# 1 PROJECT DESCRIPTION

## 1.1 Introduction

The Applicant, Richmond SI Owner LLC, seeks approval of a series of discretionary land use actions including a zoning map amendment, zoning text amendments, and a special permit (the "Proposed Actions") from the City Planning Commission (CPC) that would facilitate the development of a mixed use project comprising residential and commercial uses, open space, and accessory parking (the "Proposed Development") in the St. George neighborhood of Staten Island, Community District 1.

New development facilitated by the Proposed Actions would serve as a northern gateway to St. George along Richmond Terrace and as an extension of Downtown Staten Island. The Project Area includes two vacant development sites and an underdeveloped site near the St. George Waterfront and the Staten Island Ferry Terminal.

The Proposed Actions would facilitate the development of 919,442 gross square feet (gsf) of floor area within four buildings across two development sites. The Applicant's site would be developed with three buildings totaling 801,594 gsf (see architectural drawings in Appendix A). The Applicant also would develop an approximately 7,790 square foot (sf) privately owned public space next to the intersection of Stuyvesant Place and Hamilton Avenue. An additional site that is not controlled or under ownership of the Applicant ("Projected Development Site 2) is projected to be developed as a result of the Proposed Actions.

## 1.2 Proposed Actions

To facilitate the proposed three buildings on Projected Development Site 1 (the Applicant's site), the Applicant seeks a zoning map amendment, zoning text amendments, and a CPC special permit. Specifically, the Applicant proposes the following discretionary land use actions (the "Proposed Actions"):

1. A zoning map amendment to:

- change an area bounded by Nicholas Street, Richmond Terrace, Stuyvesant Place, Hamilton Avenue and a line 185 feet from and parallel to Richmond Terrace and Stuyvesant Place between Hamilton Avenue and Nicholas Street from an R6 district with a C2-2 commercial overlay at a depth 100 feet located within the Special Hillsides Preservation District ("SHPD") to an R7-3 district with a C2-4 commercial overlay at a depth of 185 feet within the Special St. George District ("SSGD"); and
- change an area bounded by Richmond Terrace, Hamilton Avenue and Stuyvesant Place from an R6 district with a C2-2 commercial overlay to an R6 district with a C2-4 commercial overlay within the SSGD.

2. A series of zoning text amendments to the New York City Zoning Resolution (ZR), Article II including to:
   - ZR 21-15 to allow an R7-3 district to be mapped in the SSGD; and
   - ZR 23-011(c) to allow optional quality housing regulations to apply to the SSGD.
3. A series of zoning text amendments to ZR Article XII, Chapter 8 (Special St. George District) to:
   - ZR Section 128-00 (General Purposes) to include an additional goal to foster economic diversity by supporting a broad range of housing including affordable housing with the SSGD.
   - ZR Section 128-03 (District Plans and Maps) to include the Project Area within the Upland Subdistrict.
   - ZR Section 128-056 to clarify that the optional Quality Housing Program would be applicable in the R7-3 district within SSGD.
   - ZR Section 128-21 (Maximum Floor Area Ratio) to establish the maximum floor area ratio of 6.0 within R7-3 Districts under the MIH program.
   - ZR Section 128-22 (Maximum Lot Coverage) to establish lot coverage of 70 percent for interior lots and 100 percent for corner lots for residential buildings in R7-3 districts.
   - ZR Section 128-30 (Height and Setback Regulations) to clarify that R7-3 is subject to regulations under this Section.
   - ZR Section 128-31 (Street Wall Location) to clarify that street wall location requirements are inapplicable in the R7-3 district.
   - ZR Section 128-33 (Maximum Base Height) to establish a maximum street wall height of 75 feet in an R7-3 district.
   - ZR Section 128-34 (Maximum Building Height) to establish a maximum building height of 185 feet or 18 stories within an R7-3 district.
   - ZR Section 128-51 (Required Off-street Parking and Loading) to make the underlying R7-3 and R6 parking and loading regulations applicable to such districts within the SSGD. R7-3 regulations would be governed by R7-2 district regulations.
   - ZR Section 128-60 (Special Approvals) to create a new special permit (ZR 128-62) to allow bulk and mandatory improvements modifications for R7-3 districts within the Upland Subdistrict.

- Proposed ZR Section 128-62 (Special Permit for Buildings in R7-3 Districts) to facilitate the Proposed Project and allow modification to bulk and mandatory improvements regulations.

4. A zoning text amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area.

5. A CPC Special Permit pursuant to ZR Section 128-62 (Special Permit for Buildings in R7-3 Districts) modifying the following sections:

   - ZR Section 128-33 (Maximum Base Height) and ZR Section 128-34 (Maximum Building Height) to allow Building 1 and Building 2 to exceed the maximum height limit of 185 feet, and to allow Building 1, 2 and 3 to encroach within the required setback along Stuyvesant Place and Richmond Terrace in order to facilitate the proposed massing and site plan.
   - ZR Section 128-31 (Rooftop Regulations) to allow the bulkheads and other equipment at the top of Building 2 to exceed 20 percent up to 38 percent of the building lot coverage in order to allow more flexibility including screening and articulation at the top of buildings.
   - ZR Section 23-47 (Minimum Required Rear Yard) to allow a waiver to the underlying rear yard requirement for a small portion where Building 1 encroaches into the rear yard required beyond a hundred feet from Hamilton Avenue varying from 9.13 feet to 10.38 feet in an area approximately 95 square feet as a result of the irregularity of the side lot and rear lot lines of the Development Site.
   - ZR Section 128-42 (Planting Areas) to facilitate the inclusion and location of the proposed publicly-accessible open space at the corner of Stuyvesant Place and Hamilton Avenue and areas where the sidewalk would be widened beyond the sidewalk widening line. The publicly accessible open space would have landscaping, as well as paved areas for seating and circulation.

The special permit is only proposed for Projected Development Site 1, the Applicant-owned development site. The proposed zoning text is provided at Appendix B.

## 1.3 Project Area and Development Sites

### Project Area

The "Project Area" is bound by Richmond Terrace to the north and east, Hamilton Avenue to the south, a distance of 185 feet west of Stuyvesant Place and Richmond Terrace to the south and west, and Nicholas Street to the west. The Project Area contains the entirety of Block 12 (Lot 1), and the entirety of Block 13 Lots 60, 68, 71, 73, 82, 92, and 100. Portions of Block 13 Lots 8, 116, and 119 are also within the Project Area.

Much of the Project Area was developed with multiple residential uses from at least the 1890s. In 1961, the existing underlying zoning was mapped in the Project Area (R6 across the Block 13 portion and R6/C1-2 on the Block 12 portion). Residential buildings on (current) Lot 100 were demolished in the 1960s and 1970s, and the lot has remained undeveloped since. The Castleton Park Apartments on Block 13, Lot 8 were constructed in 1976, and significantly modified the existing hillside.

In June 1987, the Special Hillsides Preservation District was mapped across the Block 13 portion of the Project Area, which limited the capacity for new as-of-right development due to special review provisions of the Special Hillsides Preservation District on sites with a steep slope. The district provides guidance for development in areas of Staten Island's Serpentine Ridge, and has provisions designed to limit disturbance to natural site features such as steep slope or steep slope buffers, trees, and rock outcroppings.

In 1995, a single-family residence on former Lot 75 (now part of Lot 82) was demolished. In 2006, the last building on Projected Development Site 1 was demolished, and Projected Development Site 1 has since remained vacant.

In 2008, applications for CPC authorizations were filed by Richmond Mountainside Properties, LLC, pursuant to Application Nos. N 080329 ZAR and N 080330 ZAR to permit on Projected Development Site 1: (1) development on a steep slope and a steep slope buffer; (2) modification of the height and setback regulations; and (3) allow certain uses and a parking garage with more than 30 vehicles. The development contemplated by the authorizations included development on two zoning lots – a 208-foot-tall, 139,670 gsf residential building on Lot 100, and a 203-foot-tall, 175,878 gsf residential development on Lots 82 and 92. An environmental assessment statement was prepared for these authorizations, and a conditional negative declaration was issued in June 2008 (CEQR No. 08DCP049R). The conditional negative declaration imposed conditions requiring an archaeological investigation prior to any development and conditions on the height and location of exhaust stacks and fuel types used in the development. These applications were never advanced or approved, and the site has remained vacant with overgrowth vegetation, except for building foundation remnants on Lot 82.

The Block 13 portion of the Project Area is in the Special Hillsides Preservation District, and the Block 12 portion is outside any special purpose districts. An R6 district is mapped across the Project Area with a C2-2 commercial overlay district within 100 feet of Richmond Terrace and Stuyvesant Place. Block 12, Lot 1 is also zoned R6 with a C2-2 overlay. The Special St. George District is mapped across Hamilton Avenue and Richmond Terrace from the Project Area. The Project Area includes two projected development sites.

## Development Sites

The Reasonable Worst Case Development Scenario (RWCDS) for this project established that there would be two "projected development sites" as a result of the Proposed Actions. Projected Development Site 1 is owned by the Applicant and comprises two zoning lots: Site A and Site B. Site A comprises Block 13, Lot 100, and has 39,771 square feet (sf) of lot area. It is a vacant corner lot and has street frontage along Stuyvesant Place to the east and along Hamilton Avenue to the south. Site B comprises Block 13, Lots 82 and 92, and has 49,530 sf of lot area. It is an irregular interior lot with street frontage only along Richmond Terrace. Site B is vacant except for scattered vegetation and remnants of building foundations on Lot 82.

Sites A and B are bisected by Block 13, Lot 8 (the "Castleton lot"), a 209,088-sf irregular lot with frontage along Stuyvesant Place, St. Marks Place, and Nicholas Street. The Castleton lot contains the Castleton Park Apartments, which comprise two multi-family residential height factor buildings, an accessory parking garage, and private recreation areas. The portion of the Castleton lot nearest Stuyvesant Place ("Tentative Lot 95") is a panhandle shape that separates the Site A and Site B portions of Projected Development Site 1. Independent of the Proposed Actions, the Applicant will acquire Tentative Lot 95 of the Castleton lot, the area within 185 feet of Stuyvesant Place (9,428 sf). The acquisition would also allow Projected Development Site 1 to be one zoning lot in the With-Action Condition (but not the No-Action Condition).

Street widening is mapped along the Stuyvesant Place frontage of Site A and a portion of Block 13, Lot 8 (Castleton Lot) with approximately 50 feet of frontage along Stuyvesant Place. The area mapped for widening includes 185.2 sf of the Tentative Lot 95, 409.7 sf of Lot 100, 314.5 sf of Lot 103, and 750.25 sf of Lot 104.

Projected Development Site 2 is located to the west of Site B and comprises Block 13, Lots 68, 71, and 73. Lot 68 is vacant, and Lots 71 and 73 are each developed with one two-family house. Projected Development Site 2 is not under control of the Applicant.

The projected development sites generally slope up from lower elevations along Richmond Terrace frontage to higher elevations to the west. The entirety of both projected development sites are in the Special Hillsides Preservation District.

### Other Lots

Lot 60 is developed with a 58,795 gsf multi-family residential building, "The View," which has 40 dwelling units (DUs) and ground floor retail. Along Hamilton Avenue, Lots 116 and 119 are partially within the Project Area; Lot 116 is vacant and Lot 119 contains a two-family detached house.

Block 12 Lot 1 contains two commercial buildings totaling 17,500 gsf and accessory parking areas that are accessed from Richmond Terrace and Stuyvesant Place. The eastern building comprises office space, while the western building is used as an eating and drinking establishment. The site slopes from its lower elevations along Richmond Terrace to its highest elevations along Stuyvesant Place. The change in elevation allows a rooftop parking area to be accessed from Stuyvesant Place.

## 1.4 Proposed Development

Independent of the Proposed Actions, the Applicant will acquire Tentative Lot 95. With the Proposed Actions, subdivision of the Castleton lot would allow Tentative Lot 95 (9,428 sf) to be incorporated with Sites A and B to form Projected Development Site 1 under the proposed zoning.

The Applicant proposes to develop three quality housing buildings on Projected Development Site 1 (the "Proposed Development"). The Proposed Development would have 750 residential units, at least 30 percent of which would be permanently affordable (225 affordable units). The floor area by use in the Proposed Development is shown in Table 1-1.

**Table 1-1: Proposed Development - Floor Area by Use**

| | GSF by Use | | | | Program | | |
|---|---|---|---|---|---|---|---|
| **Building** | **Residential** | **Retail** | **Parking** | **Total** | **Bldg Height (ft)*** | **DU** | **Parking Spaces** |
| Bldg 1 | 311,291 | 9,697 | 66,349 | 387,337 | 293 | 327 | |
| Bldg 2 | 235,327 | 1,715 | 0 | 237,042 | 265 | 295 | 331 |
| Bldg 3 | 133,997 | 7,468 | 35,750 | 177,215 | 152 | 128 | |
| **TOTAL** | **680,615** | **18,880** | **102,099** | **801,594** | **Up to 291** | **750** | **331** |

* The building height includes 20-foot bulkheads on each building.

Building 1 on Site A would be the largest of the proposed three buildings. At the ground floor, the building would be set back from its Stuyvesant Place and Hamilton Avenue frontages, and a 7,790 sf privately owned, publicly accessible open space would be provided within these front setbacks. Within the building, retail would be present along the building's Hamilton Avenue and Stuyvesant Place façades. Pedestrian access would be available from Stuyvesant

Place to the residential lobby. Vehicular access and egress would be available to the accessory parking on the second and third floors via a curb cut to Hamilton Avenue. A second curb cut along Stuyvesant Place would provide vehicular access to accessory parking in the building's cellar; there would be no internal vehicular access between the parking facility in the cellar and the parking facility on the second and third floors. Residential units would be on the 4th through 26th floors. The building's three-story podium would rise to a height of 38 feet before a setback on both the Stuyvesant Place and Hamilton Avenue frontages. There would be setbacks on the building's Hamilton Avenue façade above floors 8 (22-foot setback), 13 (22-foot setback), and 18 (22-foot setback), and 23 (24-foot setback). Above the podium at the Stuyvesant Place frontage, the building would rise without a setback to the 21st floor. The building would have 26 stories, and, including a 20-foot bulkhead, the building would rise to a height of 291 feet. The Applicant would widen Stuyvesant Place where street widening is mapped on Projected Development Site 1 through the Department of Building (DOB) Builders Pavement Plan (BPP) process. The sidewalk along Projected Development Site 1's frontage along Hamilton Avenue would be widened to 12 feet, per the requirements of the Special St. George District.

Building 2 would be second largest building on Projected Development Site 1 and would be sited to the north of Building 1. The building would be built within 10 feet of the street line at the ground floor, and would rise five stories (51 feet above the base plane) before a setback up to 13 feet from Richmond Terrace. The Richmond Terrace frontage would then rise to the 20th story before an additional 12-foot setback along Richmond Terrace. The building would have 25 stories plus a bulkhead. Including the bulkhead, the building would rise to a height of 265 feet. There would be no accessory parking within Building 2. The ground floor would contain a 1,715 gsf retail space and a residential lobby, both of which would be accessed from Richmond Terrace.

Building 3 would be the smallest of the proposed buildings on Projected Development Site 1. At the ground floor, the building would contain retail uses, a residential lobby, and accessory parking circulation spaces, all of which would be accessed from Richmond Terrace. Accessory parking spaces would be on the second and third floors. The ground through third floors would comprise the building's podium, which would rise to a height of 47 feet above the base plane. Above the third floor, the building would be set back at least 10 feet from Richmond Terrace. The building would then rise to the 11th floor, or a height of 135 feet; including a 20-foot bulkhead, the building would be 155 feet tall.

The Proposed Development architectural drawings are provided in Appendix A. The Applicant does not propose development on Projected Development Site 2, which the Applicant does not control.

## 1.5 Purpose and Need

The Project Area serves as the northern gateway to St. George along Richmond Terrace and has the potential to serve as a northern extension of Downtown Staten Island. Currently, Sites A and B are within the Special Hillsides Preservation District, which limits the ability of these sites to be developed with the permissible zoning floor area. As a result, Sites A and B have remained unimproved for many years. At the same time, the natural slope – a significant feature in the Special Hilllsides Preservation District – within the Project Area and on Block 13 has been compromised by development such as the Castleton Park Apartments to the west. Other previous developments that have been demolished within the Project Area have also modified the hillside. The Project Area is atypical within the Special Hillsides Preservation District in that:

- The Special Hillsides Preservations District is predominately comprised of lower density (R1-R4) residential districts, districts that permit one- and two-family residences. The Project Area is in an R6 district, a medium density district that permits taller multi-family residential buildings;
- The hillside within the Project Area has been compromised by historic and surrounding development, including the parking garage of the Castleton Park Apartments and previous developments that were demolished in the Project Area by the late 1970s, as well as foundations that were constructed and remain on Site B;
- The Project Area is at the very edge of the Special Hillsides Preservation District; and
- The Project Area is across Richmond Terrace and Hamilton Avenue from the Special St. George District, a special district that encourages denser urban development and is largely within a C4-2 commercial zoning district (which has an R6 equivalent).

The Proposed Actions are needed to facilitate development that responds to the site's location as a gateway site into Downtown Staten Island and St. George, and would accomplish multiple land use goals for the neighborhood and Borough. The Proposed Actions would capitalize on the Project Area's proximity to mass transportation and Downtown Staten Island. Similar to the recent developments along Richmond Terrace and Bay Street such as the Empire Outlets and Lighthouse Point, the Proposed Actions are needed to facilitate development that would provide housing, including affordable options, active retail on Sites A and B along Richmond Terrace, and privately owned, publicly accessible open space. The proposed zoning map and text amendments – along with the special permit that would be created through the proposed text amendments – would allow the site planning and massing of the projected developments to respond to the surrounding urban context and support a superior site plan and better urban design. Overall, the Proposed Actions would provide additional residential units, including affordable options, in a manner consistent with public policies such as OneNYC, Housing New York, and North Shore 2030.

## 1.6 Analysis Framework

The 2020 *CEQR Technical Manual* will serve as guidance on the methodologies and impact criteria to evaluate the potential environmental effects of the Proposed Actions. Consistent with the guidelines set forth in the *CEQR Technical Manual,* existing conditions will be described. Conditions will then be forecast to the future analysis year absent the Proposed Actions (No-Action Condition). The With-Action Condition assumes the Proposed Actions would be adopted and the projected developments would be complete and fully occupied by the analysis (build) year. The With-Action Condition will be compared to the No-Action Condition to determine the potential for the Proposed Actions to result in significant adverse impacts, as defined in the *CEQR Technical Manual* (and pursuant to both Title 62 of the Rules of the City of New York and Part 617 of the New York Codes, Rules and Regulations). Collectively, the existing, No-Action, and With-Action conditions are referred to as the Reasonable Worst-Case Development Scenario (RWCDS).

In addition to the Applicant's site (Projected Development Site 1), there would be one projected development site that is not Applicant-controlled, Projected Development Site 2. Within Projected Development Site 2, Lot 68 is under ownership of a known developer, and Lots 71 and 73 are currently listed for sale. Because the Proposed Actions would significantly increase the permissible FAR with the mandatory provision of affordable housing on these sites and remove provisions of the Special Hillsides Preservation District, the Proposed Actions are likely to facilitate new development on Projected Development Site 2. The RWCDS

memorandum established for this project assumed this site would be developed as a mixed use building with an FAR of 6.0 (the maximum FAR that would be permitted in the With-Action Condition), and does not reflect the Applicant's proposed plans (see Appendices A and C-1).

## No-Action Condition

In the No-Action Condition, the Site A portion of Projected Development Site 1 would remain vacant because of the provisions of Special Hillsides District that protect steep slope and steep slope buffers make development of this site difficult to develop as-of-right.

The Site B portion of Projected Development Site 1 would be developed with a 143,030 gsf building comprising 167 market rate DU (128,169 gsf), 8,240 gsf of retail space, and 12,125 gsf of accessory parking (29 spaces). Of the 131 required parking spaces, 103 would be provided off-site and within 600 feet of Site B. The building would be developed pursuant to R6 height factor regulations. The building base would rise five floors to a height of 60 feet along the Richmond Terrace frontage before a 15-foot setback. The building would then rise six stories before a second setback at the 12th floor. The building would have a roof height of 136 feet. Including a 30-foot-tall bulkhead, the building would be 166 feet tall. The No-Action Condition drawings are provided in Appendix C-2.

Independent of the Proposed Actions, the Applicant would acquire Tentative Lot 95 (the area within 185 feet of Stuyvesant Place). This tentative lot could not be incorporated into Sites A and B because it is needed for the Castleton lot's required open space ratio, and a non-compliance would occur if subdivided from this zoning lot.

At Projected Development Site 2, the two existing two-family houses would remain as existing conditions. Lot 68 would remain vacant.

In the No-Action Condition, the No-Build projects listed in Appendix C-3 would be complete by the analysis (build) year.

## With-Action Condition

The RWCDS With-Action Condition differs from the Proposed Development. In the With-Action Condition, the Proposed Actions would be adopted, and the Applicant would acquire Tentative Lot 95 (like the No-Action Condition) and allow Projected Development Site 1 to be one zoning lot. The RWCDS for this project established the Proposed Actions would facilitate development on two projected development sites.

The RWCDS differs from the Proposed Development in that the RWCDS established that Projected Development Site 1 would be developed with 797 DUs (687,794 gsf, or a "DU factor" of 863 residential gsf per DU) and up to 23,145 gsf of retail, which is 47 DUs and 4,265 gsf of retail greater than the Proposed Development. The With-Action building envelope also differs from the Proposed Development, and is shown as the "Zoning Envelope" in the architectural drawings in Appendix A. In the RWCDS, the roof height of each building would be the same as the Proposed Development, but the bulkhead of each building on Projected Development Site 1 would be 5-feet taller. At this time, the Applicant intends to propose MIH Option 2, which would require a minimum of 30% of residential units be permanently affordable at a weighted average of 80% the AMI.

### *Projected Development Site 1*

Building 1 would be a 26-story, 403,547 gsf building comprising 325,310 gsf of residential space (348 DU, or a DU factor of 935 residential sf per DU), 11,888 gsf of retail space, and

66,349 gsf of accessory parking (assuming 200 sf per parking space, up to 332 spaces). The building would have a three-story podium with a base height of 36 feet. The tower portion would rise to a roof height of 273 feet. Including a 25-foot bulkhead, Building 1 would rise to a height of 298 feet. The massing would incorporate a series of setbacks to "step down" to Hamilton Avenue from taller components further west along Stuyvesant Place. At the ground level, a 7,790 sf privately owned, publicly accessible open space would be developed adjacent to the intersection between Stuyvesant Place and Hamilton Avenue. Building 1 would contain 105 affordable units, of which 70 would be reserved for households earning up to 80% of the AMI.

Building 2 would be sited 60 feet to the north of Building 1, and would be a 25-story, 237,559 gsf building comprising 2,102 gsf of retail space and 235,457 gsf of residential space (313 DUs, or a DU factor of 759 residential gsf per DU). There would be no accessory parking within Building 2. The building would have a podium height of 75 feet before a 12.5-foot setback along the Richmond Terrace frontage. The building would then rise to a height of 200 feet to the 20th floor before a 7-foot setback from Richmond Terrace. Above this setback and at a height of 200 feet, the building would rise to a height of 245 feet. Including a 25-foot bulkhead, Building 2 would rise to a height of up to 270 feet. Of the 313 DU in Building 2, 94 would be affordable units, of which 63 would be reserved for households earning up to 80% of the AMI.

Building 3 would be sited on the northwestern portion of Projected Development Site 1. Building 3 would be an 11-story, 171,932 gsf building comprising 9,155 gsf of retail space, 127,027 gsf of residential space (136 DUs, or a DU factor of 935 residential gsf per DU), and 35,750 gsf of accessory parking (assuming 200 sf per space, up to 179 spaces). At the Richmond Terrace frontage, the building would rise to a podium height of 75 feet before a 14-foot setback. The building would then rise to a roof height of 132 feet. Including a 25-foot bulkhead, Building 3 would rise to a height of 157 feet. Of the 136 DU in Building 3, 41 would be permanently affordable units, of which 27 would be reserved for households earning up to 80% of the AMI.

***Projected Development Site 2***

Projected Development Site 2 is not controlled by the Applicant. The Proposed Actions have the potential to facilitate development on Projected Development Site 2 by introducing an additional 3.0 permissible floor area ratio (FAR) and removing the site from the Special Hillsides Preservation District. To present a conservative analysis, the With-Action Condition assumes Projected Development Site 2 would be developed with the maximum permissible FAR of 6.0, and to the maximum height permitted by the Proposed Actions.

The RWCDS established that the building would have a 65-foot-tall podium along the entirety of the Richmond Terrace frontage. Above the podium, the tower component would be set back from the side lot lines and 15 feet from Richmond Terrace before rising to the 18th floor and to a roof height of 185 feet. The building would be 205 feet tall including a 20-foot-tall bulkhead. The 117,848 gsf building would contain 4,929 gsf of retail, 100,019 gsf of residential space (100 DUs, or a DU factor of 1,000 residential gsf per DU), and 12,900 sf of accessory parking (43 spaces). Of the 100 DUs, 30 would be permanently affordable units, of which 20 would be reserved for households earning up to 80 percent of the AMI.

## Increment

Compared to the No-Action Condition, the With-Action Condition would result in larger building envelopes and an increment of 782,352 gsf. The increment established in the RWCDS is shown in Table 1-2.

**Table 1-2: Project Increment by Use**

| Condition | DU | Parking Spaces | Residential gsf | Retail gsf | Parking gsf | Total gsf |
|---|---|---|---|---|---|---|
| No-Action | 171 | 58 | 128,169 | 8,240 | 12,125 | 148,534 |
| With-Action | 897 | 409 | 787,813 | 28,074 | 114,999 | 930,886 |
| **Increment** | **726** | **351** | **659,644** | **19,834** | **102,874** | **782,352** |

## Analysis (Build) Year

The analysis year established for this project is 2025, the year when new development generated by the Proposed Actions would be complete and fully occupied. The analysis year assumes the Proposed Actions would be adopted in early 2021, and construction would commence soon after and last approximately three years.