APPENDIX G:
DEVELOMPENT SITE DESCRIPTIONS



PROJECTED SITE 1

Lot Count: 2

Address: 539/543 8th Avenue

BBL: 1007610031, 1007610032

Lot Area: 5,404 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

4-5 story buildings with ground floor retail and offices above

No Action:

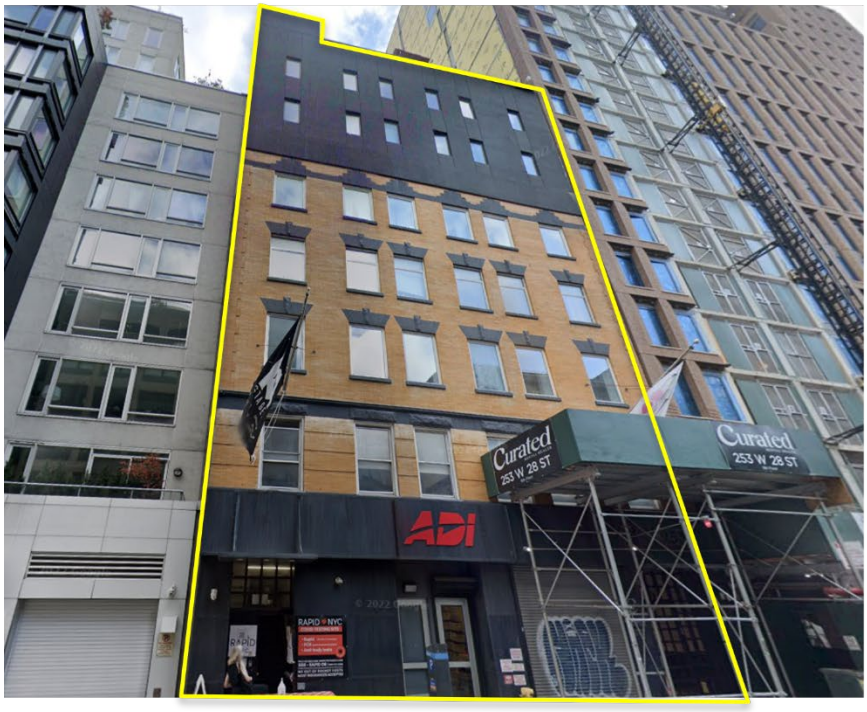
Continuation of existing use

With Action:

87,615 zsf of residential (103 units), 215' in height, 9,401 zsf of local retail

Increment:

+ 103 units
+ 20 Inclusionary Housing units
+ 4,616 zsf of local retail
- 70,516 zsf of office



PROJECTED SITE 2

Lot Count: 1

Address: 253 W 28 St

BBL: 1007780007

Lot Area: 6,016 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

8 story mixed-use building with ground floor retail and office above and one dwelling unit.

No Action:

Continuation of existing use

With Action:

94,540 zsf of residential (111 units), 415' in height, 10,184 of retail zsf

Increment:

+ 110 units

+ 28 Inclusionary Housing units

+ 6,332 zsf of local retail

- 25,398 zsf of office



PROJECTED SITE 3

Lot Count: 3

Address: 210/212 W 29/207 28 St

BBL: 1007780034, 1007780046, 1007780047

Lot Area: 15,541 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Three 4-9 story loft buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

256,966 zsf of residential (302 units), 345’ in height, 27,636 of retail zsf

Increment:

+ 302 units

+ 76 Inclusionary Housing units

+ 22,966 zsf of local retail

- 70,516 zsf of office



PROJECTED SITE 4

Lot Count: 1

Address: 253 W 29th Street

BBL: 1007790008

Lot Area: 4,678 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

Surface parking

No Action:

Continuation of existing use

With Action:

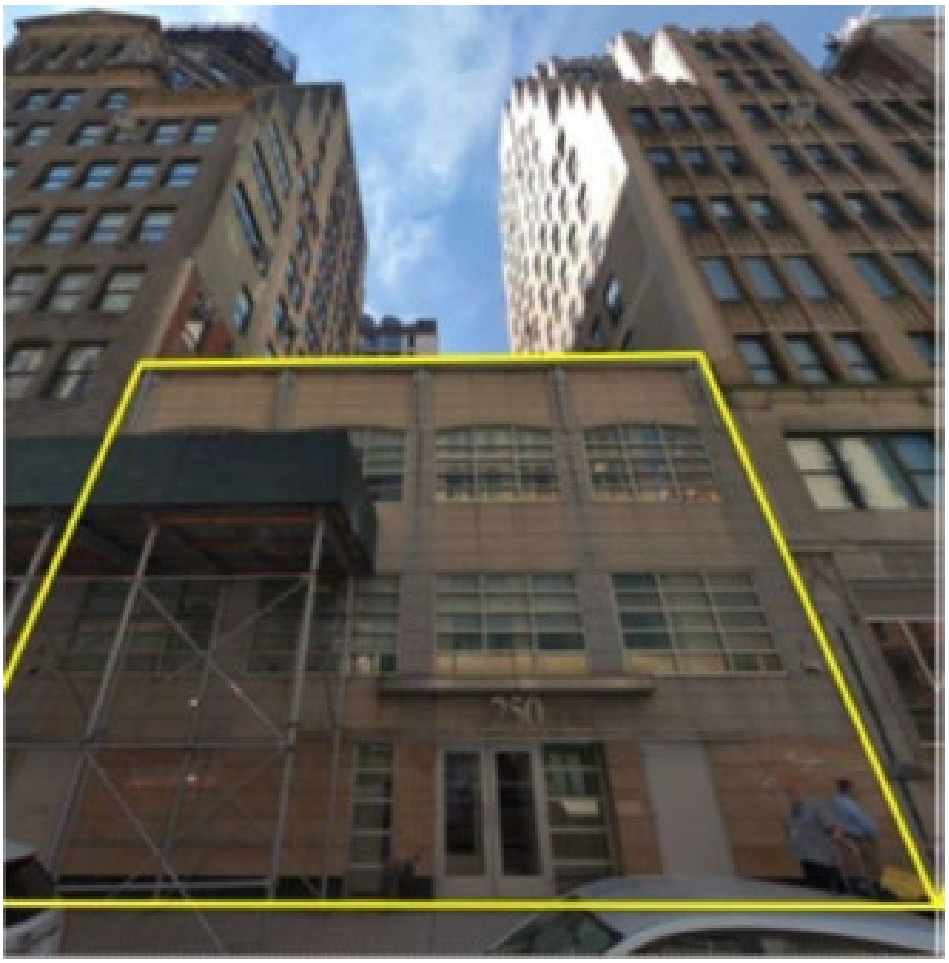
75,873 zsf of residential (89 units), 325' in height, 8,140 of retail zsf

Increment:

+ 89 units

+ 23 Inclusionary Housing units

+ 8,140 zsf of local retail



PROJECTED SITE 5

Lot Count: 1

Address: 250 W 30th Street

BBL: 1007790069

Lot Area: 5,643 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

3-story office building

No Action:

Continuation of existing use

With Action:

90,690 zsf of residential (106 units), 315' in height, 9,819 of retail zsf

Increment:

+ 106 units

+ 27 Inclusionary Housing units

+ 9,819 zsf of local retail

- 12,886 zsf of office



PROJECTED SITE 6

Lot Count: 2

Address: 223/225 W 29 St

BBL: 1007790025, 1007790026

Lot Area: 4,969 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

Two 2-story buildings containing light industrial use

No Action:

Continuation of existing use

With Action:

80,467 zsf of residential (94 units), 335’ in height, 8,665 of retail zsf

Increment:

+ 93 units

+ 24 Inclusionary Housing units

+ 8,665 zsf of local retail

- 3,676 zsf of industrial use



PROJECTED SITE 7

Lot Count: 3

Address: 216, 220, 222 W 30th St

BBL: 1007790053, 1007790055, 1007790056

Lot Area: 9,419 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

2-story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

152,839 zsf of residential (179 units), 345’ in height, 16,387 of retail zsf

Increment:

+ 179 units

+ 45 Inclusionary Housing units

+ 4,281 zsf of local retail

- 2,011 zsf of industrial use



PROJECTED SITE 8

Lot Count: 3

Address: 356, 358, 360 7th Ave

BBL: 1007790043, 1007790044, 1007790045

Lot Area: 5,279 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

3-4 story buildings with ground floor retail and offices above

No Action:

Continuation of existing use

With Action:

85,763 zsf of residential (100 units), 215' in height, 9,184 of retail zsf

Increment:

+ 100 units

+ 18 Inclusionary Housing units

+ 1,983 zsf of local retail

- 4,961 zsf of office



PROJECTED SITE 9

Lot Count: 1

Address: 490 8th Avenue

BBL: 1007840080

Lot Area: 4,838 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

1-story retail building

No Action:

Continuation of existing use

With Action:

74,844 zsf of residential (91 units), 305' in height, 8,418 of retail zsf

Increment:

+ 91 units

+ 23 Inclusionary Housing units

+ 240 zsf of local retail



PROJECTED SITE 10

Lot Count: 1

Address: 247 W 36 St

BBL: 1007860018

Lot Area: 3,714 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

7-story building with ground floor retail and offices above

No Action:

Continuation of existing use

With Action:

60,362 zsf of residential (70 units), 335' in height, 6,462 of retail zsf

Increment:

+ 70 units

+ 18 Inclusionary Housing units

+ 4,722 zsf of local retail

- 18,797 zsf of office



PROJECTED SITE 11

Lot Count: 1

Address: 232 W 37 St

BBL: 1007860066

Lot Area: 3,536 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

5-story office building with ground floor retail

No Action:

Continuation of existing use

With Action:

57,496 zsf of residential (67 units), 325’ in height, 6,151 of retail zsf

Increment:

+ 67 units

+ 17 Inclusionary Housing units

+ 3,976 zsf of local retail

- 10,820 zsf of office



PROJECTED SITE 12

Lot Count: 2

Address: 223-225 W 36 St

BBL: 1007860029, 1007860031

Lot Area: 5,3768 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 3- to 7-story buildings with ground floor retail and offices above

No Action:

Continuation of existing use

With Action:

86,921 zsf of residential (102 units), 315’ in height, 9,356 of retail zsf

Increment:

+ 102 units

+ 26 Inclusionary Housing units

+ 4,457 zsf of local retail

- 18,113 zsf of office



PROJECTED SITE 13

Lot Count: 1

Address: 221 W 37 St

BBL: 1007870031

Lot Area: 4,061 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

6-story office building with ground floor retail

No Action:

Continuation of existing use

With Action:

65,251 zsf of residential (76 units), 345' in height, 7,066 of retail zsf

Increment:

+ 76 units

+ 19 Inclusionary Housing units

+ 4,891 zsf of local retail

- 16,252 zsf of office



PROJECTED SITE 14

Lot Count: 1

Address: 221 W 38 St

BBL: 1007880024

Lot Area: 3,428 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

4-story office building with ground floor retail

No Action:

Continuation of existing use

With Action:

55,440 zsf of residential (65 units), 325' in height, 5,965 of retail zsf

Increment:

+ 65 units

+ 17 Inclusionary Housing units

+ 1,378 zsf of local retail

- 3,330 zsf of office



PROJECTED SITE 15

Lot Count: 4

Address: 203/205/207 W 38th St / 526 7 Ave

BBL: 1007880043, 1007880044, 1007880045, 1007880046

Lot Area: 8,135 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Four 2-11 story office and light industrial buildings containing ground floor retail

No Action:

Continuation of existing use

With Action:

131,812 zsf of residential (155 units), 275' in height, 14,153 of retail zsf

Increment:

+ 155 units

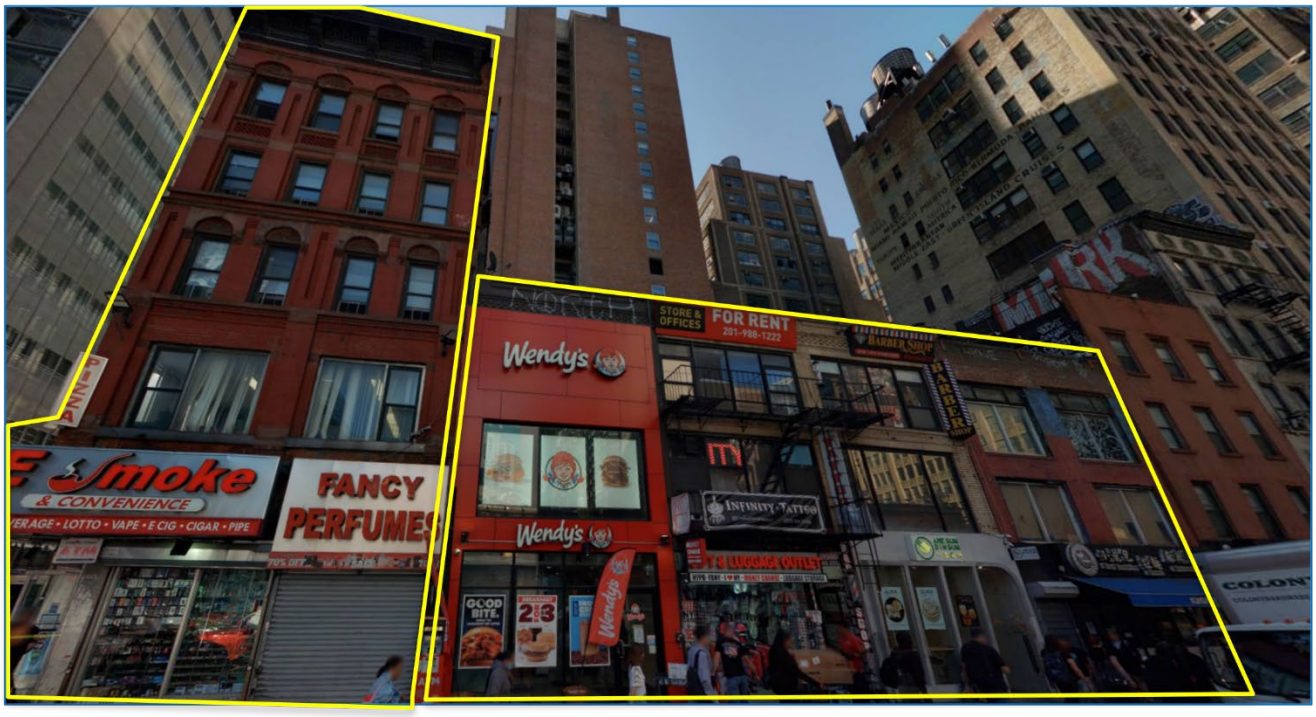
+ 39 Inclusionary Housing units

+ 1,542 zsf of local retail

- 28,153 zsf of office

- 889 zsf of warehouse

-11,449 zsf of industrial



PROJECTED SITE 16

Lot Count: 4

Address: 608, 620, 612, 618 8th Ave

BBL: 1007890078, 1007890079, 1007890082, 1007890005

Lot Area: 9,965 sf

Zoning Change:
M1-6 to M1-9A/R12

Existing Building & Use:

Five 3-6 story buildings with ground floor/second story retail and offices and residential units above

No Action:

Continuation of existing use

With Action:

120,349 zsf of residential (141 units), 275' in height, 58,032 of office zsf

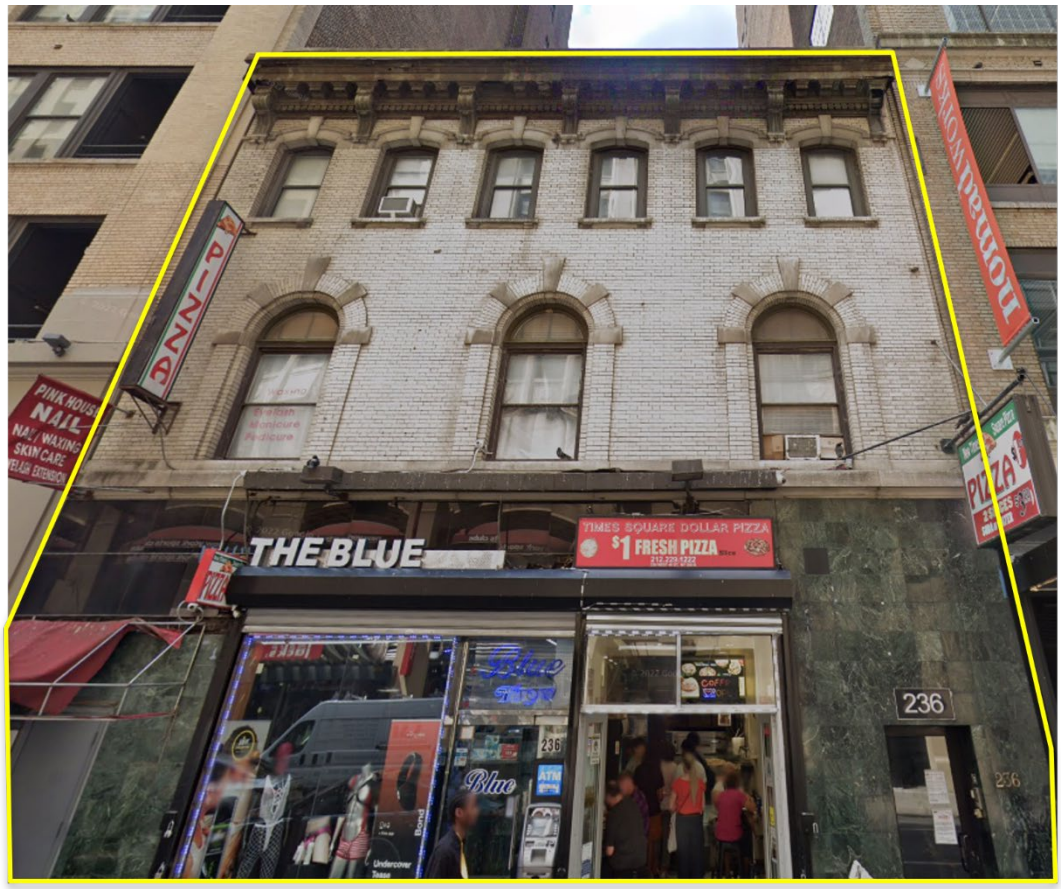
Increment:

+ 138 units

+ 36 Inclusionary Housing units

- 13,112 zsf of local retail

+ 56,594 zsf of office



PROJECTED SITE 17

Lot Count: 1

Address: 236 W 40 St

BBL: 1007890060

Lot Area: 4,107 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

3-story office building with ground floor retail

No Action:

Continuation of existing use

With Action:

66,678 zsf of residential (78 units), 325’ in height, 7,144 of retail zsf

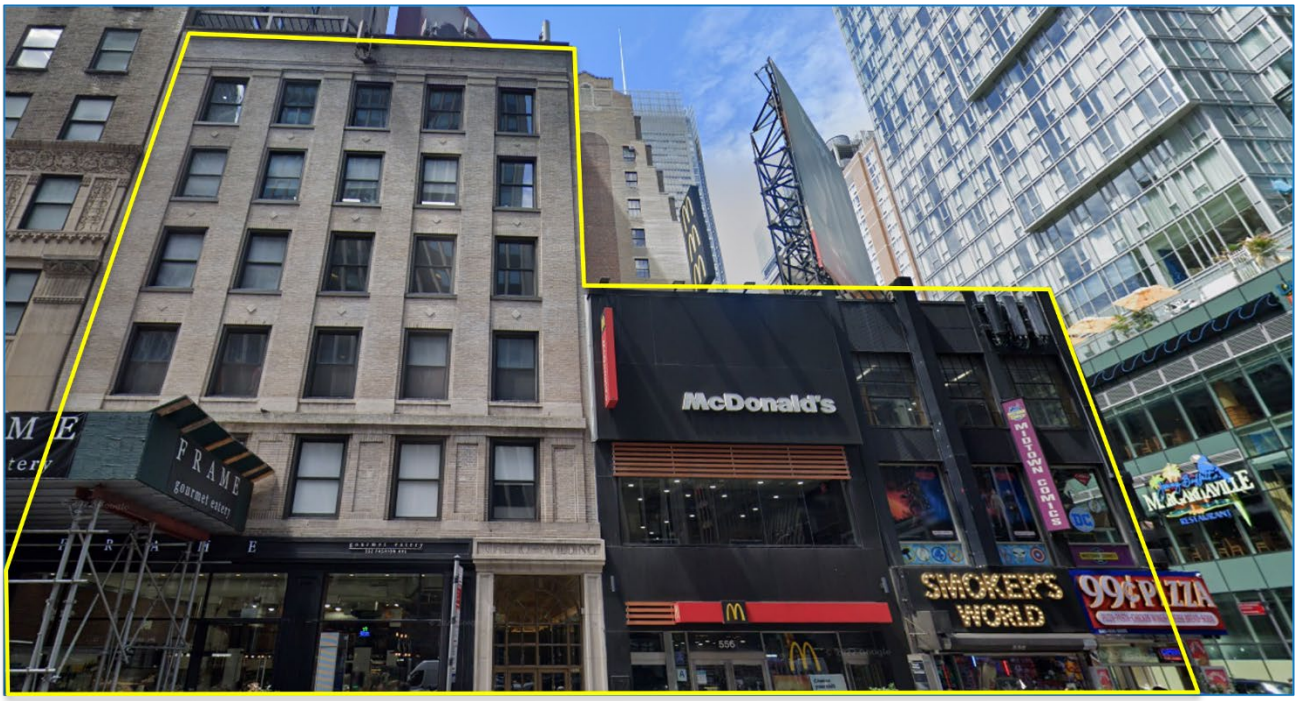
Increment:

+ 78 units

+ 20 Inclusionary Housing units

+ 1,026 zsf of local retail

- 2,802 zsf of office



PROJECTED SITE 18

Lot Count: 3

Address: 552/556/558 7 Ave

BBL: 1007890040, 1007890042, 1007890043

Lot Area: 10,176 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Three 3-6 story buildings with ground floor/second story retail and offices above

No Action:

Continuation of existing use

With Action:

165,128 zsf of residential (194 units), 245' in height, 17,705 of retail zsf

Increment:

+ 194 units

+ 49 Inclusionary Housing units

- 261 zsf of local retail

- 20,623 zsf of office



PROJECTED SITE 19

Lot Count: 1

Address: 131 W 23rd Street

BBL: 1007990024

Lot Area: 18,592 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

Partially vacant lot with decommissioned St. Vincent de Paul Church

No Action:

Continuation of existing use

With Action:

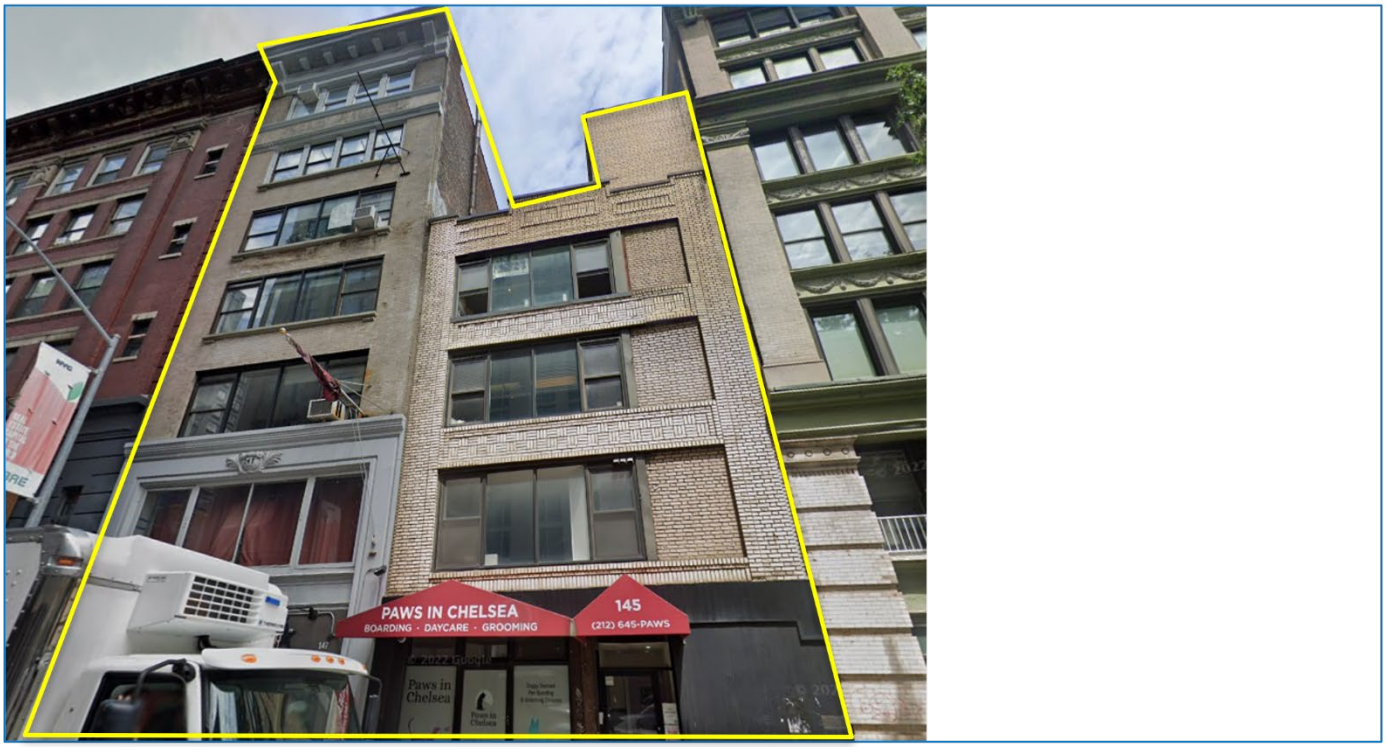
202,774 zsf of residential (238 units), 275’ in height, 32,350 of retail zsf

Increment:

+ 238 units

+ 29 Inclusionary Housing units

+ 31,828 zsf of local retail



PROJECTED SITE 20

Lot Count: 2

Address: 145/147 W 24 St

BBL: 1008000014, 1008000015

Lot Area: 4,844 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

Two 4- to 7-story office buildings with ground floor retail

No Action:

Continuation of existing use

With Action:

67,319 zsf of residential (79 units), 275' in height, 8,831 of retail zsf

Increment:

+ 79 units

+ 20 Inclusionary Housing units

+ 4,360 zsf of local retail

- 19,151 zsf of office



PROJECTED SITE 21

Lot Count: 1

Address: 139 W 24th Street

BBL: 1008000019

Lot Area: 5,619 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

3-4 story office building

No Action:

Continuation of existing use

With Action:

73,452 zsf of residential (86 units), 335' in height, 9,775 of retail zsf

Increment:

+ 86 units

+ 22 Inclusionary Housing units

+ 9,775 zsf of local retail

- 7,062 zsf of office



PROJECTED SITE 22

Lot Count: 2

Address: 115, 117 W 25th Street

BBL: 1008010028, 1008010029

Lot Area: 4,697 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

3-4 story office building

No Action:

Continuation of existing use

With Action:

62,174 zsf of residential (73 units), 265' in height, 8,173 of retail zsf

Increment:

+ 73 units

+ 19 Inclusionary Housing units

+ 2,540 zsf of local retail

- 3,136 zsf of office



PROJECTED SITE 23

Lot Count: 2

Address: 287, 289 7th Avenue

BBL: 1008020003, 1008020004

Lot Area: 4,386 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

4-story office buildings with ground-floor retail

No Action:

Continuation of existing use

With Action:

58,132 zsf of residential (68 units), 255' in height, 7,630 of retail zsf

Increment:

+ 68 units

+ 17 Inclusionary Housing units

+ 205 zsf of local retail

- 3,293 zsf of office



PROJECTED SITE 25

Lot Count: 2

Address: 141/147 W 26 St

BBL: 1008020014, 1008020017

Lot Area: 8,008 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

1-6-story office and apartment buildings with ground-floor retail

No Action:

Continuation of existing use

With Action:

105,883 zsf of residential (124 units), 265’ in height, 13,934 of retail zsf

Increment:

+ 119 units

+ 31 Inclusionary Housing units

+ 7,884 zsf of local retail

- 12,594 zsf of office



PROJECTED SITE 26

Lot Count: 1

Address: 117 W 26 St

BBL: 1008020029

Lot Area: 4,998 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

5-story building with ground-floor retail and offices and two dwelling units above

No Action:

Continuation of existing use

With Action:

66,165 zsf of residential (75 units), 275' in height, 8,697 of retail zsf

Increment:

+ 119 units

+ 20 Inclusionary Housing units

+ 5,095 zsf of local retail

- 12,606 zsf of office



PROJECTED SITE 27

Lot Count: 1

Address: 149 W 27 St

BBL: 1008030011

Lot Area: 2,799 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

4-story office building with ground-floor retail

No Action:

Continuation of existing use

With Action:

39,561 zsf of residential (46 units), 265' in height, 5,243 of retail zsf

Increment:

+ 46 units

+ 12 Inclusionary Housing units

+ 2,985 zsf of local retail

- 6,773 zsf of office



PROJECTED SITE 28

Lot Count: 2

Address: 108, 110 W 28th Street

BBL: 1008030046, 1008030047

Lot Area: 3,665 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

3- and 4-story buildings with ground-floor retail, warehouses and offices

No Action:

Continuation of existing use

With Action:

51,896 zsf of residential (61 units), 265' in height, 6,882 of retail zsf

Increment:

+ 61 units

+ 16 Inclusionary Housing units

+ 2,358 zsf of local retail

- 3,698 zsf of office

- 3,782 zsf of warehouse



PROJECTED SITE 29

Lot Count: 2

Address: 154/156 W 29 St

BBL: 1008040068, 1008040069

Lot Area: 4,845 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

Two 2-4 story office buildings with ground-floor retail and one dwelling unit

No Action:

Continuation of existing use

With Action:

64,109 zsf of residential (75 units), 265' in height, 8,429 of retail zsf

Increment:

+ 74 units

+ 19 Inclusionary Housing units

+ 4,423 zsf of local retail

- 5,266 zsf of office



PROJECTED SITE 30

Lot Count: 1

Address: 142 W 29th Street

BBL: 1008040063

Lot Area: 3,348 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

3-story office building with ground-floor retail and warehouses

No Action:

Continuation of existing use

With Action:

44,253 zsf of residential (52 units), 265' in height, 5,824 of retail zsf

Increment:

+ 52 units

+ 13 Inclusionary Housing units

+ 3,214 zsf of local retail

- 2,654 zsf of office

- 1,358 zsf of warehouse



PROJECTED SITE 31

Lot Count: 3

Address: 341, 343 7th Ave, 167 W 29th St

BBL: 1008050001, 1008050002, 1008050005

Lot Area: 6,368 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

3- and 4-story buildings with ground-floor retail and warehouses

No Action:

Continuation of existing use

With Action:

102,570 zsf of residential (120 units), 255’ in height, 11,080 of retail zsf

Increment:

+ 120 units

+ 19 Inclusionary Housing units

+ 2,290 zsf of local retail

- 8,167 zsf of office



PROJECTED SITE 32

Lot Count: 1

Address: 140 W 30 St

BBL: 1008050087

Lot Area: 11,534 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

1- and 5-story buildings with ground-floor retail and offices and warehouse space above

No Action:

Continuation of existing use

With Action:

195,942 zsf of residential (230 units), 345’ in height, 21,111 of retail zsf

Increment:

+ 230 units

+ 58 Inclusionary Housing units

+ 13,281 zsf of local retail

- 9,713 zsf of office

- 9,935 zsf of warehouse



PROJECTED SITE 33

Lot Count: 1

Address: 122 W 30th Street

BBL: 1008050087

Lot Area: 15,198 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

4-story office building with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

245,688 zsf of residential (289 units), 435’ in height, 26,443 of retail zsf

Increment:

+ 289 units

+ 73 Inclusionary Housing units

+ 26,443 zsf of local retail

- 38,196 zsf of office

- 9,935 zsf of warehouse



PROJECTED SITE 34

Lot Count: 1

Address: 140 W 31 St

BBL: 1008060063

Lot Area: 5,126 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

4-story office building with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

83,200 zsf of residential (97 units), 335' in height, 8,918 of retail zsf

Increment:

+ 97 units

+ 25 Inclusionary Housing units

+ 5,003 zsf of local retail

- 11,678 zsf of office



PROJECTED SITE 35

Lot Count: 2

Address: 120 W 31 St

BBL: 1008060054, 1008060056

Lot Area: 10,334 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Surface parking and 8 –story office building with ground-floor retail

No Action:

Continuation of existing use

With Action:

166,124 zsf of residential (195 units), 355’ in height, 17,798 of retail zsf

Increment:

+ 195 units

+ 49 Inclusionary Housing units

+ 15,188 zsf of local retail

- 25,700 zsf of office



PROJECTED SITE 36

Lot Count: 2

Address: 124 W 36 St

BBL: 1008110047, 1008110049

Lot Area: 7,944 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 4-7 story office buildings with ground floor retail

No Action:

Continuation of existing use

With Action:

129,106 zsf of residential (151 units), 335’ in height, 13,803 of retail zsf

Increment:

+ 151 units

+ 38 Inclusionary Housing units

+ 1,333 zsf of local retail

- 22,440 zsf of office



PROJECTED SITE 37

Lot Count: 2

Address: 67, 69 W 23rd Street

BBL: 1008250007, 1008250008

Lot Area: 4,646 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

1- and 4-story buildings with ground-floor retail, offices and warehouses

No Action:

Continuation of existing use

With Action:

48,363 zsf of residential (56 units), 205' in height, 8,208 of retail zsf

Increment:

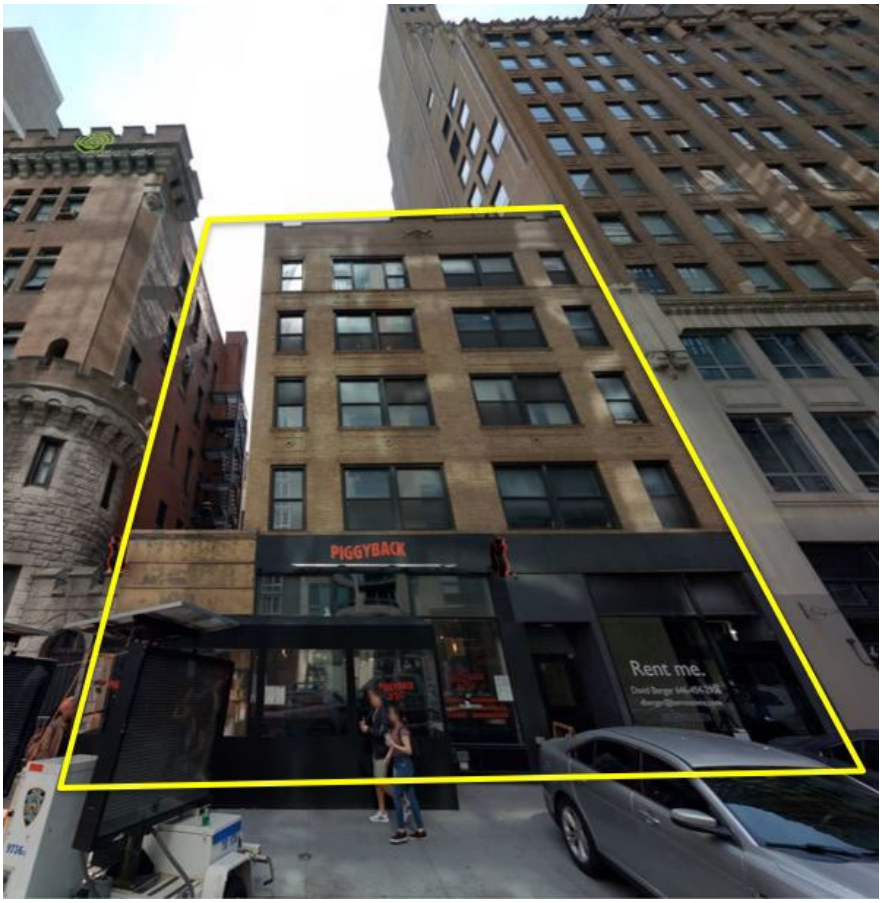
+ 56 units

+ 14 Inclusionary Housing units

+ 4,074 zsf of local retail

- 4,181 zsf of office

- 4,277 zsf of warehouse



PROJECTED SITE 38

Lot Count: 1

Address: 32 W 25th Street

BBL: 1008260061

Lot Area: 5,055 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

1-story retail building

No Action:

Continuation of existing use

With Action:

82,080 zsf of residential (96 units), 315' in height, 8,796 of retail zsf

Increment:

+ 96 units

+ 24 Inclusionary Housing units

+ 4,446 zsf of local retail



PROJECTED SITE 39

Lot Count: 2

Address: 17/19/23/25 W 24 St

BBL: 1008260024, 1008260025

Lot Area: 4,945 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

5-story boutique hotel and adjacent single story event space

No Action:

Continuation of existing use

With Action:

80,297 zsf of residential (94 units), 335' in height, 8,604 of retail zsf

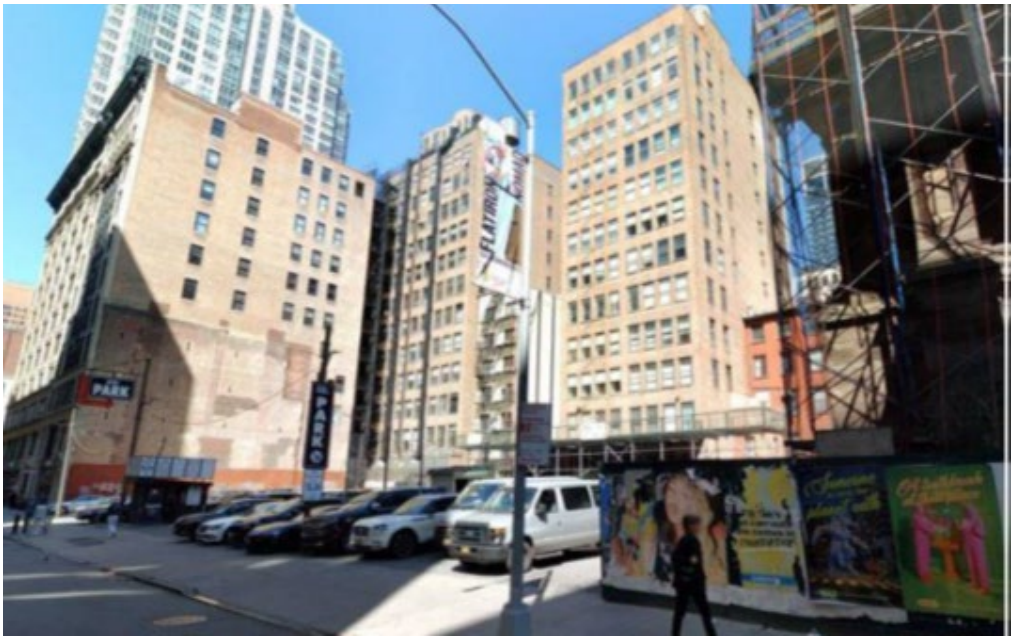
Increment:

+ 91 units

+ 24 Inclusionary Housing units

+ 6,469 zsf of local retail

- 1,911 zsf of office



PROJECTED SITE 40

Lot Count: 4

Address: 25, 29, 35, 39 W 25th St

BBL: 1008270014, 1008270016, 1008270017, 1008270020

Lot Area: 22,755 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Surface parking

No Action:

Continuation of existing use

With Action:

408,234 zsf of residential (480 units), 475’ in height, 238 seat elementary school

Increment:

+ 480 units

+ 120 Inclusionary Housing units

+ 238 school seats



PROJECTED SITE 41

Lot Count: 3

Address: 38/40/42 W 28 St

BBL: 1008290065, 1008290066, 1008290067

Lot Area: 7,548 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Three 5-story buildings with ground-floor retail and offices above and 4 DUs

No Action:

Continuation of existing use

With Action:

121,438 zsf of residential (142 units), 325’ in height, 13,132 zsf of local retail

Increment:

+ 138 units

+ 36 Inclusionary Housing units

+ 7,929 zsf of local retail

- 16,037 zsf of office



PROJECTED SITE 42

Lot Count: 3

Address: 32/34/36 W 28 St

BBL: 1008290062, 1008290063, 1008290064

Lot Area: 7,629 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Three 1-5 story buildings with ground floor retail and office above

No Action:

Continuation of existing use

With Action:

122,801 zsf of residential (144 units), 325’ in height, 13,281 zsf of local retail

Increment:

+ 144 units

+ 36 Inclusionary Housing units

+ 6,873 zsf of local retail

- 12,258 zsf of office



PROJECTED SITE 43

Lot Count: 2

Address: 24, 26 W 28th Street

BBL: 1008290059, 1008290061

Lot Area: 7,430 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Three 1-5 story buildings with ground floor retail and office above

No Action:

Continuation of existing use

With Action:

120,647 zsf of residential (141 units), 375’ in height, 12,926 zsf of local retail

Increment:

+ 141 units

+ 36 Inclusionary Housing units

- 820 zsf of local retail

- 10,089 zsf of office



PROJECTED SITE 44

Lot Count: 2

Address: 1177, 1179 Broadway

BBL: 1008290055, 1008290056

Lot Area: 4,429 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Two 2-4 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

45,994 zsf of residential (54 units), 195' in height, 7,856 zsf of local retail

Increment:

+ 54 units

+ 14 Inclusionary Housing units

+ 2,369 zsf of local retail

- 4,894 zsf of office



PROJECTED SITE 45

Lot Count: 1

Address: 36 W 29th Street

BBL: 1008300069

Lot Area: 6,571 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Stalled construction site

No Action:

Continuation of existing use / potential future commercial development

With Action:

105,975 zsf of residential (124 units), 325’ in height, 11,434 zsf of local retail

Increment:

+ 124 units

+ 31 Inclusionary Housing units

+ 11,434 zsf of local retail



PROJECTED SITE 46

Lot Count: 4

Address: 6, 8, 10 W 29th Street; 7 W 28th St

BBL: 1008300032, 1008300034, 1008300048, 1008300051

Lot Area: 16,693 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Surface parking

No Action:

Continuation of existing use

With Action:

224,530 zsf of residential (264 units), 325’ in height, 29,046 zsf of local retail

Increment:

+ 264 units

+ 66 Inclusionary Housing units

+ 29,046 zsf of local retail



PROJECTED SITE 47

Lot Count: 3

Address: 39/43/45 W 29 St

BBL: 1008300032, 1008300034, 1008300048, 1008300051

Lot Area: 10,364 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Three 4-12 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

206,000 zsf of residential (242 units), 335’ in height, 22,051 zsf of local retail

Increment:

+ 242 units

+ 61 Inclusionary Housing units

+ 12,843 zsf of local retail

- 71,619 zsf of office



PROJECTED SITE 48

Lot Count: 4

Address: 1204/1212/1214 Broadway/28 W 30 St

BBL: 1008310055, 1008310059, 1008310061, 1008310019

Lot Area: 18,521 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Four 1-4 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

300,428 zsf of residential (353 units), 285’ in height, 32,227 zsf of local retail

Increment:

+ 353 units

+ 89 Inclusionary Housing units

- 12,041 zsf of local retail

- 18,112 zsf of office



PROJECTED SITE 49

Lot Count: 9

Address: 3, 9, 11 W 29th Street; 8, 16, 18, 20, 22 W 30th Street; 270 5th Avenue

BBL: 1008310028, 1008310029, 1008310030, 1008310033, 1008310048, 1008310049, 1008310050, 1008310051, 1008310052

Lot Area: 49,922 sf

Zoning Change:
M1-6 to M1-8A/R12 (C5-2 to remain)
Existing Building & Use:

The majority of the lot is vacant, and the remaining buildings appear to be mostly underutilized. Marble Collegiate Church is situated within the zoning lot but is not considered part of the development site

No Action:

Continuation of existing use

With Action:

757,097 zsf of residential (890 units), 455' in height, 58,469 zsf of local retail

Increment:

+ 883 units

+ 89 Inclusionary Housing units

+ 48,059 zsf of local retail

- 13,997 zsf of office



PROJECTED SITE 50

Lot Count: 2

Address: 3/5 W 30 St

BBL: 1008320036, 1008320037

Lot Area: 5,026 sf

Zoning Change:

M1-6 to M1-8A/R12

Existing Building & Use:

Two 4-5 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

81,472 zsf of residential (95 units), 325’ in height, 8,747 zsf of local retail

Increment:

+ 95 units

+ 24 Inclusionary Housing units

+ 5,952 zsf of local retail

- 15,695 zsf of office



PROJECTED SITE 51

Lot Count: 4

Address: 27/25/23/21 W 35 St

BBL: 1008370026, 1008370027, 1008370028, 1008370029

Lot Area: 8,802 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Four 1-4 story buildings containing either entirely retail or a mixture of retail and office

No Action:

Continuation of existing use

With Action:

104,234 zsf of residential (122 units), 335’ in height, 11,315 zsf of local retail

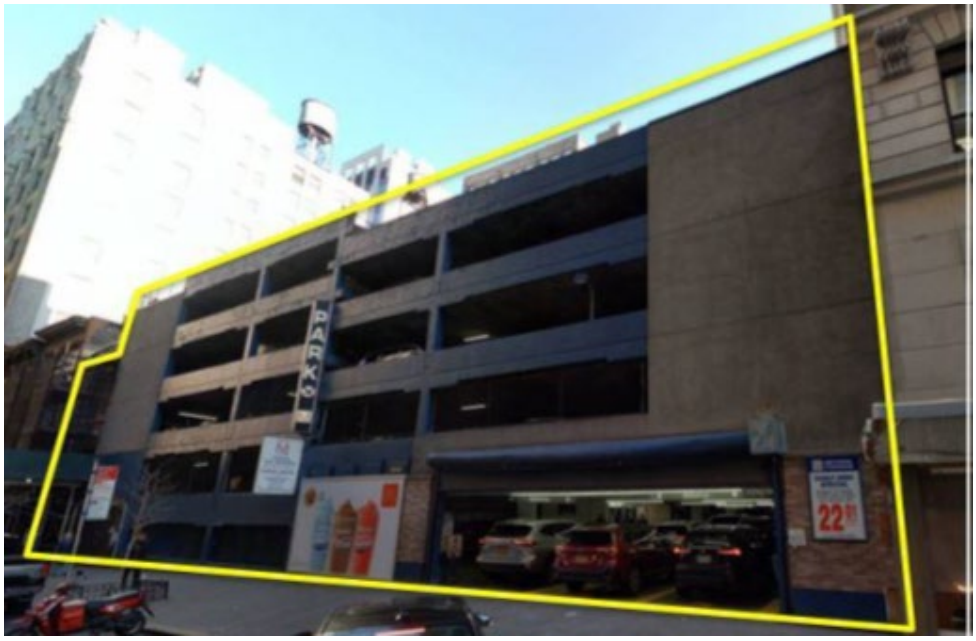
Increment:

+ 122 units

+ 42 Inclusionary Housing units

+ 3,542 zsf of local retail

- 11,227 zsf of office



PROJECTED SITE 52

Lot Count: 1

Address: 9, 21 W 35th Street

BBL: 1008370030

Lot Area: 17,192 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Parking garage

No Action:

Continuation of existing use

With Action:

315,540 zsf of residential (371 units), 345’ in height, 33,933 zsf of local retail

Increment:

+ 371 units

+ 82 Inclusionary Housing units

+ 28,265 zsf of local retail



PROJECTED SITE 53

Lot Count: 4

Address: 28/30/32/34 W 37 St

BBL: 1008380065, 1008380066, 1008380068, 1008380069

Lot Area: 12,273 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Four 2-5 story buildings with ground-floor/second story retail and offices and residences above

No Action:

Continuation of existing use

With Action:

201,048 zsf of residential (236 units), 325’ in height, 21,574 zsf of local retail

Increment:

+ 230 units

+ 59 Inclusionary Housing units

+ 10,315 zsf of local retail

- 8,749 zsf of office



PROJECTED SITE 54

Lot Count: 2

Address: 16/18 W 37th St

BBL: 1008380060, 1008380061

Lot Area: 3,977 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 4 story buildings with ground floor/second story retail and offices/residences above

No Action:

Continuation of existing use

With Action:

59,520 zsf of residential (75 units), 325' in height, 6,918 zsf of local retail

Increment:

+ 230 units

+ 19 Inclusionary Housing units

+ 811 zsf of local retail

- 3,332 zsf of office



PROJECTED SITE 55

Lot Count: 2

Address: 38/40 W 38 St

BBL: 1008390068, 1008390069

Lot Area: 4,193 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 4-6 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

67,904 zsf of residential (79 units), 335' in height, 7,294 zsf of local retail

Increment:

+ 79 units

+ 20 Inclusionary Housing units

+ 2,422 zsf of local retail

- 13,278 zsf of office



PROJECTED SITE 56

Lot Count: 2

Address: 45/47 W 37 St

BBL: 1008390014, 1008390015

Lot Area: 4,120 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 3-4 story buildings with ground floor retail and offices above

No Action:

Continuation of existing use

With Action:

66,694 zsf of residential (78 units), 325' in height, 7,169 zsf of local retail

Increment:

+ 77 units

+ 20 Inclusionary Housing units

+ 3,428 zsf of local retail

- 3,676 zsf of office



PROJECTED SITE 57

Lot Count: 2

Address: 38/40 W 38 St

BBL: 1008390068, 1008390069

Lot Area: 4,193 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 5-6 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

94,540 zsf of residential (111 units), 415' in height, 10,184 of retail zsf

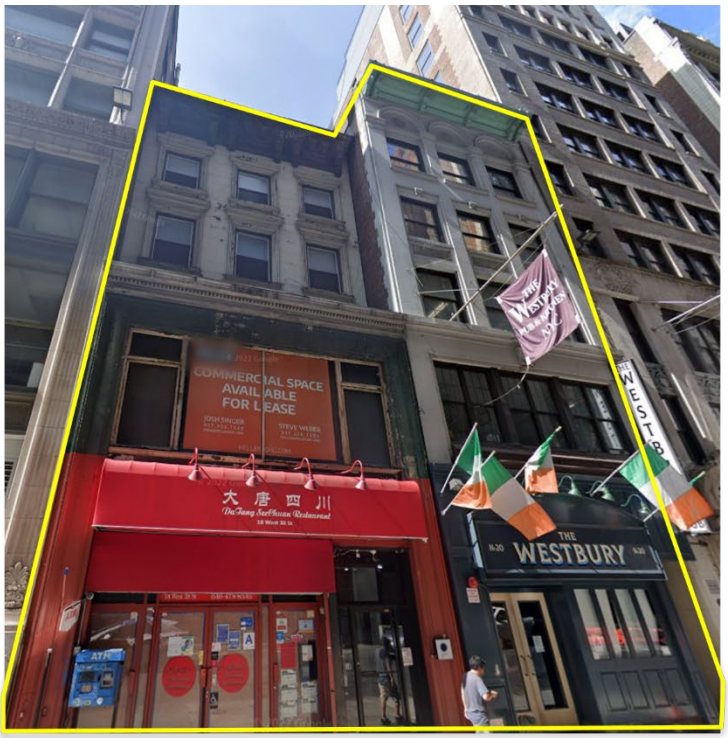
Increment:

+ 110 units

+ 28 Inclusionary Housing units

+ 6,332 zsf of local retail

- 25,398 zsf of office



PROJECTED SITE 58

Lot Count: 2

Address: 18/20 W 38 St

BBL: 1008390058, 1008390059

Lot Area: 4,974 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 4-5 story buildings with ground floor retail and offices above

No Action:

Continuation of existing use

With Action:

80,357 zsf of residential (94 units), 325' in height, 8,653 zsf of local retail

Increment:

+ 92 units

+ 24 Inclusionary Housing units

+ 4,956 zsf of local retail

- 9,635 zsf of office



PROJECTED SITE 59

Lot Count: 2

Address: 38/40 W 39 St

BBL: 1008400069, 1008400070

Lot Area: 5,005 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 5 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

80,790 zsf of residential (95 units), 325’ in height, 8,709 zsf of local retail

Increment:

+ 95 units

+ 24 Inclusionary Housing units

+ 5,055 zsf of local retail

- 13,268 zsf of office



PROJECTED SITE 60

Lot Count: 1

Address: 35 W 38 St

BBL: 1008400021

Lot Area: 3,859 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

I 5 story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

62,578 zsf of residential (73 units), 305' in height, 6,713 zsf of local retail

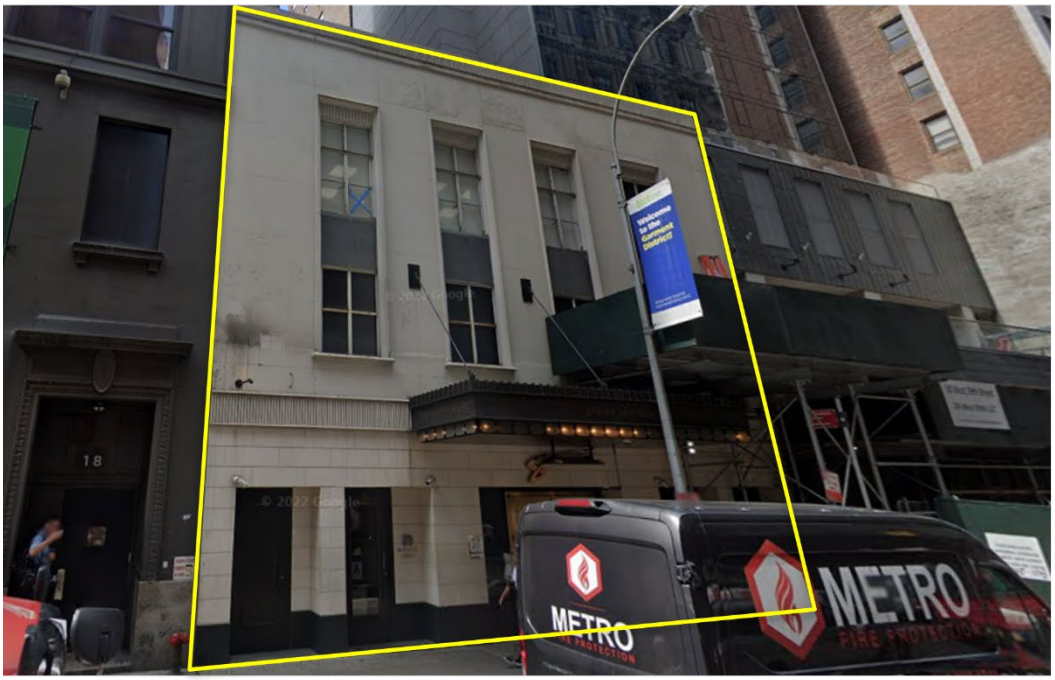
Increment:

+ 73 units

+ 19 Inclusionary Housing units

+ 3,885 zsf of local retail

- 7,656 zsf of office



PROJECTED SITE 61

Lot Count: 1

Address: 20 W 39 St

BBL: 1008400060

Lot Area: 4,341 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

One 3 story structure occupied by a single cabaret use

No Action:

Continuation of existing use

With Action:

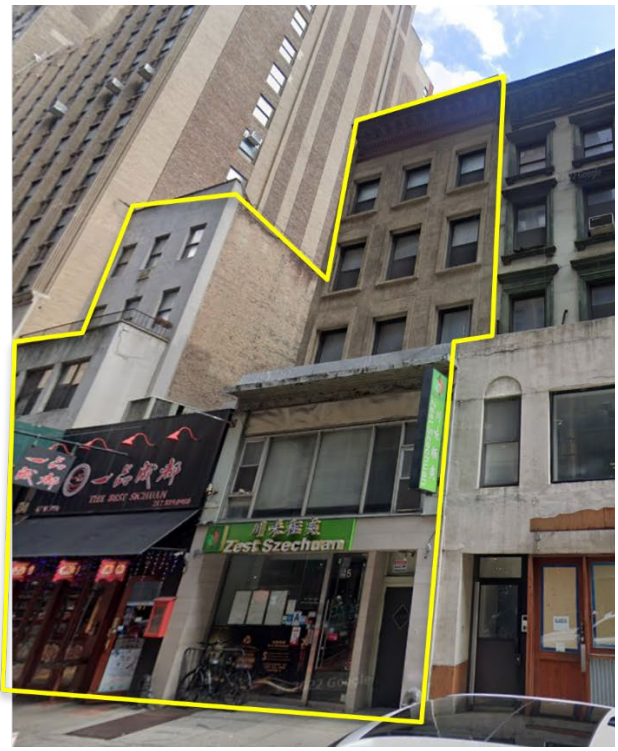
69,649 zsf of residential (81 units), 325' in height, 7,553 zsf of local retail

Increment:

+ 81 units

+ 21 Inclusionary Housing units

- 7,425 zsf of local retail



PROJECTED SITE 62

Lot Count: 3

Address: 43/45/47 W 39 St

BBL: 1008410012, 1008410013, 1008410014

Lot Area: 6,435 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Three 1-5 story buildings with ground-floor retail and offices/residences above

No Action:

Continuation of existing use

With Action:

95,383 zsf of residential (122 units), 335' in height, 7,189 zsf of local retail

Increment:

+ 111 units

+ 31 Inclusionary Housing units

+ 6,254 zsf of local retail

- 1,505 zsf of office



POTENTIAL SITE A

Lot Count: 1

Address: 247 W 29th Street

BBL: 1007790012

Lot Area: 2,477 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

3-story residential building with ground-floor retail

No Action:

Continuation of existing use

With Action:

38,669 zsf of residential (45 units), 325' in height, 4,204 zsf of local retail

Increment:

+ 44 units

+ 12 Inclusionary Housing units

+ 1,999 zsf of local retail



POTENTIAL SITE B

Lot Count: 1

Address: 234 W 30th Street

BBL: 1007790062

Lot Area: 2,313 sf

Zoning Change:

M1-6D to M1-9A/R12

Existing Building & Use:

2-story office building with ground-floor retail

No Action:

Continuation of existing use

With Action:

39,313 zsf of residential (46 units), 315' in height, 4,331 zsf of local retail

Increment:

+ 44 units

+ 12 Inclusionary Housing units

+ 2,373 zsf of local retail

- 1,423 zsf of office



POTENTIAL SITE C

Lot Count: 1

Address: 240 W 37 St

BBL: 1007860068

Lot Area: 15,335 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

10-story office building with ground-floor retail with eastern two-story annex

No Action:

Continuation of existing use

With Action:

249,203 zsf of residential (293 units), 325’ in height, 26,989 zsf of local retail

Increment:

+ 293 units

+ 74 Inclusionary Housing units

+ 15,641 zsf of local retail

- 105,028 zsf of office



POTENTIAL SITE D

Lot Count: 1

Address: 112 W 27 St

BBL: 1008020050

Lot Area: 4,154 sf

Zoning Change:

M1-6 to M1-8A/R11

Existing Building & Use:

One 7-story building with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

67,384 zsf of residential (79 units), 335' in height, 7,310 zsf of local retail

Increment:

+ 79 units

+ 20 Inclusionary Housing units

+ 4,640 zsf of local retail

- 19,756 zsf of office



POTENTIAL SITE E

Lot Count: 1

Address: 144 W 37 St

BBL: 1008120068

Lot Area: 3,030 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

One 6-story building with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

49,144 zsf of residential (57 units), 345' in height, 5,325 zsf of local retail

Increment:

+ 57 units

+ 15 Inclusionary Housing units

+ 3,100 zsf of local retail

- 11,511 zsf of office



POTENTIAL SITE F

Lot Count: 2

Address: 11/13 W 36 St

BBL: 1008380034, 1008380035

Lot Area: 5,065 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 7-story buildings with ground-floor retail and offices above

No Action:

Continuation of existing use

With Action:

81,959 zsf of residential (96 units), 315' in height, 8,193 zsf of local retail

Increment:

+ 96 units

+ 24 Inclusionary Housing units

- 1,183 zsf of local retail

- 17,804 zsf of office



POTENTIAL SITE G

Lot Count: 2

Address: 213/209 W 40 St

BBL: 1010120025, 1010120026

Lot Area: 7,087 sf

Zoning Change:

M1-6 to M1-9A/R12

Existing Building & Use:

Two 7-9-story office buildings, one of which contains ground-floor retail

No Action:

Continuation of existing use

With Action:

115,139 zsf of residential (135 units), 345’ in height, 12,472 zsf of local retail

Increment:

+ 135 units

+ 34 Inclusionary Housing units

+ 8,511 zsf of local retail

- 36,609 zsf of office