Appendix 8
Alternatives

Table 1

LOWER HEIGHT ALTERNATIVE - Proposed Rezoning Area - Reasonable Worst Case Development Scenario 1

SITE DESCRIPTION					NO-ACTION CONDITION												WITH-ACTION CONDITION																	INCREMENT (NO-ACTION TO WITH-ACTION)										
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Gross Floor Area (gsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces	Proposed Zoning	Development Type	Proposed FAR	Total Gross Floor Area [1]	Retail (gsf)	Office (gsf)	Hotel (gsf)	Hotel Rooms	Other Commercial (gsf)	Community Facility (gsf)	Residential (gsf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (gsf)	Office (gsf)	Hotel (gsf)	Other Commercial (gsf)	Community Facility (gsf)	Residential (gsf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces
PROJECTED DEVELOPMENT SITES																																											
APPLICANT'S PROJECTED DEVELOPMENT SITES																																											
Projected 1	227	63	417 Canal Street																																								
	227	69	74 Varick Street																																								
	227	70	76 Varick Street																																								
	227	76	11 Grand Street																																								
	227	80	87 Avenue Of The Amer	32,960	Hotel above commercial base	11.1	366,815	16,409	0	299,740	419	50,666	0	0	0	80	Subdistrict A	new construction	9.0	306,759 *	19,167 [2]	0	0	0	0	0	287,592	328	0	0	70	2,758	0	-299,740	-50,666	0	287,592	328	0	0	-10
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.2	26,655	13,328	0	0	0	13,328	0	0	0	7	SPD-WideSt	new construction	12.0	150,475 *	11,328	0	0	0	0	0	139,146	166	39	0	36	-1,999	0	0	-13,328	0	139,146	166	39	0	29
Projected 3	579	60	50 Vandam Street																																								
	579	68	143 Varick Street																																								
	579	70	137 Varick Street																																								
	579	74	275 Spring Street	48,312	Hotel above commercial base	7.7	370,885	12,100	0	272,569	381	86,216	0	0	0	82	SPD-WideSt	new construction	9.1	450,056	41,065	51,341	0	0	0	0	357,650	409	0	0	105	28,965	51,341	-272,569	-86,216	0	357,650	409	0	0	23
Projected 4	598	42	551 Greenwich Street																																								
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.2	43,868	21,934	0	0	0	21,934	0	0	0	11	SPD-WideSt	new construction	12.0	247,645	18,644	0	0	0	0	0	229,001	273	64	0	59	-3,290	0	0	-21,934	0	229,001	273	64	0	48
Enlargement 1	579	47	304 Hudson Street	37,713	No change	6.1	229,720	3,000	226,720	0	0	0	0	0	0	0	SPD-WideSt	Office Enlargement	7.8	300,606	3,000	297,606	0	0	0	0	0	0	0	0	0	0	70,886	0	0	0	0	0	0	0	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				**151,041**	**NA**	**NA**	**1,037,943**	**66,770**	**226,720**	**572,309**	**800**	**172,143**	**0**	**0**	**0**	**180**	**NA**	**NA**	**NA**	**1,455,540**	**93,205**	**348,946**	**0**	**0**	**0**	**0**	**1,013,389**	**1,176**	**103**	**0**	**270**	**26,434**	**122,226**	**-572,309**	**-172,143**	**0**	**1,013,389**	**1,176**	**103**	**0**	**90**
OTHER PROJECTED DEVELOPMENT SITES																																											
Projected 5	477	35	94 Varick Street																																								
	477	42	104 Varick Street																																								
	477	44	557 Broome Street																																								
	477	76	66 Watts Street	9,585	Hotel w/ Ground-Floor Retail	10.4 [3]	109,890	2,750	0	107,140	202	0	0	0	0	0	Subdistrict B	new construction	7.2	71,653	8,962	0	0	0	0	0	62,691	74	17	0	17	6,212	0	-107,140	0	0	62,691	74	17	0	17
Projected 6	580	52	82 King Street	20,325	No Change	2.0	40,740	0	0	0	0	40,740	0	0	0	0	SPD-NarrowSt	new construction	7.3	154,033	19,004	0	0	0	0	0	135,029	154	0	0	35	19,004	0	0	-40,740	0	135,029	154	0	0	35
Projected 7	580	19	163 Varick Street	7,500	No Change	6.0	45,000	7,500	6,000	0	0	31,500	0	0	0	0	SPD-WideSt	new construction	12.0	93,146	7,013	0	0	0	0	0	86,134	103	24	0	23	-487	-6,000	0	-31,500	0	86,134	103	24	0	23
Projected 8	597	10	92 Vandam Street	5,716	No Change	2.6	14,700	0	0	0	0	14,700	0	0	0	0	SPD-NarrowSt	new construction	6.3	37,431	5,344	0	0	0	0	0	32,087	37	0	0	8	5,344	0	0	-14,700	0	32,087	37	0	0	8
Projected 9	597	1	515 Greenwich Street	13,687	No Change	4.4	59,615	10,000	0	0	0	49,615	0	0	0	0	SPD-WideSt	new construction	11.8	167,166	12,797	0	0	0	0	0	154,369	184	43	0	40	2,797	0	0	-49,615	0	154,369	184	43	0	40
Projected 10	579	1	282 Hudson Street																																								
	579	2	284 Hudson Street																																								
	579	3	286 Hudson Street																																								
	579	44	49 Dominick Street	5,163	No Change	1.0	4,990	1,475	0	0	0	0	3,515	4	0	0	SPD-WideSt	new construction	12.0	76,213 *	4,827	0	0	0	0	0	71,386	85	20	0	18	3,352	0	0	0	0	67,871	81	20	0	18
Projected 11	579	5	290 Hudson Street	4,237	No Change	5.7	24,257	4,000	20,257	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	6.6	29,195	3,962	0	0	0	0	0	25,234	24	0	0	6	-38	-20,257	0	0	0	25,234	24	0	0	6
Projected 12	579	35	Spring Street	16,230	No Change	0.0	0	0	0	0	0	0	0	63	0	0	SPD-NarrowSt	new construction	6.8	114,641	15,175	0	0	0	0	0	99,466	114	0	0	26	15,175	0	0	0	0	99,466	114	0	-63	26
Projected 13	477	57	6 Avenue																																								
	477	64	113 Avenue Of The Amer																																								
	477	66	48 Watts Street	5,865	No Change	1.2	7,123	3,677	3,446	0	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	72,840	5,484	0	0	0	0	0	67,357	81	19	0	17	1,807	-3,446	0	0	0	67,357	81	19	0	17
Projected 14	580	11	74 Charlton Street	15,104	No change	0.0	0	0	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	7.2	112,910	14,122	0	0	0	0	0	98,788	113	0	0	26	14,122	0	0	0	0	98,788	113	0	0	26
Projected 15	578	75	568 Broome Street	3,803	No change	0.9	3,312	0	0	0	0	3,312	0	0	0	0	Subdistrict B	new construction	7.2	28,429	3,556	0	0	0	0	0	24,874	30	7	0	0	3,556	0	0	-3,312	0	24,874	30	7	0	0
Projected 16	505	14	30 Vandam Street	5,000	No Change	5.5	27,286	5,000	22,286	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	7.1	36,863	4,675	0	0	0	0	0	32,188	37	0	0	8	-325	-22,286	0	0	0	32,188	37	0	0	8
Projected 17	597	5	523 Greenwich Street	5,000	Hotel	9.7 [5]	59,721	0	0	59,721	124	0	0	0	0	0	SPD-WideSt	new construction	10.8	55,918	4,675	0	0	0	0	0	51,243	61	14	0	13	4,675	0	-59,721	0	0	51,243	61	14	0	13
Projected 18	491	7502	145 Avenue Of The Amer	9,375	Commercial enlargement	7.0	65,757	0	65,757	0	0	0	0	16	0	0	SPD-WideSt	Res Conv	7.0	65,757	0	43,837	0	0	0	0	21,920	24 [6]	0	0	0	0	-21,920	0	0	0	21,920	8	0	0	0
Projected 19	597	39	537 Greenwich Street	10,000	Storage use	7.0	70,000	0	0	0	0	70,000	0	0	0	0	SPD-WideSt	Res conv & enlarge	10.7	110,805	9,350	0	0	0	0	0	101,455	107	28	0	23	9,350	0	0	-70,000	0	101,455	107	28	0	23
PROJECTED DEVELOPMENT SITES TOTAL				**136,590**	**NA**	**NA**	**532,391**	**34,402**	**117,746**	**166,861**	**326**	**209,867**	**3,515**	**20**	**63**	**0**	**NA**	**NA**	**NA**	**1,227,000**	**118,946**	**43,837**	**0**	**0**	**0**	**0**	**1,064,217**	**1,228**	**172**	**0**	**260**	**84,544**	**-73,909**	**-166,861**	**-209,867**	**0**	**1,060,702**	**1,208**	**172**	**-63**	**260**
PROJECTED ENLARGEMENT SITES																																											
Enlargement 2	505	1	150 Varick Street	26,860	No Change	8.0	214,110	21,411	192,699	0	0	0	0	0	0	0	SPD-WideSt	Enlarge with Sliding Scale	9.8	264,702	21,411	192,699	0	0	0	0	50,592	49	0	0	0	0	0	0	0	0	50,592	49	0	0	0
Enlargement 3	597	45	547 Greenwich Street	3,750	No Change	5.4	20,068	3,000	0	0	0	0	17,068	9	0	0	SPD-WideSt	Penthouse Addition	6.4	23,931	3,000	0	0	0	0	0	20,931	13	0	0	0	0	0	0	0	0	3,863	4	0	0	0
PROJECTED ENLARGEMENTS TOTAL				**30,610**	**NA**	**NA**	**234,178**	**24,411**	**192,699**	**0**	**0**	**0**	**17,068**	**9**	**0**	**0**	**NA**	**NA**	**NA**	**288,632**	**24,411**	**192,699**	**0**	**0**	**0**	**0**	**71,522**	**62**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**54,454**	**53**	**0**	**0**	**0**
TOTAL: ALL PROJECTED DEVELOPMENT & ENLARGEMENT SITES				**318,241**	**NA**	**NA**	**1,804,512**	**125,583**	**537,165**	**739,170**	**1,126**	**382,010**	**20,583**	**29**	**63**	**180**	**NA**	**NA**	**NA**	**2,971,172**	**236,562**	**585,482**	**0**	**0**	**0**	**0**	**2,149,128**	**2,466**	**275**	**0**	**530**	**110,978**	**48,317**	**-739,170**	**-382,010**	**0**	**2,128,545**	**2,437**	**275**	**-63**	**350**
POTENTIAL DEVELOPMENT SITES																																											
POTENTIAL DEVELOPMENT SITES																																											
Potential 20	597	46	108 Charlton Street	3,683	No Change	6.1	22,519	0	3,217	0	0	19,302	0	0	0	0	SPD-WideSt	Res conv & enlarge	7.0	26,910	3,444	0	0	0	0	0	23,466	23	0	0	6	3,444	-3,217	0	-19,302	0	23,466	23	0	0	6
Potential 21	597	7	100 Vandam Street	6,417	No Change	6.3	40,600	0	40,600	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	9.2	61,272	6,000	0	0	0	0	0	55,272	54	0	0	12	6,000	-40,600	0	0	0	55,272	54	0	0	12
Potential 22	477	72	58 Watts Street																																								
	477	73	60 Watts Street																																								
	477	74	62 Watts Street																																								
	477	75	64 Watts Street	6,746	No Change	2.0	13,282	1,000	207	0	0	0	12,075	18	0	0	Subdistrict B	new construction	7.2	50,430	6,308	0	0	0	0	0	44,122	52	12	0	11	5,308	-207	0	0	0	32,047	34	12	0	11
Potential 23	578	77	572 Broome Street																																								
	578	78	574 Broome Street																																								
	578	79	576 Broome Street	5,696	No Change	2.5	14,020	0	2,295	0	0	0	11,725	10	0	0	Subdistrict B	new construction	7.2	42,580	5,326	0	0	0	0	0	37,255	44	10	0	10	5,326	-2,295	0	0	0	25,530	34	10	0	10
Potential 24	580	60	183 Varick Street	12,590	No Change	5.4	68,476	2,000	66,476	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	156,362	11,772	0	0	0	0	0	144,590	152	40	0	33	9,772	-66,476	0	0	0	144,590	152	40	0	33
POTENTIAL DEVELOPMENT SITES TOTAL				**35,132**	**NA**	**NA**	**158,897**	**3,000**	**112,795**	**0**	**0**	**19,302**	**23,800**	**28**	**0**	**0**	**NA**	**NA**	**NA**	**337,553**	**32,848**	**0**	**0**	**0**	**0**	**0**	**304,705**	**325**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**280,905**	**297**	**62**	**0**	**72**
POTENTIAL ENLARGEMENT SITES																																											
Enlargement 4	505	16	26 Vandam Street	2,500	No Change	3.8	9,385	0	0	0	0	0	9,385	18	0	0	SPD-NarrowSt	Penthouse Addition	4.6	11,485	0	0	0	0	0	0	11,485	20	0	0	0	0	0	0	0	0	2,100	2	0	0	0
Enlargement 5	505	26	169 Avenue Of The Amer	3,755	No Change	3.6	13,500	0	0	0	0	0	13,500	24	0	0	SPD-WideSt	Penthouse Addition	4.1	15,558	0	0	0	0	0	0	15,558	26	0	0	0	0	0	0	0	0	2,058	2	0	0	0
Enlargement 6	597	32	305 Spring Street	2,516	No Change	4.1	10,190	1,258	0	0	0	0	8,932	16	0	0	SPD-NarrowSt	Penthouse Addition	5.0	12,776	1,258	0	0	0	0	0	11,518	19	0	0	0	0	0	0	0	0	2,586	3	0	0	0
Enlargement 7	597	33	307 Spring Street	2,500	No Change	3.5	8,700	0	0	0	0	0	8,700	8	0	0	SPD-NarrowSt	Penthouse Addition	4.5	11,275	0	0	0	0	0	0	11,275	11	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 8	597	50	102 Charlton Street	2,500	No Change	2.7	6,850	0	0	0	0	0	6,850	16	0	0	SPD-NarrowSt	Penthouse Addition	3.4	8,579	0	0	0	0	0	0	8,579	18	0	0	0	0	0	0	0	0	1,729	2	0	0	0
Enlargement 9	597	52	98 Charlton Street	2,500	No Change	4.6	11,388	0	0	0	0	0	11,388	26	0	0	SPD-NarrowSt	Penthouse Addition	5.6	13,963	0	0	0	0	0	0	13,963	29	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 10	597	51	100 Charlton Street	2,400	No Change	2.8	6,656	0	0	0	0	0	6,656	16	0	0	SPD-NarrowSt	Penthouse Addition	3.5	8,411	0	0	0	0	0	0	8,411	18	0	0	0	0	0	0	0	0	1,755	2	0	0	0
Enlargement 11	491	1	558 Broome Street	3,120	No Change	4.7	14,737	1,965	0	0	0	0	12,772	20	0	0	Subdistrict B	Penthouse Addition	5.4	16,895	1,965	0	0	0	0	0	14,930	22	0	0	0	0	0	0	0	0	2,158	2	0	0	0
Enlargement 12	491	26	550 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	18	0	0	Subdistrict B	Penthouse Addition	4.7	9,994	0	0	0	0	0	0	9,994	19	0	0	0	0	0	0	0	0	1,524	1	0	0	0
Enlargement 13	491	27	552 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	11	0	0	Subdistrict B	Penthouse Addition	4.7	10,042	0	0	0	0	0	0	10,042	13	0	0	0	0	0	0	0	0	1,572	2	0	0	0
Enlargement 14	578	70	117 Varick Street	2,685	No Change	3.9	10,550	0	0	0	0	0	10,550	11	0	0	Subdistrict B	Penthouse Addition	4.8	12,921	0	0	0	0	0	0	12,921	13	0	0	0	0	0	0	0	0	2,371	2	0	0	0
Enlargement 15	597	37	533 Greenwich Street	2,500	No Change	7.0	17,542	0	0	0	0	5,012	12,530	10	0	0	SPD-WideSt	Penthouse Addition	8.0	20,117	0	0	0	0	5,012	0	15,105	13	0	0	0	0	0	0	0	0	2,575	3	0	0	0
POTENTIAL ENLARGEMENT SITES TOTAL				**31,202**	**NA**	**NA**	**126,438**	**3,223**	**0**	**0**	**0**	**5,012**	**118,203**	**194**	**0**	**0**	**NA**	**NA**	**NA**	**152,017**	**3,223**	**0**	**0**	**0**	**5,012**	**0**	**143,782**	**221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,579**	**27**	**0**	**0**	**0**
TOTAL: ALL POTENTIAL DEVELOPMENT & ENLARGEMENT SITES				**66,334**	**NA**	**NA**	**285,335**	**6,223**	**112,795**	**0**	**0**	**24,314**	**142,003**	**222**	**0**	**0**	**NA**	**NA**	**NA**	**489,570**	**36,071**	**0**	**0**	**0**	**5,012**	**0**	**448,487**	**546**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**306,484**	**324**	**62**	**0**	**72**

NOTES:

2-story commercial development would consist of ground floor retail use and other permitted commercial use above (e.g., trade school, banquet hall, or dance studio).

1) The With-Action zoning floor area includes transfers of development rights. Sites 3, 6, 8, 9, 12, 14, 16, 17, 19, E1, and E2 would not be able to maximize their floor area under the lower height limits.

2) It is assumed that the retail space on Projected Site 1 would be reduced because the courtyard shape of the building would be maintained (e.g., less that 85 percent of lot area).

3) In the No-Action condition, this site would utilize the plaza bonus to achieve more than 10.0 FAR. The FAR presented in the table is based on a zoning floor area 99,900 zoning square feet. Approved DOB plans indicate the plaza would be approximately 3,500 sf.

5) The No-Action FAR presented in this table is based on a zoning floor area of 48,705 zoning square feet.

6) Projected Site 18 contains a 60,725-gsf condominium building in the existing condition. This is a 24-unit commercial building that contains 16 live/work units. In the No Action condition a 5,032-gsf commercial expansion (to an existing commercial unit) would be completed. In the With-Action condition, the remaining (8) units would become residential or live/work.

* The With-Action zoning floor area for these sites includes the following exempt floor area and potential transfers of development rights: Projected Site 10: 11,739 zsf TDR (from Block 579, Lot 5 and 43). All other potential TDRs would not fit under the lower height zoning envelope.

DU = dwelling unit

SOURCES:

NYC DCP MapPLUTO 10v1 (2010) data. AKRF, Inc; SHoP Architects; HR&A Advisors.

Table 2

LOWER HEIGHT ALTERNATIVE - Proposed Rezoning Area - Reasonable Worst Case Development Scenario 2

SITE DESCRIPTION					NO-ACTION CONDITION												WITH-ACTION CONDITION																INCREMENT (NO-ACTION TO WITH-ACTION)										
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Gross Floor Area (gsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces	Proposed Zoning	Development Type	Proposed FAR	Total Gross Floor Area [1]	Retail (gsf)	Office (gsf)	Hotel (gsf)	Hotel Rooms	Other Commercial (sf)	Community Facility (gsf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (gsf)	Office (gsf)	Hotel (gsf)	Other Commercial (sf)	Community Facility (gsf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces
PROJECTED DEVELOPMENT SITES																																									
APPLICANT'S PROJECTED DEVELOPMENT SITES																																									
Projected 1	227	63	417 Canal Street																																						
	227	69	74 Varick Street																																						
	227	70	76 Varick Street																																						
	227	76	11 Grand Street																																						
	227	80	87 Avenue Of The Amer	32,960	Hotel above commercial base	11.1	366,815	16,409	0	299,740	419	50,666	0	0	0	80	Subdistrict A	new construction	9.0	306,759 *	19,167 [2]	0	0	0	0	0	287,592	328	0	0	70	2,758	0	-299,740	-50,666	0	287,592	328	0	0	-10
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.2	26,655	13,328	0	0	0	13,328	0	0	0	7	SPD-WideSt	new construction	12.0	150,475 *	11,328	0	0	0	0	0	139,146	166	39	0	36	-1,999	0	0	-13,328	0	139,146	166	39	0	29
Projected 3	579	60	50 Vandam Street																																						
	579	68	143 Varick Street																																						
	579	70	137 Varick Street																																						
	579	74	275 Spring Street	48,312	Hotel above commercial base	7.7	370,885	12,100	0	272,569	381	86,216	0	0	0	82	SPD-WideSt	new construction	9.1	450,056	41,065	51,341	0	0	0	0	357,650	409	0	0	105	28,965	51,341	-272,569	-86,216	0	357,650	409	0	0	23
Projected 4	598	42	551 Greenwich Street																																						
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.2	43,868	21,934	0	0	0	21,934	0	0	0	11	SPD-WideSt	new construction	12.0	247,645	18,644	0	0	0	0	0	229,001	273	64	0	59	-3,290	0	0	-21,934	0	229,001	273	64	0	48
Enlargement 1	579	47	304 Hudson Street	37,713	No change	6.1	229,720	3,000	226,720	0	0	0	0	0	0	0	SPD-WideSt	Office Enlargement	7.8	300,606	3,000	297,606	0	0	0	0	0	0	0	0	0	0	70,886	0	0	0	0	0	0	0	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				**151,041**	**NA**	**NA**	**1,037,943**	**66,770**	**226,720**	**572,309**	**800**	**172,143**	**0**	**0**	**0**	**180**	**NA**	**NA**	**NA**	**1,455,540**	**93,205**	**348,946**	**0**	**0**	**0**	**0**	**1,013,389**	**1,176**	**103**	**0**	**270**	**26,434**	**122,226**	**-572,309**	**-172,143**	**0**	**1,013,389**	**1,176**	**103**	**0**	**90**
OTHER PROJECTED DEVELOPMENT SITES																																								
Projected 5	477	35	94 Varick Street																																						
	477	42	104 Varick Street																																						
	477	44	557 Broome Street																																						
	477	76	66 Watts Street	9,585	Hotel w/ Ground-Floor Retail	10.4 [3]	109,890	2,750	0	107,140	202	0	0	0	0	0	Subdistrict B	new construction	7.2	71,653	8,962	0	0	0	0	0	62,691	74	17	0	17	6,212	0	-107,140	0	0	62,691	74	17	0	17
Projected 6	580	52	82 King Street	20,325	No Change	2.0	40,740	0	0	0	0	40,740	0	0	0	0	SPD-NarrowSt	new construction	7.3	163,210	19,004	0	0	0	0	144,206	0	0	0	4	19,004	0	0	-40,740	144,206	0	0	0	0	4
Projected 7	580	19	163 Varick Street	7,500	No Change	6.0	45,000	7,500	6,000	0	0	31,500	0	0	0	0	SPD-WideSt	new construction	12.0	93,146	7,013	0	0	0	0	0	86,134	103	24	0	23	-487	-6,000	0	-31,500	0	86,134	103	24	0	23
Projected 8	597	10	92 Vandam Street	5,716	No Change	2.6	14,700	0	0	0	0	14,700	0	0	0	0	SPD-NarrowSt	new construction	6.3	37,431	5,344	0	0	0	0	0	32,087	37	0	0	8	5,344	0	0	-14,700	0	32,087	37	0	0	8
Projected 9	597	1	515 Greenwich Street	13,687	No Change	4.4	59,615	10,000	0	0	0	49,615	0	0	0	0	SPD-WideSt	new construction	11.8	167,166	12,797	0	0	0	0	0	154,369	184	43	0	40	2,797	0	0	-49,615	0	154,369	184	43	0	40
Projected 10	579	1	282 Hudson Street																																						
	579	2	284 Hudson Street																																						
	579	3	286 Hudson Street																																						
	579	44	49 Dominick Street	5,163	No Change	1.0	4,990	1,475	0	0	0	0	3,515	4	0	0	SPD-WideSt	new construction	12.0	76,213 *	4,827	0	0	0	0	0	71,386	85	20	0	18	3,352	0	0	0	0	67,871	81	20	0	18
Projected 11	579	5	290 Hudson Street	4,237	No Change	5.7	24,257	4,000	20,257	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	6.6	29,195	3,962	0	0	0	0	0	25,234	24	0	0	6	-38	-20,257	0	0	0	25,234	24	0	0	6
Projected 12	579	35	Spring Street	16,230	No Change	0.0	0	0	0	0	0	0	0	63	0	0	SPD-NarrowSt	new construction	6.8	114,641	15,175	0	0	0	0	0	99,466	114	0	0	26	15,175	0	0	0	0	99,466	114	0	-63	26
Projected 13	477	57	6 Avenue																																						
	477	64	113 Avenue Of The Amer																																						
	477	66	48 Watts Street	5,865	No Change	1.2	7,123	3,677	3,446	0	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	72,840	5,484	0	0	0	0	0	67,357	81	19	0	17	1,807	-3,446	0	0	0	67,357	81	19	0	17
Projected 14	580	11	74 Charlton Street	15,104	No change	0.0	0	0	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	7.2	112,910	14,122	0	0	0	0	0	98,788	113	0	0	26	14,122	0	0	0	0	98,788	113	0	0	26
Projected 15	578	75	568 Broome Street	3,803	No change	0.9	3,312	0	0	0	0	3,312	0	0	0	0	Subdistrict B	new construction	7.2	28,429	3,556	0	0	0	0	0	24,874	30	7	0	0	3,556	0	0	-3,312	0	24,874	30	7	0	0
Projected 16	505	14	30 Vandam Street	5,000	No Change	5.5	27,286	5,000	22,286	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	7.1	39,050	4,675	0	0	0	0	34,375	0	0	0	1	-325	-22,286	0	0	34,375	0	0	0	0	1
Projected 17	597	5	523 Greenwich Street	5,000	Hotel	9.7 [5]	59,721	0	0	59,721	124	0	0	0	0	0	SPD-WideSt	new construction	10.8	55,918	4,675	0	0	0	0	0	51,243	61	14	0	13	4,675	0	-59,721	0	0	51,243	61	14	0	13
Projected 18	491	7502	145 Avenue Of The Amer	9,375	Commercial enlargement	7.0	65,757	0	65,757	0	0	0	0	16	0	0	SPD-WideSt	Res Conv	7.0	65,757	0	43,837	0	0	0	0	21,920	24 [6]	0	0	0	0	-21,920	0	0	0	21,920	8	0	0	0
Projected 19	597	39	537 Greenwich Street	10,000	Storage use	7.0	70,000	0	0	0	0	70,000	0	0	0	0	SPD-WideSt	Res conv & enlarge	10.7	110,805	9,350	0	0	0	0	0	101,455	107	28	0	23	9,350	0	0	-70,000	0	101,455	107	28	0	23
PROJECTED DEVELOPMENT SITES TOTAL				**136,590**	**NA**	**NA**	**532,391**	**34,402**	**117,746**	**166,861**	**326**	**209,867**	**3,515**	**20**	**63**	**0**	**NA**	**NA**	**NA**	**1,238,364**	**118,946**	**43,837**	**0**	**0**	**0**	**178,581**	**897,000**	**1,037**	**172**	**0**	**222**	**84,544**	**-73,909**	**-166,861**	**-209,867**	**178,581**	**893,485**	**1,017**	**172**	**-63**	**222**
PROJECTED ENLARGEMENT SITES																																								
Enlargement 2	505	1	150 Varick Street	26,860	No Change	8.0	214,110	21,411	192,699	0	0	0	0	0	0	0	SPD-WideSt	Enlarge with Sliding Scale	9.8	264,702	21,411	192,699	0	0	0	0	50,592	49	0	0	0	0	0	0	0	0	50,592	49	0	0	0
Enlargement 3	597	45	547 Greenwich Street	3,750	No Change	5.4	20,068	3,000	0	0	0	0	17,068	9	0	0	SPD-WideSt	Penthouse Addition	6.4	23,931	3,000	0	0	0	0	0	20,931	13	0	0	0	0	0	0	0	0	3,863	4	0	0	0
PROJECTED ENLARGEMENTS TOTAL				**30,610**	**NA**	**NA**	**234,178**	**24,411**	**192,699**	**0**	**0**	**0**	**17,068**	**9**	**0**	**0**	**NA**	**NA**	**NA**	**288,632**	**24,411**	**192,699**	**0**	**0**	**0**	**0**	**71,522**	**62**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**54,454**	**53**	**0**	**0**	**0**
TOTAL: ALL PROJECTED DEVELOPMENT & ENLARGEMENT SIT				**318,241**	**NA**	**NA**	**1,804,512**	**125,583**	**537,165**	**739,170**	**1,126**	**382,010**	**20,583**	**29**	**63**	**180**	**NA**	**NA**	**NA**	**2,982,536**	**236,562**	**585,482**	**0**	**0**	**0**	**178,581**	**1,981,911**	**2,275**	**275**	**0**	**492**	**110,978**	**48,317**	**-739,170**	**-382,010**	**178,581**	**1,961,328**	**2,246**	**275**	**-63**	**312**
POTENTIAL DEVELOPMENT SITES																																								
POTENTIAL DEVELOPMENT SITES																																								
Potential 20	597	46	108 Charlton Street	3,683	No Change	6.1	22,519	0	3,217	0	0	19,302	0	0	0	0	SPD-WideSt	Res conv & enlarge	7.0	26,910	3,444	0	0	0	0	0	23,466	23	0	0	6	3,444	-3,217	0	-19,302	0	23,466	23	0	0	6
Potential 21	597	7	100 Vandam Street	6,417	No Change	6.3	40,600	0	40,600	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	9.2	61,272	6,000	0	0	0	0	0	55,272	54	0	0	12	6,000	-40,600	0	0	0	55,272	54	0	0	12
Potential 22	477	72	58 Watts Street																																						
	477	73	60 Watts Street																																						
	477	74	62 Watts Street																																						
	477	75	64 Watts Street	6,746	No Change	2.0	13,282	1,000	207	0	0	0	12,075	18	0	0	Subdistrict B	new construction	7.2	50,430	6,308	0	0	0	0	0	44,122	52	12	0	11	5,308	-207	0	0	0	32,047	34	12	0	11
Potential 23	578	77	572 Broome Street																																						
	578	78	574 Broome Street																																						
	578	79	576 Broome Street	5,696	No Change	2.5	14,020	0	2,295	0	0	0	11,725	10	0	0	Subdistrict B	new construction	7.2	42,580	5,326	0	0	0	0	0	37,255	44	10	0	10	5,326	-2,295	0	0	0	25,530	34	10	0	10
Potential 24	580	60	183 Varick Street	12,590	No Change	5.4	68,476	2,000	66,476	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	156,362	11,772	0	0	0	0	0	144,590	152	40	0	33	9,772	-66,476	0	0	0	144,590	152	40	0	33
POTENTIAL DEVELOPMENT SITES TOTAL				**35,132**	**NA**	**NA**	**158,897**	**3,000**	**112,795**	**0**	**0**	**19,302**	**23,800**	**28**	**0**	**0**	**NA**	**NA**	**NA**	**337,553**	**32,848**	**0**	**0**	**0**	**0**	**0**	**304,705**	**325**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**280,905**	**297**	**62**	**0**	**72**
POTENTIAL ENLARGEMENT SITES																																								
Enlargement 4	505	16	26 Vandam Street	2,500	No Change	3.8	9,385	0	0	0	0	0	9,385	18	0	0	SPD-NarrowSt	Penthouse Addition	4.6	11,485	0	0	0	0	0	0	11,485	20	0	0	0	0	0	0	0	0	2,100	2	0	0	0
Enlargement 5	505	26	169 Avenue Of The Amer	3,755	No Change	3.6	13,500	0	0	0	0	0	13,500	24	0	0	SPD-WideSt	Penthouse Addition	4.1	15,558	0	0	0	0	0	0	15,558	26	0	0	0	0	0	0	0	0	2,058	2	0	0	0
Enlargement 6	597	32	305 Spring Street	2,516	No Change	4.1	10,190	1,258	0	0	0	0	8,932	16	0	0	SPD-NarrowSt	Penthouse Addition	5.0	12,776	1,258	0	0	0	0	0	11,518	19	0	0	0	0	0	0	0	0	2,586	3	0	0	0
Enlargement 7	597	33	307 Spring Street	2,500	No Change	3.5	8,700	0	0	0	0	0	8,700	8	0	0	SPD-NarrowSt	Penthouse Addition	4.5	11,275	0	0	0	0	0	0	11,275	11	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 8	597	50	102 Charlton Street	2,500	No Change	2.7	6,850	0	0	0	0	0	6,850	16	0	0	SPD-NarrowSt	Penthouse Addition	3.4	8,579	0	0	0	0	0	0	8,579	18	0	0	0	0	0	0	0	0	1,729	2	0	0	0
Enlargement 9	597	52	98 Charlton Street	2,500	No Change	4.6	11,388	0	0	0	0	0	11,388	26	0	0	SPD-NarrowSt	Penthouse Addition	5.6	13,963	0	0	0	0	0	0	13,963	29	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 10	597	51	100 Charlton Street	2,400	No Change	2.8	6,656	0	0	0	0	0	6,656	16	0	0	SPD-NarrowSt	Penthouse Addition	3.5	8,411	0	0	0	0	0	0	8,411	18	0	0	0	0	0	0	0	0	1,755	2	0	0	0
Enlargement 11	491	1	558 Broome Street	3,120	No Change	4.7	14,737	1,965	0	0	0	0	12,772	20	0	0	Subdistrict B	Penthouse Addition	5.4	16,895	1,965	0	0	0	0	0	14,930	22	0	0	0	0	0	0	0	0	2,158	2	0	0	0
Enlargement 12	491	26	550 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	18	0	0	Subdistrict B	Penthouse Addition	4.7	9,994	0	0	0	0	0	0	9,994	19	0	0	0	0	0	0	0	0	1,524	1	0	0	0
Enlargement 13	491	27	552 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	11	0	0	Subdistrict B	Penthouse Addition	4.7	10,042	0	0	0	0	0	0	10,042	13	0	0	0	0	0	0	0	0	1,572	2	0	0	0
Enlargement 14	578	70	117 Varick Street	2,685	No Change	3.9	10,550	0	0	0	0	0	10,550	11	0	0	Subdistrict B	Penthouse Addition	4.8	12,921	0	0	0	0	0	0	12,921	13	0	0	0	0	0	0	0	0	2,371	2	0	0	0
Enlargement 15	597	37	533 Greenwich Street	2,500	No Change	7.0	17,542	0	0	0	0	5,012	12,530	10	0	0	SPD-WideSt	Penthouse Addition	8.0	20,117	0	0	0	0	5,012	0	15,105	13	0	0	0	0	0	0	0	0	2,575	3	0	0	0
POTENTIAL ENLARGEMENT SITES TOTAL				**31,202**	**NA**	**NA**	**126,438**	**3,223**	**0**	**0**	**0**	**5,012**	**118,203**	**194**	**0**	**0**	**NA**	**NA**	**NA**	**152,017**	**3,223**	**0**	**0**	**0**	**5,012**	**0**	**143,782**	**221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,579**	**27**	**0**	**0**	**0**
TOTAL: ALL POTENTIAL DEVELOPMENT & ENLARGEMENT SITE				**66,334**	**NA**	**NA**	**285,335**	**6,223**	**112,795**	**0**	**0**	**24,314**	**142,003**	**222**	**0**	**0**	**NA**	**NA**	**NA**	**489,570**	**36,071**	**0**	**0**	**0**	**5,012**	**0**	**448,487**	**546**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**306,484**	**324**	**62**	**0**	**72**

NOTES:

2-story commercial development would consist of ground floor retail use and other permitted commercial use above (e.g., trade school, banquet hall, or dance studio).

1) The With-Action zoning floor area includes transfers of development rights. Sites 3, 6, 8, 9, 12, 14, 16, 17, 19, E1, and E2 would not be able to maximize their floor area under the lower height limits.

2) It is assumed that the retail space on Projected Site 1 would be reduced because the courtyard shape of the building would be maintained (e.g., less that 85 percent of lot area).

3) In the No-Action condition, this site would utilize the plaza bonus to achieve more than 10.0 FAR. The FAR presented in the table is based on a zoning floor area 99,900 zoning square feet. Approved DOB plans indicate the plaza would be approximately 3,500 sf.

5) The No-Action FAR presented in this table is based on a zoning floor area of 48,705 zoning square feet.

6) Projected Site 18 contains a 60,725-gsf condominium building in the existing condition. This is a 24-unit commercial building that contains 16 live/work units. In the No Action condition a 5,032-gsf commercial expansion (to an existing commercial unit) would be completed. In the With-Action condition, the remaining (8) units would become residential or live/work.

* The With-Action zoning floor area for these sites includes the following exempt floor area and potential transfers of development rights: Projected Site 10: 11,739 zsf TDR (from Block 579, Lot 5 and 43). All other potential TDRs would not fit under the lower height zoning envelope.

DU = dwelling unit

SOURCES:

NYC DCP MapPLUTO 10v1 (2010) data. AKRF, Inc; SHoP Architects; HR&A Advisors.

As discussed in Chapter 21 under the Modified Midblock Site Alternative, Edison Properties provided the following specific modifications to the proposed Special Hudson Square District zoning text:

Qualifying Buildings [edits to existing proposed definition]

For the purposes of this Chapter, a "qualifying building" shall be any building that contained at least 50,000 square feet of floor area on (date of referral), except buildings which were used predominantly for one or more of the following uses on (date of referral): (1) moving or storage offices, with no limitation as to storage or floor area per establishment; (2) warehouses; or (3) wholesale establishments, with no limitation on accessory storage; which buildings shall not be considered a "qualifying building" for the purposes of this Chapter.

88-35
Certification for the provision of public open areas [additional section]

For #zoning lots# located outside of Subdistricts A and B that include a #through lot# fronting on two narrow streets and provide publicly accessible open areas, the Chairperson of the City Planning Commission shall allow, by certification, the Height and Setback regulations set forth in Section 88-33 to apply as though such #zoning lot# was located on a #wide street#, and the #street wall# location provisions of Section 88-33(b)(1) to apply along only one street frontage, provided that:

(a) such publicly accessible open area provides an appropriate amenity to the surrounding area;

(b) such publicly accessible open area has appropriate access, circulation, landscaping, seating, paving and lighting; and

(c) such publicly accessible open area is located along a south-facing #street line# as defined in Section 37-714.

Publicly accessible open areas provided pursuant to this Section shall be accessible to the public at all times, except where the Commission has authorized a nighttime closing pursuant to Section 37-727. Furthermore, such open areas shall comply with the requirements for #public plazas# set forth in Sections 37- 744 (Litter receptacles), 37-75 (Signs), 37-77 (Maintenance) and paragraph (a) of Section 37-78 (Compliance).

All plans for publicly accessible open areas, once certified, shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument providing notice of the certification of the publicly accessible open areas and setting further such provisions as necessary to ensure compliance with the requirements of this Section. Such filing and recording of the instrument shall be a precondition for the filing for or issuance of any building permit for any #development# or #enlargement# on the #zoning lot#. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of any #development# or #enlargement# subject to the provisions of this Section until the Chairperson of the Commission certifies to the Department of Buildings that the public

access area is substantially complete and that the public access area is open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such #development# or #enlargement# until the Chairperson of the Commission certifies to the Department of Buildings that the public access area is complete and that all public access requirements of this Section have been met in accordance with the plans for such public access area.