## A. INTRODUCTION

This chapter examines four alternatives to the proposed East Village/Lower East Side Rezoning proposal, which includes a rezoning and other related land use actions including the disposition of land by the City's Department of Housing Preservation and Development. In accordance with the Final Scope of Work issued in February 2008, this analysis considers the following alternatives:

- The No Action Alternative, which assumes no rezoning or the other proposed actions;
- A No Impact Alternative;
- A Lesser Density Alternative; and
- An R7A/C6-3A with Inclusionary Alternative.

This chapter first examines the No Action Alternative, which assumes that the proposed rezoning and other actions are not implemented, including the proposed zoning text amendments and mapping actions, or the disposition of land by the City's Department of Housing Preservation and Development (HPD). What is assumed to occur under this alterative is as-of-right development based on the current zoning. The second alternative is a No Impact Alternative, which examines the level of development that would be necessary to avoid all the potential impacts associated with the proposed actions. Third is the Lesser Density Alternative which considers a lower density zoning scenario than under the proposed actions (all other actions are assumed to be similar to the proposed actions). Last is the R7A/C6-3A with Inclusionary Alternative which expands the development of housing and affordable housing units to additional zoning districts (all other actions under this alternative are assumed to be similar to the proposed actions).

The total development (total build condition) under each alternative is summarized in Table 23-1 below. Table 23-2 shows a summary of the net incremental development under each alternative.

**Table 23-1**
**Summary of Total Development Under Proposed actions and Alternatives**

| Analysis Scenario | Dwelling Units | Commercial SF | Affordable Housing Units |
|---|---|---|---|
| Proposed Actions | 3,650 | 376,489 | 348 |
| No Action Alternative | 2,290 | 450,929 | 0 |
| No Impact Alternative | 3,240 | 338,254 | 303 |
| Lesser Density Alternative | 3,232 | 415,617 | 343 |
| R7A/C6-3A with Inclusionary Alternative | 3,918 | 396,863 | 456 |

**Table 23-2**
**Summary of Incremental Development Under Alternatives (over Existing Zoning)**

| Analysis Scenario | Dwelling Units | Commercial SF |
|---|---|---|
| Proposed Actions | 1,360 | (74,439) |
| No Action Alternative | N/A | N/A |
| No Impact Alternative | 950 | (112,675) |
| Lesser Density Alternative | 987 | (39,127) |
| R7A/C6-3A with Inclusionary Alternative | 1,566 | (74,438) |

## B. NO ACTION ALTERNATIVE

The No Action Alternative assumes that the proposed zoning changes and other land use actions of the East Village/Lower East Side rezoning proposal are not implemented. This includes no amendments to the zoning map; no new zoning text amendments to allow the inclusionary rezoning or changes related to ground floor commercial uses and the proposed disposition of land related to the project proposed by HPD. Conditions under this alternative are similar to the "Future Without the Proposed Actions" described in Chapters 2 through 21, which are compared below to conditions under the proposed actions.

### LAND USE, ZONING AND PUBLIC POLICY

Under the No Action Alternative, it is anticipated that the project area would experience modest growth in residential and ground floor commercial uses. In the future without the proposed actions, there would be approximately 1,360 fewer housing units, no affordable units and somewhat more commercial space. In comparison to the proposed actions, no significant adverse impacts are expected under the proposed actions on land use, zoning and public policy; however, there would be additional housing and the provision of affordable housing in the project area. Under this alternative, new housing and inclusionary housing developed under the proposed actions would not occur and there would not be new zoning that targets growth towards appropriate areas consistent with the existing built context while protecting moderate density and contextual areas. Under this alternative, development could occur throughout the project areas under the current mix of R7-2 and C6-1 zoning districts that cover much of the project areas as site assemblages become available. Development could also occur at the densities and scale that are currently allowed under these zoning districts. Thus, the benefits of the proposed actions with respect to preservation of existing contextual neighborhoods would be foregone as would the proposed inclusionary housing zoning, which would target development along the major transportation corridors. The protection of existing legal non-conforming commercial uses would not be provided.

The benefits expected to result from the proposed actions—including increased density along wider streets and avenues, such as East Houston, Delancey, and Chrystie Streets as well as Second Avenue with new residential uses and inclusionary housing directed to the area's major corridors—would not be realized under this alternative. In addition, conditions at the HPD site which currently are underutilized could be improved to only provide a maximum of 24 market rate units and 7,844 square feet of commercial would not be improved to provide more housing and affordable units, i.e., the 116 total units and 23 affordable units of the proposed project.

## SOCIOECONOMIC CONDITIONS

Absent the proposed actions, it is anticipated that development would occur on most of the projected development sites, resulting in a total of 2,290 dwelling units and 450,929 square feet of commercial space. Neither the No Action alternative or the proposed actions would result in any indirect impacts on residential displacement or significantly alter the socioeconomic composition of the study areas including local population or household characteristics. Under this alternative, added residential development anticipated under the proposed actions would not occur and the affordable housing element would be foregone. Thus, this alternative would not further the City's goals of providing significant new opportunities for residential growth with enhanced neighborhood commercial development in areas where appropriate development can occur.

This alternative would also not result in the displacement of 10 businesses on projected development sites affecting an estimate total of 61 employees in the retail, office and commercial art sectors. However, this impact is minor given the overall employment in the area and would be offset by the commercial development anticipated under the proposed actions. No unique businesses would be displaced nor would loss of the affected business significantly affect the local neighborhood character. Likewise, the proposed actions are not expected to adversely impact the Lower East Side Business Improvement District or result in any adverse indirect impacts on local businesses nor would there be any impacts on specific industries. Thus, economic conditions under the proposed actions would not be significantly different from under this alternative, although there would be a slight reduction in the amount of commercial space. However, the proposed zoning also recognizes the preservation of existing non-conforming commercial uses as well.

## COMMUNITY FACILITIES

Neither this alternative nor the proposed actions would impact libraries, health care, or day care facilities. Although the proposed actions would introduce new residents to the East Village and Lower East Side neighborhoods, no significant adverse impacts on community facilities and services would be expected. The proposed actions would generate approximately 152 new elementary and 31 new intermediate school children in the primary study area, for a total of 183 new elementary and intermediate school students combined. Even with this increased enrollment, the public elementary and intermediate schools serving the primary study area in CSD 1, Zones 2 and 3 and CSD 1 as a whole would continue to operate with available capacity. While elementary and intermediate schools serving the primary study area in CSD 2, Zone 1 and CSD 2 as a whole would continue to operate above capacity under both the proposed actions and the No Action Alternative, the increase in the deficiency of seats from conditions in the future without the proposed actions would be less than the *CEQR Technical Manual* threshold value of 5 percent. Therefore, conditions under the No Action Alternative would not be significantly different from that under the proposed actions with respect to public elementary and intermediate schools.

## OPEN SPACE

The open space analysis for the proposed actions concluded that there would not be any direct or indirect adverse impacts on open space resources in the residential study area. Under both the No Action Alternative and the proposed actions, open space ratios for residents and non-residents within the study area currently would fall short of DCP guidelines. According to the *CEQR*

*Technical Manual*, a 5 percent decrease in open space ratios is considered a substantial decline. With respect to differences in open space ratios between this No Action Alternative and the proposed actions, the total open space, active open space, and passive open space ratios for residents, the passive open space ratio for non-residents, and the combined passive open space ratio for both residents and non-residents would be the same under both conditions. Since the open space ratios would not decrease by more than 5 percent, the proposed actions and No Action Alternative would not result in any significant adverse impacts on open space resources. This conclusion is based on a number of qualitative factors with respect to the open space needs of the local population, including the diversity of the local open space resources within the study area (e.g., playgrounds, courts, fields, paths, and grassy areas) and the range of study are private open space facilities and spaces that are not generally accessible to the public, but exist to serve the existing population. These open spaces, which were not counted in the inventory, include school playgrounds, private housing developments, community gardens, and NYU facilities. In consideration of these factors, although the active open space ratio would decline, it would not be a significant impact of the proposed actions. Thus, open space conditions under the proposed actions would not be significantly different from conditions under this No Action Alternative.

## SHADOWS

Development as a result of the proposed actions would cast new shadows throughout the year on some of the existing open spaces in the primary study area. However, these incremental shadows (i.e., additional shadow beyond what would occur under this the No Action Alternative) would have significant adverse impacts on only one publicly accessible open space: the Orchard Alley Garden between East 3rd and 4th Streets and Avenues C and D. The remaining open spaces and historic resources in the study area would not be significantly affected by these incremental shadows. Thus, under this alternative, neither the impact on this open space nor the proposed mitigation for the shadow impacts would occur.

## HISTORIC RESOURCES

### *ARCHAEOLOGICAL RESOURCES*

Under the No Action Alternative, it is assumed that development would occur throughout the project area on some of the projected and potential development sites in accordance with existing zoning. However, the twenty-three archaeologically sensitive potential development sites that would experience incremental ground disturbance under the proposed actions would not be redeveloped. Therefore, any archaeological resources on those sites would not be disturbed or destroyed under the No Action Alternative.

### *ARCHITECTURAL RESOURCES*

Under the proposed actions, there is the potential for significant adverse direct impacts on up to fifteen known architectural resources and up to twenty-four potential architectural resources. Thirteen resources are located on potential development sites and could be directly impacted under the proposed actions. In addition, there is one potential development site located within the S/NR Lower East Side Historic District. Twenty-two resources are located on potential enlargement sites and could be inappropriately altered under the proposed actions. In addition, there is one projected enlargement site located within the potential Tompkins Square Park Historic District, fifteen potential enlargement sites located within the potential Tompkins Square Park Historic District, and eight potential enlargement sites located within the potential

East 6th Street Historic District. Under the No Action Alternative similar direct impacts could occur.

In addition, under both the proposed actions and the No Action Alternative, historic resources that could experience accidental damage from adjacent construction would be offered some protection through the Department of Buildings regulations relative to the protection of adjoining properties from construction activities. However, under both scenarios, no additional protections could be provided through the implementation of construction protection plans that follow *TPPN #10/88*, since there are no mechanisms for implementing such protections for private development.

With respect to indirect (contextual) impacts, it is not anticipated that the proposed actions would have adverse visual or contextual impacts on the majority of architectural resources, since development under the proposed actions would not eliminate or screen publicly accessible views of a resource, introduce an incompatible visual, audible, or atmospheric element to a resource's setting, and (as discussed above) there would not be any significant adverse shadow impacts on a historic resource containing sun-sensitive features. However, development under the proposed actions could result in significant adverse contextual impacts on a number of potential resources including the row houses at 30-38 East 3rd Street, 258-266 East 7th Street, and the row house at 217 East 7th Street (the latter is part of a potential development sites), as well as the row house at 263 East 7th Street, and the blockfront at 164-180 First Avenue, where there are potential enlargement sites. In addition, enlargements within the potential Tompkins Square Park and East 6th Street Historic Districts could have adverse visual and contextual impacts on the historic districts. However, similar contextual impacts could occur under the No Action Alternative although to a lesser degree and scale. Under the No Action Alternative, there would also not be the rezoning proposal that would shift the development density towards more appropriate wider streets and transportation corridors, thereby protecting designated and potential historic resources in the lower scale residential areas.

## URBAN DESIGN AND VISUAL RESOURCES

Under both the proposed actions and this No Action Alternative, there would not be any changes to topography, natural features, street hierarchy, block shapes, or building arrangements, and neither this alternative nor the proposed actions would affect the overall street grid or have a significant adverse impact on urban design features of the area. In addition, the proposed actions are not expected to have any significant adverse impacts on the visual resources of the primary study area. Development of projected and potential sites on existing blocks and lots and new buildings under the proposed actions would not block any significant view corridors, views of visual resources, or limit visual access to any resources. As there would be limited development of modestly-sized buildings in the immediate vicinity of most of the visual resources, the settings and views of those resources would not be expected to change dramatically. Views along the area's major corridors would change, as these corridors are developed with new buildings of density similar to existing buildings, but no views would not be blocked, new buildings would frame existing views, and views throughout the primary study area would continue to be of mixed-use urban neighborhoods composed of a wide array of buildings of various heights, sizes, uses, and styles. Therefore, under the proposed actions there would not be any significant adverse changes in views and viewshed conditions from conditions under this No Action Alternative.

However, the proposed actions would affect the local streetscape and building use and bulk within primary study area in a positive way. For example, it is expected that local streetscapes would be improved as development replaces parking lots, one- and two-story non-descript commercial and vacant buildings, and vacant lots with infill buildings or enlargements that would reinforce existing residential streetscape patterns. Within the proposed rezoning area, urban design provisions of the proposed zoning districts would create lively ground-floors with retail; create consistent street walls that would frame views along major corridors; improve the existing streetscape and provide pedestrian amenities in specified locations that would include widened sidewalks, lighting, seating, and street trees. While these benefits would also occur under the No Action alternative, they would be expanded and enhanced under the proposed actions.

Throughout the entire primary study area, the mix of building types and uses that is expected under the proposed actions would be in keeping with the diversity of existing building types and uses that define the wide streets and avenues of the area. In contrast, under the No Action Alternative, development that could occur under the current zoning has the potential for contextual impacts in these local neighborhoods and would not be concentrated along wide transportation corridors. Thus, the benefits of the proposed actions with respect to neighborhood preservation and concentrating new development in appropriate areas would not occur under this No Action Alternative.

**NEIGHBORHOOD CHARACTER**

Under the proposed actions there would not be any adverse impacts on neighborhood character with respect to land use. The proposed actions would not directly displace any land uses that would adversely affect the neighborhood nor would they generate land uses that are incompatible with the community or result in land uses that conflict with public policies affecting the community. The proposed actions would also not result in significant adverse socioeconomic impacts including direct residential displacement, direct business and institutional displacement, indirect residential displacement, indirect business and institutional displacement, nor would there be any adverse effects on specific industries. Only limited additional impacts to historic architectural and archaeological resources beyond what would occur in the No Action Alternative would occur under the proposed actions.

In contrast, unlike the No Action Alternative, the proposed actions are expected to result in new residential development at a scale compatible with the existing established medium-density residential neighborhoods, preserving the neighborhood's low-rise character and sky exposure. In addition, unlike the No Action Alternative, the proposed rezoning would reverse the trends of recent tall, out-of-scale development in the project area that conflicts with the urban design and visual character of this area. As such, the proposed actions would not result in any significant adverse impacts on the neighborhood with respect to neighborhood character, but would have positive impacts.

Under the proposed actions, the major transportation corridors defining the study area would be developed with higher density buildings, but the low- to mid-rise character of the midblocks would be preserved. Furthermore, the proposed actions would reduce the allowable development available for commercial hotel buildings in the primary study area and would encourage residential development with ground floor retail in its place. The proposed zoning would create a framework that is responsive to the current neighborhood uses, compatible with the existing zoning designations in the surrounding areas, and reinforces use of several avenues as corridors

for mixed-use residential and commercial buildings; as well as protect existing neighborhood commercial uses that are currently operating as legal non-conforming uses. Under this No Action alternative, these neighborhood benefits would be foregone.

In sum, the proposed actions would directly address the community's request for contextual rezoning, direct higher-density development toward areas most capable of supporting such development, and provide incentives for much needed affordable housing in the East Village and Lower East Side neighborhoods. Under the No Action Alternative, none of these benefits would occur.

## NATURAL RESOURCES

Neither the No Action Alternative nor the proposed actions would result in significant adverse impacts on natural resources or water quality.

## HAZARDOUS MATERIALS

Under the No Action Alternative, construction of new buildings for as-of-right uses under the current zoning may occur with less regulatory oversight, such that residual contamination could be encountered by construction workers or general public. It is assumed under this alternative that all construction activities with respect to the removal or handling of hazardous materials would be conducted in accordance with applicable state and federal requirements. However, while a greater intensity of construction would occur under the proposed actions, in most cases, this additional construction would occur above grade, so no additional soil disturbance would occur on these sites. Nonetheless, the proposed actions would result in construction on some sites that potentially have hazardous material issues and would not be disturbed under this No Action Alternative. On these sites, the proposed actions include E-designations that avoid impacts. With the proposed E-designations, development sites that were previously impacted by hazardous materials are required to perform subsurface investigations, tank removals, remediation, asbestos abatement, and prepare construction health and safety plans in accordance with a NYCDEP approved site-specific Sampling and Remediation Work Plan. Under the No Action alternative, some of these requirements would be met through the applicable state and federal requirements as well as local laws regarding asbestos and lead paint abatement. Under this alternative, there would not be the added protections of the E-designations (please see Table 11-1 in Chapter 11, Hazardous Materials").

## WATERFRONT REVITALIZATION PROGRAM

The proposed actions would be consistent with the policies of the city's coastal zone. Thus, in neither this alternative or the proposed actions is there an impact or conflict with the City's Waterfront Revitalization Program.

## INFRASTRUCTURE

Under this No Action Alternative, increased demands on infrastructure, including water supply and sanitary wastewater treatment, would be less than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant infrastructure impacts.

## SOLID WASTE AND SANITATION SERVICES

Under this alternative, increased demands on solid waste and sanitation services would be less than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant solid waste and sanitary impacts.

## ENERGY

Under this alternative, increased demands on energy services would be less than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant energy impacts.

## TRAFFIC AND PARKING

*TRAFFIC*

Under the proposed actions there would be additional residential and commercial development with a total of approximately 1,040 total peak hour person trips and 100 peak hour vehicle trips. In assigning these trips to local streets, fewer than 50 peak hour vehicle trips would occur at any intersection. As a result, no significant adverse traffic impacts would occur under the proposed actions. Further, while these vehicular trips would not occur under the No Action Alternative, traffic conditions on local streets would not be significantly different between the proposed actions and this No Action Alternative.

*PARKING*

Under the proposed actions, the projected development was aggregated to account for the increase in residential development and hourly trips were projected using the same assumptions as used for determining the numbers of vehicular trips. In addition, there would be 77 additional off-street parking spaces under the development assumed with proposed actions, beyond what is projected under the No Action Alternative. The results of the parking analyses show that the capacity of the off-street facilities would increase to 8,459 spaces under the proposed actions. Based on projected future parking demands and supplies, there would be an occupancy level in off- street parking of about 72 percent in the AM period (compared to 71 percent under the future No Action Alternative), 88 percent in the midday period (which is the same under the No Action Alternative) and 81 percent in the PM period (compared to 79 percent under the No Action Alternative). This is the equivalent of about 2,370 unoccupied off-street parking spaces available at local parking lots and garages, compared to about 2,435 unoccupied spaces under the No Action Alternative during the AM period. Both the proposed actions and the No Action Alternative would have about 980 spaces available during the midday period. During the PM period there would be about 1,650 unoccupied spaces, as compared to about 1,780 unoccupied spaces under the No Action Alternative.

Under the proposed actions, three of the eight zones analyzed in this EIS would have a daytime shortage of off-street parking that could be accommodated at other off-street parking facilities in the study area and in an adjacent zone. Therefore, under the proposed actions, off street parking conditions would not be significantly different from conditions under the No Action Alternative.

With respect to on-street parking under the No Action Alternative, on-street parking would be about 90 to 100 percent occupied during the weekday peak hours. For the overnight condition, under the proposed actions, the on-street parking would be fully utilized. For the overnight period,

under the proposed actions, the overnight on-street parking demand is estimated to be approximately 16,450 vehicles (compared to 16,200 vehicles under the No Action Alternative) with an occupancy of about 85 percent (compared to 84 percent under the No Action Alternative). Therefore, overnight parking could be accommodated under both the proposed actions and this alternative and no impact would occur.

## TRANSIT AND PEDESTRIANS

*SUBWAYS*

The proposed actions would result in a total of approximately 1,040 total person trips, with 460 subway trips, and 110 bus trips beyond what would occur under the No Action Alternative. Because these additional trips would be dispersed within a large rezoning area and among 12 subway stations, 9 local bus routes, and hundreds of sidewalks, crosswalks, and corners reservoirs, a screening analysis was performed for potential impacts under the proposed actions. The assignment of subway and bus trips were conducted under a methodology similar to traffic, with trip allocations to eight designated zones in the primary study area including the peak hour transit trips estimated for the projected increase in residential units, but conservatively not including the anticipated decrease in commercial development. Based on these assumptions, the proposed actions would yield a maximum single station increment of 119 subway trips at the Delancey/Essex Street Station beyond what would occur under the No Action Alternative. This is not a significant increase in subway trips at a station and a detailed analysis of subway impacts was not necessary for the proposed actions. Therefore, it is concluded that subway conditions under this No Action Alternative would not be significantly different from conditions under the proposed actions.

*BUS SERVICE*

Under the proposed actions there would be an additional 123 PM peak hour bus only trips, resulting in a maximum single route increment of 33 trips on the M15 bus. Accounting for bus-to-bus and bus-to/from-subway transfers, the total projected AM and PM peak hour bus trip increments under the proposed project were estimated to amount to 363 trips. However, spread among the 9 study area bus routes, the maximum PM peak hour single route increments would be 78 trips on the M14D route. Because this increment is below the CEQR threshold necessary for performing a detailed analysis of bus line-haul conditions, it is concluded that conditions under the proposed actions would not be different from this No Action Alternative.

*PEDESTRIANS*

A detailed pedestrian analysis would be required if the proposed actions were expected to result in 200 or more peak hour trips at sidewalks, corners, and crosswalks near the RWCDS development sites. Based on the residential trip generation estimates for the proposed actions, each residential dwelling unit would yield a maximum of approximately 0.9 person trips during a peak hour. Since the incremental auto and taxi trips would mostly originate or terminate proximate to the projected development sites, the net pedestrian trips expected to travel on the general pedestrian network are primarily those made by other modes and would total slightly fewer than 0.9 person trips per dwelling unit during a peak hour. A review of the locations and sizes of the specific development sites was performed for clusters of development. Since no clusters would result in 200 or more pedestrian trips at nearby sidewalks, corners, and crosswalks, and there would also not be 200 or more pedestrian trips generated at any of the 12

study area subway stations, it was concluded that the proposed actions would not result in any significant impacts no pedestrian conditions, Thus, conditions under the proposed actions would not be significantly different from those under the No Action Alternative.

## AIR QUALITY

With respect to mobile sources, the proposed actions would not generate enough vehicle trips at any location that would significantly impact air quality. Thus, no violations of the National Ambient Air Quality Standards (NAAQS) are predicted to occur under the proposed actions, and neither the proposed actions nor the No Action Alternative would result in any impacts from mobile sources. Under the proposed actions, additional pollutant emissions could result from heating systems. Similarly, under the No Action Alternative, additional development could result in impacts due to the proximity to existing industrial sources of emissions, since there would not be a mechanism to protect future residents from potential emissions. In contrast under the proposed actions, these impacts are avoided with the protections provided through the E-designations of the proposed zoning. These designations would specify the type of fuel to be used or the distance that the vent stack on the building roof must be from its edge. The E-designations for these sites are presented in Appendix F.

## NOISE

Under the proposed actions, noise emissions from mobile sources would not increase significantly from the conditions under the No Action Alternative. With respect to ambient noise, under the No Action Alternative, additional development could be impacted due to the existing ambient noise levels that could result in interior noise levels for residential buildings above the CEQR since no attenuation is required (under the No Action Alternative, there would not be a mechanism to require this attenuation). However, under the proposed actions, noise attenuation requirements are written into the proposed E-designations that would be incorporated into the proposed zoning (please see Appendix G for these E-designations). Therefore, new development under the proposed actions would avoid this impact while development under the No Action alternative would not have these protections.

## CONSTRUCTION

Because the amount of new construction under this alternative would be less as compared with the proposed actions, the No Action Alternative would not generate as much temporary construction disruption. However, construction-related impacts on historic archaeological and architectural resources would be similar since the same sites would be impacted with the exception of twenty-three archaeology sites that would be impacted by the proposed actions, but not this alternative. The No Action Alternative would also result in slightly less duration of construction-related noise and traffic than the proposed actions. However, neither this alternative nor the proposed actions would result in significant adverse impacts on air quality, noise, traffic, or transit during construction.

## PUBLIC HEALTH

Neither the proposed actions nor the No Action Alternative would result in significant adverse public health impacts.

### UNAVOIDABLE ADVERSE IMPACTS

The No Action Alternative would have all as-of-right development and would not have any techniques for impact avoidance (E-designations) nor a mechanism for implementing any mitigation. It would also have potential unavoidable adverse impacts on archaeology and historic resources.

## C. NO IMPACT ALTERNATIVE

It is the City's practice to include, whenever feasible, a No Impact Alternative that avoids, without the need for mitigation, all significant environmental impacts of the proposed actions. As presented in Chapters 2 through 21, the proposed actions are anticipated to result in a significant adverse impact in only two technical areas, shadows (a significant adverse impact on only one publicly accessible open space, the Orchard Alley Garden between East 3rd and 4th Streets and Avenues C and D) and historic resources in terms of archaeology (site disturbance) and architectural resources (redevelopment or enlargement).

To entirely avoid these potential significant adverse impacts, this alternative would require the following:

- A substantial reduction in the number of development sites, dwelling units and commercial spaces to avoid impacts on archaeological sites.
- A substantial reduction in the number of development sites, dwelling units and commercial spaces to avoid impacts on historic resources, including both direct and indirect impacts on listed and potentially eligible historic architectural resources.
- A reduction in height at Projected Development Sites 165, 167, and 169 so that no additional shadow falls over the Orchard Alley Garden.

Thus, in this No Impact Alternative, the total incremental residential development would be reduced by approximately 22 units to eliminate the shadow impact. The total incremental residential development would be reduced by 190 units to eliminate impacts on archaeological sites. Finally, the total incremental residential development would be reduced by 198 units to eliminate impacts on historic resources.

Therefore, while this No Impact Alternative would avoid significant adverse impacts, it would not meet the goals and objectives of the proposed actions. By reducing the number of development sites and overall development program, this alternative would fail to meet the project goals of supporting the development of new housing and affordable housing in the project area while protecting existing neighborhoods and neighborhood context.

## D. LESSER DENSITY ALTERNATIVE

This Lesser Density Alternative was developed for the purposes of assessing whether lower density development would result in impacts substantially different from those of the proposed actions while also meeting the goals of the proposed actions. A zoning map of this Lesser Density Alternative is shown in Figure 23-1. Under this alternative, R7B zoning districts, with a maximum FAR or 3.0, would be mapped along all or portions of 17 blocks south of East Houston street and east of Norfolk Street, as well as in the mid-block portions of the blocks north of East Houston Street, from Third Avenue to Avenue D. Table 23-3 shows the development program under this alternative. Under the Lesser Density Alternative, development

would occur on the same projected and potential development sites as the proposed actions, but with lower bulk. Under the assumptions of the Lesser Density Alternative there would be 3,232 total dwelling units of which 343 would be affordable units. Thus, the Lesser Density Alternative would result in a reduction of about 391 dwelling units as compared with the proposed actions. The reduction in commercial floor area would be less where the proposed actions reduces commercial floor area by about 74,400 square feet this alternative would reduce commercial floor area by about 39,127 square feet.

A comparison of conditions under this alternative with the proposed actions is presented below. It is noted that for CEQR impact areas that are density-related (e.g., open space, traffic, community facilities, etc.), the effects of this alternative are reduced in magnitude since there are fewer dwelling units and therefore fewer residents than under the proposed actions. However, since the projected and potential development sites for the Lesser Density Alternative are the same as for the proposed actions, site-specific impacts (e.g., hazardous materials, archaeology) are the same under both scenarios.

Like the proposed actions, this alternative would not result in any significant adverse impacts on land use, zoning, or public policy and the land use effects under this alternative would be essentially the same. Under this alternative, however, the benefits of an expanded housing program would be reduced. Thus, although this alternative would increase the supply of housing available in New York City, which is consistent with City housing policy, that additional housing would not be as extensive as under the proposed actions. This alternative, however, would further support city policies aimed at increasing the supply of affordable housing.

Like the proposed actions, this alternative would not result in any new significant adverse impacts on socioeconomic conditions. Instead, as described below, this alternative would expand the opportunity for additional housing and affordable housing within the area of the proposed actions, although the total number of housing units as compared with the proposed actions would be less. Like the proposed actions, by encouraging the development of additional affordable housing this alternative would serve to support housing growth and affordable housing in the project area. The additional housing units would provide added supply to meet the increasing housing demands in New York City, although there would be about 391 fewer units than under the proposed actions. Thus, the beneficial socioeconomic effects of an increased housing supply as would occur under the proposed actions would not be as substantial under this alternative. Under the proposed actions, with more residential units, the market would be more able to meet the long-term demand for new housing, and with an affordable housing component, the proposed actions would allow the project area to retain a greater diversity of housing types and household incomes. This alternative would, however, reduce the number of market rate units.




*Study Area Boundary*

*Contextual District with Inclusionary Housing*

*C1-5 Overlay*

*C2-5 Overlay*

**EV/LES** East Village/Lower East Side Rezoning

## Proposed Zoning
## Lower Density Alternative
Figure 23-1

**Table 23-3**
**Summary of EV/LES Rezoning RWCDS Lesser Density Alternative**

| District Description | Sites (Count) | Build | | | | No-Build | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Commercial Floor Area | Residential Floor Area | Dwelling Units | Affordable Dwelling Units | Commercial Floor Area | Residential Floor Area | Dwelling Units | Affordable Dwelling Units | Commercial Floor Area | Residential Floor Area | Dwelling Units | Affordable Dwelling Units |
| **PROJECTED SITES** | | | | | | | | | | | | | |
| Proposed C4-4A | 28 | 70,090 | 259,746 | 260 | 0 | 122,378 | 187,273 | 187 | 0 | -52,288 | 72,473 | 72 | 0 |
| Proposed C6-2A* | 30 | 125,797 | 939,781 | 940 | 188 | 147,948 | 361,162 | 361 | 0 | -22,150 | 578,619 | 579 | 188 |
| Proposed R7A | 26 | 87,998 | 399,926 | 400 | 0 | 87,998 | 331,617 | 332 | 0 | 0 | 68,309 | 68 | 0 |
| Proposed R7B | 64 | 35,312 | 858,640 | 859 | 0 | 0 | 1,025,065 | 1,025 | 0 | 35,312 | -166,425 | -166 | 0 |
| Proposed R8A* | 27 | 57,293 | 773,522 | 774 | 155 | 57,293 | 339,652 | 340 | 0 | 0 | 433,870 | 434 | 155 |
| **TOTAL PROJECTED** | 175 | 376,491 | 3,231,615 | 3,232 | 343 | 415,617 | 2,244,768 | 2,245 | 0 | -39,127 | 986,847 | 987 | 343 |
| **POTENTIAL SITES** | | | | | | | | | | | | | |
| Proposed C4-4A | 13 | 64,102 | 72,078 | 72 | 0 | 30,492 | 84,685 | 85 | 0 | 33,609 | -12,607 | -13 | 0 |
| Proposed C6-2A* | 21 | 56,599 | 422,827 | 423 | 85 | 117,764 | 130,129 | 124 | 0 | -61,165 | 292,699 | 298 | 85 |
| Proposed R7A | 14 | 24,898 | 210,690 | 211 | 0 | 24,915 | 182,836 | 182 | 0 | -17 | 27,854 | 28 | 0 |
| Proposed R7B | 20 | 5,243 | 238,420 | 238 | 0 | 0 | 279,400 | 279 | 0 | 5,243 | -40,980 | -41 | 0 |
| Proposed R8A* | 18 | 23,149 | 258,256 | 258 | 52 | 13,958 | 110,423 | 116 | 0 | 9,191 | 147,833 | 142 | 52 |
| **TOTAL POTENTIAL** | 86 | 173,991 | 1,202,272 | 1,202 | 136 | 187,130 | 787,472 | 787 | 0 | -13,139 | 414,799 | 415 | 136 |
| **GRAND TOTAL** | 261 | 550,481 | 4,433,887 | 4,434 | 479 | 602,747 | 3,032,240 | 3,032 | 0 | -52,266 | 1,401,646 | 1,402 | 479 |

Other socioeconomic effects would be similar under this alternative and the proposed actions, although the reduced number of residential units would generate somewhat less new development with the accompanying additional construction employment as compared with the proposed actions. The effects of this alternative on direct residential displacement, direct and indirect business displacement, and specific industries would be the same as the proposed actions (i.e., no significant adverse impacts). In sum, both the proposed actions and this alternative would result in no significant adverse impacts associated with direct displacement or indirect business displacement, and would expand the housing opportunities, with the proposed actions providing about 12 percent more market rate housing than the proposed actions.

## COMMUNITY FACILITIES

Neither this alternative nor the proposed actions would impact libraries, health care or day care facilities. Although the proposed actions would introduce new residents to the East Village and Lower East Side neighborhoods, no significant adverse impacts on community facilities and services would be expected. The proposed actions would generate approximately 152 new elementary and 31 new intermediate school children in the primary study area, for a total of 183 new elementary and intermediate school students combined. This alternative would generate approximately about 134 new elementary school students and about 27 new intermediate school children in the primary study area, for a total of about 161 new school students at these levels. However, as with the proposed actions, even with this increased enrollment, the public elementary and intermediate schools serving the primary study area in CSD 1, Zones 2 and 3 and CSD 1 as a whole would continue to operate with available capacity. While elementary and intermediate schools serving the primary study area in CSD 2, Zone 1 and CSD 2 as a whole would operate above capacity under both the proposed actions and this alternative, the increase in the deficiency of seats (above that under the future without the proposed actions conditions) would be less than the *CEQR Technical Manual* threshold value of 5 percent and would be less under this alternative than under the proposed actions. However, no significant impacts on public elementary and intermediate schools would occur as a result of either the proposed actions or this alternative.

## OPEN SPACE

The open space analysis for the proposed actions concluded that it would not result in any significant direct or indirect significant adverse impacts on open space resources in the residential study area. Open space ratios for residents and non-residents within the study area currently fall short of DCP guidelines and would continue to do so under both the proposed actions and this Lesser Density Alternative. According to the *CEQR Technical Manual*, a 5 percent decrease in open space ratios is considered a significant change. In this study area, the total open space, active open space, and passive open space ratios for residents, the passive open space ratio for non-residents, and the combined passive open space ratio for both residents and non-residents would all remain the same under the proposed actions and this alternative. Therefore, neither the Lesser Density Alternative nor the proposed actions would result in any significant adverse impacts on open space resources. As described above, this conclusion is based on a number of qualitative factors including improvements to existing open spaces, the demographics of the local population, the diversity of the local open space resources in the study area (e.g., playgrounds, courts, fields, paths, and grassy areas), the range of private open space facilities in the study area that meets local needs, and the active spaces that are not publicly accessible and therefore not included in the in the study area inventory, but which provide active

open space for the study area populations school playgrounds, facilities in private housing, community gardens, and NYU facilities. It is therefore concluded that neither this alternative nor the proposed actions would result in any impact in open space resources.

## SHADOWS

Development as a result of both the proposed actions and this alternative would cast new shadows at times throughout the year on some of the existing open spaces in the study area. However, like the proposed actions, under this alternative, these incremental shadows (i.e., the additional shadow beyond what would occur under the current zoning) would have significant adverse impacts on one publicly accessible open space: the Orchard Alley Garden between East 3rd and 4th Streets and Avenues C and D. The remaining open spaces and historic resources in the study area would not be significantly affected or affected at all. Thus, under this alternative, as under the proposed actions, neither the impact nor the proposed mitigation for the shadow impacts local open spaces would occur.

## HISTORIC RESOURCES

### *ARCHAEOLOGICAL RESOURCES*

Under this alternative, it is assumed that development would occur on the same projected and potential development sites as the proposed actions. Of the sites, twenty-three potential development sites are potentially sensitive for archaeological resources, and development of these sites would likely disturb or destroy any archaeological resources located on them. Thus, the impacts under this alternative would be the same as the proposed actions.

### *ARCHITECTURAL RESOURCES*

As with archaeology discussed above, under this alternative, it is assumed that development would occur on the same projected and potential development sites as under the proposed actions. Therefore, similar to the proposed actions, this results in the potential for significant adverse direct impacts on up to fifteen known architectural resources and on up to twenty-four potential architectural resources. Like the proposed actions, thirteen resources are located on potential development sites and twenty-two resources are located on potential enlargement sites and could be inappropriately altered. In addition, there is one potential development site located in the S/NR Lower East Side Historic District, one projected enlargement site located within the potential Tompkins Square Park Historic District, fifteen potential enlargement sites located within the potential Tompkins Square Park Historic District, and eight potential enlargement sites located within the potential East 6th Street Historic District. Under this Lesser Density Alternative similar direct impacts could occur.

In addition, under the proposed actions and this alternative, historic resources could experience accidental damage from adjacent construction. Protections are provided through the Department of Buildings regulations relative to protecting adjacent structures from construction activities. However, as under the proposed actions, additional protections through a construction protection plans that follows *TPPN #10/88*, could not be implemented.

It is not anticipated that development under this alternative or the proposed actions would have adverse visual or contextual impacts on the majority of architectural resources. New development under either scenario would not eliminate or screen public views of a resource, introduce an incompatible visual, audible, or atmospheric element to a resource's setting, or

result have any shadow impacts on a historic resource with sun-sensitive features. However, under both the proposed actions and this Lesser Density Alternative, there could be significant adverse visual and contextual impacts on a number of row houses at 30-38 East 3rd Street, 258-266 East 7th Street, and the row house at 217 East 7th Street, which is located on a potential development sites, as well as the row house at 263 East 7th Street, and the blockfront at 164-180 First Avenue, where there are potential enlargement sites. In addition, enlargements within the potential Tompkins Square Park and East 6th Street Historic Districts could have adverse visual and contextual impacts on the historic districts, and the removal of up to four historic houses of worship could result in significant adverse contextual impacts, as under the proposed actions.

## URBAN DESIGN AND VISUAL RESOURCES

Neither this alternative nor the proposed actions would have significant adverse impacts on the urban design and visual resources of the study area. Neither scenario results in any changes in topography, natural features, street hierarchy, block shapes, or building arrangements, and neither would affect the overall street grid of the study area or have a significant adverse impact on urban design features of the study area.

In addition, neither scenario would have any significant adverse impacts on the visual resources of the study area. Construction of new buildings on existing blocks and lots and new buildings under the both scenarios would not block any significant view corridors or views of visual resources. There would be controlled development of modestly-sized buildings in the vicinity of study areas contextual neighborhoods. Therefore, the settings and views of these resources would not change dramatically. However the building height and setbacks along the major corridors (e.g. Houston Street) would be the same as under the proposed actions (maximum height of 80 feet). While this alternative could potentially reduce density in these areas, similar to the proposed actions, no public views would be blocked, new buildings would frame existing views, and views throughout the primary study area would continue to be of mixed-use urban neighborhoods composed of a variety of buildings of various heights, sizes, uses, and styles.

Both this alternative and the proposed actions would affect the streetscape and building use, bulk, and type of the study area in a positive way. For example, it is expected that local streetscapes would be improved as development replaces parking lots, one- and two-story non-descript commercial and vacant buildings, and vacant lots as most new development would be infill buildings or enlargements that would reinforce existing residential streetscape patterns. Within the proposed rezoning area, urban design provisions of the proposed zoning districts would create lively ground-floors with retail; create consistent street walls that would frame views along major corridors; improve the existing streetscape and provide pedestrian amenities in specified locations that would include widened sidewalks, lighting, seating, and street trees.

In addition, although both development scenarios would facilitate the construction of higher-density uses along the major transportation corridors, it is not expected that there would be any significant adverse impacts to building bulk, use, and type. Throughout the entire primary study area, the mix of building types and uses that is expected under the proposed actions would be in keeping with the diverse range of existing building types and uses that define the wide streets and avenues of the surrounding area. In addition, both scenarios would protect the built context of the neighborhoods on the side local streets and the neighborhood scale away from the wide streets and corridors.

## NEIGHBORHOOD CHARACTER

Under both this alternative and the proposed actions, no adverse impacts on neighborhood character would occur with respect to land use. Neither build condition would directly displace any land uses to the extent that the neighborhood would change nor would either build condition create land uses that are incompatible with the neighborhood or contrary to public policies for the study area. Neither build condition would result in any significant adverse socioeconomic impacts such a direct residential displacement, direct business and institutional displacement, indirect residential displacement, indirect business or institutional displacement, or have any adverse effects on specific industries. Both would have limited additional impacts to historic architectural and archaeological resources, but both conditions are expected to result in new residential development at a scale generally compatible with the existing established medium-density residential neighborhoods, preserving the neighborhood's low- to mid-rise character and sky exposure. In addition, both rezoning objectives would attempt to reverse the trends of recent tall, out-of-scale development such as the tall buildings that have been developed south of East Houston Street, altering the visual scale of this area. Under both the proposed actions and this Lesser Density Alternative, the major transportation corridors across the study area would be developed with higher density buildings, but the low- to mid-rise character of the midblocks would be preserved. In controlling this development in the study area, and targeting growth toward appropriate areas, neither this Lesser Density Alternative nor the proposed actions would result in any significant adverse impact on the neighborhood with respect to urban design.

Neither this alternative nor the proposed actions would generate enough vehicle trips that would result in any adverse effects on neighborhood traffic or noise. In addition, neither build condition adversely impacts neighborhood transit or pedestrian facilities.

Moreover, both the proposed actions and this alternative would reduce the allowable development available for commercial hotel buildings in the study area and would encourage residential development with ground floor retail in its place. Thus, the zoning in both scenarios would create a framework that is responsive to the uses present in the study area and compatible with the existing zoning designations in the surrounding areas and would also reinforce use of wide avenues and streets as corridors for mixed-use residential and commercial buildings while protecting existing commercial uses that currently operate as legal non-conforming uses. Under this Lesser Density Alternative, there would also be the neighborhood benefits of affordable housing.

In sum, both this alternative and the proposed actions would directly address the community's request for contextual rezoning, direct higher-density development toward areas most capable of supporting such development, and provide incentives for much needed affordable housing in the East Village and Lower East Side neighborhoods. This Lesser Density Alternative would meet the local neighborhood objectives for providing affordable housing opportunities, but would provide less total housing than the proposed actions.

## NATURAL RESOURCES

Neither this Lesser Density Alternative nor the proposed actions would result in significant adverse impacts on natural resources or water quality.

## HAZARDOUS MATERIALS

Under both this alternative and the proposed actions, while a lesser density of construction would occur on the projected and potential development sites than might otherwise occur under the proposed actions, in most cases, this additional construction would not create soil disturbance beyond what would occur under the current zoning. However, both build conditions would result in construction on some sites with hazardous material issues that would otherwise remain undisturbed. On these sites, under both the proposed actions and this alternative, to avoid impacts from hazardous materials, the proposed actions would include E-designations (please see Table 11-1 in Chapter 11, Hazardous Materials"). With the proposed E-designations, development sites that are impacted by hazardous materials are required to perform subsurface investigations, tank removals, remediation, asbestos abatement, and prepare construction health and safety plans in accordance with a NYCDEP approved site-specific Sampling and Remediation Work Plans.

## WATERFRONT REVITALIZATION PROGRAM

Both this Lesser Density Alternative and the proposed actions would be consistent with the policies of the city's coastal zone. Thus, in neither condition is there an impact or conflict with the City's Waterfront Revitalization Program.

## INFRASTRUCTURE

Under this alternative, demands on infrastructure including water supply and sanitary wastewater treatment would be somewhat less than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant infrastructure impacts.

## SOLID WASTE AND SANITATION SERVICES

Under this alternative, demands on solid waste and sanitation services would be somewhat less than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant impacts on solid waste or sanitation services.

## ENERGY

Under this alternative, demands on energy would be somewhat less than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant energy impacts.

## TRAFFIC AND PARKING

*TRAFFIC*

Under this Lesser Density Alternative, there would be fewer units than under the proposed actions. Since the projected development sites and the associated vehicle trips would be dispersed within a large rezoning area and among over 100 intersections, a screening analysis for this alternative determined that, like the proposed actions, no significant traffic impacts would occur on local streets as a result of this alternative.

*PARKING*

The Lesser Density Alternative would result in similar weekday parking utilization as the proposed actions. As such, in three of the eight analyzed parking zones analyzed under this alternative, there would be a daytime shortfall of off-street parking; however this shortfall could be accommodated within the off-street parking facilities in an adjacent zone.

For overnight parking, neither the proposed actions not this Lesser Density Alternative would impact on-street parking facilities. In conclusion, neither this alternative nor the proposed actions would result in any parking impacts.

## TRANSIT AND PEDESTRIANS

*SUBWAY STATIONS*

Similar to the proposed actions, the increment of peak hour subway trips is below the *CEQR Technical Manual* threshold for a detailed analysis of subway station elements. Therefore, it is concluded that this Lesser Density Alternative, like the proposed actions, would not result in any significant adverse subway station impacts.

*BUS SERVICE*

Similar to the proposed actions, the increment of peak hour bus-only trips is below the *CEQR Technical Manual* threshold for a detailed analysis of bus line-haul conditions. Therefore, it is concluded that, like the proposed actions, the Lesser Density Alternative would result in any significant adverse impacts on bus services.

*PEDESTRIANS*

In accordance with the *CEQR Technical Manual*, a detailed pedestrian analysis would be required if the Lesser Density Alternative were expected to result in 200 or more peak hour trips at sidewalks, corners, or crosswalks in the study area. Based on the residential trip generation estimates used for the proposed actions, it is projected that each residential dwelling unit would yield a maximum of approximately 0.9 person trips during a peak hour. Since the incremental auto and taxi trips would mostly originate or terminate near the anticipated development sites, the net pedestrian trips expected to travel on the general pedestrian network are primarily those made by other modes. Hence, each dwelling unit would generate a maximum of approximately 0.8 pedestrian trips during a peak hour. Since none of the above clusters would result in 200 or more pedestrian trips at nearby sidewalks, corners, or crosswalks, and there would also not be 200 or more pedestrian trips generated at any of the 12 study area subway stations, the projected peak hour pedestrian trips under both the proposed actions and this Lesser Density Alternative would not exceed the *CEQR Technical Manual* threshold at any pedestrian element. Therefore, it is concluded that neither this alternative nor the proposed actions would result in any significant adverse pedestrian impacts.

## AIR QUALITY

With respect to mobile sources, neither the proposed actions nor this alternative would generate enough vehicle trips at any location to significantly increase carbon monoxide concentrations. Thus no violations of the National Ambient Air Quality Standards (NAAQS) are predicted to occur under either development scenario and no air quality impacts would occur. Under both

scenarios, additional pollutant emissions could result from heating systems and similar impacts could occur. Under both development scenarios, these impacts are avoided with the protections provided through the E-designations of the proposed zoning. These designations would specify the type of fuel to be used or the distance that the vent stack on the building roof must be from its edge. The E-designations for these sites are presented in Appendix F.

### NOISE

Under both this alternative and the proposed actions, no noise emissions from mobile sources would cause significant impacts. With respect to ambient noise, additional development in both scenarios could be impacted due to the existing ambient noise levels that can cause interior noise levels for residential buildings to be above the CEQR standard if no attenuation, or limited attenuation, is provided. Therefore, under both this alternative and the proposed actions, noise attenuation requirements would be written into the proposed E-designations that would be part of the proposed zoning and would therefore avoid this impact (please see Appendix G for these E-designations).

### CONSTRUCTION

Because the amount of new construction under this alternative would be somewhat less as compared with the proposed actions, it would not generate as much temporary construction disruption. Construction-related impacts on historic archaeological and architectural resources would be similar since the same sites would be developed. The proposed actions would also result in slightly longer duration of construction-related noise and traffic than this alternative. However, neither this alternative nor the proposed actions would result in significant adverse impacts on air quality, noise, traffic, or transit during construction.

### PUBLIC HEALTH

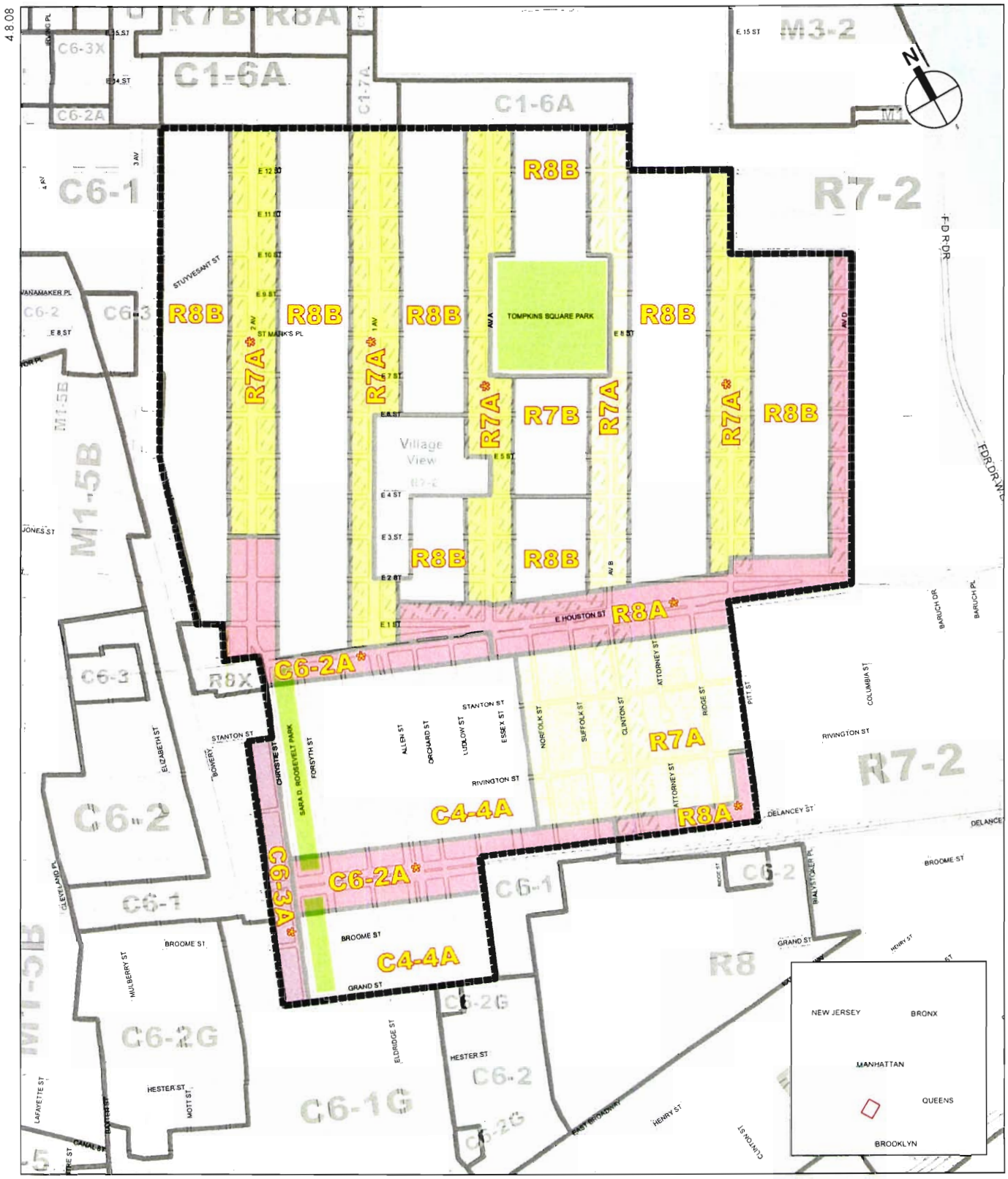
Neither the proposed actions nor this Lesser Density Alternative would result in significant adverse public health impacts.

### UNAVOIDABLE ADVERSE IMPACTS

Both this Lesser Density Alternative and the proposed actions could have the necessary techniques for impact avoidance (E-designations). Both would also have potential unavoidable adverse impacts on archaeology and historic resources.

## E. R7A/C6-3A WITH INCLUSIONARY ALTERNATIVE

This alternative is proposed for the purposes of examining an expanded Inclusionary Housing program from what would occur under the proposed actions. This R7A/C6-3A with Inclusionary alternative (see Figure 23-2) is identical to the proposed actions with the exception that it would map R7A districts with the Inclusionary Housing program areas along the wide avenues above Houston Street (Second Avenue, First Avenue, Avenue A, Avenue C) and C6-3A districts with the Inclusionary Housing program along the west side of Chrystie Street. While seeking to achieve the same overall goals and objectives of the proposed actions, this alternative responds to concerns expressed by Manhattan Community Board 3, elected officials, and members of the public regarding the potential effects of new development that would continue to drive housing costs upward, while reducing the overall supply of affordable housing opportunities.




*Study Area Boundary*

*Contextual District with Inclusionary Housing*

*C1-5 Overlay*

*C2-5 Overlay*

**EV/LES** East Village/Lower East Side Rezoning

## Proposed Zoning
## Inclusionary Alternative
Figure 23-2

While use regulations under this Inclusionary Alternative are identical to those of the proposed actions, there is significant variation from the proposed actions with respect to density and bulk regulations, and the degree of the differences varies depending on the affected districts. Under this alternative, R7A districts with Inclusionary Housing program areas are proposed in place of selected R7A districts; some of the bulk regulations are the same for both districts, so the differences here are more narrowly defined. This alternative also proposes C6-3A districts with Inclusionary Housing program areas in place of selected C6-2A districts (also with Inclusionary Housing program areas); in these districts bulk regulations differ more widely, so the potential differences there can have broader impacts.

*R7A INCLUSIONARY HOUSING PROGRAM DISTRICTS*

With regard to the affected R7A districts, maximum FAR would be lower under this alternative, than under the proposed actions for residential uses and would remain the same for community facility uses. The maximum base FAR of 3.45 for residential uses would be lower in affected areas under the alternative as compared with the maximum FAR of 4.0 in those same districts under the proposed actions, although residential development would be permitted an additional 1.15 FAR bonus, for a maximum of 4.6, in exchange for providing affordable housing under the Inclusionary Housing program. The maximum FAR for community facility uses under the alternative would be identical, at 4.0, to that under the proposed actions.

The building height and setback regulations in the affected R7A districts would be identical under the alternative as compared to those under the proposed actions. Under both the proposed actions and this alternative, new development in the affected districts would have a maximum building height of 80 feet, with streetwall heights permitted between 40 and 65 feet.

*C6-3A INCLUSIONARY HOUSING PROGRAM DISTRICTS*

With regard to the affected C6-3A districts, maximum FAR would be higher under this alternative than under the proposed actions, for both residential and community facility uses. The maximum base FAR of 6.5 for residential uses would be higher in affected areas under this alternative as compared with the maximum FAR of 5.4 in those same districts under the proposed actions. Additionally, the residential FAR bonus of 2.0 and the corresponding maximum 8.5 FAR (in exchange for providing affordable housing under this Inclusionary Alternative) are greater than under the proposed actions, which allows a residential FAR bonus of 1.8 and a corresponding maximum 7.2 FAR. The maximum 7.5 FAR for community facility uses under the alternative would also be higher than the maximum 6.5 FAR under the proposed actions.

The building height and setback regulations in the affected C6-3A districts would also be generally higher as compared to those under the proposed actions. Under this alternative, new development in the affected districts would have a maximum building height of 145 feet, with streetwall heights permitted between 60 and 102 feet on wide streets (for development on narrow streets, maximum building heights are 135 feet, with streetwall heights permitted between 60 and 95 feet). Under the proposed actions maximum building heights are 120 feet, with streetwall heights permitted between 60 and 85 feet.

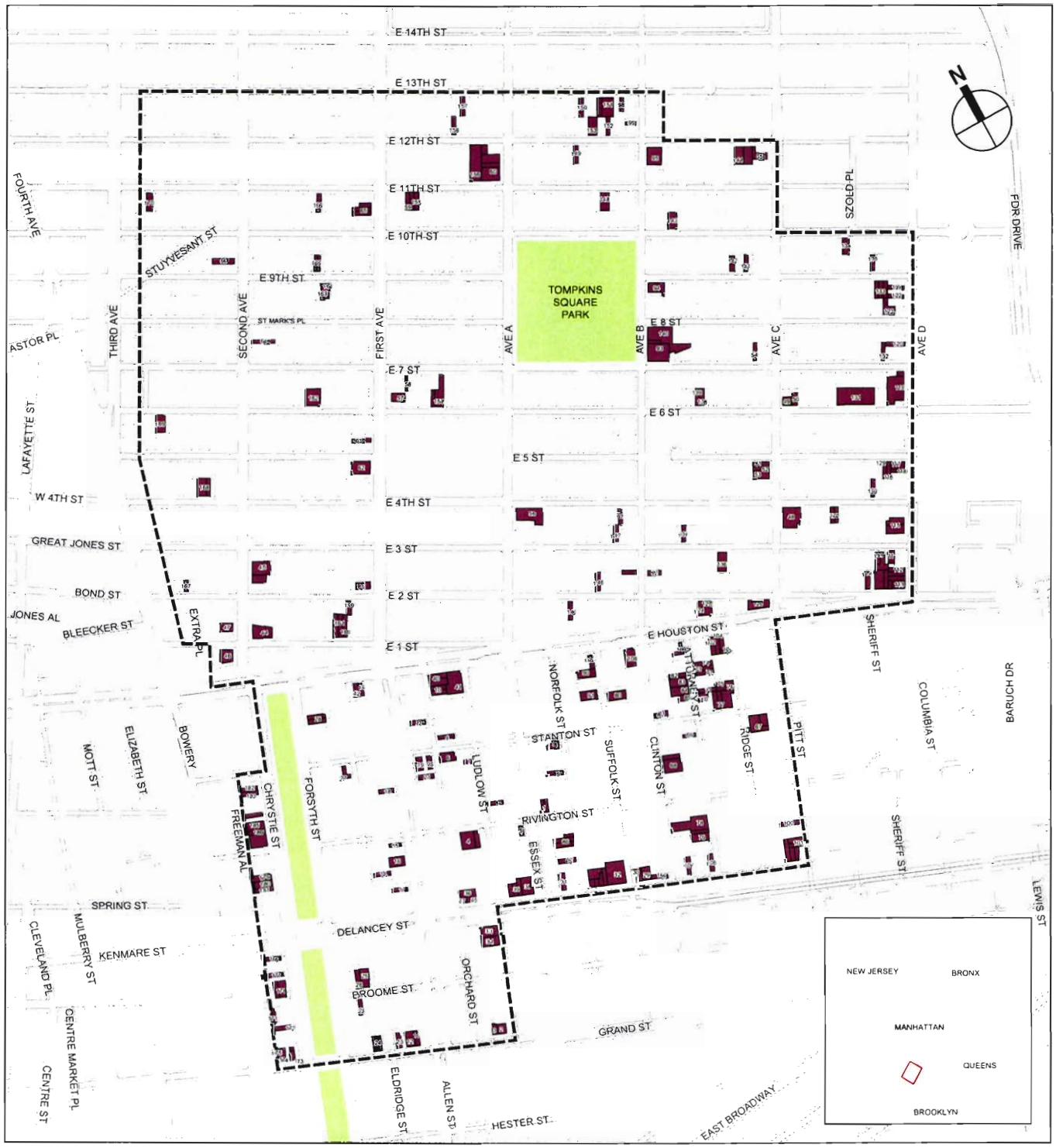
*REASONABLE WORST-CASE DEVELOPMENT SCENARIO FOR INCLUSIONARY ALTERNATIVE*

The development scenario for the R7A/C6-3A with Inclusionary Alternative differs from the development scenario under the proposed actions with respect to both the number of development sites and the overall number of estimated dwelling units. Although maximum base FAR is lower in some cases under this alternative as compared with the proposed actions, the development scenario in this alternative assumes new development to occur at the maximum allowable density, taking into account the bonus FAR available through the Inclusionary Housing program mechanism. Following this assumption, the development scenario under the alternative differs from the proposed actions at these development sites as presented in the Tables 23-4 (Development Sites under the Inclusionary Housing Alternative) and 23-5 (Enlargements under the Inclusionary Housing Alternative) below, and in Figures 23-3 and 23-4. Table 23-6 summarizes the total development under this alternative by zoning district.

In summary, because the R7A/C6-3A with Inclusionary Alternative proposes higher densities than the proposed actions, it would result in development on a greater number of sites and a greater amount of floor area. The differences are outlined below.

The R7A/C6-3A with Inclusionary Alternative would result in development on sites which would not be developed under the proposed actions. Following are the sites that are unique to the Inclusionary Alternative:

- 423/28 (Projected): 246 Grand Street
- 424/31 (Projected): 133 Chrystie Street
- 424/37 (Projected): 328 Broome Street
- 426/37 (Projected): 181 Chrystie Street
- 387/133 (Potential): 650 East 6th Street
- 387/135 (Potential): 79 Avenue C
- 390/34 (Potential): 115 Avenue C
- 391/33 (Potential): 137 Avenue C
- 392/32 (Potential): 157 Avenue C
- 402/41 (Potential): 98 Avenue B
- 404/58 (Potential): 295 East 10th Street
- 423/19 (Potential): 323 Broome Street
- 426/24 (Potential): 17 Stanton Street
- 429/7 (Potential): 22 First Avenue
- 434/34 (Potential): 99 Avenue A
- 434/35 (Potential): 97 Avenue A
- 435/34 (Potential): 117 Avenue A
- 438/8 (Potential): 178 First Avenue
- 440/6 (Potential): 208 First Avenue
- 440/32 (Potential): 207 Avenue A
- 443/36 (Potential): 19 First Avenue
- 443/37 (Potential): 17 First Avenue
- 445/3 (Potential): 58 Second Avenue
- 446/6 (Potential): 82 Second Avenue
- 446/7 (Potential): 84 Second Avenue
- 450/36 (Potential): 77 St. Mark's Place




## Inclusionary Alternative
## Projected Development Sites
Figure 23-3




**Inclusionary Alternative Potential**
**Potential Development Sites**
Figure 23-4

- 454/39 (Potential): 209 First Avenue
- 460/133 (Potential): 246 East 5th Street

In addition to the net increase in development sites that would occur under R7A/C6-3A with Inclusionary Alternative, certain development sites in the proposed actions would be categorized differently under the Inclusionary Alternative. These differences are as follows:

Six (6) Potential Development Sites in the proposed actions scenario would become Projected sites under the Inclusionary Alternative:

- 387/35: 65 Avenue C
- 423/16: 329 Broome Street
- 423/26: 250 Grand Street
- 423/29: 244 Grand Street
- 423/126: 109 Chrystie Street
- 425/28: 173 Chrystie Street

Two (2) Projected Enlargement sites in the proposed actions scenario would become Potential Development sites under the Inclusionary Alternative:

- 435/35: 115 Avenue A
- 447/5: 96 Second Avenue

Fifteen (15) Potential Enlargement sites in the proposed actions scenario would become Potential Development sites under the Inclusionary Alternative:

- 344/149: 173 Stanton Street
- 344/150: 175 Stanton Street
- 344/151: 177 Stanton Street
- 345/24: 153 Ridge Street
- 345/48: 115 Pitt Street
- 348/9: 114 Suffolk Street
- 348/10: 116 Suffolk Street
- 348/14: 149 Rivington Street
- 348/15: 151 Rivington Street
- 348/22: 87 Clinton Street
- 348/23: 89 Clinton Street
- 348/44: 86 Clinton Street
- 348/45: 84 Clinton Street
- 348/50: 167 Rivington Street
- 348/55: 177 Rivington Street

Based on the assumption that new development would occur at the maximum incentivized FAR, this alternative would generate more dwelling units and more commercial floor area than under the proposed actions. In addition, the maximum building heights on the projected and potential development sites would be 145 feet in the affected C6-3A districts, instead of 120 feet under the proposed actions.

**Table 23-4**
**Development Sites Under the Inclusionary Alternative**

| Development Site Number, Type | Block/ Lot(s) | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| 48, ProjectedR7A (Inclusionary) under Alternative 84, ProjectedR7A under Proposed Actions | 373/2 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 49, ProjectedR7A (Inclusionary) under Alternative 85, ProjectedR7A under Proposed Actions | 376/1, 2 | Parking | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 50, ProjectedR7A (Inclusionary) under Alternative 86, ProjectedR7A under Proposed Actions | 376/63 | Community Facility | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 51, ProjectedR7A (Inclusionary) under Alternative 88, ProjectedR7A under Proposed Actions | 387/33 | Mixed-Use, Residential/ Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 52, ProjectedR7A (Inclusionary) under Alternative 89, ProjectedR7A under Proposed Actions | 387/34 | Community Facility | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 53, ProjectedR7A (Inclusionary) under Alternative 222, Potential R7A under Proposed Actions | 387/35 | Community Facility | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 54, ProjectedR7A (Inclusionary) under Alternative 91, ProjectedR7A under Proposed Actions | 390/39 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 55, ProjectedR7A (Inclusionary) under Alternative 94, ProjectedR7A under Proposed Actions | 394/36 | Transportation-Related | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 56, ProjectedR7A (Inclusionary) under Alternative 96, ProjectedR7A under Proposed Actions | 399/8 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 57, ProjectedR7A (Inclusionary) under Alternative 100, Projected R7A under Proposed Actions | 434/3 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 58, ProjectedR7A (Inclusionary) under Alternative 101, Projected R7A under Proposed Actions | 434/10 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 59, ProjectedR7A (Inclusionary) under Alternative 102, Projected R7A under Proposed Actions | 438/10 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 60, ProjectedR7A (Inclusionary) under Alternative 103, Projected R7A under Proposed Actions | 436/27, 31, 33, 34 | Parking-Related | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 61, ProjectedR7A (Inclusionary) under Alternative 104, Projected R7A under Proposed Actions | 444/42 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 62, ProjectedR7A (Inclusionary) under Alternative 105, Projected R7A under Proposed Actions | 446/29 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 63, ProjectedR7A (Inclusionary) under Alternative 106, Projected R7A under Proposed Actions | 447/32 | Vacant | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 64, ProjectedR7A (Inclusionary) under Alternative 107, Projected R7A under Proposed Actions | 449/5 | Commercial | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 65, ProjectedR7A (Inclusionary) under Alternative 108, Projected R7A under Proposed Actions | 452/34, 34 | Mixed-Use | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| 66, ProjectedR7A (Inclusionary) under Alternative 109, Projected R7A under Proposed Actions | 465/53 | Mixed-Use | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |

**Table 23-4 (cont'd)**
**Development Sites Under the Inclusionary Alternative**

| Development Site Number, Type | Block/ Lot(s) | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| * 171, Projected C6-3A (Inclusionary) under Alt.<br>* pt 201, Potential C6-2A (Incl.) under Proposed Actions | 423/16 | Mixed-Use | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 172, Projected C6-3A (Inclusionary) under Alt. 44, Projected C6-2A (Incl.) under Proposed Actions | 423/21 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| * 173, Projected C6-3A (Inclusionary) under Alt.<br>* 202, Potential C6-2A (Incl.) under Proposed Actions | 423/26, 126 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 174, Projected C6-3A (Inclusionary) under Alt. Not Analyzed C6-2A (Incl.) under Proposed Actions | 423/28 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 175, Projected C6-3A (Inclusionary) under Alt. 203, Potential C6-2A (Incl.) under Proposed Actions | 423/29 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 176, Projected C6-3A (Inclusionary) under Alt. 45, ProjectedC6-2A (Incl.) under Proposed Actions | 424/27 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 177, Projected 6-3A (Inclusionary) under Alt. Not AnalyzedC6-2A (Incl.) under Proposed Actions | 424/31 | Mixed-Use | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| * pt 178, Projected C6-3A (Inclusionary) under Alt.<br>* 46, Projected C6-2A (Incl.) under Proposed Action | 424/35 | Mixed-Use | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| * 179, Projected C6-3A (Inclusionary) under Alt.<br>* 48, Projected 6-2A (Incl.) under Proposed Actions<br>* 213, Potential C6-2A (Incl.) under Proposed Actions | 425/28, 31 | Mixed-Use | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 180, Projected C6-3A (Inclusionary) under Alt. 47, ProjectedC6-2A (Incl.) under Proposed Actions | 425/30 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |

**Table 23-4 (cont'd)**
**Development Sites Under the Inclusionary Alternative**

| Development Site Number, Type | Block/ Lot(s) | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| 181, Projected C6-3A (Inclusionary) under Alt. 49, Projected C6-2A (Incl.) under Proposed Actions | 425/32 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 182, Projected C6-3A (Inclusionary) under Alt. 50, Projected C6-2A (Incl.) under Proposed Actions | 426/27 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 183, Projected C6-3A (Inclusionary) under Alt. 51, Projected C6-2A (Incl.) under Proposed Actions | 426/28 | Mixed-Use | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| * 184, Projected C6-3A (Inclusionary) under Alt. * 52, Projected C6-2A (Incl.) under Proposed Actions * 54, Projected C6-2A (Incl.) under Proposed Actions | 426/33, 38 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 185, Projected C6-3A (Inclusionary) under Alt. 53, Projected C6-2A (Incl.) under Proposed Actions | 426/35 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |
| 186, Projected C6-3A (Inclusionary) under Alt. Not Analyzed C6-2A (Incl.) under Proposed Actions | 426/37 | Commercial | 8.5 Residential<br>6.0 Commercial<br>7.5 Community Facility | 7.2 Residential<br>6.0 Commercial<br>6.5 Community Facility |

**Notes:**

Sites in the conditions under the proposed actions and the conditions under the Inclusionary Alternative are typically identified by non-matching Site Numbers because the sets of sites considered in the two scenarios differ significantly as a result of the different development criteria used to generate them.

Sites in **bold** indicate instances where a Potential Site (or a site not analyzed as a development site) in the conditions under the proposed actions becomes a Projected Site in the conditions under the Inclusionary Alternative.

Sites marked with an * indicate instances where a Site in the conditions under the Inclusionary Alternative matched only a portion of the corresponding assembled Site in the conditions under the proposed actions (or vice-versa); the designation "p/o" indicates that the marked Site consisted of another lot or lots not listed because their status (Potential/Projected) did not change as a result of the Alternative Action analysis.

**Table 23-5**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-5, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 386/1 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-6, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 389/6 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-9, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 402/43 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-10, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 402/64 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-13, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 406/34 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-15, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 435/11 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-16, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 435/35 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-17, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 439/1 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-20, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 447/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-22, Projected R7A (Inclusionary) under Alternative R7A under Proposed Actions | 453/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-86, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 372/6 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-87, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 372/9 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-88, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 372/10 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-90, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 373/1 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-93, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 374/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-94, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 374/7501 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-95, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 376/4 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-96, PotentialR7A (Inclusionary) under Alternative R7A under Proposed Actions | 376/9 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-100, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 376/62 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-101, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 377/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-107, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 377/72 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-112, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 387/37 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-132, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 392/34 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-133, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 392/39 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-145, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 398/4 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-150, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 402/1 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-151, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 402/3 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-152, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 404/1 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-153, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 404/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-168, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 404/57 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-170, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 405/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-171, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 405/7 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-178, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 406/4 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-179, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 406/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-185, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 429/8 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-192, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 429/34 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-193, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 429/35 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-194, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 429/37 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-195, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 429/38 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-196, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 432/34 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-197, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 432/35 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-201, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 434/33 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-204, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 434/36 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-205, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 434/37 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-210, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/4 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-211, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/5 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-212, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/10 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-215, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/29 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-216, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/31 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-217, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/32 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-218, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/33 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-220, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 435/36 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-224, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/1 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-225, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/2 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-226, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/3 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-227, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/5 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-228, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/7 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-233, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/30 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-235, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/56 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-236, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 436/57 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-237, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 437/1 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-238, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 437/8 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-241, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 437/27 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-242, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 437/28 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-243, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 437/29 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-244, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 437/30 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-249, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 438/2 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-250, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 438/3 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-251, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 438/6 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-260, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 439/2 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-261, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 439/3 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-262, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 439/4 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-263, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 439/5 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-264, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 439/6 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-265, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 439/28 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-266, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 439/30 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-267, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 440/6 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-268, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 440/7 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-269, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 440/11 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-274, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 440/33 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-275, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 440/34 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-276, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 440/35 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-277, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 440/36 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-293, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 444/34 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-294, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 444/38 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-295, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 444/39 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-296, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 445/2 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-298, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 445/6 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-301, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 445/33 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-302, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 445/34 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-303, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 445/36 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-306, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 445/62 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-307, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 445/64 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-308, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 446/2 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-309, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 446/3 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-310, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 446/4 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-311, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 446/5 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-313, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 447/6 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-314, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 447/7 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-318, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 447/28 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-319, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 447/30 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-320, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 447/31 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-324, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 448/29 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-325, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 448/31 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-326, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 448/32 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-327, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 448/33 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-337, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 449/7 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-344, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 449/28 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-345, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 449/36 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-346, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 449/37 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-347, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 449/40 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-356, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 450/5 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-357, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 450/6 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-358, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 450/8 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-361, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 450/30 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-362, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 450/31 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-363, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 450/32 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-374, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 450/55 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-375, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 451/4 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-381, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 451/36 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-382, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 451/38 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-386, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 451/137 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-388, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 452/37 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-390, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 453/2 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-391, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 453/3 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-392, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 453/4 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-393, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 453/6 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-394, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 453/7 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-398, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 454/1 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-400, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 454/41 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-401, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 454/42 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-402, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 454/45 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-412, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 459/31 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-418, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 460/37 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-419, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 460/39 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |
| E-420, Potential R7A (Inclusionary) under Alternative<br>R7A under Proposed Actions | 460/43 | Mixed | 4.6 Residential<br>4.0 Community Facility | 4.0 Residential<br>4.0 Community Facility |

**Table 23-5 (cont'd)**
**Enlargements Under The Inclusionary Alternative**

| Enlargement Site Number, Type | Block/ Lot | Primary Use | R7A/C6-3A Alternative Max. Allowable FAR | Proposed Actions Max. Allowable FAR |
|---|---|---|---|---|
| E-424, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 461/29 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-425, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 461/31 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-426, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 461/32 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-427, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 461/33 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-429, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 462/24 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-434, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 463/34 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-448, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 465/48 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-460, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 468/35 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-461, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 468/36 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |
| E-462, Potential R7A (Inclusionary) under Alternative R7A under Proposed Actions | 468/37 | Mixed | 4.6 Residential 4.0 Community Facility | 4.0 Residential 4.0 Community Facility |

**Table 23-6**
**Summary of EV/LES Rezoning RWCDS Inclusionary Alternative**

| District Description | Sites (Count) | Build | | | | No-Build | | | | Increment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Commercial Floor Area | Residential Floor Area | Dwelling Units | Affordable Dwelling Units | Commercial Floor Area | Residential Floor Area | Dwelling Units | Affordable Dwelling Units | Commercial Floor Area | Residential Floor Area | Dwelling Units | Affordable Dwelling Units |
| **PROJECTED SITES** | | | | | | | | | | | | | |
| Proposed C4-4A | 28 | 70,090 | 259,746 | 260 | 0 | 122,378 | 187,273 | 187 | 0 | -52,288 | 72,473 | 73 | 0 |
| Proposed C6-2A* | 19 | 93,026 | 694,957 | 695 | 139 | 115,176 | 261,305 | 261 | 0 | -22,150 | 433,652 | 434 | 139 |
| Proposed R7A | 33 | 37,738 | 566,516 | 567 | 0 | 37,738 | 481,908 | 482 | 0 | 0 | 84,608 | 85 | 0 |
| Proposed R7A INCLUSIONARY | 19 | 77,157 | 340,399 | 340 | 68 | 77,157 | 235,102 | 235 | 0 | 0 | 105,297 | 105 | 68 |
| Proposed R8B | 44 | 12,086 | 811,006 | 811 | 0 | 12,086 | 695,773 | 696 | 0 | 0 | 115,233 | 115 | 0 |
| Proposed R8A* | 27 | 57,293 | 773,522 | 800 | 160 | 57,293 | 339,652 | 340 | 0 | 0 | 433,870 | 460 | 160 |
| Proposed C6-3A INCLUSIONARY | 16 | 49,473 | 445,253 | 445 | 89 | 49,473 | 150,746 | 151 | 0 | 0 | 294,507 | 294 | 89 |
| **TOTAL PROJECTED** | **186** | **396,863** | **3,891,399** | **3,918** | **456** | **471,301** | **2,351,759** | **2,352** | **0** | **-74,438** | **1,539,640** | **1,566** | **456** |
| **POTENTIAL SITES** | | | | | | | | | | | | | |
| | 13 | 64,102 | 72,078 | 72 | 0 | 30,448 | 84,685 | 85 | 0 | 33,654 | -12,607 | -13 | 0 |
| | 16 | 44,107 | 329,508 | 330 | 66 | 82,891 | 103,322 | 98 | 0 | -38,784 | 226,186 | 232 | 66 |
| | 10 | 11,953 | 176,407 | 176 | 0 | 12,059 | 144,251 | 144 | 0 | -106 | 32,156 | 32 | 0 |
| | 31 | 49,925 | 279,573 | 280 | 56 | 49,925 | 229,494 | 229 | 0 | 0 | 50,079 | 51 | 56 |
| | 51 | 12,509 | 716,691 | 717 | 0 | 23,156 | 496,314 | 496 | 0 | -10,647 | 220,377 | 221 | 0 |
| | 18 | 23,149 | 258,256 | 258 | 52 | 13,958 | 110,423 | 116 | 0 | 9,191 | 147,833 | 142 | 52 |
| | 4 | 6,765 | 60,886 | 61 | 12 | 6,765 | 20,614 | 21 | 0 | 0 | 40,272 | 40 | 12 |
| **TOTAL POTENTIAL** | **143** | **212,510** | **1,893,399** | **1,894** | **186** | **219,202** | **1,189,103** | **1,189** | **0** | **-6,692** | **704,296** | **705** | **186** |
| **GRAND TOTAL** | **329** | **609,373** | **5,784,798** | **5,812** | **642** | **690,503** | **3,540,862** | **3,541** | **0** | **-81,130** | **2,243,936** | **2,271** | **642** |
| **ENLARGEMENTS** | | | | | | | | | | | | | |
| **PROJECTED** | | | | | | | | | | | | | |
| Proposed R7A | 13 | | | | | | | | | | | | |
| Proposed R8B | 12 | | | | | | | | | | | | |
| **TOTAL PROJECTED** | **25** | **25,374** | **216,853** | **267** | **0** | **25,374** | **178,529** | **244** | **0** | **0** | **0** | **0** | **0** |
| **POTENTIAL** | | | | | | | | | | | | | |
| Proposed R7A | 226 | | | | | | | | | | | | |
| Proposed R8B | 216 | | | | | | | | | | | | |
| **TOTAL POTENTIAL** | **442** | **938,270** | **3,560,886** | **4,715** | **0** | **938,270** | **2,788,610** | **4,155** | **0** | **0** | **772,276** | **560** | **0** |
| **TOTAL ENLARGEMENTS** | **467** | **963,644** | **3,777,739** | **4,982** | **0** | **963,644** | **2,967,139** | **4,399** | **0** | **0** | **772,276** | **560** | **0** |
| **TOTAL ALL SITES** | **796** | **1,573,017** | **9,562,537** | **10,794** | **642** | **1,654,147** | **6,508,001** | **7,940** | **0** | **-81,130** | **3,016,212** | **2,831** | **642** |

This alternative seeks to achieve the same goals and objectives as the proposed actions while incentivizing additional new residential development in order to capture additional opportunities for affordable housing production in selected areas. The primary difference is that the proposed R7A districts on the wide Avenues above Houston Street and the C6-3A district on Chrystie Street would allow new residential and mixed-use development at higher densities than what is allowed under the proposed actions' R7A and C6-2A districts through the use of the Inclusionary Housing program. The R7A district in this alternative would have a base residential FAR of 3.45 up to a maximum FAR of 4.6 by utilizing the inclusionary housing bonus and a community facility FAR of 4.0, while the proposed action's R7A district would have a maximum FAR of 4.0 for residential and 4.0 for community facility. The C6-3A district in the alternative would have a base FAR of 6.5 for residential use, up to a maximum FAR of 8.5 through the Inclusionary Housing program, a maximum commercial FAR of 6.0 and a maximum community facility FAR maximum of 7.5.

A comparison of conditions under this alternative with the proposed project is presented below. The alternatives analysis is primarily qualitative, except where impacts of the proposed actions have been identified. For technical areas where impacts have been identified, the alternatives analysis will determine whether these impacts would still occur under each alternative. A detailed reasonable worst-case development scenario (RWCDS) for this alternative was developed for the purposes of this analysis and is provided in Appendix C.

## LAND USE, ZONING AND PUBLIC POLICY

Like the proposed actions this alternative would not result in any significant adverse impacts on land use, zoning, or public policy and the land use effects under this alternative would be essentially the same. Under this alternative, however, the proposed inclusionary housing zoning would be expanded. Thus, like the proposed actions, this alternative would increase the supply of housing available in New York City, which is consistent with City housing policy, but this alternative would further support city policies aimed at increasing the supply of housing as well as affordable housing.

## SOCIOECONOMIC CONDITIONS

Like the proposed actions, this Inclusionary Alternative would not result in any new significant adverse impacts on socioeconomic conditions. Instead, as described below, this alternative would expand the opportunity for additional housing and affordable housing within the area of the proposed actions. By encouraging the development of additional affordable housing, this alternative would serve to support housing growth and affordable housing in the project area. The additional housing units would provide added supply to meet the increasing housing demands in New York City.

The beneficial socioeconomic effects of an increased housing supply under the proposed actions would be augmented under this Inclusionary Alternative. With more residential units, the market would be more able to meet the long-term demand for new housing, and with an affordable housing component, the Inclusionary Alternative would allow the project area to retain a greater diversity of housing types and household incomes.

Other socioeconomic effects would be similar to those anticipated under the proposed actions, although the greater number of residential units would generate somewhat more new development with the accompanying additional construction employment. The effects of this alternative on direct residential displacement, direct and indirect business displacement, and specific

industries would be the same as the proposed actions (i.e., no significant adverse impacts). In sum, the Inclusionary Alternative would result in no significant adverse impacts associated with direct displacement or indirect business displacement, and would expand the housing opportunities that are projected under the proposed actions.

## COMMUNITY FACILITIES

Neither this alternative nor the proposed actions would impact libraries, health care or day care facilities. Although the proposed actions would introduce new residents to the East Village and Lower East Side neighborhoods, no significant adverse impacts on community facilities and services would be expected. The proposed actions would generate approximately 152 new elementary and 31 new intermediate school children in the primary study area, for a total of 183 new elementary and intermediate school students combined. The Inclusionary Alternative would generate approximately 175 new elementary and 36 new intermediate school children in the primary study area, for a total of 211 new elementary and intermediate school students combined. Even with this increased enrollment, the public elementary and intermediate schools serving the primary study area in CSD 1, Zones 2 and 3 and CSD 1 as a whole would continue to operate with available capacity. While elementary schools serving the primary study area in CSD 2, Zone 1 and CSD 2 as a whole would continue to operate above capacity under both the proposed actions and this Inclusionary Alternative, the increase in the deficiency of seats (above that under the future without the proposed actions conditions) would be less than the *CEQR Technical Manual* threshold value of 5 percent. Therefore, it is concluded that no significant impacts on public elementary and intermediate schools would occur as a result of either the proposed actions or this Inclusionary Alternative.

## OPEN SPACE

The open space analysis for the proposed actions concluded that it would not result in any significant direct or indirect significant adverse impacts on open space resources in the residential study area. Open space ratios for residents and non-residents within the study area currently fall short of DCP guidelines and would continue to do so under both the proposed actions and this Inclusionary Alternative. According to the *CEQR Technical Manual*, a 5 percent decrease in open space ratios is considered a substantial change. In this study area, the total, active, and passive open space ratios, the passive open space ratio for non-residents, and the combined passive open space ratio for both residents and non-residents would all remain the same under the proposed actions as in the Inclusionary Alternative. Therefore, neither the Inclusionary Alternative nor the proposed actions would result in any significant adverse impacts on open space resources. As described above, this conclusion is based on a number of qualitative factors including the demographics of the local population, the diversity of the local open space resources in the study area (e.g., playgrounds, courts, fields, paths, and grassy areas), the range of private open space facilities in the study area that meets local needs, and the active spaces that are not publicly accessible and therefore not included in the in the study area inventory, but which provide active open space for the study area populations school playgrounds, facilities in private housing, community gardens, and NYU facilities. It is therefore concluded that neither this alternative nor the proposed actions would result in any impact in open space resources.

## SHADOWS

Development as a result of both the proposed actions and the Inclusionary Alternative would cast new shadows at times throughout the year on some of the existing open spaces in the study area.

With the proposed actions, projected and potential development sites along the west side of Chrystie Street would cast incremental shadows on Sara D. Roosevelt Park in the late afternoons throughout the year. Under the Inclusionary Alternative, a number of these development sites along the west side of Chrystie Street would be 25 feet taller than they would with the proposed actions. There would also be additional development sites along the west side of Chrystie Street that would not exist with the proposed actions. As with the proposed actions, these additional sites would be allowed to reach a height of 145 feet, or 85 feet taller than buildings that would be developed absent the proposed actions or the alternative. Under the Inclusionary Alternative, incremental shadows from the sites along Chrystie Street would be slightly larger than those under the proposed actions, and would enter the park slightly earlier. On the March 21 and September 21 analysis day, they would enter the west side of Sara D. Roosevelt Park at 4:00 PM rather than 4:15 PM, and would reach the east side of the park at 5:00 PM rather than 5:15 PM. On the May 6 and August 6 analysis day, incremental shadows from development on these sites along Chrystie Street would enter the park at 4:00 PM instead of 4:15 PM, and on June 21 they would enter the park at 4:15 PM instead of 4:30 PM. On December 21 under the alternative these incremental shadows would enter the park only a few minutes earlier than they would under the proposed actions, at about 2:30 PM, and would remain in both scenarios until the end of the analysis day at 2:53 PM. Overall, while the proposed actions and the Inclusionary Alternative would add incremental shadows to Sara D. Roosevelt Park, most of the park would remain in sun for the majority of the day on each of the four analysis days. Given the relatively large area of the park and the small increment in additional height as a result of the proposed actions and this Inclusionary Alternative, the extent of new shadows is generally quite limited, and the neither the usability of the park nor the health of its vegetation would be adversely affected.

The Inclusionary Alternative would also result in other new development sites throughout the rezoning area not included in the proposed actions, in addition to the new sites along Chrystie Street. The sites that are unique to the Inclusionary Alternative were screened to determine whether they have the potential to cast new shadow on sun-sensitive resources. In no case would there be development that would result in a height increment of greater than 50 feet, compared to what would otherwise be built at the sites absent the Inclusionary Alternative; therefore, only sites adjacent to sun-sensitive resources would require a shadow analysis.

The analysis determined that only one unique Inclusionary Alternative site would cast new shadow on a sun-sensitive resource. This location, Site 228 and 229, on Block 435, Lots 34 and 35, is located on the west side of Avenue A across from Tompkins Square Park. In the late afternoons of the spring, summer and fall, this site would cast a small area of incremental shadow into the park. Specifically, on March 21/September 21 new shadow from this site would enter the park at 4:30 PM and remain for the final hour of the analysis day; on May 6 / August 6, it would enter at 4:15 PM and remain until 6:18 PM; and on June 21 it would enter at 5:00 PM and remain until 7:01 PM. While these durations range between one and two hours, the actual extent of new shadow would be quite small, particularly in relation to the overall size of the park. Most of the park would continue to be sunny for the majority of the day in these seasons,

and the usability of the park would not be impacted. The incremental shadow would move quickly at the end of the analysis periods, and the health of vegetation would not be affected.

Like the proposed actions, under the Inclusionary Alternative, incremental shadows (i.e., the additional shadow beyond what would occur under the current zoning) would have significant adverse impacts on only one publicly accessible open space: Orchard Alley Garden between East 3rd and 4th Streets and Avenues C and D. The remaining open spaces and historic resources in the study area would not be significantly affected or affected at all.

## HISTORIC RESOURCES

### *ARCHAEOLOGICAL RESOURCES*

Under the Inclusionary Alternative, it is assumed that development would occur on the same projected and potential development sites as the proposed actions. In addition, there would be development on an additional thirty sites. Of the sites unique to the Inclusionary Alternative, only one (Site 255) would experience incremental ground disturbance, and that site was determined by LPC to not be sensitive for archaeological resources. Therefore, the impacts under this alternative would be the same as under the proposed actions.

### *ARCHITECTURAL RESOURCES*

Under the Inclusionary Alternative, it is assumed that development would occur on the same projected and potential development sites as the proposed actions and the additional sites unique to the Inclusionary Alternative. Therefore, similar to the proposed actions, this results in the potential for significant adverse direct impacts on up to fifteen known architectural resources and on up to twenty-four potential architectural resources. Of the sites that are unique to the Inclusionary Alternative, one is located within the potential Tompkins Square Park Historic District and one is located on the blockfront of tenements at 164-180 First Avenue. Overall, under the Inclusionary Alternative, similar direct impacts could occur to architectural resources as under the proposed actions.

In addition, under the proposed actions and this alternative, historic resources could experience accidental damage from adjacent construction. Protections are provided through the Department of Buildings regulations relative to protecting adjacent structures from construction activities. However, as under the proposed actions, additional protections through a construction protection plans that follows *TPPN #10/88*, could not be implemented.

It is not anticipated that development under this alternative or the proposed actions would have adverse visual or contextual impacts on the majority of architectural resources. New development under either scenario would not eliminate or screen public views of a resource, introduce an incompatible visual, audible, or atmospheric element to a resource's setting, or result have any shadow impacts on a historic resource with sun-sensitive features. However, under both the proposed actions and this Inclusionary Alternative, there could be significant adverse visual and contextual impacts on a number of row houses at 30-38 East 3rd Street, 258-266 East 7th Street, and the row house at 217 East 7th Street, which is located on a potential development sites, as well as the row house at 263 East 7th Street, and the blockfront at 164-180 First Avenue, where there are potential enlargement sites and one additional development site. In addition, development and enlargements within the potential Tompkins Square Park and East 6th Street Historic Districts could have adverse visual and contextual impacts on the historic districts.

## URBAN DESIGN AND VISUAL RESOURCES

Neither the Inclusionary Alternative nor the proposed actions would have significant adverse impacts on the urban design and visual resources of the study area. Neither scenario results in any changes in topography, natural features, street hierarchy, block shapes, or building arrangements, and neither would affect the overall street grid of the study area or have a significant adverse impact on urban design features of the study area.

In addition, neither this alternative nor the proposed actions would have any significant adverse impacts on the visual resources of the study area. Construction of new buildings on existing blocks and lots and new buildings under the both scenarios would not block any significant view corridors or views of visual resources. There would be controlled development of modestly-sized buildings in the contextual neighborhoods within the study area. Therefore, the settings and views of these resources would not change dramatically. Views along the area's major corridors (e.g. Houston Street) would change, as these corridors are developed with new buildings of higher density and this development would be expanded under this alternative to blocks along the wide avenues north of Houston Street including Second and First Avenues and Avenues A and C) and the west side of Chrystie Street. However the building height and setbacks in this area would be the same as under the proposed actions (maximum height of 80 feet). Along the west side of Chrystie Street the height would be increased from 120 to 145 feet and the allowable streetwall would also increase from between 60 to 85 feet. While this alternative could potentially increase density in these areas, particularly along the west side of Chrystie Street, similar to the proposed actions, no public views would be blocked, new buildings would frame existing views, and views throughout the primary study area would continue to be of mixed-use urban neighborhoods composed of a variety of buildings of various heights, sizes, uses, and styles.

Both this Inclusionary Alternative and the proposed actions would affect the streetscape and building use, bulk, and type of the study area in a positive way. For example, it is expected that local streetscapes would be improved as development replaces parking lots, one- and two-story non-descript commercial and vacant buildings, and vacant lots, as most new development would be infill buildings or enlargements that would reinforce existing residential streetscape patterns. Within the proposed rezoning area, urban design provisions of the proposed zoning districts would create lively ground-floors with retail and consistent street walls that would frame views along major corridors.

In addition, although both development scenarios would facilitate the construction of higher-density uses along the major transportation corridors, it is not expected that there would be any significant adverse impacts to building bulk, use, and type. Throughout the entire primary study area, the mix of building types and uses that is expected under the proposed actions would be in keeping with the diverse range of existing building types and uses that define the wide streets and avenues of the surrounding area. In addition, both scenarios would protect the built context of the neighborhoods on the side local streets and the neighborhood scale away from the wide streets and corridors.

## NEIGHBORHOOD CHARACTER

Under both this alternative and the proposed actions, no adverse impacts on neighborhood character would occur with respect to land use. Neither build condition would directly displace any land uses to the extent that the neighborhood would change, nor would either build condition create land uses that are incompatible with the neighborhood or contrary to public policies for

the study area. Neither build condition would result in any significant adverse socioeconomic impacts such a direct residential displacement, direct business and institutional displacement, indirect residential displacement, indirect business or institutional displacement, or have any adverse effects on specific industries. Both would have limited additional impacts to historic architectural and archaeological resources, but both conditions are expected to result in new residential development at a scale generally compatible with the existing established medium-density residential neighborhoods, preserving the neighborhood's low- to mid-rise character and sky exposure. In addition, both rezoning objectives would attempt to reverse the trends of recent tall, out-of-scale development such as the tall buildings that have been developed south of East Houston Street, altering the visual scale of this area. Under both the proposed actions and this Inclusionary Alternative, the major transportation corridors across the study area would be developed with higher density buildings, but the low- to mid-rise character of the midblocks would be preserved. In controlling this development in the study area, and targeting growth toward appropriate areas, neither this Inclusionary Alternative nor the proposed actions would result in any significant adverse impact on the neighborhood with respect to urban design.

Neither this alternative nor the proposed actions would generate enough vehicle trips that would result in any adverse effects on neighborhood traffic or noise. In addition, neither build condition adversely impacts neighborhood transit or pedestrian facilities.

Moreover, both the proposed actions and this alternative would reduce the allowable development available for commercial hotel buildings in the study area and would encourage residential development with ground floor retail in its place. Thus, the zoning in both scenarios would create a framework that is responsive to the uses present in the study area and compatible with the existing zoning designations in the surrounding areas and would also reinforce use of wide avenues and streets as corridors for mixed-use residential and commercial buildings while protecting existing commercial uses that currently operate as legal non-conforming uses. Under this Inclusionary Alternative, there would also be the added neighborhood benefits of additional affordable housing.

In sum, both this alternative and the proposed actions would directly address the community's request for contextual rezoning, direct higher-density development toward areas most capable of supporting such development, and provide incentives for much needed affordable housing in the East Village and Lower East Side neighborhoods. This Inclusionary Alternative would further advance the local neighborhood objectives for providing local affordable housing opportunities.

## NATURAL RESOURCES

Neither the Inclusionary Alternative nor the proposed actions would result in significant adverse impacts on natural resources or water quality.

## HAZARDOUS MATERIALS

Under both this alternative and the proposed actions, while a greater intensity of construction would occur on the projected and potential development sites than might otherwise occur under the proposed zoning, in most cases, this additional construction would not create soil disturbance beyond what would occur under the current zoning. However, both build conditions would result in construction on some sites with hazardous material issues that would otherwise remain undisturbed. On these sites, under both the proposed actions and this alternative, to avoid impacts from hazardous materials, the proposed actions would include E-designations (please see Table 11-1 in Chapter 11, "Hazardous Materials"). In addition to the sites listed in Table

11-1, E-designations may also be required on the additional projected and potential development sites that are part of the Inclusionary Alternative and not part of the proposed actions. These sites are listed in Appendix H. With the proposed E-designations, development sites that are impacted by hazardous materials are required to perform subsurface investigations, tank removals, remediation, asbestos abatement, and prepare construction health and safety plans in accordance with a NYCDEP approved site-specific Sampling and Remediation Work Plans. Between publication of the Draft and Final EISs, additional investigation will be conducted to evaluate the need for hazardous materials E-designations on the additional sites listed in Appendix H.

## WATERFRONT REVITALIZATION PROGRAM

Both this Inclusionary Alternative and the proposed actions would be consistent with the policies of the city's coastal zone. Thus, in neither condition is there an impact or conflict with the City's Waterfront Revitalization Program.

## INFRASTRUCTURE

Under this alternative, demands on infrastructure, including water supply and sanitary wastewater treatment, would be somewhat greater than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant infrastructure impacts.

## SOLID WASTE AND SANITATION SERVICES

Under this alternative, demands on solid waste and sanitation services would be somewhat greater than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant impacts on solid waste or sanitation services.

## ENERGY

Under this alternative, demands on energy would be somewhat greater than under the proposed actions. However, neither this alternative nor the proposed actions would cause significant energy impacts.

## TRAFFIC AND PARKING

### *TRAFFIC*

Under this Inclusionary Alternative, there are additional dwelling units beyond that under the proposed actions. To determine whether these additional units would warrant the need for detailed transportation analyses, travel demand projections were developed to identify the numbers of person, transit, and vehicular trips that could potentially be generated under this alternative. With the proposed actions there is a total of approximately 1,040 total peak hour person trips and 100 peak hour vehicle trips. In comparison, this Inclusionary Alternative would generate up to approximately 1,220 total peak hour person trips and 120 peak hour vehicle trips (see also the details in Chapter 16, "Traffic and Parking," Tables 16-4 and 16-5). Typically, the number of the projected peak hour trips (exceeding 50 vehicle trips) would warrant a detailed analysis of traffic conditions. However, since the projected development sites and the associated vehicle trips would be dispersed within a large rezoning area and among over 100 intersections, a screening analysis for this alternative determined that, like the proposed actions, no significant traffic impacts would occur on local streets as a result of the Inclusionary Alternative.

*PARKING*

This Inclusionary Alternative would result in similar weekday parking utilization as the proposed actions. Off-street parking occupancy levels would be approximately 72 percent in the AM peak period (the same as for the proposed actions), 89 percent in the midday peak period (compared to 88 percent with the proposed actions), and 81 percent in the PM (the same as for the proposed actions). Similar to the proposed actions, in three of the eight parking zones analyzed under this Inclusionary Alternative, there would be a daytime shortfall of off-street parking; however this shortfall could be accommodated within the off-street parking facilities in an adjacent zone.

For overnight parking, the estimated utilization would be 85 percent occupied under this Inclusionary Alternative—the same as under the proposed actions. Therefore, overnight parking could also be accommodated under the Inclusionary Alternative. In conclusion, neither the Inclusionary Housing nor the proposed actions would result in any parking impacts.

**TRANSIT AND PEDESTRIANS**

*SUBWAY STATIONS*

The proposed actions would yield a total of approximately 1,040 total person trips, with 460 subway trips, and 110 bus trips. In comparison, the Inclusionary Alternative would yield during peak hours, up to approximately 1,220 total person trips, 540 subway trips, and 130 bus trips (see also the details in Chapter 16 "Traffic and Parking," Tables 16-4 and 16-5). As under the proposed actions, because these trips would be dispersed within a large rezoning area and among 12 subway stations, 9 local bus routes, and hundreds of sidewalks, crosswalks, and corners, a screening analysis was performed. The assignments of subway trips were conducted in manner similar to the allocation of vehicular trips, following the same allocation to the eight designated zones in the primary study area. Based on these assumptions, the proposed actions resulted in a maximum single station increment of 119 trips at the Delancey/Essex Street Station. For the Inclusionary Alternative, there would be 610 total PM peak hour subway trips and a maximum single station increment of 135 trips at the Delancey/Essex Street Station. These increments are below the *CEQR Technical Manual* threshold for a detailed analysis of subway station elements. Therefore, it is concluded that this Inclusionary Alternative, like the proposed actions, would not result in any significant adverse subway station impacts.

*BUS SERVICE*

Under the proposed actions there would be a total of approximately 123 PM peak hour bus-only trips, resulting in a maximum single route increment of 33 trips on the M15 route. The corresponding peak hour bus-only trips and maximum single route increment (on the M15 route) under this Inclusionary Alternative would be 141 and 38 trips, respectively. To comprehensively assess bus loading conditions, it is also necessary to consider bus-to-bus and bus-to/from-subway transfers. Because many of the development sites within the primary study area have limited nearby subway and local bus service, there is expected to be a fair amount of transfers required for transit users traveling to and from these development sites. Accounting for these transfers, the total projected PM peak hour bus trip increments for the proposed actions and the Inclusionary Alternative were estimated to amount to 363 and 411 trips, respectively. However, spread among the 9 study area bus routes, the maximum PM peak hour single route increments would be 78 and 88 trips on the M14D route for the proposed actions and the Inclusionary

Alternative, respectively. Because these increments are below the *CEQR Technical Manual* threshold for a detailed analysis of bus line-haul conditions, it is concluded that neither the proposed actions nor this Inclusionary Alternative would result in any significant adverse bus impacts.

*PEDESTRIANS*

In accordance with the *CEQR Technical Manual*, a detailed pedestrian analysis would be required if this Inclusionary Alternative were expected to result in 200 or more peak hour trips at sidewalks, corners, and crosswalks in the study area. Based on the residential trip generation estimates used for the proposed actions, it is projected that each residential dwelling unit would yield a maximum of approximately 0.9 person trips during a peak hour. Since the incremental auto and taxi trips would mostly originate or terminate near the anticipated development sites, the net pedestrian trips expected to travel on the general pedestrian network are primarily those made by other modes and would total slightly fewer than 0.9 person trips per dwelling unit during a peak hour. A review of the locations and sizes of the specific development sites under this Inclusionary Alternative revealed the following clusters of projected residential units:

- 60 dwelling units at Avenue D and East 6th Street;
- 120 dwelling units at Avenue D and Houston Street;
- 70 dwelling units at First Avenue and Houston Street;
- 110 dwelling units at Chrystie Street between Stanton and Rivington Streets;
- 70 dwelling units at Chrystie Street between Rivington and Delancey Streets; and
- 140 dwelling units at Delancey and Suffolk Streets.

Since none of the above clusters would result in 200 or more pedestrian trips at nearby sidewalks, corners, and crosswalks, and there would also not be 200 or more pedestrian trips generated at any of the 12 study area subway stations, the projected peak hour pedestrian trips under both the proposed actions and this Inclusionary Alternative would not exceed the *CEQR Technical Manual* threshold at any pedestrian element. Therefore, it is concluded that neither this Inclusionary Alternative nor the proposed actions would result in any significant adverse pedestrian impacts.

## AIR QUALITY

With respect to mobile sources, neither the proposed actions nor the additional projected and potential development sites associated with the Inclusionary Alternative would generate enough vehicle trips at any location to significantly increase concentrations of carbon monoxide or other pollutants. Thus no violations of the National Ambient Air Quality Standards (NAAQS) are predicted to occur under either development scenario and no air quality impacts would occur. Neither the proposed actions, nor the Inclusionary Alternative would result in new residential and commercial development as compared to the No Build conditions. Therefore, although manufacturing uses would remain under the Inclusionary Alternative, potential impacts from industrial sources of air emissions would be expected to be similar to the No Build condition. Therefore, no additional analysis was warranted. Under both scenarios, additional pollutant emissions could result from heating systems and similar impacts could occur. Under both development scenarios, these impacts are avoided with the protections provided through the E-designations of the proposed zoning. These designations would specify the type of fuel to be used or the distance that the vent stack on the building roof must be from its edge. The E-

designations for these sites are presented in Appendix F. A total of four development sites (projected development sites 48, 49, and 89, and potential development site 230) may require further restrictions compared to the proposed actions. Based on an HVAC screening analysis, no additional projected and potential development sites associated with the Inclusionary Alternative require E-designations.

## NOISE

Under both this Inclusionary Alternative and the proposed actions, no noise emissions from mobile sources would cause significant impacts. With respect to ambient noise, additional development in both scenarios could be impacted due to the existing ambient noise levels that can cause interior noise levels for residential buildings to be above the CEQR standard if no attenuation, or limited attenuation, is provided. Therefore, under both this alternative and the proposed actions, noise attenuation requirements would be written into the proposed E-designations that would be part of the proposed zoning and would therefore avoid this impact (please see Appendix G for these E-designations). The following development sites associated with the Inclusionary Alternative that are not part of the part of the proposed actions may also require additional E-designations. These are listed in Appendix G.

## CONSTRUCTION

Because the amount of new construction under this alternative would be somewhat greater as compared with the proposed actions, it would not generate as much temporary construction disruption. Construction-related impacts on historic archaeological and architectural resources would be similar since the same sites would be developed. The proposed actions would also result in slightly less duration of construction-related noise and traffic than this alternative. However, neither this alternative nor the proposed actions would result in significant adverse impacts on air quality, noise, traffic, or transit during construction.

## PUBLIC HEALTH

Neither the proposed actions nor this Inclusionary Alternative would result in significant adverse public health impacts.

## UNAVOIDABLE ADVERSE IMPACTS

Both the Inclusionary Alternative and the proposed actions could have the necessary techniques for impact avoidance (E-designations). Both would also have potential unavoidable adverse impacts on archaeology and historic resources. ✷