

Appendix A
Project Description Supporting Documents

Appendix A-1
Reasonable Worst Case Development Scenario Analysis
and Summary Table

Site Info			Existing Condition																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
					Residential Uses		CF Uses			Commercial Uses								Industrial Uses																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

Site Info				Existing Condition																								
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses							Vacant	Parking		
Site Number	Block	Lot	Lot Area	Zone/Dist	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF	Building Height				
	a	980	19	25925	C8-2				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
W						0	0	0	0	0	0	0	0	0	0	0	0	0	0	52950	52950	0	0	52950				
	a	425	1	51750	M2-1				0	0	0	0	0	0	0	0	0	0	0	41250	41250	0	0	41250	25			
	b	432	15	25450	M2-1				0	0	0	0	0	0	0	0	0	0	0	11700	11700	0	0	11700	29			
X						0	0	0	0	4531	0	7133	8500	0	0	0	20164	0	0	0	0	0	0	20164				
	a	426	36	8469	M1-2				0	0	0	0	8500	0	0	0	8500	0	0	0	0	0	0	8500	18			
	ba	426	41	2531	M1-2				0	2537	0	3994	0	0	0	0	6532	0	0	0	0	0	6532	37				
	bb	426	41	2000	M1-2				0	1994	0	3139	0	0	0	0	5132	0	0	0	0	0	5132	37				
Y						0	0	0	0	0	0	0	0	0	0	0	15450	0	0	0	0	0	15450					
	a	427	12	6000	M1-2				0	0	15450	0	0	0	0	0	15450	0	0	0	0	0	15450	29				
	b	427	15	5000	M1-2				0	0	10450	0	0	0	0	0	5000	0	0	0	0	0	10450	14				
Z						0	0	0	0	0	2171	0	2171	0	0	0	4342	6336	0	0	6336	0	0	10678				
	a	427	37	2430	M1-2				0	0	0	0	0	0	0	0	0	3636	0	0	3636	0	0	3636	45			
	b	427	38	2356	M1-2				0	0	0	0	0	0	0	0	0	2700	0	0	2700	0	0	2700	27			
	c	427	40	2940	M1-2				0	2171	0	2171	0	0	0	0	4342	0	0	0	0	0	4342	27				
AA						0	0	0	0	0	5500	0	0	0	0	0	5500	0	0	10000	10000	0	0	15500				
	a	427	21	15500	M1-2				0	0	5500	0	0	0	0	0	5500	0	0	10000	10000	0	0	15500	15			
AB						0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	0	16500				
	a	427	31	16500	M1-2				0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	0	16500	23			
AC						0	0	0	0	0	0	0	0	0	0	0	12159	0	0	0	0	0	12159					
	a	427	42	6075	M1-2				0	0	12159	0	0	0	0	0	12159	0	0	0	0	0	12159	12				
AD						0	0	0	0	0	12000	0	0	0	0	0	12000	0	0	0	0	0	12000					
	a	427	52	16000	M1-2				0	0	12000	0	0	0	0	0	12000	0	0	0	0	0	12000	15				
AE						0	0	0	0	0	0	0	3600	0	0	0	3600	0	0	0	0	0	3600					
	a	431	2	3600	M2-1				0	0	0	3600	0	0	0	0	3600	0	0	0	0	0	3600	21				
AF						31900	15	0	0	0	0	0	0	0	0	0	0	0	0	0	13300	0	45200					
	a	432	25	13250	M2-1	31900	15		0	0	0	0	0	0	0	0	0	0	0	0	13300	0	45200					
AG						0	0	0	0	0	0	0	0	0	0	0	0	0	0	25881	25881	0	0	25881				
	a	432	7501	10806	M2-1				0	0	0	0	0	0	0	0	0	0	0	25881	25881	0	0	25881	47			
AH						7070	8	0	0	0	1560	0	0	0	0	0	1560	0	0	1495	1495	0	0	10125				
	a	433	8	1600	M1-2	1990	2		0	0	0	0	0	0	0	0	0	0	0	1990	0	0	1990	34				
	b	433	9	1560	M1-2	1800	2		0	0	0	0	0	0	0	0	0	0	0	1495	1495	0	0	3295	34			
	c	433	10	1560	M1-2	2000	2		0	0	1560	0	0	0	0	0	1560	0	0	0	0	0	3560	32				
	d	433	12	2380	M1-2	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	e	433	13	2500	M1-2	1280	2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	1280	25				
AI						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	a	453	26	28292	M2-1				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
AJ						0	0	0	0	0	0	0	2100	0	0	0	2100	0	0	0	0	0	0	8500				
	a	433	14	6400	M1-2				0	0	0	0	2100	0	0	0	2100	0	0	0	0	0	8500	33				
AK						1252	2	0	0	0	1848	0	0	0	0	0	1848	0	0	3000	3000	0	0	6100				
	a	433	21	4133	M1-2	1252	2		0	0	1848	0	0	0	0	0	1848	0	0	3000	3000	0	0	6100	39			
AL						0	0	0	0	0	0	0	0	39780	115	39780	0	0	0	0	0	0	19	39780				
	aa	434	16	9559	M1-2				0	0	0	0	39780	115	39780	0	0	0	0	0	0	19	39780	85				
	ab	434	16	6939	M1-2				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
AM						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	a	434	52	3563	M1-2				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
AN						0	0	0	0	0	0	0	2660	0	0	0	2660	0	0	0	0	0	0	2660				
	a	434	55	2660	M1-2				0	0	0	0	2660	0	0	0	2660	0	0	0	0	0	0	2660	18			
AO						0	0	0	0	0	10000	0	0	0	0	0	10000	0	0	0	0	0	0	10000				
	a	438	7	28500	M2-1				0	0	10000	0	0	0	0	0	10000	0	0	0	0	0	0	10000	27			
AP						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0				
	a	453	31	4625	M2-1				0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0	0			
AQ						1300	1	0	0	0	0	9290	0	0	0	0	9290	15200	0	0	15200	0	0	25790				
	aa	440	21	2000	M1-2				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	ab	440	21	3645	M1-2	1300	1		0	0	9290	0	0	0	0	0	9290	2000	0	0	2000	0	0	12590	38			
	b	440	23	1800	M1-2				0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	0	1800	16			
	c	440	24	1800	M1-2				0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	0	1800	24			
	d	440	25	1800	M1-2				0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	0	1800	25			
	e	440	26	1800	M1-2				0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	0	1800	15			
	f	440	47	2000	M1-2				0	0	0	0	0	0	0	0	0	2000	0	0	2000	0	0	2000	13			
	g	440	48	4000	M1-2				0	0	0	0	0	0	0	0	0	4000	0	0	4000	0	0	4000	15			
AR						0	0	0	0	0	8550	0	0	0	0	0	8550	0	0	0	0	0	0	8550				
	a	441	21	8518	M1-2				0	0	8550	0	0	0	0	0	8550	0	0	0	0	0	0	8550	16			
AS						0	0	0	0	0	0	0	0	0	0	0	0	4948	0	0	4948	0	0	4948				
	a	441	50	4948	M1-2				0	0	0	0	0	0	0	0	0	4948	0	0	4948	0	0	4948	23			
	b	441	53	15564	M1-2				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
AT						0	0	0	0	0	0	0	0	0	0	0	0	0	0	1568	1568	0	0	1568				
	a	441	4	2240	M1-2				0	0	0	0	0															

Site Info				Existing Condition																									
						Residential Uses		CF Uses			Commerical Uses							Industrial Uses								Vacant	Parking		
Site Number	Block	Lot	Lot Area	ZoneDist1	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Vacant Area	Total Spaces	Total SF		Building Height				
b	1040	46	1503	R8A/C2-4	3934	4			0							0				0				3934					45
b	1040	47	1497	R8A/C2-4	3884	4			0							0				0				3884					45
BZ					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	
a	949	7	1225	R8A/C2-4	0	0			0							0				0				0				0	
b	949	8	1225	R8A/C2-4	0	0			0							0				0				0				0	

Site Info			Without-Action																				
			Residential Uses		CF Uses		Commerical Uses				Industrial Uses										Parking		
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height		
1			112621	132	3952		0	3952	7903					7903					53	124475			
a	395	35	8966	11	315			315	629					629					4	9910	105		
b	395	36	8966	11	315			315	629					629					4	9910	105		
c	395	37	55621	65	1952			1952	3903					3903					26	61475	105		
e	395	30	11400	13	400			400	800					800					5	12600	105		
f	395	32	9576	11	336			336	672					672					5	10584	105		
g	395	33	9120	11	320			320	640					640					4	10080	105		
h	395	34	8972	11	315			315	630					630					4	9916	105		
2			127857	150	4486		0	4486	8972					8972					60	141315			
a	934	1	11816	14	415			415	829					829					6	13060	115		
b	934	2	6914	8	243			243	485					485					3	7642	115		
c	934	3	9365	11	329			329	657					657					4	10351	115		
d	934	4	9365	11	329			329	657					657					4	10351	115		
e	934	5	9365	11	329			329	657					657					4	10351	115		
f	934	6	9365	11	329			329	657					657					4	10351	115		
g	934	7	28101	33	986			986	1972					1972					13	31059	115		
h	934	10	9365	11	329			329	657					657					4	10351	115		
i	934	12	22800	27	800			800	1600					1600					11	25200	115		
j	934	74	11400	13	400			400	800					800					5	12600	115		
3			16500	19	0		0	0	0					0					10	16500			
a	399	39	3300	4	0		0	0	0					0					2	3300	45		
b	399	41	13200	16	0		0	0	0					0					8	13200	45		
4			1300	1	0		0	0	0					1500					0	2800			
a	399	58	1300	1	0		0	0	0					0					0	1300	26		
b	399	59	0	0	0		0	0	0					750					0	750	26		
c	399	60	0	0	0		0	0	0					750					0	750	26		
5			1324	3	0		0	0	0					0					0	6900			
a	405	13	524	2	0		0	0	0					0					0	988	23		
b	405	14	800	1	0		0	0	0					0					0	2088	23		
c	405	15	0	0	0		0	0	0					0					0	2500	23		
d	405	16	0	0	0		0	0	0					0					0	23			
6			0	0	0		0	0	0					0					0	3900			
a	405	63	0	0	0		0	0	0					0					0	3900	14		
b	405	64	0	0	0		0	0	0					0					0	3900	14		
c	405	12	0	0	0		0	0	0					0					0	3900	14		
7			0	0	20844		0	20844	16125					78656					0	99500			
aa	405	27	0	0	0		0	0	7500					7500					0	7500	53		
ac	405	27	0	0	0		0	0	8625					8625					0	8625	53		
ab	405	27	0	0	20844		0	20844	62531					62531					0	83375	53		
8			0	0	0		0	0	1953					4480					0	4480			
a	405	60	0	0	0		0	0	1953					4480					0	4480	45		
9			0	0	0		0	0	4433					4433					0	4433			
a	407	8	0	0	0		0	0	2217					2217					0	2217	15		
b	407	9	0	0	0		0	0	2217					2217					0	2217	15		
10			0	0	0		0	0	0					4433					0	4433			
a	407	12	0	0	0		0	0	2217					2217					0	2217	15		
b	407	13	0	0	0		0	0	2217					2217					0	2217	15		
11			0	0	2527		0	2527	1953					1953					0	4480			
a	411	12	0	0	2527		0	2527	1953					1953					0	4480	45		
12			0	0	0		0	0	12000					10000					0	24500			
a	412	1	0	0	0		0	0	10000					10000					0	10000	28		
ba	412	6	0	0	0		0	0	2000					2000					0	2000	28		
bb	412	6	0	0	0		0	0	0					0					0	0	28		
c	412	15	0	0	0		0	0	0					0					0	0	28		
d	412	51	0	0	0		0	0	0					0					0	0	28		
e	412	50	0	0	0		0	0	0					0					0	2500	28		
13			0	0	0		0	0	14500					14500					0	27550			
a	412	18	0	0	0		0	0	0					0					0	4750	26		
b	412	19	0	0	0		0	0	0					0					0	5000	26		
c	412	20	0	0	0		0	0	5000					5000					0	5000	26		
d	412	45	0	0	0		0	0	0					0					0	3300	26		
e	412	48	0	0	0		0	0	9500					9500					0	9500	26		
14			0	0	0		0	0	0					0					0	54870			
a	413	1	0	0	0		0	0	0					0					0	0	0		
b	413	2	0	0	0		0	0	0					0					0	0	0		
c	413	7	0	0	0		0	0	0					0					0	54870	121		
15			0	0	0		0	0	0					0					0	48534			
a	417	1	0	0	0		0	0	0					0					0	0	41		
b	417	10	0	0	0		0	0	0					0					0	22834	42		
c	417	14	0	0	0		0	0	0					0					0	7850	13		
d	417	21	0	0	0		0	0	0					0					0	17850	22		
16			0	0	0		0	0	0					4505					0	16505			
a	420	19	0	0	0		0	0	0					4505					0	16505	40		
17			61435	72	2156		0	2156	4311					4311					29	67901			
a	946	1	5945	7	209		0	209	417					417					3	6571	95		

Site Info			Without Action																				
			Residential Uses		CF Uses		Commerical Uses								Industrial Uses						Parking	Total SF	
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height		
b	946	3	7057	8	248		248	495						495				0	3	7799	95		
c	946	4	7057	8	248		248	495						495				0	3	7799	95		
d	946	5	7057	8	248		248	495						495				0	3	7799	95		
e	946	6	7057	8	248		248	495						495				0	3	7799	95		
f	946	7	8881	10	312		312	623						623				0	4	9815	95		
g	946	84	9171	11	322		322	644						644				0	4	10137	95		
h	946	85	4047	5	142		142	284						284				0	2	4473	95		
i	946	101	5164	6	181		181	362						362				0	2	5708	95		
18			0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	11100			
a	424	1	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	11100	21		
b	424	20	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	21		
19			0	0	0		0	0	0	1000	11000	0	0	12000	0	0	0	0	0	12000			
aa	426	17	0	0	0		0	0	0	1000	6000	0	0	7000	0	0	0	0	0	7000	20		
ab	426	17	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	20		
b	426	44	0	0	0		0	0	0	0	5000	0	0	5000	0	0	0	0	0	5000	20		
c	426	49	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	20		
20			0	0	20525		20525	41050	0	0	0	0	0	0	0	0	0	0	0	41050			
aa	426	1	0	0	15525		15525	31050						0		0	0	0	0	31050	25		
ab	426	1	0	0	5000		5000	10000						0				0	0	10000	25		
21			0	0	0		0	7770	0	15870	0	0	0	23640	0	0	10114	10114	52	33754			
a	427	1	0	0	0		0	0	0	8100	0	0	0	8100	0	0	8100	8100	0	16200	37		
b	427	7	0	0	0		0	7770	0	7770	0	0	0	15540	0	0		0	52	15540	37		
c	427	10	0	0	0		0	0	0	0	0	0	0	0	0	0	2014	2014	0	2014	37		
22			0	0	0		0	0	0	16559	0	0	0	16559	0	59600	6200	65800	30	82359			
a	431	12	0	0	0		0	0	0	8978				8978				0	0	8978	60		
b	431	17	0	0	0		0	0	0	0				0		59600		59600	30	59600	60		
c	431	7	0	0	0		0	0	0	0				0			6200	6200	0	6200	60		
d	431	43	0	0	0		0	0	0	7581				7581				0	0	7581	60		
23			0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0			
a	433	18	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
24			0	0	0		0	0	0	0	0	0	0	0	33520	0	0	33520	0	33520			
aa	433	28	0	0	0		0	0	0	0	0	0	0	0	27100	0	0	27100	0	27100	30		
ab	433	28	0	0	0		0	0	0	0	0	0	0	0	3000	0	0	3000	0	3000	30		
b	433	46	0	0	0		0	0	0	0	0	0	0	0	3420	0	0	3420	0	3420	12		
25			0	0	0		0	27449	0	14250	0	0	0	41699	0	0	0	0	63	41699			
a	434	1	0	0	0		0	22699						22699				0	0	22699	60		
ba	434	12	0	0	0		0	0						0				0	0	0	60		
bb	434	12	0	0	0		0	4750		14250				19000				0	63	19000	60		
26			0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0			
a	434	24	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
27			0	0	0		0	0	0	0	360	0	0	360	0	0	0	0	0	360			
a	434	35	0	0	0		0	0	0	0	360	0	0	360	0	0	0	0	0	360	21		
28			704	1	0		0	4060	0	0	0	0	0	4060	0	0	0	0	0	23134			
a	438	1	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	22		
b	438	2	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	22		
c	438	3	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	720	22		
d	445	8	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	4500	22		
e	445	11	704	1	0		0	4060	0	0	0	0	0	4060	0	0	0	0	0	5514	22		
f	445	20	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	1000	22		
g	445	50	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	11400	22		
29			0	0	0		0	0	25430	0	0	0	0	25430	0	0	0	0	0	25430			
a	439	1	0	0	0		0	0	25430					25430				0	0	25430	24		
30			0	0	75880		75880	11260	0	78818	0	0	0	90077	0	0	0	0	553	165957			
a	440	1	0	0	19840		19840	2944		20608				23552				0	145	43392	120		
ba	440	12	0	0	25040		25040	3716		26010				29725				0	183	54765	120		
bb	440	12	0	0	31000		31000	4600		32200				36800				0	226	67800	120		
31			0	0	23554		23554	4640	0	4640	0	0	0	9280	0	0	0	0	31	32834			
a	441	24	0	0	23554		23554	0	0	0	0	0	0	0	0	0	0	0	0	23554	32		
b	441	33	0	0	0		0	2240		2240	0	0	0	4480				0	15	4480	32		
c	441	35	0	0	0		0	2400		2400				4800				0	16	4800	32		
32			0	0	0		0	0	0	0	1127	0	0	1127	0	0	0	0	0	1127			
a	441	16	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	19		
b	441	18	0	0	0		0	0	0	0	1127	0	0	1127	0	0	0	0	0	1127	19		
33			0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0			
a	447	32	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0			
34			0	0	0		0	0	0	4557	0	0	0	4557	0	0	0	0	0	4557			
a	447	1	0	0	0		0	0		4557				4557				0	0	4557	30		
35			0	0	0		0	0	0	4412	0	0	0	4412	0	0	0	0	0	4412			
a	448	25	0	0	0		0	0		4412				4412				0	0	4412	15		
36			91228	101	0		0	0	0	0	0	0	0	0	0	0	0	0	0	91228			
a	451	25	91228	101	0		0	0	0	0	0	0	0	0	0	0	0	0	0	91228	76		
37			0	0	0		0	0	0	0	0	0	0	0	0	65376	0	65376	33	65376			
a	453	1	0	0	0		0	0						0	0	39153		39153	20	39153	45		
b	453	21	0	0	0		0	0						0		26223	0	26223	13	26223	45		

Site Info			Without-Action																						
			Residential Uses		CF Uses		Commerical Uses				Industrial Uses				Parking										
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height				
38			0	0	0	0	0	0	0	0	11011	0	0	11011	0	0	0	0	0	16881					
aa	456	1	0	0	0	0	0	0	0	0	5872	0	0	5872	0	0	0	0	0	5872	17				
ab	456	1	0	0	0	0	0	0	0	0	5140	0	0	5140	0	0	0	0	0	5140	17				
b	456	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5870	17				
c	456	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17				
39			205600	242	6000	0	6000	9600	0	0	0	0	0	9600	0	0	0	0	102	221200					
aa	969	1	162600	191	6000		6000	9600						9600					77	178200	125				
ab	969	1	43000	51				0						0					25	43000	125				
40																									
a	462	12	0	0	0	0	0	0	0	0	4000	0	0	4000	0	0	18500	18500	0	22500	20				
b	462	14	0	0	0	0	0	0	0	0	4000	0	0	4000	0	0	0	0	0	4000	20				
																	18500	18500	0	18500	20				
41			0	0	0	0	0	10260	66165	0	0	0	0	66165	0	0	0	0	221	66165					
a	972	1	0	0	0		0							0				0	0	0	45				
ba	972	43	0	0	0		0	10260	22165					22165				74	22165	45					
bb	972	43	0	0	0		0		44000									147	44000	45					
c	972	58	0	0	0		0							0				0	0	0	45				
42			642	0	0	0	0	0	0	8206	5676	0	0	13882	19920	0	0	19920	0	34444					
a	465	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26				
b	465	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26				
c	465	29	0	0	0	0	0	0	0	0	3526	0	0	3526	0	0	0	0	0	3526	26				
d	465	33	0	0	0	0	0	0	0	0	3809	3676	0	0	7485	19920	0	0	19920	27405	26				
e	465	46	642	0	0	0	0	0	0	0	871	0	0	871	0	0	0	0	0	1513	26				
f	465	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26				
g	465	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26				
h	465	49	0	0	0	0	0	0	0	0	2000	0	0	2000	0	0	0	0	0	2000	26				
i	465	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26				
43			0	0	0	0	0	0	0	16312	0	0	0	16312	0	0	50268	50268	105	66580					
a	466	17	0	0			6610							6610			20370	20370	42	26980	164				
b	466	60	0	0			0				9702			9702			29898	29898	62	39600	164				
44			0	0	0	0	0	0	0	0	0	0	0	0	0	0	14600	14600	0	14600					
a	466	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14600	14600	0	14600	22				
45			1100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1100					
a	468	59	1100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1100	20				
b	468	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20				
46			0	0	0	0	0	45900	0	45900	0	0	0	91800	0	0	0	0	306	91800					
a	468	25	0	0	0	0	0	45900		45900				91800					306	91800	45				
47			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
a	471	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
b	471	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
48			0	0	0	0	0	38143	0	46435	0	0	0	84578	0	0	0	0	282	84578					
a	471	200	0	0	0	0	0	38143		46435				84578					282	84578	45				
49			0	0	0	0	0	0	0	0	17940	0	0	17940	0	0	0	0	0	17940					
a	980	77	0	0	0	0	0	0	0	0	17940	0	0	17940	0	0	0	0	0	17940	15				
50			0	0	30170	0	30170	13625	0	13625	0	0	0	27250	0	0	0	0	146	57420					
a	992	24	0	0			0	2850		2850				5700				10	5700		33				
b	992	26	0	0	7980		7980	2850		2850				5700				36	13680		33				
c	992	29	0	0	22190		22190	7925		7925				15850				100	38040		33				
51			8000	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8000					
a	1028	7	8000	8			0							0				0		8000	105				
52			0	0	0	0	0	0	0	0	0	0	0	0	0	0	2520	2520	0	2520					
a	420	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2520	2520	0	2520	15				
b	420	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15				
53			0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	2325					
a	433	1	0	0	0	0	0	0	0	0	2325	0	0	2325	0	0	0	0	0	2325	18				
54			0	0	0	0	0	0	0	1800	0	0	0	1800	0	0	0	0	0	1800					
a	427	47	0	0	0	0	0	0	0	1800	0	0	0	1800	0	0	0	0	0	1800	14				
55			2000	2	0	0	0	0	0	0	5980	0	0	5980	0	0	0	0	0	7980					
a	440	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36				
b	440	36	2000	2	0	0	0	0	0	0	4480	0	0	4480	0	0	0	0	0	4480	36				
c	440	38	0	0	0	0	0	0	0	0	1500	0	0	1500	0	0	0	0	0	1500	36				
56			0	0	0	0	0	0	0	3800	11400	0	0	15200	0	0	0	0	0	15200					
a	445	1	0	0	0	0	0	0	0	3800	11400	0	0	15200	0	0	0	0	0	15200	16				
57			0	0	0	0	0	4408	0	14803	0	0	0	19211	0	0	0	0	0	19211					
aa	405	51	0	0			0			14803				14803				0	0	14803	32				
ab	405	51	0	0			0	4408						4408				0	0	4408	32				
58			22043	26	0	6449	6449	0	0	0	0	0	0	0	0	0	0	0	21	28492					
a	399	6	22043	26		6449	6449							0				0	21	28492	45				
59			0	0	0	0	0	0	0	0	0	0	0	0	36297	0	0	36297	0	36297					
a	471	125	0	0							36297	0	0	0	0	36297	0	0	36297	0	36297	60			
60			62292	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	62292					
a	407	26	62292	56										0	0			0	28	62292	113				

Site Info			Without-Action																					
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses						Parking		
Site Number	Block	Lot		Residential SF	Residential Units	Medical Office	Other CF		Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF		Building Height
W	a	980	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	a	425	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103500	11700	115200	52	52950		60
	b	432	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11700	11700	0	11700		29
X				0	0	0	0	0	0	4531	0	7133	8500	0	0	20164	0	0	0	0	0	0	20164	
	a	426	36	0	0	0	0	0	0	0	0	8500	8500	0	0	8500	0	0	0	0	0	8500	36	
	ba	426	41	0	0	0	0	0	0	2537	0	3994	0	0	0	6532	0	0	0	0	0	6532	36	
	bb	426	41	0	0	0	0	0	0	1994	0	3139	0	0	0	5132	0	0	0	0	0	5132	36	
Y				0	0	0	0	0	0	0	15450	0	0	0	0	15450	0	0	0	0	0	15450		
	a	427	12	0	0	0	0	0	0	10450	0	0	0	0	0	10450	0	0	0	0	0	10450	28	
	b	427	15	0	0	0	0	0	0	0	5000	0	0	0	0	5000	0	0	0	0	0	5000	28	
Z				0	0	0	0	0	0	2171	0	2171	0	0	0	4342	6336	0	0	6336	0	10678		
	a	427	37	0	0	0	0	0	0	0	0	0	0	0	0	0	3636	0	0	3636	0	3636	45	
	b	427	38	0	0	0	0	0	0	0	0	0	0	0	0	0	2700	0	0	2700	0	2700	27	
	c	427	40	0	0	0	0	0	0	2171	0	2171	0	0	0	4342	0	0	0	0	0	4342	27	
AA				0	0	4454	0	4454	4408	0	0	0	0	0	0	4408	0	0	0	0	0	8862		
	a	427	21	0	0	4454	0	4454	4408	0	0	0	0	0	0	4408	0	0	0	0	0	8862	30	
AB				0	0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	16500		
	a	427	31	0	0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	16500	23	
AC				0	0	0	0	0	0	0	12159	0	0	0	0	12159	0	0	0	0	0	12159		
	a	427	42	0	0	0	0	0	0	0	12159	0	0	0	0	12159	0	0	0	0	0	12159	12	
AD				0	0	0	0	0	0	12000	0	0	0	0	0	12000	0	0	0	0	0	12000		
	a	427	52	0	0	0	0	0	0	12000	0	0	0	0	0	12000	0	0	0	0	0	12000	15	
AE				0	0	0	0	0	0	3600	0	0	0	0	0	3600	0	0	0	0	0	3600		
	a	431	2	0	0	0	0	0	0	0	3600	3600	0	0	0	3600	0	0	0	0	0	3600	21	
AF				31900	15	0	0	0	13300	0	0	0	45	0	0	13300	0	0	0	0	0	45200		
	a	432	25	31900	15	0	0	0	13300	0	0	0	0	0	0	13300	0	0	0	0	0	45200	47	
AG				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25881	25881	0	25881		
	a	432	7501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25881	25881	0	25881	46	
AH				7070	8	0	0	0	0	1560	0	0	0	0	0	1560	0	0	1495	1495	0	10125		
	a	433	8	1990	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1990	34		
	b	433	9	1800	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1495	1495	0	3295	34	
	c	433	10	2000	2	0	0	0	0	1560	0	0	0	0	0	1560	0	0	0	0	0	3560	32	
	d	433	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	e	433	13	1280	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1280	25	
AI				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a	453	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AJ				0	0	0	0	0	0	0	0	0	2100	0	0	2100	0	0	0	0	0	8500		
	a	433	14	0	0	0	0	0	0	0	0	0	2100	2100	0	2100	0	0	0	0	0	8500	33	
AK				1252	2	0	0	0	1848	0	0	0	0	0	0	1848	0	0	3000	3000	0	6100		
	a	433	21	1252	2	0	0	0	1848	0	0	0	0	0	0	1848	0	0	3000	3000	0	6100	38	
AL				0	0	0	0	0	0	0	0	0	0	39780	115	39895	0	0	0	0	19	39780		
	aa	434	16	0	0	0	0	0	0	0	0	0	0	39780	115	39895	0	0	0	0	0	39780	85	
	ab	434	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	
AM				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a	434	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AN				0	0	0	0	0	0	0	0	0	0	2660	0	2660	0	0	0	0	0	2660		
	a	434	55	0	0	0	0	0	0	0	0	0	0	2660	0	2660	0	0	0	0	0	2660	17	
AO				0	0	0	0	0	0	10000	0	0	0	0	0	10000	0	0	0	0	0	10000		
	a	438	7	0	0	0	0	0	0	10000	0	0	0	0	0	10000	0	0	0	0	0	10000	26	
AP				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300		
	a	453	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	
AQ				1300	1	0	0	0	0	0	0	9290	0	0	0	9290	15200	0	0	15200	0	25790		
	aa	440	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	ab	440	21	1300	1	0	0	0	0	0	0	9290	120	0	0	9290	2000	0	0	2000	0	12590	38	
	b	440	23	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	16	
	c	440	24	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	24	
	d	440	25	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	25	
	e	440	26	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	0	0	1800	0	1800	15	
	f	440	47	0	0	0	0	0	0	0	0	0	0	0	0	0	2000	0	0	2000	0	2000	13	
	g	440	48	0	0	0	0	0	0	0	0	0	0	0	0	0	4000	0	0	4000	0	4000	15	
AR				0	0	0	0	0	0	8550	0	0	0	0	0	8550	0	0	0	0	0	8550		
	a	441	21	0	0	0	0	0	0	8550	0	0	0	0	0	8550	0	0	0	0	0	8550	16	
AS				0	0	0	0	0	0	0	0	5916	0	0	0	5916	5904	0	0	5904	42	4948		
	a	441	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	4948	60	
	b	441	53	0	0	0	0	0	0	0	5916	0	0	0	0	5916	5904	0	0	5904	0	4948	60	
AT				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1568	1568	0	1568		
	a	441	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1568	1568	0	1568	18	
AU				0	0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565		

Site Info			Without-Action																					
				Residential Uses		CF Uses			Commerical Uses							Industrial Uses						Parking		
Site Number	Block	Lot		Residential SF	Residential Units	Medical Office	Other CF		Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF		Building Height
AV	a	441	11	0	0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565	16	
				0	0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565		
	a	441	14	0	0	0	0	0	0	0	0	0	2565	0	0	2565	0	0	0	0	0	2565	18	
AY				1425	3	0	0	0	0	0	0	0	0	0	0	0	0	0	15600	15600	0	17025		
	a	447	3	1425	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1425	25	
	b	447	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	6000	0	6000	25	
	c	447	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9600	9600	0	9600	25		
AZ				2208	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2208		
	a	447	13	2208	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2208	30	
BA				0	0	0	0	0	0	4000	0	0	0	0	0	4000	0	0	0	0	0	4000		
	a	447	22	0	0	0	0	0	0	4000	0	0	0	0	0	4000	0	0	0	0	0	4000	25	
BB				0	0	0	0	0	0	1677	0	0	0	0	0	1677	0	0	0	0	0	1677		
	a	447	50	0	0	0	0	0	0	1677	0	0	0	0	0	1677	0	0	0	0	0	1677	33	
BC				0	0	0	0	0	0	0	0	0	5063	0	0	5063	0	0	0	0	0	5063		
	a	448	12	0	0	0	0	0	0	0	0	0	5063	0	0	5063	0	0	0	0	0	5063	31	
BE				3725	2	0	0	0	0	3000	0	0	0	0	0	3000	0	0	0	0	0	6725		
	a	448	34	3725	2	0	0	0	0	3000	0	0	0	0	0	3000	0	0	0	0	0	6725	42	
BF				1376	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1376		
	a	448	31	1376	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1376	19	
BG				2961	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2961		
	a	448	52	2961	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2961	28	
	b	448	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BH				22800	27	800	0	800	1600	0	0	0	0	0	0	1600	0	0	0	0	11	25200		
	a	958	2	22800	27	800	0	800	1600	0	0	0	0	0	0	1600	0	0	0	0	11	25200	105	
BI				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9500	9500	0	9500		
	a	453	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9500	9500	0	9500	16	
BJ				0	0	0	0	0	0	0	0	0	0	0	0	0	0	90000	0	90000	0	90000		
	aa	453	54	0	0	0	0	0	0	0	0	0	0	0	0	0	45000	0	45000	0	45000	47		
	ab	453	54	0	0	0	0	0	0	0	0	0	0	0	0	0	45000	0	45000	0	45000	47		
BK				0	0	0	0	0	4230	0	3400	0	0	0	0	7630	0	0	0	0	0	7630		
	a	454	24	0	0	0	0	0	0	0	3400	0	0	0	0	3400	0	0	0	0	0	3400	31	
	b	454	25	0	0	0	0	0	3600	0	0	0	0	0	0	3600	0	0	0	0	0	3600	16	
	c	454	27	0	0	0	0	0	630	0	0	0	0	0	0	630	0	0	0	0	0	630	14	
BL				1540	2	0	0	0	0	0	0	0	0	0	0	0	0	0	8280	8280	0	9820		
	a	454	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6680	6680	0	6680	14	
	b	454	31	1540	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1600	1600	0	3140	25	
BN				0	0	0	0	0	0	0	0	0	0	0	0	0	0	79244	0	79244	0	79244		
	a	967	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79244	79244	0	79244	72		
BO				0	0	0	0	0	0	0	0	5000	3600	0	0	8600	0	0	12240	12240	0	25688		
	a	462	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
	b	462	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	1800	0	1800	13	
	c	462	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10440	10440	0	10440	29	
	d	462	42	0	0	0	0	0	0	0	0	0	3600	0	0	3600	0	0	0	0	0	3600	13	
	e	462	44	0	0	0	0	0	0	0	0	5000	0	0	0	5000	0	0	0	0	0	9848	23	
	f	462	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BP				0	0	0	0	0	0	0	0	0	0	0	0	0	15570	0	0	15570	0	15570		
	a	464	51	0	0	0	0	0	0	0	0	0	0	0	0	0	15570	0	0	15570	0	15570	16	
BQ				0	0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	16500		
	a	465	1	0	0	0	0	0	0	0	0	0	0	0	0	0	16500	0	0	16500	0	16500	19	
	b	465	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BR				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5670		
	a	468	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5670	21	
BS				0	0	0	0	0	0	0	0	0	18157	0	0	18157	0	0	0	0	61	0		
	a	471	116	0	0	0	0	0	0	0	0	0	18157	0	0	18157	0	0	0	0	61	0	25	
BT				0	0	9525	0	9525	0	38825	400	0	0	0	0	39225	0	0	0	0	0	48750		
	aa	980	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
	ab	980	23	0	0	0	0	0	0	38825	400	0	0	0	0	39225	0	0	0	0	0	39225	23	
	ba	980	49	0	0	9525	0	9525	0	0	0	0	0	0	0	0	0	0	0	0	0	9525	18	
	bb	980	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
BU				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34283	34283	0	34283		
	a	992	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22183	22183	0	22183	26	
	b	992	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12100	12100	0	12100	20	
BV				0	0	0	0	0	0	0	0	0	0	0	0	0	29137	0	0	29137	0	29137		
	aa	992	1	0	0	0	0	0	0	0	0	0	0	0	0	0	9000	0	0	9000	0	9000	33	
	ab	992	1	0	0	0	0	0	0	0	0	0	0	0	0	0	20137	0	0	20137	0	20137	33	
BX				22800	27	800	0	800	1600	0	0	0	0	0	0	1600	0	0	0	0	11	25200		
	a	1003	43	11400	13	400	0	400	800	0	0	0	0	0	0	800	0	0	0	0	5	12600	115	
	b	1003	44	11400	13	400	0	400	800	0	0	0	0	0	0	800	0	0	0	0	5	12600	115	
BY				17100	20	600	0	600	1200	0	0	0	0	0	0	1200	0	0	0	0	8	18900		

Site Info				Without-Action																				
				Residential Uses		CF Uses				Commerical Uses						Industrial Uses						Parking		
Site Number	Block	Lot		Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	Building Height		
BZ	a	1040	46	8567	10	301		301	601						601					0	4	9469	105	
	b	1040	47	8533	10	299		299	599						599					0	4	9431	105	
				13965	16	490		0	490	980		0		0	0	980	0	0	0	0	7	15435		
	a	949	7	6983	8	245			245	490						490				0	3	7718	105	
	b	949	8	6983	8	245			245	490						490				0	3	7718	105	

Site Info			With Action																																		
				Residential Uses				CF Uses								Commercial Uses								Industrial Uses								Parking					
Site Number	Block	Lot	Proposed Zoning	Residential SF	Residential	Medical Office	Other CF	CFSubInCArea	NP	CFSubInCArea	CC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubInCArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubInCArea	Total Industrial SF	Total Spaces	Total SF	Building Height							
b	946	3	C4-4D*	9533	11	495							495	495								495					0	0	10523	145							
c	946	4	C4-4D*	9533	11	495							495	495								495					0	0	10523	145							
d	946	5	C4-4D*	9533	11	495							495	495								495					0	0	10523	145							
e	946	6	C4-4D*	9533	11	495							495	495								495					0	0	10523	145							
f	946	7	C4-4D*	11997	14	623							623	623								623					0	0	13243	145							
g	946	84	C4-4D*	12389	15	644							644	644								644					0	0	13677	145							
h	946	85	C4-4D*	5467	6	284							284	284								284					0	0	6035	145							
i	946	101	C4-4D*	6976	8	362							362	362								362					0	0	7701	145							
18				252000	296	0	0	0		0			15000			15000	0	0	0	7500	7500	30000	0	0	0		0	89	282000								
a	424	1	M1-4/R7-2	199500	235			0		0			11875			11875				5938	5938	23750					0	70	223250	188							
b	424	20	M1-4/R7-2	52500	62			0		0			3125			3125					1563	1563	6250				0	19	58750	188							
19				229242	270		0	0	0		0		28028		0	14014	0	0	0	7007	7007	42042	0	0	0		0	81	271284								
aa	426	17	M1-4/R7X	185168	198			0		0			28028			14014					7007	7007	42042	0	0	0		59	210210	120							
ab	426	17	M1-4/R6A	12474	15								0									0					0	4	12474	120							
b	426	44	M1-4/R6A	18000	21								0									0					0	6	18000	120							
c	426	49	M1-4/R6A	30600	36								0									0					0	11	30600	120							
20				192000	226	0	0	0		0			12000		0	12000	0	0	0	6000	6000	24000	0	0	0		0	68	216000								
aa	426	1	M1-4/R7X	156000	184			0		0			12000								6000	6000	24000			0	0	55	180000	120							
ab	426	1	M1-4/R6A	36000	42								0									0					0	13	36000	120							
21				93922	110		0	0	0		0		15654		0	7827	0	0	0	3913	3913	23480	0	0	0		0	0	11740								

Site Info			With Action																																	
			Residential Uses				CF Uses								Commercial Uses								Industrial Uses								Parking					
Site Number	Block	Lot	Proposed Zoning	Residential SF	Residential	Medical Office	Other CF	CFSubInArea	NP	CFSubInArea	CC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel	Hotel Rooms	Office	ComSubInArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubInArea	Total Industrial SF	Total Spaces	Total SF	Building Height						
38				137478	162		0	0	0			0	0	11707		0	0	0	0			11707		0	0	0		0	49	149185						
aa	456	1	C4-D*	57463	79									7011								7011					0	24	74494	155						
ab	456	1	M1-4/R6B	16876	20									0								0					0	6	16876	155						
b	456	34	C4-D*	45199	53									4696								4696					0	16	49895	155						
c	456	6	M1-4/R6B	7920	9									0								0					0	3	7920	155						
39				274000	322		0	40000	0			40000	40000	24000		0		0	0	0		24000		0	0	0		0	102	338000						
aa	969	1	C4-4D	231000	272			40000				40000	40000	24000			0					24000					0	82	295000	175						
ab	969	1	R6B	43000	51									0								0					0	20	43000	175						
40				223270	263		0	13134	13134			0	13134	7880		0	13134	0	0	0	0	6567	6567	21014		0	0	0	79	257417						
a	462	12	M1-4/R7-2	30141	35			1773	1773					1064			1773					887	887	2837			0	11	34751	190						
b	462	14	M1-4/R7-2	193129	227			11361	11361					6816			11361					5680	5680	18177			0	68	22566	190						
41				647226	761	0	58780			18780	40000	58780	17805	9925	33160		0	0	0	16580	16580	60889		0	0	18780	18780	18780	228	785675						
a	972	1	M1-4/R7-2	19635	23			693		693		693	693	693							693	693	2079			693	693	693	7	23100	220					
ba	972	43	M1-4/R7-2	94201	111			3325		3325		3325	3325	0			3325				3325	3325	9974			3325	3325	3325	33	110825	220					
bb	972	43	M1-4/R7X	239800	282			44400		4400	40000	44400	6750	6600			4400				2200	2200	17750			4400	4400	4400	85	306350	220					
c	972	58	M1-4/R7-2	293590	345			10362		10362		10362	10362	10362			0				10362	10362	31086			10362	10362	10362	104	345400	220					
42				0	0	0	0	0	0	0	0	0	0	0	0	0	104800	0	0	0	104800	104800	21200		0	0	21200	0	0	126000						
a	465	27	M1-4	0	0									0			5400				5400	5400				0	0	0	5400	50						
b	465	28	M1-4	0	0									0			5400																			

Site Info			With Action																														
				Residential Uses				CF Uses							Commercial Uses								Industrial Uses							Parking			
Site Number	Block	Lot	Proposed Zoning	Residential SF	Residential	Medical Office	Other CF	CFSubincArea	NP	CFSubincArea	CC	School	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-Related	Hotel Rooms	Office	ComSubincArea	Total Com SF	Warehouse	Self-Storage	Industrial	IndSubincArea	Total Industrial SF	Total Spaces	Total SF	Building Height				
	a	980	19 M1-4/R7X	46348	55		4570			4570			4570	11122			83368			83368	94490					0	0	145408	145				
W				277920	327	0	15525	15525		0	15525	10350			0	50000	0	0	0	25000	25000	60350	0	0	0	0	0	98	353795				
	a	425	1 M1-4/R7-2	186300	219		15525	15525			15525	10350				50000				25000	25000	60350		0	0	0	0	66	262175	205			
	b	432	15 M1-4/R7-2	91620	108				0				0							0	0	0	0				0	32	91620	205			
X				49182	58	0	0		0		0	0	0	11306	0	7133	0	0	0	5564	1569	18439	0	0	0	0	0	0	67621				
	a	426	36 M1-4/R7X	40651	48				0				0	6775						0	0	6775					0	0	47426	110			
	ba	426	41 M1-4/R6A	2531	3				0				0	2537		3994				3994	6537	0					0	8963	110				
	bb	426	41 M1-4/R7X	6000	7					0			0	1994						3139	1569	5132					0	0	11132	110			
Y				0	0	0	0		0		0	0	0	8800	0	35200	0	0	0	35200		44000	0	0	0	0	0	0	44000				
	a	427	12 M1-4		0								0	4800		19200				19200		24000					0	0	24000	75			
	b	427	15 M1-4		0								0	4000		16000				16000		20000					0	0	20000	75			
Z				59490	70	0	0		0		0	0	0	6181	0		0	0	0			6181	0	0	0	0	0	0	65671				
	a	427	37 C4-4D*	18711	22							0	1944									1944					0	0	20655	115			
	b	427	38 C4-4D*	18141	21							0	1885									1885					0	0	20026	115			
	c	427	40 C4-4D*	22638	27							0	2352									2352					0	0	24990	115			
AA				0	0	0	0		0		0	0	0	12400	0		49600	0	0	0	49600	62000	0	0	0	0	0	0	62000				
	a	427	21 M1-4		0						0	0	0	12400			49600				49600	62000					0	0	62000	75			
AB				0	0	16500	0		0		0	0	16500	13200	0	36300	0	0	0	36300		49500	0	0	0	0	0	0	66000				
	a	427	31 M1-4		0	16500					0	0	16500	13200		36300				36300		49500					0	0	66000	80			
AC				46778	55	0	0		0		0	0	4860	0		0	0	0	0														

Site Info				With Action																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					Residential Uses		CF Uses								Commercial Uses																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

Site Info			Increment																		
			Residential Uses			CF Uses			Commercial Uses						Industrial Uses			Parking			
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	
1				39516	46	-3952	0	-3952	7903	0	0	0	0	0	0	0	0	0	0	1	43468
a	395	35		3146	4	-315	0	-315	629	0	0	0	0	0	629	0	0	0	0	0	3461
b	395	36		3146	4	-315	0	-315	629	0	0	0	0	0	629	0	0	0	0	0	3461
c	395	37		19516	23	-1952	0	-1952	3903	0	0	0	0	0	3903	0	0	0	0	0	21468
e	395	30		4000	5	-400	0	-400	800	0	0	0	0	0	800	0	0	0	0	0	4400
f	395	32		3360	4	-336	0	-336	672	0	0	0	0	0	672	0	0	0	0	0	3696
g	395	33		3200	4	-320	0	-320	640	0	0	0	0	0	640	0	0	0	0	0	3520
h	395	34		3148	4	-315	0	-315	630	0	0	0	0	0	630	0	0	0	0	0	3463
2				44862	53	4486	0	4486	0	0	0	0	0	0	0	0	0	0	0	1	49348
a	934	1		4146	5	415	0	415	0	0	0	0	0	0	0	0	0	0	0	0	4561
b	934	2		2426	3	243	0	243	0	0	0	0	0	0	0	0	0	0	0	0	2669
c	934	3		3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
d	934	4		3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
e	934	5		3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
f	934	6		3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
g	934	7		9860	12	986	0	986	0	0	0	0	0	0	0	0	0	0	0	0	10846
h	934	10		3286	4	329	0	329	0	0	0	0	0	0	0	0	0	0	0	0	3615
i	934	12		8000	9	800	0	800	0	0	0	0	0	0	0	0	0	0	0	0	8800
j	934	74		4000	5	400	0	400	0	0	0	0	0	0	0	0	0	0	0	0	4400
3				19500	23	0	0	0	6000	0	3000	0	0	0	9000	0	0	0	0	-10	28500
a	399	39		3900	5	0	0	0	1200	0	600	0	0	0	1800	0	0	0	0	-2	5700
b	399	41		15600	18	0	0	0	4800	0	2400	0	0	0	7200	0	0	0	0	-8	22800
4				19700	24	3000	0	3000	3000	0	0	-1500	0	0	1500	0	0	0	0	0	24200
a	399	58		5700	7	1000	0	1000	1000	0	0	0	0	0	1000	0	0	0	0	0	7700
b	399	59		7000	8	1000	0	1000	1000	0	0	-750	0	0	250	0	0	0	0	0	8250
c	399	60		7000	8	1000	0	1000	1000	0	0	-750	0	0	250	0	0	0	0	0	8250
5				43676	50	4500	0	4500	4500	0	0	0	0	0	4500	0	0	-5576	-5576	0	47100
a	405	13		6976	7	750	0	750	750	0	0	0	0	0	750	0	0	-988	-988	0	7488
b	405	14		6700	8	750	0	750	750	0	0	0	0	0	750	0	0	-2088	-2088	0	6112
c	405	15		7500	9	750	0	750	750	0	0	0	0	0	750	0	0	-2500	-2500	0	6500
d	405	16		22500	26	2250	0	2250	2250	0	0	0	0	0	2250	0	0	0	0	0	27000
6				19800	23	0	0	0	0	0	0	0	0	0	0	0	0	-3900	-3900	0	15900
a	405	63		5500	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5500
b	405	64		5500	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5500
c	405	12		8800	10	0	0	0	0	0	0	0	0	0	0	0	0	-3900	-3900	0	4900
7				71850	85	1725	0	1725	-12675	0	3975	0	0	0	-8700	0	0	0	0	0	64875
aa	405	27		27000	32	0	0	0	-7500	0	0	0	0	0	-7500	0	0	0	0	0	19500
ac	405	27		44850	53	1725	0	1725	-5175	0	3975	0	0	0	-1200	0	0	0	0	0	45375
ab	405	27		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8				5500	6	0	0	0	-1953	0	-2527	0	0	0	-4480	0	0	0	0	0	1020
a	405	60		5500	6	0	0	0	-1953	0	-2527	0	0	0	-4480	0	0	0	0	0	1020
9				19440	23	0	0	0	-4433	0	0	0	0	0	-4433	0	0	0	0	0	15007
a	407	8		9720	11	0	0	0	-2217	0	0	0	0	0	-2217	0	0	0	0	0	7504
b	407	9		9720	11	0	0	0	-2217	0	0	0	0	0	-2217	0	0	0	0	0	7504
10				15120	18	0	0	0	4320	0	-4433	0	0	0	-113	0	0	0	0	0	15007
a	407	12		7560	9	0	0	0	2160	0	-2217	0	0	0	-57	0	0	0	0	0	7504
b	407	13		7560	9	0	0	0	2160	0	-2217	0	0	0	-57	0	0	0	0	0	7504
11				5500	6	-2527	0	-2527	-1953	0	0	0	0	0	-1953	0	0	0	0	0	1020
a	411	12		5500	6	-2527	0	-2527	-1953	0	0	0	0	0	-1953	0	0	0	0	0	1020
12				192000	226	0	0	0	26000	-12000	3000	0	0	0	17000	0	0	0	0	68	206500
a	412	1		48000	56	0	0	0	8000	0	-6000	0	0	0	2000	0	0	0	0	17	50000
ba	412	6		48000	56	0	0	0	8000	-10000	4000	0	0	0	2000	0	0	0	0	17	50000
bb	412	6		14400	17	0	0	0	0	-2000	0	0	0	0	-2000	0	0	0	0	5	12400
c	412	15		21600	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	21600
d	412	51		48000	56	0	0	0	8000	0	4000	0	0	0	12000	0	0	0	0	17	60000
e	412	50		12000	14	0	0	0	2000	0	1000	0	0	0	3000	0	0	0	0	4	12500
13				89400	105	0	0	0	-4100	0	5200	0	0	0	1100	-13050	0	0	-13050	0	77450
a	412	18		9000	11	0	0	0	0	0	0	0	0	0	0	-4750	0	0	-4750	0	4250
b	412	19		9000	11	0	0	0	0	0	0	0	0	0	0	-5000	0	0	-5000	0	4000
c	412	20		9000	11	0	0	0	-5000	0	0	0	0	0	0	0	0	0	0	0	4000
d	412	45		28800	34	0	0	0	4800	0	2400	0	0	0	7200	-3300	0	0	-3300	0	32700
e	412	48		33600	40	0	0	0	-3900	0	2800	0	0	0	-1100	0	0	0	0	0	32500
14				41800	49	0	0	0	7600	0	3800	0	0	0	11400	0	0	0	0	-31	53200
a	413	1		12540	15	0	0	0	2280	0	1140	0	0	0	3420	0	0	0	0	0	15960
b	413	2		29260	34	0	0	0	5320	0	2660	0	0	0	7980	0	0	0	0	0	37240
c	413	7		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-31	0
15				264075	311	0	40000	40000	9603	0	10203	0	0	0	19806	-22834	0	-25700	-48534	93	275346
a	417	1		37743	44	0	0	0	1372	0	1458	0	0	0	2831	0	0	0	0	13	40574
b	417	10		82452	97	0	40000	40000	2998	0	1186	0	0	0	6184	-22834	0	0	-22834	29	105801
c	417	14		34540	41	0	0	0	1256	0	1335	0	0	0	2591	0	0	0	-785		

Site Info			Increment																			
			Residential Uses				CF Uses			Commercial Uses					Industrial Uses					Parking		Total SF
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	SF	Total Spaces	Total SF	
b	946	3	2476	3	248	0	248	0	0	0	0	0	0	0	0	0	0	0	0	-3	2724	
c	946	4	2476	3	248	0	248	0	0	0	0	0	0	0	0	0	0	0	0	-3	2724	
d	946	5	2476	3	248	0	248	0	0	0	0	0	0	0	0	0	0	0	0	-3	2724	
e	946	6	2476	3	248	0	248	0	0	0	0	0	0	0	0	0	0	0	0	-3	2724	
f	946	7	3116	4	312	0	312	0	0	0	0	0	0	0	0	0	0	0	0	-4	3428	
g	946	84	3218	4	322	0	322	0	0	0	0	0	0	0	0	0	0	0	0	-4	3540	
h	946	85	1420	2	142	0	142	0	0	0	0	0	0	0	0	0	0	0	0	-2	1562	
i	946	101	1812	2	181	0	181	0	0	0	0	0	0	0	0	0	0	0	0	-2	1993	
18			252000	296	0	0	0	15000	0	15000	0	0	0	30000	0	0	0	0	89	270900		
a	424	1	199500	235	0	0	0	11875	0	11875	0	0	0	23750	0	0	0	0	70	212150		
b	424	20	52500	62	0	0	0	3125	0	3125	0	0	0	6250	0	0	0	0	19	58750		
19			229242	270	0	0	0	28028	0	13014	-11000	0	0	30042	0	0	0	0	81	259284		
aa	426	17	168168	198	0	0	0	28028	0	13014	-6000	0	0	35042	0	0	0	0	59	203210		
ab	426	17	12474	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	12474		
b	426	44	18000	21	0	0	0	0	0	0	-5000	0	0	-5000	0	0	0	0	6	13000		
c	426	49	30600	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	30600		
20			192000	226	-20525	-20525	-41050	12000	0	12000	0	0	0	24000	0	0	0	0	68	174950		
aa	426	1	156000	184	-15525	-15525	-31050	12000	0	12000	0	0	0	24000	0	0	0	0	55	148950		
ab	426	1	36000	42	-5000	-5000	-10000	0	0	0	0	0	0	0	0	0	0	0	13	26000		
21			93922	110	0	0	0	7884	0	-8043	0	0	0	-160	0	0	-10114	-10114	-52	83648		
a	427	1	46958	55	0	0	0	7826	0	-4187	0	0	0	3640	0	0	-8100	-8100	0	42498		
b	427	7	37296	44	0	0	0	-1554	0	-4662	0	0	0	-6216	0	0	0	0	-52	31080		
c	427	10	9667	11	0	0	0	1611	0	806	0	0	0	2417	0	0	-2014	-2014	0	10070		
22			226004	266	0	7884	7884	5256	0	-8675	0	0	0	-3419	0	-59600	1684	-57916	50	172552		
a	431	12	38605	45	0	1347	1347	898	0	-7631	0	0	0	-6734	0	0	1347	1347	14	34565		
b	431	17	128140	151	0	4470	4470	2980	0	4470	0	0	0	7450	0	-59600	4470	-55130	15	84930		
c	431	7	26660	31	0	930	930	620	0	930	0	0	0	1550	0	0	-5270	-5270	9	23870		
d	431	43	32598	38	0	1137	1137	758	0	-6444	0	0	0	-5686	0	0	1137	1137	12	29187		
23			0	0	0	0	0	0	0	6000	0	0	0	6000	0	0	0	0	0	6000		
a	433	18	0	0	0	0	0	0	0	6000	0	0	0	6000	0	0	0	0	0	6000		
24			126890	149	0	0	0	24440	0	0	0	0	0	24440	-33520	0	0	-33520	45	117810		
aa	433	28	102980	121	0	0	0	21680	0	0	0	0	0	21680	-27100	0	0	-27100	36	97560		
ab	433	28	10800	13	0	0	0	0	0	0	0	0	0	0	-3000	0	0	-3000	4	7800		
b	433	46	13110	15	0	0	0	2760	0	0	0	0	0	2760	-3420	0	0	-3420	5	12450		
25			111355	131	0	0	0	-4006	0	18746	0	0	0	14740	0	0	0	0	-63	126095		
a	434	1	80009	94	0	0	0	-5855	0	0	0	0	0	-5855	0	0	0	0	0	74154		
ba	434	12	31346	37	0	0	0	6599	0	0	0	0	0	6599	0	0	0	0	0	37945		
bb	434	12	0	0	0	0	0	-4750	0	18746	0	0	0	13996	0	0	0	0	-63	13996		
26			0	0	0	0	0	7600	0	30400	0	0	0	38000	0	0	0	0	0	38000		
a	434	24	0	0	0	0	0	7600	0	30400	0	0	0	38000	0	0	0	0	0	38000		
27			178600	210	0	0	0	5000	10200	0	-360	0	0	14840	0	0	0	0	67	193440		
a	434	35	146300	172	0	0	0	5000	10200	0	-360	0	0	14840	0	0	0	0	52	161140		
28			392506	462	0	0	0	5192	0	46260	0	0	0	51452	0	0	0	0	139	425588		
a	438	1	6375	8	0	0	0	150	0	750	0	0	0	900	0	0	0	0	2	7275		
b	438	2	6375	8	0	0	0	150	0	750	0	0	0	900	0	0	0	0	2	7275		
c	438	3	121125	143	0	0	0	2850	0	14250	0	0	0	17100	0	0	0	0	43	137505		
d	445	8	19125	23	0	0	0	450	0	2250	0	0	0	2700	0	0	0	0	7	17325		
e	445	11	125181	147	0	0	0	-1098	0	14810	0	0	0	13712	0	0	0	0	44	138143		
f	445	20	57625	45	0	0	0	890	0	4450	0	0	0	5340	0	0	0	0	13	42165		
g	445	50	76500	90	0	0	0	1800	0	9000	0	0	0	10800	0	0	0	0	27	75900		
29			423591	498	10207	10207	20414	20736	-25430	30621	0	0	0	25927	0	0	10207	10207	150	480138		
a	439	1	423591	498	10207	10207	20414	20736	-25430	30621	0	0	0	25927	0	0	10207	10207	150	480138		
30			169229	199	-75880	0	-75880	11904	0	-78818	0	0	0	-66913	0	0	0	0	-493	26436		
a	440	1	35840	42	-19840	0	-19840	7296	0	-20608	0	0	0	-13312	0	0	0	0	-132	2688		
ba	440	12	61389	72	-25040	0	-25040	9208	0	-26010	0	0	0	-16801	0	0	0	0	-161	19548		
bb	440	12	72000	85	-31000	0	-31000	-4600	0	-32200	0	0	0	-36800	0	0	0	0	-201	4200		
31			107928	127	-23554	0	-23554	14272	0	-4640	0	0	0	9632	0	0	0	0	-31	94006		
a	441	24	72200	85	-23554	0	-23554	15200	0	0	0	0	0	15200	0	0	0	0	0	63846		
b	441	33	17248	20	0	0	0	-448	0	-2240	0	0	0	-2688	0	0	0	0	-15	14560		
c	441	35	18480	22	0	0	0	-480	0	-2400	0	0	0	-2880	0	0	0	0	-16	15600		
32			27326	32	0	0	0	5753	0	0	-1127	0	0	4626	0	0	0	0	0	31952		
a	441	16	9747	11	0	0	0	2052	0	0	0	0	0	2052	0	0	0	0	0	11799		
b	441	18	17579	21	0	0	0	3701	0	0	-1127	0	0	2574	0	0	0	0	0	20153		
33			3360	4	0	0	0	1920	0	0	0	0	0	1920	0	0	0	0	0	5280		
a	447	32	3360	4	0	0	0	1920	0	0	0	0	0	1920	0	0	0	0	0	5280		
34			11480	14	0	0	0	3280	0	-4557	0	0	0	-1277	0	0	0	0	0	10203		
a	447	1	11480	14	0	0	0	3280	0	-4557	0	0	0	-1277	0	0	0	0	0	10203		
35			0	0	0	0	0	4000	0	6588	0	0	0	10588	0	0	0	0	0	10588		
a	448	25	0	0	0	0	0	4000	0	6588	0	0	0	10588	0	0	0	0	0	10588		
36			66101	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66101		
a	451	25	66101	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66101		
37			284386	335	6538	0	6538	6538	0	22882	0	0	0									

Site Info			Increment																			
			Residential Uses				CF Uses		Commercial Uses							Industrial Uses			Parking			
Site Number	Block	Lot	Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF		
38			137478	162	0	0	0	11707	0	0	-11011	0	0	696	0	0	0	0	49	132304		
aa	456	1	67483	79	0	0	0	7011	0	0	-5872	0	0	1139	0	0	0	0	24	68622		
ab	456	1	16876	20	0	0	0	0	0	0	-5140	0	0	-5140	0	0	0	0	6	11737		
b	456	34	45199	53	0	0	0	4696	0	0	0	0	0	4696	0	0	0	0	16	44025		
c	456	6	7920	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	7920		
39			68400	80	-6000	40000	34000	14400	0	0	0	0	0	14400	0	0	0	0	0	116800		
aa	969	1	68400	80	-6000	40000	34000	14400	0	0	0	0	0	14400	0	0	0	0	5	116800		
ab	969	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	0		
40			223270	263	0	13134	13134	7880	0	13134	-4000	0	0	17014	0	0	-18500	-18500	79	234917		
a	462	12	30141	35	0	1773	1773	1064	0	1773	-4000	0	0	-1163	0	0	0	0	11	30751		
b	462	14	193129	227	0	11361	11361	6816	0	11361	0	0	0	18177	0	0	-18500	-18500	68	204166		
41			647226	761	0	58780	58780	7545	-56240	33160	0	0	0	-5276	0	0	18780	18780	8	719510		
a	972	1	19635	23	0	693	693	693	0	1386	0	0	0	2079	0	0	693	693	7	23100		
ba	972	43	94201	111	0	3325	3325	-10260	-18840	6650	0	0	0	-12191	0	0	3325	3325	-41	88660		
bb	972	43	239800	282	0	44400	44400	6750	-37400	4400	0	0	0	4400	-26250	0	4400	4400	-62	262350		
c	972	58	293590	345	0	10362	10362	10362	0	20724	0	0	0	31086	0	0	10362	10362	104	345400		
42			-642	0	0	0	0	0	0	96594	-5676	0	0	90918	1280	0	0	1280	0	91556		
a	465	27	0	0	0	0	0	0	0	5400	0	0	0	5400	0	0	0	0	0	5400		
b	465	28	0	0	0	0	0	0	0	5400	0	0	0	5400	0	0	0	0	0	5400		
c	465	29	0	0	0	0	0	0	0	18074	0	0	0	18074	0	0	0	0	0	18074		
d	465	33	0	0	0	0	0	0	0	38591	-3676	0	0	34915	1280	0	0	1280	0	36195		
e	465	46	-642	0	0	0	0	0	0	5129	0	0	0	5129	0	0	0	0	0	4487		
f	465	47	0	0	0	0	0	0	0	6000	0	0	0	6000	0	0	0	0	0	6000		
g	465	48	0	0	0	0	0	0	0	6000	0	0	0	6000	0	0	0	0	0	6000		
h	465	49	0	0	0	0	0	0	0	6000	-2000	0	0	4000	0	0	0	0	0	4000		
i	465	50	0	0	0	0	0	0	0	6000	0	0	0	6000	0	0	0	0	0	6000		
43			0	0	0	0	0	26632	0	56926	0	0	0	83558	0	0	-50268	-50268	-105	33290		
a	466	17	0	0	0	0	0	10792	0	23068	0	0	0	33860	0	0	-20370	-20370	-42	13490		
b	466	60	0	0	0	0	0	15840	0	33858	0	0	0	49698	0	0	-29898	-29898	-62	19800		
44			155400	183	0	5550	5550	7400	0	11100	0	0	0	18500	0	0	-9050	-9050	55	170400		
a	466	19	155400	183	0	5550	5550	7400	0	11100	0	0	0	18500	0	0	-9050	-9050	55	170400		
45			13420	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13420		
a	468	59	3740	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3740		
b	468	60	9680	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9680		
46			0	0	0	40000	40000	-9180	0	100980	0	0	0	91800	0	0	0	0	-306	131800		
a	468	25	0	0	0	40000	40000	-9180	0	100980	0	0	0	91800	0	0	0	0	-306	131800		
47			808117	951	0	98366	98366	18366	0	55099	0	0	0	73465	0	0	18366	18366	0	998315		
a	471	1	808117	951	0	98366	98366	18366	0	55099	0	0	0	73465	0	0	18366	18366	0	998315		
b	471	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
48			704820	829	16584	56584	73168	-13267	0	-29851	0	0	0	-43118	0	0	16584	16584	-33	751454		
a	471	200	704820	829	16584	56584	73168	-13267	0	-29851	0	0	0	-43118	0	0	16584	16584	-33	751454		
49			154000	181	0	0	0	16000	0	0	-17940	0	0	-1940	0	0	0	0	54	152060		
a	980	77	154000	181	0	0	0	16000	0	0	-17940	0	0	-1940	0	0	0	0	54	152060		
50			0	0	0	-30170	0	-30170	-2725	0	16350	0	0	0	13625	0	0	0	-146	-16545		
a	992	24	0	0	0	0	0	-570	0	3420	0	0	0	2850	0	0	0	0	-10	2850		
b	992	26	0	0	0	-7980	0	-7980	-570	0	3420	0	0	2850	0	0	0	0	-36	-5130		
c	992	29	0	0	0	-22190	0	-22190	-1585	0	9510	0	0	7925	0	0	0	0	-100	-14265		
51			31625	39	0	0	0	1957	0	0	0	0	0	1957	0	0	0	0	0	33582		
a	1028	7	31625	39	0	0	0	1957	0	0	0	0	0	1957	0	0	0	0	0	33582		
52			123200	145	0	0	0	12800	0	0	0	0	0	12800	0	0	-2520	-2520	43	133480		
a	420	34	19404	23	0	0	0	2016	0	0	0	0	0	2016	0	0	-2520	-2520	7	18900		
b	420	37	103796	122	0	0	0	10784	0	0	0	0	0	10784	0	0	0	0	37	114580		
53			15680	18	0	0	0	4480	0	0	-2325	0	0	2155	0	0	0	0	0	17835		
a	433	1	15680	18	0	0	0	4480	0	0	-2325	0	0	2155	0	0	0	0	0	17835		
54			13860	16	0	0	0	1440	0	-1800	0	0	0	-360	0	0	0	0	0	13500		
a	427	47	13860	16	0	0	0	1440	0	-1800	0	0	0	-360	0	0	0	0	0	13500		
55			10760	13	0	0	0	5653	0	0	-5980	0	0	-327	0	0	0	0	0	10432		
a	440	35	5734	7	0	0	0	1638	0	0	0	0	0	1638	0	0	0	0	0	7373		
b	440	36	2925	4	0	0	0	2814	0	0	-4480	0	0	-1666	0	0	0	0	0	1260		
c	440	38	2100	2	0	0	0	1200	0	0	-1500	0	0	-300	0	0	0	0	0	1800		
56			68112	80	0	0	0	0	0	-3800	-11400	0	0	-15200	0	0	0	0	0	52912		
a	445	1	68112	80	0	0	0	0	0	-3800	-11400	0	0	-15200	0	0	0	0	0	52912		
57			0	0	0	0	0	-4408	0	36029	0	0	0	31621	0	0	0	0	0	31621		
aa	405	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
ab	405	51	0	0	0	0	0	-4408	0	36029	0	0	0	31621	0	0	0	0	0	31621		
58			13957	16	0	2551	2551	0	0	0	0	0	0	0	0	0	0	0	-21	16508		
a	399	6	13957	16	0	2551	2551	0	0	0	0	0	0	0	0	0	0	0	-21	16508		
59			0	0	0	0	0	0	0	36297	0	0	0	36297	-36297	0	0	-36297	0	0		
a	471	125	0	0	0	0	0	0	0	36297	0	0	0	36297	-36297	0	0	-36297	0	0		
60			0	0	0	0	0	5000	0	0	0	0	0	5000	0	0	0	0	-15	5000		
a	407	26	0	0	0	0	0	5000	0	0	0	0	0	5000	0	0	0	0	-15	5000		

Site Info				Increment																		
				Residential Uses		CF Uses		Commerical Uses							Industrial Uses						Parking	
Site Number	Block	Lot		Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF	
61				56081	66	0	0	0	0	0	0	0	0	0	0	-15570	0	0	-15570	0	40511	
a	464	51		56081	66	0	0	0	0	0	0	0	0	0	0	-15570	0	0	-15570	0	40511	
62				28706	34	0	0	0	8202	0	0	0	0	0	8202	-11945	0	0	-11945	0	24962	
a	464	41		16041	19	0	0	0	4583	0	0	0	0	0	4583	-6550	0	0	-6550	0	14074	
a	464	45		12664	15	0	0	0	3618	0	0	0	0	0	3618	-5395	0	0	-5395	0	10888	
63				140277	165	0	0	0	4783	0	0	-23042	0	0	-18259	0	0	0	0	34	122018	
aa	456	13		15400	18	0	0	0	-383	0	0	0	0	0	-383	0	0	0	0	5	15017	
ab	456	13		3514	4	0	0	0	-1983	0	0	0	0	0	-1983	0	0	0	0	1	1531	
b	456	17		8516	10	0	0	0	0	0	0	-3850	0	0	-3850	0	0	0	0	3	4666	
c	456	23		68807	81	0	0	0	7149	0	0	-19192	0	0	-12043	0	0	0	0	24	56764	
A				#REF!	7505	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
a	198	34		4000	5	-400	0	-400	800	0	0	0	0	0	800	0	0	0	0	-16	13136	
b	198	35		4000	5	-400	0	-400	800	0	0	0	0	0	800	0	0	0	0	-5	4400	
c	198	36		1314	2	-131	0	-131	263	0	0	0	0	0	263	0	0	0	0	-2	1445	
d	198	37		1314	2	-131	0	-131	263	0	0	0	0	0	263	0	0	0	0	-2	1445	
e	198	38		1314	2	-131	0	-131	263	0	0	0	0	0	263	0	0	0	0	-2	1445	
B				12380	15	-1238	0	-1238	2476	0	0	0	0	0	2476	0	0	0	0	-17	13618	
a	932	2		2700	3	-270	0	-270	540	0	0	0	0	0	540	0	0	0	0	-4	2970	
b	932	3		2700	3	-270	0	-270	540	0	0	0	0	0	540	0	0	0	0	-4	2970	
c	932	4		3490	4	-349	0	-349	698	0	0	0	0	0	698	0	0	0	0	-5	3839	
d	932	5		3490	4	-349	0	-349	698	0	0	0	0	0	698	0	0	0	0	-5	3839	
C				1920	2	0	0	0	2560	0	0	0	0	0	2560	0	0	0	0	0	4480	
a	399	2		1920	2	0	0	0	2560	0	0	0	0	0	2560	0	0	0	0	0	4480	
D				32000	38	0	0	0	8000	0	-4508	0	0	0	3492	0	0	0	0	0	35492	
a	399	47		14000	16	0	0	0	4000	0	-2254	0	0	0	1746	0	0	0	0	0	15746	
b	399	49		18000	21	0	0	0	4000	0	-2254	0	0	0	1746	0	0	0	0	0	19746	
E				36000	42	0	0	0	0	0	-5000	-5000	0	0	-10000	0	0	0	0	0	26000	
a	399	51		18000	21	0	0	0	0	0	-5000	0	0	0	-5000	0	0	0	0	0	13000	
b	399	53		18000	21	0	0	0	0	0	0	-5000	0	0	-5000	0	0	0	0	0	13000	
F				21000	25	0	0	0	6000	0	0	0	0	0	6000	0	0	-7500	-7500	0	19500	
a	399	55		21000	25	0	0	0	6000	0	0	0	0	0	6000	0	0	-7500	-7500	0	19500	
G				16200	19	0	0	0	0	0	0	0	0	0	0	0	0	-4500	-4500	0	11700	
a	399	62		16200	19	0	0	0	0	0	0	0	0	0	0	0	0	-4500	-4500	0	11700	
H				21000	25	0	0	0	6000	-7400	0	0	0	0	-1400	0	0	0	0	0	19600	
a	405	24		21000	25	0	0	0	6000	-7400	0	0	0	0	-1400	0	0	0	0	0	19600	
J				188000	221	0	0	0	16000	0	12000	0	0	0	28000	-20000	0	-19971	-39971	66	176029	
a	406	25		28000	33	0	0	0	0	0	2000	0	0	0	2000	-5000	0	0	-5000	10	25000	
b	406	27		28000	33	0	0	0	0	0	2000	0	0	0	2000	-5000	0	0	-5000	10	25000	
c	406	50		12528	15	0	0	0	2088	0	1044	0	0	0	3132	0	0	-2871	-2871	4	12789	
d	406	52		83472	98	0	0	0	13912	0	6956	0	0	0	20868	0	0	-17100	-17100	29	87240	
e	406	69		18000	21	0	0	0	0	0	0	0	0	0	0	-5000	0	0	-5000	6	13000	
f	406	71		18000	21	0	0	0	0	0	0	0	0	0	0	-5000	0	0	-5000	6	13000	
K				70000	82	0	0	0	0	-12500	5000	0	0	0	-7500	0	0	0	0	0	62500	
a	406	18		70000	82	0	0	0	0	-12500	5000	0	0	0	-7500	0	0	0	0	0	62500	
L				0	0	0	0	0	0	0	79919	0	0	0	79919	48161	0	0	48161	0	128080	
a	407	41		0	0	0	0	0	0	0	32616	0	0	0	32616	23464	0	0	23464	0	56080	
a	407	41		0	0	0	0	0	0	0	47303	0	0	0	47303	24697	0	0	24697	0	72000	
M				56640	67	0	0	0	9440	0	4720	-2325	0	0	11835	0	0	0	0	0	68475	
a	407	1		56640	67	0	0	0	9440	0	4720	-2325	0	0	11835	0	0	0	0	0	68475	
N				0	0	0	0	0	-10640	0	96000	0	0	0	85360	0	0	-10000	-10000	0	55360	
aa	407	52		0	0	0	0	0	0	0	26000	0	0	0	26000	0	0	0	0	0	16000	
ab	407	52		0	0	0	0	0	-10640	0	70000	0	0	0	59360	0	0	-10000	-10000	0	39360	
O				20500	21	0	0	0	3000	0	0	0	0	0	3000	0	0	0	0	0	23500	
a	411	1		3250	2	0	0	0	2000	0	0	0	0	0	2000	0	0	0	0	0	5250	
b	411	2		3250	2	0	0	0	2000	0	0	0	0	0	2000	0	0	0	0	0	5250	
c	411	3		14000	16	0	0	0	-1000	0	0	0	0	0	-1000	0	0	0	0	0	13000	
P				28000	33	0	0	0	0	0	0	0	0	0	0	0	0	-2125	-2125	0	25875	
a	411	58		14000	16	0	0	0	0	0	0	0	0	0	0	0	0	-1000	-1000	0	13000	
b	411	60		14000	16	0	0	0	0	0	0	0	0	0	0	0	0	-1125	-1125	0	12875	
Q				49000	58	0	0	0	14000	0	0	0	0	0	14000	-17413	0	0	-17413	0	43087	
a	412	21		49000	58	0	0	0	14000	0	0	0	0	0	14000	-17413	0	0	-17413	0	43087	
R				103659	122	-29500	7035	-22465	24693	0	-33114	0	0	0	-8421	0	0	0	0	-98	72773	
a	412	29		103659	122	-29500	7035	-22465	24693	0	-33114	0	0	0	-8421	0	0	0	0	-98	72773	
S				0	0	10000	0	10000	8000	0	22000	-10000	0	0	20000	0	0	0	0	0	30000	
a	413	21		0	0	10000	0	10000	8000	0	22000	-10000	0	0	20000	0	0	0	0	0	30000	
T				0	0	12000	0	12000	9600	0	25600	0	0	0	35200	0	0	-5756	-5756	0	41444	
a	413	58		0	0	12000	0	12000	9600	0	25600	0	0	0	35200	0	0	-5756	-5756	0	41444	
U				206440	243	-20000	0	-20000	15880	-19700	15880	0	0	0	12060	0	0	0	0	73	198500	
a	420	1		206440	243	-20000	0	-20000	15880	-19700	15880	0	0	0	12060	0	0	0	0	73	198500	
V				46348	55	0	4570	4570	11122	0	83368	0	0	0	94490	0	0	0	0	0	145408	

Site Info				Increment																											
				Residential Uses				CF Uses				Commerical Uses								Industrial Uses								Parking			
Site Number	Block	Lot		Residential SF	Residential Units	Medical Office	Other CF	Total CF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF										
AV	a	441	11	7182	8	0	0	0	2052	0	0	-2565	0		-513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6669
				7182	8	0	0	0	2052	0	0	-2565	0	0	-513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6669
AY				46175	53	0	0	0	13600	0	0	0	0		13600	0	0	-15600	-15600	0	0	0	0	0	0	0	0	0	0	0	44175
	a	447	3	5575	5	0	0	0	2000	0	0	0	0	0	2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7575
b	447	4	7	16800	20	0	0	0	4800	0	0	0	0	0	4800	0	0	-6000	-6000	0	0	0	0	0	0	0	0	0	0	0	15600
	c	447	7	23800	28	0	0	0	6800	0	0	0	0	0	6800	0	0	-9600	-9600	0	0	0	0	0	0	0	0	0	0	0	21000
AZ				6592	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6592
	a	447	13	6592	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6592
BA				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	a	447	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB				8960	11	0	0	0	3443	0	0	0	0	0	3443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12403
	a	447	50	8960	11	0	0	0	3443	0	0	0	0	0	3443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12403
BC				11139	13	0	0	0	0	0	0	-5063	0	0	-5063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6076
	a	448	12	11139	13	0	0	0	0	0	0	-5063	0	0	-5063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6076
BE				27075	34	0	0	0	200	0	0	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27275
	a	448	34	27075	34	0	0	0	200	0	0	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27275
BF				4124	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4124
	a	448	31	4124	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4124
BG				7599	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7599
	a	448	52	2539	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2539
	b	448	53	5060	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5060
BH				-4080	-5	-800	0	-800	1600	0	0	0	0	0	1600	0	0	0	0	0	-11	-3280									
	a	958	2	-4080	-5	-800	0	-800	1600	0	0	0	0	0	1600	0	0	0	0	0	-11	-3280									
BI				0	0	0	0	0	0	0	0	9854	0	0	9854	0	0	354	354	0	0	0	0	0	0	0	0	0	0	0	10208
	a	453	36	0	0	0	0	0	0	0	0	9854	0	0	9854	0	0	354	354	0	0	0	0	0	0	0	0	0	0	0	10208
BJ				133195	157	0	0	0	12000	0	6000	0	0	0	18000	0	-90000	0	-90000	47	61195										
	aa	453	54	72000	85	0	0	0	12000	0	6000	0	0	0	18000	0	-45000	0	-45000	25	45000										
	ab	453	54	61195	72	0	0	0	0	0	0	0	0	0	0	0	-45000	0	-45000	22	16195										
BK				8501	10	0	0	0	90	0	-3400	0	0	0	-3310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5191
	a	454	24	2520	3	0	0	0	1440	0	-3400	0	0	0	-1960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	560
	b	454	25	5040	6	0	0	0	-720	0	0	0	0	0	-720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4320
	c	454	27	941	1	0	0	0	-630	0	0	0	0	0	-630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	311
BL				13108	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13108
	a	454	33	9352	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9352
	b	454	31	3756	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3756
BN				194400	229	4050	4050	8100	32400	0	8100	0	0	0	40500	0	-79244	0	-79244	69	163756										
	a	967	24	194400	229	4050	4050	8100	32400	0	8100	0	0	0	40500	0	-79244	0	-79244	69	163756										
BO				109411	122	0	0	0	4977	0	853	-3600	4148	0	525	0	0	-8369	-8369	0	95567										
	a	462	6	34315	40	0	0	0	1652	0	1376	0	1376	0	3028	0	0	1285	1285	0	38627										
	b	462	8	7480	9	0	0	0	360	0	300	0	300	0	660	0	0	-1520	-1520	0	6620										
	c	462	9	22066	26	0	0	0	1062	0	885	0	885	0	1947	0	0	-9614	-9614	0	14399										
	d	462	42	13464	16	0	0	0	648	0	540	-3600	540	0	-2412	0	0	504	504	0	11556										
	e	462	44	20196	24	0	0	0	972	0	-4190	0	810	0	-3218	0	0	756	756	0	17734										
	f	462	50	5891	7	0	0	0	284	0	236	0	236	0	520	0	0	221	221	0	6631										
BP				0	0	0	0	0	0	0	46734	0	0	0	46734	-15570	0	0	-15570	0	31164										
	a	464	51	0	0	0	0	0	0	0	46734	0	0	0	46734	-15570	0	0	-15570	0	31164										
BQ				0	0	0	0	0	0	0	61200	0	0	0	61200	-16590	0	0	-16590	0	44700										
	a	465	1	0	0	0	0	0	0	0	51960	0	0	0	51960	-16590	0	0	-16590	0	35460										
	b	465	10	0	0	0	0	0	0	0	9240	0	0	0	9240	0	0	0	0	0	9240										
BR				8820	10	0	0	0	5040	0	0	0	0	0	5040	0	0	0	0	0	8190										
	a	468	3	8820	10	0	0	0	5040	0	0	0	0	0	5040	0	0	0	0	0	8190										
BS				0	0	0	0	0	0	0	35774	0	0	0	35774	0	0	0	0	0	-61	17954									
	a	471	116	0	0	0	0	0	0	0	35774	0	0	0	35774	0	0	0	0	0	-61	17954									
BT				195580	230	0	0	0	0	20320	-400	0	0	0	19920	0	0	0	0	0	69	215500									
	aa	980	23	123200	145	0	0	0	0	12800	0	0	0	0																	

Site Info				Increment																			
				Residential Uses		CF Uses			Commerical Uses								Industrial Uses					Parking	
Site Number	Block	Lot		Residential SF	Residential Units	Medical Office	Other CF	Total CF SF	Local Retail	Destination Retail	Other Commercial	Auto-related	Hotel	Hotel Rooms	Total Com SF	Warehouse	Self-Storage	Industrial	Total Industrial SF	Total Spaces	Total SF		
a	1040	46		150		0	-301	0	-301	601	0	0	0	0	601	0	0	0	0	0	-4	451	
b	1040	47		150		0	-299	0	-299	599	0	0	0	0	599	0	0	0	0	0	-4	449	
BZ				-1715	-2	-490	0	-490	980	0	0	0	0	0	980	0	0	0	0	0	-7	-1225	
a	949	7		-858	-1	-245	0	-245	490	0	0	0	0	0	490	0	0	0	0	0	-3	-613	
b	949	8		-858	-1	-245	0	-245	490	0	0	0	0	0	490	0	0	0	0	0	-3	-613	

Appendix A-2
Blocks and Lots in the Rezoning Area

Tax Block	Tax Lot
192	30, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 43, 44, 45
198	32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46
389	32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45
395	32, 30
399	all
401	32, 41, 42, 43, 44, 45, 46, 47, 48, 50
405	all
406	18, 25, 27, 50, 52, 67, 69, 71
407	all
411	1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 013, 58, 60
412	all
413	all
417	all
420	all
424	all
425	all
426	all
427	all
431	all
432	all
433	all
434	all
438	all
439	all
440	all
441	all
445	all
447	all
448	all
451	25, 34, 35, 43, 53
452	all
453	all
454	all
455	all
456	all
458	all
462	all
464	21, 22, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, 41, 45, 47, 49, 51
465	all
466	all
468	1, 2, 3, 25, 51, 54, 57, 58, 59, 60
471	all

928	6, 13, 1
930	1, 2, 3, 6, 72, 73, 74, 75, 76, 77
932	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 77, 78
934	1, 2, 3, 4, 5, 6, 7, 10, 12, 74
937	1, 6, 7, 11
940	111
943	1, 2, 3, 4, 5, 9, 11, 13, 14, 75
946	1, 8, 9, 11, 12, 13, 83, 84
949	1, 2, 3, 4, 6, 7, 9, 10, 11, 13, 14, 74
952	1, 2, 3, 69
955	1, 4, 6, 9, 78
958	1, 2, 4, 7, 17, 75
961	1, 2, 3, 7, 8, 9, 65, 66, 67, 69
964	7, 8, 12, 13, 7502, 7505
967	all
969	1
972	all
974	1, 2, 3, 5, 6, 106
980	all
981	1, 101
987	1, 11, 74
992	1, 5, 7, 21, 23, 24, 26, 29, 32, 33, 34, 36, 37, 38, 40, 42
993	1, 2, 3, 4, 5, 6, 72
997	37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 50, 51, 52, 53
998	1, 70
1003	7, 33, 34, 35, 36, 40, 41, 42, 46
1004	1, 70
1009	1, 31, 32, 7501, 34, 35
1010	1, 10, 26
1015	37, 38, 39, 40, 41, 42, 43
1016	1, 2, 5, 77, 78, 79, 80, 81
1021	38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 51, 52
1022	1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 81
1027	7501, 45
1028	1, 2, 3, 4, 5, 6, 7, 72, 73, 74, 75, 76
1033	32, 34, 36, 37, 39, 40, 42, 43, 45
1034	1
1040	37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 51
1041	1, 71

Appendix A-3
Special District Text

FOR INCLUSION IN THE CPC REPORT:

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 1
Title, Establishment of Controls and Interpretation of Regulations**

* * *

**11-12
Establishment of Districts**

* * *

**11-122
Districts established**

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the #Special Governors Island District# is hereby established.

Establishment of the Special Gowanus Mixed Use District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 9, the #Special Gowanus Mixed Use District# is hereby established.

Establishment of the Special Grand Concourse Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 2, the #Special Grand Concourse Preservation District# is hereby established.

* * *

Chapter 2

* * *

**12-10
DEFINITIONS**

* * *

Special Governors Island District

The “Special Governors Island District” is a Special Purpose District designated by the letters “GI” in which the special regulations set forth in Article XIII, Chapter 4, apply.

Special Gowanus Mixed Use District [date of adoption]

The “Special Gowanus Mixed Use District” is a Special Purpose District designated by the letter “G” in which special regulations set forth in Article XIII, Chapter 9, apply.

Special Grand Concourse Preservation District

The "Special Grand Concourse Preservation District" is a Special Purpose District designated by the letter "C" in which special regulations set forth in Article XII, Chapter 2, apply.

* * *

Waterfront area (4/22/09)

The "waterfront area" is the geographical area comprising all #blocks# between the pierhead line and a line 800 feet landward from the #shoreline#. Where such line intersects a #block#, the entire #block# shall be included and the #waterfront area# boundary shall coincide with the centerline of the landward boundary #street# or other #block# boundary. Notwithstanding the above, any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a waterfront public park, shall not be included in the #waterfront area#.

[The struckout provisions of this paragraph have been moved to 139-021]

For the purposes of this definition, only #blocks# along waterways that have a minimum width of 100 feet between opposite #shorelines#, with no portion downstream less than 100 feet in width, shall be included within the #waterfront area#. However, #blocks# bounding ~~the Gowanus Canal north of Hamilton Avenue, as shown on the City Map,~~ Dutch Kills and the portion of the Bronx River located south of the prolongation of East 172nd Street, shall be included within the #waterfront area#.

* * *

**Chapter 4
Sidewalk Cafe Regulations**

* * *

**14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Brooklyn		
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Enhanced Commercial District 1 (Fourth Avenue)	No	Yes

Enhanced Commercial District 4 (Broadway, Bedford-Stuyvesant)	No	Yes
<u>Gowanus Mixed Use District</u>	<u>No</u>	<u>Yes</u>
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District ¹	Yes	Yes
Sheepshead Bay District	No	Yes

¹ #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

ARTICLE II
RESIDENCE DISTRICT REGULATIONS

Chapter 3
Residential Bulk Regulations in Residence Districts

23-00
APPLICABILITY AND GENERAL PURPOSES

23-01
Applicability of This Chapter

* * *

23-011
Quality Housing Program

* * *

- (c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

* * *

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

- #Special 125th Street District#;
- #Special Downtown Brooklyn District#;
- #Special Downtown Far Rockaway District#;
- #Special Downtown Jamaica District#;
- #Special East Harlem Corridors District#;
- #Special Flushing Waterfront District#;
- #Special Gowanus Mixed Use District#;
- #Special Grand Concourse Preservation District#;

* * *

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2
Special Regulations Applying in the Waterfront Area

* * *

62-10
GENERAL PROVISIONS

62-11
Definitions

* * *

Waterfront block or waterfront zoning lot

A “waterfront block” or "waterfront zoning lot” is a #block# or #zoning lot# in the #waterfront area# having a boundary at grade coincident with or seaward of the #shoreline#. For the purposes of this Chapter:

- (a) a #block# within the #waterfront area# shall include the land within a #street# that is not improved or open to the public, and such #street# shall not form the boundary of a #block#;
- (b) a #block# within the #waterfront area# that #abuts# a #public park# along the waterfront shall be deemed to be part of a #waterfront block#; and
- (c) a #zoning lot# shall include the land within any #street# that is not improved or open to the public and which is in the same ownership as that of any contiguous land.

[NOTE: The provisions of this paragraph have been moved to Section 139-021]

~~However, any #block# or #zoning lot# in the #waterfront area# having a boundary within or coincident with the boundaries of the Gowanus Canal, as shown on the City Map, shall be a #waterfront block# or #waterfront zoning lot#, respectively.~~

Any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a #public park# along the waterfront, shall be deemed outside of the #waterfront block#.

* * *

62-13
Applicability of District Regulations

* * *

The regulations of this Chapter shall apply in the following Special Purpose Districts except as specifically modified within the Special Purpose District provisions:

- #Special Flushing Waterfront District#
- #Special Gowanus Mixed Use District#
- #Special Inwood District#
- #Special St. George District#.

* * *

62-90
WATERFRONT ACCESS PLANS

* * *

62-93
Borough of Brooklyn

The following Waterfront Access Plans are hereby established within the Borough of Brooklyn. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

- BK-1: Greenpoint-Williamsburg, as set forth in Section 62-931
- BK-2: Gowanus Canal, in the #Special Gowanus Mixed Use District#, as set forth in Section 139-50 (GOWANUS CANAL WATERFRONT ACCESS PLAN).

* * *

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 2
Special Enhanced Commercial District

* * *

132-11
Special Enhanced Commercial Districts Specified

The #Special Enhanced Commercial District# is mapped in the following areas:

- (a) #Special Enhanced Commercial District# 1

The #Special Enhanced Commercial District# 1 (EC-1) is established on November 29, 2011, on the following #designated commercial streets# as indicated on #zoning maps# 16c and 16d:
 - (1) Fourth Avenue, in the Borough of Brooklyn, generally between 24th Street and 15th Street and Pacific Street and Atlantic Avenue.
- (b) #Special Enhanced Commercial District# 2

* * *

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 9
Special Gowanus Mixed Use District

139-00
GENERAL PURPOSES

The “Special Gowanus Mixed Use District” established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Gowanus neighborhood and the greater community. These general goals include, among others, the following specific purposes:

- (a) To recognize and enhance the vitality and character of an existing mixed use neighborhood;

- (b) Encourage stability and growth in the Gowanus neighborhood by permitting compatible light manufacturing and residential uses to coexist;
- (c) To encourage investment in a mixed use neighborhood by permitting the expansion and new development of a wide variety of uses in a manner that ensures the health and safety of residents and employees;
- (d) To improve the physical appearance of the streetscape by providing and coordinating harmonious open space, sidewalk amenities and landscaping within a consistent urban design;
- (e) To promote and enhance visual and physical access to and around the Gowanus Canal;
- (f) To enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (g) To expand local employment opportunities and to promote the opportunity for workers to live in the vicinity of their work; and
- (h) To promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

139-01

Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Sections 12-10 (DEFINITIONS), 37-311 (Definitions), and 62-11 (Definitions). The definition of #development# shall be as set forth in Section 12-10, except where otherwise specified.

Gowanus mix uses

“Gowanus mix uses” are #community facility#, #commercial#, and #manufacturing uses# set forth in Section 139-12 (Gowanus Mix Uses).

Gowanus retail and entertainment uses

“Gowanus retail and entertainment uses” are #community facility# and #commercial uses# set forth in Section 139-13 (Gowanus Retail and Entertainment Uses).

Mixed use district

In the #Special Gowanus Mixed Use District#, a “mixed use district” shall be any M1 District paired with a #Residence District#, as indicated on the #zoning maps#. For the purposes of applying provisions of districts adjacent to a #mixed use district#, a #mixed use district# shall be considered a #Manufacturing District#.

Select community facility uses

For the purposes of this Chapter, the following #community facility uses# shall also be considered “select community facility uses”:

#Schools#;

Houses of worship, rectories or parish houses;

Health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health; and

Non-profit, voluntary, or proprietary hospitals.

139-02

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Gowanus Mixed Use District#, the regulations of this Chapter shall apply within the #Special Gowanus Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

139-021

Applicability of regulations to the Gowanus Canal

[NOTE: Some of these provisions have been relocated here from Sections 12-10 and 62-11]

In the #Special Gowanus Mixed Use District#, all #blocks# bounding the Gowanus Canal shall be considered #waterfront blocks# within the #waterfront area#, and the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), as modified by the provisions of this Chapter, shall apply.

All #zoning lots# having a boundary within or coincident with the boundaries of the Gowanus Canal, shall be considered #waterfront zoning lots#. All portions of such a #zoning lot# shall be included as part of the #upland lot# and deemed to be #lot area#, regardless of the location of the #shoreline#.

For the purposes of this Chapter, the boundaries of the Gowanus Canal shall be as shown on the City Map, and shall include the First Street Basin.

139-022

Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (INCLUSIONARY HOUSING), #Mandatory Inclusionary Housing areas# within the #Special Gowanus Mixed Use District# are shown on the maps in APPENDIX F (Inclusionary Housing Areas and Mandatory Inclusionary Housing Areas) of this Resolution. Such provisions are modified by the provisions of this Chapter.

139-023

Applicability of the Quality Housing Program

In the #Special Gowanus Mixed Use District#, all #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 (The Quality Housing Program) shall apply. Such #buildings# shall be considered #Quality Housing buildings#

139-024

Applicability of Article VI, Chapter 4

In the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

[The following section refers to text approved by the City Planning Commission on September 1, 2021 as part of N 210270 ZRY “Zoning for Accessibility”.]

135-025
Applicability of Article VI, Chapter 6

For #transit-adjacent sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

139-026
Applicability of Article XII, Chapter 3

In #Mixed Use Districts#, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use Districts) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

Notwithstanding the provisions of Section 123-10, in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

139-03
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Gowanus Mixed Use District# Plan. The district plan includes the following maps in the Appendices to this Chapter:

Appendix A – Special Gowanus Mixed Use District

<u>Map 1</u>	<u>Subdistricts</u>
<u>Map 2</u>	<u>Subareas</u>
<u>Map 3</u>	<u>Ground Floor Use Requirements</u>
<u>Map 4</u>	<u>Sidewalk Widening Lines</u>

Appendix B – Special Gowanus Canal Waterfront Access Plan

<u>Map 1</u>	<u>Parcel Designation</u>
<u>Map 2</u>	<u>Public Access Elements</u>
<u>Map 3</u>	<u>Designated Visual Corridors</u>

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

139-04
Subdistricts

In order to carry out the purposes and provisions of this Chapter, five subdistricts are established within the #Special Gowanus Mixed Use District#. In addition, subareas are established within Subdistricts B and D.

<u>Subdistrict A – Fourth Avenue Subdistrict</u>
<u>Subdistrict B – Upland Blocks Subdistrict</u>
<u>Subarea B1</u>
<u>Subarea B2</u>

Subdistrict C – North Canal Corridor Subdistrict
Subdistrict D – South Canal Corridor Subdistrict
Subarea D1
Subarea D2
Subarea D3
Subarea D4
Subarea D5
Subarea D6
Subdistrict E – First Street Subdistrict

The boundaries of the subdistricts are shown on Map 1 and the boundaries of the subareas are shown on Map 2 in Appendix A of this Chapter.

139-10 **SPECIAL USE REGULATIONS**

In Subdistricts A, B, C, and D the underlying #use# regulations shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying district regulations shall apply.

139-11 **Permitted Uses**

In all #Manufacturing Districts# and #Mixed Use Districts#, in addition to the #uses# specified in Article IV, Chapter 2 and Article XII, Chapter 3, respectively, the following #uses# shall also be permitted:

- (a) all #uses# listed in Use Group 3, as set forth in Section 22-13;
- (b) all #uses# listed in Use Group 4, as set forth in Section 22-14;
- (c) food stores, including supermarkets, grocery stores or delicatessen stores, as specified in Section 32-15 (Use Group 6), without limitation as to #floor area# per establishment;
- (d) all uses in Use Group 10A, as specified in Section 32-19;
- (e) all uses in Use Group 17B, as specified in Section 42-14; and
- (f) the manufacture of alcoholic beverages and breweries, as specified in Section 42-15 (Use Group 18), without limitation on size. Where provided, the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to such #use#.

139-12 **Gowanus Mix Uses**

For the purposes of applying the special #bulk# regulations of Section 139-212 (Gowanus mix), the following #community facility#, #commercial#, and #manufacturing uses# shall also be considered #Gowanus mix uses#:

From Use Group 3, as set forth in Section 22-13:

#schools#, colleges or universities, libraries, museums, and non-commercial art galleries, as listed in Use Group 3A;

From Use Group 4, as set forth in Section 22-14:

all #uses# in Use Group 4A, except ambulatory diagnostic and treatment health care facilities;

agriculture, including greenhouses, nurseries, and truck gardens as listed in use Group 4B;

From Use Group 6, as set forth in Section 32-15:

custom tailoring, as listed in Use Group 6A;

From Use Group 7, as set forth in Section 32-16:

all #uses# in Use Group 7B;

electric vehicle charging stations and automotive battery swapping facilities as listed in Use Group 7D;

From Use Group 8: as set forth in Section 32-17:

all #uses# listed in Use Group 8B;

From Use Group 9, as set forth in Section 32-18:

blueprinting; business schools or colleges; costume rental; medical or dental laboratories; instrument repair; printing establishments; studios, art, music, dancing or theatrical; trade schools for adults; and umbrella repair shops as listed in Use Group 9A;

photographic printing or developing as listed in Use Group 9B;

From Use Group 10, as set forth in Section 32-19:

photographic or motion picture production studios; radio or television studios;

From Use Group 11, as set forth in Section 32-20:

all #uses# listed in Use Groups 11A;

From Use Group 12, as set forth in Section 32-21:

commercial art galleries, jewelry and art metal craft shops, as listed in Use Group 12B;

From Use Group 14, as set forth in Section 32-23:

bicycle rental or repair, and boat storage, repair, and painting, as listed in Use Group 14A;

From Use Group 16, as set forth in Section 32-25:

blacksmith shops; carpentry or custom woodworking; custom furniture making; building contractor supply stores; fuel, ice, oil, coal, wood sales; household and office equipment or machinery repair shops; machinery rental or sales establishments; mirror silvering or glass cutting shops; and tool, die, and pattern making shops as listed in Use Group 16A;

From Use Group 17, as set forth in Section 42-14:

food product manufacturing, as listed in Use Group 17B; and

From Use Group 18, as set forth in Section 42-15:

breweries and alcoholic beverage manufacturing.

139-13

Gowanus Retail and Entertainment Uses

For the purposes of applying the basic #floor area ratio# regulations of Section 139-21, the following #community facility# and #commercial uses# shall also be considered #Gowanus retail and entertainment uses#:

From Use Group 3, as set forth in Section 22-13:

non-commercial art galleries;

From Use Group 6, as set forth in Section 32-15:

all #uses# listed in Use Group 6A, 6C, and 6E;

From Use Group 8, as set forth in Section 32-17:

all #uses# listed in Use Group 8A;

From Use Group 10, as set forth in Section 32-19:

all #uses# listed in Use Group 10A;

From Use Group 12, as set forth in Section 32-21:

all #uses# listed in Use Groups 12A and 12B;

From Use Group 13, as set forth in Section 32-22:

all #uses# in Use Group 13A and 13B;

From Use Group 14, as set forth in Section 32-23:

bicycle sales; candy or ice cream stores; and non-commercial clubs without restrictions on activities or facilities except for any activity or #use# listed within the definitions of #adult physical culture establishments# in Section 12-10 (DEFINITIONS).

139-14

Supplementary Use Regulations

139-141

Location of commercial uses in mixed buildings

(a) Commercial Districts

In #Commercial Districts#, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified, for #mixed buildings# that are #developed# or #enlarged# after [date of adoption], to permit #dwelling units# on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #dwelling units# and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

(b) Mixed Use Districts

In #Mixed Use Districts#, the provisions of paragraph (c)(2) of Section 123-31 (Provisions Regulating Location of Uses in Mixed Use Buildings) shall be modified to

allow #commercial# and #manufacturing uses# to be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from such #uses# exists within the #building#.

139-142

Enclosure of uses

In #Manufacturing Districts#, the underlying regulations of Section 42-40 (SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except that all storage of materials or products shall be located within #completely enclosed buildings# regardless of distance from a #Residence District#.

139-15

Special Sign Regulations

In the #Special Gowanus Mixed Use District#, the underlying #sign# regulations shall apply, except that:

- (a) in #Manufacturing Districts#, the #sign# regulations of a C6-1 District, as set forth in Section 32-60, shall apply;
- (b) any #accessory signs# that are provided adjacent to a #shore public walkway# shall be governed by the provisions of Section 139-55 (Special Signage Regulations).

139-16

Physical Culture Establishments

In all districts, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9A #use#.

139-17

Transient Hotels

In all districts, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future use or development of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section, and subject to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel#, that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-

complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

139-20

SPECIAL BULK REGULATIONS

In Subdistricts A, B, C and D, the #bulk# regulations of the applicable underlying districts shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying regulations shall apply.

In Subdistrict A, the provisions of Section 34-112 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) and paragraph (b) of Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5, or C6 Districts) shall be modified so that, in C4-4D Districts, the applicable #Residence District# shall be an R9A District, as modified by the provisions of this Chapter.

139-21

Floor Area Regulations

Basic #floor area# regulations are established in Section 139-211. Such regulations may be modified by the provisions of this Section, inclusive.

The basic maximum #floor area ratios# may be increased for certain #zoning lots# pursuant to Sections 139-212 (Gowanus mix) and 139-213 (Special floor area provisions for transit improvements).

Special regulations for #community facility floor area# on #zoning lots# containing #schools# are set forth in Section 139-214 (Special provisions for zoning lots containing schools).

Special regulations for certain #zoning lots# are set forth in Section 139-215 (Special floor area provisions for zoning lots containing comfort stations) and 139-216 (Special provisions for street improvements).

For the purposes of applying the provisions of Section 64-322, #primary street frontages# shall be the locations designated on Map 3 in the Appendix to this Chapter.

139-211

Basic floor area regulations

The maximum #floor area# regulations for each district in the #Special Gowanus Mixed Use District# shall be as set forth in the table in this Section.

Row A establishes the maximum #residential floor area ratio# for #MIH sites# where either #affordable floor area# is provided in accordance with the provisions of paragraphs (d)(3)(i) through (d)(3)(iv) or paragraph (d)(5) of Section 23-154 (Inclusionary Housing), or where a contribution to the #affordable housing fund# is made in accordance with paragraph (d)(3)(v) of such Section. For #zoning lots# subject to the provisions of paragraph (d)(4) of Section 23-154, the maximum #floor area ratio# shall be as set forth in Section 23-153 (For Quality Housing buildings)

Row B establishes a maximum #floor area ratio# for #community facility uses#, other than #select community facility uses#. Row C sets forth the maximum #floor area ratio# for #select community facility uses# only. In addition, special regulations for #schools# are set forth in Section 139-213.

Row D establishes a maximum #floor area ratio# for #Gowanus retail and entertainment uses# only.

Row E establishes a maximum #floor area ratio# for all #commercial uses#, inclusive of #Gowanus retail and entertainment uses#.

Row F sets forth the maximum #floor area ratio# for #manufacturing# uses.

MAXIMUM FLOOR AREA RATIO									
		C4-4D	M1-4		M1-4 / R6B	M1-4 / R6A	M1-4 / R7A	M1-4 / R7-2	M1-4 / R7X
			Subare a B1	Subare a B2					
A	Maximum #FAR# for #residential uses# for #MIH Sites#	8.5	-	-	2.2	3.6	4.6	4.4	5.6
B	Maximum #FAR# for #community facility uses#	6.5	4.0	3.0	2.0	3.0	4.0	4.0	5.0
C	Maximum #FAR# for #select community facility uses#	6.5	4.8	4.8	2.0	3.0	4.0	4.0	5.0
D	Maximum #FAR# for #Gowanus retail and entertainment uses#	3.4	2.0	2.0	2.0	2.0	2.0	2.0	2.0
E	Maximum #FAR# for #commercial uses#	3.4	4.0	3.0	2.0	3.0	3.0	3.0	4.0
F	Maximum #FAR# for #manufacturing uses#	-	4.0	3.0	2.0	3.0	3.0	3.0	4.0

139-212
Gowanus mix

In M1 Districts paired with R7-2 or R7X Districts, the provisions of this Section may be utilized to increase the maximum #floor area ratio# set forth Section 139-211 (Basic floor area regulations).

PERMITTED INCREASE IN FLOOR AREA RATIO			
		M1-4 / R7X	M1-4 / R7-2
A	Increase pursuant to paragraph (a)	0.2	0.3
B	Increase pursuant to paragraph (b)	0.2	0.3
C	Combined increase when utilizing paragraphs (a) and (b)	0.4	0.6

(a) Inclusion of non-residential uses

For #zoning lots# with #buildings# containing both #residential uses# and any non-
#residential use#, the maximum #floor area ratio# may be increased by the amount listed
in Row A of the table in this Section.

(b) Inclusion of #Gowanus mix uses#

For #zoning lots# with #buildings# containing both #residential uses# and #Gowanus mix
uses#, the maximum #floor area ratio# may be increased by the amount listed in Row B
of the table in this Section.

The provisions of both paragraphs (a) and (b) of this Section may be utilized, as applicable, so
that the total maximum #floor area ratio# of the #zoning lot# is increased by the total amount
listed in Row C of the table in this Section.

The amount of #floor area# allocated to such a #use# must be equal to or greater than the amount of #floor area# by which the maximum #floor area ratio# is being increased, and #floor area# provided to satisfy the requirements of one paragraph of this Section may not be utilized to satisfy the requirements of the other. However, #Gowanus mix uses# in excess of the #floor area ratio# listed in Row A may be used to satisfy the requirements of paragraph (a) above.

In addition, #floor area# provided to satisfy the requirements of Section 139-41 (Ground Floor Level Requirements) may not be utilized to satisfy the requirements of this Section.

139-213

Special floor area provisions for transit improvements

In #Commercial Districts#, the #floor area ratios# set forth in Section 139-211 (Basic floor area regulations) may be increased by up to 20 percent, pursuant to the provisions of Section 139-46 (Certification for transit improvements). Where the #residential floor area ratio# is increased, such additional #floor area# shall be exempt from the requirements of paragraph (d) of Section 23-154.

139-214

Special floor area provisions for zoning lots containing schools

The provisions of this Section shall apply to #zoning lots# with a #lot area# greater than 30,000 square feet, and which contain #schools# constructed in whole or in part pursuant to an agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education.

On such #zoning lots#, up to 60,000 square feet of floor space within such #school# or, in Subarea D4 up to 100,000 square feet of floor space within such #school#, shall be exempt from the definition of #floor area#.

139-215

Special floor area provisions for zoning lots containing comfort stations

For #zoning lots# containing a comfort station provided in accordance with the provisions of paragraph (c)(2) of Section 139-51 (Area-Wide Modifications), an area equal to 200 percent of the floor space within such comfort station may be exempted from the definition of #floor area#.

139-216

Special floor area provisions for street improvements

In Subareas D4, D5, and D6, for #zoning lots# containing mapped #streets#, where such mapped #streets# will be improved and opened to the public, the provisions of this Section may apply.

(a) Street area

The #lot area# of a #zoning lot# adjacent to newly-improved #street# may be considered to be increased by an amount equal to the area contained within the bed of such #street#, as measured from the centerline of such #street# to the #street line# adjoining the #zoning lot#.

(b) Transfer of #floor area#

#Residential floor area# may be transferred from a granting site to a receiving site located directly across the newly-improved #street#, and may exceed the maximum #floor area ratio# permitted on the receiving site, provided that:

- (1) the owners of the granting site and the receiving site shall jointly notify the Department of City Planning, in writing, of their intent to transfer #residential floor area#. Such notification shall include a site plan showing the conditions and #floor area# calculations for the granting site and the receiving site, before and after the transfer;
- (2) no building permit shall be issued by the Department of Buildings for a #building# on a receiving site containing any such transferred #residential floor area# until the Chairperson of the City Planning Commission has certified to the Department of Buildings that plans submitted to the Department of City Planning comply with the requirements of this Section; and
- (3) no certificate of occupancy shall be issued by the Department of Buildings for any portion of a #building# utilizing the transferred #residential floor area# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #building# has been constructed in accordance with the plan certified by the Chairperson pursuant to paragraph (b)(2) of this Section.

Notices of restrictions shall be filed by the owners of the granting site and the receiving site in the Office of the Register of the City of New York, indexed against the granting site and the receiving site(s), certified copies of which shall be submitted to the Department of City Planning. Notice by the Department of City Planning of its receipt of certified copies thereof shall be a condition to issuance of a building permit for a #building# on the receiving site containing any such transferred #residential floor area#.

The transfer of #residential floor area#, once completed, shall irrevocably reduce the maximum #residential floor area# permitted on the granting site. Any #building# on a receiving site that uses the #residential floor area# so transferred shall comply with all other applicable #bulk# regulations of this Chapter.

139-22

Special Yard Regulations

The underlying #yard# and #rear yard equivalent# regulations shall apply, as modified by the provisions of this Section, inclusive.

139-221

Permitted obstructions in required yards

In all #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the permitted obstruction provisions of paragraph (b)(3) of Section 33-23 and paragraph (b)(1) of Section 43-23 shall be modified such that, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use# (except any #building# portion containing rooms used for living or sleeping purposes) shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

139-222

Rear yards and rear yard equivalents

In all #Manufacturing Districts#, the provisions of 43-26 (Minimum Required Rear Yards) and 43-261 (Beyond one hundred feet of a street line) shall not apply. In lieu thereof, a #rear yard#

shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

<u>Height above #base plane#</u>	<u>Required depth</u>
<u>Below 65 feet</u>	<u>10</u>
<u>Above 65 feet and below 125 feet</u>	<u>15</u>
<u>Above 125 feet</u>	<u>20</u>

In addition, in all #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-28 (Special Provisions for Through Lots) shall be modified such that no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

139-223
Required yards along district boundaries

In #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-304 (Required front yards along district boundary located in a street) shall not apply.

In #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the underlying yard requirements applying along district boundaries of Sections 33-292 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots), 33-293 (Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District), 43-302 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots) and 43-303 (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District), shall be superceded by the provisions of this Section as follows:

- (a) When #side# or #rear lot lines# coincide with a #side lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level#, and at least eight feet in depth, shall be provided; and
- (b) Where #side# or #rear lot lines# coincide with the #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than 30 feet above #base plane# and at least 20 feet in depth, shall be provided.

139-224
Waterfront yards

The provisions of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be modified such that a #waterfront yard# shall be provided in accordance with the provisions of Section 62-332 (Rear yards and waterfront yards) on all #waterfront zoning lots#, as that term is defined in Section 62-11, regardless of #use#.

The depth of the #waterfront yard# shall be measured from the #zoning lot line# adjoining the Gowanus Canal, or where the provisions of paragraph (f) of Section 139-51 (Area-Wide Modifications) are utilized, from the bulkhead. The depth of the #waterfront yard# may be reduced as set forth in Section 62-332.

139-23
Special Height and Setback Regulations

The height and setback regulations of the applicable underlying districts are modified as follows:

- (a) In #Commercial Districts#, the height and setback regulations of Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS) shall apply to all #buildings#, as modified by the provisions of this Section, inclusive.
- (b) In #Mixed Use Districts#, the height and setback regulations of Section 123-60 (SPECIAL BULK REGULATIONS) shall apply, as modified by the provisions of this Section, inclusive.
- (c) In #Manufacturing Districts#, the underlying height and setback regulations of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), and 43-45 (Tower Regulations) shall not apply. In lieu thereof, minimum and maximum base heights and maximum heights for #buildings or other structures# shall be as set forth in this Section, inclusive. The other underlying regulations of Article IV, Chapter 3 (Bulk Regulations) shall apply, as modified by the provisions of this Section, inclusive.
- (d) The special #bulk# regulations applicable in the #waterfront area# of Section 62-30 (SPECIAL BULK REGULATIONS) shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall control.

The height of all #buildings or other structures# shall be measured from the #base plane#.

139-231

General provisions

For the purposes of applying the applicable #bulk# regulations, the boundaries of #waterfront public access areas#, as well as #lot lines# abutting #public parks#, shall be considered #narrow street lines#.

Where a continuous sidewalk widening is provided along the entire frontage of a #zoning lot#, the interior boundary of such widening shall be considered a #street line# for the purpose of applying the height and setback regulations of this Chapter, except that where a sidewalk widening is provided pursuant to Section 139-43 (Sidewalk Widening Requirements), any setback required by this Section may be reduced by one foot for each foot by which the sidewalk is widened, provided that no setback shall be less than seven feet in depth.

Where a provision of this Chapter allows a modification to the maximum #building# height, and multiple modifications apply to a #building#, such modifications shall be applied cumulatively.

139-232

Permitted obstructions

In all districts, the underlying permitted obstruction regulations shall be modified by this Section.

- (a) Solar energy systems

The underlying permitted obstruction regulations shall be modified to permit solar energy systems as a permitted obstruction up to a #lot coverage# of 100 percent of the #lot coverage# of the roof.

- (b) Balconies

Unenclosed balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) may encroach into any required open area on the #zoning lot#. However, balconies that encroach into #waterfront public access areas# shall be regulated by the provisions of paragraph (a)(1) Section 139-51 (Area-Wide Modifications).

- (c) Dormers

Above the maximum base height, dormers shall be permitted to encroach into a required setback area, except setback areas adjoining tower portions of #buildings# and setback areas facing #waterfront public access areas#, provided that:

- (1) The aggregate width of all dormers does not exceed 50 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height;
- (2) The aggregate width of all dormers with a depth exceeding seven feet does not exceed 30 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height.

Such dormers need not decrease in width as the height above the maximum base height increases.

139-233

Special height and setback regulations in Subdistrict A

In Subdistrict A, the underlying district regulations shall be modified by the provisions of this Section.

(a) Street wall location

The #street wall# location requirements of paragraph (b) of Section 35-651 (Street wall location) shall apply to all #buildings#.

(b) Base heights and setback requirements

The maximum height of #buildings# or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable.

In addition, for all #non-residential buildings#, the provisions of paragraph (b)(1) of Section 35-652 shall be modified such that the minimum and maximum base height, maximum #building# height, and maximum number of #stories# for #Quality Housing buildings# with #qualifying ground floors# shall be as set forth in paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

139-234

Special height and setback regulations in Subdistrict B

In Subdistrict B, the underlying district regulations shall be modified by the provisions of this Section.

(a) Street wall location

In #Manufacturing Districts#, 30 percent of the #street wall# shall be located within eight feet of the #street line# and shall extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

In #Mixed Use Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court.

(b) Minimum and maximum base heights

In all districts, #street walls# shall rise without setback to a minimum base height set forth in this paragraph (b) or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). In #Manufacturing Districts#, minimum and maximum base heights and maximum heights of #buildings or other structures# shall be as set forth in Table 1 below. In #Mixed Use Districts#, such regulations shall be as set forth in Table 2.

Table 1
MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM
BUILDING HEIGHT – FOR M1-4 DISTRICTS
(in feet)

	<u>Minimum</u> <u>base height</u>	<u>Maximum</u> <u>base height</u>	<u>Maximum</u> <u>#building#</u> <u>height</u>
<u>in Subarea B1</u>	<u>15</u>	<u>95</u>	<u>115</u>
<u>in Subarea B2</u>	<u>15</u>	<u>65</u>	<u>85</u>

Table 2
MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM
BUILDING HEIGHT – FOR MIXED USE DISTRICTS
(in feet)

	<u>Minimum</u> <u>base height</u>	<u>Maximum</u> <u>base height</u>	<u>Maximum</u> <u>#building#</u> <u>height</u>
<u>M1-4/R6B</u>	<u>30</u>	<u>45</u>	<u>55</u>
<u>M1-4/R6A</u>	<u>40</u>	<u>65</u>	<u>85</u>
<u>M1-4/R7A</u>	<u>40</u>	<u>75</u>	<u>95</u>
<u>M1-4/R7X</u>	<u>60</u>	<u>105</u>	<u>145</u>

However, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, and located in a #Manufacturing District#, a #building# containing non-#residential uses# may exceed the maximum #building# heights established in Table 1 and 2, as applicable, by 30 feet.

(c) Setback requirements

At a height not lower than the minimum base height or higher than the maximum base height, a setback shall be provided which complies with the requirements of paragraph (c) of Section 23-662.

139-235
Special height and setback regulations in Subdistrict C

(a) Street wall location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) Minimum and maximum base heights

Except as otherwise specified in this paragraph (b), #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is

less, and may rise to a maximum base height as set forth in this paragraph (b). However, no minimum base height shall be required for #street walls# facing a #shore public walkway#.

- (1) Along Bond Street, the minimum base height shall be 30 feet, and the maximum base height shall be 55 feet. No portion of a #building# located within 65 feet of Bond Street may rise above a height of 65 feet.
- (2) Along Union Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
- (3) Along Degraw Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
- (4) Along all other #streets#, as well as along the Gowanus Canal, the maximum base height shall be 65 feet.

(c) Setback requirements

At a height not lower than the minimum base height or higher than the maximum base height, a setback with a minimum depth of 15 feet shall be provided. Such setback shall also comply with the requirements of paragraph (c) of Section 23-662.

(d) Tower regulations

Where #waterfront public access areas# are considered #streets#, such #streets# shall be considered the boundaries of #blocks# for the purposes of this paragraph.

(1) Tower location

Any portion of a #building# located above a height of 85 feet shall be considered a “tower”. No portion of a tower may be located:

- (i) within 30 feet of the #street line# of Nevins Street;
- (ii) within 65 feet of Bond Street;
- (iii) for #buildings# with only one tower portion, south of the centerline of the #block#; or
- (iv) within 30 feet of a #waterfront yard#. However, for #zoning lots# located south of Carroll Street, no portion of a tower shall be permitted within 10 feet of the #waterfront yard# adjoining the First Street Basin.

(2) Tower width

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, for #zoning lots# located south of Carroll Street, the combined #street wall# width of all towers located west of the required #visual corridor# shall not exceed 150 feet.

(3) Tower coverage

Above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) Tower height

The maximum height of a tower shall be 225 feet.

(5) Regulations for multiple towers

For #buildings# with two tower portions, there shall be a difference in height between such towers of at least 50 feet. The taller of the two towers shall be located north of the centerline of the #block#, except that:

- (i) for #zoning lots# located south of Carroll Street, the taller of the two towers shall be located west of the required #visual corridor#. The shorter of the two towers shall be located east of the required #visual corridor#, and no less than 65 feet from Carroll Street; and
- (ii) for the #zoning lot# adjoining the intersection of Degraw Street and Nevins Street, for any #building# located north of Sackett Street, the shorter of the two towers shall be located north of the centerline of the #block#, and shall not exceed a height of 125 feet.

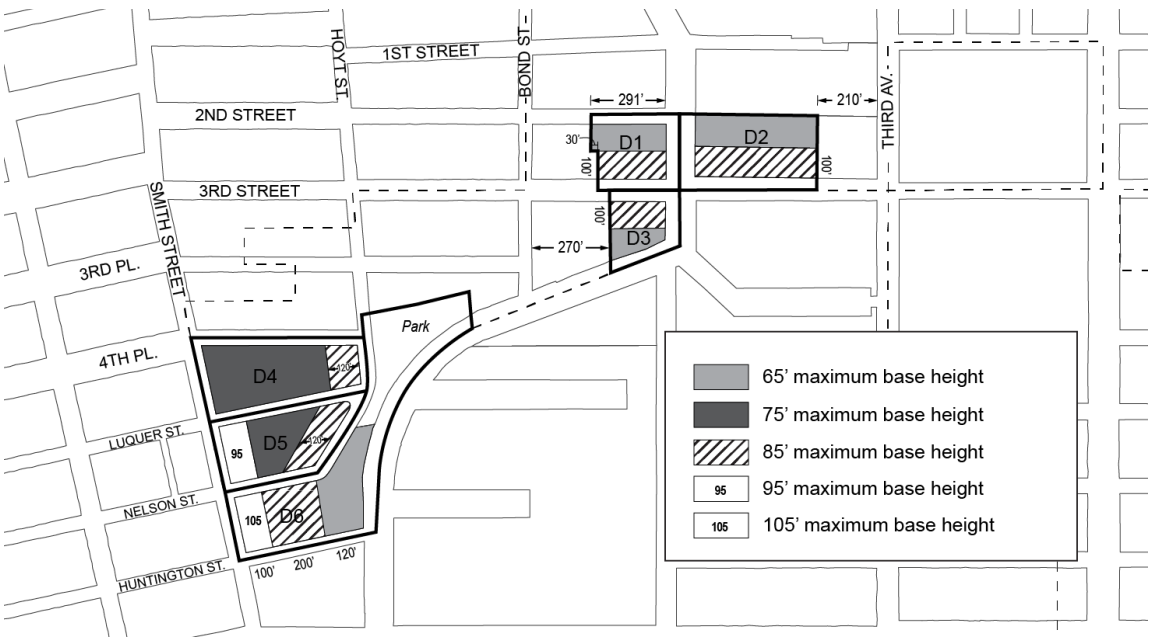
139-236
Special height and setback regulations in Subdistrict D

(a) Street wall location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) Minimum and maximum base heights

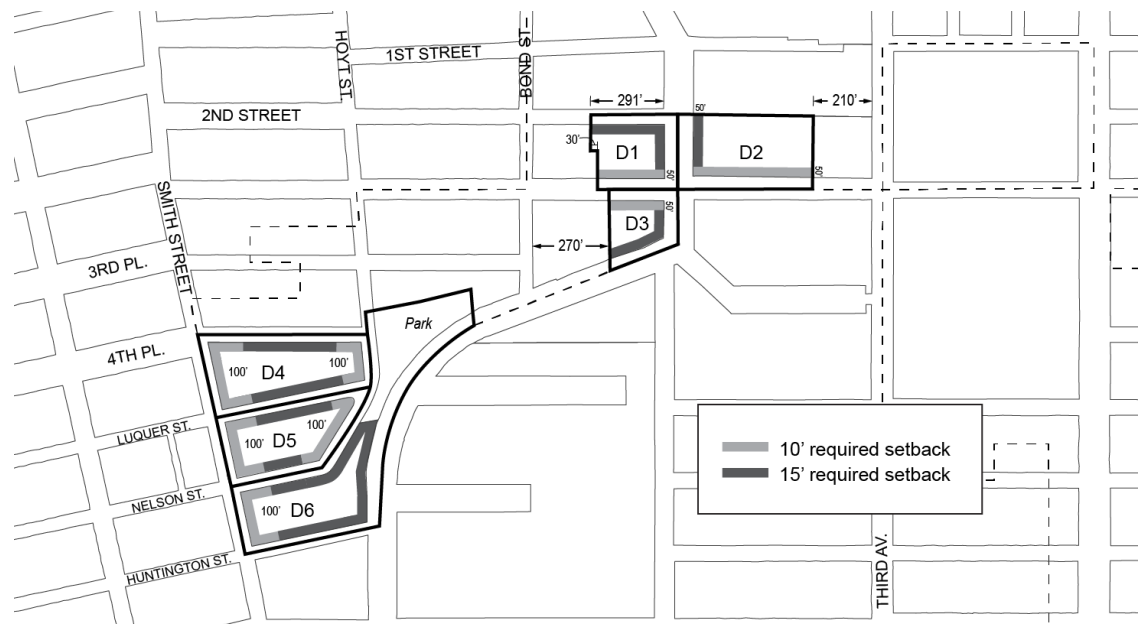
For #zoning lots# in Subareas D1 through D6, #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in the map in this paragraph (b). However, this requirement shall not apply to the #aggregate width of street walls# facing a #shore public walkway#.



(c) Setback requirements

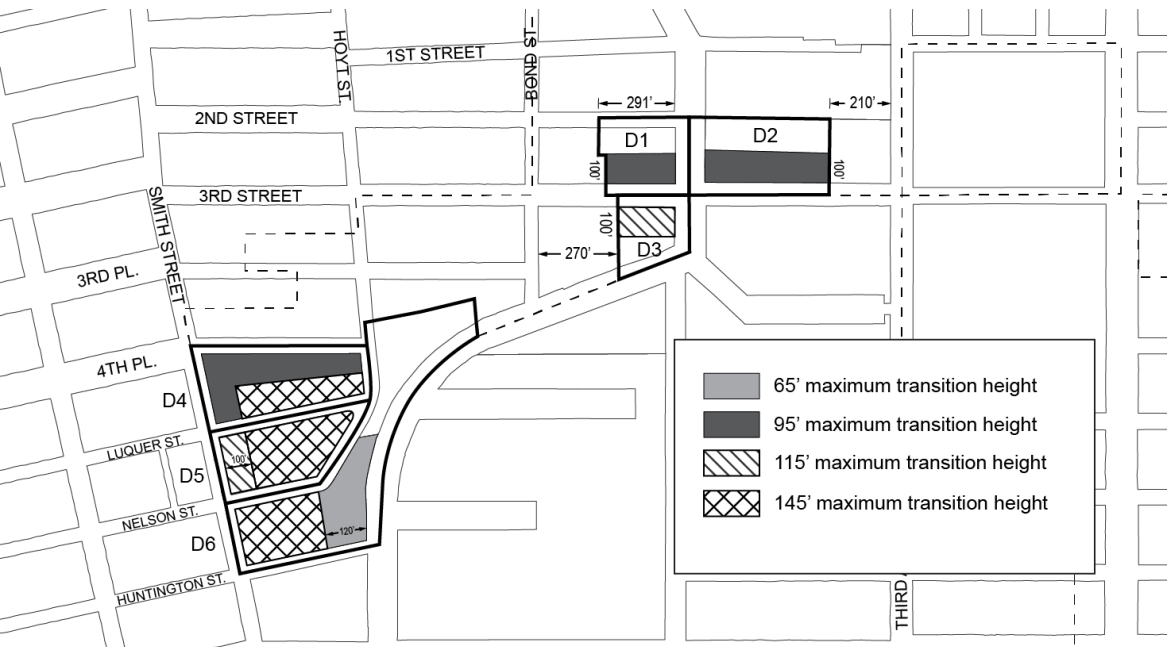
At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided with a minimum depth as set forth in the map in this paragraph (c).

Such setbacks shall also comply with the provisions of paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations).



(d) Transition heights

Any portion of a #building# located above the setback required by paragraph (c) of this Section shall be permitted to rise to a maximum “transition height” as set forth in this paragraph (d). Any portion of a #building# located above the maximum transition height shall be considered a “tower” and shall comply with the provisions of paragraph (e) of this Section. Except as otherwise set forth in the map in this paragraph (d), such maximum transition height shall be 85 feet.



(e) Tower regulations

(1) Tower location

Any portion of a #building# located above the maximum transition height set forth in paragraph (d) shall be considered a "tower". No portion of a tower may be located:

- (i) in Subarea D4, within 150 feet of Smith Street or within 150 feet of Hoyt Street;

- (ii) in Subarea D5, within 80 feet of Smith Street or within 200 feet of Smith Street north of the mid-#block# line; or
- (iii) within 30 feet of a #waterfront yard#.

(2) Tower width

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, in Subarea D4, where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 170 feet.

(3) Tower coverage

In Subareas D1, D2, and D3, above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

In Subareas D5 and D6, the portion of any tower containing the top four #stories# of such tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) Tower height

Except as otherwise specified in this paragraph (e)(4), the maximum height of a tower shall be 225 feet.

- (i) In Subarea D4, towers shall be permitted to rise to a height of 285 feet.
- (ii) In Subarea D5, towers shall be permitted to rise to a height of 245 feet.
- (iii) In Subarea D6, towers shall be permitted to rise to a height of 305 feet.

(5) Regulations for multiple towers

- (i) In Subareas D1 and D2, no more than two towers shall be permitted on a #zoning lot#.
- (ii) In Subareas D4 and D5, no more than two towers shall be permitted in each subarea.
- (iii) In Subareas D3 and D6, no more than one tower shall be permitted in the subarea.
- (iv) Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet.

In addition, in Subarea D1, the taller of the two towers shall be located within 100 feet of Third Street.

139-237

Special street wall articulation requirements

In all subdistricts, for #street walls# with widths exceeding 200 feet, a minimum of 20 percent and no more than 50 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such recess or

projection shall be considered a permitted obstruction into a required setback, and the depth of such recess or projection shall not exceed three feet.

In addition, in Subdistrict D, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing Third Street, so that above the maximum base height, dormers shall be permitted only within 75 feet of the intersection of two #streets#.

139-238

Special height regulations for zoning lots containing schools

In Subdistrict C, and in Subareas D1, D2, and D3, for #zoning lots# containing #schools# regulated by Section 139-213 (Special provisions for zoning lots containing schools), the maximum tower height specified by the regulations in this Section, inclusive, may be increased as-of-right by 40 feet. This allowance may be further modified by the provisions of Section 139-47 (Authorization for sites containing schools).

139-30

SPECIAL PARKING REGULATIONS

In Subdistricts A, B, C, and D, the underlying parking and loading regulations shall be modified by the provisions of this Section. On #waterfront blocks#, the provisions of Section 62-40 shall not apply. In Subdistrict E, the underlying regulations shall apply.

139-31

Special Accessory Off-Street Parking Regulations

139-311

Reduction of parking requirements for residences

In all districts, for the purposes of applying the provisions of Sections 36-33 and 123-72, the provisions of Section 25-23 shall be modified to require that #accessory# off-street parking spaces be provided for at least 20 percent of #residences# on a #zoning lot#.

For the purposes of applying waivers, the provisions of of Section 25-26 shall be modified so that the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces.

Notwithstanding the above, in Subarea D4, and in Subarea D5 north of the mid-#block# line, no #accessory# off-street parking spaces for #residences# shall be required.

139-312

Elimination of parking requirements for non-residential uses

In all districts, no #accessory# off-street parking spaces shall be required for #manufacturing#, #commercial#, or #community facility uses#.

139-313

Off-site parking facilities

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-51 and 36-42 (Off-site Spaces for Residences) shall be modified to allow the #zoning lot# containing required #accessory# off-street parking spaces for #residences# to be located in any zoning district, as well as anywhere within the #Special Gowanus Mixed Use District#.

139-314 **Joint facilities**

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-541 and 36-441 (Joint facilities) shall not apply. In lieu thereof, the provisions of this Section shall apply.

Required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that the number of spaces in such joint facilities shall be not less than that required for the combined number of #dwelling units# in such #buildings# or #zoning lots#, and provided that the design and layout of such joint facilities meets the standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

139-315 **Use of parking facilities for car sharing vehicles**

The underlying regulations regarding the occupation of #accessory# or required off-street parking spaces by #car sharing vehicles# shall modified so that, in all districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 20 percent of all spaces in a #group parking facility#.

139-316 **Use of parking facilities for public parking**

All #accessory# off-street parking spaces may be made available for public use. However, parking spaces #accessory# to #residences# shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request is made to the landlord.

139-32 **Special Permitted Off-Street Parking Regulations**

For portions of an #automated parking facility#, as that term is defined in Section 13-02, each tray upon which a vehicle is stored shall be considered one parking space, regardless of its size. In addition, at a height in excess of 23 feet above #curb level# each parking tray shall be considered #floor area# in an amount of 153 square feet or the size of such lifted tray, whichever is greater.

139-33 **Special Loading Regulations**

In all districts, the loading regulations of an M1-5 District shall apply, and shall be further modified as follows:

- (a) the requirements of Section 44-50 (GENERAL PURPOSES), inclusive, shall not apply to changes of #uses#;

- (b) the provisions of Section 44-53 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements), and Sections 36-64 and 44-54 (Wholesale, Manufacturing, or Storage Uses Combined With Other Uses), shall not apply; and
- (c) the minimum length requirements for loading berths #accessory# to #commercial uses#, other than funeral establishments, set forth in Section 44-581 (Size of required loading berths) shall be increased to 37 feet.

139-34

Special Curb Cut Regulations

For #zoning lots# existing on or after [date of adoption], with frontage along both a #primary street frontage# and a #secondary street frontage#, as set forth in Section 139-41 (Ground Floor Level Requirements), curb cuts accessing off-street parking spaces and loading berths shall not be permitted along the #primary street frontage#. In addition, no curb cut shall be permitted within 40 feet of a #waterfront public access area#.

Curb cuts prohibited by this Section may be authorized by the City Planning Commission provided the Commission finds that a curb cut at such a location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated streets or public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

139-40

DISTRICT PLAN ELEMENTS

In all Subdistricts, the provisions of this Section shall apply to all #zoning lots#, as specified below.

139-41

Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, the portion of a #ground floor level street# frontage considered a #primary street frontage# shall be as shown on Map 3 (Ground Floor Use Requirements) in Appendix A of this Chapter. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

- (a) Along #primary street frontages#
 - (1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to #Gowanus retail and entertainment uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32, shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33. Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35. #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34.

(b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of paragraph (b) of Section 37-33.

(c) For blank walls

In all districts, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions of Section 37-36 (Special Requirements for Blank Walls).

139-42

Street Tree Requirements

In all districts, all #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

In addition, for #zoning lots# with over 100 feet of street frontage, wherever two required #street# tree pits will be separated by less than 25 feet, such tree pits shall be combined and designed as a single continuous tree pit.

139-43

Sidewalk Widening Requirements

For #developments# along the portions of #streets# designated on Map 4 (Sidewalk Widening Lines) in Appendix A of this Chapter, a sidewalk widening shall be required, providing a total sidewalk width of:

(a) 17 feet along Third Avenue;

(b) 15 feet along Nevins Street; and

- (c) 13 feet along Fifth Street.

The total sidewalk width shall be measured perpendicular from the #street line#. Such sidewalk shall be improved to Department of Transportation standards and shall be provided at the same level as the adjoining public sidewalk and be accessible to the public at all times.

Awnings and canopies shall be considered permitted obstructions within a sidewalk widening provided that no structural posts or supports may be located within any portion of the sidewalk or such widening.

139-44

Bridge Connection Requirements

For all #zoning lots# abutting bridge structures supporting #streets# which cross the Gowanus Canal at Union Street, Carroll Street, and Third Street, and are subject to #waterfront public access area# requirements, such #waterfront public access area# shall be designed to provide pedestrian connection to the #street# adjacent to the terminus of the bridge structure.

The requirements of this Section may be waived where the Commissioner of the Department of Buildings determines, in consultation with the Department of Transportation, that such a pedestrian connection to the #street# would result in a hazard to pedestrian or traffic safety.

139-45

Waterfront Public Access Area Requirements

For all #waterfront zoning lots#, the exemptions from #waterfront public access area# requirements listed in paragraph (a) of Section 62-52 shall not apply.

- (a) Reduced requirement for certain manufacturing uses

For #zoning lots# with #developments#, #enlargements#, or #conversions# comprised of #predominantly# Use Group 18 #uses#, as listed in Section 42-15, the reduced design requirements of Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall apply to #waterfront public access areas#.

- (b) Authorization for incompatible uses

For #zoning lots# comprised #predominantly# of Use Group 16, 17, or 18 #uses#, the City Planning Commission may authorize the waiver of #waterfront public access area# requirements, provided the Commission finds that:

- (1) such #uses# produce objectionable effects on its surroundings such that the #uses# are incompatible with a waterfront public access requirement; or
- (2) such #uses# have demonstrable operational requirements which would be incompatible with waterfront public access requirements; and
- (3) such waiver is the least necessary to accommodate the proposed #uses#.

Such waivers shall be in effect for as long as the proposed #use# remains on the #zoning lot#. Upon #development# of the #zoning lot# following cessation of the #use# for a period of more than two years, full compliance with #waterfront public access area# requirements, as may be modified by future approvals, is required.

[The following section includes references to provisions approved by the City Planning Commission on September 1, 2021 as part of N 210270 ZRY “Zoning for Accessibility”.]

139-46

Certification for Transit Improvements

- (a) In #Commercial Districts# with a residential equivalent of an R9 District, for #developments# on #zoning lots# that are located within 500 feet of the Union Street subway station, the Chairperson of the City Planning Commission may, by certification to the Commissioner of Buildings, allow a #development# to:
- (1) receive a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by Section 139-211 (Basic floor area regulations); and
 - (2) further modify additional height permitted pursuant to paragraph (c) of Section 66-235 (Special height and setback regulations) provided the total combined modification does not exceed 30 feet;

where a major improvement to the Union Street subway station consisting of one new off-street station entrance with an accessible route for persons with physical disabilities between two levels servicing the southbound platform is provided.

- (b) Prior to issuing such a certification, the following requirements shall be met.
- (1) To the extent required by the #transit agency#, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; establish a program for maintenance and capital maintenance; and establish that such improvements shall be accessible to the public during the hours of operation of the station or as otherwise approved by the #transit agency#. Where the #transit agency# deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the #transit agency#.
 - (2) Prior to obtaining a foundation permit or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvement and setting forth the obligations of the owner as agreed upon with the #transit agency# pursuant to the requirements of paragraph (b)(1) of this Section, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.
 - (3) No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# authorized pursuant to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, acting in consultation with the #transit agency#, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson, acting in consultation with the #transit agency#, where applicable.

139-47

Authorization for sites containing schools

For #zoning lots# containing #schools# regulated by the provisions of Section 139-214 (Special provisions for zoning lots containing schools), the City Planning Commission may authorize the modification of any #bulk# regulation, including the amount of floor space exempted from the

definition of #floor area# by Section 139-214, in order to better accommodate a #school# upon such #zoning lot#.

(a) Conditions

- (1) No modification to the maximum #building# height shall exceed 30 feet; and
- (2) No modification to the amount of floor space exempted from the definition of #floor area# shall exceed an additional 60,000 square feet of floor space.

(b) Findings

In determining such modifications, the Commission shall find:

- (1) such modification is the least modification required to achieve the purpose for which it is granted;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not have adverse effects upon light, air, and privacy of adjacent properties and of any existing #buildings# on the #zoning lot#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

139-48

Authorization for Large Mixed-use Sites

In Subdistrict B, for #developments# on #zoning lots# located in a #Mixed-Use District#, on a #zoning lot# greater than 40,000 square feet in #lot area#, the City Planning Commission may authorize the modification of the regulations set forth in paragraph (a) of this Section to facilitate a #development# that will result in a mix of #uses# on the #zoning lot# where the predominant amount of #floor area# is associated with non-#residential# #uses#, provided that the findings set forth in paragraph (b) of this Section are met.

(a) Modifications

The Commission may modify the following regulations:

- (1) the #use# regulations of this Chapter, limited to ground floor #use# regulations and supplemental #use# regulations;
- (2) the #bulk# regulations of this Chapter, except #floor area ratio# regulations, provided that any modifications to height and setback regulations do not exceed the heights permitted in an M1-4 District as set forth in Section 43-43; and
- (3) the parking regulations related to the number of required #accessory# off-street parking spaces and the location and spacing of curb cuts.

(b) Findings

In order to grant such authorization, the Commission shall find that:

- (1) where modifying #bulk# regulations, such modifications shall result in a superior configuration of non-#residential uses# within the #building# than would be feasible by applying the #Special Gowanus Mixed Use District# regulations;

- (3) where modifying ground floor #use# regulations, the advantages of an off-street loading and access outweigh the disadvantages incurred by the interruption of retail continuity; and
- (4) where modifying supplemental #use# and parking regulations, that such modifications would present a limited interruption and would not create serious vehicular traffic congestion that would adversely affect the surrounding area.

Upon completion of the #development#, the #zoning lot# shall remain occupied by #predominantly# non-#residential use#. Such requirements shall be reflected in a notice of restrictions recorded against all tax lots comprising such #zoning lot#, and a copy of such notice shall be provided to the Department of Buildings.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

139-50 **GOWANUS CANAL WATERFRONT ACCESS PLAN**

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

The boundaries of the area comprising the Gowanus Canal Waterfront Access Plan, and the location of certain features mandated or permitted by the Plan, are shown on the maps in Appendix B of this Chapter.

The waterfront access plan has been divided into Parcels as shown on Map 1 of Appendix B of this Chapter, consisting of tax #blocks# and lots existing on [date of referral], as follows:

<u>Parcel 1:</u>	<u>Block 417, Lots 1, 10, 14, 21</u>
<u>Parcel 2:</u>	<u>Block 424, Lots 1, 20</u>
<u>Parcel 3:</u>	<u>Block 431, Lots 1, 2, 5, 6, 7, 12, 17, 43</u>
<u>Parcel 4:</u>	<u>Block 425, Lot 1</u>
	<u>Block 432, Lots 15, 25, 7501</u>
<u>Parcel 5:</u>	<u>Block 439, Lot 1</u>
<u>Parcel 6a:</u>	<u>Block 438, Lot 7</u>
<u>Parcel 6b:</u>	<u>Block 438, Lots 1, 2, 3</u>
	<u>Block 445, Lots 1, 7, 8, 11, 20, 50</u>
<u>Parcel 7:</u>	<u>Block 452, Lots 1, 5, 19</u>
	<u>Block 458, Lot 1</u>
<u>Parcel 8a:</u>	<u>Block 453, Lots 1, 21</u>
<u>Parcel 8b:</u>	<u>Block 453, Lot 26</u>
<u>Parcel 8c:</u>	<u>Block 453, Lots 30, 31, 32, 33, 35, 36, 38, 39, 41, 42, 43, 44, 44, 45, 46,</u>
	<u>48, 49, 50, 51</u>
<u>Parcel 8d:</u>	<u>Block 453, Lot 54</u>
<u>Parcel 9:</u>	<u>Block 967, Lot 1</u>
<u>Parcel 10:</u>	<u>Block 967, Lot 24</u>
<u>Parcel 11:</u>	<u>Block 972, Lots 1, 43, 58</u>
<u>Parcel 12a:</u>	<u>Block 462, Lots 12, 14</u>
<u>Parcel 12b:</u>	<u>Block 462, Lots 6, 8, 9, 42, 44</u>
<u>Parcel 12c:</u>	<u>Block 462, Lots 1, 3, 4, 5, 50, 51</u>
<u>Parcel 13:</u>	<u>Block 466, Lot 19</u>
<u>Parcel 14a:</u>	<u>Block 466, Lots 17, 60</u>
<u>Parcel 14b:</u>	<u>Block 466: Lot 1</u>
<u>Parcel 14c:</u>	<u>Block 466, Lot 46</u>
<u>Parcel 15a:</u>	<u>Block 471, Lot 125</u>
<u>Parcel 15b:</u>	<u>Block 471, Lot 104, 110, 114, 116</u>
<u>Parcel 16:</u>	<u>Block 471, Lots 1,100</u>
<u>Parcel 17:</u>	<u>Block 471, Lot 200</u>

For the purposes of this Section, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

139-51

Area-Wide Modifications

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Gowanus Canal Waterfront Access Plan by the provisions of this Section.

(a) All #waterfront public access areas#

(1) Balconies

Balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) shall be permitted obstructions in #waterfront public access areas#, provided the depth of obstruction is limited to four feet, and provided they are located at or above the floor level of the third #story# above grade of the #building#.

(2) Sun control devices

Awnings and other sun control devices shall be permitted obstructions in #waterfront public access areas#. However, when located at a level higher than the first #story#, excluding a #basement#, all such devices:

- (i) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and
- (ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project.

(3) Kiosks

Where a #supplemental public access area# exceeds 15,000 square feet, a kiosk shall be a permitted obstruction in such #supplemental public access area# with an area up to 400 square feet, including roofed areas.

(b) #Shore public walkways#

(1) Width of circulation paths

#Shore public walkways# shall provide a required circulation path with a minimum clear width of 10 feet. Secondary paths, where provided, shall have a minimum clear width of at least 4.5 feet.

(2) Level of circulation paths

At least 80 percent of a required circulation path shall be located at a level no less than six feet above the #shoreline#. However, up to 40 percent of such required circulation path may be provided below such level when providing access to a “get-down” located no more than two feet above the level of the #shoreline#.

(3) Access to circulation paths

The provisions of paragraph (a)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall apply, except that where a #shore public walkway# is on a #zoning lot# that is adjacent to a #zoning lot# which has not been improved with a #shore public walkway#,

the portion of the circulation path that terminates at the common #zoning lot line# may be located within 40 feet of the shoreline.

In addition, for #zoning lots# adjoining #streets# containing bridge structures, the required connection of circulation paths to such a #street# may be waived by certification by the Department of Transportation, pursuant to Section 139-44 (Bridge Connection Requirements).

(4) Grading

The provisions of paragraph (d)(2) of Section 62-61 (General Provisions Applying to Waterfront Public Access Areas) shall be modified so that within five feet of the edge of any planting area, the grade level of such planting area shall be no more than 36 inches higher or lower than the adjoining level of the pedestrian circulation path.

(c) #Supplemental public access areas#

(1) Required Area

The provisions of Section 62-57 (Requirements for Supplemental Public Access Areas) are modified so that, in #mixed use districts#, a total waterfront public access area equivalent to 20 percent of the #lot area# is required.

(2) Lawns

The provisions of paragraph (c)(1) of Section 62-62 shall be modified so that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. The Commission may authorize use of artificial turf within a lawn pursuant to Section 62-822 (Modification of waterfront public access areas and visual corridor requirements).

Where required, a lawn may be substituted for an athletic field of equivalent size, which may be unplanted, and shall be suitable for active recreational use.

(3) Comfort stations

Where a publicly-accessible comfort station is provided as part of a #development#, the amount of #supplemental public access area# may be reduced by an amount equal to the size of the comfort station, provided that:

- (i) the comfort station has an entrance fronting upon a #waterfront public access area#; and
- (ii) a restrictive declaration, acceptable to the Department of City Planning and Department of Parks and Recreation, shall be executed and recorded, binding the owners, successors and assigns to provide and maintain such comfort station for the life of the #development#.

(d) Screening

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #Gowanus retail and entertainment use#. Where a screening buffer is so waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

(e) #Street# treatment

For #streets#, or portions thereof, located within the Gowanus Canal Waterfront Access Plan, the portion of the #street# that is adjacent to a #shore public walkway# shall be improved as upland access, for a depth equivalent to the adjacent #shore public walkway#. This upland access area shall be designed to include, at a minimum, the following design elements:

- (1) a foot path with a minimum clear width of ten feet, providing a connection to both the sidewalk located in the #street# as well as to the adjacent #zoning lot#;
- (2) eight linear feet of seating complying with Section 62-652 (Seating) for every 30 feet of #shoreline# upon which the #street# fronts; and
- (3) planted areas, containing planting or trees complying with Section 62-655 (Planting and trees) and occupying no less than 25 percent of the continuation area.

The provisions of this paragraph (e) shall not apply to portions of #streets# which will be improved pursuant to a site plan approved prior to [date of adoption].

(f) Bulkheads

Wherever the United States Environmental Protection Agency requires the installation of a bulkhead in a location seaward of the #zoning lot line#, the area located between the #lot line# and bulkhead may be utilized for the purposes of satisfying the #waterfront public access area# requirements of the #zoning lot#. Where the provisions of this paragraph (f) are utilized, the location of the bulkhead shall be considered the #shoreline# for the purposes of providing the required #waterfront public access areas#.

(g) Issuance of foundation permits

Notwithstanding the provisions of Section 62-811 (Waterfront public access and visual corridors), within 18 months of [date of adoption], a foundation permit may be issued for any #development# within the Waterfront Access Plan, upon certification by the Chairperson of the City Planning Commission to the Department of Buildings or Department of Business Services, as applicable, that:

- (1) a remedial action plan has been submitted to the Office of Environmental Remediation or the New York State Department of Environmental Conservation, which includes the #zoning lot# containing the #development#; and
- (2) a site plan has been submitted to the Department of City Planning, depicting that the proposed foundation will not conflict with the basic dimensional requirements of any required #waterfront public access area# or #visual corridor#, and, in addition, that the proposed foundation shall not conflict with any of the site-specific provisions below, based on the applicable Parcel number and Type:

(i) Type 1

For #developments# on Parcels 1, 2, 3, and 9, the site plan shall additionally designate all other potential locations where a #supplemental public access area# could be located, including:

- (a) adjoining each #street# abutting the #shore public walkway#; and
- (b) adjoining the #shore public walkway#.

In addition, for all #developments# on #zoning lots# which are not coterminous with the Parcel boundary, the #waterfront public access area# requirement for the depicted #zoning lot# shall be based on the combined #lot area# of the entire Parcel.

(ii) Type 2

For #developments# on Parcels 4, 5, and 12a, the site plan shall additionally designate any area located landward of the #shore public walkway# as necessary to achieve a 50-foot buffer from the #shoreline#.

(iii) Type 3

For #developments# on Parcels 6a, 6b, 8a, 8b, 8d, 11, 13, 14, 15, and 17, where the #developments# are on #zoning lots# which are not coterminous with the Parcel boundary, the #waterfront public access area# requirement for the depicted #zoning lot# shall be based on the combined #lot area# of the entire Parcel.

An application made pursuant to this paragraph (g) shall include a survey of the #zoning lot# and additional documentation set forth Section 62-80 (SPECIAL REVIEW PROVISIONS), inclusive. Except for excavation and foundation permits permitted by this paragraph (g), no other building permits shall be issued except pursuant to Section 62-811.

139-52
Special Public Access Provisions

The provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified at the following designated locations which are shown on Map 1 in Appendix B of this Chapter.

139-521
Parcels 4, 5, 13, 14 and 15

On Parcels 4, 5, 13, 14 and 15, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 30 feet. The required minimum depth of a #waterfront yard# shall be 30 feet.

139-522
Parcel 8

On Parcels 8a, 8b, and 8d, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 30 feet, except that for #shore public walkways# adjoining the First Street Basin, the minimum width shall be 20 feet. The required minimum depth of a #waterfront yard# shall be 30 feet, except that for #waterfront yards# adjoining the First Street Basin, the minimum depth shall be 20 feet. An area equal to at least 25 percent of the area of the #shore public walkway# shall be planted, and one linear foot of seating shall be provided for every 125 feet of frontage along the Gowanus Canal.

139-523
Parcel 12

On Parcel 12, where a #supplemental public access area# adjoining an #upland connection# or #street# is provided, such #supplemental public access area# shall be permitted to be provided with a maximum width to depth ratio of 3:1, and the longest side shall be permitted to adjoin the #street#.

139-524

Parcel 14

On Parcel 14a, a #supplemental public access area# shall be provided along the entire length of the #lot line# adjoining Parcel 13, connecting the #street# to the #shore public walkway#, and shall comply with the design reference standards applicable to a Type 1 #upland connection# set forth in Section 62-64 (Design Requirements for Upland Connections). Such #supplemental public access area# may coincide with a #visual corridor# required pursuant to Section 139-53 (Special Visual Corridor Provisions).

139-525 **Parcel 17**

On Parcel 17, the total #lot area# utilized in the calculation of required #supplemental public access area# shall include all #zoning lot# portions located within Parcel 17, including portions of a #zoning lot# located within a #street#.

139-53 **Special Visual Corridor Provisions**

The provisions of Sections 62-512 (Dimension of visual corridors) and 64-82 (Modification of Waterfront Regulations Relating to Level of Yards, Visual Corridors and the Ground Floor) shall be modified by the provisions of this Section.

The lowest level of a #visual corridor# shall be determined by establishing a plane connecting the two points along the #street lines# from which the #visual corridor# emanates at an elevation five feet above #curb level# with the two points where the prolonged #street lines# intersect the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first. Such plane shall then continue horizontally seaward from the line of intersection. #Visual corridors# that are not prolongations of mapped #streets# shall be determined by establishing a plane connecting an elevation five feet above #curb level# at the two points along the #lot line# from which the #visual corridor# emanates with the two points of intersection at the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first.

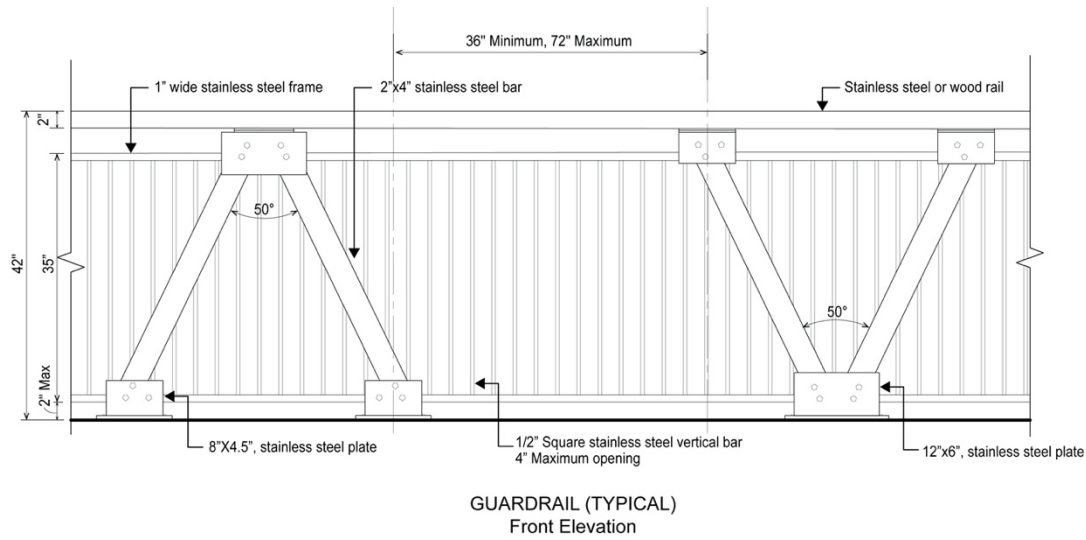
139-54 **Special Design Standards**

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified by the provisions of this Section, inclusive.

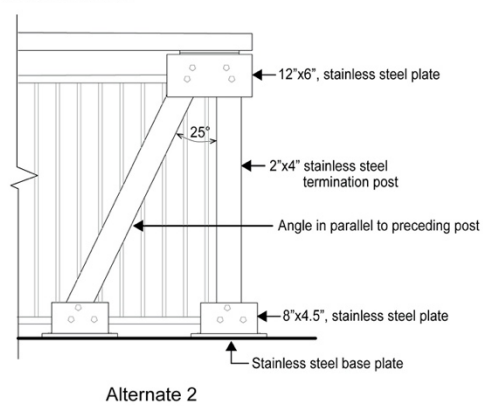
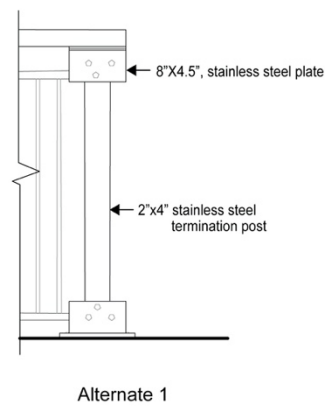
139-541 **Special design standards for guardrails**

In addition to the provisions of paragraph (a) of Section 62-651 (Guardrails, gates and other protective barriers), guardrails shall comply with the illustrations provided in either paragraph (a) or (b) of this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the NYC Department of Parks and Recreation (DPR).

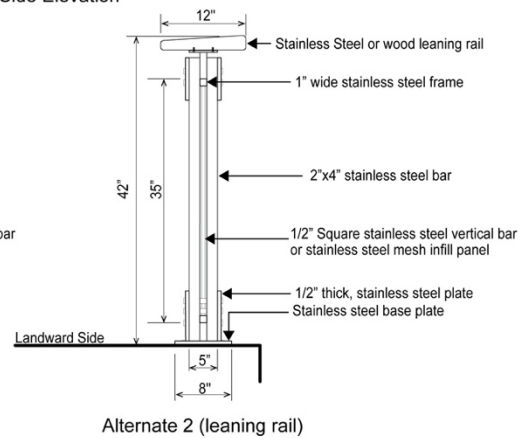
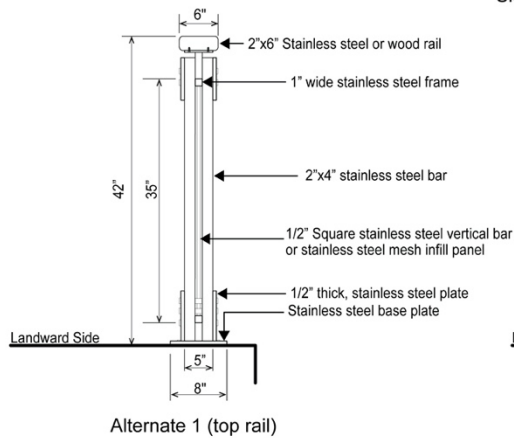
(a) Option 1: vertical bar guardrail



GUARDRAIL TERMINATION
Front Elevation



GUARDRAIL (TYPICAL)
Side Elevation



(b) Option 2: mesh guardrail

Planter ledges, seating walls, and seating steps may be provided, and shall be limited to 50 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Seating depth

For all #waterfront public access areas#, the minimum seat depth requirement of paragraph (b) of Section 62-652 shall be modified to 16 inches.

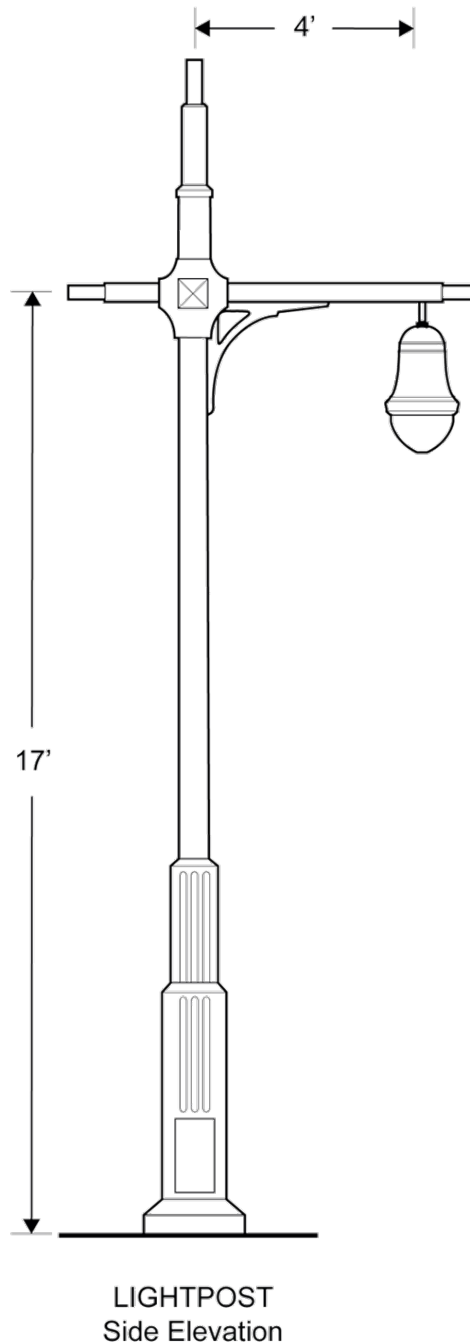
139-543

Special design standards for lighting

The lighting requirements of 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

In addition, fixtures providing the required lighting along any public access area shall comply with the lightpost illustration in this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the by the New York City Department of Transportation (DOT).

Fixtures providing supplemental lighting beyond the requirements of this Section need not comply with this illustration.



The lightpost shall conform to the street lighting standard drawings for a 17 foot “TBTA” short pole with “Tear Drop Luminare” set forth by the DOT.

139-544
Special design standards for planting

The design requirements of paragraph (c)(1) of Section 62-62(c)(1) (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of Section 62-655 (Planting and trees) shall be modified as follows:

- (a) Reduction in planting requirement

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

<u>Amenity</u>	<u>Reduction per feature (in square feet)</u>
<u>Picnic tables</u>	<u>22 square feet</u>

<u>Historic interpretation elements</u>	<u>20 square feet</u>
<u>Public art pieces</u>	<u>100 square feet</u>
<u>Fountains and water features</u>	<u>150 square feet</u>

TABLE 2

<u>Amenity</u>	<u>Ratio of reduction to size of feature (in square feet)</u>
<u>Active recreation courts</u>	<u>1:1</u>
<u>Tot-lots and playgrounds</u>	<u>1:1</u>
<u>Dog runs</u>	<u>1:1</u>
<u>Boat or kayak launches</u>	<u>1:1.5</u>
<u>Interactive water features</u>	<u>1:1.5</u>

(b) Shade tree substitution

Where shade trees are required, no more than one required shade tree may be substituted by a shading element covering at least 450 square feet, when viewed in plan.

139-545
Special design standards for paving

The design reference standards of Section 62-656 (Paving) shall be modified as follows:

(a) #Upland connections#

Paving for driveways and pedestrian paths located within Type 2 #upland connections# shall be subject to the “shared street” standards of the New York City Department of Transportation for roadbeds and sidewalks.

In addition, where a Type 2 #upland connection# is provided with a vehicular turnaround, the paved area of the vehicular turnaround shall be designed with at least two different paving materials, or a single material with at least two different unit paver or slab sizes.

(b) Dimensional requirements

The maximum sizes for unit pavers or concrete slabs shall not apply.

139-55
Special Signage Regulations

Any #accessory sign# that is provided adjacent to any #waterfront public access area# shall be limited to a single non-illuminated #sign#, indicating only the name or address of the #building# or commercial establishment to which it is #accessory#, not exceeding 16 inches in height.

139-56
Special Maintenance and Operation Regulations

The owners of two or more parcels may, either for purposes of certification pursuant to Section 62-811 or at any time thereafter, submit an alternate plan to the Chairperson for the joint maintenance and operation of #waterfront public access areas# on such parcels, through an association or other entity established for this purpose or by other method. Such plan may include, in addition to provisions for maintenance and operation, alternate provisions with

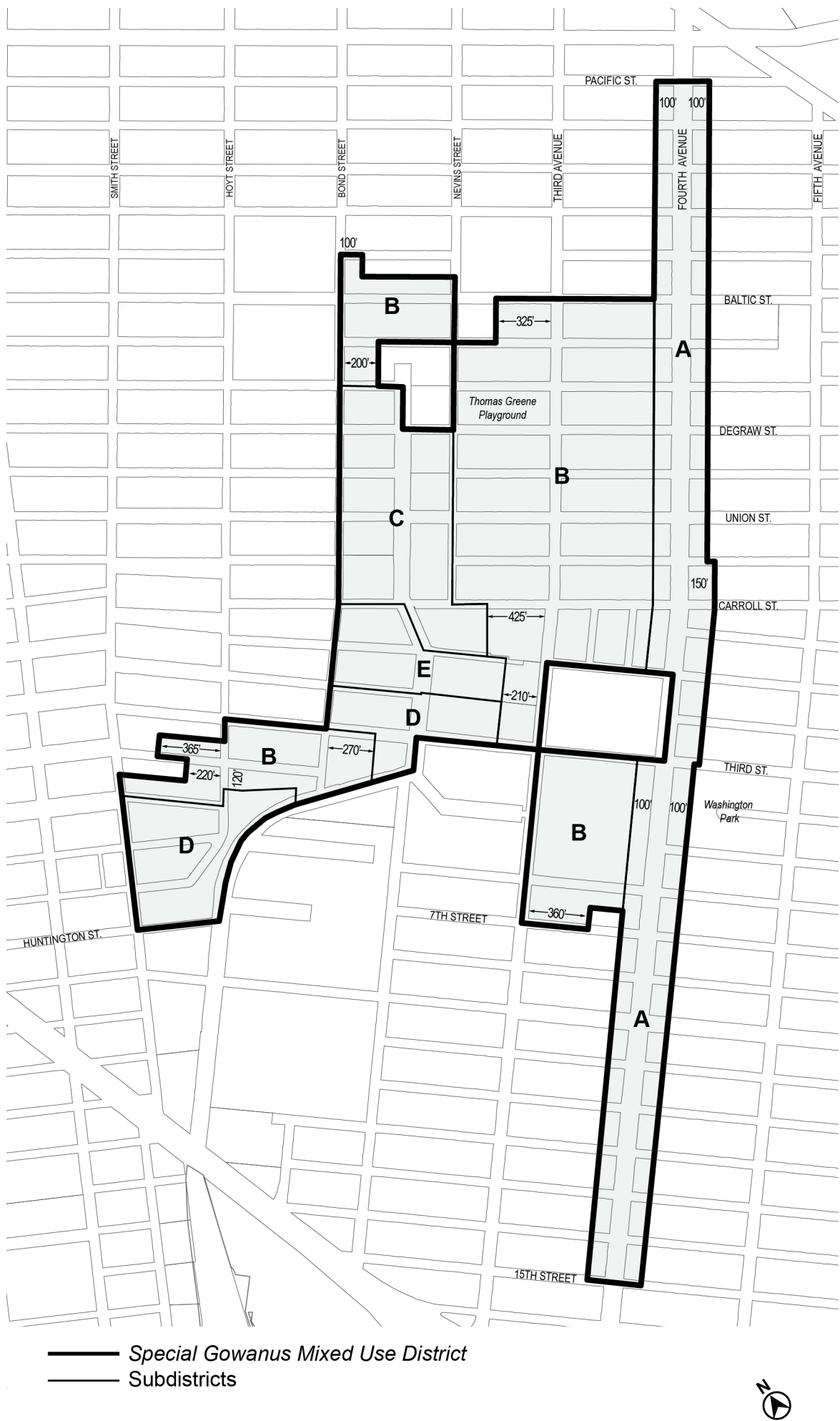
respect to security, liability and any other matters set forth in Section 62-72 (Performance and Maintenance Requirements), as well as special provisions for reporting and monitoring of compliance with obligations for maintenance and operation of the #waterfront public access areas#. Such plan and any instruments as are necessary for its implementation may be approved by the Chairperson and the Commissioner of Parks and Recreation upon a determination that:

- (1) implementation of the plan would enhance maintenance and operation of the waterfront public access areas consistent with the purposes of this Chapter; and
- (2) participation in the plan is available to owners of contiguous parcels identified in Gowanus Canal Waterfront Access Plan on an equal basis.

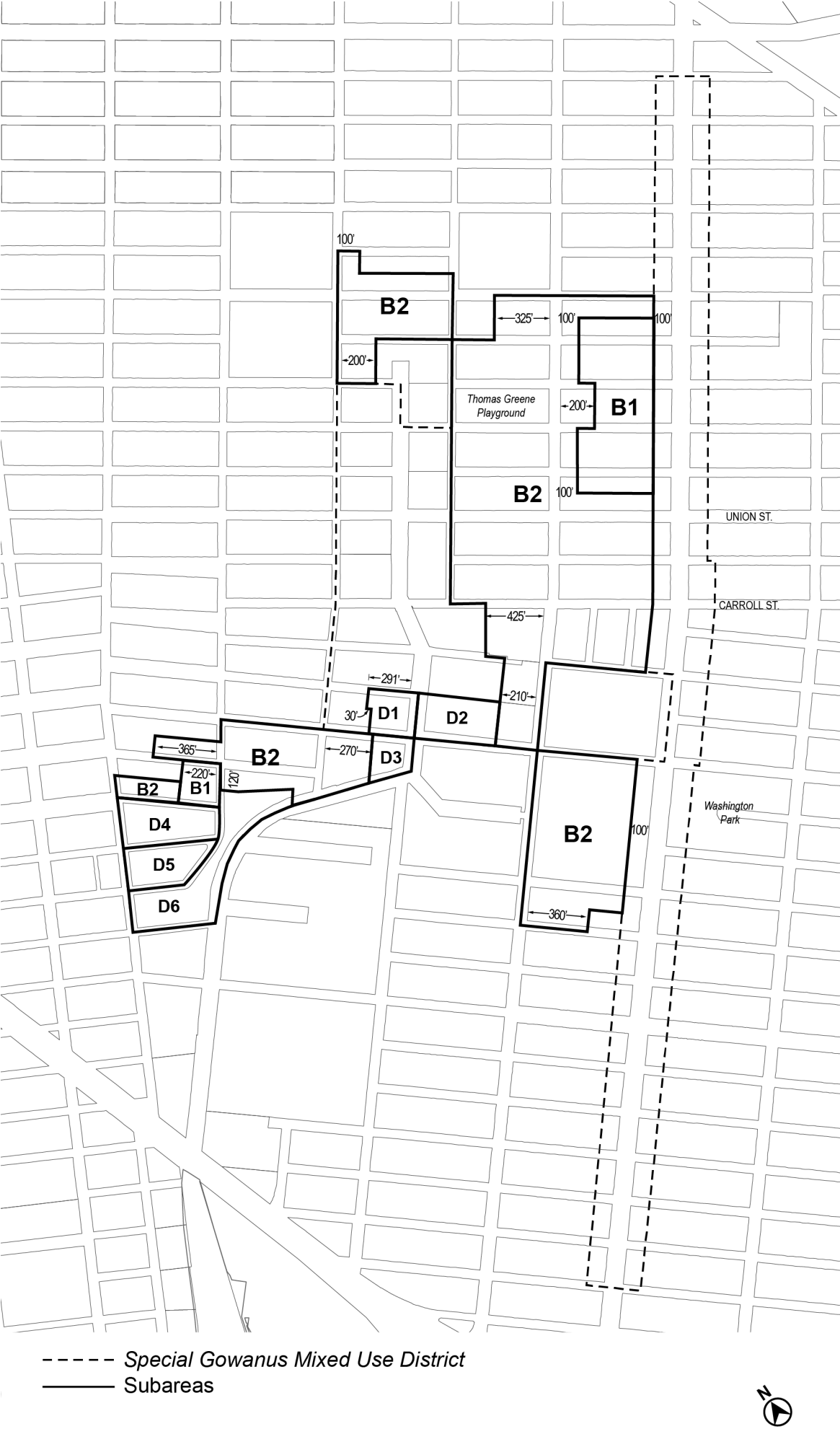
* * *

APPENDIX A
Special Gowanus Mixed Use District Plan

Map 1: Subdistricts



Map 2: Subareas



Map 3: Ground Floor Use Requirements

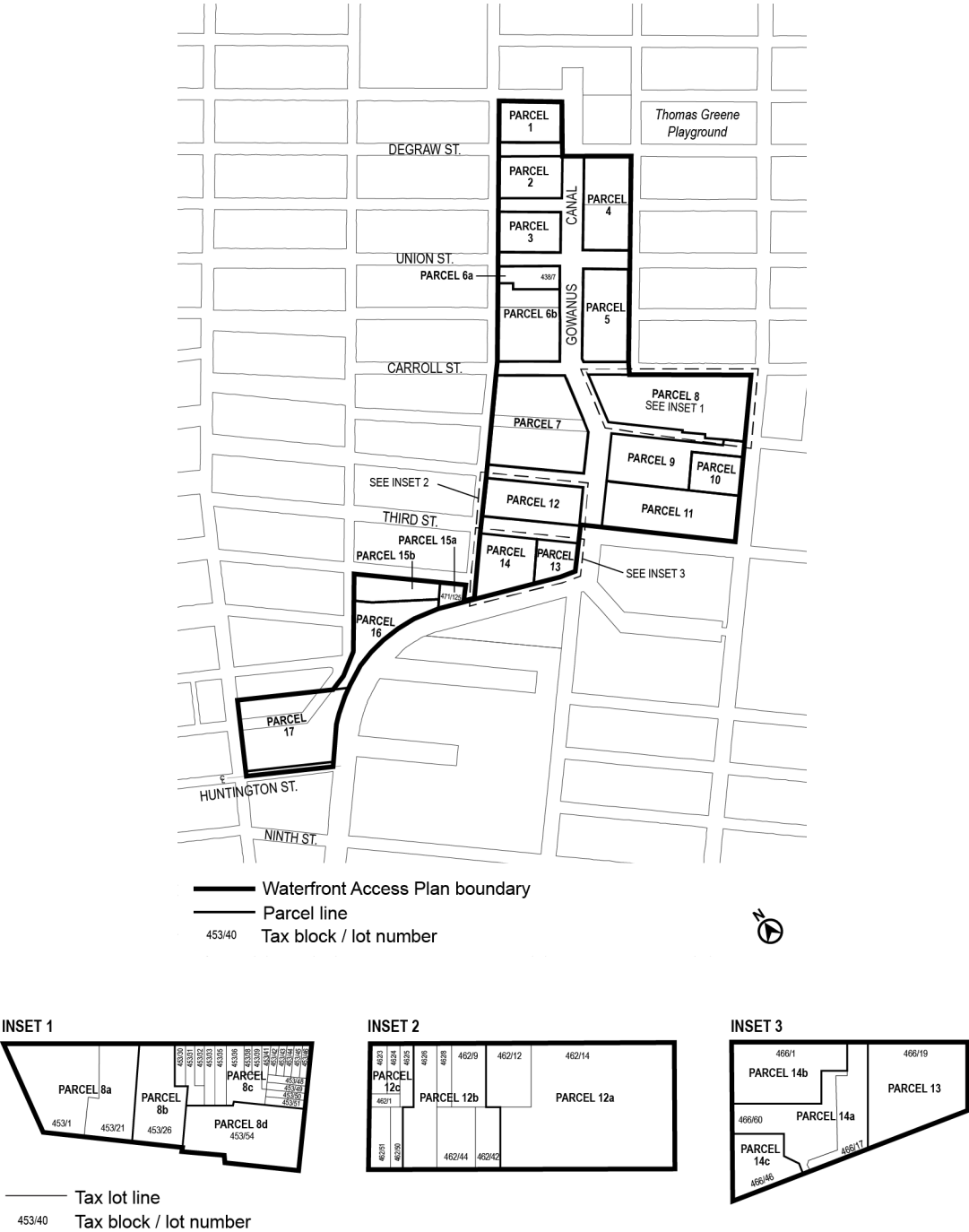


Map 4: Sidewalk Widening Lines

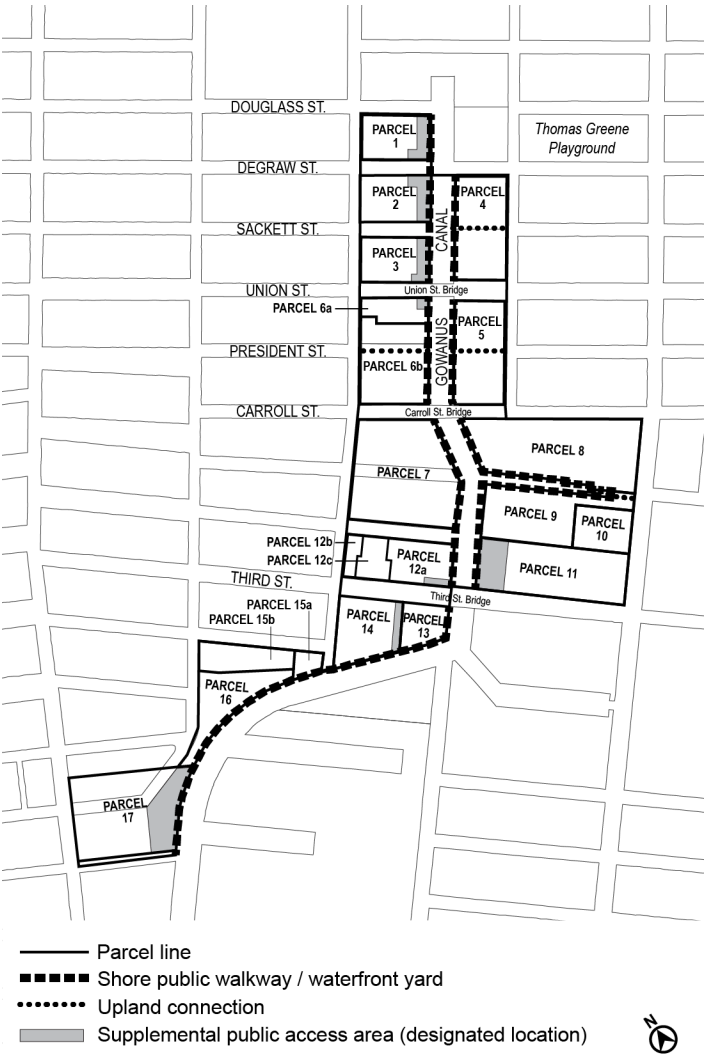


APPENDIX B
Gowanus Canal Waterfront Access Plan

Map 1: Parcel Designation



Map 2: Public Access Elements



Map 3: Designated Visual Corridors



APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

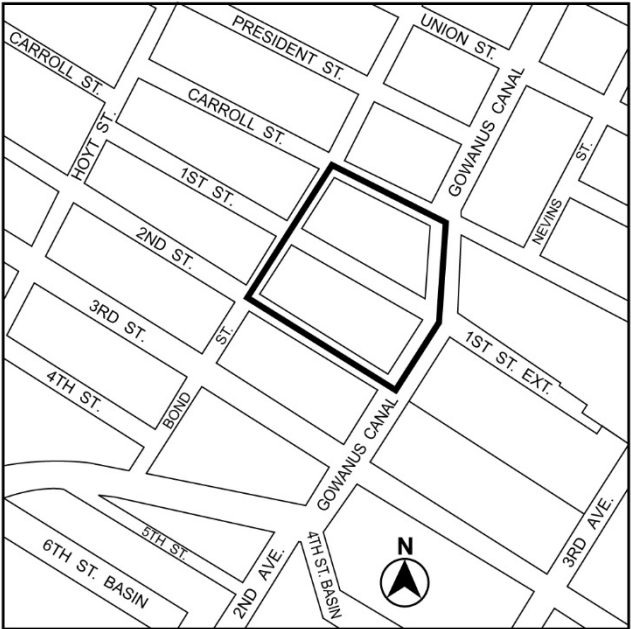
BROOKLYN

* * *

Brooklyn Community District 6

Map 1 - (~~3/11/09~~ [date of adoption])

[EXISTING MAP TO BE DELETED]



[NEW MAP TO BE ADDED]



-  Inclusionary Housing Designated Area
 -  Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
 -  Excluded Area
- Area 2 ([date of adoption]) - MIH Program Option 1, Option 2, and Deep Affordability Option

Portion of Community District 6, Brooklyn

* * *

[END]