



River North (Liberty Towers) DEIS  
Reasonable Worst-Case Development Scenario

# C-1

Reasonable Worst-Case Development Scenario  
RWCDS Table

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Land Use</b>				
<b>Residential</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
Describe type of residential structures	One and two family	Multi-family Elevator	Multi-family Elevator	
No. of dwelling units	4	171	897	726
No. of low- to moderate-income units	0	0	179	179
Gross floor area (sq. ft.)	5,504	128,169	925,069	796,900
<b>Commercial</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	Retail	Retail	
Gross floor area (sq. ft.)	N/A	8,240	28,074	19,834
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
<b>Community Facility</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
<b>Vacant Land</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes", describe:	Site A, B & Lot 68	Site A & L 68		
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	Privately Owned, Publicly-Accessible	
<b>Other Land Uses</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," describe:	N/A	N/A	N/A	
<b>Parking</b>				
<b>Garages</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces	N/A	0	0	
No. of accessory spaces	N/A	58	366	308
Operating hours	N/A	24 hours	24 hours	
Attended or non-attended	N/A	Attended & Self	Attended & Self	
<b>Lots</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
<b>Other (includes street parking)</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," describe:	N/A	N/A	N/A	
<b>Population</b>				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Residents</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify number:	10	429	2,251	1,822
Briefly explain how the number of residents was calculated:	Based on 2014-2018 ACS data, the average household size of a renter-occupied unit is 2.51 for Staten Island Community District 1.			
<b>Businesses</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
No. and type	N/A	Retail & Res	Retail & Res	
No. and type of workers by business	N/A	32	120	89
No. and type of non-residents who are not workers	N/A	N/A	N/A	
Briefly explain how the number of businesses was calculated:	Employment estimated based on 3 employees per 1,000 sf of retail. 1 per 25 DU.			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
<b>Zoning</b>				
Zoning classification	R6 / C2-2 (HS)	R6 / C2-2 (HS)	R7-3 / C2-4 (SG)	
Maximum amount of floor area that can be developed	Residential: 2.43 Commercial: 2.00	Residential: 2.43 Commercial: 2.00	Residential: 6.00 Commercial: 2.00	Residential: + 3.57
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial/ Residential	Commercial/ Residential	Commercial/ Residential	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Part III - RWCDs Analysis Framework Spreadsheet (Site Specific Only)**

Existing																																												
Site	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height (ft)		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU	Market-rate DU	Parking									
							Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF					GSF	ZSF	GSF	ZSF	Residential	Commercial	Community			
Site A	24 Stuy Pl	13	100, 103, 104	8,750, 4,000, 26,655	39,771	R6 / C2-2 (HS)	0.00, 0.00, 0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	N/A	0	70 ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Site B	178 Richmond Terr	13	75, 78, 79, 80, 81, 82, 92	4,750, 1,802, 1,837, 1,872, 1,698, 21,750, 16,088	49,530	R6 / C2-2 (HS)	0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00	4.80	0.00	2.43	0.00	2.00	0.00	4.80	0.00	0.00	N/A	0	Sky Exposure Plane Starts at 60 ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Projected Dev Site 1	198-208 Richmond Terr	13	68, 71, 73	5,756, 5,400, 4,796	5,756, 5,400, 4,796	R6 / C2-2 (HS)	0.00, 0.42, 0.62	4.80	0.00	2.43	0.00	2.00	0.00	4.80	0.00	0.00	2.5	7	25	75	2,359, 3,145	2,241, 2,988	2,359, 3,145	2,241, 2,988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL				105,154	105,253															5,504	5,229	5,504	5,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				

"Lot Size SF" per PLUTO. "Projected Lot Areas" based on survey commissioned by Applicant on Sites A and B

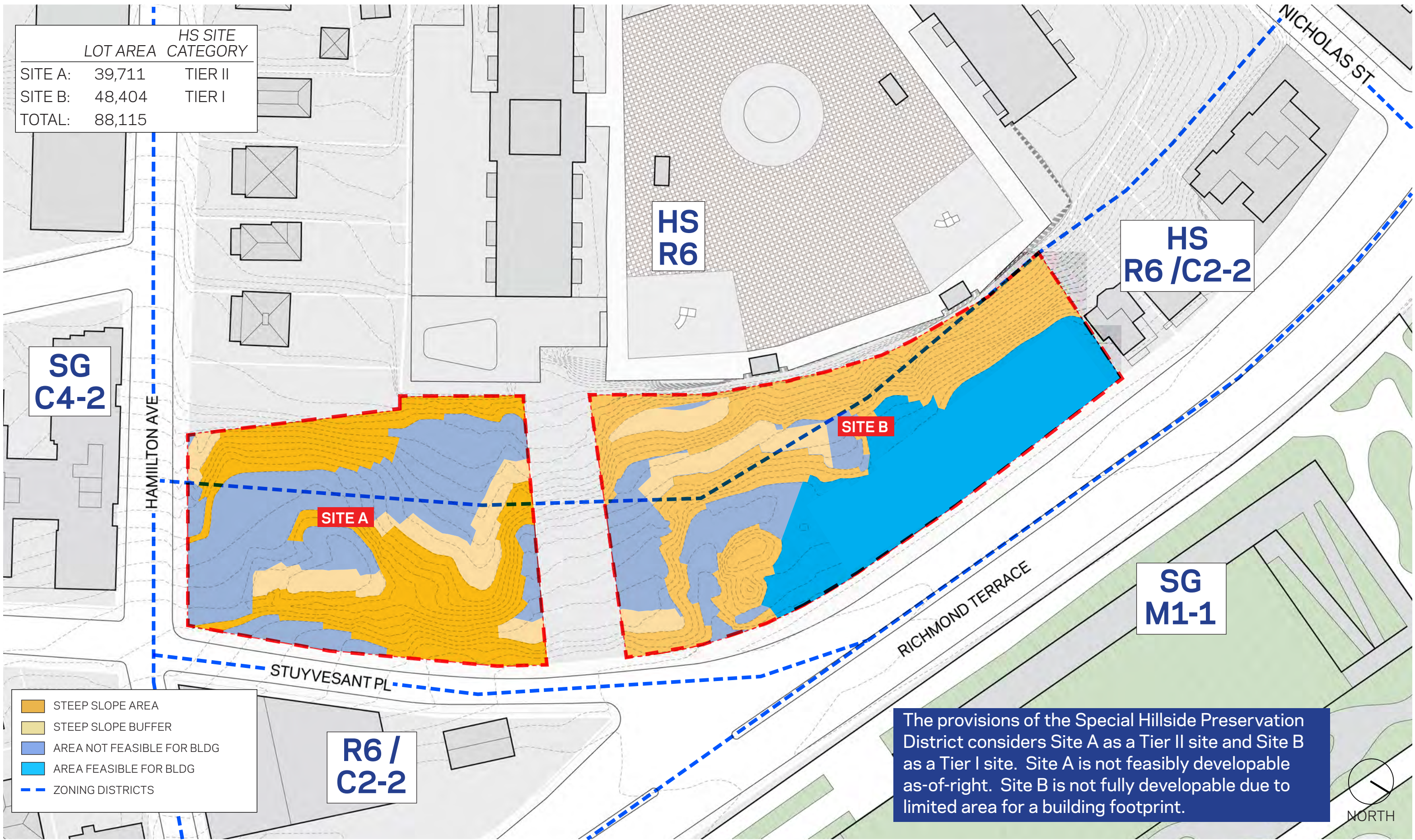
No-Action Scenario																																									
Site	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height (ft)		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU	Market-rate DU	Parking						
							Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF					GSF	ZSF	Residential	Commercial	Community		
Site A	24 Stuy Pl	13	100, 103, 104	8,750, 4,000, 26,655	39,771	R6 / C2-2 (HS)	0.00		0.00		0.00		0.00		0.00		0	N/A	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Site B	178 Richmond Terr	13	75, 78, 79, 80, 81, 82, 92	4,750, 1,802, 1,837, 1,872, 1,698, 21,750, 16,088	49,530	R6 / C2-2 (HS)	2.33	4.80	2.16	2.43	0.16	2.00	0.00	4.80	0.00	0.00	12	N/A	136 +30 BH	Sky Exposure Plane Starts at 60 ft	143,030	115,202	122,665	107,203	8,240	7,999	0	0	0	0	0	0	0	0	12,125	167	0	167	Req'd: 104 Onsite: 29 Offsite: 76	Req'd: 27 Onsite: 0 Offsite: 27	0
Projected Dev Site 2	198-208 Richmond Terr	13	68, 71, 73	5,756, 5,400, 4,796	5,756, 5,400, 4,796	R6 / C2-2 (HS)	0.00, 0.42, 0.62	4.80	0.00, 0.42, 0.62	2.43	0.00	2.00	0.00, 0.00	4.80	0.00, 0.00	0, 2.5, 3	7	25, 30	75	0, 2,359, 3,145	0, 2,241, 2,988	0, 2,359, 3,145	0, 2,241, 2,988	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	0, 0	0, 0	0, 0	0, 0
TOTAL				105,154	105,253															148,534	120,431	128,169	112,432	8,240	7,999	0	0	0	0	0	0	0	12,125	171	0	171	31	27	0		

"Lot Size SF" per PLUTO. "Projected Lot Areas" based on survey commissioned by Applicant

With-Action Scenario																																									
Site	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height (ft)		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Total Affordable DU	Affordable DU (@ or below 80% AMI)	Market-rate DU	Parking				
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF						GSF	ZSF	GSF	ZSF	GSF
Site A	24 Stuy Pl	13	100, 103, 104	8,750, 4,000, 26,655		R6 / C2-2 (HS)	R7-3 / C2-4 (SG)											Bldg 1: 26	Underlying Zoning: 13	296 (271 +25 BH)	W/ Text Amndmnt: 185	396,016	282,085	325,310	282,085	11,888	0	0	0	0	0	0	58,818	348	105	70	243				
Site B	178 Richmond Terr	13	75, 78, 79, 80, 81, 82, 92	4,750, 1,802, 1,837, 1,872, 1,698, 21,750, 16,088	98,669	R6 / C2-2 (HS)	R7-3 / C2-4 (SG)	6.03	6.00	5.96	6.00	0.07	2.00	0.00	5.00	0.00	0.00	Bldg 2: 25	W/Special Permit: 26	270 (245 +25 BH)	W/Special Permit: 288'+BH	237,559	203,010	235,457	203,010	2,102	0	0	0	0	0	0	0	0	313	94	63	219	343	23	0
Projected Dev Site 2	198-208 Richmond Terr	13	68, 71, 73	5,756, 5,400, 4,796	15,952	R6 / C2-2 (HS)	R7-3 / C2-4 (SG)	6.00	6.00	5.70	6.00	0.30	2.00	0.00	5.00	0.00	0.00	Bldg 3: 11	W/ Text Amndmnt: 185	157 (132 +25 BH)	W/ Text Amndmnt: 185	173,646	109,884	127,027	103,010	9,155	6,874	0	0	0	0	0	0	37,464	136	41	27	95	43	0	0
TOTAL				114,582	114,621																925,069	690,691	787,813	679,031	28,074	11,660	0	0	0	0	0	0	109,182	897	270	179	627	386	23	0	
INCREMENT				9,428	9,368																776,535	570,260	659,644	566,599	19,834	3,661	0	0	0	0	0	0	97,057	726	270	179	456	355	(4)	0	

# C-2

Reasonable Worst-Case Development Scenario  
No-Action Drawings



	LOT AREA	HS SITE CATEGORY
SITE A:	39,711	TIER II
SITE B:	48,404	TIER I
TOTAL:	88,115	

- STEEP SLOPE AREA
- STEEP SLOPE BUFFER
- AREA NOT FEASIBLE FOR BLDG
- AREA FEASIBLE FOR BLDG
- ZONING DISTRICTS

The provisions of the Special Hillside Preservation District considers Site A as a Tier II site and Site B as a Tier I site. Site A is not feasibly developable as-of-right. Site B is not fully developable due to limited area for a building footprint.



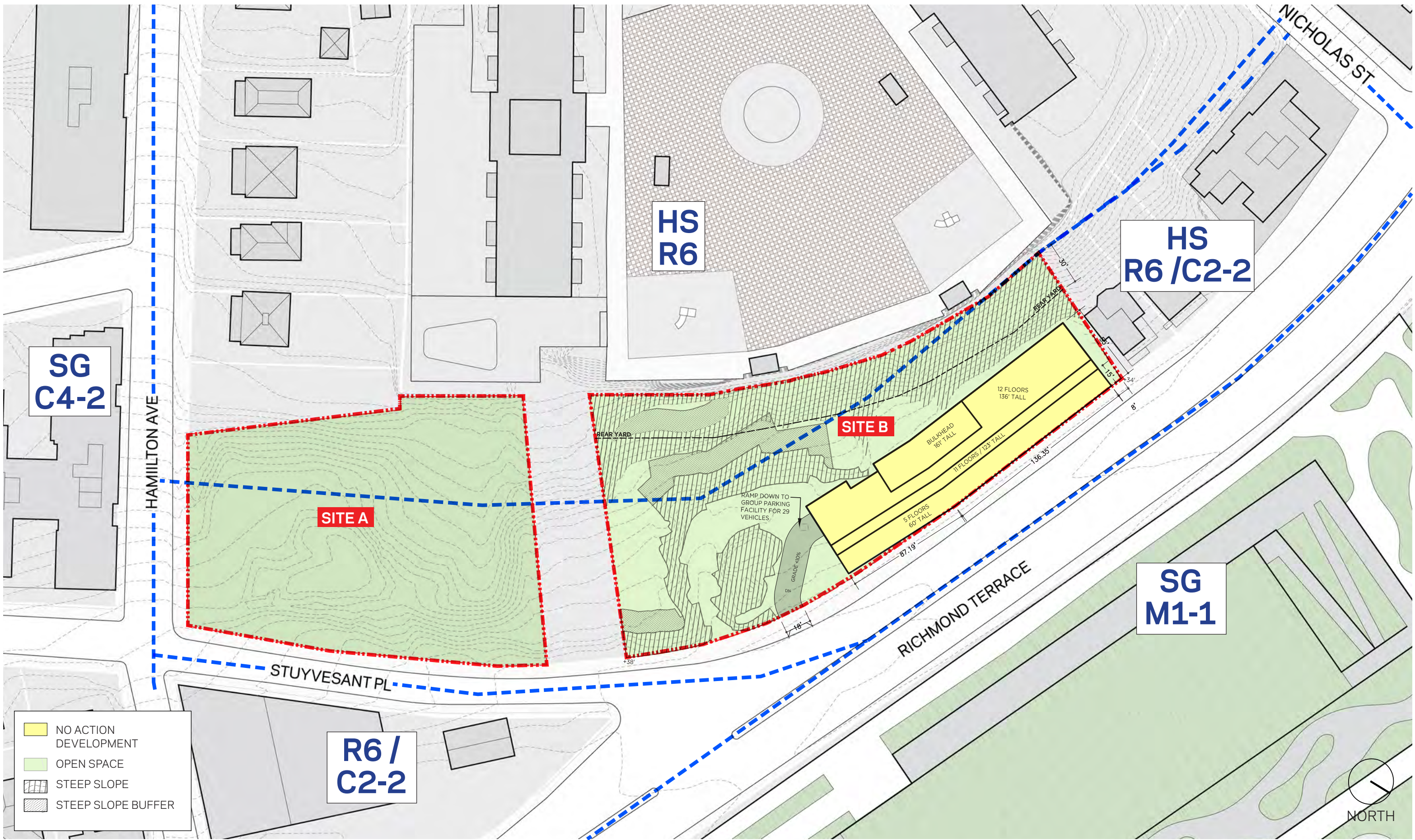
SCALE: 1:60

NOTE: Building heights are measured from respective building ground floors

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River North Madison Realty Capital

**EXHIBIT 1C: STEEP SLOPE TIER I & TIER II ANALYSIS**

**MADISON REALTY CAPITAL**



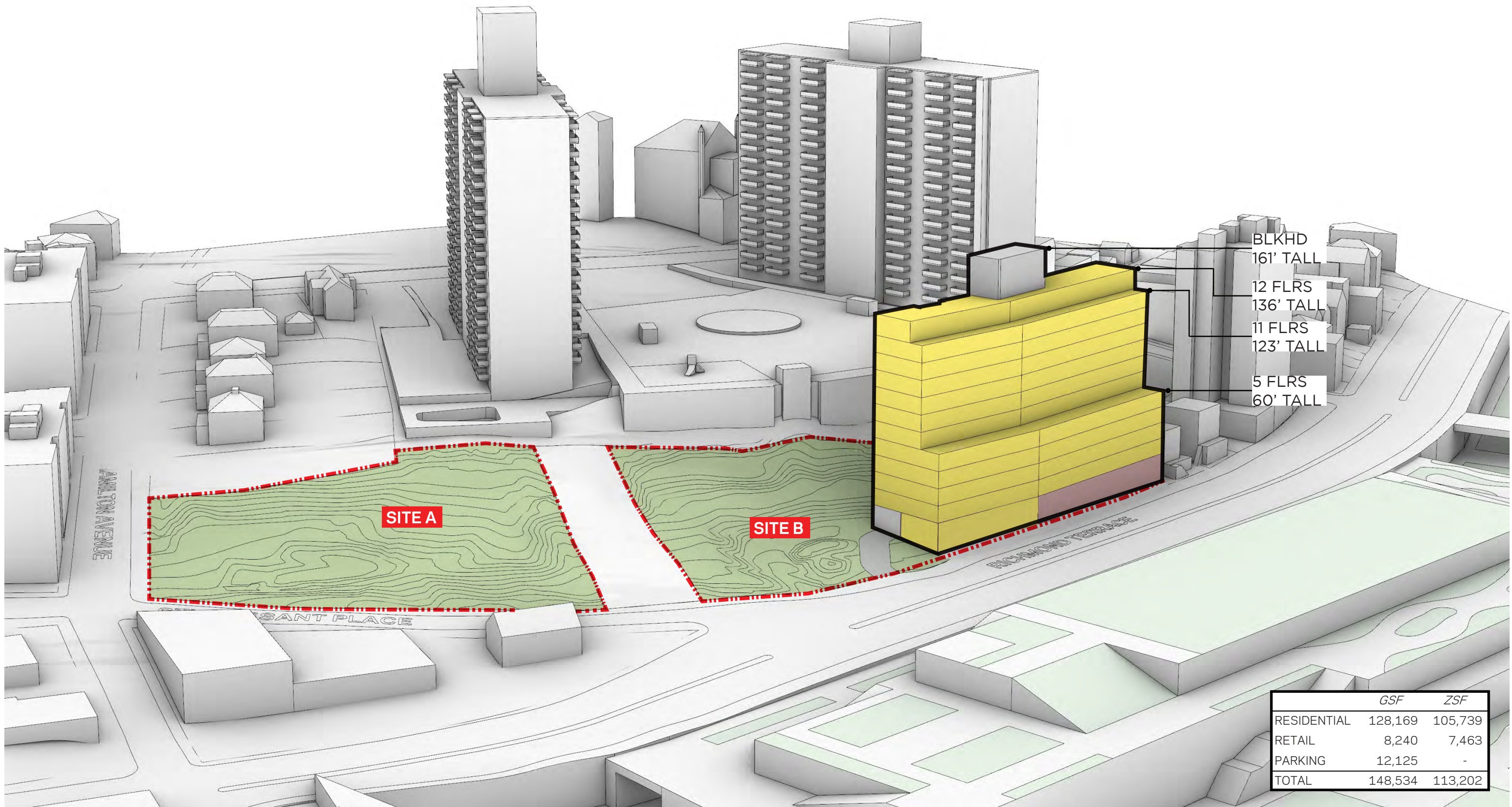
SCALE: 1:60

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**EXHIBIT 1A: AS-OF-RIGHT DEVELOPMENT SITE PLAN**

NOTE: Building heights are measured from respective building ground floors





	<i>GSF</i>	<i>ZSF</i>
RESIDENTIAL	128,169	105,739
RETAIL	8,240	7,463
PARKING	12,125	-
<b>TOTAL</b>	<b>148,534</b>	<b>113,202</b>

Floor	Height	Elevation	Total		Retail		Residential	
			GSF	ZSF	GSF	ZSF	GSF	ZSF
Bkhd		161.00						
Roof	25.00	136.00	-	-				
12	14.00	122.00	7,252	7,034			7,252	7,034
11	12.00	110.00	8,681	8,421			8,681	8,421
10	10.00	100.00	8,681	8,421			8,681	8,421
9	10.00	90.00	8,681	8,421			8,681	8,421
8	10.00	80.00	8,681	8,421			8,681	8,421
7	10.00	70.00	8,681	8,421			8,681	8,421
6	10.00	60.00	8,681	8,421			8,681	8,421
5	12.00	48.00	12,125	11,761			12,125	11,761
4	10.00	38.00	12,125	11,761			12,125	11,761
3	10.00	28.00	12,125	11,761			12,125	11,761
2	10.00	18.00	12,125	11,761			12,125	11,761
1	18.00	0.00	10,892	10,599	8,240	7,999	2,652	2,600
Above ground total			<b>118,730</b>	<b>115,202</b>	8,240	7,999	<b>110,490</b>	<b>107,203</b>
C1	20.00	(20.00)	12,125				12,175	
Total			<b>130,855</b>	<b>115,202</b>	8,240	7,999	122,665	107,203

Note: Assume 3% mechanical deduction for residential and retail use

Number of Units	107 Units (1 Unite per 1,000 ZSF)
Permitted Units	169 680 Dwelling unit Factor
Res Parking Requirement	70% Development Units
Res Parking Spaces Req'd	75
Retail Parking Req'd	1 space per 200 sf for food stores greater than 2,000 SF
Retail Parking Spaces Req'd	40
Total Parking Spaces Req'd	115 of zoning lot pursuant to 25-52 29 spaces provided onsite remainder provided offsite within 600'

Int ACL	36
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Zoning District	R6
Lot Area	48,404
Proposed Non-Res Coverage	-
Existing Non-Res Coverage	-
Existing Residential Coverage	-
Proposed Residential Coverage	<b>12,125</b>
Total Residential Lot Coverage	12,125
Total Lot Coverage	12,125
Covered Open Space	
Open Space	36,279
Open Space Provided	<b>36,279</b>
<b>Floor Area:</b>	
Existing Residential	-
Proposed Residential	<b>107,203</b>
Existing Commercial	-
Proposed Commercial	7,999
Existing Community Facility	-
Proposed Community Facility	-
Total Residential	107,203
Total Commercial	7,999
Total Community Facility	-
<b>TOTAL</b>	<b>115,202</b>
<b>Floor Area Permitted:</b>	
Residential	
FAR Height Factor	10
Residential Max FAR @ HF	2.38
Max Residential FA Permitted	<b>115,202</b>
Community Facility	
Community Facility Max FAR	4.80
Community Facility Max FA Permitted	232,339
<b>Open Space Required:</b>	
OSR Height Factor	9
OSR Required	31.5%
<b>OS Required</b>	<b>33,769</b>

Notes:
Bldg C - Only
Bldgs Partial A, B & D
Maximum 10% Of un-covered OS
Bldgs Partial A, B & D
Bldg C - Only
HF = Total Proposed ZFA / Total LC
Per ZR 23-151
Max Res ZFA = FAR x Lot Area
Per ZR-24-11
Max CF ZFA = FAR x Lot Area
OSR HF = Total Res ZFA / Total Res LC
Per ZR 23-151
OS Req = Total Res ZFA x OSR

# C-3

Reasonable Worst-Case Development Scenario  
No-Build Projects

**Appendix E – Table 1: Residential and Open Space No-Build Developments within the Study Area**

Site No.	Site/Project <sup>1,2</sup>	Block	Lot(s)	Dwelling Units (DU)	Residents <sup>3,4</sup>	Within Open Space Study Area	Within Socioeconomic Study Area
<b>Beyond 400 Feet of the Project Area and Within the Socioeconomic Study Area</b>							
1	Lighthouse Point	1	60, 7504	115	289	X	X
2	38 Bay Street	5	92	49	147	X	X
3	Bay Street Corridor Projected Development Site 9	500	16, 18, 20, 22, 24	66	166		X
4	Stapleton Waterfront Phase III (A & B1)	487	100	627	1,574		X
5	Pavilion Hill Terrace/ 12 Van Duzer Street	569	55	10	25		X
6	Bay Street Corridor Projected Development Site 1	488	71	47	118		X
7	Bay Street Corridor Projected Development Site 3	488	9	204	512		X
8	Bay Street Corridor Projected Development Site 6	489	5	32	80		X
9	URBY Navy Pier Court-Phase 1B/8	487	7501, 7502	379	951		X
10	533 Bay Street	490	4	67	102 <sup>5</sup>		X
11	Bay Street Corridor Projected Development Site 11	505	4, 51	80	201		X
12	Bay Street Corridor Projected Development Site 13	505	22, 24, 25	39	98		X
13	Bay Street Corridor Projected Development Site 14	505	18	14	35		X
14	Bay Street Corridor Projected Development Site 16	508	22, 23, 24	14	35		X
15	Bay Street Corridor Projected Development Site 17	509	1, 4, 8	140	351		X

16	Canal Street Corridor Projected Development Site 22	527	49	85	213		X
17	Canal Street Corridor Projected Development Site 23	527	50, 52	26	65		X
18 <sup>6</sup>	Canal Street Corridor Projected Development Site 25	527	65, 66, 68, 70	36	90		X

*Notes:*

<sup>1</sup> Bay Street Corridor and Canal Street Corridor Projected Development Sites as well as Stapleton Waterfront Phase III (A & B1) that would be built by the 2025 analysis year were included in the No-Build analysis (Bay Street Rezoning & Related Actions FEIS, CEQR No.: 16DCP156R).

<sup>2</sup> Pavilion Hill Terrace/ 12 Van Duzer Street, URBV Navy Pier Court-Phase 1B/8, and 533 Bay Street are development projects in the No-Action Condition from the Bay Street Rezoning & Related Actions FEIS (CEQR No.: 16DCP156R) that would be built by the 2025 analysis year.

<sup>3</sup> Assumes 2.51 persons per DU for residential units in Staten Island Community District 1 (average household size of renter-occupied unit).

<sup>4</sup> 38 Bay Street (Map ID No. 2) assumed 2.99 persons per DU for residential units in Staten Island Community District 1 (average household size of owner-occupied unit).

<sup>5</sup> Assumes 66 affordable independent residences for seniors (AIRS) at a household size of 1.5 and one superintendent's unit at community district median household size of 2.51.

<sup>6</sup> Canal Street Corridor Projected Development Site 25 is identified in the Bay Street Corridor FEIS as Block 527, Lots 65, 66, 68, and 70; however, since the publication of the Bay Street Corridor FEIS, these lots have been merged into Lot 65.