

APPENDIX B

Table B
LSRD Zoning Calculations

| Parcel | 4 | 5 | 6A | 6B ¹ | 7 ¹ | Total | Notes |
|-------------------------|--|--|---------------|--------------------|----------------|---------|---------------------------|
| Stage (approved) | V (1985,1986), VI (1995) | III (1977) | II (1973) | IV (1982) | I (1972) | | |
| Block | 248 | 247 | 246 | 246 | 245 | | |
| Lot | 15, 70, 76 | 1, 2 | 1, 5 | Condo 1001-1057 | 1 | | |
| ZR Section | Item | | | | | | |
| ZONING DISTRICT | | C6-4 | C6-4 | C6-4 | C6-4 | C6-4 | Map 12d |
| LOT AREA | | 69,210 | 145,031 | 71,357 | 53,821 | 31,657 | 371,076 |
| 32-00 | USES PERMITTED | Use groups 1-2 (residential); 3-4 (community facility); 5-12 (retail & commercial) | | | | | |
| | USES PROPOSED | | | | | | |
| | Existing Uses | UG 2, 3, 4, 6 | UG 2, 6 | UG 2 | 2 | 2 | UG 2, 3, 4, 6 Complies |
| | New Building Uses | UG 2, 6 | UG 2, 3, 4, 6 | UG 2, 6 | 2 | 2 | UG 2, 3, 4, 6 Complies |
| | Uses Total | UG 2, 3, 4, 6 | UG 2, 3, 4, 6 | UG 2, 6 | 2 | 2 | UG 2, 2, 4, 6 Complies |
| 35-31 | FAR PERMITTED | | | | | | |
| 33-122, 23-15, | Residential | 10 | 10 | 10 | 10 | 10 | 10 |
| 33-123, 35-23, | Community Facility | 10 | 10 | 10 | 10 | 10 | 10 |
| 23-154(a), 23-90 | Commercial | 10 | 10 | 10 | 10 | 10 | 10 |
| | Residential Incl. Housing Bonus | 2 | 2 | 2 | 2 | 2 | 2 |
| | Maximum Total | 12 | 12 | 12 | 12 | 12 | 12 |
| | FAR PROPOSED (New and Existing) | | | | | | |
| | Residential | 11.43 | 11.84 | 11.97 | 1.22 | 8.78 | 9.99 Complies |
| | Community Facility | 0.38 | 0.11 | 0.00 | 0.00 | 0.17 | 0.13 Complies |
| | Commercial | 0.19 | 0.05 | 0.03 | 0.00 | 0.00 | 0.06 Complies |
| | Maximum Total | 12.00 | 12.00 | 12.00 | 1.22 | 8.96 | 10.18 Complies |
| | FLOOR AREA PERMITTED | | | | | | |
| | Residential | 692,100 | 1,450,310 | 713,570 | 538,210 | 316,570 | 3,710,760 |
| | Community Facility | 692,100 | 1,450,310 | 713,570 | 538,210 | 316,570 | 3,710,760 |
| | Commercial | 692,100 | 1,450,310 | 713,570 | 538,210 | 316,570 | 3,710,760 |
| | Residential Inclusionary | 138,420 | 290,062 | 142,714 | 107,642 | 63,314 | 742,152 |
| | Maximum Total | 830,520 | 1,740,372 | 856,284 | 645,852 | 379,884 | 4,452,912 |

¹ **Note:**

Parcels 6B and 7 are within the LSRD, but are not being modified in conjunction with the proposed projects.

Table B (cont'd)
LSRD Zoning Calculations

| Parcel | 4 | 5 | 6A | 6B | 7 | Total | Notes |
|----------------------------|-----------|-----------|---------|--------|---------|-----------|----------|
| FLOOR AREA PROPOSED | | | | | | | |
| Residential | | | | | | | |
| Existing (to remain) | 289,561 | 611,348 | 262,877 | 65,793 | 278,000 | 1,507,579 | Complies |
| New | 501,518 | 1,105,319 | 590,992 | 0 | 0 | 2,197,829 | Complies |
| Total | 791,079 | 1,716,667 | 853,869 | 65,793 | 278,000 | 3,705,408 | Complies |
| Community Facility | | | | | | | |
| Existing (to remain) | 26,322 | 0 | 0 | 0 | 5,500 | 31,822 | Complies |
| New | 0 | 16,362 | 0 | 0 | 0 | 16,362 | Complies |
| Total | 26,322 | 16,362 | 0 | 0 | 5,500 | 48,184 | Complies |
| Commercial | | | | | | | |
| Existing (to remain) | 10,726 | 2,024 | 0 | 0 | 0 | 12,750 | Complies |
| New | 2,393 | 5,319 | 2,415 | 0 | 0 | 10,127 | Complies |
| Total | 13,119 | 7,343 | 2,415 | 0 | 0 | 22,877 | Complies |
| Total | | | | | | | |
| Existing (to remain) | -296,480 | 613,372 | 262,877 | 65,793 | 283,500 | 929,062 | Complies |
| New | 1,127,000 | 1,127,000 | 593,407 | 0 | 0 | 2,847,407 | Complies |
| Total | 830,520 | 1,740,372 | 856,284 | 65,793 | 283,500 | 3,776,469 | Complies |

| | | | | | | | | |
|-------|---------------------|---|---------|--------|--------|--------|---------|----------------|
| 12-10 | LOT COVERAGE | Not applicable – LSRD refers to “lot coverage” for Urban Renewal purposes (Expired) | | | | | | |
| | Required | Not applicable – LSRD refers to “lot coverage” for Urban Renewal purposes (Expired) | | | | | | |
| | Proposed | Not applicable – LSRD refers to “lot coverage” for Urban Renewal purposes (Expired) | | | | | | |
| | Existing | 25,728 | 24,335 | 13,836 | 21,931 | 10,563 | 96,393 | Not Applicable |
| | New | 5,952 | 31,008 | 15,696 | 0 | 0 | 52,656 | Not Applicable |
| | Total | 31,680 | 55,343 | 29,532 | 21,931 | 10,563 | 149,049 | Not Applicable |
| 12-10 | OPEN SPACE | Not applicable | | | | | | |
| | Required | Not applicable | | | | | | |
| | Existing | 43,920 | 120,696 | 57,521 | 31,890 | 21,094 | 275,121 | Not Applicable |
| | Proposed | 37,530 | 89,688 | 41,825 | 31,890 | 21,094 | 222,027 | Not Applicable |

Table B (cont'd)
LSRD Zoning Calculations

| | Parcel | 4 | 5 | 6A | 6B | 7 | Notes |
|--------------------------|-----------------------------|--|---|--|--|---|---|
| 35-50 | YARDS | | | | | | |
| 33-20, 23-40 | Required | No front of side yards required; min. 8' side yard if provided. No rear yard required in R10 equivalent where rear lot line coincides with a side lot line of adjoining lot. | No front of side yards required; min. 8' side yard if provided. Rear yard equivalent required. | No front of side yards required; min. 8' side yard if provided. Along rear lot line, required residential yard depth of 30' and required commercial rear yard depth of 20'. | No front of side yards required; min. 8' side yard if provided. 30' rear yard required at the rear lot line. | No front of side yards required; min. 8' side yard if provided. 30' rear yard required at the rear lot line. | * Waiver #5 (CP21885) |
| | Proposed | No front or rear yards provided; side yard provided in excess of 8'. | Rear yard equivalent provided. | <u>Rear Yards:</u> Rear yards greater than 30' provided all rear lot lines. <u>Side Yards:</u> Building 6A-1 provides minimum side yard depth of 30'-4". Building 6A-2 does not provide side yards. <u>Front Yard:</u> Provided along South Street; not provided along Clinton Street. | Minimum yards not provided** | Minimum yards not provided*** | ** Waiver #8 (N 830316 ZAM) *** Waiver #2 (CP21885) |
| 23-65 35-60, 35-63 | HEIGHT & SETBACK | | | | | | |
| 33-40, 23-60 | Required | 15' minimum tower setback 2.7 to 1 sky exposure plane from narrow street above 85'. | <u>Cherry Street (Wide Street):</u> Max Street Wall 85', Min 10' setback, sky Exposure Plane 5.6:1, except for towers. <u>South Street (Narrow Street):</u> Max Street Wall 85', Min 15' setback, sky exposure plane 2.7:1, except for towers. | <u>Clinton Street:</u> Above 85', 10' minimum tower setback; 5.6:1 sky exposure plane. <u>South Street:</u> Above 85', 15' minimum tower setback; 2.7:1 sky exposure plane. | 15' minimum setback 5.6 to 1 sky exposure plane from wide street above 85'. | 15'/20' minimum setback 5.6/2.7 to 1 sky exposure plane from wide/narrow street above 85'. | * Waiver #10 (N850737 ZAM) & #12 (C 950078 ZSM) ** Waiver #7 (C760143 ZLM) |
| | Proposed | <u>Cherry Street:</u> 15' setback at 51.5'; <u>South Street:</u> 40' setback above 40'; <u>Rutgers Slip:</u> Building 4-4 provides 15' setback; Buildings 4-3 & 4-1 provide 8.14' & 8.08' setbacks; Building 4-1 penetrates sky exposure plane for 114.5.* | <u>Cherry Street:</u> Existing building rises without setback within 10' of street line, and penetrates sky exposure plane to a height of 146'-6". **** <u>South Street:</u> Building not within initial set back distance; all portions of building that pierce sky exposure plane comply with Tower Regulations. | <u>Clinton Street – Building 6A-2:</u> 10' setback above 50'-5". <u>South Street – Building 6A-2:</u> 43'-3" setback above 50'-5". | Building does not exceed 85'. | Clinton Street: Penetrates sky exposure plane for 155'. *** South Street: Penetrates sky exposure plane for 57'. *** | *** Waiver #3 (CP21885 & #4 (CP21185)) ****Waiver #6 (C760143 ZLM) |

Table B (cont'd)
LSRD Zoning Calculations

| | Parcel | 4 | 5 | 6A | 6B | 7 | Notes | |
|--------|-------------------------|--|--|-----------------------------|------------------------------------|-----|--|--------------------------------|
| 23-711 | MINIMUM DISTANCE | | | | | | | |
| | Required | Wall to Wall – 40' Wall to Window – 50' Window to Window – 60' | | | | | | * Waiver #13 (C 950078 ZSM) |
| | Provided | 30.17' between buildings 4-1 and 4-2* | <u>Existing buildings</u> separated 160' Window to Window. Complies under current zoning. *** Proposed building. Above a height of 85', Tower C and Tower D are separated by a min 60'. | Building 6A-1 and 6-2 abut. | 37' between buildings 6A and 6B.** | N/A | ** Waiver #9 (N 830316 ZAM) *** Waiver #7 (C 760143 ZLM) previously granted but no longer necessary | |

| | Parcel | 4 | 5 | 6A | 6B | 7 | TOTAL | Notes | |
|--------|----------------------------|--|-----|----|----|----|-------|----------|----------|
| 13-012 | PARKING (Accessory) | | | | | | | | |
| | Required | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | Proposed | | | | | | | | |
| | Existing | 11 | 103 | 34 | 12 | 30 | 190 | Complies | |
| | New | -4 | 0 | 0 | 0 | 0 | -4 | Complies | |
| | Total | 7 | 103 | 34 | 12 | 30 | 186 | Complies | |
| 36-61 | LOADING | | | | | | | | |
| 36-62 | Required | No accessory loading required for community facility, or first 25,000 sf of retail | | | | | | 0 | |
| | Proposed | No loading proposed | | | | | | 0 | Complies |