

Redevelopment Boundary Analysis
 Prepared by Petitioner

EXISTING LAND IN NEWPORT RDP							
	SF	DENSITY (UNIT/ACRE)	COUNT	FAR	FLOOR AREA	OPEN SPACE (%)	OPEN SPACE
Residential (South) District	352,256	200	1,617	10.0	3,522,556	10%	35,226

LAND TRANSFERED FROM HARSIMUS COVE STATION RDP							
	SF	DENSITY (UNIT/ACRE)	COUNT	FAR	FLOOR AREA	OPEN SPACE (%)	OPEN SPACE
East-Waterfront District	253,660	300	1,747 (1)	8.0	2,029,280 (2)	6%	48,580 (3)

- (1) Total additional units permitted to be added to South District
- (2) Total floor area permitted to be added to South District
- (3) Total open space required based on Site Plan Approval memorialized April 26, 2022

PROPOSED RESIDENTIAL DEVELOPMENT RIGHTS							
	SF	DENSITY (UNIT/ACRE)	COUNT	FAR	FLOOR AREA	OPEN SPACE (%)	OPEN SPACE
Resdiential (South) District	605,916	258 (5)	3,575 (4)	8.9 (7)	5,367,968 (6)	14%	83,806

- (4) New total units permitted in South District
- (5) New Maximum Permitted Density for South District
- (6) New total units permitted in South District
- (7) New Maximum Permitted Density for South District

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LAND TRANSFERED FROM HARSIMUS COVE STATION RDP					
	SF	DENSITY (UNIT/ACRE)	COUNT	FAR	FLOOR AREA
East-Waterfront District	91,934	300	633 (1)	8.0	735,472

(1) Total Units permitted in East-Waterfront District

LAND TRANSFERED TO NEWPORT RDP					
	SF	DENSITY (UNIT/ACRE)	COUNT	FAR	FLOOR AREA
Residential (South) District	91,934	200	422 (2)	10.0	919,340

(2) Total Units permitted in Waterfront Commercial District

LAND TRANSFERED FROM HARSIMUS COVE STATION RDP					
	SF	DENSITY (UNIT/ACRE)	COUNT	FAR	FLOOR AREA
East-Waterfront District	91,934	-	211 (3)	-	(183,868)

(3) Total units transferred to South District

Lot Analysis
Prepared by Petitioner

Properties Transitioned from Harsimus Cove Station East-Waterfront District to Newport Residential (South) District

Block	Lot	Development Description	Property Owner	Site Area (SF)	Newport RDP (SF)	Harsimus Cove Station RDP (SF)
7302	43.01	NOC VII (480 Washington Boulevard)	NOC VII Land Limited Liability Company	30,104	2,244	27,860
7302	52	Marina Park and HRWW (private park)	Newport Associates Development Company	18,248	17,101	1,147
7302	54	NOC VII (480 Washington Boulevard)	NOC VII Land Limited Liability Company	112,677	97,131	15,546
7302	55.01	Western Sixth Street Pier (2 Sixth Street)	Newport Associates Development Company	182,530	99,300	83,230
7302	55.02	Eastern Sixth Street Pier (2 Sixth Street)	Newport Associates Development Company	195,596	106,241	89,355
7302	55.03	Helistop Sixth Street Pier (2 Sixth Street)	Newport Helistop LLC	30,239	30,239	0
7302	56	Sixth Street (East of Washington Blvd)	Newport Associates Development Company	36,522	0	36,522
TOTAL				605,916	352,256	253,660

Properties Transitioned from Harsimus Cove Station East-Waterfront District to Newport Waterfront Commercial District

Block	Lot	Development Description	Property Owner	Site Area (SF)	Newport RDP (SF)	Harsimus Cove Station RDP (SF)
7302	43.01	NOC VII (480 Washington Boulevard)	NOC VII Land Limited Liability Company	2,266,703	2,174,769	91,934
TOTAL				2,266,703	2,174,769	91,934