

Reasonable Worst-Case Development Scenario Form

Instructions

The Reasonable Worst-Case Development Scenario (RWCDs) Form may be used for either site-specific or generic/area-wide actions, and should only be completed once the proposed action(s) have been finalized. Any change to the Project during Environmental Review will require submission of a revised RWCDs prior to Certification. If there are questions, contact the Environmental Assessment and Review Division (EARD) Project Manager.

Submit all components of the RWCDs (including this form) at the same time:

- RWCDs Analysis Framework Table
- RWCDs Analysis Framework Spreadsheet
- Massing diagrams
 - Required if the future With-Action Scenario does not maximize all available bulk and/or FAR
- *Optional:* A map of the directly affected area can aid the review of the proposed actions. If maps are provided, they should not exceed 11×17", and each map must clearly include:
 - The boundaries of the directly affected area or areas
 - A 400-foot radius drawn from the outer boundaries of the project site
 - A title, scale and legend
 - Identification/label of any applicant-owned sites and additional projected and/or potential development sites
 - Labeled streets and labeled tax lots, where applicable
- *Optional:* Additional materials such as zoning maps, massing diagrams, illustrative drawings, etc. that help explain the proposed project may also be submitted.
- *Optional:* If responses need more room than is available in the provided fields, attach supplemental documents as needed and indicate "see attachment" in the field provided.

1. General Information

1a. DATE	
1b. APPLICANT NAME	
1c. PROJECT NAME	
1d. PROJECT ID	
1e. BOROUGH	
1f. COMMUNITY DISTRICT	

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2. Project Description

2a. HAS THE PROJECT CHANGED SINCE SUBMISSION OF THE PRE-APPLICATION STATEMENT (PAS)?:

2b. IDENTIFY AND DESCRIBE THE EXISTING CONDITIONS OF ALL AREAS AFFECTED BY THE PROPOSED ACTIONS. *Ensure that description below accounts for any changes since submission of the PAS.*

2c. DESCRIBE THE PROPOSED PROJECT FACILITATED BY THE PROPOSED ACTIONS

Be sure to describe the proposed project's/development's following information:

- overall gross square footage
- all proposed land uses (in gsf per land use)
- overall height
- number of stories
- number of dwelling units
- number of affordable dwelling units and mechanism for providing affordable units (e.g. MIH)
- number of parking spaces
- new curb cuts (where applicable)
- number of buildings included in the proposed project/development

2d. WILL CONSTRUCTION BE DONE IN MULTIPLE PHASES?

Indicate single phase, multiple phases, or not applicable.

2e. WHAT IS THE PROPOSED ANALYSIS YEAR OF THE PROPOSED ACTION?

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2f. EXPLAIN THE RATIONALE BEHIND THE ANALYSIS YEAR.

Please explain how the Analysis Year was determined while considering the following information:

- *Intended construction duration and phasing*
- *The Application review period (and ULURP process, if applicable)*
- *All of the Projected Development Sites*

2g. HISTORY OF SITES WITHIN THE PROJECT AREA

Providing history allows NYC Planning to analyze potential CEQR analysis sections/chapters, as well as development trends and previous environmental review assumptions.

Summarize any prior rezonings or discretionary City Planning Commission approvals providing the following information. You can paste links to supporting documents in the text box below.

- *ULURP and CEQR application numbers, if available*
- *Former site uses*
- *Large scale development plans*
- *Urban renewal plans*
- *Mitchell Lama site plans, or other site controls*
- *Easements*
- *Restrictive declarations*
- *(e) designations, historic or other designations, etc.*

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**3. Proposed
 Action(s)**

ZONING ACTION TYPE	ZR SECTION NUMBER	TO MODIFY ZR SECTION
<p>3a. DESCRIBE THE PURPOSE AND NEED FOR ALL THE PROPOSED ACTIONS. <i>Refer to Chapter 2, page 2-2 of the CEQR Technical Manual. If multiple actions are sought, please address each action individually.</i></p>		
<p>3b. DOES THE PROPOSED ACTION(S) INCLUDE A ZONING TEXT AMENDMENT FOR MIH?</p>		
<p>3c. DOES THE APPLICANT PLAN TO DEVELOP A 100% AFFORDABLE HOUSING DEVELOPMENT?</p>		
<p>3d. IS THE APPLICANT SEEKING ACTIONS FROM OTHER CITY/STATE/FEDERAL AGENCIES? <i>Note that financing for affordable housing is considered an action.</i></p>		
<p>3e. IF THE ANSWER TO 3d IS YES, WHICH ACTIONS FROM OTHER AGENCIES ARE SOUGHT?</p>		

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4. Analysis

DESCRIBE THE DEVELOPMENT ASSUMPTIONS.

These assumptions could be the result of existing conditions, local policies, etc.

Consider the guidance on soft site criteria provided in the CEQR Technical Manual Chapter 2, "Establishing the Analysis Framework" (pages 2-6 and 2-7, 2-10 and 2-11), in conjunction with neighborhood-specific trends in the "Study Area". Summarize the criteria used to identify soft sites while including the following information:

- *Rationale for selecting Projected Development Sites and Potential Development Sites*
- *Possible use conversions*
- *Expansions or sites with bulk or uses that would be legalized in the future with the Proposed Actions*
- *Other Sites that may be excluded from the analysis, if applicable (e.g., rent stabilized residential buildings, which are difficult to legally demolish due to tenant relocation requirements)*

Please note that dwelling unit sizes typically range between 850 – 1,000 gsf.

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5. No-Action Scenario

5a. IS THE NO-ACTION SCENARIO THE SAME AS THE EXISTING CONDITIONS?

If no development is expected to reasonably occur within the Project/Affected Area absent the Proposed Action(s) or other discretionary approvals, assume that existing conditions would remain unchanged in the future No-Action Scenario. (Refer to CEQR Technical Manual, Chapter 2 (page 2-5) and base this section on the RWCDs Analysis Framework Spreadsheet)

5b. DESCRIBE A FUTURE DEVELOPMENT SCENARIO THAT IS LIKELY AND WOULD REASONABLY OCCUR ABSENT APPROVAL OF THE PROPOSED ACTION(S) (AND OTHER DISCRETIONARY ACTIONS) BY THE ANALYSIS YEAR. Include:

- *How all of the development sites(s) in question could reasonably be developed with regard to the underlying zoning district and any other applicable site controls*
- *Each development site's No-Action Scenario gsf and sum of all*
- *All proposed land uses (in gsf per land use)*
- *Overall height, number of stories*
- *Floor area ratio (F.A.R.) and lot coverage*
- *Number of dwelling units (and number of affordable dwelling units, as well as the mechanism for providing affordable units, e.g., MIH)*
- *Number of parking spaces*
- *New curb cuts (where applicable)*
- *Development trends in the neighborhood*
- *Site ownership, etc.*

If a prior environmental review was conducted on the project/development site, and the projected or potential development sites were assumed as soft sites in the prior environmental review materials, it may be appropriate to assume that the prior project's with-action scenario is this project's/development's future no-action scenario.

5c. IF 5a IS YES, SKIP THIS QUESTION. IF 5a IS NO, RESPOND.

HOW DID YOU DETERMINE THIS NO-ACTION SCENARIO?

If Department of Building (DOB) approvals were granted that support the future No-Action Scenario assumed in the prior section, please indicate that in this summary, and if available, attach the DOB approved plans to this document.

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6. With Action Scenario

6a. IS THE PROPOSED PROJECT THE SAME AS THE PROPOSED WITH-ACTION SCENARIO?

Generally, if the proposed project maximizes the development conditions resulting from the proposed action(s), then answer yes. (Refer to CEQR Technical Manual Chapter 2, (page 2-7) and base this section on the RWCDs Analysis Framework Spreadsheet)

6b. IF 6a IS NO, SKIP TO 6c.

IF 6a IS YES, EXPLAIN WHY THE PROJECT IS THE SAME AS THE PROPOSED WITH-ACTION SCENARIO.

6c. DESCRIPTION OF THE WITH-ACTION SCENARIO

Describe a future development scenario that is likely and would reasonably occur with the approval of the proposed action(s) by the analysis year, including:

- *How all of the development sites(s) in question could reasonably be developed, assuming approval of the proposed actions:*
 - *Each development site's With-Action Scenario gsf and sum of all*
 - *All proposed land uses (in gsf per land use)*
 - *Base height, overall height, and number of stories*
 - *Floor area ratio (f.a.r.) and lot coverage*
 - *Number of dwelling units (and number of affordable dwelling units, as well as the mechanism for providing affordable units, e.g., mih).*
- *Explain the dwelling unit size assumptions (e.g., 850-1,000 gsf per dwelling unit, based on real estate trends)*
- *Number of parking spaces. Be sure to account for any relevant changes in parking requirements resulting from the proposed action(s)*
- *New curb cuts (where applicable)*
- *Development trends in the neighborhood*
- *Site ownership, etc.*

Describe the future development expected to occur on all of the projected development sites (and in a separate paragraph, the potential development sites, if any)

6d. HOW DID YOU DETERMINE THIS WITH-ACTION SCENARIO?

Explain the rationale supporting the With-Action Scenario described above. If future conditions are not "maximized," please indicate why this is the case (e.g., existing site controls, site configuration).