

NYC ZONING & ARCHITECT REPORTS • FEASIBILITY STUDY



100 West 3rd Street

Zoning Analysis and Massing Study

MAXIMUM ZONING FLOOR AREA • BEST-IN-CLASS SCENARIO

11,221 SF

11 evaluated programs yield 2–27 units; UAP (City of Yes): Max Development maximizes ZFA; AIRS Senior Housing (100% Affordable) maximizes per-floor footprint at 6 stories.

BBL	Zoning	Lot Area	Borough	Neighborhood
MN-00540-0023	R7-2	2,375 SF	Manhattan	Greenwich Village

AUGUST 31, 2026

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Executive Summary

MAXIMUM BUILDABLE AREA • BEST-IN-CLASS SCENARIO

11,221 SF

UNIT RANGE

2–27
across 11 scenarios

MAX FAR

6.50
R7-2

MAX HEIGHT

75 ft
Contextual envelope

This 2,375 SF lot in R7-2 can support 2–27 residential units across 11 evaluated scenarios.

KEY CONSTRAINTS

- Sliver law may limit height to 75 ft due to narrow frontage (25 ft)
- Corner lot: rear-yard waiver within 100 ft of the corner (ZR 23-344(a)); two street frontages may also qualify for wide-street bonus
- South Village Historic District LPC review required

APPLICABLE PROGRAMS

- Opportunity Zone: No
- Permitted uses: Residential, Community Facility
- UAP (City of Yes): +0.69 FAR bonus available for permanently-affordable units (avg 60% AMI)

SITE AT A GLANCE

Lot Area	2,375 SF	Max Height	75 ft
Zoning District	R7-2	Max FAR	6.50
Lot Frontage	25.0 ft	Lot Type	Corner
Existing FAR	6.17	Air Rights Avail.	784 SF
Bonuses Avail.	UAP +0.69 FAR		

Corner lot in South Village Historic District expect LPC review.

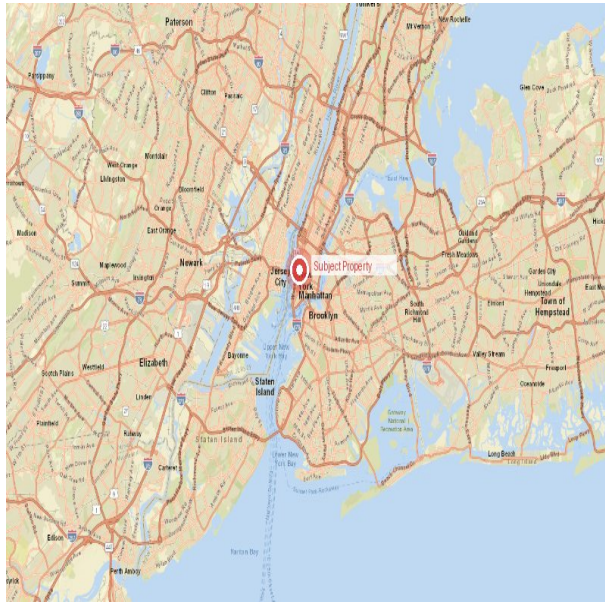
02 — PROPERTY LOCATION

Property Location

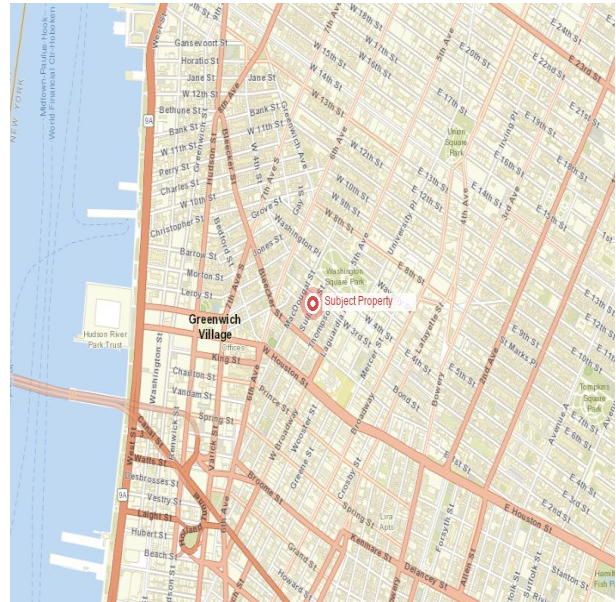
Greenwich Village, Manhattan

Sullivan Street & West 3 Street • Corner Lot

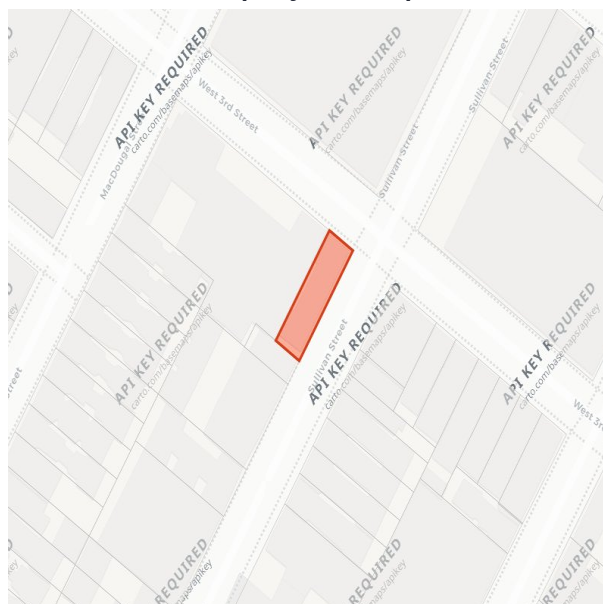
NYC Overview

*Red marker indicates subject property. Source: ESRI.*

Neighborhood

*Neighborhood context (~0.75 mi radius). Source: ESRI.*

Property Close-Up

*Lot boundary from NYC ZoLa / DCP MapPLUTO.*

03 – SITE SUMMARY

Site Summary

Property Information

Address	100 West 3rd Street
Borough	Manhattan
ZIP Code	10012
Block / Lot	540 / 23
BBL	MN-00540-0023
Lot Area	2,375 SF
Lot Frontage	25.0 ft
Lot Depth	95.1 ft
Lot Type	Corner

Existing Conditions (PLUTO)

Community District	102
Year Built	1902
Existing FAR	6.17
Existing Floors	7
Existing Bldg Area	14,654 SF
# Buildings	1
Current Land Use	Mixed Residential & Commercial
Historic District	South Village Historic District
Street Width	Narrow street (50 ft on West 3rd Street)
Split Zone	No

Largest Property on Block: 130 MAC DOUGAL STREET
14-story public facility/institution building: 153,348 SF

04 – APPLICABLE DEVELOPMENT CHARACTERISTICS

Applicable Development Characteristics

Zoning District R7-2 Medium-density residential (apartment buildings, elevator)	Street Classification Narrow Street (50 ft) Narrow street (<75' mapped width): contextual height limits apply
Building Program Quality Housing Contextual envelope with base height, setback, and max height limits	Lot Type Corner Corner lot: different height/setback rules, potential wide street frontage
Parking No Parking Required Transit zone location or small building exemption	Commercial Overlays C1-5 Commercial overlay allows ground-floor commercial in residential district
Historic District Yes Landmarks Preservation Commission review required	

Zoning Overview

[illegible]

Subject property highlighted. Zoning districts color-coded. Source: NYC ZoLa / DCP MapPLUTO.

Residential FAR	Max Height	Max Units (DU Factor)	Max ZFA
3.44	75'	12	8,170
Floor Area Ratio	Building Height Limit	Theoretical max per ZR 23-22	Zoning Floor Area (SF)

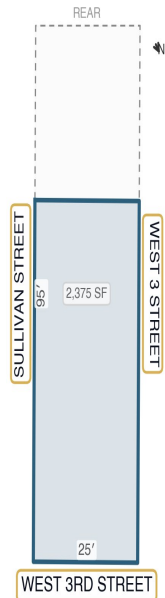
Use	FAR	Max ZFA
Lot Area		2,375 SF
Residential	3.44	8,170 SF
Community Facility	6.50	15,438 SF
Max FAR (CF)	6.50	15,438 SF



06 — CALCULATION DETAIL

Calculation Detail

Development Footprint: Plan View



LEGEND --- Lot Boundary · Buildable Footprint

Yard dimensions and edge measurements shown. Building footprint plates are overlaid in color. North arrow indicates orientation. Not to architectural scale.

Lot & Buildable Footprint

Lot Area 2,375 SF

Rear Yard
(corner waiver) 0'ZR 23-344(a)

Buildable Area 1,604 SF

Max Coverage 100%

ZR 23-15

Calculated Development Footprint
2,375 SF

Maximum buildable area per floor after setbacks, yards, and 100% lot coverage applied. Upper floors may be smaller due to setback requirements.

Residential Unit Count

Max Res. ZFA 8,170 SF

ZR 23-22

DU Factor 680 SF/unit

Raw Count 12.01

Rounding ≥ 0.75 rounds up

Max Dwelling Units 12

Zoning Analysis

Comprehensive zoning parameter table with applicable Zoning Resolution references.

Zoning Parameter	Value	ZR Reference
DISTRICT INFORMATION		
Zoning District	R7-2	Zoning Map
Commercial Overlay	C1-5	ZR 32-00
Block / Lot	540 / 23	Tax Map
Lot Type	Corner	Corner
Street Width	Narrow (50 ft)	ZR 12-10 (wide = 75 ft+)
SITE AREA		
Lot Area (Zoning Lot)	2,375 SF	Per PLUTO / Tax Map
Lot Frontage	25.0 ft	Per PLUTO
Lot Depth	95.1 ft	Per PLUTO
FLOOR AREA REGULATIONS		
Max. FAR for Residential	3.44	ZR 23-15/153/154/155
Max. Residential ZFA	8,170 SF	FAR x Lot Area
Max. FAR for Community Facility	6.50	ZR 24-II
Max. CF ZFA	15,438 SF	FAR x Lot Area
COMMERCIAL OVERLAY DETAIL		
Overlay District	C1-5	Zoning Map
Permitted Uses	Use Groups 5-9: local retail, service, restaurants (more limited than C2)	ZR 32-15 to 32-22
Commercial FAR (overlay)	2.00 (per ZR 32-13 schedule for C1-5)	ZR 32-13
Ground-Floor Active Use	Required along street frontage: residential lobby, transformer/MEP rooms not counted as active	ZR 32-433
Overlay Depth	Typically 100-150 ft from mapped street; rear of lot may default to underlying R-district commercial restrictions	ZR 32-12
Max. Permitted Floor Area (Total)	15,438 SF	Highest applicable FAR x Lot Area
BULK REGULATIONS		
Building Program	Quality Housing	Height Factor (ZR 23-14)
Corridor Deduction (QH)	50% excluded from ZFA (corridors count at half toward ZFA)	ZR 23-232
Min. Base Height	40 ft	
Max. Base Height	65 ft	
Max. Building Height	75 ft	ZR 23-63
Lot Coverage	100% (2,375 SF max footprint)	ZR 23-153 (corner lot: 80%)
Rear Yard	Not Requiredcorner waiver	ZR 23-344(a)

Zoning Parameter	Value	ZR Reference
Side Yards	Not Required	ZR 23-462/463
Inner Court (up to 75 ft)	800 SF min, 20 ft min dimension	ZR 23-84 (below 75 ft)
Inner Court (above 75 ft)	1,200 SF min, 30 ft min dimension	ZR 23-852 (above 75 ft)
Street Wall Regulation	Required at street line within base height	ZR 23-661
DWELLING UNITS		
DU Factor	680 SF per unit	ZR 23-221/222 (680 SF per DU)
Max. Dwelling Units	12 units (8,170 ZFA / 680)	ZR 23-22
PARKING AND LOADING		
Required Parking	Per ZR Article V (varies by units/borough/transit)	ZR Article V (varies by district/borough)
Bicycle Parking (Residential)	1 per 2 dwelling units	ZR 25-80
Bicycle Parking (Commercial)	1 per 10,000 SF	ZR 25-80
Loading	Per use group and floor area	ZR 44-50/36-60

Applicable Zoning Programs

Evaluated 48 zoning programs. 9 applicable to this site.

9 Applicable Programs	+2.00 Max FAR Bonus	60% Affordable Req.	48 Total Evaluated
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Programs are not additive: maximum bonus depends on development program selected.

Affordable housing requirements apply only when the associated FAR bonus is utilized.

Applicable Programs

Programs marked with ☐ are applicable but not directly modeled as a development scenario.

Commercial Overlay

+2.00 FAR

Bulk/Envelope · ZR 32-00

Commercial overlay C1-5: 2.0 FAR for ground-floor commercial.

Quality Housing Program

Bulk/Envelope · ZR 23-15

Quality Housing: base height 40-65 ft, max 75 ft.

Community Facility FAR Allowance

Bulk/Envelope · ZR 24-11

CF FAR 6.50 (15,438 SF) for schools, houses of worship, hospitals, etc.

School Construction Bonus ⁺

+1.00 FAR

Bulk/Envelope · ZR 74-75

Up to 1.0 additional FAR (by special permit) for providing public school space as part of the development.

Transit Zone Parking Waiver ⁺

-100% Parking

Bulk/Envelope · ZR 25-00 (City of Yes)

Manhattan Core (no residential parking required)

AIRS Senior Housing Bonus ⁺

+0.94 FAR

Affordable Housing · ZR 23-154

+0.94 FAR bonus for developments exclusively for affordable senior housing (62+ years, income-restricted). Per ZR 23-154.

Universal Affordability Preference (UAP)

+0.69 FAR

Affordable Housing · ZR 23-154 (City of Yes)

+0.69 FAR bonus (City of Yes) for affordable housing at weighted avg ≤ 60% AMI.

Landmark Transfer of Development Rights ⁺

+0.80 FAR

Transfer Rights · ZR 74-79

+0.80 FAR via landmark TDR (20% of base 4.00 FAR). Chair certification, non-adjacent transfers permitted.



Shared Housing / SRO (City of Yes) †

Use Flexibility · ZR 12-10 (City of Yes)

Shared housing legalized: min 150 SF habitable room, shared facilities permitted.



08 – SCENARIO COMPARISON

Scenario Comparison

Each card below summarizes one scenario; the table at the bottom of the page has the full numeric breakdown.

S1 UAP (City of Yes): Max Development BEST • ZFA ZONING FLOOR AREA • SF 11,221 11 4.72 29.2% UNITS FAR LOSS %	S2 Community Facility ZONING FLOOR AREA • SF 11,072 n/a 4.66 27.3% UNITS FAR LOSS %	S3 All Programs Combined ZONING FLOOR AREA • SF 10,712 11 4.51 30.3% UNITS FAR LOSS %
S4 AIRS Senior Housing (100% Affordable) ZONING FLOOR AREA • SF 9,911 11 4.17 20.9% UNITS FAR LOSS %	S5 Residential + Community Facility ZONING FLOOR AREA • SF 9,408 2 3.96 62.0% UNITS FAR LOSS %	S6 Commercial Overlay ZONING FLOOR AREA • SF 8,197 7 3.45 25.2% UNITS FAR LOSS %

SCENARIO	ZFA	HEIGHT	FLOORS	UNITS	GROSS SF	FAR	RES. SF	COMM/CF	LOSS %	PKG
S1 UAP (City of Yes): Max Development	11,221	75 ft	7	11	13,527	4.72	8,427	n/a	29.2%	0
S2 Community Facility	11,072	75 ft	7	n/a	13,016	4.66	n/a	8,277	27.3%	n/a
S3 All Programs Combined	10,712	75 ft	7	11	13,016	4.51	7,941	n/a	30.3%	0
S4 AIRS Senior Housing (100% Affordable)	9,911	74 ft	6	11	12,031	4.17	8,228	n/a	20.9%	0
S5 Residential + Community Facility	9,408	71 ft	6	2	11,389	3.96	1,236	5,727	62.0%	0
S6 Commercial Overlay	8,197	74 ft	7	7	10,226	3.45	5,685	930	25.2%	0



SCENARIO	ZFA	HEIGHT	FLOORS	UNITS	GROSS SF	FAR	RES. SF	COMM/CF	LOSS %	PKG
S7 Shared Housing (SRO)	7,768	62 ft	5	27	9,553	3.27	6,343	n/a	22.4%	0
S8 Max Units	7,768	62 ft	5	12	9,797	3.27	6,343	n/a	22.4%	0
S9 Max Residential (Quality Housing)	7,768	62 ft	5	7	9,797	3.27	6,343	n/a	22.4%	0
S10 4+1 Penthouse (No Elevator)	7,690	60 ft	5	7	9,762	3.24	6,500	n/a	20.1%	0
S11 Height Factor Option	5,046	60 ft	5	6	6,652	2.12	3,802	n/a	31.4%	0

— Clay underline = best-in-class for that metric (highest ZFA / units, lowest loss%). Max rentable SF: UAP (City of Yes): Max Development · Max unit count: Shared Housing (SRO) · Max FAR: UAP (City of Yes): Max Development (4.72)

Tax Abatement Eligibility

485-x option per scenario. Site is in 485-x Zone A based on Community District 102. 421-a applications closed June 15, 2022 (legacy projects only); J-51 applies to rehabilitation, not new construction.

SCENARIO	485-x OPTION	AFFORDABILITY REQ.	EXEMPTION
S1 UAP (City of Yes): Max Development	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S2 Community Facility	n/a	Non-residential: no 485-x.	n/a
S3 All Programs Combined	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S4 AIRS Senior Housing (100% Affordable)	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S5 Residential + Community Facility	Not eligible	2 units (below 6-unit minimum)	n/a
S6 Commercial Overlay	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S7 Shared Housing (SRO)	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S8 Max Units	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S9 Max Residential (Quality Housing)	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S10 4+1 Penthouse (No Elevator)	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.
S11 Height Factor Option	Mid-Size Rental (Option E)	20% affordable units; AMI tier varies.	10-year tax exemption.

NOTES

- 485-x is the current new-construction abatement (signed April 2024). Multiple options keyed to unit count + geography; the table shows the best-fit primary option. Final eligibility and benefit period must be confirmed with NYC HPD.
- 421-a (16) applications closed June 15, 2022. Only vesting / grandfathered projects may still be eligible. Any new application uses 485-x.
- J-51 applies to rehabilitation of existing buildings only (was extinguished June 2022, reinstated June 2024 for affordable rehab). Not applicable to ground-up construction scenarios.



- Other programs not modeled here: ICAP (commercial), ICIP (industrial), 420-c (HPD-supervised affordable), Article XI (deeply-affordable not-for-profit). Consult an experienced NYC tax-abatement attorney before final underwriting.



Comparable Sales Nearby

Top 5 recent deeded sales within ~0.5 mi, ranked by similarity (zoning + size + recency). Set average: \$5,824/lot SF · \$2,426/bldg SF.

DATA SOURCES	NYC ACRIS deeded sales + PLUTO lot/building data
RADIUS	0.50 mi (2,640 ft)
LOOKBACK	3 yrs
MIN SALE PRICE	\$250,000
BLDG CLASSES	V · O · C · D · G · Z (development-relevant only)
RANKING	zoning match (+10), lot-area within ±20% (+5), same building class (+5), continuous time-decay weight (0–6 pts, halves every 12 months), distance bonus.

#	ADDRESS	SOLD	PRICE	EXIST SF	LOT SF	ZONING	\$/EXIST SF	\$/BLDBL SF
:	100 West 3 Street (subject)	n/a	n/a	14,654	2,375	R7-2	n/a	n/a
1	75 Charles Street	Mar 2026	\$10.0M	4,024	1,900	R6	\$2,485	\$1,096
2	79 Charles Street	Oct 2021	\$16.0M	3,740	1,900	R6	\$4,278	\$1,754
3	81 Charles Street	Dec 2021	\$10.2M	4,040	1,905	C1-6	\$2,512	\$820
4	73 Perry Street	Oct 2021	\$9.9M	4,425	1,830	R6	\$2,237	\$1,127
5	697 Greenwich Street	Apr 2022	\$31.5M	51,200	6,710	R6	\$616	\$979

Comparable sales data is sourced from NYC ACRIS and PLUTO. Prices reflect recorded deed amounts which may not represent true market value. This analysis is for informational purposes only and should not be used as an appraisal.



Scenario 1: UAP (City of Yes): Max Development

Parking Waiver

Qual. Housing

2 Stairs

UAP

Max Development

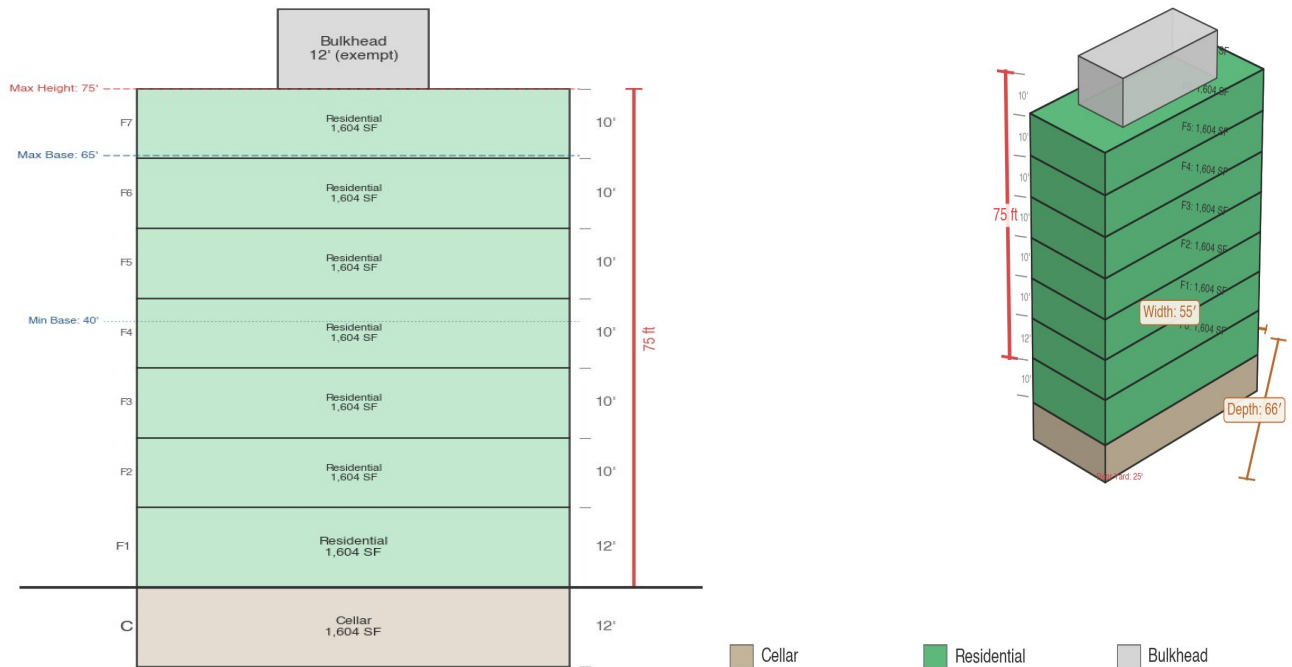
Universal Affordability Preference: FAR 5.01 (+1.57 bonus). Height: 105 ft (includes 30 ft affordable housing bonus per ZQA). 475 SF of available FAR cannot be captured due to floor plate efficiency and mechanical deductions. Adding another floor would exceed the 105 ft height limit or yield an impractically small floor plate. 1 elevator, 2 stairs. Affordable requirement: 20% of floor area (1,685 SF, ~2 units) at avg 60% AMI or less. Achieved: Base FAR 3.44 + Bonus realized 1.28 = 4.72 FAR.

Summary

Building Core

ZFA	11,221 SF	Stairs	2 (300 SF/fl)
Gross SF	13,527	Elevators	1 (75 SF/fl)
Net SF	9,889	MEP	49 SF/fl
Floors	7	Corridor	112 SF/fl
Height	75 ft	Core / floor	536 SF (32.9%)
FAR Used	4.72		
Units	11		

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	466	47	n/a	n/a	513	0	n/a
1	Residential	1,700	200	23	91	281	595	1,651	65%
2	Residential	1,700	431	49	n/a	n/a	480	1,595	72%
3	Residential	1,700	431	49	n/a	n/a	480	1,595	72%
4	Residential	1,700	431	49	n/a	n/a	480	1,595	72%
5	Residential	1,700	431	49	n/a	n/a	480	1,595	72%



6	Residential	1,700	431	49	n/a	n/a	480	1,595	72%
7	Residential	1,700	431	49	n/a	n/a	480	1,595	72%
TOTAL		13,527					3,988	11,221	71%

Core+Corr includes stairs, elevators, and corridors. Lobby deducted on FI 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: UAP (City of Yes): Max Development

MANIFEST			
Total Units	11	Parking Spaces	0
Zoning Floor Area (ZFA)	11,221 SF	Waiver Eligible	Yes
Gross Building Area	13,527 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	9,889 SF	Usable Cellar Space	737 SF (45% usable)
Residential SF (Net)	8,427 SF	FAR Used	4.72
Efficiency Ratio (Net / Gross)	70.8%	Max Height	75 ft
Loss Factor (1 – Efficiency)	29.2%	Floors	7

■ Floor heights reduced to comply with 75 ft max (originally 86 ft, now 75 ft).

■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.

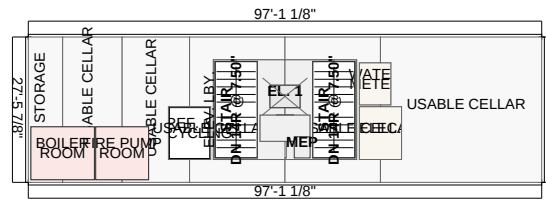
- Floor 1: 13.5 ft -> 12.0 ft
- Floor 2: 12.0 ft -> 10.5 ft
- Floor 3: 12.0 ft -> 10.5 ft
- Floor 4: 12.0 ft -> 10.5 ft
- Floor 5: 12.0 ft -> 10.5 ft
- Floor 6: 12.0 ft -> 10.5 ft
- Floor 7: 12.0 ft -> 10.5 ft



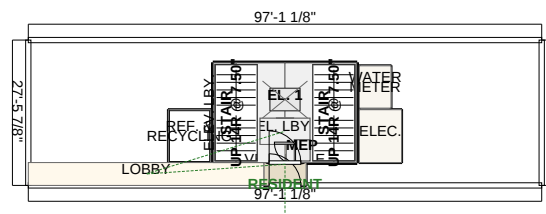
UAP (City of Yes): Max Development: Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

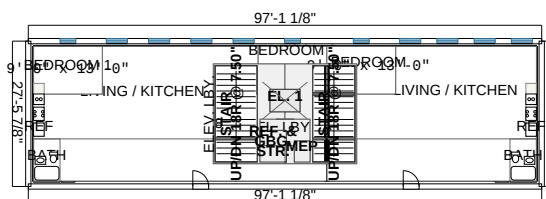
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



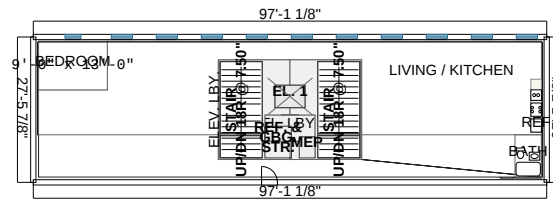
FLOORS 2-5 (4 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

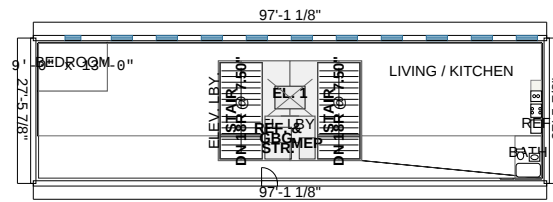


FLOOR 6 • TYPICAL • POINT ACCESS 2 STAIR



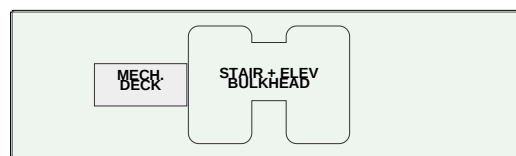
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 7 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 8 • ROOF • ROOF TERRACE





Scenario 2: Community Facility

Pure institutional program: schools, houses of worship, hospitals, day care, or similar Use Group 3/4 occupancies. CF FAR (typically higher than residential FAR) drives the bulk envelope; no residential dwelling units. Often viable for nonprofit / institutional buyers and ground-lease structures.

Qual. Housing

2 Stairs

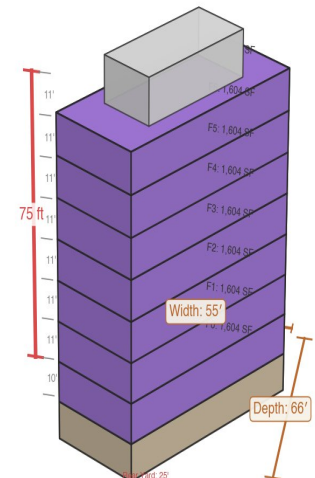
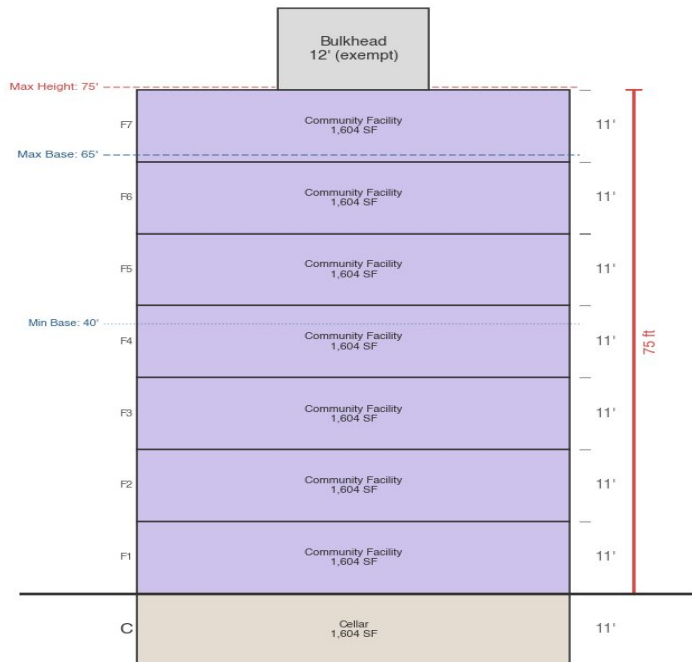
Community facility use with higher FAR (6.5). Achieved: Base FAR 3.44 + Bonus realized 1.22 = 4.66 FAR.

Summary

ZFA	11,072 SF
Gross SF	13,016
Net SF	9,740
Floors	7
Height	75 ft
FAR Used	4.66
CF SF	8,277

Building Core

Stairs	2 (300 SF/fl)
Elevators	1 (75 SF/fl)
MEP	49 SF/fl
Corridor	112 SF/fl
Core / floor	536 SF (32.9%)



Cellar

Community Facility

Bulkhead

Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	487	49	n/a	n/a	536	0	n/a
1	Community Facility	1,627	176	23	92	279	570	1,604	65%
2	Community Facility	1,627	375	49	n/a	n/a	424	1,578	74%
3	Community Facility	1,627	375	49	n/a	n/a	424	1,578	74%



4	Community Facility	1,627	375	49	n/a	n/a	424	1,578	74%
5	Community Facility	1,627	375	49	n/a	n/a	424	1,578	74%
6	Community Facility	1,627	375	49	n/a	n/a	424	1,578	74%
7	Community Facility	1,627	375	49	n/a	n/a	424	1,578	74%
TOTAL		13,016					3,650	11,072	72%

Core+Corr includes stairs, elevators, and corridors. Lobby deducted on FI 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: Community Facility

MANIFEST			
Total Units	n/a	Parking Spaces	n/a
Zoning Floor Area (ZFA)	11,072 SF	Waiver Eligible	No
Gross Building Area	13,016 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	9,740 SF	Usable Cellar Space	997 SF (61% usable)
Community Facility SF	8,277 SF	FAR Used	4.66
Efficiency Ratio (Net / Gross)	72.7%	Max Height	75 ft
Loss Factor (1 – Efficiency)	27.3%	Floors	7

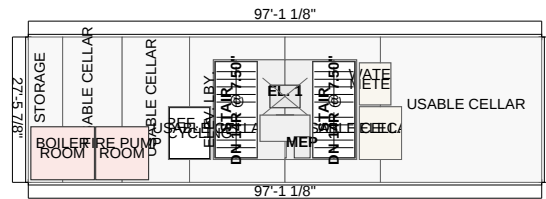
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



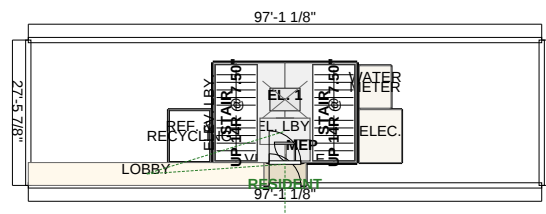
Community Facility: Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

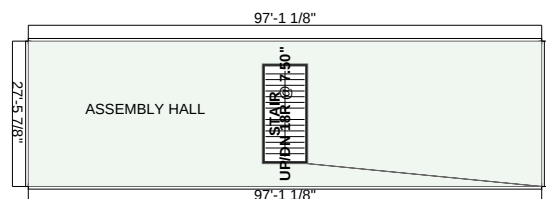
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR

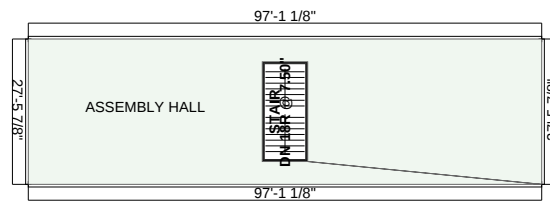


FLOORS 2-6 (5 IDENTICAL) • TYPICAL • COMMUNITY FACILITY FLOOR

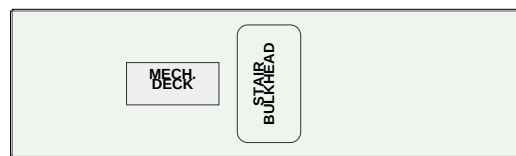




FLOOR 7 • TOP • COMMUNITY FACILITY FLOOR



FLOOR 8 • ROOF • ROOF TERRACE





Scenario 3: All Programs Combined

Parking Waiver

Qual. Housing

2 Stairs

This scenario combines: Landmark Transfer of Development Rights (+0.80 FAR), School Construction Bonus (+1.00 FAR), Universal Affordability Preference (UAP) (+1.57 FAR). Total FAR 6.81 (+3.37 bonus). Building envelope limited to 10,933 ZFA within 75 ft height: 5,249 SF of available FAR cannot be captured within the zoning envelope. 1 elevator, 2 stairs. Achieved: Base FAR 3.44 + Bonus realized 1.07 = 4.51 FAR.

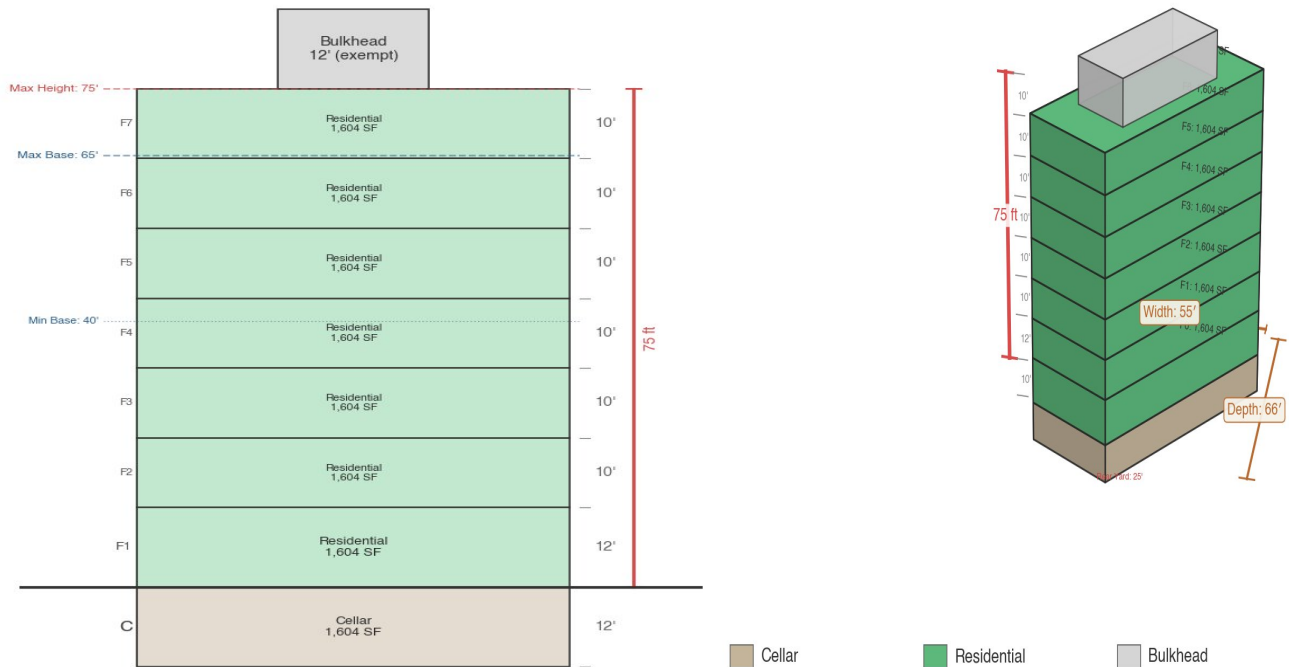
Summary

ZFA	10,712 SF
Gross SF	13,016
Net SF	9,404
Floors	7
Height	75 ft
FAR Used	4.51
Units	11

Building Core

Stairs	2 (300 SF/fl)
Elevators	1 (75 SF/fl)
MEP	49 SF/fl
Corridor	112 SF/fl
Core / floor	536 SF (32.9%)

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	487	49	n/a	n/a	536	0	n/a
1	Residential	1,627	193	22	88	266	569	1,580	65%
2	Residential	1,627	431	49	n/a	n/a	480	1,522	70%
3	Residential	1,627	431	49	n/a	n/a	480	1,522	70%
4	Residential	1,627	431	49	n/a	n/a	480	1,522	70%
5	Residential	1,627	431	49	n/a	n/a	480	1,522	70%



6	Residential	1,627	431	49	n/a	n/a	480	1,522	70%
7	Residential	1,627	431	49	n/a	n/a	480	1,522	70%
TOTAL		13,016					3,985	10,712	69%

Core+Corr includes stairs, elevators, and corridors. Lobby deducted on FI 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: All Programs Combined

MANIFEST			
Total Units	11	Parking Spaces	0
Zoning Floor Area (ZFA)	10,712 SF	Waiver Eligible	Yes
Gross Building Area	13,016 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	9,404 SF	Usable Cellar Space	737 SF (45% usable)
Residential SF (Net)	7,941 SF	FAR Used	4.51
Efficiency Ratio (Net / Gross)	69.7%	Max Height	75 ft
Loss Factor (1 – Efficiency)	30.3%	Floors	7

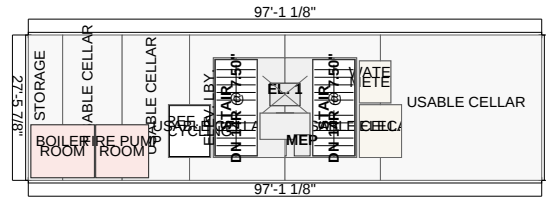
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



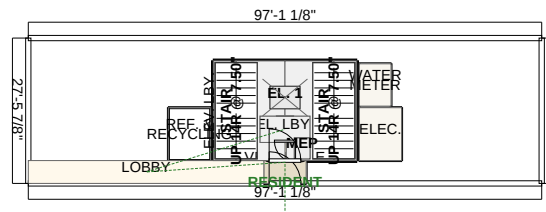
All Programs Combined: Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

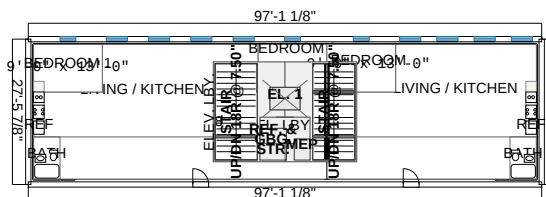
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



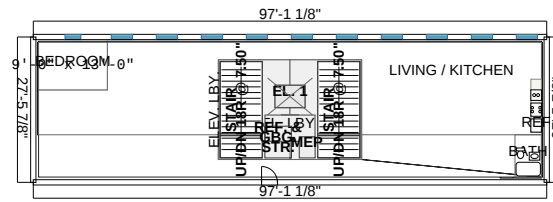
FLOORS 2-5 (4 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

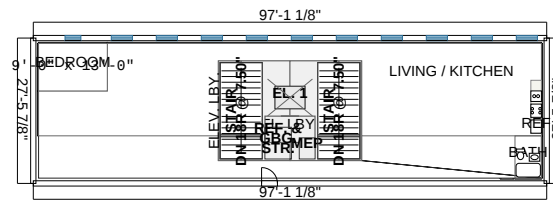


FLOOR 6 • TYPICAL • POINT ACCESS 2 STAIR



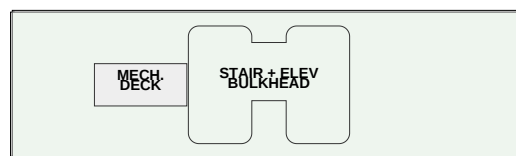
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 7 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 8 • ROOF • ROOF TERRACE





Scenario 4: AIRS Senior Housing (100% Affordable)

Parking Waiver

Qual. Housing

1 Stair

Base FAR 3.44 + 0.94 AIRS bonus = total FAR 4.38. Per ZR 23-154 the ENTIRE development must be affordable independent residences for seniors (62+, income-restricted). Mutually exclusive with a market-rate program -- this scenario is an alternative to, not an addition to, the other residential scenarios. 309 SF of available FAR cannot be captured due to floor plate efficiency and mechanical deductions. Adding another floor would exceed the 75 ft height limit or yield an impractically small floor plate. Achieved: Base FAR 3.44 + Bonus realized 0.73 = 4.17 FAR.

Summary

ZFA 9,911 SF

Gross SF 12,031

Net SF 9,691

Floors 6

Height 74 ft

FAR Used 4.17

Units 11

Parking: 0 sp. (City of Yes transit zone exemption)

Building Core

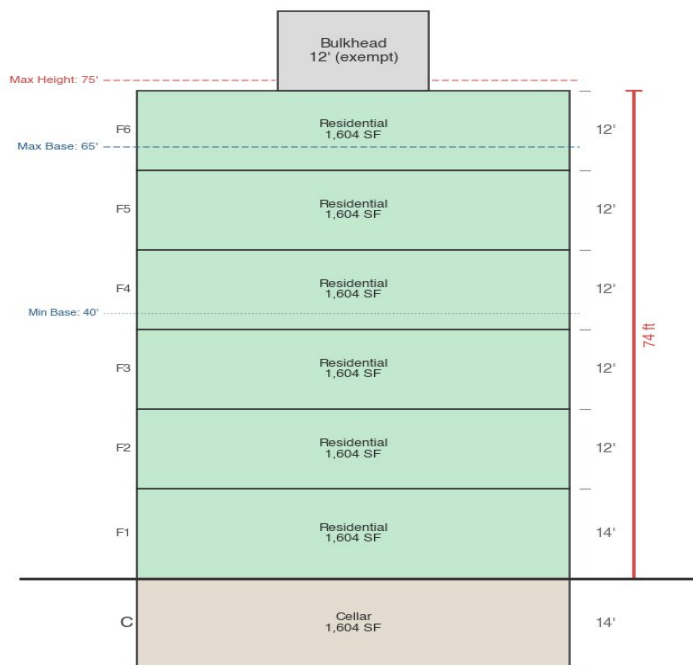
Stairs 1 (150 SF/fl)

Elevators 1 (75 SF/fl)

MEP 49 SF/fl

Corridor 80 SF/fl

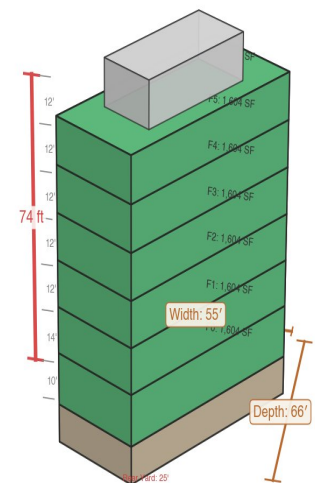
Core / floor 354 SF (21.7%)



Cellar

Residential

Bulkhead





Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	286	46	n/a	n/a	332	0	n/a
1	Residential	1,734	144	26	106	331	607	1,686	65%
2	Residential	1,734	265	49	n/a	n/a	314	1,645	82%
3	Residential	1,734	265	49	n/a	n/a	314	1,645	82%
4	Residential	1,734	265	49	n/a	n/a	314	1,645	82%
5	Residential	1,734	265	49	n/a	n/a	314	1,645	82%
6	Residential	1,734	265	49	n/a	n/a	314	1,645	82%
TOTAL		12,031					2,509	9,911	79%

Core+Corr includes stairs, elevators, and corridors. Lobby deducted on FI 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: AIRS Senior Housing (100% Affordable)

MANIFEST			
Total Units	11	Parking Spaces	0
Zoning Floor Area (ZFA)	9,911 SF	Waiver Eligible	Yes
Gross Building Area	12,031 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	9,691 SF	Usable Cellar Space	737 SF (45% usable)
Residential SF (Net)	8,228 SF	FAR Used	4.17
Efficiency Ratio (Net / Gross)	79.1%	Max Height	74 ft
Loss Factor (1 – Efficiency)	20.9%	Floors	6

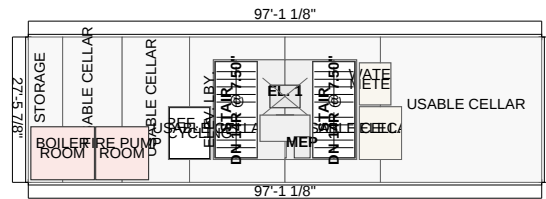
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



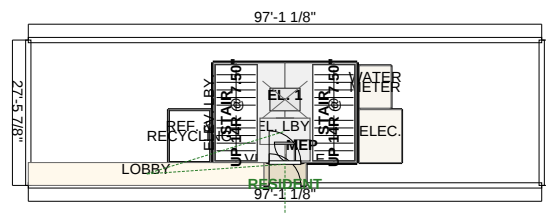
AIRS Senior Housing (100% Affordable): Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

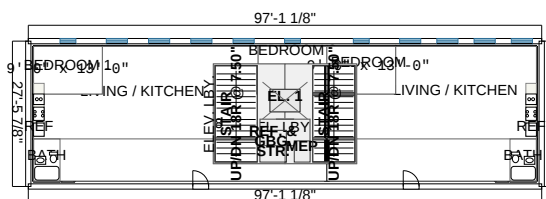
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



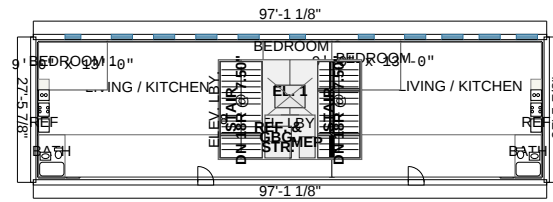
FLOORS 2-5 (4 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

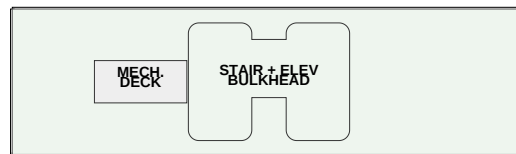


FLOOR 6 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

FLOOR 7 • ROOF • ROOF TERRACE





Scenario 5: Residential + Community Facility

Mixed residential and institutional program

Parking Waiver

Qual. Housing

1 Stair

Community facility ground floor with residential above, utilizing CF-equivalent bulk (FAR 6.5). Residential FAR 1.37, CF FAR 2.74. Total bulk limited to highest single-use FAR (6.5). 1 elevator, 1 stair. Building envelope limited to 9,274 ZFA within 75 ft height: 6,175 SF of available FAR cannot be captured within the zoning envelope. Achieved: Base FAR 3.44 + Bonus realized 0.52 = 3.96 FAR.

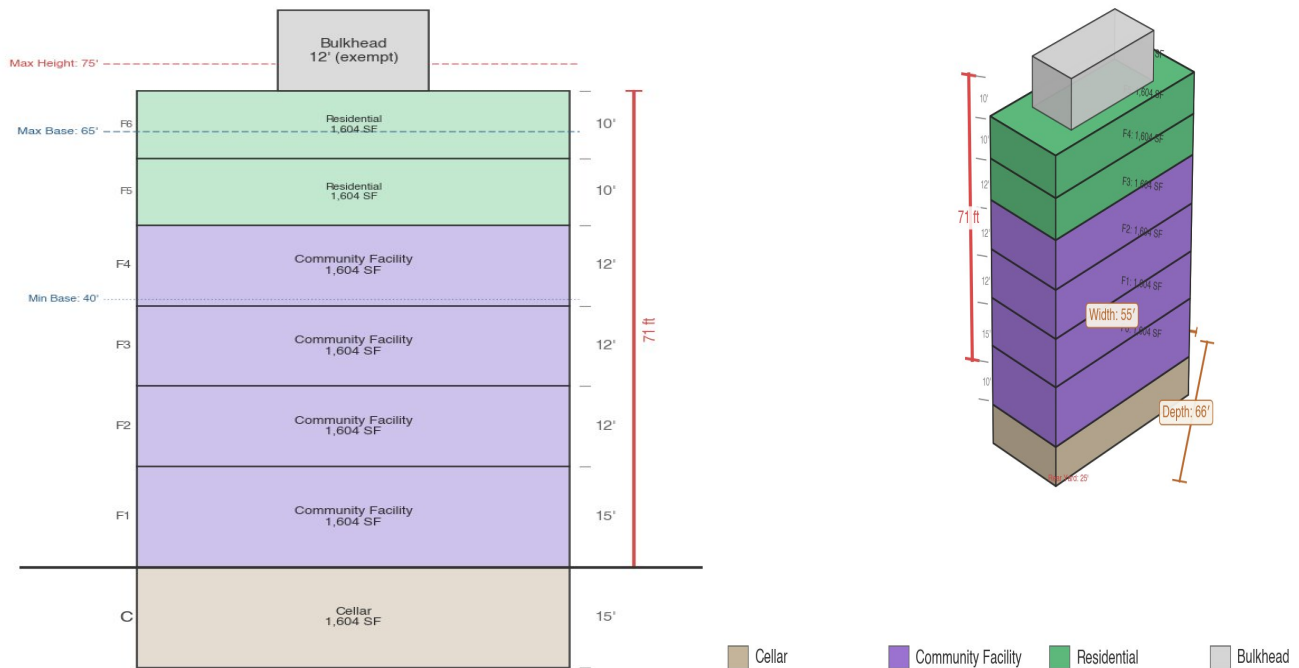
Summary

ZFA	9,408 SF
Gross SF	11,389
Net SF	9,207
Floors	6
Height	71 ft
FAR Used	3.96
CF SF	5,727
Units	2

Building Core

Stairs	1 (150 SF/fl)
Elevators	1 (75 SF/fl)
MEP	49 SF/fl
Corridor	80 SF/fl
Core / floor	354 SF (21.7%)

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	305	49	n/a	n/a	354	0	n/a
1	Community Facility	1,627	132	29	115	294	570	1,598	65%
2	Community Facility	1,627	225	49	n/a	n/a	274	1,578	83%
3	Community Facility	1,627	225	49	n/a	n/a	274	1,578	83%
4	Community Facility	1,627	225	49	n/a	n/a	274	1,578	83%
5	Residential	1,627	265	49	n/a	n/a	314	1,538	81%
6	Residential	1,627	265	49	n/a	n/a	314	1,538	81%
TOTAL		11,389					2,374	9,408	79%

Core+Corr includes stairs, elevators, and corridors. Lobby deducted on FI 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: Residential + Community Facility

MANIFEST			
Total Units	2	Parking Spaces	0
Zoning Floor Area (ZFA)	9,408 SF	Waiver Eligible	Yes
Gross Building Area	11,389 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	9,207 SF	Usable Cellar Space	982 SF (60% usable)
Residential SF (Net)	1,236 SF	FAR Used	3.96
Community Facility SF	5,727 SF	Max Height	71 ft
Efficiency Ratio (Net / Gross)	38.0%	Floors	6
Loss Factor (1 – Efficiency)	62.0%		

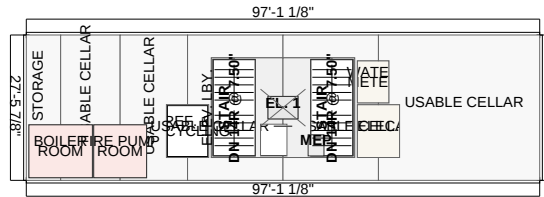
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



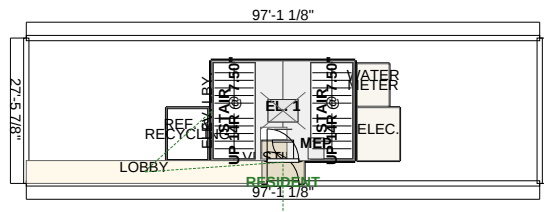
Residential + Community Facility: Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

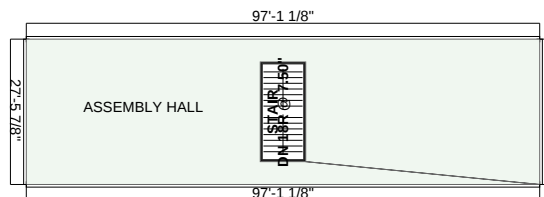
FLOOR 0 • CELLAR • SINGLE LOADED CORRIDOR



FLOOR 1 • GROUND • SINGLE LOADED CORRIDOR

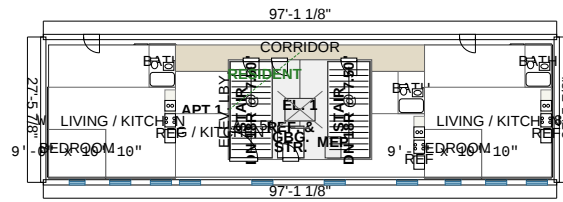


FLOORS 2-4 (3 IDENTICAL) • TYPICAL • COMMUNITY FACILITY FLOOR



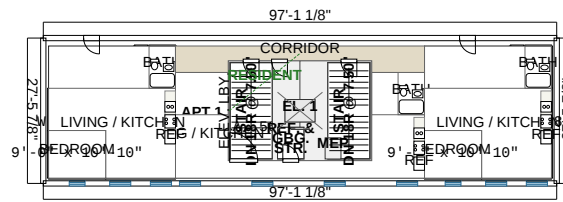


FLOOR 5 • TYPICAL • SINGLE LOADED CORRIDOR



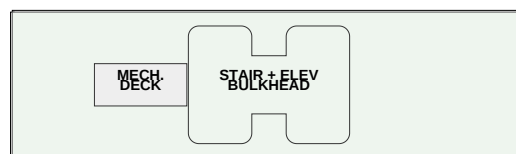
GROSS 2,669 SF RENTABLE 1,689 SF (63% efficient) CORRIDOR 341 SF 3 UNITS @ 563 SF avg

FLOOR 6 • TOP • SINGLE LOADED CORRIDOR



GROSS 2,669 SF RENTABLE 1,689 SF (63% efficient) CORRIDOR 341 SF 3 UNITS @ 563 SF avg

FLOOR 7 • ROOF • ROOF TERRACE





Scenario 6: Commercial Overlay

Ground-floor commercial with residential above

Parking Waiver

Qual. Housing

1 Stair

Ground-floor commercial/retail with residential above. Commercial overlay permits retail use within the residential FAR envelope. Achieved: Base FAR 3.44 + Bonus realized 0.01 = 3.45 FAR.

Summary

ZFA 8,197 SF

Gross SF 10,226

Net SF 8,149

Floors 7

Height 74 ft

FAR Used 3.45

Units 7

Parking: 0 sp. (City of Yes transit zone exemption)

Building Core

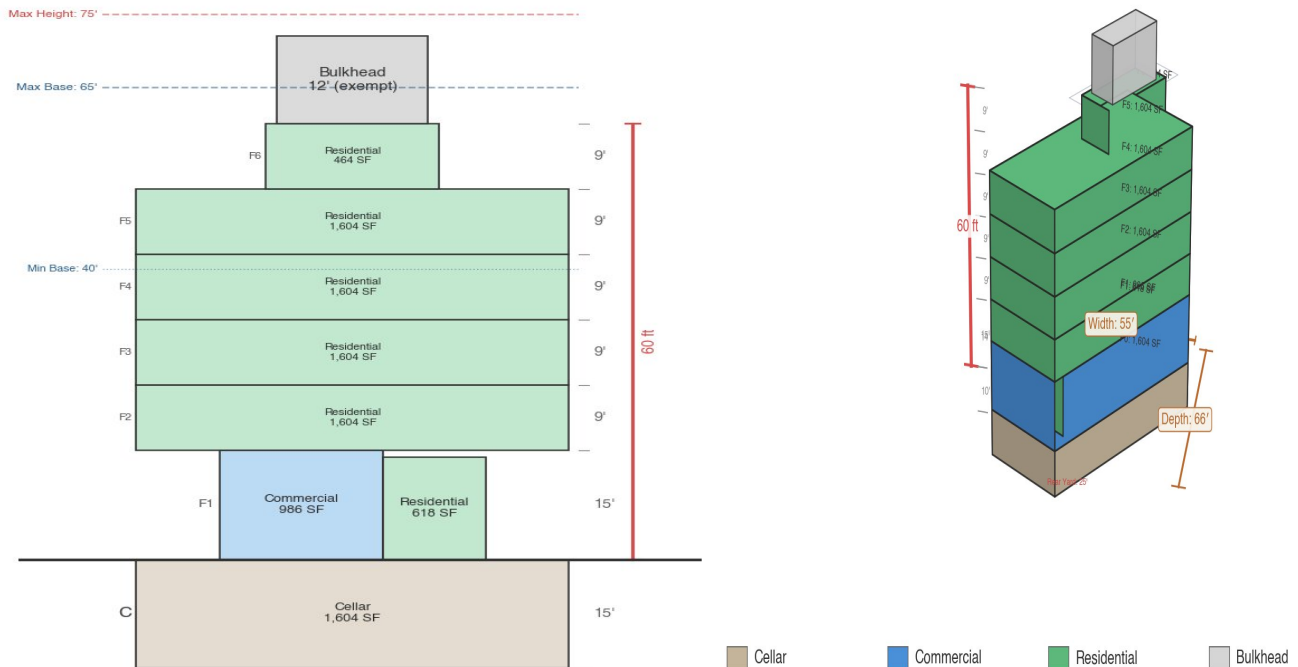
Stairs 1 (150 SF/fl)

Elevators 1 (75 SF/fl)

MEP 49 SF/fl

Corridor 80 SF/fl

Core / floor 354 SF (21.7%)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	305	49	n/a	n/a	354	0	n/a
1	Commercial	1,000	54	12	77	207	350	988	65%
1	Residential	627	27	5	51	137	220	618	65%
2	Residential	1,627	265	49	n/a	n/a	314	1,538	81%
3	Residential	1,627	265	49	n/a	n/a	314	1,538	81%
4	Residential	1,627	265	49	n/a	n/a	314	1,538	81%



5	Residential	1,627	265	49	n/a	n/a	314	1,538	81%
6	Residential	464	75	14	n/a	n/a	89	439	81%
TOTAL		10,226					2,269	8,197	78%

Core+Corr includes stairs, elevators, and corridors. Lobby deducted on FI 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: Commercial Overlay

MANIFEST			
Total Units	7	Parking Spaces	0
Zoning Floor Area (ZFA)	8,197 SF	Waiver Eligible	Yes
Gross Building Area	10,226 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	8,149 SF	Usable Cellar Space	862 SF (53% usable)
Residential SF (Net)	5,685 SF	FAR Used	3.45
Commercial SF (Net)	930 SF	Max Height	74 ft
Efficiency Ratio (Net / Gross)	74.8%	Floors	7
Loss Factor (1 – Efficiency)	25.2%		

■ Floor heights reduced to comply with 75 ft max (originally 80 ft, now 74 ft).

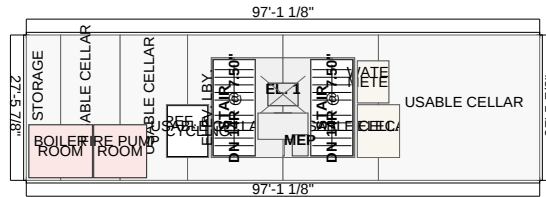
- Floor 1: 15.0 ft -> 14.0 ft
- Floor 2: 10.0 ft -> 9.0 ft
- Floor 3: 10.0 ft -> 9.0 ft
- Floor 4: 10.0 ft -> 9.0 ft
- Floor 5: 10.0 ft -> 9.0 ft
- Floor 6: 10.0 ft -> 9.0 ft



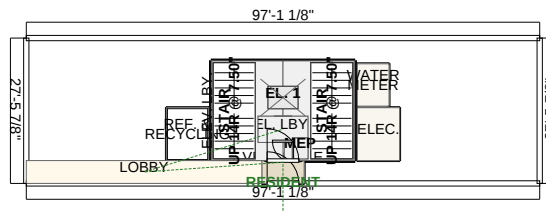
Commercial Overlay: Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

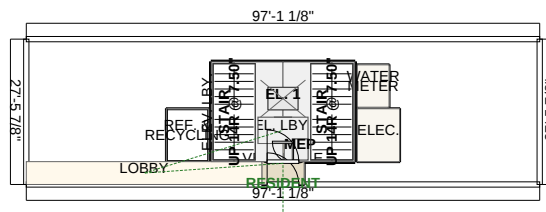
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR

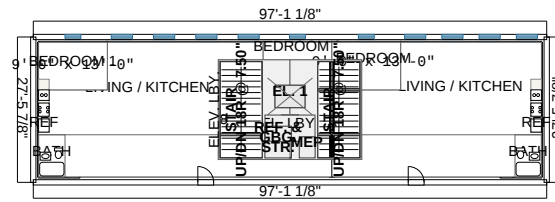


FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



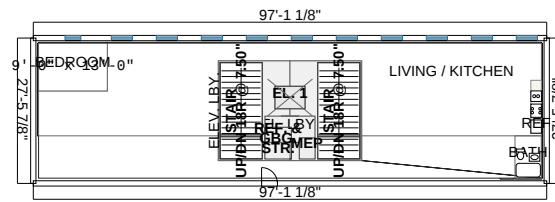


FLOOR 2 • TYPICAL • POINT ACCESS 2 STAIR



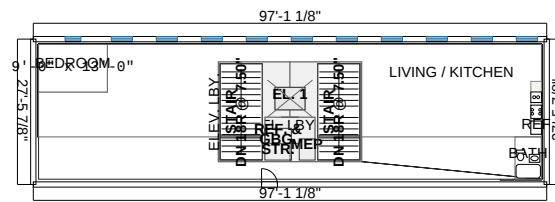
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

FLOORS 3-5 (3 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

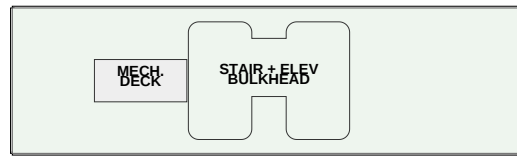
FLOOR 6 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg



FLOOR 7 • ROOF • ROOF TERRACE





Scenario 7: Shared Housing (SRO)

Single-room occupancy with shared facilities

Parking Waiver

Qual. Housing

1 Stair

City of Yes shared housing: 27 rooms with shared kitchen/bath at 3.44 FAR. Min room size 150 SF. Higher unit density than conventional apartments.

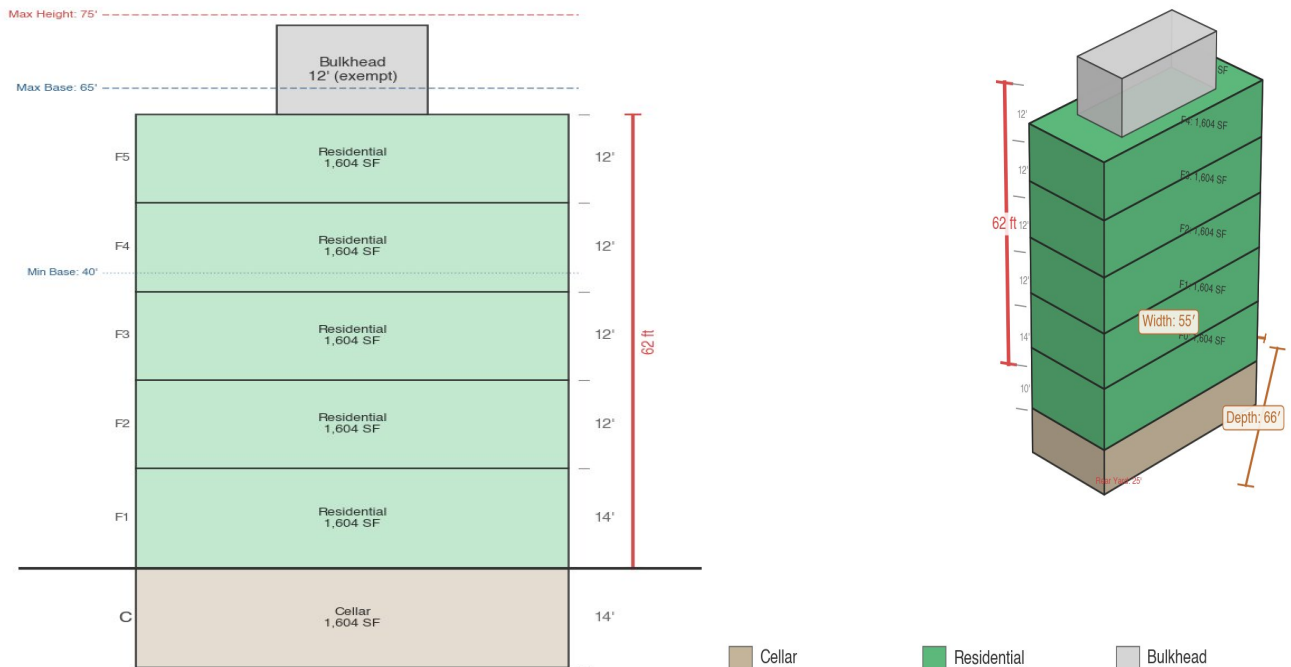
Summary

ZFA	7,768 SF
Gross SF	9,553
Net SF	7,587
Floors	5
Height	62 ft
FAR Used	3.27
Units	27

Building Core

Stairs	1 (150 SF/fl)
Elevators	1 (75 SF/fl)
MEP	49 SF/fl
Corridor	80 SF/fl
Core / floor	354 SF (21.7%)

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,383	258	41	n/a	n/a	299	0	n/a
1	Residential	1,634	138	25	101	308	572	1,588	65%
2	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
3	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
4	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
5	Residential	1,634	265	49	n/a	n/a	314	1,545	81%

TOTAL	9,553	2,127	7,768	78%
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Core+Corr includes stairs, elevators, and corridors. Lobby deducted on Fl 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: Shared Housing (SRO)

MANIFEST			
Total Units	27	Parking Spaces	0
Zoning Floor Area (ZFA)	7,768 SF	Waiver Eligible	Yes
Gross Building Area	9,553 SF	Cellar (Below Grade)	1,383 SF
Net Rentable Area	7,587 SF	Usable Cellar Space	98 SF (7% usable)
Residential SF (Net)	6,343 SF	FAR Used	3.27
Efficiency Ratio (Net / Gross)	77.6%	Max Height	62 ft
Loss Factor (1 – Efficiency)	22.4%	Floors	5

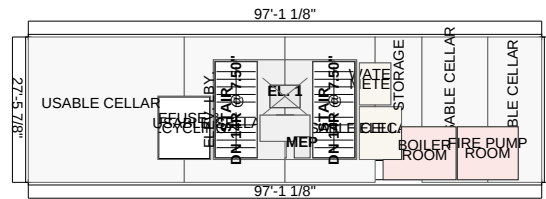
- Shared housing legalized citywide in R6+ under City of Yes.
- Min habitable room size: 150 SF. Shared kitchen and bath facilities permitted.
- Unit count assumes ~200 SF avg room with shared amenities.
- Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



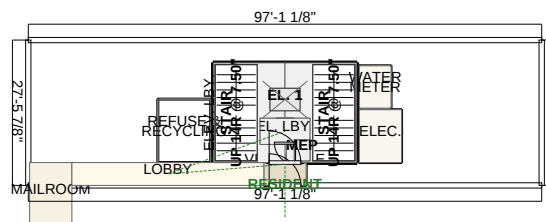
Shared Housing (SRO): Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

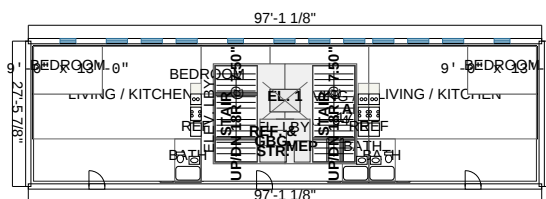
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



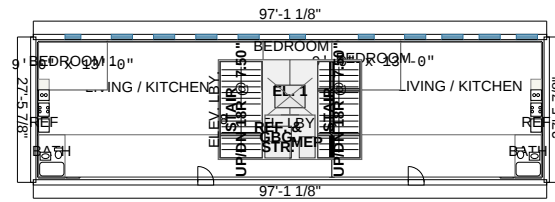
FLOORS 2-3 (2 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 3 UNITS @ 638 SF avg

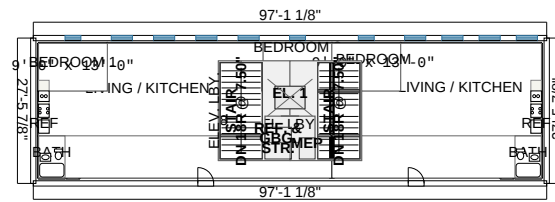


FLOOR 4 • TYPICAL • POINT ACCESS 2 STAIR



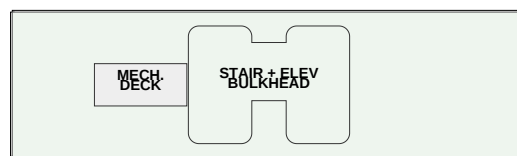
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

FLOOR 5 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

FLOOR 6 • ROOF • ROOF TERRACE





Scenario 8: Max Units

Maximum number of dwelling units (smaller average unit size)

Parking Waiver

Qual. Housing

1 Stair

Maximize dwelling unit count to 12 units (DU factor: ZFA 8,170 / 680 = 12.01, rounded per ZR 23-52). Uses smaller unit sizes. 1 elevator, 1 stair. 238 SF of available FAR cannot be captured due to floor plate efficiency and mechanical deductions.

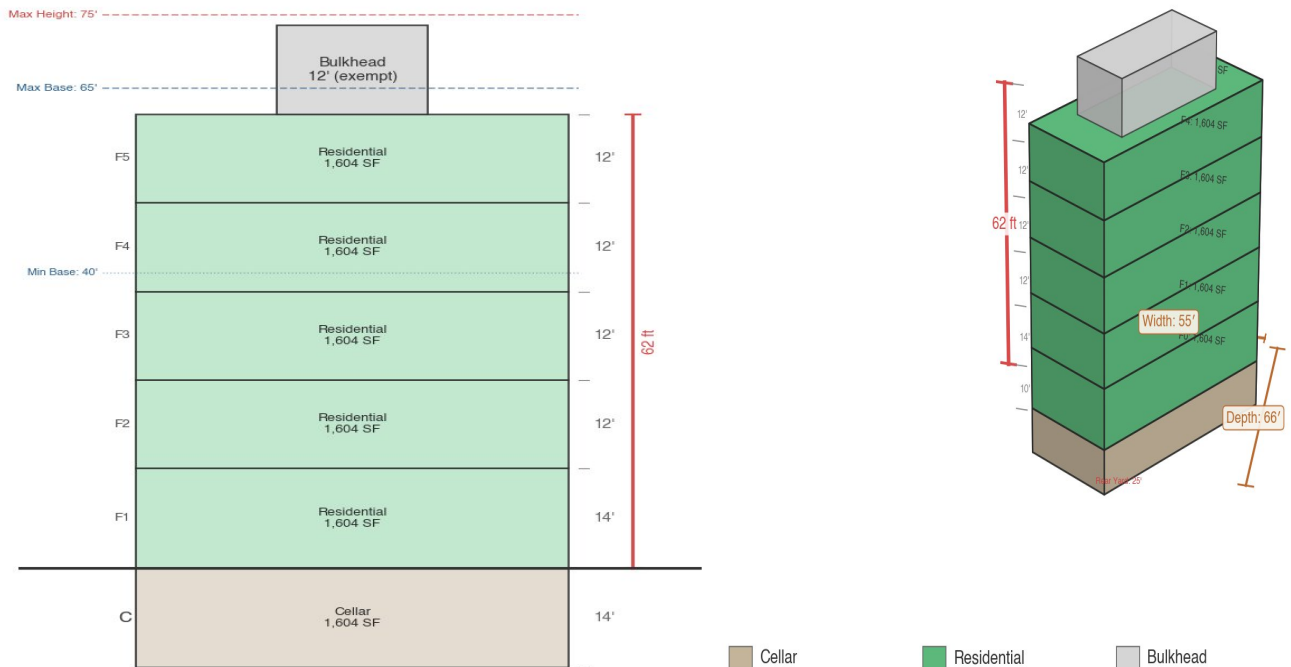
Summary

ZFA	7,768 SF
Gross SF	9,797
Net SF	7,806
Floors	5
Height	62 ft
FAR Used	3.27
Units	12

Building Core

Stairs	1 (150 SF/fl)
Elevators	1 (75 SF/fl)
MEP	49 SF/fl
Corridor	80 SF/fl
Core / floor	354 SF (21.7%)

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	304	49	n/a	n/a	352	0	n/a
1	Residential	1,634	138	25	101	308	572	1,588	65%
2	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
3	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
4	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
5	Residential	1,634	265	49	n/a	n/a	314	1,545	81%



TOTAL	9,797	2,180	7,768	78%
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Core+Corr includes stairs, elevators, and corridors. Lobby deducted on Fl 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: Max Units

MANIFEST			
Total Units	12	Parking Spaces	0
Zoning Floor Area (ZFA)	7,768 SF	Waiver Eligible	Yes
Gross Building Area	9,797 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	7,806 SF	Usable Cellar Space	722 SF (44% usable)
Residential SF (Net)	6,343 SF	FAR Used	3.27
Efficiency Ratio (Net / Gross)	77.6%	Max Height	62 ft
Loss Factor (1 – Efficiency)	22.4%	Floors	5

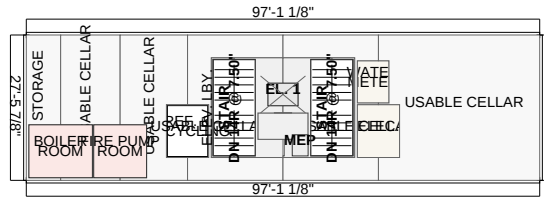
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



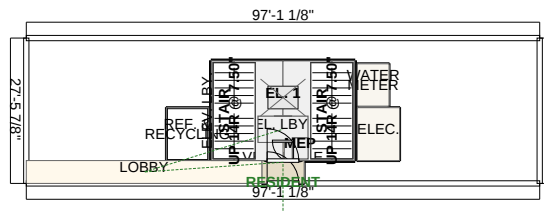
Max Units: Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

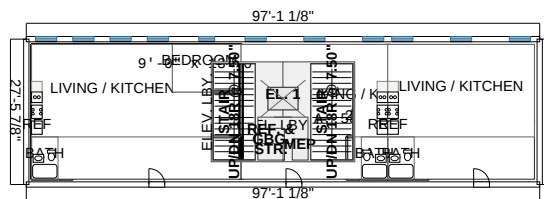
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



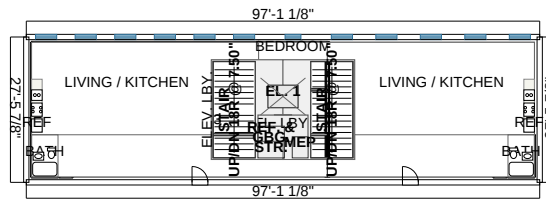
FLOORS 2-3 (2 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 3 UNITS @ 638 SF avg

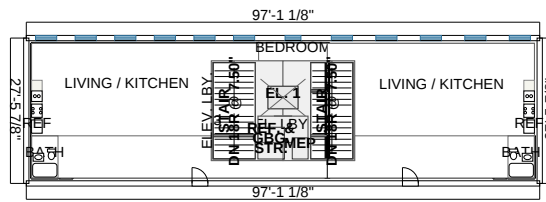


FLOOR 4 • TYPICAL • POINT ACCESS 2 STAIR



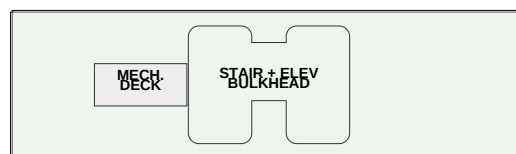
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

FLOOR 5 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

FLOOR 6 • ROOF • ROOF TERRACE





Scenario 9: Max Residential (Quality Housing)

Parking Waiver

Qual. Housing

1 Stair

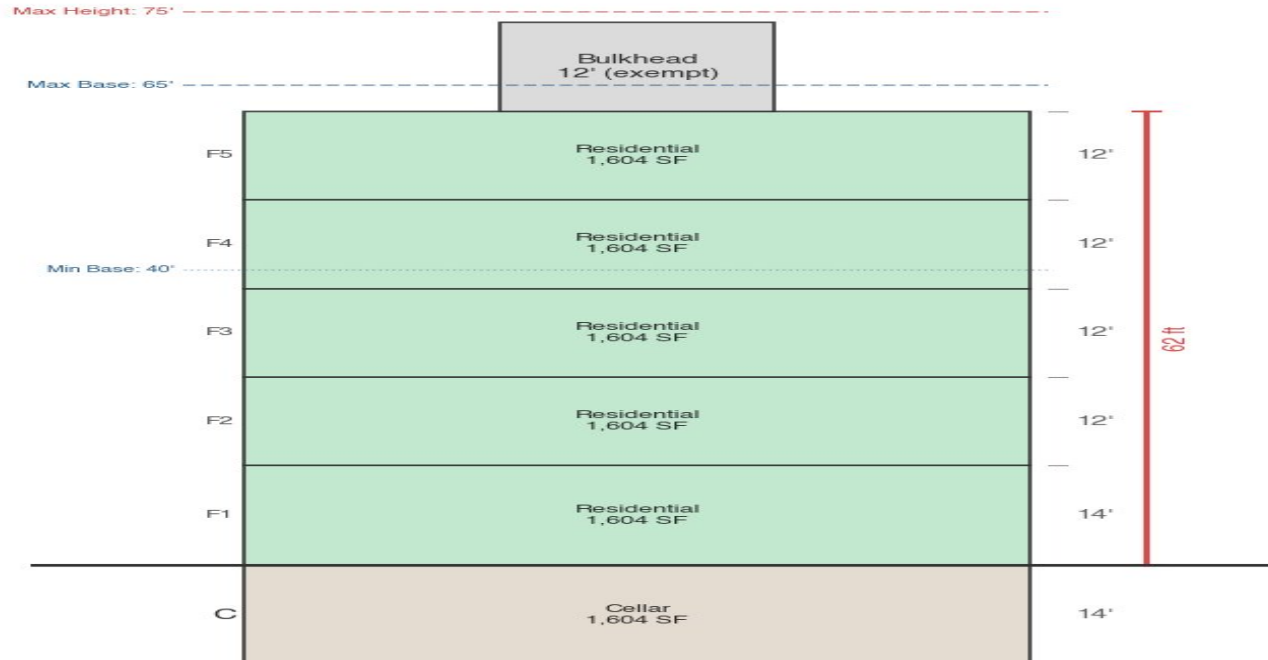
Maximize residential floor area with ground-floor commercial if overlay permits. 238 SF of available FAR cannot be captured due to floor plate efficiency and mechanical deductions. Adding another floor would exceed the 75 ft height limit or yield an impractically small floor plate. 1 elevator, 1 stair.

Summary

Building Core

ZFA	7,768 SF	Stairs	1 (150 SF/fl)
Gross SF	9,797	Elevators	1 (75 SF/fl)
Net SF	7,806	MEP	49 SF/fl
Floors	5	Corridor	80 SF/fl
Height	62 ft	Core / floor	354 SF (21.7%)
FAR Used	3.27		
Units	7		

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	304	49	n/a	n/a	352	0	n/a
1	Residential	1,634	138	25	101	308	572	1,588	65%
2	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
3	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
4	Residential	1,634	265	49	n/a	n/a	314	1,545	81%
5	Residential	1,634	265	49	n/a	n/a	314	1,545	81%



TOTAL	9,797	2,180	7,768	78%
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Core+Corr includes stairs, elevators, and corridors. Lobby deducted on Fl 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: Max Residential (Quality Housing)

MANIFEST			
Total Units	7	Parking Spaces	0
Zoning Floor Area (ZFA)	7,768 SF	Waiver Eligible	Yes
Gross Building Area	9,797 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	7,806 SF	Usable Cellar Space	862 SF (53% usable)
Residential SF (Net)	6,343 SF	FAR Used	3.27
Efficiency Ratio (Net / Gross)	77.6%	Max Height	62 ft
Loss Factor (1 – Efficiency)	22.4%	Floors	5

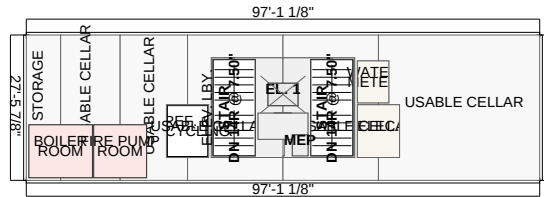
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



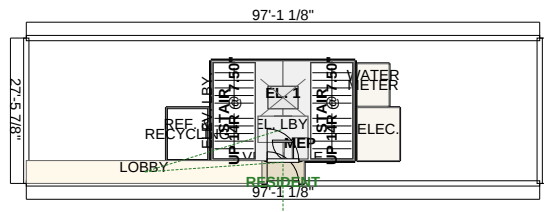
Max Residential (Quality Housing): Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

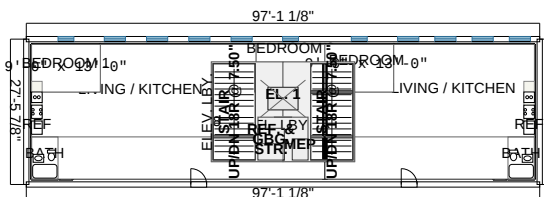
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



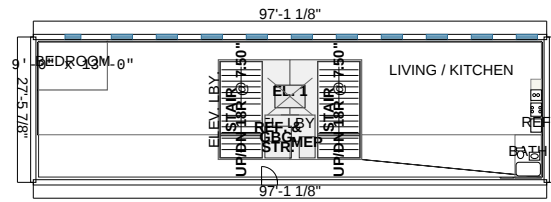
FLOORS 2-3 (2 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

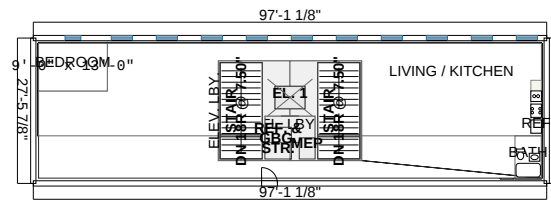


FLOOR 4 • TYPICAL • POINT ACCESS 2 STAIR



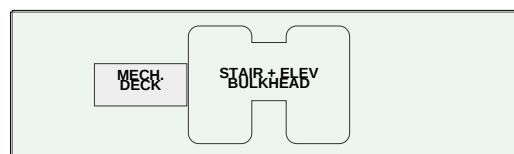
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 5 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 6 • ROOF • ROOF TERRACE





Scenario 10: 4+1 Penthouse (No Elevator)

Walk-up building with penthouse duplex (no elevator required)

Parking Waiver

Qual. Housing

1 Stair

Penthouse

5.3 floors: 5 full floors + penthouse at 1/3 roof area (542 SF, ZR 12-10). Penthouse doesn't count as a story □ no elevator required. 285 SF of available FAR cannot be captured due to floor plate efficiency and mechanical deductions. Single staircase saves ~150 SF/floor.

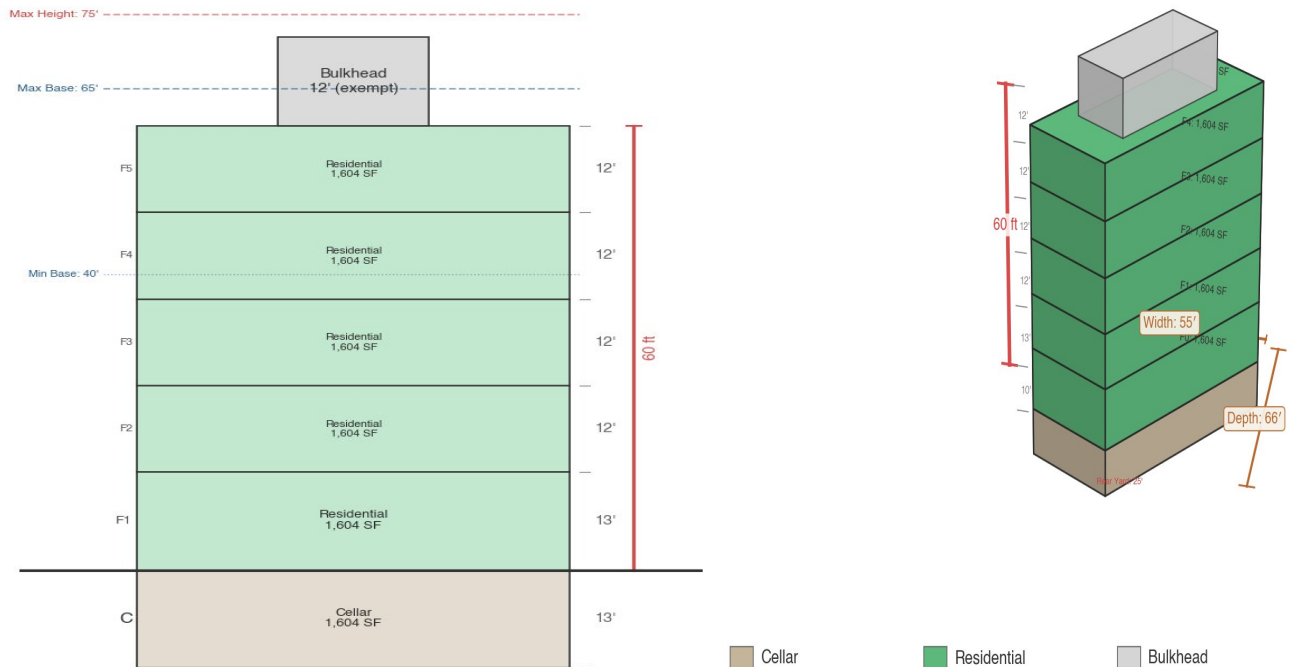
Summary

ZFA	7,690 SF
Gross SF	9,762
Net SF	7,963
Floors	5
Height	60 ft
FAR Used	3.24
Units	7

Building Core

Stairs	1 (150 SF/fl)
Elevators	0 (0 SF/fl)
MEP	49 SF/fl
Corridor	80 SF/fl
Core / floor	279 SF (17.1%)

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,627	230	49	n/a	n/a	279	0	n/a
1	Residential	1,627	190	49	75	366	680	1,538	58%
2	Residential	1,627	190	49	n/a	n/a	239	1,538	85%
3	Residential	1,627	190	49	n/a	n/a	239	1,538	85%
4	Residential	1,627	190	49	n/a	n/a	239	1,538	85%
5	Residential	1,627	190	49	n/a	n/a	239	1,538	85%



TOTAL	9,762	1,915	7,690	80%
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Core+Corr includes stairs, elevators, and corridors. Lobby deducted on Fl 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: 4+1 Penthouse (No Elevator)

MANIFEST			
Total Units	7	Parking Spaces	0
Zoning Floor Area (ZFA)	7,690 SF	Waiver Eligible	Yes
Gross Building Area	9,762 SF	Cellar (Below Grade)	1,627 SF
Net Rentable Area	7,963 SF	Usable Cellar Space	862 SF (53% usable)
Residential SF (Net)	6,500 SF	FAR Used	3.24
Efficiency Ratio (Net / Gross)	79.9%	Max Height	60 ft
Loss Factor (1 – Efficiency)	20.1%	Floors	5

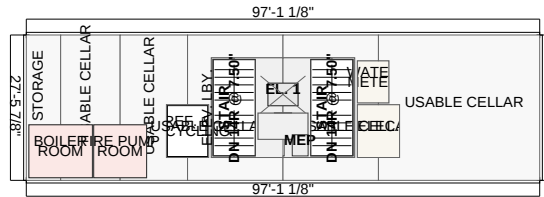
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



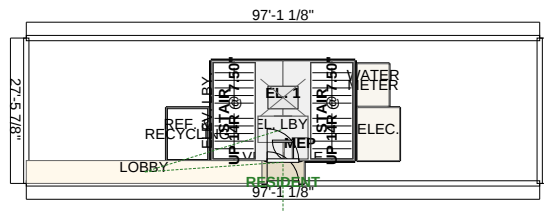
4+1 Penthouse (No Elevator): Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

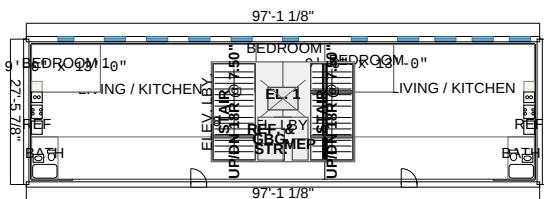
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



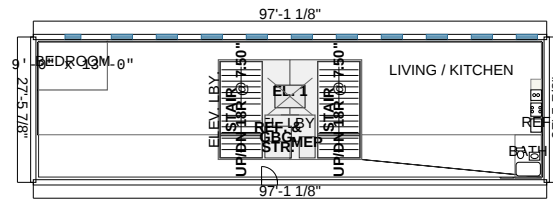
FLOORS 2-3 (2 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

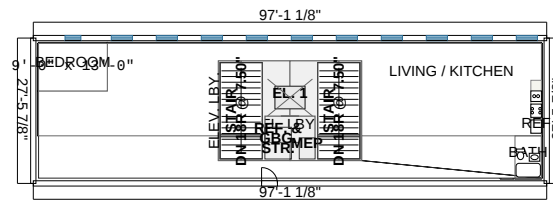


FLOOR 4 • TYPICAL • POINT ACCESS 2 STAIR



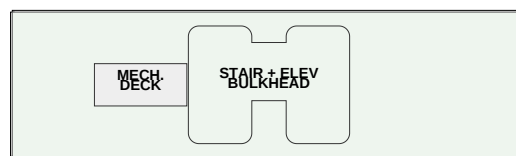
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 5 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 6 • ROOF • ROOF TERRACE





Scenario 11: Height Factor Option

Parking Waiver

Qual. Housing

1 Stair

Height Factor: FAR up to 3.44, no flat height limit, sky exposure plane applies. Min open space: 1,266 SF (OSR 15.5%). Building envelope limited to 5,377 ZFA within 50 ft height: 2,803 SF of available FAR cannot be captured within the zoning envelope. 1 elevator, 1 stair.

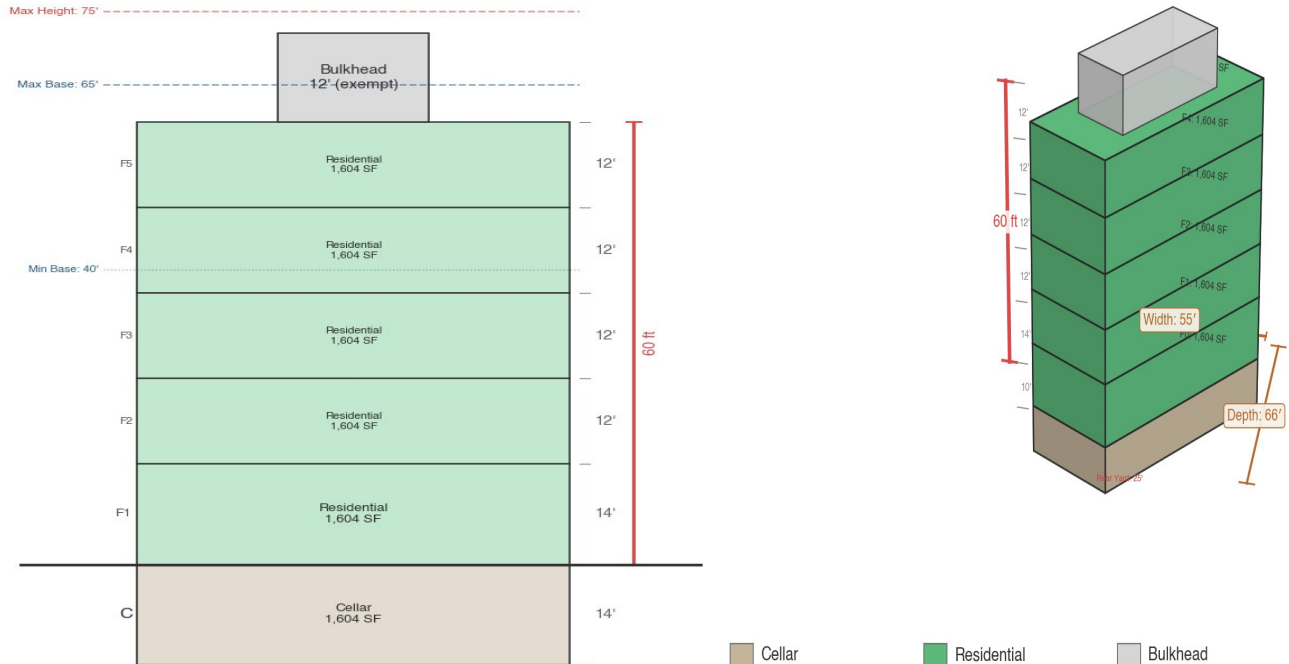
Summary

ZFA	5,046 SF
Gross SF	6,652
Net SF	4,801
Floors	5
Height	60 ft
FAR Used	2.12
Units	6

Building Core

Stairs	1 (150 SF/fl)
Elevators	1 (75 SF/fl)
MEP	33 SF/fl
Corridor	80 SF/fl
Core / floor	338 SF (30.5%)

Parking: 0 sp. (City of Yes transit zone exemption)



Proposed Floor Area Schedule

FLOOR	USE	GROSS SF	CORE+CORR	MECH	LOBBY	OTHER*	TOTAL DEDUCT	ZFA	EFF.
0	Cellar	1,109	305	33	n/a	n/a	338	0	n/a
1	Residential	1,109	122	13	53	200	388	1,064	65%
2	Residential	1,109	305	33	n/a	n/a	338	996	70%
3	Residential	1,109	305	33	n/a	n/a	338	996	70%
4	Residential	1,109	305	33	n/a	n/a	338	996	70%
5	Residential	1,109	305	33	n/a	n/a	338	996	70%



TOTAL	6,652	2,078	5,046	69%
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Core+Corr includes stairs, elevators, and corridors. Lobby deducted on Fl 1 only. Other* includes utility rooms and parking ramps where applicable; these deductions reduce Gross-to-Net efficiency (i.e., net rentable area) but do NOT reduce Zoning Floor Area (ZFA). Total Deduct = deductions from Gross SF, not from ZFA. ZFA = Zoning Floor Area (Gross SF minus mechanical equipment room exemption only). Cellar exempt per ZR 12-10. Quality Housing (ZR 23-232): 50% of corridor area excluded from ZFA.

Analyst's Manifest: Height Factor Option

MANIFEST			
Total Units	6	Parking Spaces	0
Zoning Floor Area (ZFA)	5,046 SF	Waiver Eligible	Yes
Gross Building Area	6,652 SF	Cellar (Below Grade)	1,109 SF
Net Rentable Area	4,801 SF	Usable Cellar Space	359 SF (32% usable)
Residential SF (Net)	3,802 SF	FAR Used	2.12
Efficiency Ratio (Net / Gross)	68.6%	Max Height	60 ft
Loss Factor (1 – Efficiency)	31.4%	Floors	5

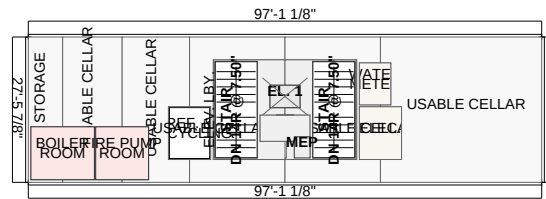
■ Note: Active ground floor commercial use is required at this location. This scenario may need a commercial ground floor component.



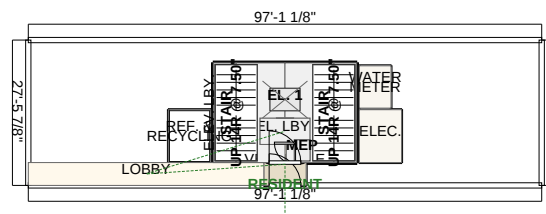
Height Factor Option: Synthesized Floor Plans

Diagrammatic plans auto-generated from the buildable envelope and zoning-derived core requirements. *Not for construction.*

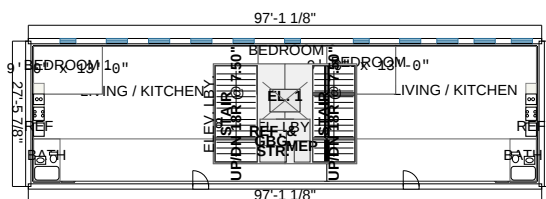
FLOOR 0 • CELLAR • POINT ACCESS 2 STAIR



FLOOR 1 • GROUND • POINT ACCESS 2 STAIR



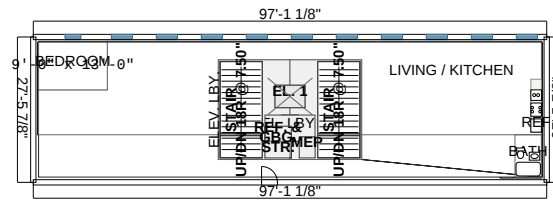
FLOOR 2 • TYPICAL • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 2 UNITS @ 957 SF avg

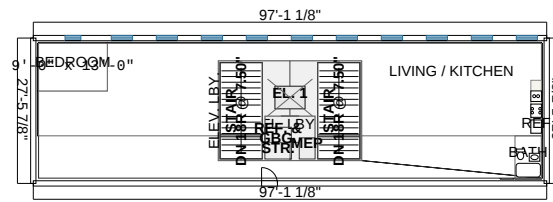


FLOORS 3-4 (2 IDENTICAL) • TYPICAL • POINT ACCESS 2 STAIR



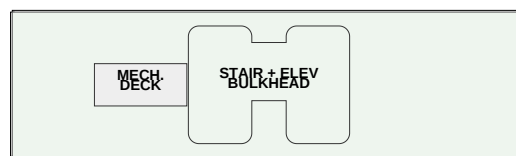
GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 5 • TOP • POINT ACCESS 2 STAIR



GROSS 2,669 SF RENTABLE 1,913 SF (72% efficient) CORRIDOR 194 SF 1 UNITS @ 1,913 SF avg

FLOOR 6 • ROOF • ROOF TERRACE



11 — COLOPHON & DISCLAIMERS

Colophon & Disclaimers

REPORT ID	b018f165
COMPILED	AUGUST 31, 2026 · 16:05
PLUTO VINTAGE	24v4
ZONING RESOLUTION	Current through Dec 2024 (incl. City of Yes for Housing Opportunity, N 240015 ZRY)
DATA SOURCES	NYC PLUTO · NYC Geoservice / Geoclient · NYC Zoning Resolution · ESRI World Imagery
ENGINE	Envelope Zoning Engine

LIMITATIONS

01 This report is for preliminary feasibility analysis only; all calculations should be verified by a licensed architect and zoning attorney.

02 Special permits, variances, and certifications are not included.

03 Environmental review (CEQR / SEQRA) requirements are not addressed.

04 Landmark and historic-district restrictions may apply and are not fully evaluated.

05 Actual development potential should be confirmed with NYC Department of Buildings and Department of City Planning.

06 3D massing renderings are diagrammatic and are not to architectural scale.

Errors or improvements: service@runenvelope.com · we read every email.