



Reasonable Worst Case Development Scenario

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10271

This is the RWCDs Form, which may be used for either site-specific or generic/area wide actions. Please fill it out once the proposed action(s) have been finalized. **The RWCDs requires that you submit all three Parts (and attachments) at the same time in one PDF file to your Environmental Project Manager:** Part I, this Form; Part II, the RWCDs Analysis Framework Table; and Part III, the RWCDs Analysis Framework Spreadsheet. Please refer to the attached Instructions for guidance. Please use 9pt font size and adhere to word limits. If you have questions, please contact your Environmental Project Manager.

SECTION 1 GENERAL INFORMATION

DATE July 9, 2020	
1a. APPLICANT NAME	Manhattan Community Board 3; CAAAV: Organizing Asian Communities; Good Old Lower East Side, Inc. (GOLES); Tenants United Fighting for Lower East Side (TUFF-LES)
1b. PROJECT NAME	Special Lower East Side and Chinatown Waterfront District
1c. PROJECT ID	2019M0155
1d. BOROUGH Manhattan	1e. COMMUNITY DISTRICT 3
1j. IS THE APPLICANT'S PROPOSED PROJECT THE REASONABLE WORST CASE DEVELOPMENT SCENARIO? <i>If yes, please explain why below. If no, please skip this continue to Section 2.</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

50 words

SECTION 2 PROPOSED ACTION(S)

If there are more than three, please attach a separate sheet and include the Project ID.

2a. ACTION	2b. ZONING RESOLUTION SECTION(S)	
# 1 Zoning Text amendment	ZR section: Article XIII Special Purpose Districts to create	ZR section: Section 13X: Special Lower East Side and Chinatown Waterfront District
# 2 Zoning Map amendment to map Special Purpose District	ZR section: Article XIII to create	ZR section: Section 13X: Special Lower East Side and Chinatown Waterfront District
# 3	ZR section: to modify	ZR section:
2c. DOES THE PROPOSED ACTION(S) INCLUDE A ZONING TEXT AMENDMENT FOR MIH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know		
2d. DO YOU PLAN ON DEVELOPING A 100% AFFORDABLE HOUSING DEVELOPMENT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
2e. IS THE APPLICANT SEEKING ACTIONS FROM OTHER CITY/STATE/FEDERAL AGENCIES? <i>Please note that financing for affordable housing is considered an action.</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know		

SECTION 3 PROJECT DESCRIPTION

3a. HAS THE PROJECT CHANGED SINCE SUBMISSION OF THE PRE-APPLICATION STATEMENT (PAS)? <i>Please ensure your answers to 3b and 3c below account for any changes since submission of the PAS.*</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																								
Tanahey and Cherry Clinton Playgrounds were removed from the Special District. These public parks would not be impacted by the Special District requirements.																								
3b. DESCRIPTION OF THE PROPOSED PROJECT AREA/AFFECTED AREA; DESCRIPTION OF THE PROPOSED PROJECT SITE(S)/DEVELOPMENT SITE(S) <i>(refer to the PAS, page 6, question 4)</i>																								
The area affected by the proposed action (the project/affected area) comprises six blocks in Manhattan Community District 3, in the waterfront neighborhood commonly known as "Two Bridges." See Project Area and Land Use Maps attached. It is bounded by Catherine Slip to the west, Cherry Street to the north, Montgomery Street to the east, and South Street to the south and includes the following tax lots:																								
<table border="1"> <thead> <tr> <th>Block</th> <th>Lots</th> <th>Height (ft)</th> <th>Current Land Use</th> <th>Dwelling Units</th> <th>Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>245</td> <td>1</td> <td>232</td> <td>Residential (NYCHA)</td> <td>250</td> <td>0</td> </tr> <tr> <td>245</td> <td>7</td> <td>45</td> <td>NYCDOE K-8 School</td> <td>0</td> <td>0</td> </tr> <tr> <td>246</td> <td>1</td> <td>171</td> <td>Residential rental</td> <td>256</td> <td>34</td> </tr> </tbody> </table>	Block	Lots	Height (ft)	Current Land Use	Dwelling Units	Parking Spaces	245	1	232	Residential (NYCHA)	250	0	245	7	45	NYCDOE K-8 School	0	0	246	1	171	Residential rental	256	34
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245	7	45	NYCDOE K-8 School	0	0																			
246	1	171	Residential rental	256	34																			

246	5	0	Vacant (former playground)	0	0
246	13	20	DEP utility	0	0
246	7501	38	Residential Condominium	57	0
247	7501	233	2 Residential Buildings, Project-Based Section 8	245	103
247	2	0	Parking	0	0
248	1	800, 142	2 residential buildings: condominium and rental	1020 (204 affordable)	102 (garage)
248	15	224	Residential, rent stabilized	198	11 (garage)
248	70	95	Section 202 Supportive Senior Building	109	4
248	76	18.5	Vacant retail. Last used as construction office	0	0
249	1, 56, 78, 999	12	Municipal Salt Lot, DOE athletic field and building supporting it	0	0
250	1, 41	79	Manhattan Mini Storage + Parking for Verizon staff	0	63

See Part III for additional details.

The project area includes three zoning districts: a C6-4 (R10 equivalent) district, which allows commercial, residential or community facility uses up to 10 FAR, with an additional 2 FAR for residential use under the voluntary inclusionary housing program; a M1-6 district, which allows light manufacturing, community facility, office and most retail uses up to 10 FAR, with an additional 2.0 FAR bonus for a public plaza; and a M1-4 district, which also allows light manufacturing, community facility, office and most retail uses up to 2 FAR for manufacturing or commercial uses and 6.5 FAR for community facility uses.

On January 15, 1961, a 14-acre area along the East River bounded by Market Street to the west, South Street to the south, Montgomery Street to the east, and Cherry Street to the north was designated as the Two Bridges Urban Renewal Area (TBURA).

Development in the TBURA was governed by the Two Bridges Urban Renewal Plan (TBURP), approved by the Board of Estimate in 1967. The goals of the TBURP included (1) eliminating "blight" and restoring the residential character of the area; (2) providing well-designed low, moderate, and middle income housing; (3) providing convenient recreational, commercial, and community facility uses; (4) achieving high quality urban design, architecture, street and open space elements; and (5) strengthening the City's tax base by encouraging development and employment opportunities in the area. Over the years, the TBURP was amended five times to facilitate the development of low- and moderate-income affordable housing in the area. The TBURP expired in June 2007.

In 1972, a Large-Scale Residential Development (LSRD) designation was approved in the TBURA: the Two Bridges LSRD. Since then, the Two Bridges LSRD has been amended via Special Permits and City Planning Commission Authorizations to provide for the development of the area.

Together, these initiatives resulted in the creation of nearly 1,500 units of affordable housing ranging from a Mitchell-Lama program tower, Section 8 housing, supportive housing for seniors, the disabled and formerly homeless families, privately-owned rental housing income tested for residents making up to 60%, up to 100% and up to 165% of the Area Median Income, a townhouse condominium, and a New York City Housing Authority property. Much of the area is built as towers-in-the-park with built FAR ranging from 0 to 8.76, with building heights ranging from 1 to 27 stories.

An exception to the form of the area is One Manhattan Square (Block 248 Lot 1), which received a temporary certificate of occupancy (TCO) for all its dwelling units in October 2019. One Manhattan Square is 800 feet tall with 72 stories and 815 dwelling units that are not subject to rent regulations. One Manhattan Square is on the same

lot as 229 Cherry Street, which has 205 units, 204 of which are affordable to residents making 60% or less of the area median income. One Manhattan Square and 229 Cherry Street are separate buildings with separate TCOs but were permitted together by the Department of Buildings. The affordable floor area in 229 Cherry Street satisfies the affordable housing requirement of the zoning lot so that it qualified for the optional 2 FAR affordable housing bonus and can be developed up to 12 FAR. One Manhattan Square and 229 Cherry Street together have 1,134,438 SF of zoning floor area and are built to 11.9 FAR. There are 102 parking spaces available for lease to owners of condominiums on the lot and to the public, if any spaces remain after condo owners have leased.

The four blocks bounded by South Street, Pike Slip, Cherry Street and Montgomery Street are governed by the (LSRD) Site Plan. In addition, they are governed by C6-4 zoning district regulations. The LSRD site plan dictates what can be built in this area; permitted construction is limited to those structures that are on the site plan; in exchange for this limitation, developers of the existing buildings obtained waivers of zoning regulations that would otherwise dictate design elements like the distance between buildings. All structures on the controlling LSRD Site Plan have been built. No new buildings can be added unless the City Planning Commission and City Council adopt a revised site plan. See *Council v. Dep't of City Planning*, Index No. 452302/2018 (N.Y. Sup. Ct. Aug. 1, 2019).

Within the LSRD, there are several buildings:

- 286 South Street (block 245, lot 1) is a residential apartment building owned by and operated by the New York City Housing Authority as Two Bridges Houses. It is 232 feet tall and has 250 dwelling units and no parking;
- 292 South Street (block 245, lot 7), is a NYCDOE public school designated as PS 184M, but more commonly known as Shuang Wen School. It serves students K-8. Shuang Wen is known for its bilingual and cultural education for the area's Chinese community. The building is 45 feet tall and there is no on-site parking. There is a fenced hard surface play area on the same lot directly adjacent to the school of slightly more than 1 acre;
- 275 South Street (block 246, lot 1) is a privately-owned rental building that is 171 feet tall, with 256 units and a 34-space surface parking lot. Lot 1 and lot 5 are part of the same zoning lot;
- Block 246, lot 5 (which is on South Street but has no address assigned) is privately-owned and vacant. It is a hard surface and is currently fenced. It was formerly a playground. Lot 5 is part of the same zoning lot as Lot 1 and it sold 259,473 SF of its development rights to lot 1. It retained 252,329 SF of development rights. There is also a light and air easement that limits the height of any future development on this lot to no more than 183 feet above the Manhattan Datum.
- 285 South Street (block 246, lot 13) is owned by the City of New York and controlled by the Department of Environmental Protection. It is a utilitarian 1-story, 20 foot tall building covering the entire lot. The DOB describes its use as a "shaft structure;"
- 291 Cherry Street (block 246, lot 7501) comprises 57 condos across 3 separate 3-story buildings that are 38 feet tall with no parking;
- 265-275 Cherry Street (block 247, lot 7501) contains two privately-owned Project-based Section 8 buildings, each 233 feet tall, together containing 245 units. The buildings contain a community meeting room and the offices of Two Bridges Neighborhood Council. There are 103 parking spaces in open parking lots around the buildings;
- 82 Rutgers Slip (AKA 253 South Street) (block 248, lot 15) is a 21-story, 198-unit residential rental building that is 224 feet tall. In addition to the apartments, the building is the home to a not-for-profit settlement house that has a day-care facility and a senior center. This building shares a zoning lot with lot 76.
- 80 Rutgers Slip (block 248, lot 70) is a 10-story, 91-foot tall residential building with 109 units designed for occupancy by seniors.
- 235 Cherry Street (block 248, lot 76) is a one-story building that was constructed and occupied as a store (UG6). It was most recently used as a construction office for One Manhattan Square. The zoning lot that includes lot 76 is shared with lot 15. See Analysis Framework, Part III, for additional details.

Parking requirements on the lots within the LSRD are governed by the LSRD site plan. Parking requirements for lots that are not included in the LSRD are determined by the uses of the properties. Off-street parking is not generally required for lots zoned C6-4 or M1-6. One parking space per 4,000 SF of new community facility or commercial space is permitted, though not required, and limited to 100 spaces, or 225 spaces for mixed-use developments.

Outside the LSRD, 210-220 South Street (Block 250, lots 1, 41) on the south-west corner of the project area is zoned M1-6. It is currently used as a Manhattan Mini Storage facility and a parking lot that is leased to Verizon for their employees' use. The building is six stories and 75 feet tall with 63 legal parking spaces.

A large sports field on Block 249, just south of the Manhattan Bridge, is operated by the NYC Department of Education as the "Murry Bergtraum High School for Business Careers Athletic Field." It is zoned M1-4. There are also municipal uses located under the Manhattan Bridge overpass under the jurisdiction of the Department of Sanitation, which are on block 249, parts of lots 1, 56 and 999.

*Any change to the Project during Environmental Review will require you to submit a revised RWCDs prior to Certification.

3c. DESCRIPTION OF THE PROPOSED PROJECT/DEVELOPMENT (refer to the PAS, page 6, question 5)

The proposed **Special Lower East Side and Chinatown Waterfront District** would serve as an overlay on the existing zoning (including the Large-Scale Residential Development Area Site Plan) adding height, use and affordability provisions to encourage contextual development in the Two Bridges area, while protecting against displacement and advancing the City's affordable housing goals.

The following requirements would apply to all lots in the Special District:

- Certificate of No Harassment as a condition to obtaining approval from the Department of Buildings for demolition, change of use or occupancy, or alteration.
- Ground floor uses in predominantly residential buildings limited to neighborhood-oriented retail listed in Use Group 6A and community facilities listed in Use Groups 3 and 4.
- On the ground floor level of all buildings in the Special District, limit frontages for banks and drugstores to 40 linear feet per establishment, modeled on the Special Enhanced Commercial Districts mapped on Manhattan's Upper West Side. As in those districts, regulations will apply regardless of lot shape or corner lot location; unlike in those districts, the limit will apply to all ground floor spaces, not just ones that have frontage on designated streets. See ZR 132-24. On corner lots and lots that are irregular in shape, this restriction will apply on all sides and a single establishment will be restricted based on the total of its frontage on all sides of a lot.
- 5,000 gsf size limit for Use Group 6 retail establishments other than food stores and restaurants.
- City Planning Commission (CPC) Special Permit required for transient hotels.
- CPC Special Permit for Use Group 10 retail and service establishments.
- CPC Special Permit for hospitals and associated staff dwellings.
- Board of Standards and Appeals (BSA) Special Permit for eating and drinking establishments/clubs with entertainment and with a capacity of more than 200 people.
- BSA Special Permit for establishments of any capacity with dancing.
- CPC Special Permit for Use Group 12A large entertainment facilities, except those establishments with dancing that require the BSA Special Permit.
- BSA Special Permit for colleges, universities and dormitories.
- New or enlarged residential development must contain 50% permanently affordable residential square footage as follows:
 - 20% of floor area available to residents earning up to 30% of AMI
 - 20% of floor area available to residents earning from 30% to 50% of AMI
 - 10% of floor area available to residents earning from 60% to 80% of AMI
- Affordable floor area utilizing public funding through Affordable New York may not count toward satisfying the affordable floor area required in the Special District. Such development must include additional affordable floor area that meets Affordable New York tax abatement requirements.
- At least 60% open space for lots where new development will occur. For lots where existing buildings already exceed 40% coverage, allow only 20% additional coverage.
- Common open space that allows public access toward the waterfront on all blocks in the district exceeding 600 feet in width. This requirement will apply only to development on Blocks 246 and 247. The aim is to ensure a publicly accessible route from Cherry Street through the LSRD to Piers 35 and 42, which the City is developing as parkland and connecting to the existing East River Park and East River Waterfront Esplanade.
- Permeable surface for all open space.
- 350-foot height limit on all new development.

**SECTION 4
SITE HISTORY**

In 1961, a portion of the area was designated as the Two Bridges Urban Renewal Area (TBURA). The site was cleared of existing structures and new development was initiated. The Two Bridges LSRD was adopted in 1972 to cover the entire area east of the Manhattan Bridge; in 1985, Block 248, Lot 1 was removed from the LSRD.

A sports field, supermarket and nearly 1,500 units of affordable housing were built from 1967-1995 in the TBURA /LSRD area. A market rate building at Block 248, Lot 1 was completed in 2019; an affordable building on the same lot was completed in 2017.

210-220 South Street, built in 1927, was formerly a production facility for Hearst’s Journal American publication and the New York Post.

There is one e-designation in the project area E-312 (12DCP157M, 120183ZSM) that is located on Block 247, lot 2. It limits fuels and exhaust stack locations. It requires Phase I and II testing protocols for hazardous materials, and Window Wall Attenuation and Alternative Ventilation.

100 words

**SECTION 5
BUILD YEAR**

Base this section on Part III, RWCDs Analysis Framework Spreadsheet CEQR Technical Manual (page 2-4)

5a. BUILD YEAR 2024	5b. CONSTRUCTION PHASING <input checked="" type="checkbox"/> Single <input type="checkbox"/> Multiple
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5c. RATIONALE BEHIND THE BUILD YEAR

Five years is a reasonable timeframe for the proposed Special District to conclude the review period and ULURP process and for the projected development scenarios considered in this analysis to be completed.

The Special District would be approved by January 2022.

On Projected Development Site 1, 220 South Street, the existing building would be demolished and replaced by a new building. Existing tenants of the building at the Site now would be vacated by the end of 2021, demolition completed by the end of 2022, and construction completed by the end of 2024. Vacating and demolition can be carried out simultaneously with the ULURP process for the Special District.

Projected Development Site 2, 235 Cherry Street would be reconfigured for a new tenant. This site is in the LSRD. No discretionary approvals are needed. Marketing and build-out could be completed within two years and could be pursued simultaneously with the ULURP process for the Special District.

50 words

**SECTION 6
PURPOSE AND NEED FOR THE PROPOSED ACTION(S)**

CEQR Technical Manual (page 2-2)

The **General Purposes of the Special District** are

- (1) to preserve and strengthen the historical and cultural role of the community and its role as a gateway, home and place of work for new immigrants;
- (2) to reflect the predominantly residential nature of the Two Bridges LSRD;
- (3) to ensure that the development of new housing will not promote displacement of existing residents and will offer opportunities for new housing affordable to existing residents;
- (4) to preserve cultural, recreational, and community facility uses that are compatible with existing uses and serve people of all ages;
- (5) to ensure that the character and variety of existing stores and activities are preserved and that new commercial uses support the existing character;
- (6) to maximize light and air and common space through urban design;
- (7) to improve access from upland blocks to waterfront sites;
- (8) to provide for maximum resilience measures including maximum possible permeable surfaces;
- (9) and to promote the most desirable use of land in the area, stabilize a changing area, and thereby to protect the City's tax revenues.

These Purposes and the specific provisions of the Special District were identified through a five-year community planning process, funded by the Lower Manhattan Development Corporation, that was finished in 2013. They are a celebration of New York City’s rich immigrant history and the contributions that waves of immigrants have made and continue to make to New York City’s economy and culture, and a strategy for preserving one of the last remaining islands of affordability in a borough that is becoming increasingly unaffordable for most New York City residents.

The Special District integrates affordability, economic development, and community and cultural preservation strategies that would protect against the loss of affordability and community resources and foster appropriate new

development across the whole lower Manhattan area. The creation of a Special Lower East Side and Chinatown Waterfront District would protect the significant and unique cultural and historic assets of these Lower Manhattan communities, which stand to be lost without interventions that have been afforded to other similar communities through the Special District zoning mechanism.

Affordable housing requirements for new construction, restrictions on the use of property tax abatements, requiring a Certificate of No Harassment as a condition to obtaining approval from the Department of Buildings for demolition, change of use or occupancy, or alteration and restricting transient hotels by requiring a City Planning Commission (CPC) Special Permit will further purposes (2) and (3).

Requiring Ground floor uses in predominantly residential buildings to be limited to neighborhood-oriented retail, limiting the size of some retail establishments, requiring the CPC to grant a permit for intensive retail uses and the Board of Standards and Appeals to approve intensive entertainment uses and limiting the frontage of banks and drugstores will further purposes (4) and (5).

Requiring Board of Standards and Appeals to specifically approve colleges, universities and dorms and ensure that their design is compatible with existing uses will further purposes (2), (4) and (5).

Common open space for waterfront access will further purpose (7); height and setback requirements will further purpose (6).

Lot coverage requirements will further purposes (6) and (8); materials requirements will further purpose (8).

All the Special District rules will further purposes (1) and (9).

The Need

Most of the project area is not built to the maximum FAR permitted under zoning, which makes it particularly vulnerable to new high-density market-rate development. While development and growth are important for the City, the wave of gentrification that often results can have severe implications in terms of long-term affordability, displacement risk, increased economic segregation, and environmental resiliency for the diverse group of residents that currently live in the project area and surrounding neighborhoods.

The generic LSRD findings are insufficient to protect the unique character of the Lower East Side and Chinatown Waterfront and do not cover the entire project area. As a result of the very qualities that support income diversity, small businesses and the unique cultural and historic assets of these Lower Manhattan communities stand to be lost in the face of encroaching out-of-scale market-rate development.

The provisions of the Special Lower East Side and Chinatown Waterfront District will sustain a diverse, inclusive, intergenerational, predominantly immigrant neighborhood. The district facilitates intergenerational living by supporting uses that allow families to grow and thrive and allow seniors to age in place by ensuring walkability and locally oriented retail.

Chinatown contributes significantly to New York City's tourist economy. Those who currently live in the Lower East Side and Chinatown waterfront neighborhood comprise both the labor force and the consumer market for Chinatown. Consequently, the affordability and mix of uses facilitated by the proposed Special District sustain the continued existence of Chinatown, a dynamic cultural hub and living immigrant community.

Finally, by ensuring that new development both provides maximally feasible permeable surface and aligns with local infrastructural carrying capacity, the provisions of the proposed Special District broadly support New York City's ability to responsibly adapt to climate change and protect vulnerable waterfront communities.

250 words

This proposal is not for a specific development and is not development inducing. Instead, the proposed Special District would control all future development in the Special District area.

Since no new buildings can be added to the Two Bridges LSRD site plan without appropriate discretionary approval and no such application is pending, no development can be projected for these sites in either the No-Action or With-Action scenario.

As-of-right development is permitted within the affected area outside the LSRD. The Proposed Action would also permit some as-of-right development and would not increase the amount of development from what is currently permitted. Outside of the LSRD, Projected Development Sites in the project area where development may be expected to occur under the No-Action scenario were identified per the CEQR Technical Manual, which instructs that these be identified based on lot size (over 5,000 sf) and if existing buildings were built to "substantially less" than the maximum allowable FAR.

Using those criteria, one proposed development site was identified outside the LSRD: block 250, lots 41 and 1; this is Projected Development Site 1, 220 South Street. This property is significantly larger than 5,000 sf at 67,870 sf. It is also substantially underbuilt: the current FAR is 4.05 (commercial) while the permitted base FAR is

10.0. This lot was determined to be a Projected Development Site based on the amount and type of recent as-of-right development in the area, as well as current local real estate trends (see below).

The current zoning is M1-6. Assuming that the underlying zoning remains unchanged, redevelopment of the property as office space with additional tenant space designed to fill gaps in services to the existing and future community is likely; a bank, a modern movie theater with screening rooms that allow eating and drinking, and restaurants with entertainment and dancing could be added to fill some of these gaps.

One site has been identified within the LSRD where a change in as-of-right uses may be expected to occur under the No-Action scenario. This is Projected Development Site 2, 235 Cherry Street. The site was built as local retail and has a Certificate of Occupancy for two retail shops. Most recently, it was used as the construction office for nearby new construction.

400 words

**SECTION 8
NO-ACTION
SCENARIO**

CEQR Technical Manual (page 2-5)

Base this section on Part III - RWCDs Analysis Framework Spreadsheet

8a. DESCRIBE THE NO-ACTION SCENARIO *If this is the same as existing conditions, please skip and continue to Section 9.*

According to the City's PLUTO file, there is approximately 3.45 million gsf of retail floor area in the ½ mile study area in Manhattan, with several additional large projects in the works (Essex Crossing: 218,488 sf retail; 265,342 sf office; One Manhattan Square: 48,683 sf retail across two buildings). South Street Seaport – just outside the ½ mile study area – represents a restaurant and entertainment destination. Movie theaters with eating and drinking are a developing trend in neighboring districts, including in the South Street Seaport and on the Lower East Side.

Given the current zoning, existing controls on the LSRD and current development trends, the No-Action Scenario assumes as-of-right development will occur on one site outside of the LSRD (Projected Development Site 1, 220 South Street; Block 250, Lots 1 and 41). This site, zoned M1-6, could see an as-of-right commercial development built to the maximum FAR of 12.0, achieved through the use of a plaza bonus. The development would be a tower with a height of 804 feet with 57 stories of office space, each 14 feet floor-to-floor, with a ground floor retail base 20 feet floor-to-floor. The primary use would be office space with ground floor retail. The tower is oriented on the lot so that it is as close to the Special Lower Manhattan District as possible. It is designed with efficient floor plates of more than 15,000 GSF that would still provide outstanding views in the round at the edge of Lower Manhattan.

The No-Action Scenario also assumes new as-of-right commercial ground floor uses within an existing building in the LSRD at Projected Development Site 2, 235 Cherry St., comprised of a 10,000 gsf drug store with 100-foot frontage that stretches across both the side of the building that faces Cherry Street and the side that faces One Manhattan Square.

The No-Action Scenario and the Conceptual Analysis No-Action Scenario are identical.

250 words

8b. HOW DID YOU DETERMINE THIS NO-ACTION SCENARIO?

The No-Action Scenario assumes a maximum build-out for Projected Development Site 1, 220 South Street; based on the lot size and that it is currently substantially underbuilt compared to the maximum allowable FAR, and a change in use for Projected Development Site 2, 235 Cherry Street. No discretionary action is needed for new development to occur on that site. Based on current local real estate trends and the amount and type of recent as-of-right development in the area, development on this lot is likely. The No-Action scenario is designed to be the reasonable worst case by maximizing FAR and height, while still producing a buildable massing for the site using floor plates and floor-to-floor heights seen in other buildings. The design of the attached massing conforms to bulk regulations for narrow streets.

Although no new buildings are projected in the LSRD, it is likely that new commercial ground floor tenants will be installed in existing buildings in the LSRD in the future to meet the needs of the existing and growing community. The No-Action Scenario considers uses that are as-of-right under existing zoning but would require a special permit if the proposed Special District was law.

100 words

**SECTION 9
WITH-ACTION
SCENARIO**

CEQR Technical Manual (page 2-7)

Base this section on Part III - RWCDs Analysis Framework Spreadsheet

9a. DESCRIBE THE WITH-ACTION SCENARIO

With Action Scenario

There are currently no banks in the area to serve the growing population. *Accommodation and Food services* is the second most prevalent business service and employer type in the ½ mile study area – with almost all of that concentrated in the Food Services and Drinking Places sub-sector. The Lower East Side is renowned for its nightlife scene.

The With-Action Scenario assumes commercial development built to 11.02 FAR. The With-Action Scenario is unable to achieve the maximum FAR allowed with the proposed 350-foot height limit and the requirement that 60% of lots as open space and common open space that allows public access toward the waterfront, while also using the FAR bonus permitted as of right for public plazas. The With-Action Scenario is the maximum height and bulk reasonably permitted under the Special District regulations. It assumes 12 feet floor-to-floor and 14 feet in the first floor. A developer could choose to increase floor-to-floor heights and keep the same building envelope,

which would require the sacrifice of available floor area. This scenario uses the maximum amount of floor area a developer would reasonably be expected to use, considering the constraints of the district and the narrow streets on which it fronts.

Instead of uses that require special permits, the With-Action scenario replaces the nightclub with a grocery store less than 10,000 gsf and hardware store, both on ground floor. The neighborhood lacks these basic retail opportunities at this time. There have been no full-service grocery stores nearby since Pathmark closed in 2012 to make way for One Manhattan Square.

A movie theater with viewing rooms and eating and drinking is also part of the With-Action Scenario but is located on the second floor to make room for community-serving uses on the ground floor. The ground floor also includes a smaller 5,000 gsf bank with a no more than 40-feet of frontage.

The With-Action Scenario for the LSRD assumes new commercial ground floor uses in the existing building at 235 Cherry St./82 Rutgers: a 5,000 gsf fresh produce market and a 5,000 gsf drug store with 40-foot frontage on either the side of the building that faces Cherry Street or the side that faces One Manhattan Square, but not both.

Conceptual With-Action Scenario

In the Conceptual With-Action Scenario, the owners seek and receive a Special Permit from the BSA for a nightclub/large restaurant with dancing to be included as tenants in the new office building on Block 250, Lots 1 and 41. The site would be built-out with commercial uses to maximum practical limit (11.02 FAR); the night club would conform to the regulations and the BSA would have to make findings to grant the permit* [see below]; and the ground floor would include a bank with 40-foot frontage. Again, the movie theater with screening rooms and eating and drinking would be located on the second floor. Given that development trends are transforming the area into an entertainment district, it is reasonable that property owners will seek this permit to capitalize on the trend.

*For the nightclub, through either a new section or an amended ZR 73-244, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing, for a term not to exceed three years, provided that the following findings are made:

- a) that a minimum of four sf of waiting area within the zoning lot shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms. A plan shall be provided to the Board to ensure that the operation of the establishment will not result in the gathering of crowds or the formation of lines on the street;
- b) that the entrance to such use shall be a minimum of 100 feet from the nearest Residence District boundary;
- c) that such use will not cause undue vehicular or pedestrian congestion in local streets;
- d) that such use will not impair the character or the future use or development of the surrounding residential or mixed-use neighborhoods;
- e) that such use will not cause the sound level in any affected conforming residential use, joint living-work quarters for artists or loft dwelling to exceed the limits set forth in any applicable provision of the New York City Noise Control Code; and
- f) that the application is made jointly by the owner of the building and the operators of such eating or drinking establishment.

The Board shall prescribe appropriate controls to minimize adverse effects on the character of the surrounding area, including, but not limited to, the location of entrances and operable windows, provision of sound-lock vestibules, specification of acoustical insulation, maximum size of establishment, kinds of amplification of musical instruments or voices, shielding of flood lights, adequate screening, curb cuts or parking.

For the hospital, per an amended ZR 74-70, the City Planning Commission can grant a permit if it finds that it will not impair the essential character or the future use or development of the surrounding area and that there is sufficient parking to prevent undue congestion. The Commission may prescribe appropriate conditions and safeguards to minimize adverse traffic effects on the character of the surrounding area and the safety and quality of life of neighbors. Given real estate trends in the area, it is not likely that property owners will seek a Special Permit for a hospital.

250 words

9b. HOW DID YOU DETERMINE THIS WITH-ACTION SCENARIO?

The With-Action Scenario assumes a similar program as the No-Action scenario but with the additional controls provided by the Special District. Both scenarios maximize the FAR as much as the bulk controls allow.

The strong market for accommodation and entertainment, as well as the lack of basic banking services serving the growing community is enough to induce the owners of the Block 250 site to seek special permits that would allow the addition of a nightclub with dancing and to rent to a bank tenant.

100 words

**SECTION 10
INCREMENT OF
ANALYSIS**

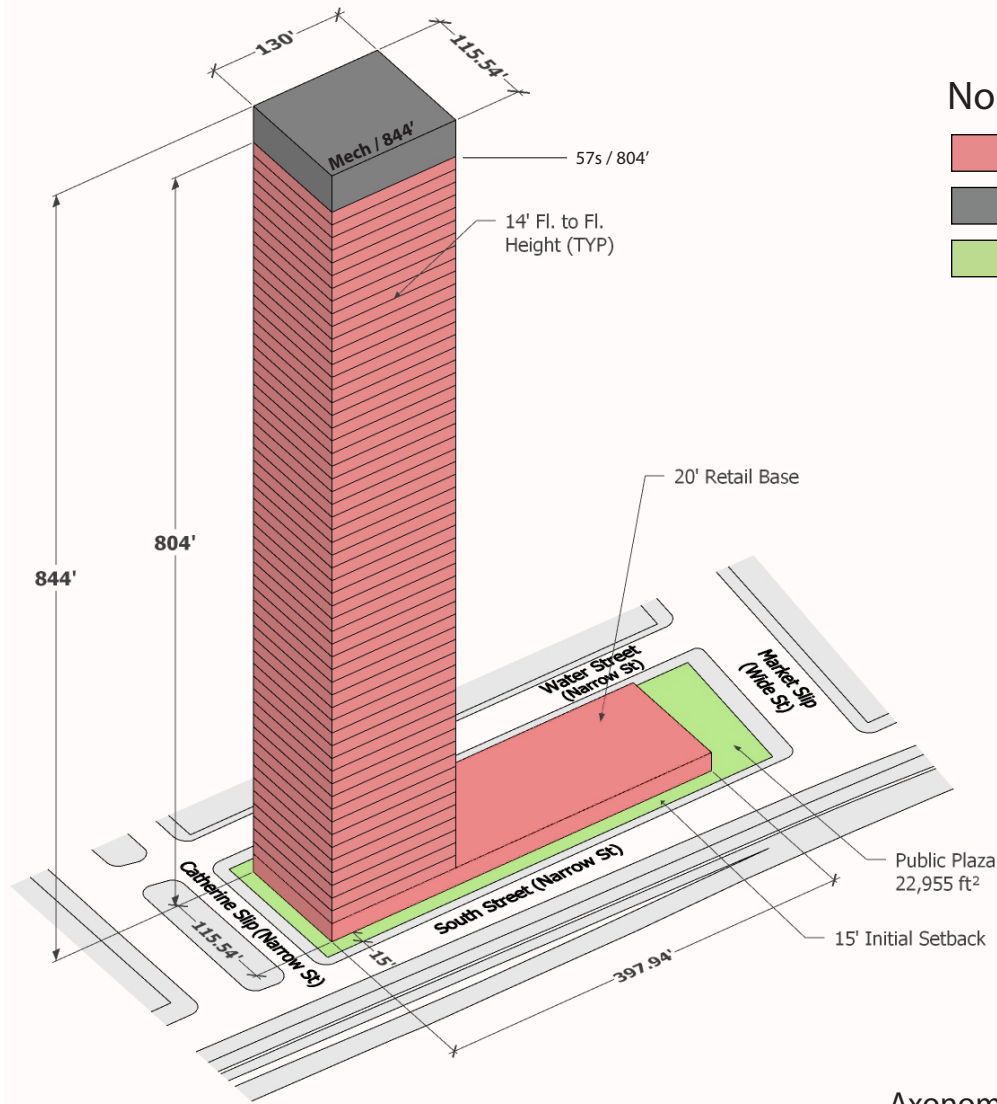
Site Numbers	Locations	Existing Zoning	No-Action Buildout (FAR)	Proposed Zoning	With-Action Buildout (FAR)	Increment
1	220 South Street	M1-6	0 CF 0 Res 12.0 Com	M1-6	0 CF 0 Res 11.02 Com	-0.98 Com FAR
2	235 Cherry Street	C6-4	0 CF 0 Res 1.0 Com	C6-4	0 CF 0 Res 1.0 Com	No change

Com = Commercial; CF = Community Facility; Res = Residential; Man = Manufacturing

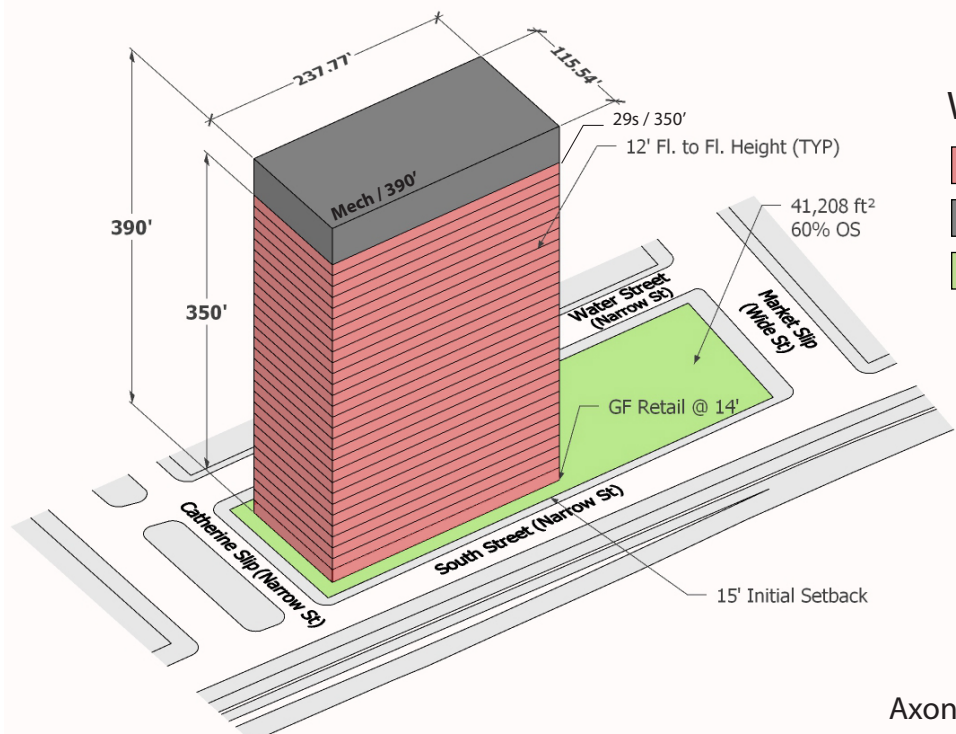
**SECTION 11
ATTACHMENTS**

If you intend to submit a RWCDs that maximizes density and height, you do not need to submit attachments. Otherwise, please submit a site plan and massing diagram.

Block 250, Lots 1 + 41 NO-ACTION AND WITH-ACTION RWCS MASSING MODELS

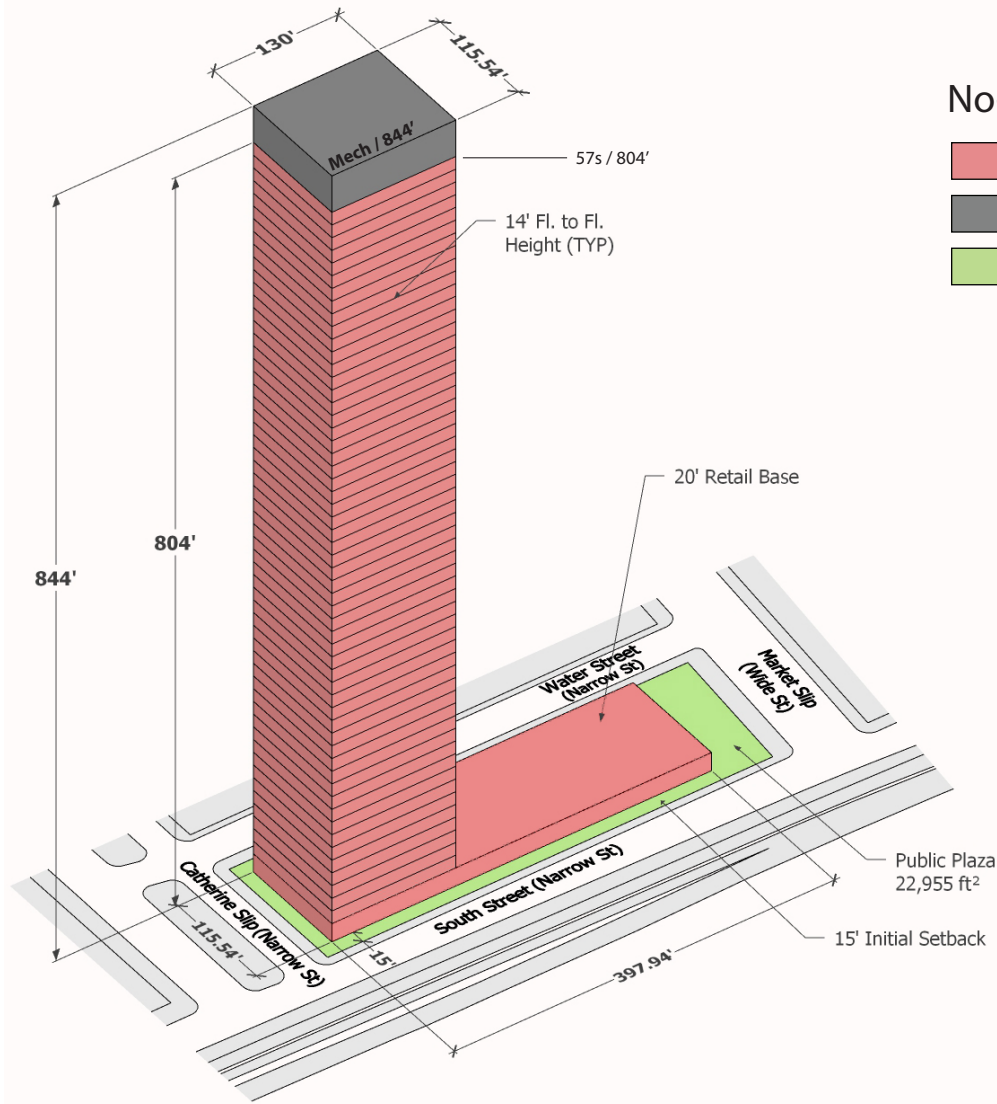


Axonometric View Looking North



Axonometric View Looking North

Block 250, Lots 1 + 41 NO-ACTION RWCS



No-Action Condition

- Commercial
- Mech. Bulkhead
- Public Plaza

ZONING M1-6 - NO-ACTION RWCS:

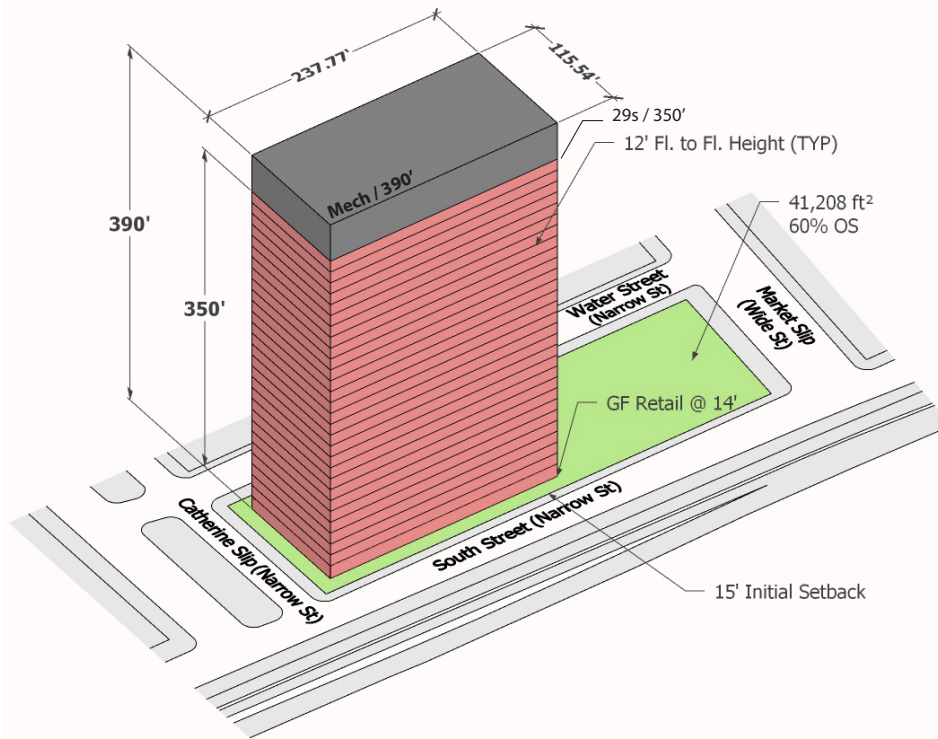
As-Of-Right (Single Tower)					
Story	Height	GFA/FL (sf)	Tot. GFA (sf)	Running Tot. GFA (sf)	USE
GF	20'	45,978	45,978	45,978	Commercial / Lobby
2-57	804'	15,020	841,131	887,109	Commercial
Bulkhead	844'	15,020	15,020	902,129	Mechanical
Lot 1 Area (sf)		67,870			
Lot 41 Area (sf)		810			
Total Lot Area (sf)		68,680			
Tower Coverage		22%			
Max FAR		10			
Max ZFA (sf)		686,800			
Max FAR w/Bonus		12			
Max ZFA w/Bonus (sf)		824,160			
Public Plaza Provided (sf)		22,955			
Max Floor Area Bonus (sf)		137,360 (22,894 SF Public Plaza needed)			
Built FAR		12.00 (with 7% mechanical deduction excluding bulkhead)			

Axonometric View Looking North

Block 250, Lots 1 + 41 WITH-ACTION RWCS

With-Action Condition

- Commercial
- Mech. Bulkhead
- Open Space and Public Plaza



ZONING M1-6 - w/ SPECIAL DISTRICT RWCDs:

Proposed Zoning with SLES & CWD					
Story	Height	GFA/FL (sf)	Tot. GFA (sf)	Running Tot. GFA (sf)	USE
GF	14'	27,472	27,472	27,472	Commercial / Lobby
2-29	350'	27,472	769,216	796,688	Commercial
Bulkhead	390'	27,472	27,472	824,160	Mechanical
Lot 1 Area (sf)		67,870			
Lot 41 Area (sf)		810			
Total Lot Area (sf)		68,680			
Tower Coverage		40%			
Max FAR		10			
Max ZFA (sf)		686,800			
Max FAR w/Bonus		12			
Max ZFA w/Bonus (sf)		824,160			
Unused FA		67,306			
Built FAR		11.02	(with 5% mechanical deduction excluding bulkhead)		

Axonometric View Looking North

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	N/A	
No. of dwelling units	N/A	N/A	N/A	
No. of low- to moderate-income units	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Commercial	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
Describe type (retail, office, other)	Projected Development Site 1: Self-Storage Projected Development Site 2: Construction office	Projected Development Site 1: Commercial office, entertainment and retail Projected Development Site 2: Retail	Projected Development Site 1: Commercial office and retail Projected Development Site 2: Retail	No Change
Gross floor area (sq. ft.)	Projected Development Site 1: 274,752 GFA Development Site 2: 11,800 GFA	Projected Development Site 1: 902,129 GFA Development Site 2: 11,800 GFA	Projected Development Site 1: 824,160 GFA Development Site 2: 11,800 GFA	-77,969 GFA
Manufacturing/Industrial	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes", describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	Public Plaza provided (22,655 sf)	Public Plaza provided (41,208 sf)	18,553 sf
Other Land Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Attended or non-attended	N/A	N/A	N/A	
Lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces		N/A	N/A	
No. of accessory spaces	Projected Development Site 1: 63 spaces Projected Development Site 2: N/A	N/A	N/A	No Change
Operating hours		N/A	N/A	
Other (includes street parking)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," describe:	Curbside Parking	No Change	No Change	No Change
Population				
Residents	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify number:	N/A	N/A	N/A	
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
No. and type	Self-Storage	Retail and office space, reduction of self storage.	Retail and office space, reduction of self storage.	No change
No. and type of workers by business	Estimated 15 self-storage workers / Exact numbers TBD	Increased retail and office workers. Reduction of self-storage workers. Exact numbers TBD.	Increased retail and office workers. Reduction of self-storage workers. Exact numbers TBD.	TBD
No. and type of non-residents who are not workers	Estimated 50 self-storage clients / Exact numbers TBD	Increased retail and office clients. Reduction of self-storage clients. Exact numbers TBD.	Increased retail and office clients. Reduction of self-storage clients. Exact numbers TBD.	TBD
Briefly explain how the number of businesses was calculated:	Information on existing businesses was drawn from Department of City Planning documents and other City sources.			
Other (students, visitors, concert-goers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	Projected Development Site 1: M1-6 Projected Development Site 2: C6-4 plus LSRD	No Change	Projected Development Site 1: M1-6 plus special district Projected Development Site 2: C6-4 plus LSRD and special district	Special district rules added

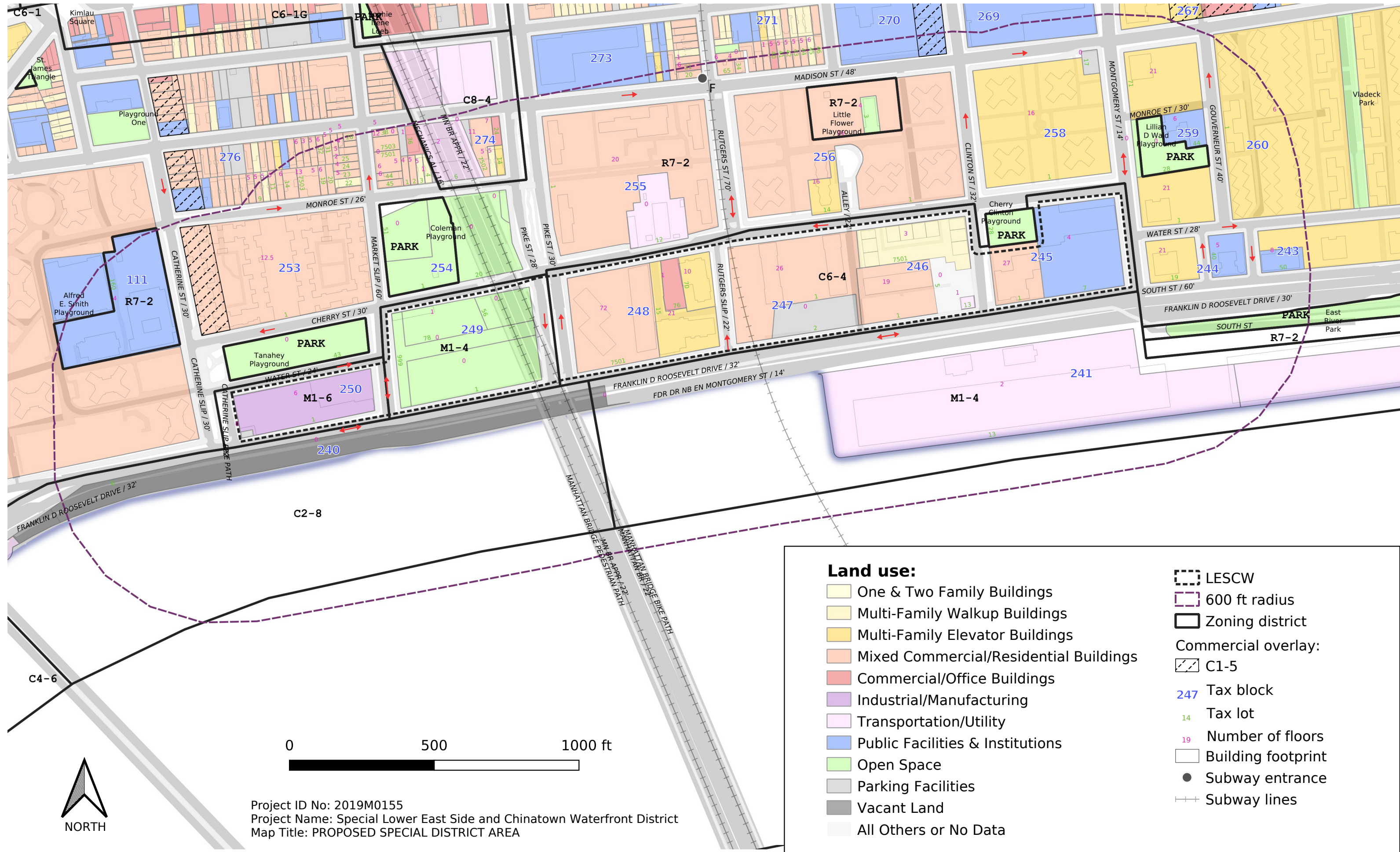
	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Maximum amount of floor area that can be developed	Projected Development Site 1: 68,680 X 10 FAR = 686,800 sf Projected Development Site 1:w/Bonus : 68,680 X 12 FAR = 824,160 sf	No Change	No Change	No Change
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	R7-2, C6-4, C2-8, C1-5, M1-6, M1-4 zoning districts. Predominantly residential, commercial, transportation, open space land uses.	No Change	No Change	No Change
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION WITH PERMIT CONDITION	INCREMENT
Land Use				
Residential	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	N/A	
No. of dwelling units	N/A	N/A	N/A	
No. of low- to moderate-income units	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Commercial	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
Describe type (retail, office, other)	Projected Development Site 1: Self-Storage Projected Development Site 2: Construction office	Projected Development Site 1: Commercial office, entertainment and retail Projected Development Site 2: Retail	Projected Development Site 1: Commercial office and retail Projected Development Site 2: Retail	No Change
Gross floor area (sq. ft.)	Projected Development Site 1: 274,752 GFA Development Site 2: 11,800 GFA	Projected Development Site 1: 902,129 GFA Development Site 2: 11,800 GFA	Projected Development Site 1: 824,160 GFA Development Site 2: 11,800 GFA	-77,969 GFA
Manufacturing/Industrial	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes", describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	Public Plaza provided (22,655 sf)	Public Plaza provided (41,208 sf)	18,553 sf
Other Land Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION WITH PERMIT CONDITION	INCREMENT
Operating hours	N/A	N/A	N/A	
Attended or non-attended	N/A	N/A	N/A	
Lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces		N/A	N/A	
No. of accessory spaces	Projected Development Site 1: 63 spaces Projected Development Site 2: N/A	N/A	N/A	No Change
Operating hours		N/A	N/A	
Other (includes street parking)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," describe:	Curbside Parking	No Change	No Change	No Change
Population				
Residents	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify number:	N/A	N/A	N/A	
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
No. and type	Self-Storage	Retail and office space, reduction of self storage.	Retail and office space, reduction of self storage.	No change
No. and type of workers by business	Estimated 15 self-storage workers / Exact numbers TBD	Increased retail and office workers. Reduction of self-storage workers. Exact numbers TBD.	Increased retail and office workers. Reduction of self-storage workers. Exact numbers TBD.	TBD
No. and type of non-residents who are not workers	Estimated 50 self-storage clients / Exact numbers TBD	Increased retail and office clients. Reduction of self-storage clients. Exact numbers TBD.	Increased retail and office clients. Reduction of self-storage clients. Exact numbers TBD.	TBD
Briefly explain how the number of businesses was calculated:	Information on existing businesses was drawn from Department of City Planning documents and other City sources.			
Other (students, visitors, concert-goers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION WITH PERMIT CONDITION	INCREMENT
Zoning classification	Projected Development Site 1: M1-6 Projected Development Site 2: C6-4 plus LSRD	No Change	Projected Development Site 1: M1-6 plus special district Projected Development Site 2: C6-4 plus LSRD and special district	Special district rules added
Maximum amount of floor area that can be developed	Projected Development Site 1: 68,680 X 10 FAR = 686,800 sf Projected Development Site 1:w/Bonus : 68,680 X 12 FAR = 824,160 sf	No Change	No Change	No Change
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	R7-2, C6-4, C2-8, C1-5, M1-6, M1-4 zoning districts. Predominantly residential, commercial, transportation, open space land uses.	No Change	No Change	No Change
<p>Attach any additional information that may be needed to describe the project.</p> <p>If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.</p>				

AREA MAP: Lower East Side And Chinatown Waterfront Special District



Land use:

- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

- LESCW
- 600 ft radius
- Zoning district
- Commercial overlay:**
- C1-5
- 247 Tax block
- 14 Tax lot
- 19 Number of floors
- Building footprint
- Subway entrance
- Subway lines



Special District Land Use

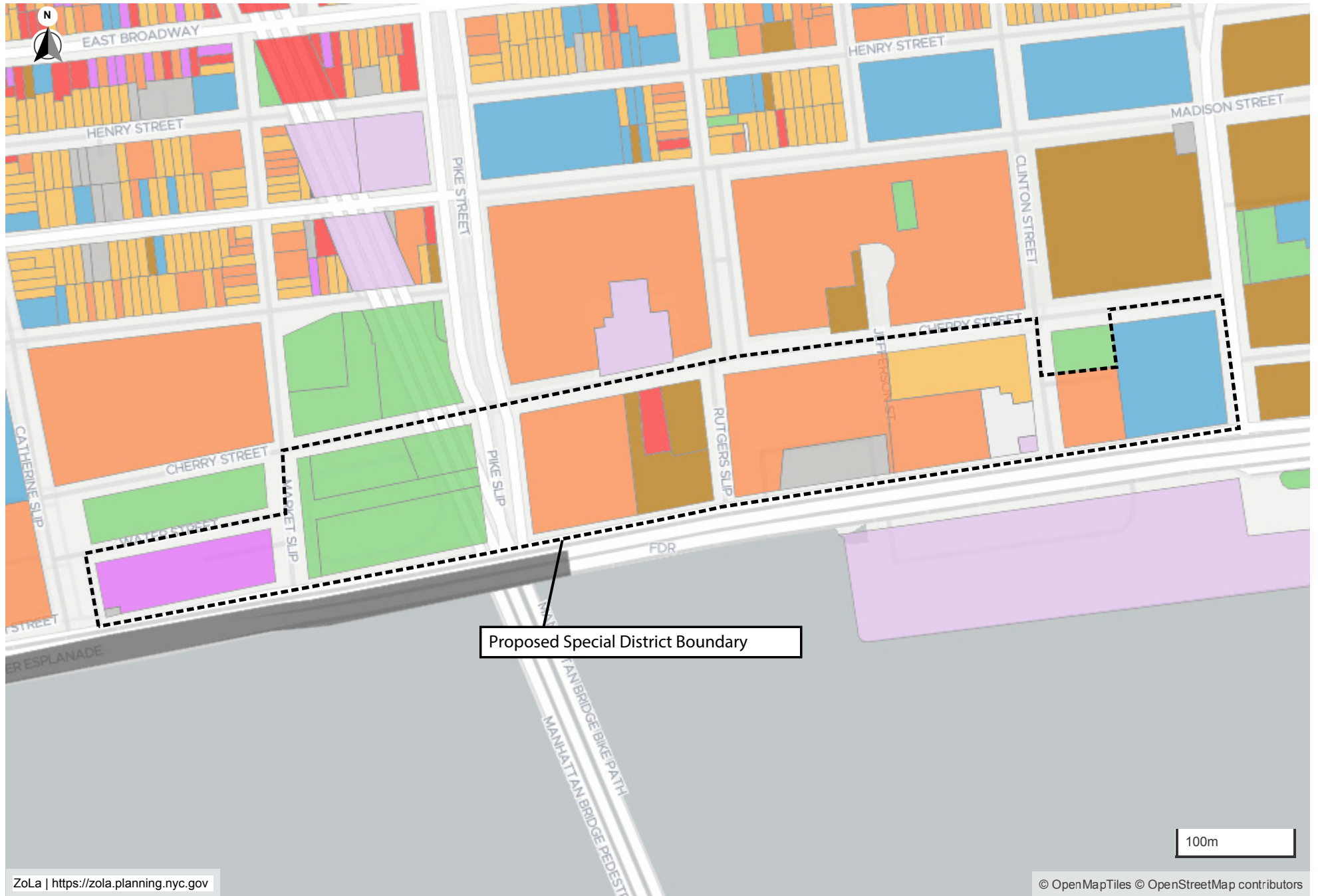
New York City's Zoning & Land Use Map

PRE-APPLICATION STATEMENT

Project ID No: 2019M0155

Project Name: Special Lower East Side and Chinatown Waterfront District

Map Title: LAND USE MAP



Coastal Zone Boundary for Special District

