City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT

PART I, GENERAL INFORMATION

D
2007
ORDINATION

Reference Numbers

1. 08DCP021Q
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

pending
ULURP REFERENCE NO IF APPLICABLE

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

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. Lead Agency
NYC Department of City Planning
NAME OF LEAD AGENCY

Robert Dobruskin
NAME OF LEAD AGENCY CONTACT PERSON

22 Reade Street 4E
ADDRESS

New York NY 10007
CITY STATE ZIP

212-720-3423 212-720-3495
TELEPHONE FAX

R_dobrus@planning.nyc.gov
EMAIL ADDRESS

2b. Applicant Information
NYC Department of City Planning
NAME OF APPLICANT

John Young
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

DCP Queens Office, 120-55 Queens Blvd., Rm. 201
ADDRESS

Kew Gardens NY 11424
CITY STATE ZIP

718-286-3170 718-286-3183
TELEPHONE FAX

J_Young@planning.nyc.gov
EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL Dutch Kills Rezoning and Related Actions

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

A zoning map amendment to change approximately 70 acres of land currently zoned M1-3D and M1-1 to M1-2/R5B, M1-2/R5D, M1-2R6A and M1-3/R7X, resulting in a net decrease in permitted light manufacturing density and a net increase in residential density. The zoning changes would result in the elimination of M1-3D and M1-1 districts and the introduction of M1-2/R5B, M1-2/R5D, M1-2/R6A and M1-3/R7X zoning districts.

A text amendment to Zoning Resolution Section 117 to create the Dutch Kills Subdistrict as an extension of the existing Special Long Island City Mixed-Use District. The proposed subdistrict would be generally bounded by Queens Plaza North on the south, 23rd Street on the west, 36th Avenue on the north and Northern Boulevard on the east.

A text amendment to Zoning Resolution Section 23-90 to make applicable an Inclusionary Housing bonus in M1-3/R7X District proposed to be mapped on the west side of Northern Boulevard between 40th Road and 37th Avenue (37th Street).

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

The proposed rezoning and proposed text changes aim to encourage moderate and higher density development near public transportation and support continued economic growth in a mixed-use residential, commercial and light industrial community, especially by removing restrictions on residential development.

Required Action or Approvals

4. CITY PLANNING COMMISSION ☒ Yes ☐ No

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

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

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

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

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

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

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

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

Action Type

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

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

Analysis Year

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

Directly Affected Area

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

13a. LOCATION OF PROJECT SITE
See Attachment 1

STREET ADDRESS
See Attachment 1

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
M1-3D **9b**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY
See Attachment 1 ZONING SECTIONAL MAP NO **1**

TAX BLOCK AND LOT NUMBERS **Queens** BOROUGH COMMUNITY DISTRICT NO

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT **See Attachment 1**

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

PROJECT SQUARE FEET TO BE DEVELOPED SQ FT

GROSS FLOOR AREA OF PROJECT SQ FT

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

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

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
See Attachment 1

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☒ Yes ☐ No
IF 'YES', IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE. **See Attachment 1**

Site Description

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

PART II, SITE AND ACTION DESCRIPTION

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

2. **PHYSICAL SETTING** (both developed and undeveloped areas) **See Attachment 1**
Total directly affected area (sq. ft.): _____ Water surface area (sq. ft.): _____
Roads, building and other paved surfaces (sq. ft.): _____ Other, describe (sq. ft.): _____

3. **PRESENT LAND USE See Attachment 1**

Residential
Total no. of dwelling units _____ No. of low-to-moderate income units _____
No. of stories _____ Gross floor area (sq. ft.) _____
Describe type of residential structures: _____

Commercial
Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
Office: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
Other: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
Specify type(s): No. of stories and height of each building: _____

Manufacturing/Industrial
No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____
Type of use(s):
If any unenclosed activities, specify: Open storage area (sq. ft.) _____

Community facility
Type of community facility:
No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____

Vacant land
Is there any vacant land in the directly affected area? ☐ Yes ☐ No
If yes, describe briefly:

Publicly accessible open space
Is there any existing publicly accessible open space in the directly affected area? ☐ Yes ☐ No
If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? ☐ Yes ☐ No
If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☐ No
If yes, describe briefly:

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

4. **EXISTING PARKING See Attachment 1**

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

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

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

5. **EXISTING STORAGE TANKS Information to be provided in DEIS**
Gas or service stations? ☐ Yes ☐ No Oil storage facility? ☐ Yes ☐ No Other? ☐ Yes ☐ No
If yes, specify: _____
Number and size of tanks: Last NYFD inspection date: Location and depth of tanks:

6. CURRENT USERS Information to be provided in DEIS

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

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

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Information to be provided in DEIS

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

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

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

Identify any resource:

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

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

8. WATERFRONT REVITALIZATION PROGRAM

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

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

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

Project Description

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

9. CONSTRUCTION See Attachment 1

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

If yes, describe briefly:

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

☐ Yes ☐ No If yes, describe briefly:

10. PROPOSED LAND USE See Attachment 1

Residential

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

No. of stories _____ Describe type of residential structures:

Commercial

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

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

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

Specify type(s):

No. of stories and height of each building: _____

Manufacturing/Industrial

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

No. of stories and height of each building: _____

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

Community facility

Type of community facility: _____

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

No. of stories and height of each building: _____

Vacant land

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

If yes, describe briefly:

Publicly accessible open space

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

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

Other land use

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

11. PROPOSED PARKING See Attachment 1

Garages

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

Lots

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

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

12. PROPOSED STORAGE TANKS See Attachment 1

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

13. PROPOSED USERS See Attachment 1

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

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

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES) See Attachment 1

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

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

15. DIRECT DISPLACEMENT See Attachment 1

Will the action directly displace specific business or affordable and/or low income residential units? ☐ Yes ☐ No
If yes, describe briefly:

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

16. COMMUNITY FACILITIES See Attachment 1

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

Zoning Information

17. What is the zoning classification(s) of the directly affected area?

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

See Attachment 1

19. What is the proposed zoning of the directly affected area?

See Attachment 1

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

See Attachment 1

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?

See Attachment 1

Additional Information

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

Analyses

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

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

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

Applicant Certification

24.

Jessica Neilan
PREPARER NAME

City Planner
PREPARER TITLE

Jessica R. Neilan
PREPARER SIGNATURE

October 19, 2007
DATE

Robert Dobruskin, AICP
PRINCIPAL

NAME OF PRINCIPAL REPRESENTATIVE

TITLE OF PRINCIPAL REPRESENTATIVE

Robert Dobruskin
SIGNATURE OF PRINCIPAL REPRESENTATIVE

October 19, 2007
DATE

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

Impact Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

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

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

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

LAND USE, ZONING, AND PUBLIC POLICY	Yes
SOCIOECONOMIC CONDITIONS	Yes
COMMUNITY FACILITIES AND SERVICES	Yes
OPEN SPACE	Yes
SHADOWS	Yes
URBAN DESIGN/VISUAL RESOURCES	Yes
NEIGHBORHOOD CHARACTER	Yes
NATURAL RESOURCES	Yes
HAZARDOUS MATERIALS	Yes
WATERFRONT REVITALIZATION PROGRAM	No
INFRASTRUCTURE	Yes
SOLID WASTE AND SANITATION SERVICES	Yes
ENERGY	Yes
TRAFFIC AND PARKING	Yes
TRANSIT AND PEDESTRIANS	Yes
AIR QUALITY	Yes
NOISE	Yes
CONSTRUCTION IMPACTS	Yes
PUBLIC HEALTH	Yes

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

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

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

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

Lead Agency Certification

Jessica Neilan
PREPARER NAME

City Planner
PREPARER TITLE

Jessica R. Neilan
PREPARER SIGNATURE

October 19, 2007
DATE

Robert Dobruskin, AICP
NAME OF LEAD AGENCY REPRESENTATIVE

Director, Environmental Assessment & Review Division
TITLE OF LEAD AGENCY REPRESENTATIVE

Robert Dobruskin
SIGNATURE OF LEAD AGENCY REPRESENTATIVE

October 19, 2007
DATE

I. INTRODUCTION

This is the Environmental Assessment Statement for the proposed Dutch Kills Rezoning and Related Actions project (the "proposed project" or "proposed actions"). The proposed project covers a portion of Queens Community District 1 (see Figure 1), which in addition to Dutch Kills, includes the neighborhoods of Queensbridge, Long Island City, Ravenswood, and Astoria, Steinway, Ditmars and Astoria Heights. The New York City Department of City Planning (DCP) has determined that an EIS for the Plan's proposed actions will be prepared pursuant to New York City Environmental Quality Review (CEQR) with DCP as the lead agency.

II. PROJECT IDENTIFICATION

A. INTRODUCTION

The New York City Department of City Planning (DCP) is proposing the following actions that would affect the Dutch Kills area of Queens Community District 1:

- A zoning map amendment to change approximately 70 acres of land currently zoned M1-3D and M1-1 to M1-2/R5B, M1-2/R5D, M1-2R6A and M1-3/R7X, resulting in a net decrease in permitted light manufacturing density and a net increase in residential density. The zoning changes would result in the elimination of M1-3D and M1-1 districts and the introduction of M1-2/R5B, M1-2/R5D, M1-2/R6A and M1-3/R7X zoning districts. The area is generally bounded by 36th Avenue on the north, Northern Boulevard on the east, 41st Avenue on the south, and 23rd Street on the west. The rezoning area is adjacent to Sunnyside Yards and just north of Queens Plaza and the Long Island City core (see Figure 1, Locator Map).

- A text amendment to Zoning Resolution Section 117 to create the Dutch Kills Subdistrict as an extension of the existing Special Long Island City Mixed-Use District. The proposed subdistrict would be generally bounded by Queens Plaza North on the south, 23rd Street on the west, 36th Avenue on the north and Northern Boulevard on the east.

- A text amendment to Zoning Resolution Section 23-90 to make applicable an Inclusionary Housing bonus in M1-3/R7X District proposed to be mapped on the west side of Northern Boulevard between 40th Road and 37th Avenue (37th Street).

Dutch Kills is a lively mixed-use residential, commercial and light industrial community located directly north of the Queensboro Bridge and the Special Long Island City Mixed-Use District. Approximately half of all zoning lots in the rezoning area are residential and mixed-use, and about one-third are in light industrial, wholesale, warehouse or parking use.

The proposed rezoning and proposed text changes aim to encourage moderate and higher density development near public transportation and support continued economic growth in a mixed-use residential, commercial and light industrial community, especially by removing restrictions on residential development.

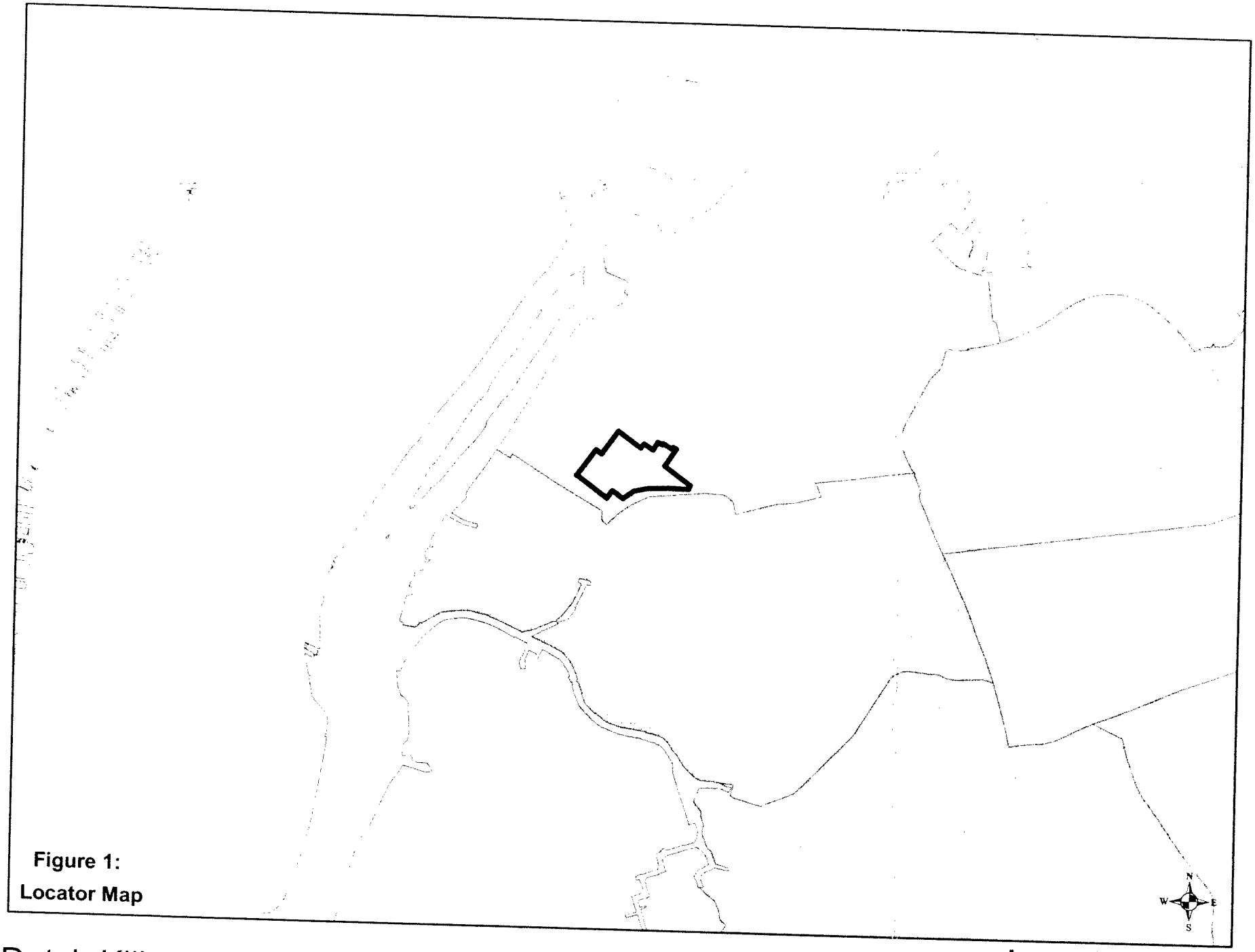

Figure 1:
Locator Map

Dutch Kills Rezoning & Related Actions

Legend

Project Area

B. DESCRIPTION OF THE PROPOSED ACTIONS

Zoning Map Amendments

Approximately 70 acres of land currently zoned M1-3D and M1-1 would be rezoned to M1-2/R5B, M1-2/R5D, M1-2R6A and M1-3/R7X, resulting in a net decrease in permitted light manufacturing density and a net increase in residential density. The zoning changes would result in the elimination of M1-3D and M1-1 districts and the introduction of M1-2/R5B, M1-2/R5D, M1-2/R6A and M1-3/R7X zoning districts in the Dutch Kills Subdistrict to encourage compatible land uses at higher densities and provide new opportunities for mixed use development and to bring residential properties currently located in industrially zoned areas into conformance (See Figure 2 *Existing Zoning*, Figure 3, *Proposed Zoning* and Table 1, *Dutch Kills Zoning Comparison*).

The proposed rezoning would create new residential opportunities. The proposed rezoning would apply a higher density residential district (R7X) with an Inclusionary Housing component along Northern Boulevard to address the need for new affordable housing opportunities. The proposal would also apply the new R5D district which is intended to facilitate appropriate development on major corridors in predominately auto-dependent areas. In an effort to foster development compatible with existing neighborhood character, the moderate increase in allowable bulk provisions in certain areas (described below) is well within the contextual zoning framework:

- Change from M1-3D to M1-2/R5B all or a portion of 18 mid-blocks bounded by 37th Avenue, 38th Avenue, 24th Street and 30th Street; 38th Avenue, 39th Avenue, 24th Street, and 29th Street; 39th Avenue, 40th Avenue, 24th Street, 40th Avenue, 41st Avenue, 23rd Street and 29th Street; and 36th Avenue, 37th Avenue, and 32nd Street.
- Change from M1-3D to M1-2/R5D all or a portion of 20 blocks bounded by a line 100 feet on both sides of 40th Avenue between 23rd Street and 29th Street; and a line 100 feet on both sides of 39th Avenue between Crescent Street and 30th Street and the east side of 29th Street between 40th Road and 39th Av and 100 feet on both sides of Crescent St between 41st Av and 38th Av and 41st Av from 29th St to 23rd St.
- Change from M1-3D and M1-1 to M1-2/R6A all or a portion of 22 blocks bounded by a line 100 feet north of 41st Avenue, 23rd Street and 29th Street; a line 100 feet on both sides of 38th Avenue, 24th Street, 39th Avenue, 34th Street, 32nd Street, and a line 100 feet south of 37th Avenue, 24th Street, 29th Street, 34th Street, 33rd Street and 36th Avenue.
- Change from M1-3D to M1-3/R7X all or a portion of 11 blocks bounded by 40th Road, Northern Boulevard, 29th Street, 39th Avenue, a line 100 feet south of 38th Avenue, 34th Street, 37th Avenue and 37th Street.

The proposal would also direct new development at higher densities toward 41st Avenue, 31st Street and Northern Boulevard. These locations are near subway stops served by the G, 7, E, V, W. R and N subway lines and Northern Boulevard, a wide 100-foot primary thoroughfare, served by the 32, 60, 66, 102, 103 and 104 bus lines. The proposed changes to the zoning map that would encourage moderate and higher density development near public transportation and wide streets are as follows:

- Change from M1-3D and M1-1 to M1-2/R6A all or a portion of 6 blocks on both sides of 31st Street between 39th Avenue and 36th Avenue fronting the elevated N/W train on 31st St.
- Change from M1-3D to M1-3/R7X all or portion of 11 blocks with frontage along Northern Boulevard—a wide street—between 40th Road and 37th Avenue.

The proposed zoning map amendment will support continued economic growth in a mixed-use residential, commercial and light industrial community. Every proposed residential district will be paired with a light manufacturing district in order to allow a broad range of commercial and light industrial businesses in the rezoning area, compatible with residential uses. The range of mixed-use zoning districts reflects both the use and scale of non-residential development typically found in the area (See Figure 2, *Existing Zoning* and Figure 3, *Proposed Zoning* and Table 1, *Dutch Kills Zoning Comparison).*

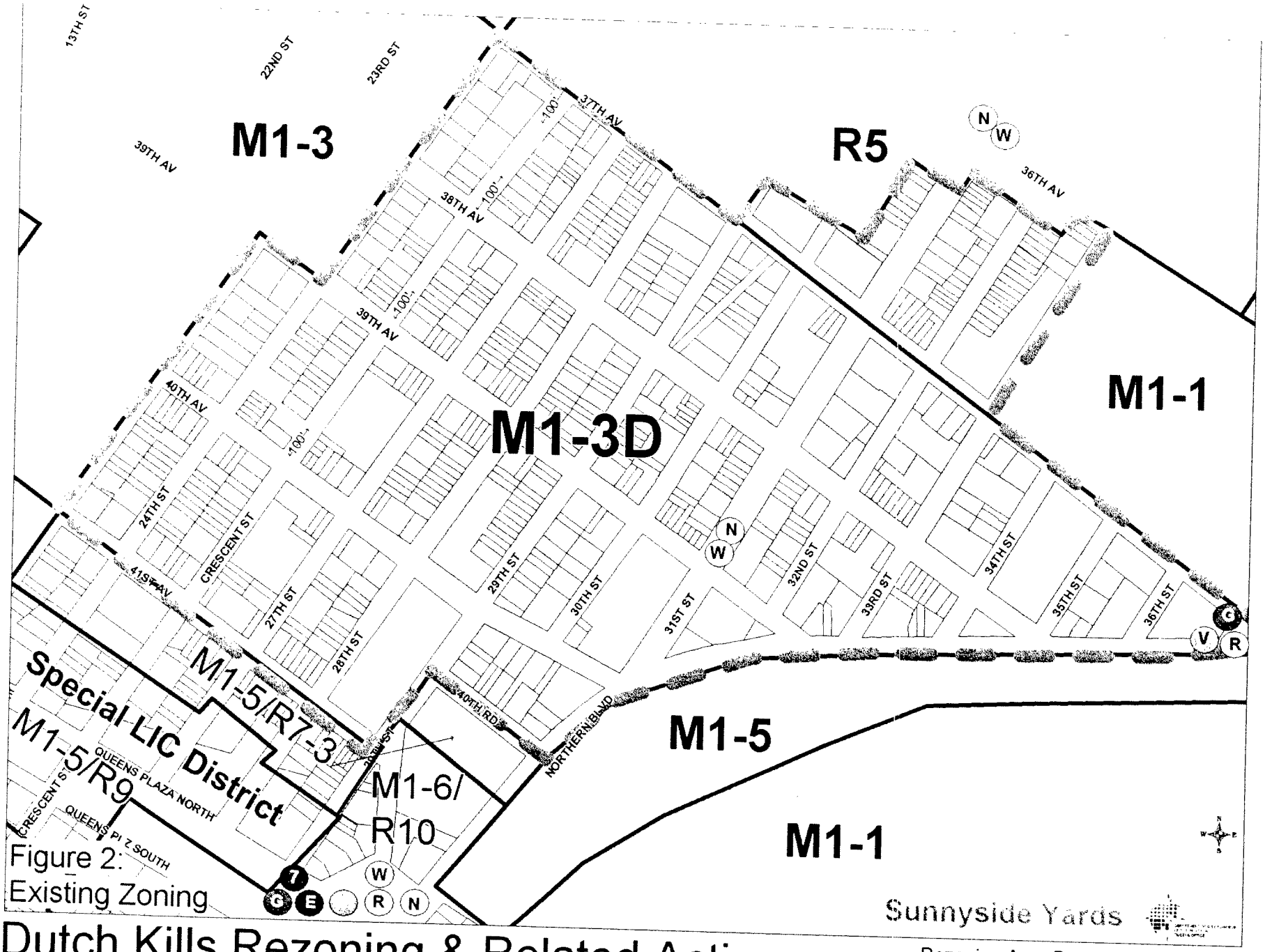

Figure 2:
Existing Zoning

Dutch Kills Rezoning & Related Actions

Rezoning Area Boundary

Existing Zoning

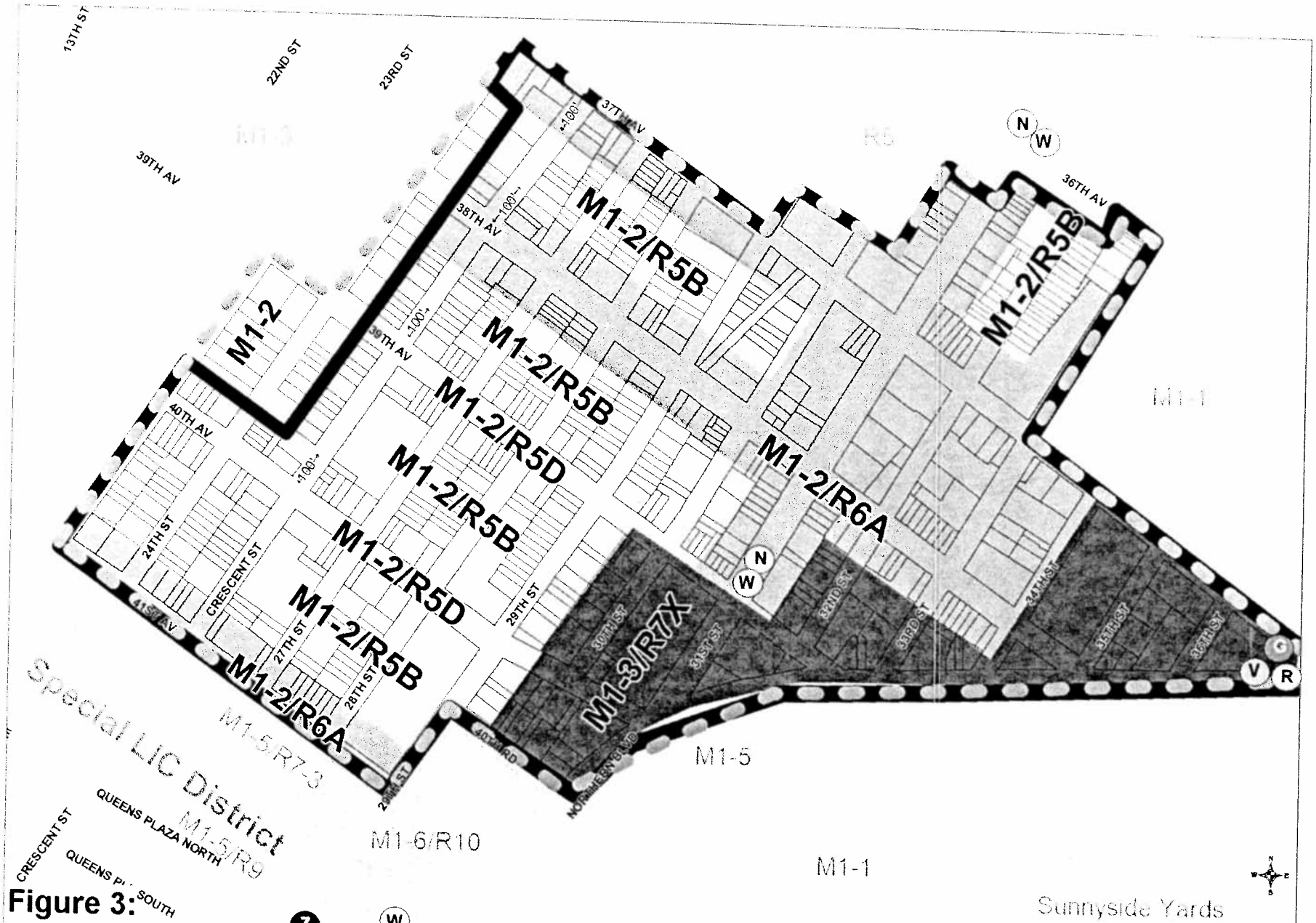

Figure 3:
Proposed Zoning 7 G E W R N **Dutch Kills Rezoning & Related Actions**

Proposed Zoning Districts

Dutch Kills Subdistrict — Rezoning Area Boundary

- M1-2/R5B (1.65 FAR)
- M1-2/R5D (2 FAR)
- M1-2/R6A (3 FAR)
- M1-3/R7X (5.0 FAR Incl. ratio/3.75 Base FAR)

Table 1. Dutch Kills Zoning Comparison

Regulation by Use	Existing M1-1	Existing M1-3D	Existing M1-2	Proposed M1-2/R5B	Proposed M1-2/R5D	Proposed M1-2/R6A	Proposed M1-3/R7X
Maximum FAR							
Residential	n/a (43-11)	1.65 (43-61)	n/a (43-11)	1.35	2.0	3.0	5.0 (QH)
Industrial/ Commercial	1.0 (43-12)	5.0 (43-12)	2.0 (43-12)	2.0	2.0	2.0	5.0
Community Facility	2.4 (43-122)	6.5 (43-122)	4.8 (43-122)	2.0	2.0	3.0	5.0
Street Wall Location							
Residential	n/a	max 10'fromSt	n/a	5' from St	lineup	lineup with adj	8' wide/15' n
Industrial/ Commercial	No regulation	No regulation	No regulation	No regulation	None required	No regulation	8' wide/15' n
Community Facility	No regulation	No regulation	No regulation	No regulation	None required	No regulation	8' wide/15' n
Setbacks							
Residential	n/a	n/a	n/a	Above 30'/15'	None required	15'n/ 10' wide	15'n/10' wide
Industrial/ Commercial	20'n/15' wide	20'n/ 15' wide	20'n/ 15' wide	20'n/15' wide	None required	15'n/ 10' wide	15'n/10' wide
Community Facility	20'n/15' wide	20'n/ 15' wide	20'n/ 15' wide	20'n/15' wide	None required	15'n/ 10' wide	15'n/10' wide
Min-Max Street Wall Height							
Residential	n/a	32'	n/a	30'	None required	40'-60'	60'-85'
Industrial/ Commercial	30' or 2 stories	85'or6 stories	60'or 4 stories	Sky Exp Plane	None required	40'-60'	60'-85'
Community Facility	30' or 2 stories	85'or6 stories	60' or 4 stories	Sky Exp Plane	None required	40'-60'	60'-85'
Maximum Bldg Height							
Residential	n/a	32'-0"	n/a	33'	40'	70'	125'
Industrial/ Commercial	1:1 SkyExPlane	2.7:1 or 5.6:1 wide	2.7: 1 or 5.6: 1 wide	Sky Exp Plane	40'	70'	125'
Community Facility	1:1 SkyExPlane	2.7:1 or 5.6:1 wide	2.7: 1 or 5.6: 1 wide	33'	40'	70'	125'
Front Yard							
Residential	n/a	None required	None required	None required*	None required	None required*	None required*
Industrial/ Commercial	None required	None required	None required	None required*	None required	None required*	None required*
Community Facility	None required	None required	None required	None required*	None required	None required*	None required*
Side Yard							
Residential	n/a	None required	n/a	8'total**	None required*	None required*	None required*
Industrial/ Commercial	None required	None required	None required	None required*	None required*	None required*	None required*

Table 1. Dutch Kills Zoning Comparison (continued)

Community Facillty	None required	None required	None required	None required*	None required*	None required*	None required*
Rear Yard							
Residential	n/a	30'	n/a	30' except corner	30' except corner	30' except corner	30' except corner
Industrial/ Commercial	20' min except	20' min except	20' min except	20' min except	20' min	20'min except	20'min except
Community Facility	20' min except	20' min except	20' min except	20' min except	20' min	20' min except	20'min except
Parking							
Residential	n/a	None required	n/a	1perDU or 66%	1per DU or 66%	1 per DU or 50%	1 per DU or 50%
Industrial/ Commercial	Varies-1p1000 sf	Varies-1p1000sf	Varies-1p1000 sf	Varies by use	Varies by use	Varies by use	Varies by use
Community Facillty	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use

Zoning Text Amendments

Dutch Kills Subdistrict

The Dutch Kills Subdistrict is proposed in conjunction with the zoning map amendments and would extend over all or portions of 40 blocks in the Special Long Island City Mixed-Use District. The proposed Dutch Kills Subdistrict is generally bounded by Queens Plaza North on the south, 23rd Street on the west, 36th Avenue on the north and Northern Boulevard on the east (See Figure 3, Proposed Zoning).

The objectives would focus on achieving a strong mixed-use community and reinforcing streetwall and retail continuity along Northern Boulevard.

The proposed subdistrict would be guided by the following goals:

- To foster development in Dutch Kills and provide direction and incentives for future growth where appropriate.
- To provide transitions between the moderate/high density commercial core of Long Island City, the lower scale residential community in Dutch Kills and the higher density light industrial and retail strip at the edge.
- To encourage new development that is in character with the special mixed-use character of the area.
- To promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

Inclusionary Housing Text Amendment

DCP is proposing a text amendment to establish an Inclusionary Housing program on Northern Boulevard in Dutch Kills, Queens Community District 1 which would modify ZR Section 23-90.

- The Inclusionary Housing program would apply in the M1-3/R7X District proposed to be mapped on the west side of Northern Boulevard between 40th Road and 37th Avenue (37th Street).
- The proposed text would permit the maximum Floor Area Ratio (FAR) of 5.0 to developments within the specified M1-3/R7X districts on Northern Boulevard that provide affordable housing.
- Developments not participating in the Inclusionary Housing program would be allowed a maximum FAR of 3.75.
- Developments would qualify for the maximum FAR of 6.0 by providing 20 percent of residential floor area for low-income households; such households have incomes below 80 percent of the Area Median Income (AMI).
- Affordable units would be developed and administered pursuant to a Lower Income Housing plan with the Department of Housing Preservation and Development and would remain affordable in perpetuity.

III. PURPOSE & NEED

The Dutch Kills Subdistrict would allow a range of residential, community facility, commercial and light industrial uses as-of-right, similar to other parts of the Special Long Island City Mixed-Use District. It is proposed to remove residential restrictions and provide as-of-right residential opportunities, retain existing light industrial businesses and support the continued growth of other business opportunities in a mixed use commercial and light industrial community. A fine-grained rezoning strategy would ensure new development at a compatible scale of two and three-story buildings on mid-blocks and provide greater density on wide streets or near public transportation to accommodate future growth. Furthermore, inclusionary zoning would be applied to give developers incentives to build affordable units. .

Current zoning in the Dutch Kills Rezoning area is restrictive for creating new residential uses. Under the current M1-3D zoning, new residential uses are permitted only by City Planning Commission authorization. New residential uses or enlargements are prohibited in the M1-1 zone. Similarly, limitations on infill residential development, rehabilitation, and appropriate mixed-use development remain formidable. There has only been one authorization granted by the City Planning Commission in the M1-3D district in the past 10 years for a modest enlargement and although there are currently four pending

applications, the authorization process has proven to be quite burdensome to property-owners.

Additionally, many former light manufacturing factories are underused as warehouses, parking lots and auto-repair shops. Almost nine percent of the land area in Dutch Kills is used by auto-body shops, repair facilities or transportation related garages. The increased traffic, parking and pedestrian/vehicle conflicts resulting from the proliferation of these uses creates incompatibility with residents and other businesses.

After the Special Long Island City Mixed-Use District was established in 2001, the Dutch Kills Civic Association requested an update to the area's zoning. As DCP completed work on its Hunter's Point rezoning in the fall of 2004, also using mixed-use zoning, the Dutch Kills Civic Association renewed their request. Consistent with the release of the Citywide Industrial Policy at the start of 2005, a rezoning study to update the area's zoning to reflect the demand for new housing and changing economic conditions was undertaken. The final rezoning proposal was developed with considerable input from the Dutch Kills Civic Association and Community Board 1.

The proposed update to the area's zoning would allow for balanced development and redevelopment on vacant or underutilized sites to meet not only the demand for new housing but also to improve the quality of life in the community.

The proposed zoning changes would work in conjunction with the proposed Special Dutch Kills Subdistrict which is intended to encourage appropriate new development and economic growth within the subdistrict and would effectuate the following land use policies:

- Provide residential and mixed-use development in the Dutch Kills subdistrict that is at an appropriate scale with the surrounding context
- Provide incentives for affordable housing in areas proposed for higher density mixed-use development.
- Direct new development at higher densities to wide streets with good transit access.
- Support existing light industrial businesses; and
- Reinforce the mixed-use residential and light-industrial/commercial context by bringing existing nonconforming residential uses into conformance.

IV. PROPOSED DEVELOPMENT AND LIKELY EFFECTS

In order to assess the possible short and long term effects of the proposed action, a reasonable worst-case development scenario (RWCDS) was developed. DCP has identified 40 projected development sites considered most likely to be developed by 2017

as a result of the proposed action. In addition, there are approximately 230 potential development sites considered less likely to be developed in the foreseeable future. Redevelopment of the 40 projected development sites could result in a net increase of 1,555 dwelling units, 187 units of which would be affordable under the Inclusionary Housing program, a net decrease of 104,350 square feet of commercial space, a net decrease of 41,697 square feet of community facility space, a net decrease of 180,536 square feet of industrial space and a net increase of 410 accessory parking spaces. (See Tables 2A: and 2B: and Figures 4A: *Projected Development Sites* and 4B: *Potential Development Sites*).

A reasonable worst case development scenario (RWCDS) for both "future no-action" and "future with-action" conditions will be analyzed for an Analysis year of 2017. For area-wide rezonings not associated with a specific development, a ten-year period is typically believed to be the length of time over which developers would act on the change in zoning and the effects of the proposed action would be felt. The future with-action (or With-Action) scenario identifies the amount, type, and location of development that is expected to occur by 2017 as a result of the proposed action. The future without the action (or No-Action) scenario identifies similar development projections for 2017 absent the proposed action. The incremental difference between the With-Action and No-Action scenarios serves as the basis for the impact analyses.

To determine the scenarios, standard methodologies have been used following CEQR Technical Manual guidelines and employing reasonable, worst-case assumptions. These methodologies have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new residential development, several factors have been considered, including known development proposals, past development trends, and the Department of City Planning's standard "soft site" criteria, described below, for identifying likely development sites. In formulating the projections, DCP was aware that there is a large demand for new housing in the area, but that the demand has been constrained by zoning that does not permit such development as-of-right. Generally, for area wide rezonings, which create a broad range of development opportunities, new development could be expected to occur on selected, rather than all, sites within a rezoning area. The first step in establishing the development scenarios was to identify those sites where new development could reasonably be expected to occur.

In identifying the RWCDS, a set of criteria were established and all sites that met the criteria were identified. Development sites were identified based on the following criteria:

- Sites for which owners have expressed interest in redevelopment
- Pre-existing residential buildings with fewer than six units on lots of 3 ,500 sf or larger that are built to less than 50 percent of the proposed FAR

- Lots of 3,500 sf or larger developed with buildings used for industrial, manufacturing, parking, or automotive uses, including those that are built at greater than 50 percent of the proposed FAR. These sites were determined to be demolitions, expansions or conversions based on site-specific conditions of existing buildings.
- Other uses on lots of 3,500 sf or larger that are built to less than 50 percent of the proposed FAR
- Sites that meet the criteria above when assembled with adjacent lots
- As well as the following categories on lots of any size: Board of Standards and Appeals (BSA) applications granted in the proposed action area. For analysis purposes, it is assumed that residential development of these sites would proceed as-of-right under the proposed action.

However, lots meeting the above criteria awere not considered soft if:

- There are known development plans for the site under the existing zoning or pending discretionary actions that would allow redevelopment
- The lot configuration is inefficient in terms of residential development complying with the proposed contextual zoning districts
- The lot is owned and used by the MTA for transit-related purposes
- The site contains a school, cemetery, house of worship, or other public facility (unless there are known development plans for the site)

To produce a reasonable, conservative estimate of future growth, these sites were then divided into two categories – projected development sites and potential development sites. Many sites met one or more of the above criteria. The sites most likely to undergo new development were chosen from among this group, based on size, location and degree of underutilization. These are called projected development sites. The projected sites are those sites considered most likely to be developed in the foreseeable future, the 10-year period following the proposed action. The identification of projected sites is based on recent housing growth in the area, including adjustments to reflect possible future growth trends in the future with the proposed action.

Potential sites are considered less likely to be developed over the approximately 10-year analysis period. However, the analysis recognizes that a number of potential sites could be developed under the proposed action in lieu of one or more of the projected sites in accommodating the development anticipated. The potential sites are therefore also addressed in the EIS for site-specific effects. Potential development sites generally consist of smaller assemblages, and/or irregular-shaped parcels. In the future without the proposed action, the identified projected and potential development sites are assumed to either remain unchanged from existing conditions, or become occupied by uses that are as-of-right under existing zoning and reflect current trends if they are vacant, occupied by vacant buildings, or occupied by low intensity uses and are deemed likely to support more active uses.

All projected development sites identified for the future with-action conditions are analyzed for density- related and site-specific impacts in this EIS, whereas potential development sites are only analyzed for site-specific potential impacts. Density-related impacts are dependent on the amount of development projected on a site; i.e., the number of dwelling units and the resulting population's impact on traffic, mobile-source air quality, community facilities and services, and open space. Site-specific impacts relate to individual site conditions and are not dependent on the density of projected development. Site-specific impacts include analysis for historic resources, shadows, urban design and visual resources, hazardous materials, stationary-source air quality, and noise.



Figure 4a: Development Sites

Dutch Kills Rezoning & Related Actions

Study Area Boundary

Projected Sites



Figure 4b: Development Sites

Dutch Kills Rezoning & Related Actions

Study Area Boundary

Potential Sites

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
QUEENS OFFICE

Table 2A: Projected Development Sites

RWCDS 10.2.2007 UPDATED FINAL
DUTCH KILLS REZONING STUDY

PROJECTED SITES

SITE INFORMATION					EXISTING CONDITIONS									FUTURE NO ACTION						FUTURE WITH ACTION								INCREMENT					
Development Site	Tax Block	Tax Lot	Existing Zoning	Lot Area (sf)	As Built Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Total Parking Spaces	Proposed Zoning	Dwelling Units Base	Total Dwelling Units	Affordable Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Total Parking Spaces	Dwelling Units Affordable	Total Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Total Parking Spaces
1	402	18	M1-3D	2800	0.00	5.00	0			0	0	0	0	0	0	M1-3/R7X	11	14		0	0	0	0		14	0	0	0	0
1	402	16	M1-3D	5600	0.89	5.00	0			0	0	0	0	5000	0	M1-3/R7X	21	28		0	0	0	14		28	0	0	5000	12
1 Total				8400			0	0	0	0	0	0	0	5000	0		32	42	8	0	0	0	19	8	42	0	0	5000	19
2	402	28	M1-3D	5550	0.19	5.00	0			0	0	0	0	0	0	M1-3/R7X	28	28		0	0	0	14		24	0	0	0	14
	402	30	M1-3D	5750	1.84	5.00	2397		7052	4	4	2397	0	7052	0	M1-3/R7X	29	29		0	0	0	15		29	2397	0	7052	15
2 Total				11300			2397	0	7052	4	4	2397	0	7052	0		42	57	11	0	0	0	29	11	53	2397	0	7052	29
3	402	1	M1-3D	22300	0.00	5.00	0			0	0	11150	0	0	0	M1-3/R7X	65	0		18955	0	0	34		0	7805	0	0	16
3	402	12	M1-3D	9000	1.00	5.00	0			0	0	0	0	9000	0	M1-3/R7X	26	0		7650	0	0	7		0	7650	0	9000	7
3	402	32	M1-3D	11760	1.65	5.00	2100		17300	9	0	2100	0	17300	0	M1-3/R7X	34	0		9996	0	0	9		0	9996	0	17300	9
3	402	35	M1-3D	3267	0.00	5.00	0			0	0	1604	0	0	0	M1-3/R7X	9	0		2726	0	0	2		0	1177	0	0	2
3 Total				46267			2100	0	17300	9	0	14854	0	26300	43		134	192	38	39327	0	0	18	38	192	24474	0	26300	142
4	400	50	M1-3D	83066	0.19	5.00	0		15404	0	0	0	0	15404	308	M1-3/R7X	241	345	69	70606	0	0	33	69	345	70606	0	15404	32
5	382	29	M1-3D	8800	0.00	5.00	0			0	0	0	17600	0	0	M1-3/R7X	25	36	7	0	8000	0	16	7	36	0	9600	0	16
6	379	1	M1-3D	9200	0.20	5.00	0		1875	0	0	0	0	1875	12	M1-3/R7X	27	38	8	7820	0	0	17	8	38	7820	0	1875	5
7	357	13	M1-3D	20000	4.01	5.00	0		80200	0	0	80200	0	0	0	M1-3/R7X	54	72	17	10000	0	0	33	17	72	70200	0	0	0
8	406	5	M1-3D	6519	0.23	5.00	0		1800	0	0	0	0	1800	6	M1-2/R6A	18	18		7241	0	0	12	0	18	7241	0	1800	32
9	406	1	M1-3D	2523	1.80	5.00	1025		1475	3	2	1025	0	1475	3	M1-2/R6A	5	5		2145	0	0	3		3	1120	0	1475	6
5	406	8	M1-3D	15000	0.65	5.00	3250		6500	6	0	3250	0	6500	48	M1-2/R6A	32	32		12750	0	0	48		32	9500	0	6500	48
6	406	9	M1-3D	2505	0.00	5.00	0		0	0	0	1253	0	0	0	M1-2/R6A	5	5		2129	0	0	11		5	877	0	0	7
6	406	10	M1-3D	2505	0.00	5.00	0		0	0	0	1253	0	0	0	M1-2/R5D	3	3		2129	0	0			3	877	0	0	7
6	406	11	M1-3D	2264	0.00	5.00	0		0	0	0	1127	0	0	0	M1-2/R5D	3	3		2129	0	0			3	877	0	0	7
6	406	38	M1-3D	2505	0.00	5.00	0		0	0	0	1253	0	0	0	M1-2/R5D	3	3		1916	0	0			3	877	0	0	7
6	406	40	M1-3D	5000	0.35	5.00	0		0	0	0	1253	0	0	0	M1-2/R5B	2	2		2129	0	0			3	789	0	0	7
6 Total				34797			4275	0	7975	9	2	0	0	0	0	M1-2/R5B	4	4		4250	0	0	11		2	877	0	0	7
10	405	5	M1-3D	2505	0.88	5.00	760		1420	2	4	10412	0	7975	27		57	57		29577	0	0	113		2	4250	0	0	11
10	405	6	M1-3D	2505	0.00	5.00	0		0	0	0	12525	0	0	0	M1-2/R6A	8	8		0	0	0	0	0	53	19165	0	7475	85
10 Total				5010			760	0	1420	2	0	12525	0	0	10	M1-2/R6A	6	6		0	0	0	0		8	12525	0	0	4
11	385	9	M1-3D	4773	0.42	5.00	0	0	0	0	0	25050	0	0	100	M1-2/R6A	15	15		0	0	0	0		8	12525	0	0	4
12	368	34	M1-3D	5755	0.90	5.00	1440	0	3760	3	0	0	0	2000	0	M1-2/R6A	14	14		0	0	0	0	0	15	25050	0	0	2
12	368	36	M1-3D	1887	0.90	5.00	856	0	0	1	1	1440	0	3760	0	M1-2/R6A	17	17		0	0	0	0	0	14	0	0	2000	4
12 Total				7642			2296	0	3760	4	1	2296	0	3760	0	M1-2/R6A	6	6		0	0	0	0		17	1440	0	3760	9
13	370	50	M1-3D	7355	0.27	5.00	0	0	0	0	0	0	0	0	0		23	23		0	0	0	10		5	850	0	0	3
14	371	36	M1-3D	10600	0.75	5.00	1200		4950	11	1	1200	0	4950	25	M1-2/R6A	22	22		0	0	0	11		22	2290	0	3760	12
15	367	15	M1-3D	8860	1.00	5.00	0		8850	0	0	0	0	8850	0	M1-2/R6A	23	23		9010	0	0	0	0	22	0	0	0	14
15	367	17	M1-3D	5150	0.44	5.00	0		2250	0	0	0	0	2250	0	M1-2/R6A	12	12		0	0	0	6	0	22	7810	0	4950	7
15	367	23	M1-3D	4680	0.00	5.00	0		0	0	0	0	0	2250	0	M1-2/R6A	7	7		0	15062	0	0		13	0	15062	8850	6
15 Total				18690			0	0	11100	0	0	0	0	4680	0	M1-2/R6A	6	6		0	8755	0	4		7	0	8755	2250	4
16	370	17	M1-3D	70420	1.00	5.00	2800		17600	0	0	0	0	15780	0	M1-2/R6A	6	6		0	7956	0			6	0	7956	4680	3
17	375	18	M1-3D	8275	0.95	5.00	0	0	7880	0	0	2800	0	17600	0	SM1-2/R6A	24	24		0	31773	0	13		24	0	31773	15780	12
18	600	111	M1-1	2725	1.26	1.00	0	0	0	0	0	0	0	7880	0	SM1-2/R6A	61	61		0	0	0	31		61	-2800	0	17600	31
18	600	8	M1-1	6900	0.00	1.00	0		0	0	0	0	5450	0	0	M1-2/R6A	25	25		0	0	0	13		25	0	0	7880	13
18				9625			0	0	0	0	0	0	13800	0	0	M1-2/R6A	8	8		0	0	0	4		8	0	5450	0	4
19	407	27	M1-3D	4975	0.34	5.00	836		0	0	0	0	19250	0	0	M1-2/R6A	21	21		0	0	0	10		21	0	13800	0	10
19	407	29	M1-3D	2504	0.00	5.00	0		0	0	0	836	0	0	0	M1-2/R5D	29	29		0	0	0	15		29	0	19250	0	15
19 Total				7479			836	0	0	0	0	836	0	0	0	M1-2/R5D	10	10		0	0	0	5		10	-836	0	0	5
20	405	26	M1-3D	7563	0.48	5.00	1820		1820	0	0	0	0	1820	6	M1-2/R5D	5	5		0	0	0	3		5	0	0	0	3
21	397	53	M1-3D	5000	0.95	5.00	500	0	4240	0	0	0	0	1820	15	M1-2/R5D	15	15		0	0	0	10		15	836	0	0	4
21	397	35	M1-3D	10000	0.82	5.00	1000	0	7170	0	0	500	0	4240	0	M1-2/R5D	10	10		0	0	0	7		15	0	0	1820	5
21 Total				15000			1500	0	11410	0	0	1000	0	7170	0	M1-2/R5D	20	20		0	0	0	13		10	500	0	4240	7
22	387	12	M1-3D	4291	0.31	5.00	0		0	0	0	1500	0	11410	0	M1-2/R5D	30	30		0	0	0	20		20	1000	0	7170	13
23	405	36	M1-3D	2505	0.00	5.00	0		0	0	1	0	0	0	0	M1-2/R5D	9	9		0	0	0	6	0	36	-1500	0	11410	20
23	405	37	M1-3D	2523	0.42	5.00	0	0	0	0	0	1253	0	0	0	M1-2/R5B	4	4		0	0	0	2	0	9	0	0	0	5
23 Total				5028			0	0	0	0	1	0	0	0	0	M1-2/R5B	4	4		0	0	0	2		4	1253	0	0	3
24	398	1	M1-3D	47200	0.84	5.00	0	0	0	0	0	1253	0	0	0	M1-2/R5B	8	8		0	0	0	4		3	0	0	0	3
25	398	19	M1-3D	3803	0.62	5.00	0	0	486	2	0	0	39600	0	205	Spcl M1-2/R	79	79		0	0	0	55	0	79	39600	0	0	32
26	399	1	M1-3D	2523	2.77	5.00	0		7000	0	0	0	0	480	2	M1-2/R5B	5	5		0	0	0	3	0	5	0	0	480	2
26	399	7	M1-3D	4960	0.86	5.00	0		4250	0	0	0	0	7000	0	M1-2/R5D	8	8		0	0	0	4		4	0	0	7000	3
26	399	9	M1-3D	2582	1.55	5.00	0		4000	0	0	0	0	4250	0	M1-2/R5D	8	8		0	0	0	4		8	0	0	4250	3
26 Total				10055			0	0	15250	0	0	0	0	4000	0	M1-2/R5D	4	4		0	0	0	3		4	0	0	4000	3
27	358	18	M1-3D	2510	0.00	5.00	0		0	0	0	0	0	15250	0		17	17		0	0	0	11	0	17	0	0	15250	11
28	387	9	M1-3D	5009	1.50	5.00	2000		5500	9	0	0	0	5020	0	M1-2/R5D	4	5		0	0	0	3	0	5	0	5020	0	3
28	387	7	M1-3D	2675	0.49	5.00	0		0	0	0	2000	0	5500	0	M1-2/R5D	5	5		0	0	0	4		0	2000	0	5500	0
28	387	6	M1-3D	2700	0.72	5.00	0		0	0	2	0	0	0	0	M1-2/R5D	5	5		0	0	0	4		3	0	0	0	4
28 Total				10384			2000	0	5500	9	2	2000	0	5500	0	M1-2/R5D	5	5		0	0	0	4		3	0	0	0	4
29	385	4	M1-3D	2505	0.99	5.00	0	0	2475	4	4	2000	0	5500	41		21	21		0	0	0	14		3	0	0	0	0
30	385	5	M1-3D	5021	0.27	5.00	0	0	0	0	0	0	0	3475	0	M1-2/R5B	4	4		0	0	2475	0	0	17	2000	0	5500	10
31	367	33	M1-3D	13730	0.00	5.00	0		0	0	2	0	0	0	0	M1-2/R5B	8	8		0	0	0	5	0	4	0	0	0	0
32	368	11	M1-3D	8721	0.00	5.00	0		0	0	2	0	6865	0	0	M1-2/R5D	27	27		0	0	0	18	0	6	0	0	0	0
33	370	3	M1-3D	3450	1.38	5.00	0	0	0	0	2	0	43605	0	145	M1-2/R5D	17	17		0	0	0	11	0	27	6865	0	0	5
34	370	26	M1-3D	5000	0.00	5.00	0		0	0	2	0	0	0	0	M1-2/R5B	6	6		0	0	0	4	0	17	43605	0	0	134
34	370	28	M1-3D	2500	0.00	5.00	0		0	0	0	0	0	0	0	M1-2/R5B	6	6		0	0	0	4	0	4	0	0	0	0
34 Total				7500			0	0	0	0	2	0	0	0	0	M1-2/R5B	4	4		0	0	0	3		6	0	0	0	2
35	371	34	M1-3D	13050	1.30	5.00	0	0	17000	0	0	0	0	0	33		12	12		0	0	0	8		4	0	0	0	3
35	371	33	M1-3D	2990	0.97	5.00	0	0	2900	0	0	0	0	17000	0	Spcl M1-2/R	22	22		0	0	0	12	0	12	0	0	0	25
35 Total				16040			0	0	19900	0	0	0	0	2900	0	M1-2/R5B	5	5		0	0	0	3		22	0	0	17000	12
36	600	54	M1-1	11250	1.02	1	2700		8800	0	0	0	0	19900	0		26	26		0	0	0	17		5	0	0	2900	3
37	399	34	M1-3D	14000	1.45	5	10000		10000	0	0	2700	0	8800	0	M1-2/R5B	19	19		0	0	0	13	0	26	0	0	19900	17
38	399	13	M1-3D	7510	1.2	5	1500	0	7500	2	0	70000	0	0	22	Spcl M1-3/R	53	84	17	0	0	0	38	0	19	2700	0	8800	13
38	399	26	M1-3D	7510	0	5	0	0	0	0	0	1500	0	0	2	M1-2/R5D	15	23	5	0	0	0	0	17	84	70000	0	0	16
38 Total				15020	1.2		1500	0	7500	2	0	0	0	0	0	M1-3/R7X	38	38	8	0	0	0	17	17	23	1500	0	0	0
39	387	33	M1-3D	4750	0	5	0	0	0	0	0	1500	0	0	17		53	61	12	0	0	0	17		38	0	0	0	17
40	388	23	M1-3D	5000	0	5	0	0	0	0	0	0	0	0	0	M1-2/R5B	8	8	0	0	0	0	0	12	81	1500	0	0	0
TOTAL				542,000			36,196	0	261,451	34	22	277,832	61,470	183,011	724		1,301	1,577	167	173,582	39,773	2,475	1,134	0	8	6650	0	0	0
																								187	1,555	-104,309	-41,687	-180,536	410

Table 2B: Potential Development Sites

DUTCH KILLS RWCDS DRAFT 10-01-2007
POTENTIAL DEVELOPMENT SITES

SITE INFORMATION			EXISTING CONDITIONS							FUTURE NO-ACTION				FUTURE WITH ACTION (Inclusionary Housing)						INCREMENT				
Development Sites	Tax Block	Tax Lot	Existing Zoning	Lot Area (sf)	As-Built Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)	Commercial Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units: Base	Total Dwelling Units	Affordable Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Total Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)
39	408	9	M1-3D	5375	1.42	5	400	7256	0	0	400	0	7256	9	9		0	0	0	9	9	-400	0	-7256
39	408	109	M1-3D	505	0	5	0	0	0	0	0	0	0	1	1		0	0	0	1	1	0	0	0
39 Total				**5880**			**400**	**7256**		**0**	**400**	**0**	**7256**	**10**	**10**		**0**	**0**	**0**	**10**	**10**	**-400**	**0**	**-7256**
40	372	23	M1-3D	2784	1.98	5	0	5508	0	0	0	0	5508	8	8		0	0	0	8	8	0	0	-5508
40	372	21	M1-3D	2295	0.64	5	0	0	1	1	0	0	0	7	7		0	0	0	6	6	0	0	0
40	372	22	M1-3D	2663	0.79	5	0	621	1	1	0	0	621	8	8		0	0	0	7	7	0	0	-621
40 Total				**7742**			**0**	**6129**		**2**	**0**	**0**	**6129**	**23**	**23**		**0**	**0**	**0**	**21**	**21**	**0**	**0**	**-6129**
41	342	2	M1-1	24400	1.16	1	3875	24400	0	0	3875	0	24400	73	73		0	0	0	73	73	-3875	0	-24400
41 Total				**24400**			**3875**	**24400**		**0**	**3875**	**0**	**24400**	**73**	**73**		**0**	**0**	**0**	**73**	**73**	**-3875**	**0**	**-24400**
42	370	6	M1-3D	4000	2	5	0	8000	0	0	0	0	8000	7	7		0	0	0	7	7	0	0	-8000
42	370	7	M1-3D	2507	1.99	5	0	5000	0	0	0	0	5000	4	4		0	0	0	4	4	0	0	-5000
42 Total				**6507**			**0**	**13000**		**0**	**0**	**0**	**13000**	**11**	**11**		**0**	**0**	**0**	**11**	**11**	**0**	**0**	**-13000**
43	372	35	M1-3D	8000	0.55	5	1300	3100	0	0	1300	0	3100	24	24		0	0	0	24	24	-1300	0	-3100
43	372	33	M1-3D	2450	0.85	5	2075	0	0	0	2075	0	0	7	7		0	0	0	7	7	-2075	0	0
43 Total				**10450**			**3375**	**3100**		**0**	**3375**	**0**	**3100**	**31**	**31**		**0**	**0**	**0**	**31**	**31**	**-3375**	**0**	**-3100**
44	375	5	M1-3D	4885	0.99	5	0	4850	0	0	0	0	4850	10	10		0	0	0	10	10	0	0	-4850
44	375	1	M1-3D	4880	0.99	5	0	4850	0	0	0	0	4850	10	10		0	0	0	10	10	0	0	-4850
44 Total				**9765**			**0**	**9700**		**0**	**0**	**0**	**9700**	**20**	**20**		**0**	**0**	**0**	**20**	**20**	**0**	**0**	**-9700**
45	380	9	M1-3D	4400	1.14	5	624	4398	0	0	624	0	4398	13	13		0	0	0	13	13	-624	0	-4398
45	380	8	M1-3D	2264	0.85	5	1920	0	0	0	1920	0	0	7	7		0	0	0	7	7	-1920	0	0
45	380	7	M1-3D	2296	0.84	5	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
45 Total				**8960**			**2544**	**4398**		**2**	**2544**	**0**	**4398**	**27**	**27**		**0**	**0**	**0**	**25**	**25**	**-2544**	**0**	**-4398**
46	381	21	M1-3D	11175	0	5	0	0	0	0	5588	0	0	32	46		9499	0	0	32	46	3911	0	0
46	381	26	M1-3D	2816	0	5	0	0	0	0	1408	0	0	8	12		2394	0	0	8	12	986	0	0
46	381	27	M1-3D	5085	0	5	0	0	0	0	2543	0	0	15	21		4322	0	0	15	21	1779	0	0
46 Total				**19076**			**0**	**0**		**0**	**9539**	**0**	**0**	**55**	**79**	**16**	**16215**	**0**	**0**	**55**	**79**	**6676**	**0**	**0**
47	398	39	M1-3D	5008	0.96	5	4800	0	0	0	4800	0	0	8	8		0	0	0	8	8	-4800	0	0
47	398	38	M1-3D	2500	0.67	5	0	0	1	1	0	0	0	4	4		0	0	0	3	3	0	0	0
47 Total				**7508**			**4800**	**0**		**1**	**4800**	**0**	**0**	**12**	**12**		**0**	**0**	**0**	**11**	**11**	**-4800**	**0**	**0**
48	382	127	M1-3D	2250	1.17	5	0	0	2	2	0	0	0	8	11		0	0	0	6	9	0	0	0
48 Total				**2250**			**0**	**0**		**2**	**0**	**0**	**0**	**8**	**11**	**2**	**0**	**0**	**0**	**6**	**9**	**0**	**0**	**0**
49	381	16	M1-3D	2900	2	5	2000	3800	0	0	2000	0	3800	9	9		0	0	0	9	9	-2000	0	-3800
49	381	5	M1-3D	26476	1.13	5	10000	20000	0	0	10000	0	20000	99	99		0	0	0	99	99	-10000	0	-20000
49 Total				**29376**			**12000**	**23800**		**0**	**12000**	**0**	**23800**	**108**	**108**		**0**	**0**	**0**	**108**	**108**	**-12000**	**0**	**-23800**
51	368	15	M1-3D	4750	1.03	5	375	4532	0	0	375	0	4532	14	14		0	0	0	14	14	-375	0	-4532
51	368	17	M1-3D	2295	1.03	5	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
51 Total				**7045**			**375**	**4532**		**2**	**375**	**0**	**4532**	**21**	**21**		**0**	**0**	**0**	**19**	**19**	**-375**	**0**	**-4532**
52	368	24	M1-3D	4041	0.52	5	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
52	368	26	M1-3D	1833	0.99	5	0	0	3	3	0	0	0	3	3		0	0	0	0	0	0	0	0
52 Total				**5874**			**0**	**0**		**5**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**5**	**5**	**0**	**0**	**0**
53	369	32	M1-3D	2500	0.74	5	0	0	2	2	0	0	0	8	8		0	0	0	6	6	0	0	0
53	369	33	M1-3D	2500	0.77	5	0	0	2	2	0	0	0	8	8		0	0	0	6	6	0	0	0
53 Total				**5000**			**0**	**0**		**4**	**0**	**0**	**0**	**15**	**15**		**0**	**0**	**0**	**11**	**11**	**0**	**0**	**0**
54	369	3	M1-3D	2125	0.65	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
54	369	2	M1-3D	2125	0.81	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
54 Total				**4250**			**0**	**0**		**4**	**0**	**0**	**0**	**7**	**7**		**0**	**0**	**0**	**3**	**3**	**0**	**0**	**0**
55	369	23	M1-3D	2154	0.57	5	0	0	1	1	0	0	0	4	4		0	0	0	3	3	0	0	0
55	369	24	M1-3D	2063	0.85	5	0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
55 Total				**4217**			**0**	**0**		**3**	**0**	**0**	**0**	**7**	**7**		**0**	**0**	**0**	**4**	**4**	**0**	**0**	**0**
56	369	121	M1-3D	2060	1	5	0	2050	0	0	0	0	2050	3	3		0	0	0	3	3	0	0	-2050
56	369	22	M1-3D	2115	0.33	5	0	0	1	1	0	0	0	3	3		0	0	0	2	2	0	0	0
56 Total				**4175**			**0**	**2050**		**1**	**0**	**0**	**2050**	**7**	**7**		**0**	**0**	**0**	**6**	**6**	**0**	**0**	**-2050**
57	369	119	M1-3D	2004	0.2	5	0	0	0	0	0	0	0	3	3		0	0	0	3	3	0	0	0
57	369	20	M1-3D	2025	1.19	5	0	0	3	3	0	0	0	3	3		0	0	0	0	0	0	0	0
57 Total				**4029**			**0**	**0**		**3**	**0**	**0**	**0**	**7**	**7**		**0**	**0**	**0**	**4**	**4**	**0**	**0**	**0**
58	373	1	M1-3D	13865	1	5	3000	10800	0	0	3000	0	10800	42	42		0	0	0	42	42	-3000	0	-10800
58	373	47	M1-3D	6907	1.01	5	0	7000	0	0	0	0	7000	21	21		0	0	0	21	21	0	0	-7000
58 Total				**20772**			**3000**	**17800**		**0**	**3000**	**0**	**17800**	**62**	**62**		**0**	**0**	**0**	**62**	**62**	**-3000**	**0**	**-17800**
59	373	6	M1-3D	14250	0.99	5	0	14100	0	0	0	0	14100	43	43		0	0	0	43	43	0	0	-14100
59	373	45	M1-3D	2600	1.05	5	0	2717	0	0	0	0	2717	8	8		0	0	0	8	8	0	0	-2717
59 Total				**16850**			**0**	**16817**		**0**	**0**	**0**	**16817**	**51**	**51**		**0**	**0**	**0**	**51**	**51**	**0**	**0**	**-16817**
60	407	9	M1-3D	2007	0.76	5	0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
61	599	41	M1-1	4500	1	1	3000	1500	0	0	3000	0	1500	14	14		0	0	0	14	14	-3000	0	-1500
61	599	40	M1-1	2250	0.88	1	0	0	1	1	0	0	0	7	7		0	0	0	6	6	0	0	0
61 Total				**6750**			**3000**	**1500**		**1**	**3000**	**0**	**1500**	**20**	**20**		**0**	**0**	**0**	**19**	**19**	**-3000**	**0**	**-1500**
62	600	1	M1-1	3752	0.91	1	3420	0	0	0	3420	0	0	11	11		0	0	0	11	11	-3420	0	0
62	600	2	M1-1	1725	0.96	1	0	0	1	1	0	0	0	5	5		0	0	0	4	4	0	0	0
62 Total				**5477**			**3420**	**0**		**1**	**3420**	**0**	**0**	**16**	**16**		**0**	**0**	**0**	**15**	**15**	**-3420**	**0**	**0**
63	600	50	M1-1	4171	0.72	1	0	0	3	3	0	0	0	7	7		0	0	0	4	4	0	0	0
63	600	49	M1-1	1440	0.74	1	0	0	1	1	0	0	0	2	2		0	0	0	1	1	0	0	0
63 Total				**5611**			**0**	**0**		**4**	**0**	**0**	**0**	**9**	**9**		**0**	**0**	**0**	**5**	**5**	**0**	**0**	**0**

SITE INFORMATION			EXISTING CONDITIONS							FUTURE NO ACTION				FUTURE WITH ACTION (Inclusionary Housing)						INCREMENT				
Development Sites	Tax Block	Tax Lot	Existing Zoning	Lot Area (sf)	As Built Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)	Commercial Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units, Base	Total Dwelling Units	Affordable Dwelling Units	Commercial Floor Area (sf)	Community Facility Floo Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Total Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)
64	600	3	M1-1	2178	0.7	1	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
64	600	4	M1-1	2079	0.82	1	0	0	2	2	0	0	0	6	6		0	0	0	4	4	0	0	0
64 Total				**4257**			**0**	**0**		**4**	**0**	**0**	**0**	**13**	**13**		**0**	**0**	**0**	**9**	**9**	**0**	**0**	**0**
65	600	5	M1-1	3074	0.49	1	0	0	2	2	0	0	0	9	9		0	0	0	7	7	0	0	0
65	600	6	M1-1	2884	0.53	1	0	0	2	2	0	0	0	9	9		0	0	0	7	7	0	0	0
65	600	7	M1-1	2929	0.88	1	0	0	3	3	0	0	0	9	9		0	0	0	6	6	0	0	0
65 Total				**8887**			**0**	**0**		**7**	**0**	**0**	**0**	**27**	**27**		**0**	**0**	**0**	**20**	**20**	**0**	**0**	**0**
66	600	20	M1-1	3300	1.19	1	0	3920	0	0	0	0	3920	10	10		0	0	0	10	10	0	0	-3920
66	600	19	M1-1	2250	0.74	1	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
66 Total				**5550**			**0**	**3920**		**2**	**0**	**0**	**3920**	**17**	**17**		**0**	**0**	**0**	**15**	**15**	**0**	**0**	**-3920**
67	600	16	M1-1	9000	1	1	0	9000	0	0	0	0	9000	27	27		0	0	0	27	27	0	0	-9000
67	600	41	M1-1	3000	0.68	1	0	0	4	4	0	0	0	5	5		0	0	0	1	1	0	0	0
67 Total				**12000**			**0**	**9000**		**4**	**0**	**0**	**9000**	**32**	**32**		**0**	**0**	**0**	**28**	**28**	**0**	**0**	**-9000**
68	600	14	M1-1	5738	0.43	1	0	0	2	2	0	0	0	17	17		0	0	0	15	15	0	0	0
68	600	43	M1-1	3267	0.5	1	0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
68 Total				**9005**			**0**	**0**		**4**	**0**	**0**	**0**	**23**	**23**		**0**	**0**	**0**	**18**	**19**	**0**	**0**	**0**
69	601	26	M1-1	2700	0.62	1	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
69	601	25	M1-1	2500	0.67	1	0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
69 Total				**5200**			**0**	**0**		**5**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**3**	**4**	**0**	**0**	**0**
70	601	28	M1-1	2521	0.54	1	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
70	601	27	M1-1	2300	0.86	1	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
70 Total				**4821**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**10**	**4**	**0**	**0**	**0**
71	601	29	M1-1	2521	0.57	1	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
71	601	30	M1-1	2500	0.6	1	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
71 Total				**5021**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**11**	**4**	**0**	**0**	**0**
72	387	5	M1-3D	2625	0.95	5	0	2500	0	0	0	0	2500	5	5		0	0	0	5	5	0	0	-2500
72	387	6	M1-3D	2650	0.75	5	0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
72 Total				**5275**			**0**	**2500**		**2**	**0**	**0**	**2500**	**11**	**11**		**0**	**0**	**0**	**8**	**9**	**0**	**0**	**-2500**
73	384	7	M1-3D	2500	0.14	5	0	0	0	0	0	0	0	4	4		0	0	0	4	4	0	0	0
73	384	8	M1-3D	2624	1.06	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
73 Total				**5124**			**0**	**0**		**2**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**6**	**6**	**0**	**0**	**0**
74	386	4	M1-3D	2060	0.72	5	0	0	1	1	0	0	0	3	3		0	0	0	2	2	0	0	0
74	386	3	M1-3D	2523	0.73	5	0	0	1	1	0	0	0	4	4		0	0	0	3	3	0	0	0
74 Total				**4583**			**0**	**0**		**2**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**6**	**6**	**0**	**0**	**0**
75	386	15	M1-3D	2500	0.7	5	0	0	2	2	0	0	0	8	8		0	0	0	6	6	0	0	0
75	386	14	M1-3D	1665	0.72	5	0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
75 Total				**4165**			**0**	**0**		**4**	**0**	**0**	**0**	**12**	**12**		**0**	**0**	**0**	**8**	**8**	**0**	**0**	**0**
76	386	20	M1-3D	6685	0.6	5	0	0	5	5	0	0	0	11	11		0	0	0	6	6	0	0	0
76	386	19	M1-3D	2133	0.81	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
76 Total				**8818**			**0**	**0**		**7**	**0**	**0**	**0**	**15**	**15**		**0**	**0**	**0**	**8**	**8**	**0**	**0**	**0**
77	386	31	M1-3D	2500	0.63	5	0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
77	386	30	M1-3D	2500	0.8	5	0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
77 Total				**5000**			**0**	**0**		**4**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**6**	**6**	**0**	**0**	**0**
78	386	33	M1-3D	4040	0.14	5	0	576	0	0	0	0	576	8	8		0	0	0	8	8	0	0	-576
78	386	32	M1-3D	2500	0.95	5	0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
78 Total				**6540**			**0**	**576**		**2**	**0**	**0**	**576**	**13**	**13**		**0**	**0**	**0**	**11**	**11**	**0**	**0**	**-576**
79	386	23	M1-3D	4563	0.62	5	0	0	2	2	0	0	0	8	8		0	0	0	6	6	0	0	0
79	386	25	M1-3D	2356	0.85	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
79 Total				**6919**			**0**	**0**		**4**	**0**	**0**	**0**	**11**	**11**		**0**	**0**	**0**	**7**	**7**	**0**	**0**	**0**
80	385	2	M1-3D	2310	0.49	5	0	0	1	1	0	0	0	4	4		0	0	0	3	3	0	0	0
80	385	3	M1-3D	2510	0.77	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
80 Total				**4820**			**0**	**0**		**3**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**5**	**5**	**0**	**0**	**0**
81	385	22	M1-3D	5000	0.67	5	0	0	1	1	0	0	0	8	8		0	0	0	7	7	0	0	0
81	385	21	M1-3D	2340	0.76	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
81 Total				**7340**			**0**	**0**		**3**	**0**	**0**	**0**	**12**	**12**		**0**	**0**	**0**	**9**	**9**	**0**	**0**	**0**
82	383	19	M1-3D	2250	0.68	5	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
82	383	20	M1-3D	2254	0.68	5	0	0	1	1	0	0	0	7	7		0	0	0	6	6	0	0	0
82 Total				**4504**			**0**	**0**		**3**	**0**	**0**	**0**	**14**	**14**		**0**	**0**	**0**	**11**	**11**	**0**	**0**	**0**
83	383	16	M1-3D	2250	0.57	5	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
83	383	17	M1-3D	2250	0.59	5	0	0	1	1	0	0	0	7	7		0	0	0	6	6	0	0	0
83 Total				**4500**			**0**	**0**		**3**	**0**	**0**	**0**	**14**	**14**		**0**	**0**	**0**	**11**	**11**	**0**	**0**	**0**
84	382	11	M1-3D	9100	1.21	5	0	11000	0	0	0	0	11000	27	27		0	0	0	27	27	0	0	-11000
84	382	6	M1-3D	2487	0.73	5	0	0	1	1	0	0	0	7	7		0	0	0	6	6	0	0	0
84 Total				**11587**			**0**	**11000**		**1**	**0**	**0**	**11000**	**35**	**35**		**0**	**0**	**0**	**34**	**34**	**0**	**0**	**-11000**
85	382	14	M1-3D	2209	0	5	0	0	0	0	0	0	0	5	5		1878	0	0	5	5	1878	0	0
85	382	15	M1-3D	2242	0.45	5	0	0	2	2	0	0	0	5	5		1906	0	0	3	3	1906	0	0
85	382	13	M1-3D	2190	0.91	5	0	2000	0	0	0	0	2000	5	5		1862	0	0	5	5	1862	0	-2000
85 Total				**6641**			**0**	**2000**		**2**	**0**	**0**	**2000**	**14**	**14**		**5645**	**0**	**0**	**12**	**12**	**5645**	**0**	**-2000**
86	382	22	M1-3D	2250	0.93	5	0	0	2	2	0	0	0	8	11		0	0	0	6	9	0	0	0
86	382	21	M1-3D	2252	0.95	5	0	0	2	2	0	0	0	8	11		0	0	0	6	9	0	0	0
86 Total				**4502**			**0**	**0**		**4**	**0**	**0**	**0**	**17**	**23**	**5**	**0**	**0**	**0**	**12**	**19**	**0**	**0**	**0**

SITE INFORMATION			EXISTING CONDITIONS							FUTURE NO-ACTION				FUTURE WITH ACTION (Inclusionary Housing)						INCREMENT				
Development Sites	Tax Block	Tax Lot	Existing Zoning	Lot Area (sf)	As-Built Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)	Commercial Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units: Base	Total Dwelling Units	Affordable Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Total Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)
87	394	48	M1-3D	3505	0.35	5	0	0	0	0	0	1219	0	7	7		0	0	0		7	7	0	-1219	0
87	394	47	M1-3D	2502	0.36	5	900	0	0	0	900	0	0	5	5		0	0	0		5	5	-900	0	0
87 Total				**6007**			**900**	**0**		**0**	**900**	**1219**	**0**	**12**	**12**		**0**	**0**	**0**		**12**	**12**	**-900**	**-1219**	**0**
88	394	45	M1-3D	2594	0.55	5	0	0	2	2	0	0	0	5	5		0	0	0		3	3	0	0	0
88	394	46	M1-3D	2510	0.89	5	0	0	2	2	0	0	0	5	5		0	0	0		3	3	0	0	0
88 Total				**5104**			**0**	**0**		**4**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**		**6**	**6**	**0**	**0**	**0**
89	395	26	M1-3D	3763	2	5	3763	3763	0	0	3763	0	3763	8	8		0	0	0		8	8	-3763	0	-3763
89	395	17	M1-3D	2504	1	5	0	2500	0	0	0	0	2500	4	4		0	0	0		4	4	0	0	-2500
89 Total				**6267**			**3763**	**6263**		**0**	**3763**	**0**	**6263**	**12**	**12**		**0**	**0**	**0**		**12**	**12**	**-3763**	**0**	**-6263**
90	396	21	M1-3D	2521	0.6	5	0	0	1	1	0	0	0	5	5		0	0	0		4	4	0	0	0
90	396	22	M1-3D	2521	0.79	5	0	0	3	3	0	0	0	5	5		0	0	0		2	2	0	0	0
90 Total				**5042**			**0**	**0**		**4**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**		**6**	**6**	**0**	**0**	**0**
91	397	1	M1-3D	2523	0.63	5	0	0	2	2	0	0	0	5	5		0	0	0		3	3	0	0	0
91	397	2	M1-3D	2523	0.7	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
91 Total				**5046**			**0**	**0**		**4**	**0**	**0**	**0**	**9**	**9**		**0**	**0**	**0**		**5**	**5**	**0**	**0**	**0**
92	397	3	M1-3D	2523	0.55	5	0	0	1	1	0	0	0	4	4		0	0	0		3	3	0	0	0
92	397	4	M1-3D	2523	0.61	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
92 Total				**5046**			**0**	**0**		**3**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**5**	**5**	**0**	**0**	**0**
93	397	10	M1-3D	2523	0.54	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
93	397	7	M1-3D	7510	0.63	5	2250	1500	2	2	2250	0	1500	12	12		0	0	0		10	10	-2250	0	-1500
93 Total				**10033**			**2250**	**1500**		**4**	**2250**	**0**	**1500**	**17**	**17**		**0**	**0**	**0**		**13**	**13**	**-2250**	**0**	**-1500**
94	397	11	M1-3D	2523	0.62	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
94	397	12	M1-3D	2523	0.67	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
94 Total				**5046**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**4**	**4**	**0**	**0**	**0**
95	397	17	M1-3D	2521	0.99	5	0	2500	0	0	0	0	2500	5	5		0	0	0		5	5	0	0	-2500
95	397	18	M1-3D	2521	0.75	5	0	0	3	3	0	0	0	5	5		0	0	0		2	2	0	0	0
95 Total				**5042**			**0**	**2500**		**3**	**0**	**0**	**2500**	**10**	**10**		**0**	**0**	**0**		**7**	**7**	**0**	**0**	**-2500**
96	397	22	M1-3D	5000	0.29	5	0	0	2	2	0	0	0	8	8		0	0	0		6	6	0	0	0
96	397	21	M1-3D	2521	0.69	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
96 Total				**7521**			**0**	**0**		**4**	**0**	**0**	**0**	**12**	**12**		**0**	**0**	**0**		**8**	**8**	**0**	**0**	**0**
97	397	25	M1-3D	2521	0.63	5	0	0	1	1	0	0	0	4	4		0	0	0		3	3	0	0	0
97	397	24	M1-3D	2521	0.89	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
97 Total				**5042**			**0**	**0**		**3**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**5**	**5**	**0**	**0**	**0**
98	397	26	M1-3D	2521	0.56	5	0	0	1	1	0	0	0	4	4		0	0	0		3	3	0	0	0
98	397	27	M1-3D	2521	0.56	5	0	0	1	1	0	0	0	4	4		0	0	0		3	3	0	0	0
98 Total				**5042**			**0**	**0**		**2**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**6**	**6**	**0**	**0**	**0**
99	397	29	M1-3D	2521	0.49	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
99	397	28	M1-3D	2521	0.94	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
99 Total				**5042**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**4**	**4**	**0**	**0**	**0**
100	398	34	M1-3D	2523	0.63	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
100	398	35	M1-3D	2523	0.7	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
100 Total				**5046**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**4**	**4**	**0**	**0**	**0**
101	398	31	M1-3D	2523	0.57	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
101	398	32	M1-3D	2505	0.8	5	1000	0	1	1	1000	0	0	4	4		0	0	0		2	2	0	0	0
101 Total				**5028**			**1000**	**0**		**3**	**1000**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**4**	**4**	**0**	**0**	**0**
102	398	22	M1-3D	7575	0.32	5	0	0	2	2	0	0	0	15	15		0	0	0		3	3	-1000	0	0
102	398	24	M1-3D	2521	0.99	5	0	0	1	1	0	0	0	5	5		0	0	0		5	5	**-1000**	**0**	**0**
102 Total				**10096**			**0**	**0**		**3**	**0**	**0**	**0**	**20**	**20**		**0**	**0**	**0**		**13**	**13**	**0**	**0**	**0**
103	407	11	M1-3D	5600	1	5	0	5600	0	0	0	0	5600	9	9		0	0	0		4	4	0	0	0
103	407	13	M1-3D	2510	1	5	0	2500	0	0	0	0	2500	4	4		0	0	0		4	4	0	0	0
103 Total				**8110**			**0**	**8100**		**0**	**0**	**0**	**8100**	**13**	**13**		**0**	**0**	**0**		**17**	**17**	**0**	**0**	**0**
104	375	29	M1-3D	3065	0.98	5	0	3000	0	0	0	0	3000								9	9	0	0	-5600
104	375	30	M1-3D	4880	1	5	0	4880	0	0	0	0	4880								4	4	0	0	-2500
104 Total				**7945**			**7880**	**7880**		**0**	**0**	**0**	**7880**								**13**	**13**	**0**	**0**	**-8100**
105	408	31	M1-3D	2523	0.48	5	0	0	1	1	0	0	0	**16**	**16**		**0**	**0**	**0**		**16**	**16**	**0**	**0**	**-7880**
105	408	32	M1-3D	2523	0.52	5	0	0	2	2	0	0	0	4	4		0	0	0		3	3	0	0	0
105 Total				**5046**			**0**	**0**		**3**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**5**	**5**	**0**	**0**	**0**
106	408	34	M1-3D	2523	0.49	5	0	0	1	1	0	0	0	4	4		0	0	0		3	3	0	0	0
106	408	33	M1-3D	2523	0.86	5	0	0	2	2	0	0	0	4	4		0	0	0		2	2	0	0	0
106 Total				**5046**			**0**	**0**		**3**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**		**5**	**5**	**0**	**0**	**0**
107	408	25	M1-3D	2521	0.26	5	0	0	1	1	0	0	0	5	5		0	0	0		4	4	0	0	0
107	408	24	M1-3D	2521	0.73	5	616	0	2	2	616	0	0	5	5		0	0	0		3	3	-616	0	0
107 Total				**5042**			**616**	**0**		**3**	**616**	**0**	**0**	**10**	**10**		**0**	**0**	**0**		**7**	**7**	**-616**	**0**	**0**
108	408	26	M1-3D	5000	1	5	5000	0	0	0	5000	0	0	10	10		0	0	0		10	10	-5000	0	0
108	408	28	M1-3D	2500	0.49	5	0	0	1	1	0	0	0	5	5		0	0	0		4	4	0	0	0
108 Total				**7500**			**5000**	**0**		**1**	**5000**	**0**	**0**	**15**	**15**		**0**	**0**	**0**		**14**	**14**	**-5000**	**0**	**0**
109	407	34	M1-3D	2504	0.62	5	0	0	1	1	0	0	0	5	5		0	0	0		4	4	0	0	0
109	407	33	M1-3D	2504	0.74	5	0	0	2	2	0	0	0	5	5		0	0	0		3	3	0	0	0
109 Total				**5008**			**0**	**0**		**3**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**		**7**	**7**	**0**	**0**	**0**
110	406	12	M1-3D	45200	0.53	5	4000	19840	0	0	4000	0	19840	90	90		0	0	0		90	90	-4000	0	-19840
110	406	29	M1-3D	2521	0.56	5	0	0	3	3	0	0	0	5	5		0	0	0		2	2	0	0	0
110 Total				**47721**			**4000**	**19840**		**3**	**4000**	**0**	**19840**	**95**	**95**		**0**	**0**	**0**		**92**	**92**	**-4000**	**0**	**-19840**

SITE INFORMATION			EXISTING CONDITIONS						FUTURE NO-ACTION				FUTURE WITH ACTION (Inclusionary Housing)						INCREMENT				
Development Sites	Tax Block	Tax Lot	Existing Zoning	Lot Area (sf)	As-Built Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)	Commercial Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units, Base	Total Dwelling Units	Affordable Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Total Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)
111	405	10	M1-3D	2521	0.4	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
111	405	9	M1-3D	2521	0.76	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
111 Total				**5042**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**4**	**4**	**0**	**0**	**0**
112	405	17	M1-3D	2521	0.63	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
112	405	16	M1-3D	2521	0.72	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
112 Total				**5042**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**4**	**4**	**0**	**0**	**0**
113	405	34	M1-3D	4146	1	5	0	4146	0	0	0	0	4146	7	7		0	0	0	7	7	0	0	-4146
113	405	33	M1-3D	2439	0.45	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
113 Total				**6585**			**0**	**4146**		**2**	**0**	**0**	**4146**	**11**	**11**		**0**	**0**	**0**	**9**	**9**	**0**	**0**	**-4146**
114	405	32	M1-3D	2523	0.34	5	0	0	1	1	0	0	0	4	4		0	0	0	3	3	0	0	0
114	405	31	M1-3D	2523	0.8	5	0	0	1	1	0	0	0	4	4		0	0	0	3	3	0	0	0
114 Total				**5046**			**0**	**0**		**2**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**6**	**6**	**0**	**0**	**0**
115	371	19	M1-3D	4985	1	5	0	4985	0	0	0	0	4985	15	15		0	0	0	15	15	0	0	-4985
115	371	17	M1-3D	3360	0.98		0	3280	0	0	0	0	3280	10	10		0	0	0	10	10	0	0	-3280
115 Total				**8345**			**0**	**8265**		**0**	**0**	**0**	**8265**	**25**	**25**		**0**	**0**	**0**	**25**	**25**	**0**	**0**	**-8265**
116	408	21	M1-3D	3529	0.77	5	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
116	408	23	M1-3D	2521	0.89		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
116 Total				**6050**			**0**	**0**		**4**	**0**	**0**	**0**	**12**	**12**		**0**	**0**	**0**	**8**	**8**	**0**	**0**	**0**
117	368	22	M1-3D	4980	1	5	0	4980	0	0	0	0	4980	15	15		0	0	0	15	15	0	0	-4980
117	368	21	M1-3D	2800	0.89		0	2500	0	0	0	0	2500	8	8		0	0	0	8	8	0	0	-2500
117 Total				**7780**			**0**	**7480**		**0**	**0**	**0**	**7480**	**23**	**23**		**0**	**0**	**0**	**23**	**23**	**0**	**0**	**-7480**
118	382	24	M1-3D	6840	1.46	5	2000	8000	0	0	2000	0	8000	26	34		0	0	0	26	34	-2000	0	-8000
118	382	27	M1-3D	2250	1.17		0	0	2	2	0	0	0	8	11		0	0	0	6	9	0	0	0
118 Total				**9090**			**2000**	**8000**		**2**	**2000**	**0**	**8000**	**34**	**45**	**9**	**0**	**0**	**0**	**32**	**43**	**-2000**	**0**	**-8000**
119	383	24	M1-3D	4500	1.5	5	1750	5000	0	0	1750	0	5000	14	14		0	0	0	14	14	-1750	0	-5000
119	383	26	M1-3D	2250	1.16		1800	800	0	0	1800	0	800	7	7		0	0	0	7	7	-1800	0	-800
119 Total				**6750**			**3550**	**5800**		**0**	**3550**	**0**	**5800**	**20**	**20**		**0**	**0**	**0**	**21**	**20**	**-3550**	**0**	**-5800**
120	387	24	M1-3D	4033	0.37	5	0	0	3	3	0	0	0	12	12		0	0	0	9	9	0	0	0
120	387	25	M1-3D	1770	1.06		0	0	3	3	0	0	0	5	5		0	0	0	2	2	0	0	0
120 Total				**5803**			**0**	**0**		**6**	**0**	**0**	**0**	**17**	**17**		**0**	**0**	**0**	**11**	**11**	**0**	**0**	**0**
121	601	19	M1-1	1683	0.63	1	0	0	2	2	0	0	0				0							
121	601	20	M1-1	1717	0.62	1	0	0	1	1	0	0	0				0							
121 Total				**3400**			**0**	**0**		**3**	**0**	**0**	**0**	**6**	**6**		**0**	**0**	**0**	**3**	**3**	**0**	**0**	**0**
122	397	31	M1-3D	5475	0.57	5	0	0	3	3	0	0	0	11	11		0	0	0	8	8	0	0	0
122	397	30	M1-3D	2017	1.8		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
122 Total				**7492**			**0**	**0**		**6**	**0**	**0**	**0**	**15**	**15**		**0**	**0**	**0**	**9**	**9**	**0**	**0**	**0**
123	408	38	M1-3D	7509	0.74	5	2904	0	0	0	2904	0	0	12	12		0	0	0	12	12	-2904	0	0
123	408	37	M1-3D	2523	1.14		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
123 Total				**10032**			**2904**	**0**		**3**	**2904**	**0**	**0**	**17**	**17**		**0**	**0**	**0**	**14**	**14**	**-2904**	**0**	**0**
124	367	40	M1-3D	4210	0.73	5	800	0	3	3	800	0	0	13	13		0	0	0	10	10	-800	0	0
124	367	42	M1-3D	2500	1		0	0	0	0	0	2500	0	8	8		0	0	0	8	8	0	-2500	0
124 Total				**6710**			**800**	**0**		**3**	**800**	**2500**	**0**	**20**	**20**		**0**	**0**	**0**	**17**	**17**	**-800**	**-2500**	**0**
125	407	16	M1-3D	2533	0.99		0	2500	0	0	0	0	2500	5	5		0	0	0	5	5	0	0	-2500
125	407	17	M1-3D	2504	0.74		0	0	3	3	0	0	0	5	5		0	0	0	2	2	0	0	0
125 Total				**5037**			**0**	**2500**		**3**	**0**	**0**	**2500**	**10**	**10**		**0**	**0**	**0**	**7**	**7**	**0**	**0**	**-2500**
126	369	113	M1-3D	1500	1.27		0	0	3	3	0	0	0	3	3		0	0	0	0	0	0	0	0
126	369	211	M1-3D	1406	1.62		0	0	3	3	0	0	0	3	3		0	0	0	0	0	0	0	0
126 Total				**2906**			**0**	**0**		**6**	**0**	**0**	**0**	**6**	**6**		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
127	407	35	M1-3D	2504	0.96		0	0	3	3	0	0	0	5	5		0	0	0	2	2	0	0	0
127	407	36	M1-3D	2504	0.67		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
127 Total				**5008**			**0**	**0**		**5**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**5**	**5**	**0**	**0**	**0**
128	398	29	M1-3D	2523	0.94		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
128	398	30	M1-3D	2523	0.95		0	0	3	3	0	0	0	5	5		0	0	0	3	3	0	0	0
128 Total				**5046**			**0**	**0**		**5**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**6**	**6**	**0**	**0**	**0**
129	396	23	M1-3D	2521	0.52		0	0	1	1	0	0	0	5	5		0	0	0	4	4	0	0	0
129	396	24	M1-3D	2500	3		7500	0	0	0	7500	0	0	5	5		0	0	0	5	5	-7500	0	0
129 Total				**5021**			**7500**	**0**		**1**	**7500**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**9**	**9**	**-7500**	**0**	**0**
130	395	1	M1-3D	1502	0.97		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
130	395	2	M1-3D	1502	0.97		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
130 Total				**3004**			**0**	**0**		**4**	**0**	**0**	**0**	**6**	**6**		**0**	**0**	**0**	**2**	**2**	**0**	**0**	**0**
131	395	3	M1-3D	1502	0.97		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
131	395	4	M1-3D	1502	0.97		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
131 Total				**3004**			**0**	**0**		**4**	**0**	**0**	**0**	**6**	**6**		**0**	**0**	**0**	**2**	**2**	**0**	**0**	**0**
132	395	5	M1-3D	1502	0.97		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
132	395	36	M1-3D	2504	0.51		638	0	1	1	638	0	0	5	5		0	0	0	4	4	-638	0	0
132 Total				**4006**			**638**	**0**		**3**	**638**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**5**	**5**	**-638**	**0**	**0**
133	395	31	M1-3D	2504	0.66		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
133	388	19	M1-3D	2504	0.92		0	0	3	3	0	0	0	5	5		0	0	0	2	2	0	0	0
133 Total				**5008**			**0**	**0**		**5**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**5**	**5**	**0**	**0**	**0**
134	388	20	M1-3D	1606	0.75		0	0	1	1	0	0	0	3	3		0	0	0	2	2	0	0	0
134	386	12	M1-3D	1665	0.76		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
134	386	13	M1-3D	1665	0.81		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
134 Total				**4936**			**0**	**0**		**5**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**4**	**5**	**0**	**0**	**0**

SITE INFORMATION			EXISTING CONDITIONS						FUTURE NO-ACTION				FUTURE WITH ACTION (Inclusionary Housing)						INCREMENT				
Development Sites	Tax Block	Tax Lot	Existing Zoning	Lot Area (sf)	As-Built Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)	Commercial Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Dwelling Units	Commercial Floor Area (sf)	Community Facilty Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units: Base	Total Dwelling Units	Affordable Dwelling Units	Commercial Floor Area (sf)	Community Facilty Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Total Dwelling Units	Commercial Floor Area (sf)	Community Facilty Floor Area (sf)	Industrial Floor Area (sf)
135	386	16	M1-3D	2019	0.99		0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
135	386	17	M1-3D	2094	0.92		0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
135 Total				**4113**			**0**	**0**		**4**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**4**	**4**	**0**	**0**	**0**
136	384	5	M1-3D	2622	0.93		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
136	384	6	M1-3D	2500	0.7		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
136 Total				**5122**			**0**	**0**		**4**	**0**	**0**	**0**	**10**	**10**		**0**	**0**	**0**	**6**	**6**	**0**	**0**	**0**
137	383	11	M1-3D	2149	1.32		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
137	383	12	M1-3D	2149	0.34		0	0	1	1	0	0	0	4	4		0	0	0	3	3	0	0	0
137 Total				**4298**			**0**	**0**		**4**	**0**	**0**	**0**	**9**	**9**		**0**	**0**	**0**	**4**	**5**	**0**	**0**	**0**
138	383	33	M1-3D	1691	1.36		0	0	2	2	0	0	0	3	3		0	0	0	1	1	0	0	0
138	383	1	M1-3D	2251	1.12		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
138 Total				**3942**			**0**	**0**		**4**	**0**	**0**	**0**	**7**	**7**		**0**	**0**	**0**	**4**	**3**	**0**	**0**	**0**
139	381	11	M1-3D	2315	2.14		4950	0	0	0	4950	0	0	5	5		0	0	0	5	5	-4950	0	0
139	381	12	M1-3D	2296	0.8		0	0	3	3	0	0	0	5	5		0	0	0	2	2	0	0	0
139 Total				**4611**			**4950**	**0**		**3**	**4950**	**0**	**0**	**9**	**9**		**0**	**0**	**0**	**7**	**6**	**-4950**	**0**	**0**
140	380	5	M1-3D	2155	0.92		1000	0	2	2	1000	0	0	4	4		0	0	0	2	2	-1000	0	0
140	380	6	M1-3D	2296	1.1		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
140 Total				**4451**			**1000**	**0**		**4**	**1000**	**0**	**0**	**9**	**9**		**0**	**0**	**0**	**5**	**5**	**-1000**	**0**	**0**
141	374	48	M1-3D	2117	0.99		0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
141	374	49	M1-3D	2117	1.17		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
141 Total				**4234**			**0**	**0**		**5**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**3**	**3**	**0**	**0**	**0**
142	374	50	M1-3D	2167	1.38		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
142	374	51	M1-3D	2167	0.91		0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
142 Total				**4334**			**0**	**0**		**5**	**0**	**0**	**0**	**9**	**9**		**0**	**0**	**0**	**3**	**4**	**0**	**0**	**0**
143	374	46	M1-3D	2069	1.28		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
143	374	47	M1-3D	2094	1.26		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
143 Total				**4163**			**0**	**0**		**6**	**0**	**0**	**0**	**8**	**8**		**0**	**0**	**0**	**2**	**2**	**0**	**0**	**0**
144	372	3	M1-3D	1865	1.98		1850	1850	0	0	1850	0	1850	4	4		0	0	0	4	4	-1850	0	-1850
144	372	4	M1-3D	3470	0.46		0	1600	0	0	0	0	1600	7	7		0	0	0	7	7	0	0	-1600
144 Total				**5335**			**1850**	**3450**		**0**	**1850**	**0**	**3450**	**11**	**11**		**0**	**0**	**0**	**11**	**11**	**-1850**	**0**	**-3450**
145	370	34	M1-3D	2354	0.71		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
145	370	35	M1-3D	2317	1.08		0	0	1	1	0	0	0	5	5		0	0	0	4	4	0	0	0
145 Total				**4671**			**0**	**0**		**3**	**0**	**0**	**0**	**9**	**9**		**0**	**0**	**0**	**7**	**6**	**0**	**0**	**0**
146	368	9	M1-3D	2712	0.74		0	0	2	2	0	0	0	5	5		0	0	0	3	3	0	0	0
146	368	10	M1-3D	2647	0.85		0	0	3	3	0	0	0	5	5		0	0	0	2	2	0	0	0
146 Total				**5359**			**0**	**0**		**5**	**0**	**0**	**0**	**11**	**11**		**0**	**0**	**0**	**5**	**6**	**0**	**0**	**0**
147	600	22	M1-1	1980	1.28		0	0	3	3	0	0	0	4	4		0	0	0	1	1	0	0	0
147	600	23	M1-1	1590	1.49		972	0	3	3	972	0	0	3	3		0	0	0	0	0	-972	0	0
147 Total				**3570**			**972**	**0**		**6**	**972**	**0**	**0**	**7**	**7**		**0**	**0**	**0**	**1**	**1**	**-972**	**0**	**0**
148	600	24	M1-1	1590	1.46		0	0	3	3	0	0	0	3	3		0	0	0	0	0	0	0	0
148	600	25	R5	1590	1.46		0	0	3	3	0	0	0	3	3		0	0	0	0	0	0	0	0
148 Total				**3180**			**0**	**0**		**6**	**0**	**0**	**0**	**6**	**6**		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
149	600	39	M1-1	2250	2.5		0	0	6	6	0	0	0	5	5		0	0	0	-1	-1	0	0	0
149	600	48	M1-1	1440	1.17		0	0	1	1	0	0	0	3	3		0	0	0	2	2	0	0	0
149 Total				**3690**			**0**	**0**		**7**	**0**	**0**	**0**	**7**	**7**		**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
150	600	116	M1-1	290	0		0	0	0	0	0	0	0	1	1		0	0	0	1	1	0	0	0
150	600	148	M1-1	1440	1.17		0	0	1	1	0	0	0	3	3		0	0	0	2	2	0	0	0
150 Total				**1730**			**0**	**0**		**1**	**0**	**0**	**0**	**3**	**3**		**0**	**0**	**0**	**3**	**2**	**0**	**0**	**0**
151	369	14	M1-3D	2440	1.1		800	0	2	2	800	0	0	5	5		0	0	0	3	3	-800	0	0
151	369	15	M1-3D	2440	1.24		0	3020	0	0	0	0	3020	5	5		0	0	0	5	5	0	0	-3020
151 Total				**4880**			**800**	**3020**		**2**	**800**	**0**	**3020**	**10**	**10**		**0**	**0**	**0**	**13**	**8**	**-800**	**0**	**-3020**
152	380	11	M1-3D	2500	1.65	5	1375	0	2	2	1375	0	0	8	8		0	0	0	6	6	-1375	0	0
153	407	10	M1-3D	2425	0.66	5	0	0	2	2	0	0	0	4	4		0	0	0	2	2	0	0	0
154	368	1	M1-3D	4500	2	5	9000	0	0	0	9000	0	0	14	14		0	0	0	14	14	-9000	0	0
155	376	1	M1-3D	82000	2.66	5	0	218000	0	0	218000	0	0	239	325	78	20500	0	0	239	325	-197500	0	0
156	385	1	M1-3D	3550	0.91	5	700	0	3	3	700	0	0	7	7		0	0	0	4	4	-700	0	0
157	408	1	M1-3D	10000	2.4	5	0	17320	0	0	23980	0	0	20	20		0	0	0	20	20	-23980	0	0
158	383	2	M1-3D	9050	2.24	5	0	20250	0	0	20250	0	0	20	20		0	0	0	20	20	-20250	0	0
159	387	2	M1-3D	6500	0.85	5	0	5520	0	0	0	0	5520	13	13		0	0	0	13	13	0	0	-5520
160	399	1	M1-3D	3200	1.09	5	0	0	0	0	0	0	0				0							
160	399	3	M1-3D	7500	1.22	5	1835	7326	0	0	1835	0	7326				0							
160				**10700**			**1835**	**7326**		**0**	**1835**	**0**	**7326**				**0**							
161	370	4	M1-3D	3509	0.52	5	0	0	2	2	0	0	0	**32**	**32**		**0**	**0**	**0**	**32**	**32**	**-1835**	**0**	**-7326**
162	383	5	M1-3D	7000	1.1	5	1695	6030	0	0	1695	0	6030	6	6		0	0	0	4	4	0	0	0
163	397	5	M1-3D	5046	0.44	5	0	0	3	3	0	0	0	14	14		0	0	0	14	14	-1695	0	-6030
164	407	5	M1-3D	5000	1.56	5	2000	5800	0	0	2000	0	5800	8	8		0	0	0	5	5	0	0	0
165	395	6	M1-3D	17500	2.06	5	4600	31500	0	0	4600	0	31500	15	15		0	0	0	15	15	-2000	0	-5800
166	384	22	M1-3D	12500	2.96	5	0	36973	0	0	36973	0	0	35	35		0	0	0	35	35	-4600	0	-31500
167	405	7	M1-3D	5042	1.14	5	864	2000	3	3	864	0	2000	25	25		10625	0	0	25	25	-26348	0	0
168	374	8	M1-3D	7805	1.13	5	0	6000	0	0	0	0	6000	15	15		0	0	0	12	12	-864	0	-2000
169	381	9	M1-3D	4685	0.49	5	0	0	0	0	0	0	0	16	16		0	0	0	16	16	0	0	-6000
170	374	12	M1-3D	20500	0.88	5	0	18100	0	0	0	0	18100	14	14		0	0	0	11	11	0	0	0
171	600	12	M1-1	5800	0.46	1	0	0	2	2	0	0	0	0	0		0	41000	0	0	0	0	41000	-18100
172	405	13	M1-3D	12500	0.74	5	7700	1500	0	0	7700	0	1500	17	17		0	0	0	15	15	0	0	0
173	383	14	M1-3D	4400	1.32	5	0	5795	0	0	0	0	5795	21	21		0	0	0	21	21	-7700	0	-1500
														13	13		0	0	0	13	13	0	0	-5795

SITE INFORMATION			EXISTING CONDITIONS						FUTURE NO-ACTION				FUTURE WITH ACTION (Inclusionary Housing)						INCREMENT				
Development Sites	Tax Block	Tax Lot	Existing Zoning	Lot Area (sf)	As-Built Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)	Commercial Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units: Base	Total Dwelling Units	Affordable Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)	Dwelling Units	Total Dwelling Units	Commercial Floor Area (sf)	Community Facility Floor Area (sf)	Industrial Floor Area (sf)
174	408	14	M1-3D	4292	0.99	5	0	4258	0	0	0	0	4258	7	7		0	0	0	7	7	0	0	-4258
175	371	15	M1-3D	3820	0.95	5	0	3615	0	0	0	0	3615	11	11		0	0	0	11	11	0	0	-3615
176	382	17	M1-3	4473	0.41	5	0	0	2	2	0	0	0	13	13		0	0	0	11	11	0	0	0
177	367	17	M1-3D	3940	1	5	0	3940	0	0	0	0	3940	12	12		0	0	0	12	12	0	0	-3940
178	368	19	M1-3D	4450	1	5	0	0	0	0	0	0	0	13	13		0	0	0	13	13	0	0	0
179	374	18	M1-3D	4940	1.14	5	520	0	5	5	520	0	0	15	15		0	0	0	10	10	-520	0	0
180	385	18	M1-3D	5000	2.8	5	0	14000	0	0	0	0	14000	15	15		0	0	0	15	15	0	0	-14000
181	396	18	M1-3D	7500	1.21	5	1600	7500	0	0	1600	0	7500	15	15		0	0	0	15	15	-1600	0	-7500
182	382	19	M1-3D	4750	1.77	5	2000	6400	0	0	2000	0	6400	14	14		0	0	0	14	14	-2000	0	-6400
183	387	19	M1-3D	7570	0.99	5	2000	5500	0	0	2000	0	5500	23	23		0	0	0	23	23	-2000	0	-5500
184	407	19	M1-3D	5008	1.5	5	0	7500	0	0	0	0	7500	8	8		0	0	0	8	8	0	0	-7500
185	370	20	M1-3D	15000	1.8	5	5625	21340	0	0	5625	0	21340	25	25		0	0	0	25	25	-5625	0	-21340
186	374	20	M1-3D	7525	1.17	5	0	0	0	0	0	0	0	23	23		0	0	0	23	23	0	0	0
187	375	20	M1-3D	9900	1.99	5	0	19660	0	0	0	0	19660	30	30		0	0	0	30	30	0	0	-19660
188	407	21	M1-3D	5000	2	5	2000	8000	0	0	2000	0	8000	10	10		0	0	0	10	10	-2000	0	-8000
189	383	22	M1-3D	6754	1	5	750	6000	0	0	750	0	6000	20	20		0	0	0	20	20	-750	0	-6000
190	371	23	M1-3D	6210	1.31	5	1920	6210	0	0	1920	0	6210	19	19		0	0	0	19	19	-1920	0	-6210
191	374	23	M1-3D	5700	1.21	5	1200	5700	0	0	1200	0	5700	17	17		0	0	0	17	17	1200	0	-5700
192	377	23	M1-3D	20530	0.32	5	0	6500	0	0	123180	0	0	77	103	21	0	0	0	77	103	-123180	0	0
193	395	23	M1-3D	5008	1	5	0	5000	0	0	0	0	5000	10	10		0	0	0	10	10	0	0	-5000
194	406	24	M1-3D	12500	1	5	12500	0	0	0	12500	0	0	38	38		0	0	0	38	38	-12500	0	0
195	380	13	M1-3D	3729	0	5	0	0	0	0	1865	0	0	11	15	3	3170	0	0	11	15	1305	0	0
196	367	27	M1-3D	18276	0.99	5	2000	16170	0	0	2000	0	16170	55	55		0	0	0	55	55	-2000	0	-16170
197	371	27	M1-3D	4279	3	5	4285	8570	0	0	4285	0	8570	7	7		0	0	0	7	7	-4285	0	-8570
198	398	27	M1-3D	5046	0.53	5	1343	0	2	2	1343	0	0	10	10		0	0	0	8	8	-1343	0	0
199	384	28	M1-3D	7500	1.02	5	0	7620	0	0	0	0	7620	15	15		0	0	0	15	15	0	0	-7620
200	367	28	M1-3D	3597	0.61	5	0	0	3	3	0	0	0	6	6		0	0	0	3	3	0	0	0
201	368	29	M1-3D	4940	1	5	0	4940	0	0	0	0	4940	8	8		0	0	0	8	8	0	0	-4940
202	371	29	M1-3D	4905	1.78	5	3868	4868	0	0	3868	0	4868	8	8		0	0	0	8	8	-3868	0	-4868
203	405	29	M1-3D	5000	2	5	2500	6500	0	0	2500	0	6500	8	8		0	0	0	8	8	-2500	0	-6500
204	408	29	M1-3D	7139	2.17	5	0	15500	0	0	0	0	15500	12	12		0	0	0	12	12	0	0	-15500
205	375	30	M1-3D	4880	1	5	0	4880	0	0	0	0	4880	10	10		0	0	0	10	10	0	0	-4880
207	399	31	M1-3D	7500	0.99	5	0	7400	0	0	0	0	7400	28	38	8	0	0	0	28	38	0	0	-7400
208	385	32	M1-3D	4983	0.36	5	0	0	2	2	0	0	0	10	10		0	0	0	8	8	0	0	0
209	374	33	M1-3D	16143	0.53	5	0	8602	0	0	0	0	8602	32	32		0	0	0	32	32	0	0	-8602
210	395	33	M1-3D	5000	1	5	0	5000	0	0	0	0	5000	10	10		0	0	0	10	10	0	0	-5000
211	375	33	M1-3D	22276	1.16	5	11500	14316	0	0	11500	0	14316	24	24		0	0	14316	24	24	-11500	0	0
212 Total				**3818**			**0**	**0**		**4**	**0**	**0**	**0**	**6**	**6**		**0**	**0**	**0**	**2**	**2**	**0**	**0**	**0**
213	377	1	M1-3D	4800	1.07	5	5150	0	0	0	24000	0	0	14	20		4080	0	0	14	20	-19920	0	0
213	377	5	M1-3D	9900	1	5	0	0	0	0	49500	0	0	29	41		8415	0	0	29	41	-41085	0	0
213	377	9	M1-3D	10098	0.96	5	0	0	0	0	50490	0	0	29	42		8583	0	0	29	42	-41907	0	0
213	377	40	M1-3D	2300	1	5	0	0	0	0	11500	0	0	7	10		1955	0	0	7	10	-9545	0	0
213 Total				**27098**			**5150**	**0**		**0**	**135490**	**0**	**0**	**79**	**112**	**22**	**23033**	**0**	**0**	**79**	**112**	**-112457**	**0**	**0**
214	395	35	M1-3D	5008	1	5	0	5000	0	0	0	0	5000	10	10		0	0	0	10	10	0	0	-5000
215	408	35	M1-3D	5046	0.99	5	0	5000	0	0	0	0	5000	8	8		0	0	0	8	8	0	0	-5000
216	370	36	M1-3D	4730	0.38	5	0	0	2	2	0	0	0	14	14		0	0	0	12	12	0	0	0
217	367	38	M1-3D	5420	0.57	5	0	0	1	1	0	0	0	16	16		0	0	0	15	15	0	0	0
218	396	39	M1-3D	5004	0.95	5	0	4750	0	0	0	0	4750	10	10		0	0	0	10	10	0	0	-4750
219	395	40	M1-3D	5000	2	5	5000	5000	0	0	5000	0	5000	10	10		0	0	0	10	10	-5000	0	-5000
220	395	126	M1-3D	6250	1.6	5	0	10000	0	0	0	0	10000	13	13		0	0	0	13	13	0	0	-10000
221	384	9	M1-3D	5320	0.31	5	0	0	2	2	0	0	0	9	9		0	0	0	7	7	0	0	0
222	378	1	M1-3D	29918	1	5	8700	21200	0	0	8700	0	21200	87	124	25	25430	0	0	87	124	16730	0	-21200
223	408	16	M1-3D	4292	0.99		300	3950	0	0	300	0	3950	9	9		0	0	0	9	9	-300	0	-3950
224	407	37	M1-3D	10000	1		2000	8000	0	0	2000	0	8000	20	20		0	0	0	20	20	-2000	0	-8000
226	387	4	M1-3D	3500	1.11		2935	945	0	0	2935	0	945	7	7		0	0	0	7	7	-2935	0	-945
227	384	11	M1-3D	5000	1		0	5000	0	0	0	0	5000	10	10		0	0	0	10	10	0	0	-5000
228	375	24	M1-3D	19500	1		13200	6300	0	0	13200	0	6300	39	39		0	0	0	39	39	-13200	0	-6300
229	386	7	M1-3D	11000	1.89		0	0	0	0	0	0	0	22	22		0	0	0	22	22	0	0	0
230	372	7	M1-3D	5204	2		5200	5200	0	0	5200	0	5200	10	10		0	0	0	10	10	-5200	0	-5200
231	405	41	M1-3D	5005	1		0	5000	0	0	0	0	5000	10	10		0	0	0	10	10	0	0	-5000
232	599	48	M1-1	8955	0.99	1	0	8900	0	0	0	0	8900	27	27		0	0	0	27	27	0	0	-8900
232	599	46	M1-1	2280	0.83	1	0	0	2	2	0	0	0	7	7		0	0	0	5	5	0	0	0
232 Total				**11235**			**0**	**8900**		**2**	**0**	**0**	**8900**	**34**	**34**		**0**	**0**	**0**	**32**	**32**	**0**	**0**	**-8900**
233	601	17	M1-1	2175	0.81	1	0	0	2	2	0	0	0				0							
233	601	18	M1-1	1649	0.64	1	0	0	1	1	0	0	0				0							
233				**3824**			**0**	**0**		**3**	**0**	**0**	**0**	**6**	**6**		**0**	**0**	**0**	**3**	**3**	**0**	**0**	**0**

II. ANALYSIS

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

A. Land Use, Zoning and Public Policy

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

The proposed action is a rezoning of approximately 70 acres of land and would result in substantial changes to land use and zoning in the affected areas (Figures 2, 3 & 5). These changes are expected to be beneficial as new development would occur and underutilization of existing properties would be addressed. Therefore, a detailed assessment of land use, zoning and public policy will be presented in the EIS as described in the Draft Scope of Work.

B. Socioeconomic Conditions

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

As discussed above in the introduction, the proposed action would result in the replacement and conversion of existing buildings on 40 projected development sites throughout the rezoning area with new development. With the rezoning, the area would experience considerable new residential development and a decrease in commercial and industrial floor area. Specifically, the area is expected to experience a net increase of 1,555 dwelling units, a net decrease of 104,350 square feet of commercial space, a net decrease of 41,697 square feet of community facility space and a net decrease of 180,536 square feet of industrial space. As the proposed action would result in substantial socioeconomic changes, a more detailed assessment of the potential for impacts is warranted, as discussed in the Draft Scope of Work for an EIS.

C. Community Facilities and Services

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

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

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

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

D. Open Space

Open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play or sport, or land set aside for the protection and/or enhancement of the natural environment. An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed project would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to the guidelines established in the *CEQR Technical Manual*, a project that would add more than 200 residents or 500 employees, or a similar number of other users to an area, is considered to have indirect effects on open space.

Pursuant to the open space thresholds identified in the *CEQR Technical Manual*, an assessment of the proposed action's potential to affect open space and recreational facilities is required. At an average household size of 2.0 residents per household in the project area, the proposed action would result in approximately 3,110 new residents. Therefore, further assessment based on the *CEQR Technical Manual*'s city-wide average of 1.5 acres of parkland per 1,000 residents, and DCP's goal of 2.5 acres per 1,000 square feet for large-scale plans and proposals (2.0 for active and 0.5 for passive) is warranted. A detailed analysis of open space will be presented in the EIS, as described in the Draft Scope of Work.

E. Shadows

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

F. Historic Resources

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

G. Urban Design/Visual Resources

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

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

H. Neighborhood Character

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

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

I. Natural Resources

As stated in the *CEQR Technical Manual*, a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of

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

J. Hazardous Materials

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

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

K. Waterfront Revitalization Program

The proposed project area is not located within Waterfront Coastal Boundary. Therefore, an evaluation for consistency with the policies of the WRP will be not be conducted in the EIS.

L. Infrastructure

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

analysis will be presented in the EIS identifying whether the proposed action has the potential to result in significant impacts and, if warranted, detailed analysis will be provided.

M. Solid Waste and Sanitation Services

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

N. Energy

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

O. Traffic and Parking

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

According to the *CEQR Technical Manual*, a preliminary trip generation analysis for a project will generally be appropriate to determine the volume of vehicular trips expected during the peak hours. In most areas of the city, including the project area, if the proposed action is projected to result in fewer than 50 peak hour trip ends, traffic impacts would be unlikely and therefore further traffic analysis would not be necessary. The Draft Scope of Work includes a preliminary trip generation forecast for the proposed action's incremental development on the 40 projected development sites. An analysis of traffic and parking conditions will be provided in the EIS.

P. Transit and Pedestrians

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

Q. Air Quality

The proposed action may result in potentially significant adverse impact on stationary and mobile sources air quality due to the increased demand for heating, ventilation and air conditioning (HVAC) and the increases associated with the additional vehicular traffic introduced by the anticipated new development. In addition, the new residential uses induced by the proposed actions would be considered sensitive receptors in an area currently zoned for industrial and manufacturing uses. Therefore, an analysis of air quality will be provided in the EIS.

R. Noise

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

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

S. Construction Impacts

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of architectural resources, community noise patterns, and air quality conditions. Because it is anticipated that the projected development sites would undergo construction

over a 10-year duration (build year 2017), an analysis of the potential for construction impacts will be provided in the EIS.

T. Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. May public health concerns are closely related to air quality, hazardous materials, construction and natural resources. A public health assessment may be warranted if a project results in: a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impact; b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect ground water to be used as a source of drinking water; c) solid waste management practices that could attract vermin and result in an increase in pest populations; d) potentially significant adverse impacts to sensitive receptors from noise and odors; or e) vapor infiltration from contaminants within a building or underlying solid that may result in significant adverse hazardous materials or air quality impacts.

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