

## Theoretical Development Scenario (Cap Calculation)

A Theoretical Development Scenario (“TDS”) was analyzed throughout the EIS process. On September 20, 2016 the New Rochelle City Council adopted an amended Findings Statement that increased the development parameters as set forth in the tables below. An exceedance of the thresholds, either in aggregate or by DO Zone, may require further SEQRA review at the time of application and may require a supplemental EIS. **Projects developed early in the build out of the DOZ will have greater choice in the mix of units and uses.**

DOZ – AMENDED THEORETICAL DEVELOPMENT SCENARIO											
District Overlay	Retail (SF)	Restaurant (SF)	Office Nonmedical (SF)	Medical Office (SF)	Hotel (rooms)	Residential Units (DU)		Student Housing (beds)	Adult Care (SF)	Independent Units (DU)	Institutional (SF)
DO-1	375,000	54,000	853,000	105,000	500	1,500	+800	-	-	-	155,000
DO-2	430,000	32,400	364,000	157,500	500	2,900		500	192,000	375	200,000
DO-3	54,000	5,400	229,000	26,000	100	550		500	128,000	-	225,000
DO-4	162,000	21,400	208,000	26,000	-	200		-	-	-	-
DO-5	21,500	5,400	192,000	105,000	100	250		500	192,000	-	140,000
DO-6	21,500	5,400	31,000	21,000	-	100	+70	-	128,000	-	55,000
<b>Totals</b>	<b>1,064,000</b>	<b>124,000</b>	<b>1,877,000</b>	<b>440,500</b>	<b>1,200</b>		<b>6,370</b>	<b>1,500</b>	<b>640,000</b>	<b>375</b>	<b>775,000</b>

**AMENDED THEORETICAL DEVELOPMENT SCENARIO - IMPACT PARAMETERS**

<b>Parameter</b>	<b>Proposed Action Theoretical Development Scenario Thresholds</b>
Residential Units (DU)	6,370 Total 1,274 - Studio 3,185 – 1 BR 1,274 - 2 BR 637 - 3 BR
Student Housing (beds)	1,500
Independent Units (DU)	375
Retail (SF)	1,064,000
Restaurant (SF)	124,000
Office Nonmedical (SF)	1,877,000
Medical Office (SF)	440,500
Hotel (rooms)	720,000 (1,200 Units)
Adult Care (SF)	640,000 (375 Units)
Institutional (SF)	775,000
Total Residences (dwelling units)	6,370
Total Nonresidential Floor Area (SF)	6,540,500
Parking	11,993 spaces <sup>1</sup>
AM Peak Hour Trip Generation	5,802 vehicles/hour (vph) <sup>2</sup>
PM Peak Hour Trip Generation	7,163 vph <sup>2</sup>
Total Wastewater Generation/ Water Use	2,540,175 gpd <sup>3</sup>
Annual Total Property Tax Revenues	\$76,449,220 <sup>4</sup>
Projected Sales Tax Revenue	\$48,777,069 <sup>4</sup>
Residential Population: persons	13,220 <sup>5</sup>
School-age Children: students	362 <sup>6</sup>
Employees: persons	11,376 <sup>7</sup>
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. Per DOZ Amendments and City of New Rochelle Zoning Code.</li> <li>2. Calculated using the same methodology as used in the GEIS. See Transportation section below for analysis.</li> <li>3. Total water use/wastewater generation is based on 100/gpd/person as provided by United Water for the TDS, and 0.125 gpd/SF for commercial uses, plus additional demand factor to account for restaurant/wet commercial uses as provided by United Water New Rochelle for the Amended Theoretical Development Program.</li> <li>4. Calculated using the same methodology as used in the GEIS. See Appendix A.</li> <li>5. Population was calculated using New York State per capita multipliers from “Residential Demographic Multipliers, Estimates of Occupants of New Housing,” Rutgers University Center for Urban Policy Research, June 2006.</li> <li>6. Student estimate was calculated using student multipliers set forth in “New Rochelle School Capacity Study, Final Report”</li> <li>7. Calculated using the same methodology as used in the DGEIS, Table 3.4-25.</li> </ol>	

The number of residential units is further broken down by bedroom count in each zone.

<b>DOZ Theoretical Development Scenario (9/20/16) - Bedroom Count by Zone</b>								
	DO-1	DO-2	DO-3	DO-4	DO-5	Floating DO-1 through DO-5	DO-6	Total
Studio	300	580	110	40	50	160	34	<b>1,274</b>
1-Bd	750	1450	275	100	125	400	85	<b>3,185</b>
2-Bd	300	580	110	40	50	160	34	<b>1,274</b>
3-Bd	150	290	55	20	25	80	17	<b>637</b>
<b>Total</b>	<b>1,500</b>	<b>2,900</b>	<b>550</b>	<b>200</b>	<b>250</b>	<b>800</b>	<b>170</b>	<b>6,370</b>