

160 PEARL STREET

Preliminary Zoning Study
Scheme I - UAP/485-X Scheme
Manhattan Block 39, Lot 6

Scheme Summary

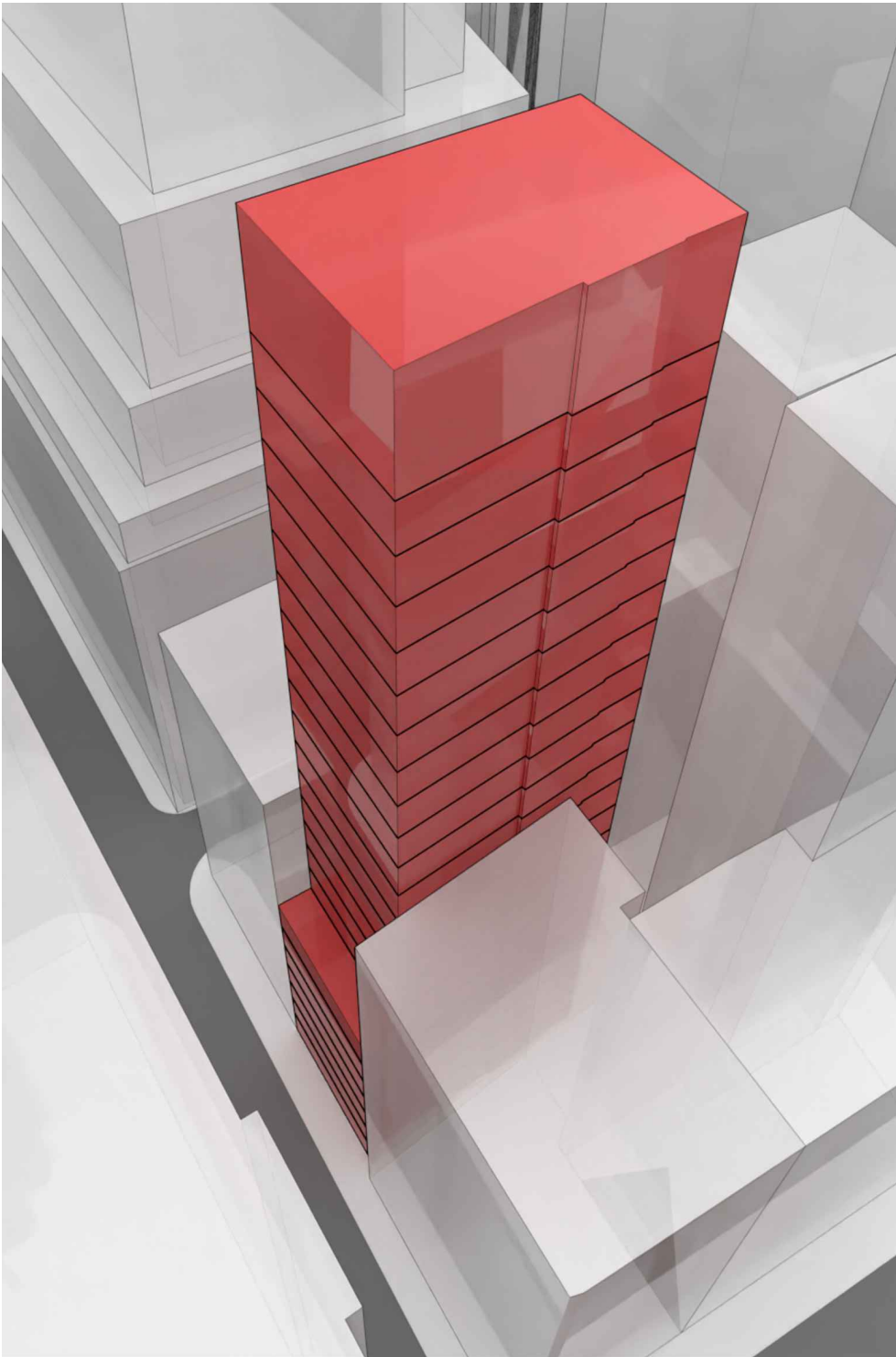
This scheme proposes a 23-story predominantly residential building at 160 Pearl Street. The scheme assumes the use of the UAP program, though UAP is not program is not mandatory. Any residential floor area in excess of the total sum of 10.0 FAR plus the proposed commercial floor area is assumed to be allotted to UAP.

Zoning Notes and Assumptions

1. Zoning Lot Area as per ACRIIS Recorded Deed Land Description. Subject to Survey confirmation. Major inconsistencies between deed document and DOF tax maps noted. Survey should be updated to resolve all courses outlined in the Land Description.
2. Percentage Deduction as per Z-002 chart. Subject to final building design. Additional deductions may be available.
3. Scheme assumes 3% recreation space requirement to be provided in interior of building. Additional 2% to be provided in building interior in form of deductible amenity spaces. 2% deduction may include co-working areas, library or reading rooms, music practice rooms, package or storage rooms, laundry facilities, and/or pet-related facilities. Additional deductions up to proposed percentage assumed from corridor deduction. Subject to design development.
4. Additional 5% deduction is available if building is fully electrified and classified as an ultra-low energy building as per ZR 12-10. Deduction assumed in proposed massing.
5. UAP Floor Area Calculation as per DCP guidance. Subject to verification by agencies holding jurisdiction.
6. Site is located in an Off-Site UAP Area and therefore may utilize off-site affordable to meet the required affordable floor area in a scheme where the residential floor area exceeds 10.0 FAR.
7. No yard requirement as per ZR 23-344 (b).
8. Court regulations not applicable as long as no rear wall articulation is provided.
9. 20' minimum window-to-lot-line distance when required windows are proposed. 1'-3" portion of rear wall does not meet perpendicular distance (no required windows to be provided within that 1'-3" portion).
10. Scheme assumes duplex unit at the 23rd floor.
11. 485-X / UAP Requirements are preliminary and assume mirrored distribution of units without market-rate to affordable variance in size. Subject to design development.

Alternate Schemes / Further Studies

- 1. Reduced-FAR Market-Rate Scheme**
A reduction of 2.0 FAR from the maximum permitted floor area may be proposed resulting in reduction of 8,686 zoning square feet of residential floor area. The scheme would be structured to deliver only market-rate units.
- 2. Floor Area Exchange with Lot 38**
A zoning lot merger where excess commercial floor area is transferred to Lot 38 which then results in an effective increase in their available residential development rights. These can be transferred to 160 Pearl Street. This approach may reduce the affordable housing requirement. However, compliance with applicable court regulations may reduce the floor plate dimension shown in this study.
- 3. Enlargement Including 126 Water Street (Lot 30)**
An enlargement scenario has been considered that incorporates the existing building at 126 Water Street. This configuration increases the maximum base height to 100 feet, but also requires 15' setback above that base height.
- 4. ZR 75-23 Certification**
This certification allows for new non-compliances when a building is converted. It would require DCP's concurrence that a conversion and enlargement of the existing building can meet the findings of the certification but would allow for bulk waivers that could potentially create more efficient floor plates on the upper portion of the building stack.



| Floor Area Summary | | |
|--|--------------------|--------------|
| Use | Floor Area | FAR |
| Residential: | 52,116.1 SF | 12.00 |
| Commercial | 5,433.2 SF | 1.25 |
| Total (After All Projected Deductions): | 57,549.3 SF | 13.25 |
| Remaining Floor Area (Misc. / Subject to Design Development): | 7,595.7 SF | 1.75 |
| 5% Ultra Low Energy Building Bonus Utilized: | 3,028.9 SF | 0.70 |
| Total Floor Area Used (Excluding Ultra Low Energy Building Deduction): | 60,578.2 SF | 13.95 |

Zoning Study - October 28, 2025

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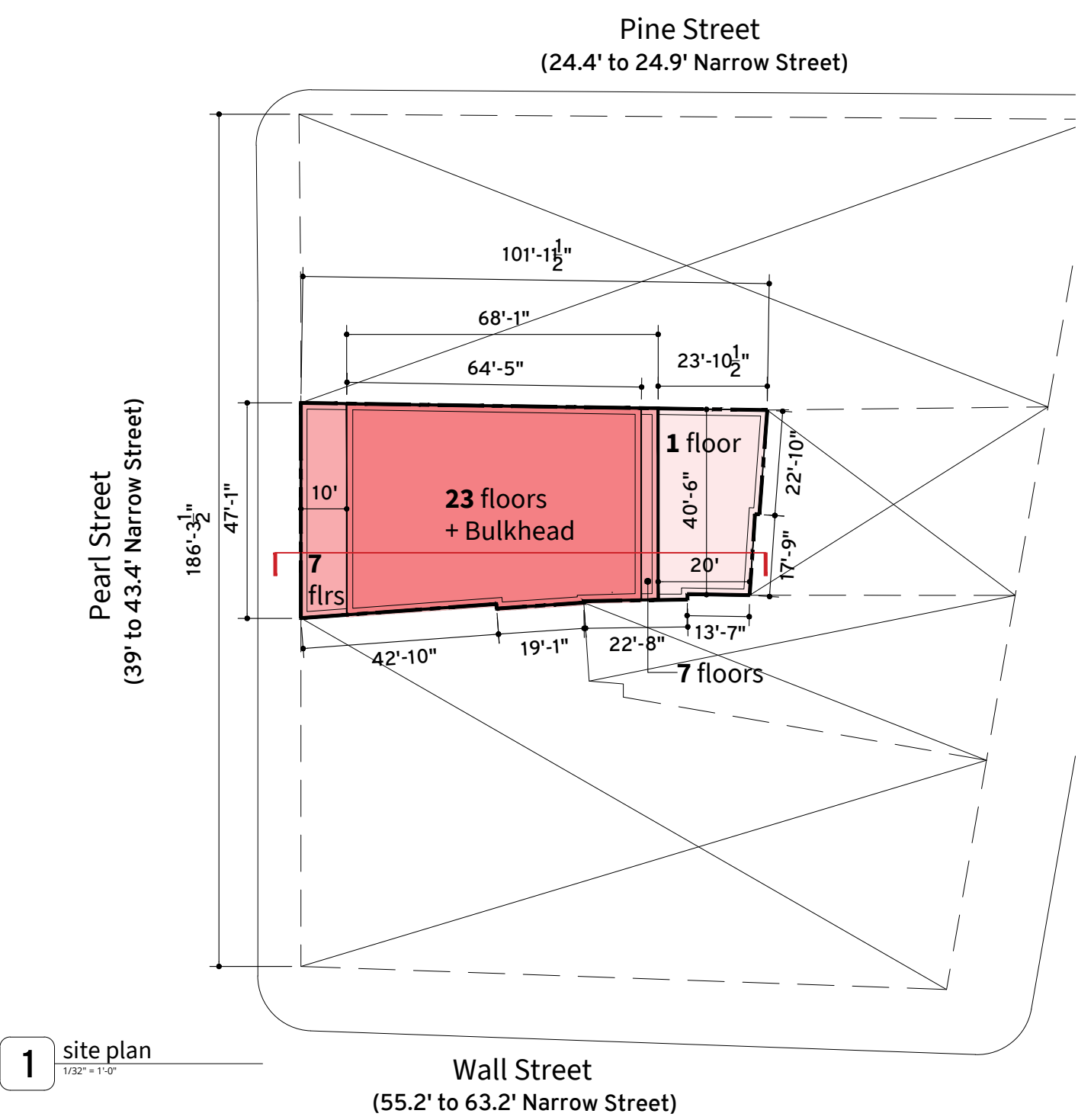
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Preliminary Zoning Study
Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations. All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings and other agencies holding jurisdiction.

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1 site plan
1/32" = 1'-0"

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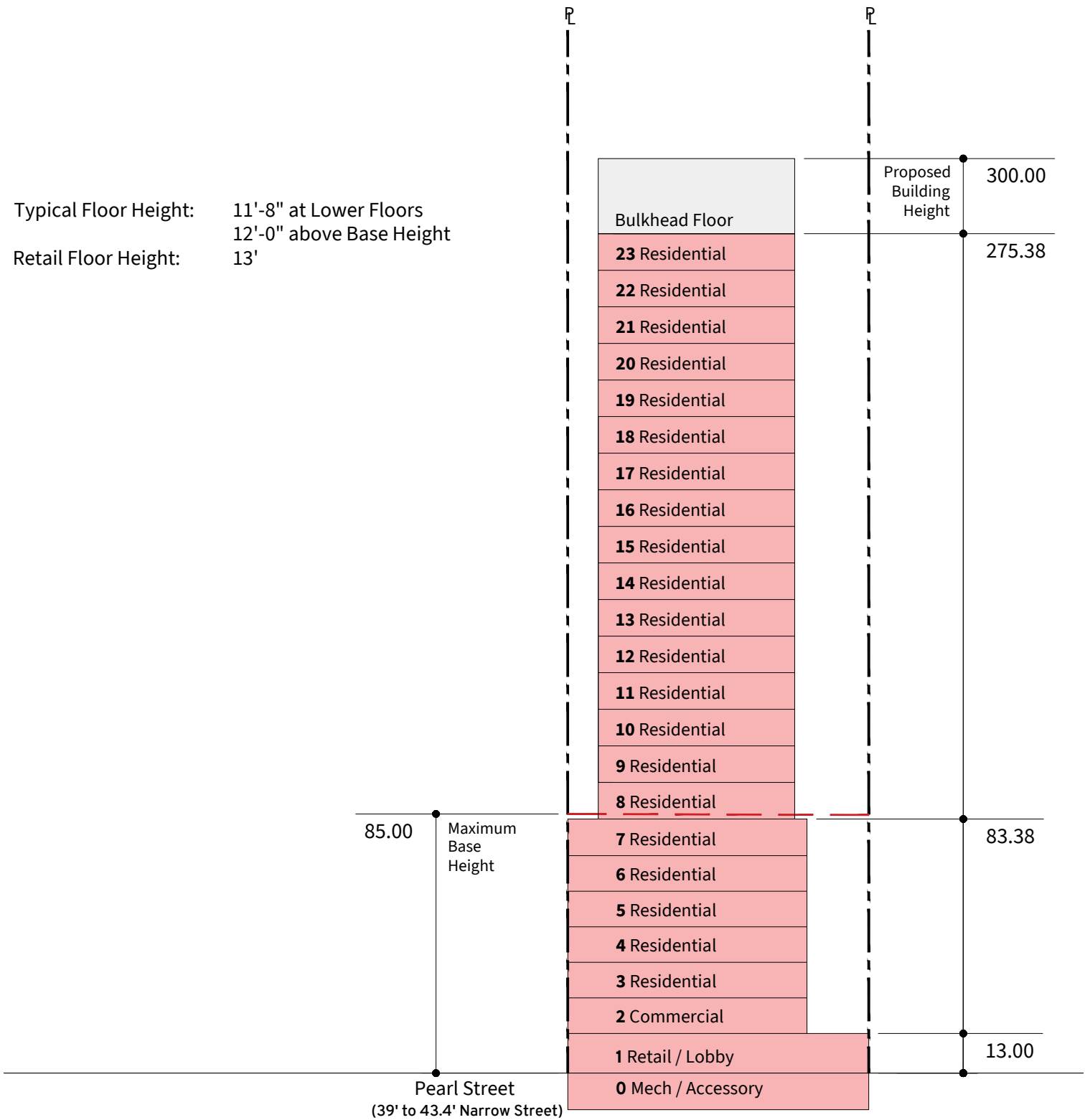
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Typical Floor Height: 11'-8" at Lower Floors
12'-0" above Base Height
Retail Floor Height: 13'



2 elevation diagram
NTS

Z-02.00

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UAP / 485-X BUILDING SCHEME

ZONING PARAMETERS (PERMITTED)

| LOT AREA | |
|------------------|--|
| District: | C5-5 SPECIAL LOWER MANHATTAN DISTRICT |
| Development Lot: | 4,343.0 SF |

| FLOOR AREA RATIO (FAR) | |
|---------------------------------|-------|
| Maximum UAP Residential FAR: | 12.00 |
| Maximum Market-Rate FAR: | 10.00 |
| Maximum Community Facility FAR: | 15.00 |
| Maximum Commercial FAR: | 15.00 |
| Maximum Total FAR: | 15.00 |

| ZONING FLOOR AREA (ZFA) | | |
|---|--------|-------------|
| Maximum Permitted Residential Floor Area: | | 52,116.0 SF |
| Maximum Permitted Floor Area: | | 65,145.0 SF |
| + Mechanical (Approx. 73% of a Typical Floor + 5%): | 8.16% | 5,317.9 SF |
| + Multi-Family Building Deductions | 10.00% | 6,514.5 SF |
| + 5% Ultra-Low Energy Building Assumptions (To be recalculated in Projected Floor Area Table) | 5.00% | 3,257.3 SF |
| + Misc Amenity: | 0.00% | 0.0 SF |
| + Exterior Wall Deduction: | | TBD |
| + Other Deductions: | | TBD |
| Maximum Projected Gross Floor Area Above Grade: | | 80,234.6 SF |

| PEDESTRIAN CIRCULATION SPACE REQUIREMENT | |
|--|-------------|
| New Floor Area Proposed: | 65,145.0 SF |
| Waived for Zoning Lot with less than 70,000 SF of newly-proposed floor area. | |

| PARKING | |
|----------------------|--|
| No Parking Required. | |

| AFFORDABLE FLOOR AREA REQUIREMENT (UAP) | |
|---|-------------|
| Proposed Residential Floor Area (after 5% Ultra Low Energy Building Deduction): | 52,116.1 SF |
| Residential Floor Area in Excess of 10.0 FAR: | 8,686.1 SF |
| Required Affordable Floor Area at 60% AMI: | 8,686.1 SF |

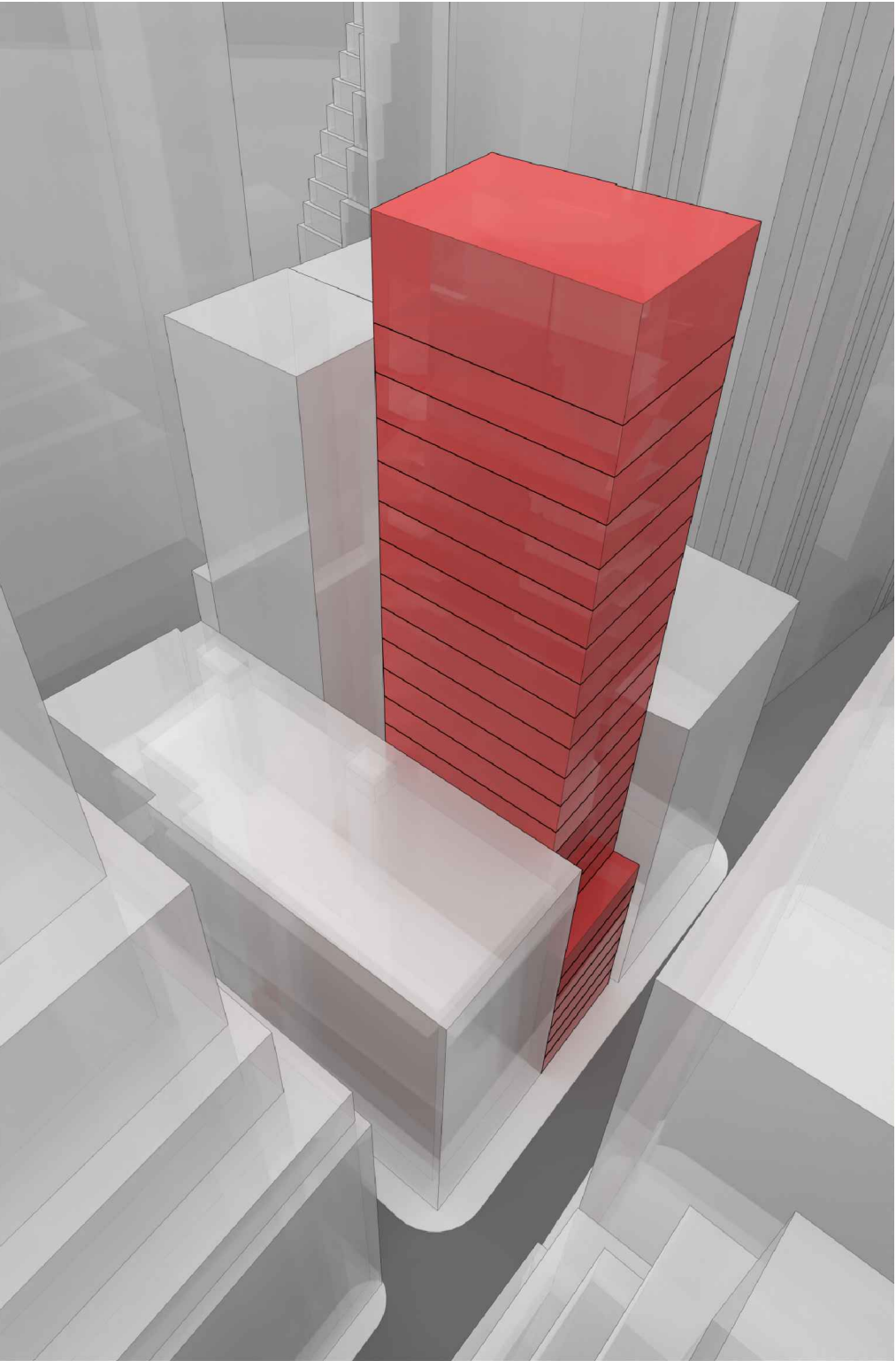
| TOWER PORTION COVERAGE | | |
|--|--------|------------|
| Maximum Tower Coverage Above Base Height: | 65.00% | 2,823.0 SF |
| Proposed Tower Coverage Above Base Height: | | 2,822.8 SF |

| 485-X CALCULATIONS | |
|---|-------------|
| 20% of Residential Floor Area (485-X Requirement): | 10,423.2 SF |
| Required Affordable Floor Area at 60% AMI: | 8,686.1 SF |
| Remaining 485-X Affordable Floor Area: | 1,737.2 SF |
| Preliminary Weighted AMI Calculation (Capped at 80% Max): | 66.67% |

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PROPOSED GROSS FLOOR AREA CHART (BY FLOOR)

| FLOOR (RANGE) | FLOOR (QUANTITY) | RESIDENTIAL | COMMUNITY FACILITY | COMMERCIAL | FLOOR PLATE TOTAL | BUILDING REGION SUBTOTAL |
|------------------------------|------------------|-------------|--------------------|------------|-------------------|--------------------------|
| C | 1 | 2,000.0 SF | 0.0 SF | 2,343.0 SF | 4,343.0 SF | 4,343.0 SF |
| 1 | 1 | 2,000.0 SF | 0.0 SF | 2,343.0 SF | 4,343.0 SF | 4,343.0 SF |
| 2 | 1 | 500.0 SF | | 3,843.0 SF | 4,343.0 SF | 4,343.0 SF |
| 3 to 7 | 5 | 3,445.0 SF | | 0.0 SF | 3,445.0 SF | 17,225.0 SF |
| 8 to 22 | 15 | 2,822.8 SF | | 0.0 SF | 2,822.8 SF | 42,342.0 SF |
| 23 | 1 | 2,756.0 SF | | 0.0 SF | 2,756.0 SF | 2,756.0 SF |
| GROSS FLOOR AREA | 24 | | | | | 75,352.0 SF |
| GROSS FLOOR AREA ABOVE GRADE | 23 | | | | | 71,009.0 SF |

PROPOSED GROSS FLOOR AREA CHART (BY USE)

| FLOOR (RANGE) | FLOOR (QUANTITY) | RESIDENTIAL | COMMUNITY FACILITY | COMMERCIAL | FLOOR PLATE TOTAL | BUILDING REGION SUBTOTAL |
|------------------------------|------------------|-------------|--------------------|------------|-------------------|--------------------------|
| C | 1 | 2,000.0 SF | 0.0 SF | 2,343.0 SF | 4,343.0 SF | 4,343.0 SF |
| 1 | 1 | 2,000.0 SF | 0.0 SF | 2,343.0 SF | 4,343.0 SF | 4,343.0 SF |
| 2 | 1 | 500.0 SF | 0.0 SF | 3,843.0 SF | 4,343.0 SF | 4,343.0 SF |
| 3 to 7 | 5 | 17,225.0 SF | 0.0 SF | 0.0 SF | 3,445.0 SF | 17,225.0 SF |
| 8 to 22 | 15 | 42,342.0 SF | 0.0 SF | 0.0 SF | 2,822.8 SF | 42,342.0 SF |
| 23 | 1 | 2,756.0 SF | 0.0 SF | 0.0 SF | 2,756.0 SF | 2,756.0 SF |
| GROSS FLOOR AREA | 24 | 66,823.0 SF | 0.0 SF | 8,529.0 SF | | 75,352.0 SF |
| GROSS FLOOR AREA ABOVE GRADE | 23 | 64,823.0 SF | 0.0 SF | 6,186.0 SF | | 71,009.0 SF |

PROJECTED ZONING FLOOR AREA UTILIZED

| USE | PROJECTED DEDUCTIONS | | | | GROSS ABOVE GRADE | ZONING FLOOR AREA |
|--|-----------------------|------------------|----------|---------|-------------------|-------------------|
| | MECHANICAL DEDUCTIONS | OTHER DEDUCTIONS | BULKHEAD | PARKING | | |
| RESIDENTIAL | 4,478.2 SF | 5,485.8 SF | TBD | 0.0 SF | 64,823.0 SF | 54,859.0 SF |
| COMMERCIAL | 466.8 SF | 0.0 SF | TBD | 0.0 SF | 6,186.0 SF | 5,719.2 SF |
| COMMUNITY FACILITY | 0.0 SF | 0.0 SF | TBD | 0.0 SF | 0.0 SF | 0.0 SF |
| TOTAL | 4,945.0 SF | 0.0 SF | 0.0 SF | | 71,009.0 SF | 60,578.2 SF |
| TOTAL FLOOR AREA AFTER 5% ULTRA-LOW ENERGY BUILDING DEDUCTION: | | | | | | 57,549.3 SF |
| RESIDENTIAL FLOOR AREA AFTER 5% ULTRA-LOW ENERGY BUILDING DEDUCTION: | | | | | | 52,116.1 SF |
| REMAINING RESIDENTIAL FLOOR AREA IN PROPOSED SCHEME: | | | | | | 0.0 SF |
| REMAINING TOTAL ZONING FLOOR AREA IN PROPOSED SCHEME: | | | | | | 7,595.7 SF |

Limitations

All figures are approximate. In preparing this analysis we have relied upon public online databases maintained by the Departments of City Planning (ZOLA), Buildings (BIS), and Finance (ACRIS). Red Flux has not carried out an extensive ACRIS search and review of all available documents. This document is not intended to be a comprehensive review or appraisal of the proposed conditions. This analysis is as of the date hereof and we have no obligation to update this document or inform you of any changes that may occur hereafter. All figures and interpretations are subject to survey confirmation and approval by the Department of Buildings and other parties and agencies holding jurisdiction. This document does not constitute investment advice. Professional guidance for parties evaluating any matter related to the site in question is highly recommended. All drawings and renderings are diagrammatic and may not reflect the most current surrounding context.

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