42
CCC	R	3	5,496.24	M1-5A	M1-5/R7X	Potential	30,156	34,664	35	7	9	11	-12,956	-14,558	0	0	-12,956	-14,558	17	255	5.49	-2.36	4.00
D	25	1	2,622.51	M1-5B	M1-5/R7X	Potential	12,184	14,008	14	3	4	5	58	121	0	0	58	121	7	105	4.65	0.02	4.67
DD	123	1	1,918.88	M1-5A	M1-5/R7X	Potential	7,963	9,156	9	3	3	3	-1,630	-1,832	0	0	-1,630	-1,832	6	90	4.15	-0.85	3.30
DDD	P	2	12,416.30	M1-5B	M1-5/R9X	Potential	107,956	124,101	127	26	32	39	7,001	8,146	0	0	-25,073	-27,892	64	960	8.69	-2.02	6.51
E	26	1	2,677.00	M1-5B	M1-5/R7X	Potential	13,219	15,197	15	3	4	5	360	468	0	0	360	468	7	105	4.94	0.13	5.07
EE	I	2	3,757.97	M1-5A	M1-5/R7X	Potential	18,336	21,080	21	5	6	7	-3,140	-3,443	0	0	-3,140	-3,443	64	960	4.88	-0.84	4.04
EEE	153	1	12,424.19	M1-5B	M1-5*/R9X	Potential	107,424	123,480	126	26	32	38	10,805	12,420	0	0	-19,451	-21,576	10	150	8.65	-1.57	7.08
F	28	1	3,913.01	M1-5B	M1-5*/R9X	Potential	30,601	35,186	36	8	9	11	3,752	4,304	0	0	3,752	4,304	18	270	7.82	0.96	8.78
FFF	C2	1	8,299.81	M1-5B	M1-5/R7X	Potential	42,701	49,091	50	10	13	15	-126	28	-26,700	-30,000	-26,826	-29,972	25	375	5.14	-3.23	1.91
G	31	1	3,225.21	M1-5B	M1-5/R7X	Potential	15,463	17,775	18	4	5	6	-95	-37	0	0	-95	-37	9	135	4.79	-0.03	4.76
GG	92	1	2,019.33	M1-5B	M1-5/R7X	Potential	11,464	13,182	13	3	4	4	-1,335	-1,500	-2,420	-2,720	-3,755	-4,220	6	90	5.68	-1.86	3.50
GGG	C3	1	6,515.86	M1-5B	M1-5*/R9X	Potential	57,716	66,349	67	14	17	21	-310	-216	-38,083	-42,791	-38,394	-43,007	29	435	8.86	-5.89	2.97
H	34	1	1,807.40	M1-5B	M1-5/R7X	Potential	10,251	11,790	12	3	3	4	-1,605	-1,804	0	0	-1,605	-1,804	6	90	5.67	-0.89	4.78
HH	103	1	2,514.93	M1-5A	M1-5/R7X	Potential	7,626	8,768	9	2	3	4	353	452	0	0	353	452	7	105	3.03	0.14	3.17
HHH		1	8,987.12	M1-5B	M1-5*/R9X	Potential	79,288	91,150	93	19	24	28	829	952	0	0	829	952	46	690	8.82	-0.13	8.69
I	35	1	5,146.23	M1-5B	M1-5/R7X	Potential	28,284	32,514	33	7	9	10	-4,628	-5,200	0	0	-4,628	-5,200	16	240	5.50	-0.90	5.47
II	75	1	1,826.15	M1-5B	M1-5/R9X	Potential	16,965	19,500	19	4	5	6	-1,602	-1,800	-1,795	-2,017	-3,397	-3,817	9	135	9.29	-1.86	7.43
J	36	1	3,397.37	M1-5B	M1-5*/R9X	Potential	28,944	33,275	34	7	9	11	2,929	3,367	0	0	-275	-233	17	255	8.52	-0.08	8.44
JJ	86	1	2,555.76	M1-5A	M1-5/R7X	Potential	8,943	10,281	10	3	3	4	369	472	0	0	369	472	7	105	3.50	0.14	3.64
K	37	1	2,461.16	M1-5A	M1-5/R7X	Potential	11,532	13,260	13	3	4	4	-157	-122	0	0	-157	-122	6	90	4.69	-0.06	4.62
KK	90	1	5,630.77	M1-5A	M1-5/R7X	Potential	31,613	36,340	37	8	10	12	-11,344	-12,747	0	0	-11,344	-12,747	18	270	5.61	-2.01	4.47
L	38	1	2,665.40	M1-5A	M1-5/R7X	Potential	13,491	15,516	15	3	4	5	-352	-335	0	0	-352	-335	7	105	5.06	-0.13	4.93
LL	94	1	2,491.04	M1-5B	M1-5*/R9X	Potential	19,677	22,620	23	5	6	7	-1,227	-1,322	0	0	-1,227	-1,322	11	165	7.90	-0.49	7.41
M	40	1	2,493.99	M1-5A	M1-5/R7X	Potential	12,952	14,896	15	3	4	5	-390	-379	0	0	-390	-379	7	105	5.19	-0.16	5.04
MM	96	1	2,603.04	M1-5B	M1-5/R7X	Potential	12,936	14,872	15	3	4	5	135	211	0	0	135	211	7	105	4.97	0.05	3.50
N	44	1	2,830.37	M1-5B	M1-5/R7X	Potential	13,168	15,136	15	3	4	5	-950	-1,006	0	0	-950	-1,006	7	105	4.65	-0.34	4.32
NN	101	1	2,646.71	M1-5A	M1-5/R7X	Potential	12,448	14,312	14	3	4	5	2,223	2,556	-6,104	-6,859	-3,881	-4,303	7	105	4.70	-1.47	3.24
O	46	1	2,618.66	M1-5B	M1-5/R7X	Potential	11,974	13,771	14	3	4	5	-7	51	0	0	-7	51	7	105	4.57	0.00	4.57
OO	105	1	10,728.98	M1-5A	M1-5/R7X	Potential	54,761	62,946	64	13	16	20	-15,973	-17,706	0	0	-15,973	-17,706	32	480	5.10	-1.49	3.62
P	50	1	3,781.06	M1-5A	M1-5/R7X	Potential	17,792	20,456	20	4	5	6	-2,185	-2,373	0	0	-2,185	-2,373	10	150	4.71	-0.58	4.13
PP	106	1	8,422.68	M1-5B	M1-5*/R9X	Potential	66,969	76,992	78	16	20	24	-13,542	-15,216	0	0	1,222	1,562	40	600	7.95	0.15	8.10
Q	55	2	3,913.01	M1-5A	M1-5/R7X	Potential	19,080	21,936	22	5	6	7	-2,960	-3,239	0	0	-2,960	-3,239	11	165	4.88	-0.76	4.02
QQ	107	1	2,552.18	M1-5B	M1-5/R7X	Potential	8,356	9,607	10	2	3	4	497	618	0	0	497	618	7	105	3.27	0.19	3.47
RR	108	1	2,090.10	M1-5A	M1-5/R7X	Potential	10,629	12,220	12	3	3	4	-3,010	-3,335	0	0	-3,010	-3,335	6	90	5.09	-1.44	3.65
S	61	1	3,240.46	M1-5B	M1-5*/R9X	Potential	25,306	29,100	29	6	8	9	565	709	0	0	565	709	11	165	7.81	0.17	7.98
SS	113	1	6,525.95	M1-5B M1-5A	M1-5/R7X	Potential	31,798	36,557	37	8	10	12	1,091	1,369	-9,790	-11,000	-8,699	-9,631	18	270	4.87	-1.33	3.20
T	64	1	2,541.46	M1-5B	M1-5*/R9X	Potential	19,942	22,922	23	5	6	7	21	82	0	0	21	82	11	165	7.85	0.01	7.85
TT	118	1	2,237.83	M1-5A	M1-5/R7X	Potential	11,000	12,648	12	3	3	4	165	236	-4,174	-4,690	-4,009	-4,454	6	90	4.92	-1.79	3.12
U	65	1	3,423.80	M1-5B	M1-5*/R9X	Potential	26,769	30,778	31	7	8	10	94	182	0	0	94	182	15	225	7.82	0.03	7.85
UU	122	1	2,558.75	M1-5B	M1-5*/R9X	Potential	19,404	22,315	22	5	6	7	2,188	2,516	-4,885	-5,489	-2,697	-2,973	11	165	7.58	-1.05	6.53
V	81	1	1,920.47	M1-5A	M1-5/R7X	Potential	11,374	13,079	13	3	4	4	-4,005	-4,500	0	0	-4,005	-4,500	6	90	5.92	-2.09	3.84
VV	125	1	5,712.32	M1-5B	M1-5*/R9X	Potential	45,394	52,185	53	11	14	16	-4,686	-5,266	0	0	5,366	6,158	27	405	7.95	0.94	7.11
W	82	1	2,923.00	M1-5B	M1-5*/R9X	Potential	25,430	29,230	29	6	8	9	-627	-639	0	0	-627	-639	14	210	8.70	-0.21	8.49
WW	154	1	2,840.96	M1-5B	M1-5*/R9X	Potential	22,412	25,763	26	6	7	8	1,460	1,705	0	0	1,460	1,705	13	195	7.89	0.51	8.40
X	88	1	2,349.27	M1-5A	M1-5/R7X	Potential	9,724	11,186	12	3	4	4	202	279	0	0	202	279	6	90	4.14	0.09	3.47
XX	155	1	5,922.93	M1-5B	M1-5*/R9X	Potential	46,316	53,253	54	11	14	17	-4,450	-5,000	-16,319	-18,336	-10,347	-11,492	28	420	7.82	-1.75	6.07
Y	102	1	1,875.49	M1-5A	M1-5/R7X	Potential	10,922	12,557	12	3	3	4	-1,557	-1,750	-1,557	-1,750	-3,115	-3,500	6	90	5.82	-1.66	4.16
YY	E	2	3,416.78	M1-5A	M1-5/R7X	Potential	16,902	19,434	19	4	5	6	-775	-794	0	0	-775	-794	9	135	4.95	-0.23	4.72
Z	104	1	3,733.70	M1-5A	M1-5/R7X	Potential	12,663	14,557	15	3	4	5	-681	-685	0	0	-681	-685	10	150	3.39	-0.18	3.21
ZZ	S	2	3,299.00	M1-5B	M1-5/R9X	Potential	24,432	28,085	29	6	8	10	266	373	-1,090	-1,225	-824	-852	17	255	7.41	-0.25	7.16
TOTAL							1,481,920	1,703,697	1,719	365	455	545	-75,843	-81,472	-112,917	-126,877	-208,223	-229,623	862	12,930	348	-41	305

Appendix A3 Blocks and Lots in Rezoning Area

BBL	Old Site ID	DSOW ID
1005310041	Q	1
1005310042	Q	1
1005310043	Q	1
1005310044	Q	1
1005310017	G	2
1005310052	G	2
1005310056	G	2
1005220041	F	3
1005220043	F	3
1002340009	H	4
1002340011	H	4
1002270020	L	5
1002270022	L	5
1002270006	J	6
1002270007	J	6
1002270001	M	7
1002270002	M	7
1002090021	K	8
1002090026	K	8
1002080013	B	9
1002080019	B	9
1002080020	B	9
1002070005	O	10
1002070006	O	10
1002070007	O	10
1002070008	O	10
1002070010	O	10
1005450048	17	12
1005310037	21	13
1005290035	68	14
1005100033	71	15
1004850028	12	16
1004760073	130	20
1004760056	130	20
1004760057		20
1004760001	10	22
1004750061	9	23
1002350029	120	24
1002080004	142	25
1002080001	6	26
1002070020	149	27
1004820027	67	28
1004820028	48	28
1005220028	C5	30
1004960040	C4	31
1004720028	C1	32
1004820009	11	A
1004880030	109	AA
1002300007	T	AAA
1002300008	T	AAA
1005150007	23	B
1005310003	111	BB
1004870028	D	BBB
1004870029	D	BBB
1004870018	24	C
1004830029	116	CC
1004750001	R	CCC
1004750003	R	CCC
1004750004	R	CCC
1004750059	25	D
1005160025	123	DD
1002290004	P	DDD
1002290005	P	DDD
1004960018	26	E
1005160034	I	EE
1005160035	I	EE
1005440005	153	EEE
1005450014	28	F
1004740026	C2	FFF
1004750019	31	G
1004820026	92	GG
1004840003	C3	GGG
1004960009	34	H
1004990006	103	HH
1005290069		HHH
1002290015	35	I
1002300044	75	II
1005440072	36	J
1005130033	86	JJ
1005140004	37	K
1004860017	90	KK
1005010003	38	L
1004830008	94	LL
1004850024	40	M
1004740014	96	MM
1005300031	44	N
1005140024	101	NN
1004747501	46	O
1005130039	105	OO
1005140001	50	P
1004970015	106	PP
1005160036	55	Q
1005160037	55	Q
1004740019	107	QQ
1005010032	108	RR
1002320003	61	S
1004750022	113	SS
1002320010	64	T
1004750009	118	TT
1004730005	65	U
1004730007	122	UU
1002280111	81	V
1004740032	125	VV
1004980001	82	W
1004830014	154	WW
1005130025	88	X
1005120017	155	XX
1005020031	102	Y
1005000016	E	YY
1005000017	E	YY
1004880023	104	Z
1002300003	S	ZZ
1002300004	S	ZZ