Appendix A

Reasonable Worst-Case Development Scenario

Table A1
RWCDS Projected Development Sites

Table A2
RWCDS Potential Development Sites

Appendix A.1
RWCDS Projected Development Sites

Table A.1: RWCDS Projected Development Sites

Projected Site	Site Data				Existing Condition									No-Action Condition								
		Block	Lot	Lot Area	Building Area gsf	Commercial Area gsf (Office, Retail and Hotel floor area)	Residential Area gsf	Office Area gsf (usable)	Retail Area gsf	Hotel Area gsf	# of Residential Units	Parking sf	Changes	Building Floor Area gsf (including mechanical)*	Commercial Floor Area gsf (Office, Retail and Hotel floor area)	Residential Floor Area gsf	Office Floor Area gsf (usable)	Retail Floor Area gsf	Hotel Floor Area gsf	# of Residential Units	# of hotel rooms, conversion or new construction	Parking sf
1	266 MADISON AVENUE	869	16	14,220	217,317	217,317		205,317	12,000				no change	217,317	217,317		205,317	12,000				
	274 MADISON AVENUE	869	58	5,370	91,212	91,212		85,212	6,000				no change	91,212	91,212		85,212	6,000				
	278 MADISON AVENUE	869	61	6,480	74,186	74,186		68,186	6,000				no change	74,186	74,186		68,186	6,000				
	16 EAST 40 STREET	869	64	7,400	89,423	89,423		83,423	7,000				no change	89,423	89,423		83,423	7,000				
	TOTAL			33,470	472,138	472,138	-	442,138	31,000	-	-	-		472,138	472,138	-	442,138	31,000	-	-	-	-
2	7 EAST 40 STREET	1275	8	7,406	79,738	79,738		73,188	6,550				no change	79,738	79,738		73,188	6,550				
	13 EAST 40 STREET	1275	11	2,450	11,951	11,951		11,951	-				no change	11,951	11,951		11,951	-				
	15 EAST 40 STREET	1275	12	5,100	57,643	57,643		51,292	6,351				no change	57,643	57,643		51,292	6,351				
	284 MADISON AVENUE	1275	14	4,735	102,079	102,079		102,079	-				no change	102,079	102,079		102,079	-				
	290 MADISON AVENUE	1275	16	4,750	36,681	36,681		30,111	6,570				no change	36,681	36,681		30,111	6,570				
	292 MADISON AVENUE	1275	59	9,250	170,230	170,230		164,420	5,810				no change	170,230	170,230		164,420	5,810				
	22 EAST 41 STREET	1275	60	2,479	7,255	7,255		3,855	3,400				no change	7,255	7,255		3,855	3,400				
	TOTAL			36,170	465,577	465,577	-	436,896	28,681	-	-	-		465,577	465,577	-	436,896	28,681	-	-	-	-
3	3 EAST 43 STREET	1278	8	5,690	36,616	36,616		36,616	-				no change	36,616	36,616		36,616					
	340 MADISON AVENUE	1278	14	32,500	558,124	558,124		533,524	24,600				no change	558,124	558,124		533,524	24,600				
	14 EAST 44 STREET	1278	62	2,513	11,550	11,550		5,400	4,750				Develops as residential building	94,991	7,539	87,452		7,539		44		
	12 EAST 44 STREET	1278	63	2,513	17,668	17,668		12,868	4,800													
	10 EAST 44 STREET	1278	64	2,513	16,629	16,629		13,329	3,300													
	6 EAST 44 STREET	1278	65	5,020	62,918	62,918		-	-	62,918			no change	62,918	62,918				62,918			
	TOTAL			50,749	703,505	703,505	-	601,737	37,450	62,918	-	-		752,649	665,197	87,452	570,140	32,139	62,918	44	-	-
4	7 EAST 44 STREET	1279	9	8,133	110,999	110,999		104,999	6,000				no change	110,999	110,999		104,999	6,000				
	346 MADISON AVENUE	1279	17	13,125	122,600	122,600		50,325	72,275				no change	122,600	122,600		50,325	72,275				
	352 MADISON AVENUE	1279	57	18,800	380,766	380,766		344,482	36,284				no change	380,766	380,766		344,482	36,284				
	10 EAST 45 STREET	1279	63	4,522	15,023	15,023		-	15,023				no change	15,023	15,023			15,023				
	6 EAST 45 STREET	1279	65	5,020	79,280	79,280		74,280	5,000				no change	79,280	79,280		74,280	5,000				
	TOTAL			49,600	708,668	708,668	-	574,086	134,582	-	-	-		708,668	708,668	-	574,086	134,582	-	-	-	-
5	9 EAST 45 STREET	1281	9	2,513	18,933	18,933		14,833	4,100				no change	18,933	18,933		14,833	4,100				
	366 MADISON AVENUE	1281	56	6,025	84,518	84,518		78,589	5,929				no change	84,518	84,518		78,589	5,929				
	18 EAST 46 STREET	1281	59	6,025	87,016	87,016		77,716	9,300				no change	87,016	87,016		77,716	9,300				
	360 MADISON AVENUE	1281	7501	19,581	323,029	323,029		318,943	-	4,086			no change	323,029	323,029		318,943	-	4,086			
	TOTAL			34,144	513,496	513,496	-	490,081	19,329	4,086	-	-		513,496	513,496	-	490,081	19,329	4,086	-	-	-
6	250 PARK AVENUE	1282	34	24,969	444,628	444,628		434,628	10,000				no change	444,628	444,628		434,628	10,000				
	TOTAL			24,969	444,628	444,628	-	434,628	10,000	-	-	-		444,628	444,628		434,628	10,000	-	-	-	-
7	300 PARK AVENUE	1285	36	34,050	645,483	645,483		613,397	32,086				no change	645,483	645,483		613,397	32,086				
	TOTAL			34,050	645,483	645,483	-	613,397	32086	-	-	-		645,483	645,483	-	613,397	32,086	-	-	-	-
8	363 LEXINGTON AVENUE	1295	20	10,419	118,587	118,587		108,587	10,000				no change	118,587	118,587		108,587	10,000				
	355 LEXINGTON AVENUE	1295	23	14,044	225,000	225,000		209,000	16,000				no change	225,000	225,000		209,000	16,000				
	TOTAL			24,463	343,587	343,587	-	317,587	26,000	-	-	-		343,587	343,587	-	317,587	26,000	-	-	-	-
9	485 LEXINGTON AVENUE	1301	23	46,125	743,789	700,621	-	674,979	25,642			43,168	no change	743,789	700,621	-	674,979	25,642				43,168
	TOTAL			46,125	743,789	700,621	-	674,979	25,642	-	-	43,168		743,789	700,621	-	674,979	25,642	-	-	-	43,168
10	111 EAST 48 STREET	1303	14	41,170	427,611	427,611				427,611			no change	427,611	427,611				427,611			
	TOTAL			41,170	427,611	427,611	-	-	-	427,611	-	-		427,611	427,611	-	-	-	427,611	-	-	-
11	541 LEXINGTON AVENUE	1304	20	24,725	317,496	317,496			1,940	315,556			no change	317,496	317,496			1,940	315,556			
	TOTAL			24,725	317,496	317,496	-	-	1,940	315,556	-	-		317,496	317,496	-	-	1,940	315,556	-		-
12	575 LEXINGTON AVENUE	1306	23	32,625	584,429	584,429		564,429	20,000			34,874	no change	584,429	584,429		564,429	20,000				34,874
	TOTAL			32,625	584,429	584,429	-	564,429	20,000	-	-	34,874		584,429	584,429	-	564,429	20,000	-	-	-	34,874
13	866 3 AVENUE	1307	7501	25,100	163,466	163,466		132,909	24,953				no change	163,466	163,466		132,909	24,953				
	154 EAST 53 STREET	1307	43	5,020	38,602	-						38,602	no change	38,602	-							38,602
	TOTAL			30,120	202,068	163,466	-	132,909	24,953	-	-	38,602		202,068	163,466	-	132,909	24,953	-	-	-	38,602
14	914 3 AVENUE	1310	33	1,912	8,006	1,912	6,094		1,912		8		Develops as residential building	245,914	19,517	226,397		19,517		113.20		
	916 3 AVENUE	1310	34	1,875	7,500	1,500	6,000		1,500		8											
	918 3 AVENUE	1310	35	1,875	7,500	2,250	5,250		2,250		7											
	920 3 AVENUE	1310	36	2,375	13,842	13,842		11,542	2,300													
	922 3 AVENUE	1310	37	2,375	8,325	1,500	6,825		1,500		8											
	924 3 AVENUE	1310	38	2,375	8,325	1,500	6,825		1,500		8											
	926 3 AVENUE	1310	39	2,300	7,875	1,575	6,300		1,575		6											
	928 3 AVENUE	1310	40	1,912	8,387	3,500	4,887		3,500		6											
	159 EAST 55 STREET	1310	133	1,508	5,040	900	4,140		900		8											
	164 EAST 56 STREET	1310	140	1,010	3,819	1,597	2,222		1,597		3											
	TOTAL			19,517	78,619	30,076	48,543	11,542	18,534	-	62	-		245,914	19,517	226,397	-	19,517	-	113	-	-
15	235 EAST 42 STREET	1316	23	37,657	672,462	672,462		648,702	23,760				no change	672,462	672,462		648,702	23,760				
	801 2 AVENUE	1316	30	7,531	141,408	141,408		134,448	6,960				no change	141,408	141,408		134,448	6,960				
	219 EAST 42 STREET	1316	12	31,130	300,000	300,000		300,000	-				no change	300,000	300,000		300,000					
	TOTAL			76,318	1,113,870	1,113,870	-	1,083,150	30,720	-	-	-		1,113,870	1,113,870	-	1,083,150	30,720	-	-	-	-
16	214 EAST 45 STREET	1318	43	1,674	1,674	1,674			1,674				no change	1,674	1,674			1,674				
	711 3 AVENUE	1318	1	38,666	544,150	502,353		478,500	23,853			41,797	no change	544,150	502,353		478,500	23,853				41,797
	210 EAST 45 STREET	1318	44	1,672									no change									
	212 EAST 45 STREET	1318	143	1,672	3,028	758	2,270		758		6		no change	3,028	758	2,270		758		6		
	TOTAL			43,684	548,852	504,785	2,270	478,500	26,285	-	6	41,797		548,852	504,785	2,270	-	478,500	26,285	-	6	-	41,797
	TOTALS			601,899	8,313,816	8,139,436	50,813	6,856,059	467,202	810,171	68	158,441		8,530,256	8,090,569	316,120	6,812,920	462,874	810,171	163	-	158,441

Table A.1: RWCDS Projected Development Sites

Projected Site	Site Data				With-Action Condition										Increment							
		Block	Lot	Lot Area	Changes	Proposed Maximum FAR	Building Floor Area gsf (including mechanical)*	Usable Floor Area (gross square feet, excluding mechanical)	Commercial Floor Area gsf (Office, Retail and Hotel floor area)	Residential Floor Area gsf	Office Floor Area gsf (usable)	Retail Floor Area gsf	Hotel Floor Area gsf	# of Residential Units	# of hotel rooms, conversion or new construction	Parking sf	Building Floor Area gsf (including mechanical)*	Commercial Floor Area gsf (Office, Retail and Hotel floor area)	Residential Floor Area gsf	Office Floor Area gsf (usable)	Retail Floor Area gsf	Hotel Floor Area gsf	# of Residential Units	Parking sf
1	266 MADISON AVENUE	869	16	14,220	Develops as Office Building	21.6	831,395	759,100	759,100		725,630	33,470				-								
	274 MADISON AVENUE	869	58	5,370																				
	278 MADISON AVENUE	869	61	6,480																				
	16 EAST 40 STREET	869	64	7,400																				
	TOTAL			33,470			831,395	759,100	759,100	-	725,630	33,470	-	-	-	-	359,257	286,962	-	283,492	2,470	-	-	-
2	7 EAST 40 STREET	1275	8	7,406	Develops as Mixed Office/ Residential Building	21.6	898,463	820,336	656,268	164,067	620,098	36,170		82.03										
	13 EAST 40 STREET	1275	11	2,450																				
	15 EAST 40 STREET	1275	12	5,100																				
	284 MADISON AVENUE	1275	14	4,735																				
	290 MADISON AVENUE	1275	16	4,750																				
	292 MADISON AVENUE	1275	59	9,250																				
	22 EAST 41 STREET	1275	60	2,479																				
	TOTAL			36,170			898,463	820,336	656,268	164,067	620,098	36,170	-	82	-		432,886	190,691	164,067	183,202	7,489	-	82	-
3	3 EAST 43 STREET	1278	8	5,690	Develops as Office Building	23	1,342,311	1,225,588	1,225,588		1,174,839	50,749												
	340 MADISON AVENUE	1278	14	32,500																				
	14 EAST 44 STREET	1278	62	2,513																				
	12 EAST 44 STREET	1278	63	2,513																				
	10 EAST 44 STREET	1278	64	2,513																				
	6 EAST 44 STREET	1278	65	5,020																				
	TOTAL			50,749			1,342,311	1,225,588	1,225,588	-	1,174,839	50,749	-	-	-	-	589,662	560,391	(87,452)	604,699	18,610	(62,918)	(44)	-
4	7 EAST 44 STREET	1279	9	8,133	Develops as Office Building	23	1,311,920	1,197,840	1,197,840		1,148,240	49,600												
	346 MADISON AVENUE	1279	17	13,125																				
	352 MADISON AVENUE	1279	57	18,800																				
	10 EAST 45 STREET	1279	63	4,522																				
	6 EAST 45 STREET	1279	65	5,020																				
	TOTAL			49,600			1,311,920	1,197,840	1,197,840	-	1,148,240	49,600	-	-	-	-	603,252	489,172	-	574,154	(84,982)	-	-	-
5	9 EAST 45 STREET	1281	9	2,513	Develops as Office Building	23	903,109	824,578	824,578		790,434	34,144												
	366 MADISON AVENUE	1281	56	6,025																				
	18 EAST 46 STREET	1281	59	6,025																				
	360 MADISON AVENUE	1281	7501	19,581																				
	TOTAL			34,144			903,109	824,578	824,578	-	790,434	34,144	-	-	-		389,613	311,082	-	300,353	14,815	(4,086)	-	-
6	250 PARK AVENUE	1282	34	24,969	Develops as Office Building	27	775,287	707,871	707,871		682,902	24,969												
	TOTAL			24,969			775,287	707,871	707,871	-	682,902	24,969	-	-	-	-	330,659	263,243	-	248,274	14,969	-	-	-
7	300 PARK AVENUE	1285	36	34,050	Develops as Office Building	25	978,937.50	893,812.50	893,812.50		859,762.50	34,050												
	TOTAL			34,050			978,938	893,813	893,813	-	859,763	34,050	-	-	-	-	333,455	248,330	-	246,366	1,964	-	-	-
8	363 LEXINGTON AVENUE	1295	20	10,419	Develops as Office Building	21.6	607,661	554,821	554,821		530,358	24,463												
	355 LEXINGTON AVENUE	1295	23	14,044																				
	TOTAL			24,463			607,661	554,821	554,821	-	530,358	24,463	-	-	-	-	264,074	211,234	-	212,771	(1,537)	-	-	-
9	485 LEXINGTON AVENUE	1301	23	46,125	Develops as Office Building	23	1,220,006	1,113,919	1,113,919	-	1,067,794	46,125												
	TOTAL			46,125			1,220,006	1,113,919	1,113,919	-	1,067,794	46,125	-	-	-	-	476,217	413,298	-	392,815	20,483	-	-	(43,168)
10	111 EAST 48 STREET	1303	14	41,170	Develops as Office Building	21.6	1,022,663	933,736	933,736	-	892,566	41,170												
	TOTAL			41,170			1,022,663	933,736	933,736	-	892,566	41,170	-	-	-	-	595,052	506,125	-	892,566	41,170	(427,611)	-	-
11	541 LEXINGTON AVENUE	1304	20	24,725	Develops as Office Building	23	653,976	597,109	597,109		572,384	24,725												
	TOTAL			24,725			653,976	597,109	597,109	-	572,384	24,725	-	-	-	-	336,480	279,613	-	572,384	22,785	(315,556)	-	-
12	575 LEXINGTON AVENUE	1306	23	32,625	Develops as Office Building	23	862,931	787,894	787,894		755,269	32,625												
	TOTAL			32,625			862,931	787,894	787,894	-	755,269	32,625	-	-	-	-	278,502	203,465	-	190,840	12,625	-	-	(34,874)
13	866 3 AVENUE	1307	7501	25,100	Develops as Office Building	23	796,674	727,398	727,398		697,278	30,120	-	-	-	-								
	154 EAST 53 STREET	1307	43	5,020																				
	TOTAL			30,120			796,674	727,398	727,398	-	697,278	30,120	-	-	-	-	594,606	563,932	-	564,369	5,167	-	-	(38,602)
14	914 3 AVENUE	1310	33	1,912	Develops as Mixed Office/ Residential Building	18	404,002	368,871	295,097	73,774	275,580	19,517		36.89										
	916 3 AVENUE	1310	34	1,875																				
	918 3 AVENUE	1310	35	1,875																				
	920 3 AVENUE	1310	36	2,375																				
	922 3 AVENUE	1310	37	2,375																				
	924 3 AVENUE	1310	38	2,375																				
	926 3 AVENUE	1310	39	2,300																				
	928 3 AVENUE	1310	40	1,912																				
	159 EAST 55 STREET	1310	133	1,508																				
	164 EAST 56 STREET	1310	140	1,010																				
	TOTAL			19,517			404,002	368,871	295,097	73,774	275,580	19,517	-	36.89	-	-	158,088	275,580	(152,623)	275,580	-	-	(76)	-
15	235 EAST 42 STREET	1316	23	37,657	Develops as Office Building	21.6	1,895,739	1,730,892	1,730,892		1,654,574	76,318												
	801 2 AVENUE	1316	30	7,531																				
	219 EAST 42 STREET	1316	12	31,130																				
	TOTAL			76,318			1,895,739	1,730,892	1,730,892	-	1,654,574	76,318	-	-	-	-	781,869	617,022	-	571,424	45,598	-	-	-
16	214 EAST 45 STREET	1318	43	1,674	Develops as Office Building	21.6	1,085,111	990,753	990,753		947,069	43,684												
	711 3 AVENUE	1318	1	38,666																				
	210 EAST 45 STREET	1318	44	1,672																				
	212 EAST 45 STREET	1318	143	1,672																				
	TOTAL			43,684			1,085,111	990,753	990,753	-	947,069	43,684	-	-	-	-	536,259	485,968	(2,270)	468,569	17,399	-	(6)	(41,797)
	TOTALS			601,899			15,590,185	14,234,517	13,996,676	237,841	13,394,777	601,899	-	119	-	-	7,059,930	5,906,107	(78,278)	6,581,857	139,025	(810,171)	(44)	(158,441)

Appendix A.2
RWCDS Potential Development Sites



Table A.2: RWCDS Potential Development Sites

Potential Site	Site Data				Existing Condition								No-Action Condition								
	Address	*Block*	*Lot*	*Lot Area*	*Building Area gsf*	*Commercial Area gsf (Office, Retail and Hotel floor area)*	*Residential Area gsf*	*Office Area gsf (usable)*	*Retail Area gsf*	*Hotel Area gsf*	*# of Residential Units*	*Parking sf*	*Changes*	*Building Floor Area gsf (including mechanical)**	*Commercial Floor Area gsf (Office, Retail and Hotel floor area)*	*Residential Floor Area gsf*	*Office Floor Area gsf (usable)*	*Retail Floor Area gsf*	*Hotel Floor Area gsf*	*# of Residential Units*	*# of hotel rooms, conversion or new construction*	*Parking sf*
A	99 PARK AVENUE	895	1	25,675	530,900	515,000		494,475	20,525			15,900	no change	530,900	515,000		494,475	20,525				15,900
	TOTAL			25,675	530,900	515,000	-	494,475	20,525	-	-	15,900		530,900	515,000	-	494,475	20,525	-	-	-	15,900
B	279 MADISON AVENUE	1275	23	21,825	407,127	407,127		386,052	21,075				no change	407,127	407,127	-	386,052	21,075				
	TOTAL			21,825	407,127	407,127	-	386,052	21,075	-	-	-		407,127	407,127	-	386,052	21,075	-	-	-	-
C	413 MADISON AVENUE	1284	21	11,675	228,064	228,064	-	213,924	14,140				no change	228,064	228,064	-	213,924	14,140				
	425 MADISON AVENUE	1284	52	6,484	102,519	102,519	-	97,519	5,000				no change	102,519	102,519	-	97,519	5,000				
	423 MADISON AVENUE	1284	152	2,180	8,740	4,165	4,575	-	4,165		7		no change	8,740	4,165	4,575	-	4,165		7		
	TOTAL			20,339	339,323	334,748	4,575	311,443	23,305	-	7	-		339,323	334,748	4,575	311,443	23,305	-	7	-	-
D	410 MADISON AVENUE	1284	14	7,164	58,395	58,395		51,555	6,840				no change	58,395	58,395		51,555	6,840				
	418 MADISON AVENUE	1284	17	3,275	46,167	46,167		40,967	5,200				no change	46,167	46,167		40,967	5,200				
	422 MADISON AVENUE	1284	55	1,750	8,119	8,119		4,869	3,250				no change	8,119	8,119		4,869	3,250				
	424 MADISON AVENUE	1284	56	4,375	62,237	62,237		60,065	2,172				no change	62,237	62,237		60,065	2,172				
	22 EAST 49 STREET	1284	59	2,553	16,224	16,224		11,590	4,634				no change	16,224	16,224		11,590	4,634				
	20 EAST 49 STREET	1284	60	2,513	14,060	14,060		11,717	2,343				no change	14,060	14,060		11,717	2,343				
	TOTAL			21,630	205,202	205,202	-	180,763	24,439	-	-	-		205,202	205,202	-	180,763	24,439	-	-	-	-
E	350 PARK AVENUE	1287	33	27,925	535,700	535,700		517,700	18,000				no change	535,700	535,700		517,700	18,000			-	
	TOTAL			27,925	535,700	535,700	-	517,700	18,000	-	-	-		535,700	535,700	-	517,700	18,000	-	-	-	-
F	400 PARK AVENUE	1290	36	12,552	214,392	214,392		147,007	67,385				no change	214,392	214,392		147,007	67,385				
	410 PARK AVENUE	1290	37	11,715	236,665	236,665		228,665	8,000				no change	236,665	236,665		228,665	8,000				
	TOTAL			24,267	451,057	451,057	-	375,672	75,385	-	-	-		451,057	451,057	-	375,672	75,385	-	-	-	-
G	571 MADISON AVENUE	1292	52	20,075	385,347	385,347		371,081	14,266			20,025	no change	385,347	385,347		371,081	14,266			-	20,025
	TOTAL			20,075	385,347	385,347	-	371,081	14,266	-	-	20,025		385,347	385,347	-	371,081	14,266	-	-	-	20,025
H	354 LEXINGTON AVENUE	1295	17	12,359	238,294	238,294	-	228,274	10,000	-	-	-	no change	238,294	238,294		228,274	10,000			-	
	364 LEXINGTON AVENUE	1295	58	14,812	246,605	246,605		233,287	13,298				no change	246,605	246,605		233,287	13,298				
	TOTAL			27,171	484,899	484,899	-	461,561	23,298	-	-	-		484,899	484,899	-	461,561	23,298	-	-	-	-
I	141 EAST 45 STREET	1300	26	2,008	5,468	5,468	-	-	5,468	-	-	-	no change	5,468	5,468	-	-	5,468	-			
	730 3 AVENUE	1300	33	38,168	665,110	665,110		615,379	25,904	23,827			no change	665,110	665,110		615,379	25,904	23,827			
	158 EAST 46 STREET	1300	42	3,314	6,632	6,632		-	6,632	-			no change	6,632	6,632		-	6,632	-			
	154 EAST 46 STREET	1300	44	3,213	18,810	18,810		18,810	-	-			no change	18,810	18,810		18,810	-	-			
	TOTAL			46,703	696,020	696,020	-	634,189	38,004	23,827	-	-		696,020	696,020	-	634,189	38,004	23,827	-	-	-
J	155 EAST 50 STREET	1305	33	10,744	159,582	159,582	-	-	-	159,582			no change	159,582	159,582	-	-	-	159,582			
	830 3 AVENUE	1305	40	10,041	135,000	135,000	-	128,150	6,850	-			no change	135,000	135,000	-	128,150	6,850	-			
	TOTAL			20,785	294,582	294,582	-	128,150	6,850	159,582	-	-		294,582	294,582	-	128,150	6,850	159,582	-	-	-
K	850 3 AVENUE	1306	33	31,632	574,675	574,675		568,217	6,458	-			no change	574,675	574,675		568,217	6,458	-			
	TOTAL			31,632	574,675	574,675	-	568,217	6,458	-	-	-		574,675	574,675	-	568,217	6,458	-	-	-	-
L	685 3 AVENUE	1317	1	31,129	559,755	559,755		533,565	26,190				no change	559,755	559,755		533,565	26,190				
	TOTAL			31,129	559,755	559,755	-	533,565	26,190	-	-	-		559,755	559,755	-	533,565	26,190	-	-	-	-
M	733 3 AVENUE	1319	47	25,768	405,399	405,399		378,170	27,229				no change	405,399	405,399		378,170	27,229				
	TOTAL			25,768	405,399	405,399	-	378,170	27,229	-	-	-		405,399	405,399	-	378,170	27,229	-	-	-	-
N	845 3 AVENUE	1325	1	21,100	321,452	321,452	-	308,397	13,055				no change	321,452	321,452	-	308,397	13,055				
	TOTAL			21,100	321,452	321,452	-	308,397	13,055	-	-	-		321,452	321,452	-	308,397	13,055	-	-	-	-

Table A.2: RWCDS Potential Development Sites

Potential Site	Site Data				With-Action Condition											Increment							
	Address	*Block*	*Lot*	*Lot Area*	*Changes*	*Proposed Maximum FAR*	*Building Floor Area gsf (including mechanical)**	*Usable Floor Area (gross square feet, excluding mechanical)*	*Commercial Floor Area gsf (Office, Retail and Hotel floor area)*	*Residential Floor Area gsf*	*Office Floor Area gsf (usable)*	*Retail Floor Area gsf*	*Hotel Floor Area gsf*	*# of Residential Units*	*# of hotel rooms, conversion or new construction*	*Parking sf*	*Building Floor Area gsf (including mechanical)**	*Commercial Floor Area gsf (Office, Retail and Hotel floor area)*	*Residential Floor Area gsf*	*Office Floor Area gsf (usable)*	*Retail Floor Area gsf*	*Hotel Floor Area gsf*	*# of Residential Units*	*Parking sf*
A	99 PARK AVENUE	895	1	25,675	Develops as Office Building	21.6	637,767	582,309	582,309	-	556,634	25,675											
	TOTAL			25,675			637,767	582,309	582,309	-	556,634	25,675	-	-	-	-	106,867	67,309	-	62,159	5,150	-	-	(15,900)
B	279 MADISON AVENUE	1275	23	21,825	Develops as Mixed Office/Residential Building	21.6	542,133	494,991	395,993	98,998	374,168	21,825		49.50										
	TOTAL			21,825			542,133	494,991	395,993	98,998	374,168	21,825	-	49	-	-	135,006	(11,134)	98,998	(11,884)	750	-	49	-
C	413 MADISON AVENUE	1284	21	11,675	Develops as Office Building	21.6	505,221	461,289	461,289		440,950	20,339											
	425 MADISON AVENUE	1284	52	6,484																			
	423 MADISON AVENUE	1284	152	2,180																			
	TOTAL			20,339			505,221	461,289	461,289	-	440,950	20,339	-	-	-	-	165,898	126,541	(4,575)	129,507	(2,966)	-	(7)	-
D	410 MADISON AVENUE	1284	14	7,164	Develops as Office Building	18	447,741	408,807	408,807		387,177	21,630											
	418 MADISON AVENUE	1284	17	3,275																			
	422 MADISON AVENUE	1284	55	1,750																			
	424 MADISON AVENUE	1284	56	4,375																			
	22 EAST 49 STREET	1284	59	2,553																			
	20 EAST 49 STREET	1284	60	2,513																			
	TOTAL			21,630			447,741	408,807	408,807	-	387,177	21,630	-	-	-	-	242,539	203,605	-	206,414	(2,809)	-	-	-
E	350 PARK AVENUE	1287	33	27,925	Develops as Office Building	25	802,844	733,031	733,031		705,106	27,925											
	TOTAL			27,925			802,844	733,031	733,031	-	705,106	27,925	-	-	-	-	267,144	197,331	-	187,406	9,925	-	-	-
F	400 PARK AVENUE	1290	36	12,552	Develops as Office Building	25	697,676	637,009	637,009		612,742	24,267											
	410 PARK AVENUE	1290	37	11,715																			
	TOTAL			24,267			697,676	637,009	637,009	-	612,742	24,267	-	-	-	-	246,619	185,952	-	237,070	(51,118)	-	-	-
G	571 MADISON AVENUE	1292	52	20,075	Develops as Office Building	18	415,553	379,418	379,418		359,343	20,075											
	TOTAL			20,075			415,553	379,418	379,418	-	359,343	20,075	-	-	-	-	30,205	(5,930)	-	(11,739)	5,809	-	-	(20,025)
H	354 LEXINGTON AVENUE	1295	17	12,359	Develops as Office Building	21.6	674,928	616,238	616,238		589,067	27,171											
	364 LEXINGTON AVENUE	1295	58	14,812																			
	TOTAL			27,171			674,928	616,238	616,238	-	589,067	27,171	-	-	-	-	190,029	131,339	-	127,506	3,873	-	-	-
I	141 EAST 45 STREET	1300	26	2,008	Develops as Office Building	20.323	1,091,517	996,602	996,602		949,899	46,703											
	730 3 AVENUE	1300	33	38,168																			
	158 EAST 46 STREET	1300	42	3,314																			
	154 EAST 46 STREET	1300	44	3,213																			
	TOTAL			46,703			1,091,517	996,602	996,602	-	949,899	46,703	-	-	-	-	395,497	300,582	-	315,710	8,699	(23,827)	-	-
J	155 EAST 50 STREET	1305	33	10,744	Develops as Office Building	18	430,250	392,837	392,837		372,052	20,785											
	830 3 AVENUE	1305	40	10,041																			
	TOTAL			20,785			430,250	392,837	392,837	-	372,052	20,785	-	-	-	-	135,668	98,255	-	243,902	13,935	(159,582)	-	-
K	850 3 AVENUE	1306	33	31,632	Develops as Office Building	19.11	695,161	634,712	634,712	-	603,080	31,632											
	TOTAL			31,632			695,161	634,712	634,712	-	603,080	31,632	-	-	-	-	120,486	60,037	-	34,863	25,174	-	-	-
L	685 3 AVENUE	1317	1	31,129	Develops as Office Building	21.6	773,244.36	706,005.72	706,005.72		674,876.72	31,129		-										
	TOTAL			31,129			773,244.36	706,005.72	706,005.72	-	674,876.72	31,129	-	-	-	-	213,489	146,251	-	141,312	4,939	-	-	-
M	733 3 AVENUE	1319	47	25,768	Develops as Mixed Office/Residential Building	18	533,397.60	487,015.20	389,612.16	97,403.04	363,844.16	25,768		48.70										
	TOTAL			25,768			533,397.60	487,015.20	389,612.16	97,403.04	363,844.16	25,768	-	48.70	-	-	127,999	(15,787)	97,403	(14,326)	(1,461)	-	49	-
N	845 3 AVENUE	1325	1	21,100	Develops as Office Building	18	436,770	398,790	398,790		377,690	21,100		-										
	TOTAL			21,100			436,770	398,790	398,790	0	377,690	21,100	-	-	-	-	115,318	77,338	-	69,293	8,045	-	-	-