APPENDIX D

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Cherry St Owner LLC; Two Bridges Sr Apts LP; Two Bridges Assoc LP; LE1 Sub LLC

Name of Applicant Representative: David Karnovsky, Fried, Frank, Harris, Shriver & Jacobson LLP

Address: One New York Plaza, New York, NY 10004

Telephone: 212-859-8927 Email: David.Karnovsky@friedfrank.com

Project site owner (if different than above): See above.

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

(See Page 1a.)

2. Purpose of activity

(See Page 1a.)

B. PROPOSED ACTIVITY

1. BRIEF DESCRIPTION OF ACTIVITY

The three applicants—Cherry Street Owner, LLC (an affiliate of JDS Development Group, and Two Bridges Senior Apartments LP); Two Bridges Associates, LP (a joint venture between CIM Group and L+M Development Partners); and LE1 Sub LLC—each seek separate minor modifications to the existing Two Bridges Large Scale Residential Development (LSRD) to facilitate the development of three new mixed-use buildings within the Two Bridges LSRD. The three project sites—Sites 4 (4A/4B), 5, and 6A—are located in a C6-4 zoning district within the Lower East Side neighborhood of Manhattan in Community District (CD) 3, within the boundaries of the Two Bridges LSRD. Site 4 (4A/4B) occupies the northeast corner of Block 248, Lots 15, 70, and 76. Site 5 occupies Block 247, Lots 1 and 2. Site 6A occupies Block 246, Lots 1 and 5. The three proposed projects have separate developers, approvals, and financing; however, they are being considered together for environmental review purposes since all three project sites are located within the Two Bridges LSRD and would be developed during the same construction period. As such, the potential environmental impacts of the three proposed projects are considered cumulatively. Together, the proposed projects would contain a total of approximately 2,527,727 gross square feet (gsf) of new Use Group 2 residential space, approximately 10,858 gsf of Use Group 6 retail space, approximately 17,028 gsf of community facility space, and a total of approximately 80,202 sf of both publicly accessible and private open space would be altered with new amenities. The Two Bridges LSRD Approvals would limit the number of new residential units on each site. See Chapter 1, "Project Description," for more information.

2. PURPOSE OF ACTIVITY

Together, the proposed projects would result in up to approximately 2,775 new dwelling units, of which 25 percent or up to 694 units would be designated as permanently affordable, including approximately 200 new units of low-income senior housing. This new permanently affordable housing would support the Mayor's affordable housing programs. The proposed projects would also create new retail uses, new community facilities uses, dedicated publicly accessible open space at Rutgers Slip Open Space on Site 5, and expanded and altered on-site private open space. The open space would include new amenities such as new landscaping, paving, seating, and play areas. Additional resiliency measures would be implemented at each site. At-grade parking on Site 5 would be relocated to a below-grade facility in the proposed Site 5 building. See Chapter 1, "Project Description," for more information.

C. PROJECT LOCATION

Borough: Manhattan Tax Block/Lot(s): Bl 248, L 15, 70, 76; Bl 247, Lots 1, 2; Bl 246, L 1, 5

Street Address: Site 4 (4A/4B)—247 Cherry St; Site 5—260 South St; and Site 6A—259 Clinton St

Name of water body (if located on the waterfront): East River

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☐ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☑ Other, explain: Minor Modifications to the Two Bridges LSRD
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1.	Does the project require a waterfront site?	☐ Yes	☑ No
2.	Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?	☐ Yes	☑ No
3.	Is the project located on publicly owned land or receiving public assistance?	☐ Yes	☑ No
4.	Is the project located within a FEMA 1% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
5.	Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
6.	Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*	☑ Yes	☐ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☑ Priority Martine Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☑	☐	☐
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☑	☐	☐
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☑	☐	☐
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☑	☐	☐
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☑	☐	☐
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☑	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☑
8	**Provide public access to, from, and along New York City's coastal waters.**	☑	☐	☐
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☑	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☑	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☑	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☑	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: David Karnovsky, Fried, Frank, Harris, Shriver & Jacobson LLP

Address: One New York Plaza, New York, NY 10004

Telephone: 212-859-8927 Email: David.Karnovsky@friedfrank.com

Applicant/Agent's Signature: 

Date: 11/21/18

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3525
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
(518) 474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☑ Copy of original signed NYC Consistency Assessment Form
- ☑ Attachment with consistency assessment statements for all relevant policies
- ☑ For Joint Applications for Permits, one (1) copy of the complete application package
- ☑ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. HighTab 4 contains primary results. Tab 5, "Future Flood Level Projections" contains background computations. The remaining tabs contain additional results, to be used as relevant.Non-highlighted cells have been locked.

Background Information	
Project Name	Two Bridges LSRD--Site 4 (4A/4B)
Location	235 Cherry Street (Block 248, Lots 15, 70, and 76)
Type(s)	☑ Residential, Commercial, ☐ Parkland, Open Space, and ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater ☐ Coastal Protection
Description	The proposed Site 4 (4A/4B) project would be approximately 632,376 gsf of new mixed-use development and would cantilever over the existing one-story retail building on Lot 76 (235 Cherry Street) and the 10-story residential building on Lot 70 (80 Rutgers Slip). The new building would reach a height of approximately 80 stories (approximately 1,008 feet tall, including mechanical screen) and would provide approximately 629,944 gsf of residential use (in addition to the remaining 84,923 gsf of residential use at 80 Rutgers Slip). The new development would contain up to 660 new units (in addition to the 10 units that would be relocated from 80 Rutgers Slip to the new building), 25 percent of which would be designated as affordable (up to 165 units). Portions of the existing 80 Rutgers Slip building would be integrated into the new building, including 10 residential units (which would be allocated for senior housing) and a community room, and ground-floor retail would be introduced into the existing 10-story building's ground floor. The existing 21-story building located on Lot 15 (82 Rutgers Slip) would remain; the one-story, approximately 11,575-gsf retail building on Lot 76 (235 Cherry Street) would also remain and be re-tenanted. An additional approximately 3,124 gsf of retail space would be introduced in the base of 80 Rutgers Slip. The overall development on Site 4 (4A/4B) would total approximately 985,013 gsf, of which approximately 632,376 gsf would be in addition to existing development. The residential units within the existing buildings at Lot 70 (80 Rutgers Slip) and Lot 15 (82 Rutgers Slip) would remain affordable, consistent with the existing regulatory agreements governing each building.
Planned Completion date	2021

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet Error."

Last update: June 7, 2017

Site 4 (4A/4B)

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.28	**2.28**	**NAVD88**	*NOAA, Tides and Currents, The Battery station*
1% flood height	11.00	**11.00**	**NAVD88**	*pFIRM*
As relevant:				
0.2% flood height	-->		**NAVD88**	
MHW	-->		**NAVD88**	
MSL	-->		**NAVD88**	
MLLW	-->		**NAVD88**	

Data will be converted based on the following datums:

Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*
Station	
MLLW	

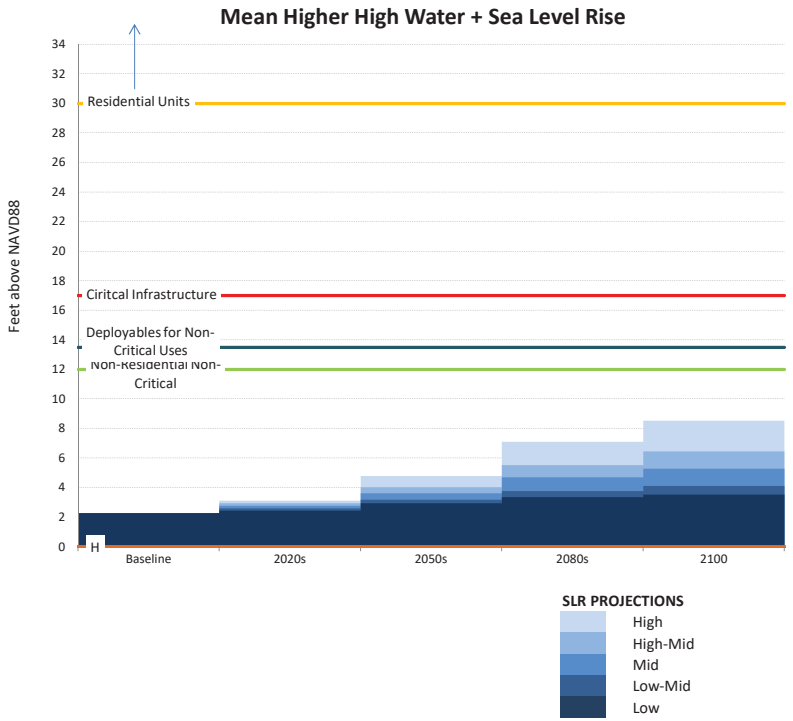
Site 4 (4A/4B)

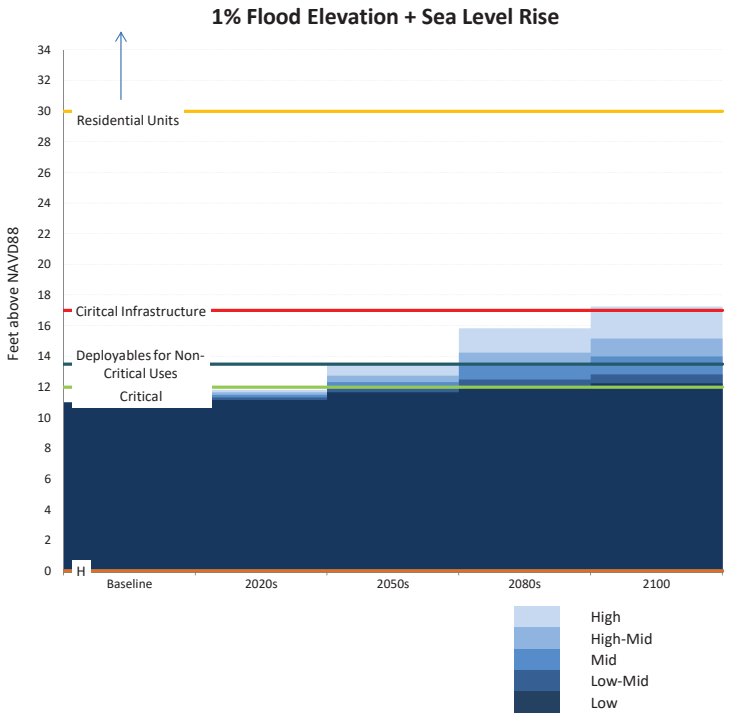
Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 1% flood height	Ft Above 0.2% flood height
Ciritcal Infrastructure	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	100	17.0	Feet	NAVD88	*17.0*	*17.0*	*14.7*	*6.0*	*#VALUE!*
Critical infrastructure elements elevated or sealed up to this level.E.g., electrical, communications, fire safety and pums, fuel storage, emergency power generation, elevators.										
Residential Units	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	100	30.0	Feet	NAVD88	*30.0*	*30.0*	*27.7*	*19.0*	*#VALUE!*
Lowest residentail floor is at 205'. 30' used to facilitate readable figures.										
Non-Residential Non-Critical	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☑ Other	100	12.0	Feet	NAVD88	*12.0*	*12.0*	*9.7*	*1.0*	*#VALUE!*
Commercial, parking, lobby, other protected via deployable measures up to 13.5'										
Deployables for Non-Critical Uses	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☑ Other	30	13.5	Feet	NAVD88	*13.5*	*13.5*	*11.2*	*2.5*	*#VALUE!*
Description of Planned Uses and Materials										
E	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
F	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
G	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
H	☐ Vulnerable ☐ Critical ☑ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										

Site 4 (4A/4B)

Assess project vulnerability over a range of sea level rise projections.





NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

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Enter information about the project and site in highlighted cells in Tabs 1-3. HighTab 4 contains primary results. Tab 5, "Future Flood Level Projections" contains background computations. The remaining tabs contain additional results, to be used as relevant.Non-highlighted cells have been locked.

Background Information	
Project Name	Two Bridges LSRD--Site 5
Location	265 and 275 Cherry Street (Block 247, Lots 1 and 2)
Type(s)	☑ Residential, Commercial, ☐ Parkland, Open Space, and ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater ☐ Coastal Protection
Description	The proposed Site 5 project would be an approximately 1,244,960-gsf mixed-use development with two towers on a shared base. It would reach a height of approximately 69 stories (maximum 798 feet, including mechanical screen). The proposed project would provide up to 1,350 residential units (average size 850 sf/unit), 25 percent of which would be designated as affordable (up to 338 units, including 100 new units of low-income senior housing), and approximately 17,028 gsf of community facility use. The project would maintain the 103 surface accessory parking spaces that currently exist on site, relocating these spaces to a garage in the lower level of the proposed building. The proposed project would also enlarge the ground floor retail fronting Cherry Street by approximately 5,319 gsf, in one-story expansions of the 265 and 275 Cherry Street buildings. The existing buildings (634,983 gsf residential and 2,024 gsf retail at 265-275 Cherry Street) would remain. The residential use in those buildings (490 units) would remain affordable, consistent with the long-term regulatory agreement for that development. The Site 5 project would also improve the open space amenities along Rutgers Slip, including replacing an area between the private open space along Rutgers Slip and 265 Cherry Street which is currently occupied by surface parking, and providing new landscaping, seating, and play areas in the private open space along Rutgers Slip and the open space between 265 and 275 Cherry Street.
Planned Completion date	2021

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet Error."

Last update: June 7, 2017

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.28	**2.28**	**NAVD88**	*NOAA, Tides and Currents, The Battery station*
1% flood height	12.00	**12.00**	**NAVD88**	*pFIRM*
As relevant:				
0.2% flood height	-->		**NAVD88**	
MHW	-->		**NAVD88**	
MSL	-->		**NAVD88**	
MLLW	-->		**NAVD88**	

Data will be converted based on the following datums:

Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*
Station	
MLLW	

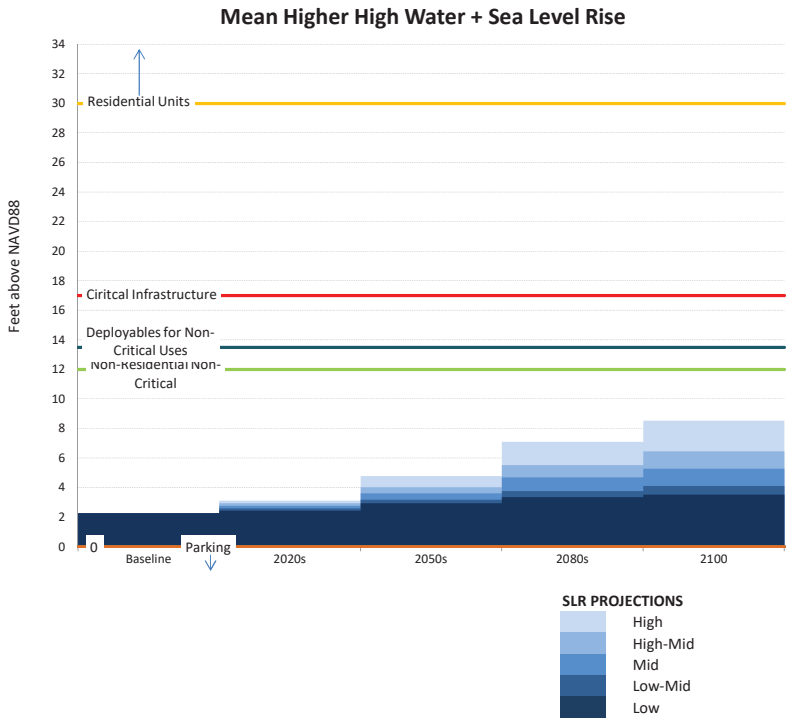
Site 5

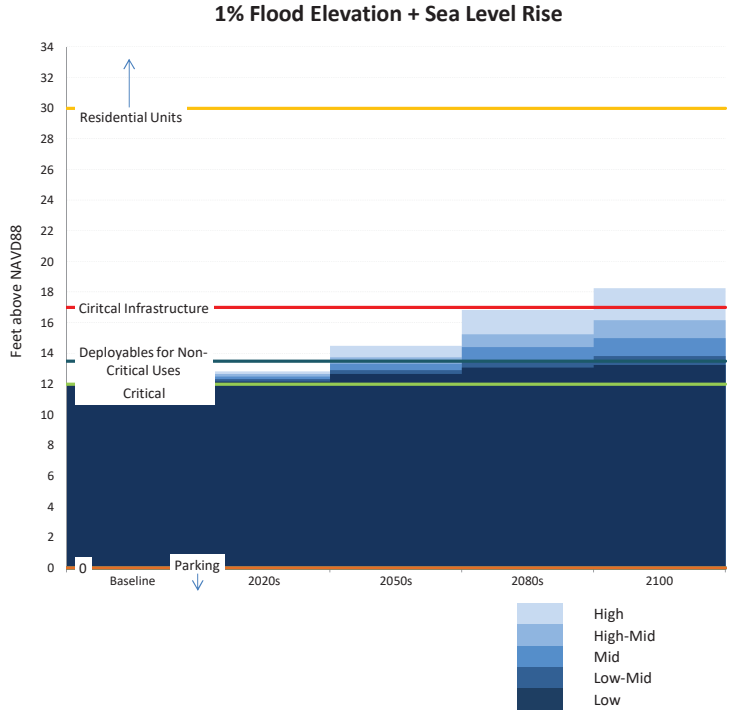
Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 1% flood height	Ft Above 0.2% flood height
Ciritcal Infrastructure	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	100	17.0	Feet	NAVD88	*17.0*	*17.0*	*14.7*	*5.0*	*#VALUE!*
Critical infrastructure elements elevated or sealed up to this level.E.g., electrical, communications, fire safety and pums, fuel storage, emergency power generation, elevators.										
Residential Units	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	100	30.0	Feet	NAVD88	*30.0*	*30.0*	*27.7*	*18.0*	*#VALUE!*
Lowest residentail floor is at 126', 50' entered to facilitate readable figures.										
Non-Residential Non-Critical	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☑ Other	100	12.0	Feet	NAVD88	*12.0*	*12.0*	*9.7*	*0.0*	*#VALUE!*
Commercial, parking, lobby, other protected via deployable measures up to 13.5'										
Deployables for Non-Critical Use	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☑ Other	30	13.5	Feet	NAVD88	*13.5*	*13.5*	*11.2*	*1.5*	*#VALUE!*
Description of Planned Uses and Materials										
Parking	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	100	0.0	Feet	NAVD88	*0.0*	*0.0*	*-2.3*	*-12.0*	*#VALUE!*
Sub grade parking, designed to withstand flooding and recover. Parking is at -2', shown at 0 to enable figure presentation.										
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
	☐ Vulnerable ☐ Critical ☑ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										

Site 5

Assess project vulnerability over a range of sea level rise projections.





NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. HighTab 4 contains primary results. Tab 5, "Future Flood Level Projections" contains background computations. The remaining tabs contain additional results, to be used as relevant.Non-highlighted cells have been locked.

Background Information	
Project Name	Two Bridges LSRD--Site 6A
Location	275 South Street (Block 246, Lots 1 and 5).
Type(s)	☑ Residential, Commercial, ☐ Parkland, Open Space, and ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater ☐ Coastal Protection
Description	The proposed Site 6A project would be an approximately 670,667-gsf mixed-use development on Lot 5. Based on current plans, the building is expected to reach a height of approximately ~~62~~ 63 stories (approximately 730 feet tall~~, including mechanical screen~~) and would provide up to 668,252 gsf of residential use (up to 765 residential units), 25 percent of which would be designated as affordable (up to 191 units, 100 of which would be new low-income senior housing), as well as approximately 2,415 gsf of retail use. The Site 6A project would also provide approximately 3,200 sf of new open space on site. The existing building (275 South Street) and accessory surface parking lot on Lot 1 would remain. The existing curb cuts on South Street would remain; no new curb cuts would be required.
Planned Completion date	2021

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet Error."

Last update: June 7, 2017

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.28	**2.28**	**NAVD88**	*NOAA, Tides and Currents, The Battery station*
1% flood height	11.00	**11.00**	**NAVD88**	*pFIRM*
As relevant:				
0.2% flood height	-->		**NAVD88**	
MHW	-->		**NAVD88**	
MSL	-->		**NAVD88**	
MLLW	-->		**NAVD88**	

Data will be converted based on the following datums:

Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*
Station	
MLLW	

Site 6A

Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 1% flood height	Ft Above 0.2% flood height
Ciritcal Infrastructure	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	100	17.0	Feet	NAVD88	*17.0*	*17.0*	*14.7*	*6.0*	*#VALUE!*
Critical infrastructure elements elevated or sealed up to this level.E.g., electrical, communications, fire safety and pums, fuel storage, emergency power generation, elevators.										
Residential Units	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	100	30.0	Feet	NAVD88	*30.0*	*30.0*	*27.7*	*19.0*	*#VALUE!*
Lowest residentail floor is at 82'. 30' used to facilitate readable figures.										
Non-Residential Non-Critical	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☑ Other	100	12.0	Feet	NAVD88	*12.0*	*12.0*	*9.7*	*1.0*	*#VALUE!*
Commercial, parking, lobby, other protected via deployable measures up to 13.5'										
Deployables for Non-Critical Uses	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☑ Other	30	13.5	Feet	NAVD88	*13.5*	*13.5*	*11.2*	*2.5*	*#VALUE!*
Description of Planned Uses and Materials										
E	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
F	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
G	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										
H	☐ Vulnerable ☐ Critical ☑ Potentially Hazardous ☐ Other			Feet	NAVD88					
Description of Planned Uses and Materials										

Site 6A

Assess project vulnerability over a range of sea level rise projections.