

## 2.0 PROJECT DESCRIPTION

### INTRODUCTION

The Department of City Planning (DCP) has developed zoning proposals intended to provide opportunities for new residential, commercial, and community facility development along the 161<sup>st</sup> Street corridor in the civic heart of the Bronx.

The actions, as proposed by The New York City Department of City Planning (DCP), as fully described below in section 2.2, “Detailed Description of the Proposed Action,” are subject to City Environmental Quality Review (CEQR) and require City Planning Commission (CPC) and New York City Council approvals through the City’s Uniform Land Use Review Procedure (ULURP) for the following actions:

- A zoning map amendment to change all or portions of 9 blocks from C8-3, C4-6, R7-1, R7-1/C1-4, R7-1/C2-4, R8/C1-4 to C6-3D, C6-2 and R8A/C2-4.
- Zoning text amendments to establish C6-3D zoning district to allow high-density residential, commercial and community facility development with special bulk controls for development along elevated train lines and to establish a R9D district as a residential equivalent to the C6-3D district.
- Zoning text amendment to establish the Inclusionary Housing program within the proposed C6-3D (R9D) and R8A zoning districts in Bronx Community District 4

These actions are subject to the New York City Environmental Quality Review (CEQR) procedures. The Final Environmental Impact Statement (FEIS) has been prepared in conformance with applicable laws and regulations, including Executive Order No. 91, CEQR regulations and follows the guidance of the *CEQR Technical Manual* (October, 2001), which includes environmental review guidelines for 20 impact categories when conducting an environmental assessment for discretionary actions.

An Environmental Assessment Statement (EAS) was submitted on November 12, 2008. DCP, acting as lead agency on behalf of the City Planning Commission, has determined that the proposed action would have the potential for significant adverse impacts in seven of the 20 impact categories outlined in the *CEQR Technical Manual*. Therefore, an assessment of likely effects in those areas of concern has been prepared and disclosed in this FEIS.

A draft scoping document that set forth the analyses and methodologies proposed for a Draft Environmental Impact Statement (DEIS) was submitted to the public on November 12, 2008. The public, interested agencies, Bronx Community Board 4, and elected officials were invited to comment on the scope, either in writing or orally, at a public scoping meeting that was held on Tuesday, December 16, 2008, at 4:00 PM at the Bronx Museum of the Arts, 1040 Grand Concourse, Bronx, New York. Written and oral comments were accepted during the draft scope’s public meeting and written comments were accepted up to ten days after the public meeting. Comments received during the draft scope’s public meeting, and written comments received up to the end of the written comments period were considered and incorporated, as

appropriate, into the final scope of work. The final scope of work was then used as a framework for preparing the DEIS for the proposed action. The final scoping document was submitted to the public on March 19, 2009.

On March 27, 2009, the DCP, on behalf of the CPC as lead agency, issued a Notice of Completion for the DEIS for 161<sup>st</sup> Street/River Avenue Rezoning. The public, interested agencies, Bronx Community Board 4, and elected officials were invited to comment on the DEIS. The Notice of Completion for the DEIS was published in the *New York State Department of Environmental Conservation Environmental News Bulletin* and the *New York City Record* on April 8, 2009. Written comments were accepted on the DEIS from the time of issuance of the Notice of Completion until the closing of the comment period on July 13, 2009. In addition, a public meeting was held on July 1, 2009, at Spector Hall, New York City Department of City Planning, 22 Reade Street, to afford the interested public the opportunity to provide oral comments on the DEIS.

This FEIS includes a review and analysis of seven impact categories including: Community Facilities; Neighborhood Character; Traffic and Parking; Transit and Pedestrians; Air Quality; Noise; and Public Health. In addition, the document includes analyses of Alternatives to the proposed action.

The remaining 13 CEQR impact categories have undergone a screening analysis as part of an Environmental Assessment Statement (EAS) for the proposed action. Under guidelines specified in the *CEQR Technical Manual*, it has been determined that for these 13 categories, no significant adverse impacts are anticipated and a detailed analysis is not required. The EAS prepared for the proposed action is Appendix A of this FEIS report. Consequently, these environmental categories are not assessed in the FEIS. The 13 categories include: Land Use, Zoning and Public Policy; Socioeconomic Conditions; Open Space; Shadows; Historic Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Waterfront Revitalization Program; Infrastructure, Solid Waste and Sanitation Services; Energy; and Construction Impacts.

The FEIS contains a description and analysis of the proposed action and its environmental setting; the environmental impacts of the proposed action, including its short and long term effects, and typical associated environmental effects; identification of any adverse environmental effects that can be avoided through incorporation of corrective measures into the proposed action; a discussion of alternatives to the proposed action; the identification of any irreversible and irretrievable commitments of resources that would be involved in the proposed action should it be implemented and a description of any necessary mitigation measures proposed to minimize adverse environmental impacts.

As the proposed is the rezoning of several blocks and a ten-year period is typically believed to be the length of time over which a projection can be made on changes due to the rezoning, the analysis year considers a horizon year of 2018 for development.

## 2.1 Purpose and Need for Proposed Action

The proposed actions build on a number of recent public and private investments. Over the past two decades, the Bronx has experienced a substantial amount of new housing construction, rebounding from the disinvestment and population loss experienced during the 1970s and 1980s. Most vacant and city-owned sites have been developed or are programmed for development, leaving a shortage of available sites for new residential development. With the population of New York City expected to increase by a million people by the year 2030, new areas are needed to accommodate this growth.

Recent investments in the area surrounding the 161<sup>st</sup> Street corridor include the new Yankee Stadium, which opened in 2009, on the northwest corner of 161<sup>st</sup> Street and River Avenue. Parks are planned for the existing Yankee Stadium site, and sites along River Avenue and the Harlem River. The Gateway Center, which is now partially open, will bring approximately one million square feet of new retail space south of the proposed rezoning area at 149<sup>th</sup> Street, and will include additional waterfront parks. Lou Gehrig Plaza, which formerly housed parking in front of Bronx Borough Hall, was recently completed as part of the Department of Transportation's Grand Concourse reconstruction project. At the center of the 161<sup>st</sup> Street corridor is the new Bronx Hall of Justice, which includes approximately 670,000 square feet of office space for 47 courtrooms and court-related agencies. The eastern section of the 161<sup>st</sup> Street corridor runs through the Melrose Commons Urban Renewal Area. Since the plan was established in 1994, more than 2,300 affordable dwelling units and approximately 60,600 square feet of commercial floor area have been built or are currently under construction. In addition, Boricua Village, located in Melrose Commons along Third Avenue, will accommodate a campus for Boricua College, as well as approximately 700 residential units and 30,000 square feet of commercial space.

Despite these investments, notable land remains underdeveloped. Several one- and two-story retail uses and surface parking lots remain along the 161<sup>st</sup> Street corridor. Current zoning is outmoded and unduly limits reasonable residential and commercial expansion in the transit accessible civic center of the Bronx. In addition, current zoning encourages uses and densities that are incompatible with surrounding residential and civic uses.

161<sup>st</sup> Street is the civic center of the Bronx. Between River and Park avenues, there are three major courthouses and other civic uses, including the Bronx County Building, the borough hall of the Bronx. The proposed rezoning area is transit-rich, with access to the B, D and 4 trains at River Avenue and East 161st Street and access to the Metro-North Melrose Station at Park Avenue and East 162nd Street. Bus service in the area includes the Bx6 and Bx13 on 161st Street, and numerous north-south connections (Bx1, Bx13, Bx32, Bx41, Bx2, Bx55, Bx15, Bx21). Despite the civic uses and rich access to transit, underutilized properties and seasonal uses are common. A suburban-type shopping center is located at the center of the corridor and seasonal baseball-oriented commercial uses dominate River Avenue. Current zoning, which has largely been in place since 1961, unduly limits reasonable residential and commercial expansion in the transit accessible civic center of the Bronx. In addition, current zoning encourages uses and densities that are incompatible with surrounding residential and civic uses. The proposed action would create opportunities for new housing development on underutilized and vacant land

near transit. In addition, the rezoning would create capacity for much-needed office and commercial space and community facility space surrounding the corridor's civic uses.

The proposed action would effectuate the following land use goals:

- Provide new opportunities for redevelopment and economic growth along the 161st Street corridor;
- Encourage new housing production, including new affordable housing, in the Bronx;
- Encourage new office and commercial space surrounding the Bronx Civic Center;
- Direct new housing and commercial development at higher densities to an area with excellent transit and highway access; and
- Strengthen the street wall along the 161st Street corridor and enliven the street level with commercial uses along its entire length, better connecting existing land uses and transportation infrastructure.

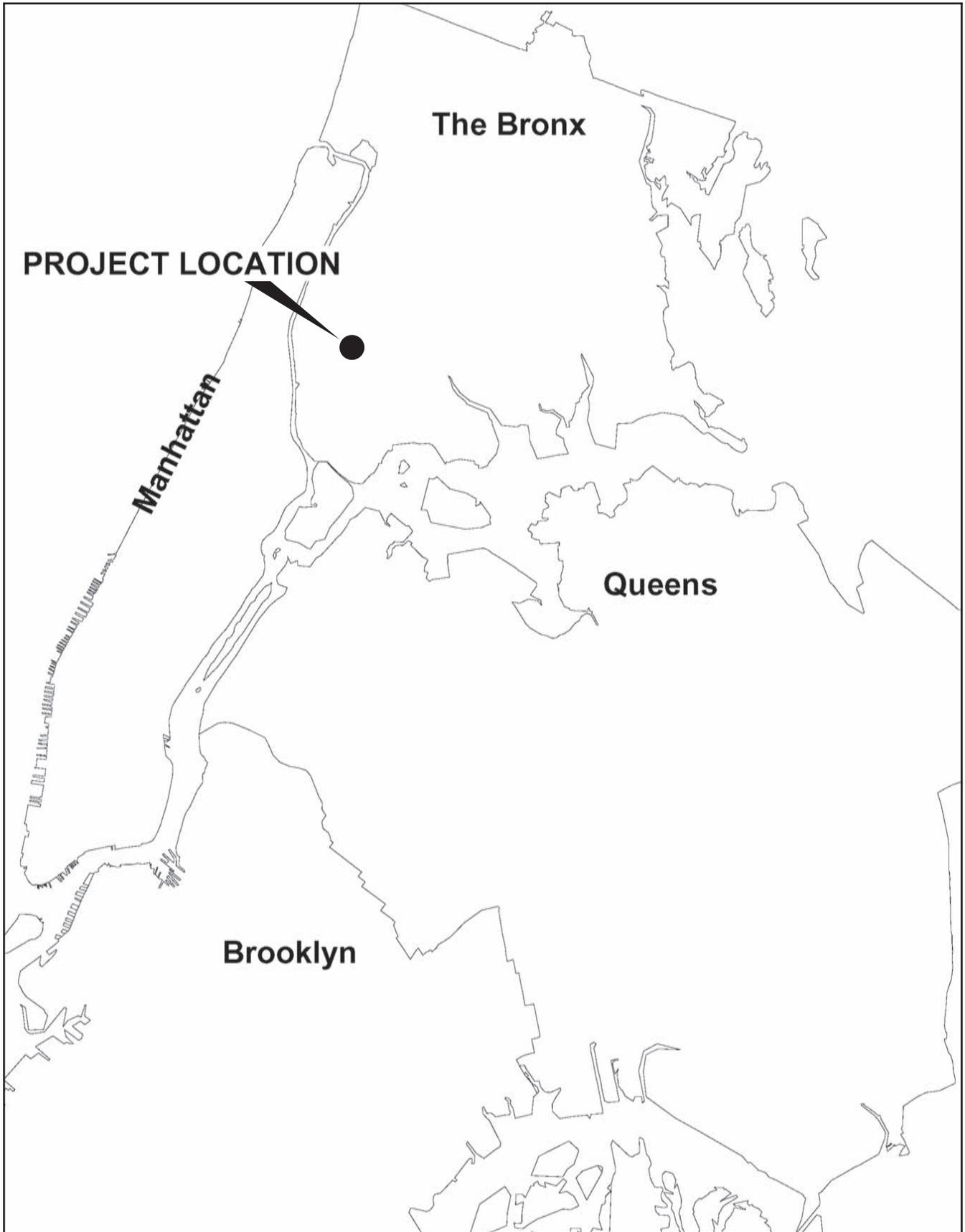
## **2.2 Detailed Description of the Proposed Action**

The 161st Street/ River Avenue rezoning area is generally bound by River Avenue on the west, East 162<sup>nd</sup> Street to the north, Park Avenue to the east, and East 159th and East 153rd Street to the south (see Figure 2.0-1). The 161<sup>st</sup> Street corridor is largely built-out, including several civic uses and NYCHA housing; therefore the rezoning is focused on three strategic nodes. From west to east, the three nodes are: the Transit Node, the Civic Node and the Residential Node. The rezoning would address the characteristics and needs that are specific to each node while strengthening the identity of the corridor as a whole.

Located at the intersection of 161<sup>st</sup> Street and River Avenue, the Transit Node is centered on a transit hub that includes an elevated train, a subway line and buses. This area is characterized by low-rise commercial uses, surface and enclosed parking, and Yankee Stadium. Being such a transit rich area, this node can accommodate high density development; at the same time, the elevated train line located along River Avenue poses challenges, most notably street level. Furthermore, this area experiences substantial pedestrian and vehicular congestion, particularly on game days. As a result, a new zoning district has been crafted to address both the assets and liabilities of a high density transit node along an elevated train.

At the center of the 161<sup>st</sup> Street corridor is the Civic Node, which is generally located between the Grand Concourse and Morris Avenue. This area is characterized by the corridor's civic uses, most notably the Bronx Criminal Court Complex and the new Bronx Hall of Justice, as well as by a mix of office buildings, low-rise commercial uses and surface parking. As a result, higher density infill commercial and office development is most appropriate for this area.

East of Morris Avenue the character of the corridor becomes predominately residential. The Residential Node is defined as the area between Morris Avenue and the Melrose Commons Urban Renewal Area, a growing residential community located on the eastern edge of the 161<sup>st</sup> Street corridor. As a result, a higher density contextual zoning district that matches existing and proposed buildings in Melrose Commons is most appropriate for this area. In addition, local



*Figure 2.0-1 - Project Location*

161st Street / River Avenue Rezoning EIS  
NYC Department of City Planning

ground floor commercial uses would be expanded to all lots along 161<sup>st</sup> Street, activating the street level in an area that connects the Civic Center with the Melrose Metro-North station at Park Avenue and 162<sup>nd</sup> Street.

### **Zoning Map Amendment:**

#### Transit Node

In the Transit Node, existing commercial zoning designations would be changed to permit residential uses and additional commercial uses along River Avenue, and existing residential zoning and commercial overlay designations would be changed to permit additional residential and commercial uses along East 161<sup>st</sup> Street. A zoning text amendment would establish a new C6-3D zoning district described below.

The proposed zoning changes are listed below.

- Change from C8-3 to C6-3D, portions of three blocks generally located along River Avenue south of East 161<sup>st</sup> Street and north of East 153<sup>rd</sup> Street.
- Change from R8/C1-4 to C6-3D, portions of three blocks generally located along East 161<sup>st</sup> Street between River Avenue and Walton Avenue, south of East 162<sup>nd</sup> Street and north of East 158<sup>th</sup> Street.

These zoning changes would result in a change in uses allowed surrounding the high-profile intersection of East 161<sup>st</sup> Street and River Avenue, and would facilitate new residential and commercial development in an area well served by transit. This area is characterized by one- and two-story retail uses (many seasonal) and surface and enclosed parking catering to Yankee Stadium. The proposed C6-3D zoning district would allow towers over six- to eight-story bases with setback requirements along the elevated train on River Avenue.

The proposed C6-3D district would allow high-density residential, commercial and community facility uses with a maximum FAR of 9.0. The existing C8-3 district allows heavy commercial and light industrial uses up to an FAR of 2.0, community facility uses up 6.5 FAR, and prohibits residential uses. The existing R8 district allows residential uses up to an FAR of 6.02, and the C1-4 overlay allows local commercial uses up to 2.0 FAR.

#### Civic Node

In the Civic Node, an existing C8-3 zoning designation would be changed to permit more commercial/office space, allow residential uses, and eliminate the potential for heavy automotive and light industrial uses along East 161<sup>st</sup> Street. In addition, an existing C4-6 zoning designation would be changed to permit additional commercial floor area at Sheridan Avenue and East 161<sup>st</sup> Street, and an existing R8 zoning designation would be changed to permit commercial uses along Concourse Village West.

The proposed zoning changes are listed below:

- Change from C8-3 to C6-2, a portion of one block generally located along East 161st Street between Concourse Village West and Concourse Village East.
- Change from C4-6 to C6-2, a portion of one block located at the intersection of East 161st Street and Sheridan Avenue.
- Change from R8 to C6-2, a portion of one block generally located along East 161st Street between the Grand Concourse and Concourse Village West, south of East 161st Street and north of East 159th Street.

These zoning changes would result in a change in uses allowed in the civic heart of the Bronx, and would facilitate new development of retail uses and office space. This area includes a mix of large civic uses, surface parking, one-story retail uses and two-story detached homes that have been converted to commercial uses. The proposed C6-2 zoning district would allow high-density, mid-rise towers with height factor setback requirements.

The proposed C6-2 district would allow high-density residential, commercial and community facility uses with a maximum FAR of 6.02, 6.0 and 6.5, respectively. The existing C8-3 district allows heavy commercial and light industrial uses up to an FAR of 2.0, community facility uses up to 6.5 FAR, and prohibits residential uses. The existing C4-6 district allows residential, commercial and community facility uses with FAR of 10.0, 3.4 and 10.0, respectively, and the existing R8 district allows residential uses up to an FAR of 6.02.

### Residential Node

In the proposed action area, existing residential zoning and commercial overlay designations would be changed to permit additional residential and commercial uses on the block between Morris Avenue and Park Avenue/Teller Avenue, south of East 162<sup>nd</sup> Street and north of East 161<sup>st</sup> Street.

The proposed zoning changes are from R7-1, with separate discontinuous C1-4 and C2-4 commercial overlays, to R8A with a continuous C2-4 commercial overlay on one block located between Morris Avenue and Park Avenue/Teller Avenue, south of East 162<sup>nd</sup> Street and north of East 161<sup>st</sup> Street.

The zoning change would result in a change in uses allowed in an area of the 161<sup>st</sup> Street corridor that connects the civic heart of the Bronx with the Melrose Metro-North station and Melrose Commons to the east, and would facilitate development of retail and residential uses. Existing uses in this area include a mix of residential densities: mid-rise apartment buildings, semi-detached and detached houses, and one-story retail uses. The proposed R8A zoning designation would allow higher-density development with a contextual envelope that would match existing and proposed buildings in the Melrose Commons area. The proposed C2-4 commercial overlay would allow retail uses along Morris Avenue, East 161<sup>st</sup> Street, Park Avenue and Teller Avenue, increasing the capacity of commercial uses without altering the residential character of this area,

and activating the street level on a block that connects the civic center with Metro-North and Melrose Commons.

The proposed R8A and R8A/C2-4 zoning designations would allow high-density residential and community facility uses (6.02 and 6.5, respectively), and commercial uses with a maximum FAR of 2.0. New development would be required to be built within a contextual envelope, which has a required 60- to 85-foot base and a maximum building height of 120 feet. The existing R7-1 allows residential development to a maximum FAR of 3.44 pursuant to sky exposure plane regulations. The existing C1-4 and C2-4 overlays allow local commercial uses up to an FAR of 2.0.

### **Zoning Text Amendment:**

#### Proposed C6-3D (R9) Zoning

The proposed actions include the creation of a new zoning district, the proposed C6-3D district with a proposed R9D residential equivalent, which allows high-density residential and commercial development. The bulk regulations are designed to facilitate tower development adjacent to an elevated train, while minimizing the impact on nearby existing buildings. In addition, the zoning district addresses pedestrian issues, including street-level noise, and pedestrian congestion within transit hubs.

The proposed base FAR would be 9.0 for commercial, community facility and residential uses, and the underlying bulk requirements would be an unlimited height tower above a required contextual base of 60 to 85 feet.

On sites that front an elevated train, a shorter base of 15 to 25 feet would be required, although a secondary base would be allowed to reach a total height of 60 to 85 feet. Both the secondary base and the unlimited height tower would be required to set back a minimum of 20 feet from the lot line that fronts the elevated train (for sites less than 110 feet deep, the setback would be reduced to between 10 to 19 feet). On corner sites that front an elevated train, a special corner setback on the ground level would be required to create additional pedestrian circulation space (a corner setback would be optional in other corner locations).

In addition, if a subway station entrance is located anywhere along the frontage of a site, there would be a requirement to improve and relocate the entrance inside the building. Sidewalk widening requirements would apply along all wide streets within the rezoning area. Where an existing building with legally required windows is located within 30 feet of an adjacent lot line, a minimum 15-foot setback would be required.

Parking would be required for 40% of the residential units which is standard for R9 zoning districts. There would be no parking requirement for commercial uses, which is standard for C6 commercial districts. There would be standard parking requirement for public, publicly-assisted and government assisted housing. For instance, parking would be required for 30% of the residential units for the publicly assisted housing and 25% of the dwelling units for government assisted housing

**Table 2.0-1 Summary of Proposed C6-3D (R9)**

Bldg Type	Condition	Base Required	Base	Secondary Base	Setback	Corner Setback
1	Lots unaffected by elevated	Yes	60'-85'	N/A	10' Wide + 15' Narrow +	Optional
2	Corner Lot* At elevated and wide street	Yes	Wide: 60'-85'	N/A	10' Wide +	Required
			Elevated: 15'-25'	Up to 85'***	20' Elevated + ++	
3a	Interior Lot* Along elevated train	Yes	15'-25'	Up to 85'***	20' Elevated ++	N/A
3b	Corner Lot* At elevated and narrow street	Yes	15'-25'	Up to 85'***	20' Elevated + ++ 15' Narrow +	Required

- \* Tower face along elevated train is limited to 75% of lot width (up to 125' maximum).
- \*\* Face of secondary base can be flush with tower, and has no lot coverage maximum beyond minimum setback requirements.
- + Required 15' setback from side lot line for corner lots where existing legally required windows are within 30' of adjacent lot line.
- ++ Setback reduced one foot for every foot that the lot depth is less than 110' (10' minimum setback for lots 100' deep or less).

**Zoning Text Amendment:**

Inclusionary Housing

The proposed zoning text amendments would apply the Inclusionary Housing program within the proposed C6-3D (R9D) and R8A zoning districts in Bronx Community District 4. New base and bonussed FAR's would apply to new residential development. Base FAR's apply to developments which do not use the Inclusionary Zoning bonus. The full bonussed FAR is applied to buildings which take full advantage of the program by providing one-fifth of the total new housing floor area as affordable residential floor area in accordance with the Inclusionary Housing program. Base and bonussed FAR's will be as follows:

**Table 2.0-2 Summary of Base and Bonused FAR for Inclusionary Housing**

Zoning District	Base FAR	Bonussed FAR
C6-3D	7.52	10.0
R8A	5.4	7.2

The existing zoning is presented in Figure 2.0-2 and the proposed zoning is presented in Figure 2.0-3.

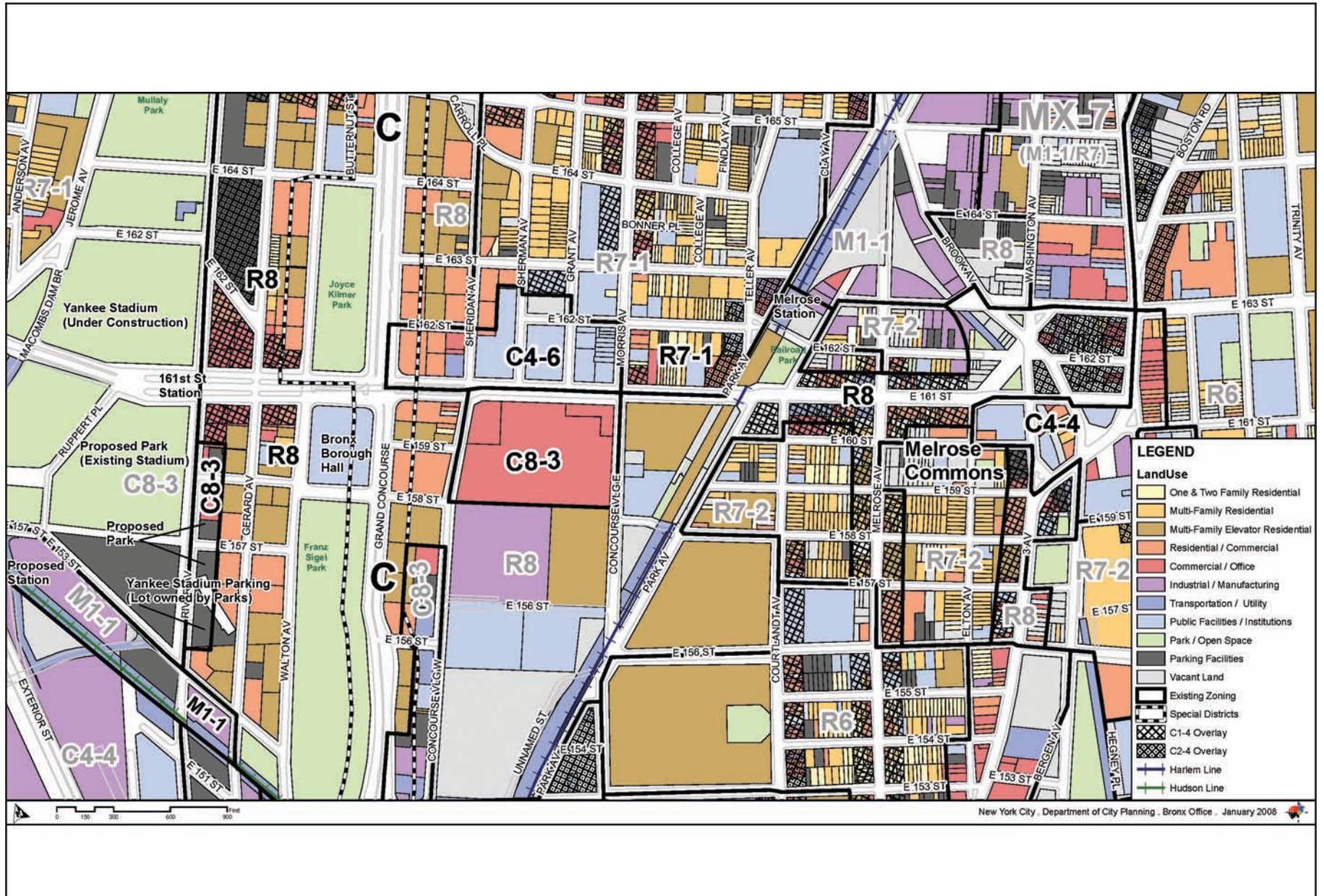


Figure 2.0-2 - Existing Zoning  
 161st Street / River Avenue Rezoning EIS  
 NYC Department of City Planning

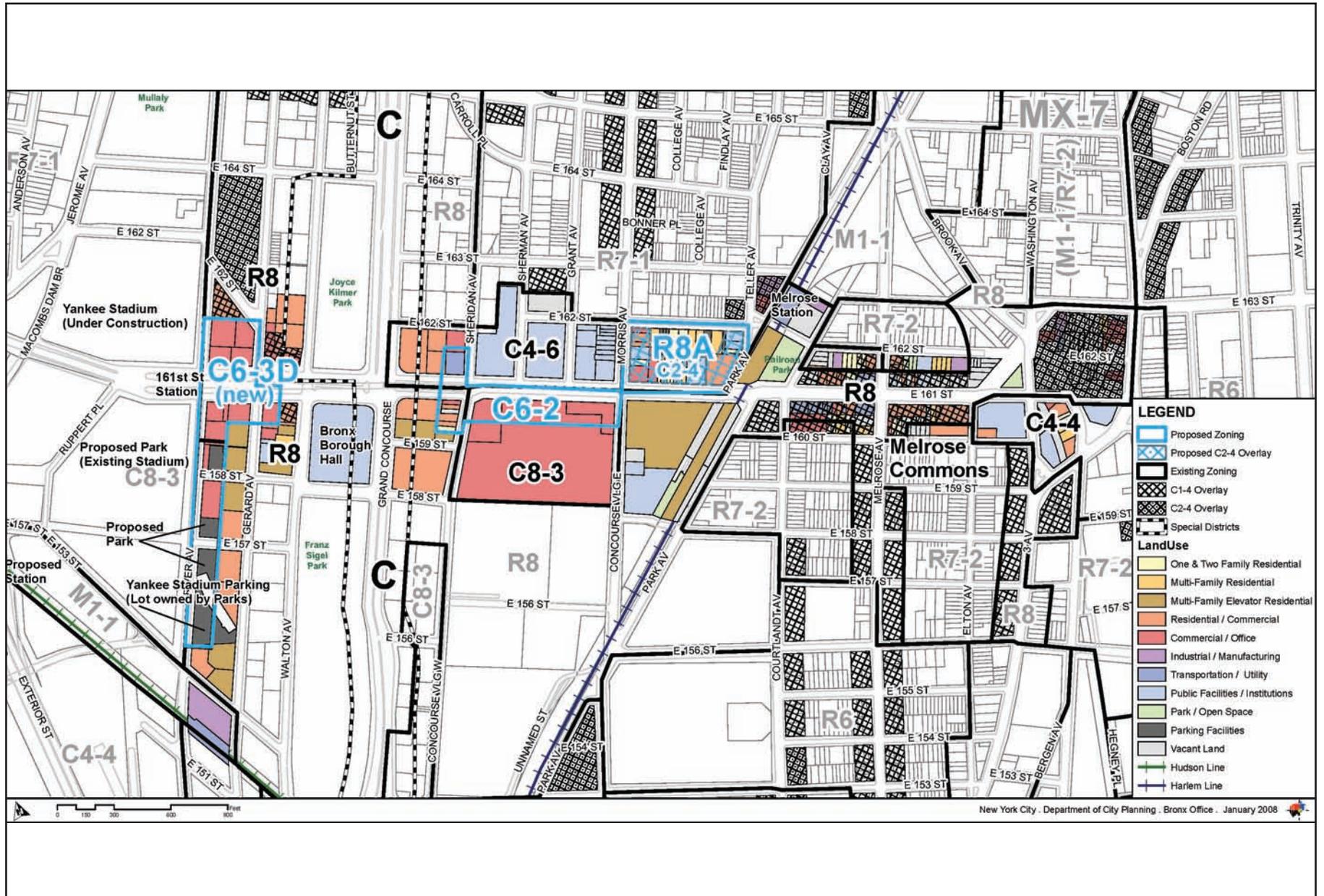


Figure 2.0-3 - Proposed Zoning

161st Street / River Avenue Rezoning EIS  
 NYC Department of City Planning

## Conceptual Analysis

The proposed zoning text amendment would create a new C6-3 zoning district and allow the Inclusionary Housing program to be applied in Bronx Community District 4 in areas proposed to be rezoned C6-3D and R8A as part of the proposed 161<sup>st</sup> Street/River Avenue Rezoning. As described above, DCP is proposing zoning text amendments that would provide new residential development in C6-3D and R8A districts in Bronx Community District 4 the opportunity to take advantage of an Inclusionary Zoning FAR bonus by providing one-fifth of the total new housing floor area as affordable residential floor area, as summarized in Table 2.0-2. The R9D residential district would also be created by the proposed text change. The district is the residential equivalent of the C6-3D. The R9D is not proposed to be mapped and is only being created so that the C6-3D has the requisite residential use and bulk regulations, these include the Quality Housing regulations and the Inclusionary Housing program.

In general, it is not expected that future development pursuant to the proposed text changes would result in environmental effects that would be greatly different from a development under the proposed action. In general, the overall provisions of the text changes are intended to enhance urban design conditions and preserve neighborhood character, while providing opportunities for growth in some areas.

There are no known plans to establish other C6-3D or R8A zoning districts elsewhere in Bronx Community District 4. Furthermore, the effects of any additional newly mapped C6-3D or R8A zoning districts in Bronx Community District 4 would be analyzed at the time of the proposed zoning map amendment. As discussed in the development scenarios, this analysis assumes that the sites within the rezoning area have the potential to be developed under the proposed text changes and an analysis of each site for which development could be assumed has been provided.

The Department of City Planning has no other plans to map the C6-3D zoning district elsewhere in the City at this time; however, other areas where the C6-3D zoning district could be mapped have been identified in the following community districts (CD) of Upper Manhattan and the Bronx:

- Washington Heights, Inwood (Manhattan CD 12)
- East Harlem (Manhattan CD11)
- Jerome, Fordham, and University Heights ( Bronx CD 5)
- University Heights (Bronx CD7)

Absent specific plans to rezone other areas of the City, it is not possible to determine what the specific potential environmental effects of any future development would be. The effects of the effects of any additional newly mapped C6-3D zoning districts would be analyzed at the time of the proposed zoning map amendment.

## 2.3 Required Approvals

The following approvals are required for the proposed action:

Approval of the NYC City Planning Commission (CPC) and New York City Council for

- an amendment to the zoning map and
- an amendment of the zoning text for the proposed C6-3D (R9 equivalent) zoning district
- an amendment of the zoning text to establish Inclusionary Zoning Housing within the proposed C6-3D (R9) and R8A zoning districts in Bronx Community District 4.

The proposed rezoning is a discretionary public action which is subject to both the Uniform Land Use Review Procedure (ULURP), as well as City Environmental Quality Review (CEQR). ULURP is a process that allows public review of proposed action at four levels: the Community Board; the Borough President; the City Planning Commission and, if applicable, the City Council. ULURP mandates time limits for each stage to ensure a maximum review period of seven months. Through CEQR, designated agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

## 2.4 Reasonable Worst Case Development Scenario Analysis Framework

### Introduction

To evaluate the potential effects associated with the proposed action, this assessment identifies a reasonable worst case development scenario (RWCDs) for the “Future without the Proposed Action” (“No-Action Scenario”) and for the proposed rezoning called “Future with the Proposed Action” (“With-Action Scenario”) for a ten-year period (i.e., 2008-2018). For area-wide rezoning actions not associated with a specific development, a ten-year period is typically believed to be the length of time over which developers would act on a change in zoning. The No-Action Scenario identifies the amount, type, and location of new development projected to occur by the build year of 2018 without the proposed zoning change. The With-Action Scenario identifies development that would be expected to occur by the build year as a result of the proposed rezoning action. The Action Scenario projection is comprised of identified developable sites within the proposed rezoning area that could experience an increase in floor area ratio (FAR) or change in allowable uses and therefore could potentially be developed differently under the proposed zoning than under existing zoning. The incremental difference between the development that would occur in the No-Action Scenario and the With-Action Scenario would serve as the basis for the impact analysis of the Environmental Impact Statement.

To determine the No-Action and With-Action Scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines. The development projections are based on analysis done by the Department of City Planning (DCP). These methodologies have been used to identify the type, amount and location of future development. Generally for area-wide rezonings, new development can be expected to occur on selected sites, rather than all sites within a proposed rezoning area.

## **Criteria for Reasonable Worst Case Scenario Development Scenario (RWCDS)**

CEQR considers the long-term and short-term effects of actions. For area-wide rezonings not associated with a specific development the foreseeable future is generally considered to be a ten-year build out period. This is assumed to be the length of time over which developers would act on the change in zoning and the effects of the proposed action would be felt.

The Future Action Scenario (or Build) therefore identifies the amount, type, and location of development that is expected to occur by 2018 as a result of the proposed action. The Future No-Action Scenario (or No-Build) identifies similar development projections for 2018 absent the proposed action. The incremental difference between the build and no-build scenarios serves as the basis for the impact analyses.

To determine the development scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions. These methodologies have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new development, several factors have been considered, including known development proposals, current market demands, past development trends, and DCP's "soft site" criteria, described below, for identifying likely development sites. Generally, for area-wide rezonings, which create a broad range of development opportunities, new development can be expected to occur on selected, rather than all, sites within a rezoning area. The first step in establishing the development scenarios was to identify those sites where new development could reasonably be expected to occur.

In identifying the RWCDS, a general set of criteria was established and all sites that met the criteria were identified. Area specific criteria were also developed to further identify projected and potential development sites.

### **General Criteria for Development Sites**

- Lots with a total size of 5,000 square feet or larger (which may include potential assemblages totaling 5,000 square feet, if an assemblage seems probable) occupied by buildings with floor area ratios equal to or less than half the proposed maximum permitted FAR. In the Transit Node, a total size of 10,000 square feet or larger was used, since tower-on-a-base development is unlikely on lots less than that size.

The following criteria were used to further categorize soft sites as "Potential" development sites, which are seen as less-likely to develop in the foreseeable future:

- Lots containing active businesses operating within fully-enclosed structures which occupy most of their lot/ building.
- Active businesses which have undergone extensive investment, which provide unique services, or which are prominent and successful neighborhood businesses or organizations unlikely to move.

- Highly irregular lots or otherwise encumbered parcels that would make development difficult or lots situated in a less-attractive location for new development.

Additional assumptions were made in developing the RWCDs:

- The average dwelling unit size is assumed to be 1,000 square feet, reflecting that type of units that are currently being constructed in this area.
- Ground floor commercial totals assume that 15 percent of the floor's floor area is circulation and mechanical space.

## **Methodology**

The proposed action is projected to result in development on 11 sites with a net increase of 594 residential units, 42,004 square feet of commercial retail space, and 306,011 square feet of commercial office space. The analysis year for the proposed action is 2018.

In order to assess the possible effects of the proposed action, a reasonable worst case development scenario was developed for both the current zoning (Future No-Action) and the proposed zoning (Future With-Action) conditions for a ten-year period (Build Year 2018). The Future No-Action condition identifies the amount, type, and location of development that is expected to occur absent the proposed action, while the Future With-Action condition identifies anticipated development, resulting from the proposed rezoning. The incremental difference between the Future With-Action and Future No-Action conditions will serve as the basis for the impact analyses of the Environmental Assessment Statement.

For area-wide rezonings not associated with a specific development, a ten-year period is typically the length of time over which developers would act on the area-wide zoning map changes such as those proposed. To determine the Future With-Action and Future No-Action conditions, standard methodologies have been used following *CEQR Technical Manual* guidelines employing reasonable assumptions. These methodologies have been used to identify the amount and location of future development. Generally, for area-wide rezonings which create a broad range of development opportunities, new development can be expected to occur on selected, rather than all, sites within a rezoning area. The first step in establishing the development scenario was to identify those sites where new development could reasonably be expected to occur.

### **Future No-Action Scenario (No-Build)**

In the future without the proposed action, the existing zoning controls would remain in place; it is expected that the current land use trends and general development patterns in and adjacent to the 161<sup>st</sup> Street/River Avenue area will continue.

It is anticipated that the rezoning area would experience some growth in commercial and residential uses. DCP has developed a scenario of as-of-right development that would reasonably be expected to occur within the rezoning area in the future without the proposed action (no-action). Several developments and conversions are expected within the land use study areas,

including new development on some of the projected and potential development sites.

In the future without the proposed action, it is expected that the projected development sites would have a total of 299 DUs (all of which would be market-rate housing units); 71,549 sf of commercial retail space; 246,500 sf of commercial office space; and 11,720 sf of community facility space. This would represent a net increase over existing conditions of 295 DUs and 11,720 sf of community facility space and a net decrease of 4,289 sf of commercial retail space. Commercial office space would remain unchanged from existing conditions.

Proposed projects that are expected to occur in the area surrounding the rezoning area will be included, as appropriate, in the discussion of the Future No-Action Scenario. General background growth (e.g. population, traffic etc.) will be applied when analyzing future development on the site without the proposed actions.

The following is a list of known projects that will be considered in the analysis of the future without the proposed actions. Projects generally within on-half mile of the rezoning area were considered. Identified Future No-Action projects area as follows:

#### El Jardin

El Jardin, a residential project, currently under construction and scheduled for completion in 2010, will develop approximately 84 dwelling units on a site located on the southwest corner of the intersection of Melrose Avenue and East 158<sup>th</sup> Street.

#### 3160 Park Avenue

This private residential development, scheduled for completion in 2012, will provide approximately 178 dwelling units at the following addresses: 3160 Park Avenue, 3164 Park Avenue, and 853 Courtlandt Avenue. The site of the future residential development is currently vacant land.

#### 580 River Avenue

This project, located at 580 River Avenue, is anticipated to develop approximately 500 residential units.

#### Plaza 163 Site

This development will be located on the block bounded by East 164<sup>th</sup> Street, Brook Avenue, East 163<sup>rd</sup> Street, and Washington Avenue. Currently, the block is occupied by industrial uses and vacant land. The developer has explored building residential on the site, which has delayed the construction. The developer is going forward with a commercial development of 30,000 sq ft with a build year of 2011.

#### Yankee Stadium Redevelopment Project

The Yankee Stadium Redevelopment Project, scheduled for completion by the fall of 2011, will replace the existing Yankee Stadium with a new stadium. In addition to the construction of the new 53,000-seat stadium, now open, the project will involve the construction of four new parking garages for a net increase of 3,315 off-street parking space, the development of new and replacement open space resources for a net increase of 4.63 acres, and the development of a new

### Metro North Train Station.

The stadium is on land that was previously part of Macomb's Dam Park and the southernmost portion of Mullaly Park. The site of the old stadium will be redeveloped into Heritage Field, an active open space resource. Additional open space resources that will be developed as new or replacement facilities include: the Rooftop Park, located on top of one of the new parking garages; Bronx Terminal Market Waterfront Park; Ruppert Plaza; permanent ballfields at P.S. 29; permanent ballfields at the West Bronx Recreation Center; and the aforementioned River Avenue Parks, located within the proposed rezoning area. Overall, the project will result in the development of much-needed active space in the area, in addition to passive space resources.

### Mott Haven Campus

The Mott Haven Campus development of four school facilities on over eight acres of vacant land located at 3001 Concourse Village East, directly south of P.S. 156 and I.S. 151. The project will develop two 550-seat high schools, one 575-seat combined intermediate and high school, and one 550-seat charter school that will accommodate fifth through eighth grades. The project will also provide space for approximately 100 special education students. The total building area for the four schools will be approximately 280,000 square feet. One high school is scheduled for occupancy in the fall of 2009 and the remaining schools are scheduled for occupancy in the fall of 2010.

### The Gateway Center at the Bronx Terminal Market

The Gateway Center at the Bronx Terminal Market, scheduled for completion in 2009, will construct four new buildings and restore one historically-significant building. One of the buildings will be a 2,600-space parking garage, and the remaining buildings will offer a variety of national and local retail shops, generating a total of approximately one million square feet of retail space. The project, which will be on land currently occupied by industrial uses, will be bordered by East 153<sup>rd</sup> Street, Major Deegan Expressway, and Cromwell Avenue.

### Widening of Major Deegan Expressway

This project will improve and widen the Major Deegan Expressway, which has advanced deterioration and other structural and safety concerns. The project will be developed in two phases to accommodate the nearby Yankee Stadium and Gateway Center developments

### St. Ann's Terrace

The Project site is located at St. Ann's Avenue, Eagle Avenue and East 159th Street and is presently zoned M1-1. The proposal for the project site is to rezone the property to an R7X district with a C2-3 commercial overlay on the St. Ann's Avenue side of the development. Eight total units, which range from seven to 12 stories in height, middle income, senior independent, affordable tax credit and condo/co-op apartments will be offered (approximately 600 units). Also proposed is 50,000 square feet of the ground level space for retail establishments and parking for an estimated 450 cars. The approximate build year is 2010.

### Lower Concourse Rezoning

The Department of City Planning is proposing to rezone a 30-block area surrounding the lower end of the Grand Concourse, map a new waterfront park, establish a Waterfront Access Plan,

make the provisions of Inclusionary Zoning applicable in the area, and other related actions in order to create new investment opportunities and open space in the underutilized but transit-rich Lower Concourse area. The proposed actions will transform a waning industrial waterfront area and the lower Grand Concourse into a vibrant, mixed-use, mixed-income community with new housing, waterfront open space, and an array of retail services. The Lower Concourse is located in Community Board 1 in the Bronx, generally bounded by the Harlem River to the west, E. 149th Street to the north, Morris and Lincoln Avenues to the east, and the Major Deegan Expressway to the south.

The projected incremental development expected on the 31 projected development sites of the rezoning area is 3,414 dwelling units, 571,162 of new retail space, 164,285 of new hotel space (combined for a total of 735,447 square feet), an increase of 63,700 of community facility space, and a net reduction of 598,351 sf of office space and a net reduction of 308,872 of industrial space.

#### Boricua College

The 4.5-acre Boricua Village is a joint venture of Atlantic Development Group and Boricua College. The project will include about 750 residential units and as many as 50,000 square feet of retail space centered around a new 14-story flagship building for Boricua College, whose present enrollment is 1,200 students. The development will transform 4.5 acres of city-owned vacant lots into seven residential buildings, several retail stores and the 120,000-square-foot college tower, all surrounded by landscaping, benches and public areas. The residential buildings will range in height from six to 13 stories, and offer studios and one-, two- and three-bedroom apartments. Three-quarters of the units will be reserved for low-income residents, and a quarter will be for moderate-income residents. The project build year is 2009.

#### Bronx Museum of the Arts

In February 2004, Bronx Museum of Arts began construction on a 16,000 sq. ft. building to the north of the existing facility. Plans are underway to rebuild a new modern structure on the existing site along with a moderate-income residential co-op tower (approximately 189 units). With this new expanded facility, it is the Museum's hope to serve as a cultural leader in the South Bronx and as a catalyst for economic development within the surrounding communities.

#### Melrose Commons Sites

Several of the sites expected to be developed in the future without the proposed action (sites 1-7) will be developed as part of the Melrose Commons Urban Renewal Plan. The Melrose Commons Urban Renewal Plan was adopted in May, 1994 and governs development in a 34-block area, generally bounded by East 163<sup>rd</sup> Street to the north, Brook and Third Avenues to the east, East 156<sup>th</sup> and East 159<sup>th</sup> Streets to the south, and Park and Courtlandt Avenues to the west. The plan's goals are to replace vacant land and substandard structures with new residential, commercial, and community facility uses, and to restore the area's residential character by providing new low-income housing.

Furthermore, the plan set forth the following objectives: eliminate blight and maximize appropriate land use; remove substandard and unsanitary structures; remove impediments to land assemblage and orderly development; strengthen the City tax base by encouraging development;

provide new and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design; provide convenient community facilities, parks and recreational uses, local commercial activities, and parking; redevelop the area in a comprehensive manner, removing blight and restoring the residential character; and encourage the upgrading of housing quality in the immediate vicinity.

At the time of adoption, the area had experienced substantial disinvestment and over half of the land in the Melrose Commons Urban Renewal Area (URA) consisted of vacant lots and vacant buildings. The original Melrose Commons Urban Renewal Plan called for the construction of 1,714 new residential units. The following is a list of projects in the Melrose Urban Renewal Area identified by NYC Housing Preservation and Development:

**Table 2.0-3 HPD Melrose Commons URA Projects**

<b>HPD Project Name</b>	<b>Blocks(s) &amp; Lot(s)</b>	<b>Dwelling Units</b>
The Orion - Melrose Commons URA Site p/o 1	Block 2364 Lots 2-5,7,9,17,19,21,23,24	77
The Dorado - Melrose Commons URA Site p/o3	Block 2378 Lots 62,64-66	58
Melrose Commons URA Site 5	Block 2378, lot 34	63
The Aurora - Melrose Commons URA Site 28	Block 2381 Lots 52,56,58-60	91
Melrose Commons URA Site p/o 17	Block 2364 Lots 45,49,p/o58,70	96
Melrose Commons URA Site p/o 17	Block 2364 Lots 55,56,p/o58,60,61	64
Courtlandt Corners I-Melrose Commons URA Site 46	Block 2407 Lots 5,8,10-12	71
Courtlandt Corners II-Melrose Commons URA Sites 56 & 57	Block 2408 Lots 1,6-10,p/o12,13,14,p/o16,20,25,27-29,31,32	252
Melrose Commons URA Site 15	Block 2404 Lots 1 and 2	16
Melrose Commons URA Sites 52,53,54	Block 2383 Lots 19,22,25,27,29-31,35,37,39	92
Melrose Commons URA Site 62	Block 2384 Lots p/o20,23,25,28,32-34,38,43	163
Melrose Commons URA Site 64	Block 2408 Lots 35,41,45,46,49,51-53	176
Melrose Commons URA Sites 23 & 31	Block 2418 Lot 6 and Block 2381 Lot 43	16

Other HPD Projects

Other HPD identified in a general half-mile area around the rezoning area that may be considered in the discussion of the Future No-Action discussion are as follows:

**Table 2.0-4 Other HPD URA Projects**

HPD Project Name	Blocks(s) & Lot(s) or Address	Dwelling Units
Via Verde/The Green Way-Bronxchester URA Sites	Block 2359 Lots p/o1, p/o3,p/o9001, p/o255(easement)	221
The Solara - Grant Avenue Apts.	Block2453 Lots 68,72,75,78,81,84,87,90	162
946-50 College Avenue	Block 2423 Lot 63	61
3313 Third Avenue	Block 2369 Lots 21,23-30,55-60,63-65	128
Brook Willis Apartments	136th St – 147th St	123
Morris Avenue Apartments	645 Morris Ave & 3000 Park Ave	209

**Future Action Scenario (Build Scenario)**

In the Future Action Scenario, with the proposed zoning text and map amendments in place, the 11 identified projected development sites would have a total of 894 DUs (745 of which would be affordable housing units); 113,553 sf of commercial retail space; 553,484 sf of commercial office space; and 11,730 sf of community facility space. This would represent a net increase over no-action conditions of 594 DUs, including 148 units of affordable housing; 42,004 sf of retail commercial space; 306,001 sf of office commercial space, and 10 sf of community facility space.

Each chapter of the environmental supplemental report will assess the potential for environmental impacts based on the incremental difference of the Future Action and Future No-Action development scenarios. The build year for the environmental assessment will be 2018. The locations of the projected and potential development sites are shown in **Figure 2.0-4**. Development scenario data for the future without the proposed action, future with the proposed action, and incremental net change in development for all the sites are presented in **Table 2.0-5**.

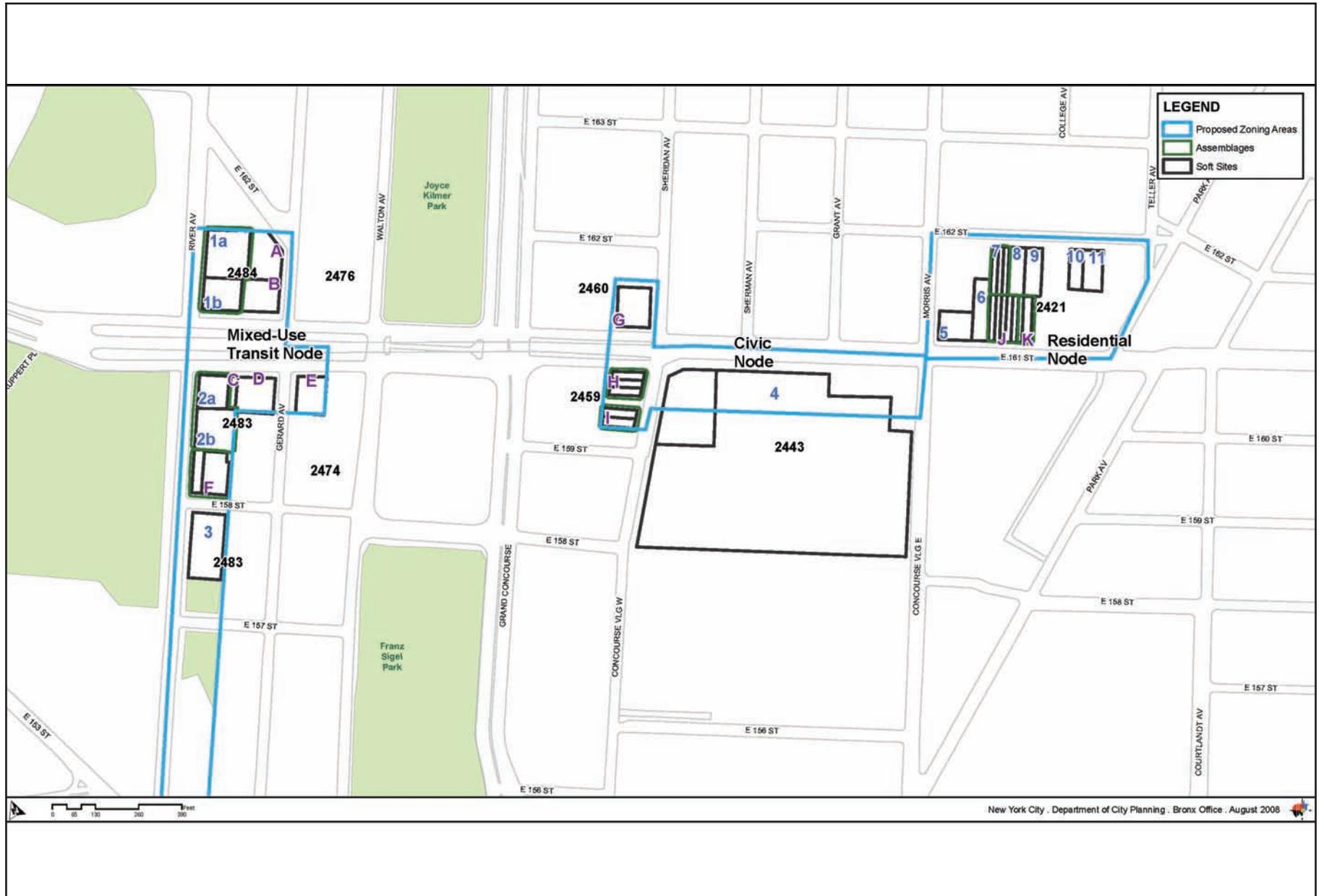


Figure 2.0-4 - Projected and Potential Development Sites

Site Description						Existing Conditions												
Projected	Block	Lot	Lot Type	Land Use	Lot Area	Address	Existing Zoning	Maximum FAR	Built FAR	Bldg Area (PLUTO)	Retail SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height	Affordable DUs	Market Rate DUs
1a	2484	9	interior	Commercial	19,306	880 River Avenue	R8/C1-4	6.02	2.28	44,000	5,000	39,000	0	0	0	25	0	0
1b	2484	5	Corner	Commercial, McDonald's	11,503	51 E. 161st Street	R8/C1-4*	7.20	0.26	3,038	3,038	0	0	0	0	15	0	0
2a	2483	40	Corner	Commercial	9,061	48 East 161st Street	R8/C1-4	6.02	0.99	9,000	9,000	0	0	0	0	15	0	0
2b	2483	34	Interior	Commercial	15,017	850 River Avenue	R8/C1-4	6.02	1.66	25,000	5,000	6,000	0	0	0	45	0	0
3	2483	5	Corner	Commercial	20,000	810 River Avenue****	C8-3	2.00	2.00	40,000	40,000	0	0	0	0	25	0	0
4	2443	p/o 90,94	Corner	Commercial (Office)	88,036***	198 E. 161st Street	C8-3	2.00	2.29***	201,500	0	201,500	0	0	0	105	0	0
5	2421	1	Corner	Commercial	8,800	271 East 161st Street	R7-1/ C1-4**	4.00	1.00	8,800	8,800	0	0	0	0	15	0	0
6	2421	57	Interior	Commercial	9,600	281 East 161st Street	R7-1**	4.00/3.44	0.52	5,000	5,000	0	0	0	0	15	0	0
7	2421	16	Interior	Parking	2,434	284 East 162nd Street	R7-1++	3.44	0.00	0	0	0	0	0	0	0	0	0
	2421	17	Interior	Parking	2,432	286 East 162nd Street	R7-1++	3.44	0.00	0	0	0	0	0	0	0	0	0
	2421	75	Interior	Parking	2,434	288 East 162nd Street	R7-1++	3.44	0.00	0	0	0	0	0	0	0	0	0
8	2421	18	Interior	Residential	7,300	294 East 162nd Street	R7-1++	3.44	0.33	2,420	0	0	0	0	2,420	20	0	1
9	2421	20	Interior	Residential	7,300	296 East 162nd Street	R7-1++	3.44	0.33	2,420	0	0	0	0	2,420	20	0	1
10	2421	26	Interior	Parking	4,834	308 East 162nd Street	R7-1++	3.44	0.00	0	0	0	0	0	0	0	0	0
11	2421	27	Interior	Residential	6,844	316 East 162nd Street	R7-1++	3.44	0.37	2,520	0	0	0	0	2,520	20	0	2
<b>TOTAL</b>					<b>126,865</b>					<b>343,698</b>	<b>75,838</b>	<b>246,500</b>	<b>0</b>	<b>0</b>	<b>7,360</b>		<b>0</b>	<b>4</b>

\* R8=7.2 FAR on a wide street under Quality Housing  
 + R8=6.02 on a narrow street under Quality Housing  
 \*\* R7-1=4.0 FAR on a wide street under Quality Housing only upto a depth of 100 feet, and remaining lot with 3.44 FAR  
 ++ R7-1=3.44 FAR on a narrow street under Quality Housing  
 \*\*\* Projected Site 4 (Mall Site) Site area and built FAR are limited to area to be rezoned  
 \*\*\*\* Includes 14,000 SF vacant theater  
 ^ R8A FAR= 6.02; with Inclusionary Housing base FAR = 5.4, up to 7.2 with IZ bonus  
 ^^ C6-3D FAR=9.0; with Inclusionary Housing base FAR 7.52, up to 10.0 with IZ bonus

Building Height Assumptions:  
 15 feet for first floor retail and first floor office unit/lobby  
 10 feet for residential unit, community facility, and office unit above first floor

Projected	Site Area	No-Action Conditions										
		Existing Zoning	Development	Retail SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height	Affordable DUs	Market Rate DUs	Total Res Dus
1a	19,306	R8/C1-4	No Change (Issue: Elevated)	5,000	39,000	0	0	0	25	0	0	0
1b	11,503	R8/C1-4*	1-story Comm w/Res, QH	9,778	0	0	0	73,022	95	0	73	73
2a	9,061	R8/C1-4	1-story Comm w/Res, QH	7,702	0	0	0	57,537	85	0	58	58
2b	15,017	R8/C1-4	No Change (Issue: Elevated)	5,000	6,000	0	0	0	45	0	0	0
3	20,000	C8-3	No Change (Issue: FAR)	40,000	0	0	0	0	25	0	0	0
4	88,036***	C8-3	No Change (Comm Office)	0	201,500	0	0	0	105	0	0	0
5	8,800	R7-1/C1-4**	1-story Comm/CF w/Res, QH	4,070	0	0	4,070	26,400	55	0	26	26
6	9,600	R7-1**	1-story CF w/Res, QH	0	0	0	7,650	26,824	80	0	27	27
7	7,300	R7-1++	Res, QH	0	0	0	0	25,112	80	0	25	25
8	7,300	R7-1++	Res, QH	0	0	0	0	25,112	80	0	25	25
9	7,300	R7-1++	Res, QH	0	0	0	0	25,112	80	0	25	25
10	4,834	R7-1++	Res, QH	0	0	0	0	16,629	60	0	17	17
11	6,844	R7-1++	Res, QH	0	0	0	0	23,543	60	0	24	24
<b>TOTAL</b>				<b>71,549</b>	<b>246,500</b>	<b>0</b>	<b>11,720</b>	<b>299,292</b>		<b>0</b>	<b>299</b>	<b>299</b>

\* R8=7.2 FAR on a wide street under Quality Housing

\*\* R7-1=4.0 FAR on a wide street under Quality Housing only upto a depth of 100 feet, and remaining lot with 3.44 FAR

++ R7-1=3.44 FAR on a narrow street under Quality Housing

\*\*\* Projected Site 4 (Mall Site) Site area and built FAR are limited to area to be rezoned

With-Action Conditions														
Projected	Proposed Zoning	Proposed Commercial FAR	Proposed Residential FAR	Site Area	Development	Retail SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height (ft)	Affordable DUs	Market Rate Dus	Total Res DUs
1a	C6-3D^^	9.00	10.00	30,809	1-story Retail along River Ave & 6-story Retail/Office along 161st St w/Incl. Res Tower	28,983	34,455	0	0	244,595	285	49	196	245
1b														
2a	C6-3D^^	9.00	10.00	24,078	1-story Retail along River Ave & 3-story Retail/Office + 3-story Res along 161st St w/Incl. Res Tower	22,840	23,813	0	0	214,936	305	43	172	215
2b														
3	C6-3D^^	9.00	10.00	20,000	Grocery store w/Incl. Res Tower Contextual (Short base)	17,000	0	0	0	153,000	275	31	122	153
4	C6-2	6.00	6.02	88,036***	Retail/Office	33,000	495,216	0	0	0	145	0	0	0
5	R8A/C2-4^	2.00	7.2	8,800	2 story comm/CF w/Incl. Res	7,480	0	0	7,480	45,760	85	9	37	46
6	R8A/C2-4^	2.00	4.32	9,600	2 story comm/CF w/Res	4,250	0	0	4,250	33,000	125	0	33	33
7	R8A^	0	5.40	7,300	Residential	0	0	0	0	39,420	120	0	39	39
8	R8A^	0	5.40	7,300	Residential	0	0	0	0	39,420	120	0	39	39
9	R8A^	0	5.40	7,300	Residential	0	0	0	0	39,420	120	0	39	39
10	R8A^	0	7.2	4,834	Incl. Residential	0	0	0	0	34,805	120	7	28	35
11	R8A^	0	7.2	6,844	Incl. Residential	0	0	0	0	49,277	120	10	39	49
<b>TOTAL</b>						<b>113,553</b>	<b>553,484</b>	<b>0</b>	<b>11,730</b>	<b>893,633</b>		<b>148</b>	<b>745</b>	<b>894</b>

^ R8A FAR= 6.02; with Inclusionary Housing base FAR = 5.4, up to 7.2 with IZ bonus  
 ^^ C6-3D FAR=9.0; with Inclusionary Housing base FAR 7.52, up to 10.0 with IZ bonus

\*\*\* New retail/office building is calculated by multiplying the rezoned lot area (88,036) by the proposed maximum FAR (6.0), then subtracting the portion of the existing office tower that is within the rezoning area (201,500), on the same zoning lot, which results in a new 326,716 square foot building. (Total commercial: 201,500+326,716=528,216)

	<u>Increment</u>								
<u>Projected</u>	Retail SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height (ft)	Affordable DUs	Market Rate DUs	Total Res Dus
1a	14,205	-4,545	0	0	171,573	260	49	123	172
1b						190			
2a	10,138	16,840	0	0	157,399	220	43	114	157
2b						260			
3	-23,000	0	0	0	153,000	250	31	122	153
4	33,000	293,716	0	0	0	40	0	0	0
5	3,410	0	0	3,410	19,360	30	9	10	19
6	4,250	0	0	-3,400	6,176	45	0	6	6
7	0	0	0	0	14,308	40	0	14	14
8	0	0	0	0	14,308	40	0	14	14
9	0	0	0	0	14,308	40	0	14	14
10	0	0	0	0	18,176	60	7	11	18
11	0	0	0	0	25,733	60	10	16	26
<b>TOTAL</b>	<b>42,004</b>	<b>306,011</b>	<b>0</b>	<b>10</b>	<b>594,340</b>		<b>148</b>	<b>446</b>	<b>594</b>

Projected	No Action Parking						With-Action Parking						Increment - Parking					
	C	M	CF	Low-income Res	Market-rate Res	Total	C	M	CF	Low-income Res	Market Rate Res	Total	C	M	CF	Low-income Res	Market-rate Res	Total
1a	0	0	0	0	0	0	w	0	0	6	78	84	0	0	0	6	78	84
1b	w	0	0	0	w	w												
2a	w	0	0	0	w	w	w	0	0	5	69	74	0	0	0	5	69	74
2b	0	0	0	0	0	0												
3	0	0	0	0	0	0	w	0	0	4	49	53	0	0	0	4	49	53
4	0	0	0	0	0	0	100	0	0	0	0	100	100	0	0	0	0	100
5	w	0	w	0	w	w	w	0	w	w	w	w	0	0	0	0	0	0
6	0	0	w	0	w	w	w	0	w	0	w	w	0	0	0	0	0	0
7	0	0	0	0	w	w	0	0	0	0	w	w	0	0	0	0	0	0
8	0	0	0	0	w	w	0	0	0	0	w	w	0	0	0	0	0	0
9	0	0	0	0	w	w	0	0	0	0	w	w	0	0	0	0	0	0
10	0	0	0	0	w	w	0	0	0	0	w	w	0	0	0	0	0	0
11	0	0	0	0	w	w	0	0	0	0	w	w	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>196</b>	<b>311</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>196</b>	<b>311</b>

w=waived

R7-1 Low income HF, 30% and QH,15%; Market Rate <=10K 30%; >10K, 60%; waive if fewer than 5 req.  
 C6-2/R8 Low income 12%; Market Rate <10K, 0%; 10-15K, 20%; >=15K, 40%; waive if fewer than 15 req.  
 C63-D/R9 Low income 12%; Market rate <10K, 12%; 10-15K, 20%; >15% 40%; waive if fewer than 15 req

Site E and Site 4: With-action parking is market-driven and based on 2 and 1 story of parking, respectively. (No required parking)

Site Description							Existing Conditions											
Potential	Block	Lot	Lot Type	Land Use	Lot Area	Address	Existing Zoning	Permitted FAR	Built FAR	Bldg Area (PLUTO)	Retail SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height (ft)	Affordable DUs	Market Rate DUs
A	2484	33	Corner	Commercial (Grocery, Office)	13,600	881 Gerard Avenue	R8/C1-4	6.02	1.69	23,000	23,000	0	0	0	0	25	0	0
B	2484	35	Corner	Commercial	11,503	67 E. 161st Street	R8/C1-4*	7.20	1.00	11,500	11,500	0	0	0	0	15	0	0
C	2483	44	Corner	Commercial	2,500	58 East 161st Street	R8/C1-4	6.02	1.00	2,500	2,500	0	0	0	0	15	0	0
D	2483	45	Corner	Commercial	12,190	62 E. 161st Street	R8/C1-4*	7.20	1.00	12,180	12,180	0	0	0	0	15	0	0
E	2474	40	Corner	Commercial	10,376	48 E. 161st Street	R8/C1-4	6.02	0.96	9,990	9,990	0	0	0	0	15	0	0
F	2483	32	Interior	Commercial	3,948	830 River Avenue	C8-3	2.00	1.20	4,740	4,740	0	0	0	0	25	0	0
	2483	68	Corner	Commercial (Parking)	9,800	87 East 158th Street	C8-3	2.00	3.00	29,400	29,400	0	0	0	0	25	0	0
G	2460	25	Corner	Commercial (Office)	11,502	891 Sheridan Avenue	C4-6	10.00	1.98	22,770	19,600	3,170	0	0	0	25	0	0
H	2459	46	Corner	Commercial	2,293	871 Concourse Village W.	R8*	7.20	2.05	4,700	2,350	2,350	0	0	0	25	0	0
	2459	49	Corner	Mixed Com/Res	2,410	869 Concourse Village W.	R8	6.02	0.86	2,075	0	892	0	0	1,183	30	0	1
	2459	50	Corner	Parking	2,365	Sheridan Ave	R8	6.02	0.00	0	0	0	0	0	0	0	0	0
I	2459	53	Interior	Mixed Com/Res	2,660	859 Concourse Village W.	R8	6.02	0.56	1,500	0	550	0	0	950	25	0	1
	2459	54	Interior	Commercial	2,661	857 Concourse Village W.	R8	6.02	0.62	1,652	0	0	0	0	1,652	25	0	2
J	2421	56	Interior	Residential	2,433	285 East 161st Street	R7-1	3.44	0.87	2,125	0	0	0	0	2,125	30	0	1
	2421	55	Interior	Mixed Com/Res	2,336	287 East 161st Street	R7-1	3.44	1.13	2,641	541	0	0	0	2,100	35	0	2
	2421	54	Interior	Residential	2,433	289 East 161st Street	R7-1	3.44	0.84	2,040	0	0	0	0	2,040	30	0	1
	2421	53	Interior	Residential	2,409	291 East 161st Street	R7-1	3.44	0.85	2,040	0	0	0	0	2,040	30	0	2
	2421	52	Interior	Residential	2,433	293 East 161st Street	R7-1	3.44	0.84	2,040	0	0	0	0	2,040	20	0	1
K	2421	51	Interior	Residential	2,433	295 East 161st Street	R7-1	3.44	0.84	2,040	0	0	0	0	2,040	20	0	1
	2421	50	Interior	Residential	3,650	297 East 161st Street	R7-1	3.44	0.64	2,328	0	0	0	0	2,328	20	0	2

\* R8=7.2 on a wide street under Quality Housing

\*\* R7-1=4.0 FAR on a wide street under Quality Housing only upto a depth of 100 feet, and remaining lot with 3.44 FAR

Assemblages in the "With-Action" Condition which do not change in the "No-Action" Condition are aggregated in the "No-Action" Conditions chart for ease of comparison

Potential	Site Area	Existing Zoning	No-Action Conditions									Total Res Dus
			Commercial SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height	Affordable DUs	Market Rate DUs		
A	13,600	R8/C1-4	No Change (Issue: Business type)	23,000	0	0	0	0	25	0	0	0
B	11,503	R8/C1-4*	1-story Comm w/Res, QH	9,778	0	0	0	73,022	95	0	72	72
C	2,500	R8/C1-4	No Change (Issue: size)	2,500	0	0	0	0	15	0	0	0
D	12,190	R8/C1-4*	1-story Comm w/Res, QH	10,362	0	0	0	76,759	85	0	77	77
E	10,376	R8/C1-4	1-story Comm w/Res, QH	8,820	0	0	0	65,888	85	0	66	66
F	3,948	C8-3	No Change	4,740	0	0	0	0	25	0	0	0
	9,800	C8-3	No Change Parking	29,400	0	0	0	0	25	0	0	0
G	11,502	C6-4	No Change (Comm Office)	22,770	0	0	0	0	25	0	0	0
H	7,068	R8*	1-story CF (Medical Office) w/Res, QH	0	0	0	1,500	49,390	80	31	31	62
I	5,321	R8+	Res, QH	0	0	0	0	32,032	110	0	32	32
J	12,044	R7-1**	Res, QH	0	0	0	0	46,529	80	0	47	47
K	6,083	R7-1	No Change	0	0	0	0	4,368	20	0	3	3

\* R8=7.2 on a wide street under Quality Housing

+ R8=6.02 on a narrow street under Quality Housing

\*\* R7-1=4.0 FAR on a wide street under Quality Housing only upto a depth of 100 feet, and remaining lot with 3.44 FAR

With-Action Conditions														
Potential	Proposed Zoning	Proposed Commercial FAR	Proposed Residential FAR	Site Area	Development	Retail SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height (ft)	Affordable DUs	Market Rate Dus	Total Res DUs
A	C6-3D^^	9.00	10.00	13,600	Grocery store w/Incl. Res Tower	11,560	0	0	0	124,440	215	25	100	124
B	C6-3D^^	9.00	10.00	11,503	6-story Retail/Office	9,678	59,340	0	0	0	165	0	0	0
C	C6-3D^^	9.00	10.00	2,500	No Change (Issue: size)	2,500	0	0	0	0	15	0	0	0
D	C6-3D^^	9.00	10.00	12,190	6-story Retail/Office	12,190	60,950	0	0	0	165	0	0	0
E	C6-3D^^	9.00	10.00	10,376	6-story Retail/Office	10,376	51,880	0	0	0	165	0	0	0
F	C6-3D^^	9.00	10.00	13,748	1-story comm w/Incl. Res Tower	11,686	0	0	0	125,794	255	25	101	126
G	C6-2	6.00	6.02	11,502	4-story Retail/Office	11,502	34,206	0	0	0	45	0	0	0
H	C6-2	6.00	6.02	7,068	6-story Retail/Office	42,408	0	0	0	0	65	0	0	0
I	C6-2	6.00	6.02	5,321	1 story Retail w/Res, QH	4,523	0	0	0	27,510	95	0	28	28
J	R8A/C2-4^	2.00	7.2	12,044	1 story Retail w/Incl. Res	7,085	0	0	0	79,632	125	16	64	80
K	R8A/C2-4^	2.00	7.2	6,083	1 story Retail w/Res <sup>o</sup>	3,542	0	0	0	33,000	125	0	33	33

^ R8A FAR= 6.02; with Inclusionary Housing base FAR = 5.4, up to 7.2 with IZ bonus

^^ C6-3D FAR=9.0; with Inclusionary Housing base FAR 7.52, up to 10.0 with IZ bonus

<sup>o</sup> Development site too small for full build-out

TABLE 2.0-5

Potential	Increment								Total Res Dus
	Retail SF	Office SF	Industrial SF	CF SF	Residential SF	Building Height (ft)	Affordable DUs	Market Rate DUs	
A	-11,440	0	0	0	124,440	190	25	100	124
B	-100	59,340	0	0	-73,022	70	0	-72	-72
C	0	0	0	0	0	0	0	0	0
D	1,829	60,950	0	0	-76,759	80	0	-77	-77
E	1,556	51,880	0	0	-65,888	80	0	-66	-66
F	-22,454	0	0	0	125,794	230	25	101	126
G	-11,268	34,206	0	0	0	20	0	0	0
H	42,408	0	0	0	-49,390	-15	-31	-31	-62
I	4,523	0	0	0	-59,542	-15	0	-4	-4
J	7,085	0	0	0	33,103	45	16	17	33
K	3,542	0	0	0	28,632	105	0	30	30

Potential	No Action Parking						With-Action Parking						Increment - Parking					
	C	M	CF	Low-income Res	Market-rate Res	Total	C	M	CF	Low-income Res	Market Rate Res	Total	C	M	CF	Low-income Res****	Market-rate Res	Total
A	0	0	0	0	0	0	w	0	0	w	w	w	0	0	0	0	0	0
B	w	0	0	0	w	w	w	0	0	0	0	0	0	0	0	0	0	0
C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D	w	0	0	0	w	w	w	0	0	0	0	0	0	0	0	0	0	0
E	w	0	0	0	w	w	w	0	0	0	0	0	0	0	0	0	0	0
F	150	0	0	0	0	150	0	0	0	3	20	23	-150	0	0	3	20	-127
G	95	0	0	0	0	95	w	0	0	0	0	0	0	0	0	0	0	-95
H	0	0	w	w	w	w	w	0	0	0	0	0	0	0	0	0	0	0
I	0	0	0	0	w	w	w	0	0	0	w	w	0	0	0	0	0	0
J	0	0	0	0	w	w	w	0	0	0	w	w	0	0	0	0	0	0
K	0	0	0	0	0	0	w	0	0	0	w	w	0	0	0	0	0	0

w=waived

R7-1 Low income HF, 30% and QH,15%; Market Rate <=10K 30%; >10K, 60%; waive if fewer than 5 req.  
 C6-2/R8 Low income 12%; Market Rate <10K, 0%; 10-15K, 20%; >=15K, 40%; waive if fewer than 15 req.  
 C63-D/R9 Low income 12%; Market rate <10K, 12%; 10-15K, 20%; >15% 40%; waive if fewer than 15 req