APPENDIX E:

RWCDS TABLES FOR ALTERNATIVES

125th Street Rezoning - Arts Bonus Alternative

RWCDS - ARTS BONUS ALTERNATIVE

- June 20, 2007

assumptions:

Unit size - new development (sf) 900

site key:

proj Projected site
pot Potential site
known Known development

PROJECTED DEVELOPMENT SITES

site description:							existing conditions:												No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
1	proj	321 WEST 125 STREET	1952	19	6,012	12,022	C4-4	2.00	4		6,011	6,011											6,011	6,011							
	proj	319 WEST 125 STREET	1952	21	2,600	4,976	C4-4	1.91	4		2,488	2,488											2,488	2,488							
	proj	317 WEST 125 STREET	1952	22	2,328	6,761	C4-4	2.90	4		2,328	4,433											2,328	4,433							
		subtotal:			10,940	23,759					10,827	12,932											10,827	12,932							0
2	proj	2329 FRED DOUGLASS BLVD	1952	29	19,983	46,167	C4-4	2.31	4		15,983	30,184				4,000			14				15,983	30,184					4,000		14
3	proj	362 WEST 125 STREET	1951	7	12,475	11,890	C4-4	0.95	4					11,890												11,890					0
4	proj	350 WEST 125 STREET	1951	51	11,908	21,716	C4-4	1.82	4									21,716					10,858	10,858							0
5	proj	324 WEST 125 STREET	1951	43	8,983	36,136	C4-4	4.02	4									36,136			32		7,636								0
6	proj	2100 ADAM C POWELL BLVD	1931	27	12,500	33,740	C4-7	2.70	10			33,740												33,740							0
7	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	4									5,270					5,270								
	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	3.44									5,270					5,270								
		subtotal:			10,092	10,540												10,540					10,540								0
8	proj	256 WEST 125 STREET	1930	53	5,045	8,470	C4-4	1.68	4		4,235	4,235											4,235	4,235							
	proj	256 WEST 125 STREET	1930	53	10,093	16,945	C4-4	1.68	3.44		8,473	8,472											8,473	8,472							
	proj	252 WEST 125 STREET	1930	51	5,005	4,796	C4-4	0.96	4		4,796												4,796								
	proj	250 WEST 125 STREET	1930	50	2,523	2,375	C4-4	0.94	4		2,375												2,375								
	proj	246 WEST 125 STREET	1930	49	5,046	6,545	C4-4	1.30	4		6,545												6,545								
		subtotal:			27,712	39,131					26,424	12,707											26,424	12,707							0
9	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	4		9,799												9,799								
	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	3.44		9,799												9,799								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	4		7,839												7,839								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	3.44		7,839												7,839								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	4		33,840												33,840								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	3.44		33,840												33,840								
		subtotal:			40,211	102,955					102,955												102,955								0
10	proj	2105 ADAM C POWELL BLVD	1910	1	41,965	83,930	C4-7	2.00	10		15,000					68,930			196				15,000						68,930		196
	proj	2105 ADAM C POWELL BLVD	1910	1	6,787	6,787	C4-7	1.00	10							6,787													6,787		
	proj	125 WEST 125 STREET	1910	7501	11,500	23,000	C4-7	2.00	10		23,000												23,000								
		subtotal:			60,252	113,717					38,000					75,717			196				38,000						75,717		196

bonus mechanism key:
arts Arts Bonus
IH Inclusionary Housing Bonus

	With-Action conditions:														Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance / commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance / commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
1	C4-4D	5.4	1.4	arts			5,110	25,250		2,104							-901	19,239		2,104							New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	1.4	arts			2,210	10,920		910							-278	8,432		910							New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	1.4	arts			1,979	9,778		815							-349	5,345		815							New commercial dev, ground floor retail, under With-Action scenario
							9,299	45,948		3,829				0	0		-1,528	33,016		3,829					0	0	
2	C4-4D	7.2	1.8	IH	122	24	33,971							145	55	122	17,988	-30,184					-4,000		145	41	New residential dev, two levels of retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
3	C4-4D	7.2	1.8	IH	75	15	10,604			11,890				20	22	75	10,604				0				20	22	New residential dev including new community facility (church), ground floor retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
4	C4-4D	5.4	1.4	arts			10,122	50,014		4,168				0	0	0	-736	39,156		4,168					0	0	Building renovation under No-Action scenario. New commercial dev, ground floor retail, under With-Action scenario.
5	C4-4D	7.2	1.8	IH	63	13	7,636							0	0	31	0								0	0	Building renovation under No-Action scenario. New residential dev, ground floor retail, under With-Action scenario
6	C4-7	12	2	arts			21,250	122,500		6,250				0	0		21,250	88,760		6,250					0	0	New commercial dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
7	C6-3	8	2	arts			8,578	10,092	19,175	2,523							3,308	10,092	19,175	2,523							Mart125. City sponsored project. North portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev, under With-Action scenario
	C4-4D	5.4	1.4	arts			8,578	10,092	6,812	1,766							3,308	10,092	6,812	1,766							Mart125. City sponsored project. South portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev, under With-Action scenario
							17,156	20,184	25,987	4,289				0	0		6,616	20,184	25,987	4,289					0	0	
8	C6-3	8	2	arts	33		8,577			2,523						33	4,341	-4,235		2,523							North portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	arts	57		17,158			4,542						57	8,685	-8,472		4,542							South portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	32		8,509			2,503						32	3,713			2,503							New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	16		4,289			1,262						16	1,914			1,262							New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	33		8,578			2,523						33	2,033			2,523							New residential dev, two levels of retail, under With-Action scenario
					171		47,110			13,351				150	74	171	20,686	-12,707		13,351					150	74	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
9	C6-3	8	2	IH	34	7	8,303									34	-1,496										North portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	30	6	8,303									30	-1,496										South portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	28	6	6,691									28	-1,148										North portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	24	5	6,691									24	-1,148										South portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	79	16	19,185									79	-14,655										North portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	69	14	19,185									69	-14,655										South portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
					264	53	68,359							150	108	264	-34,596								150	108	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
10	C4-7	12	2	arts			104,913	377,685		20,983							89,913	377,685		20,983							Center portion of block 1910, State parking garage. New commercial dev, 2.5 FAR of retail.
	C4-7	12	2	arts			16,968	61,083		3,394							16,968	61,083		3,394							Portion of block 1910, Ramps for parking garage. New commercial dev, 2.5 FAR of retail.
	C4-7	12	2	arts			28,750	103,500		5,750							5,750	103,500		5,750							South-center portion of block 1910, H&M store. New commercial dev, 2.5 FAR of retail.
							150,630	542,268		30,126					196		112,630	542,268		30,126					0	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario

125th Street Rezoning - Arts Bonus Alternative

site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
11	proj	158 WEST 125 STREET	1909	59	10,091	15,091	C4-4	1.50	4		15,091												15,091								
	proj	2089 ADAM C POWELL BLVD	1909	63	2,523	7,569	C4-4	3.00	4			2,523						5,046					2,523	5,046							
		subtotal:			12,614	22,660					15,091	2,523						5,046					17,614	5,046							0
12	proj	120 WEST 125 STREET	1909	44	5,046	10,000	C4-4	1.98	4		10,000												10,000								
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	4		8,975								6				8,975								6
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	3.44		8,975												8,975								
		subtotal:			25,229	27,950					27,950								6				27,950								6
13	proj	111 WEST 124 STREET	1909	26	2,523	0	C4-4	0.00	3.44									2,523		3			7,569								
	proj	109 WEST 124 STREET	1909	27	2,523	0	C4-4	0.00	3.44									2,523		3			7,569								
	proj	107 WEST 124 STREET	1909	28	2,523	0	C4-4	0.00	4									2,523		3			7,569								
	proj	281 LENOX AVENUE	1909	29	1,400	0	C4-4	0.00	4									1,400		3			4,200								
	proj	283 LENOX AVENUE	1909	129	1,400	0	C4-4	0.00	4									1,400		3			4,200								
	proj	285 LENOX AVENUE	1909	30	1,400	0	C4-4	0.00	4									1,400		3			4,200								
	proj	287 LENOX AVENUE	1909	31	1,475	0	C4-4	0.00	4									1,475		3			4,425								
	proj	289 LENOX AVENUE	1909	32	1,894	0	C4-4	0.00	4									1,894		3			5,682								
	proj	291 LENOX AVENUE	1909	33	10,092	0	C4-4	0.00	4									10,092		3			30,276								
	proj	108 WEST 125 STREET	1909	38	2,523	0	C4-4	0.00	4									2,523		3			7,569								
	proj	110 WEST 125 STREET	1909	39	2,523	0	C4-4	0.00	4									2,523		3			7,569								
		subtotal:			30,276	0												30,276					90,828								0
14	proj	35 WEST 125 STREET	1723	17	9,992	17,124	C4-4	1.71	4		13,724	3,400											13,724	3,400							
	proj	33 WEST 125 STREET	1723	21	1,998	8,778	C4-4	4.39	4		1,400				7,378								1,400					7,378			
	proj	31 WEST 125 STREET	1723	22	1,998	7,296	C4-4	3.65	4		1,400				5,896								1,400					5,896			
	proj	29 WEST 125 STREET	1723	122	1,998	7,296	C4-4	3.65	4		2,997	4,299											2,997	4,299							
	proj	38 WEST 126 STREET	1723	53	1,998	0	C4-4	0.00	3.44								1,998												1,998		
		subtotal:			17,984	40,494					19,521	7,699			13,274	1,998							19,521	7,699				13,274	1,998		0
15	proj	5 WEST 125 STREET	1723	31	21,804	0	C4-4	0.00	3.44									21,804	6	0.85	63	32	18,533			66,720					32
	proj	16 WEST 126 STREET	1723	144	1,874	2,865	C4-4	1.53	3.44									2,865		0.85	5	3	1,593			5,734					3
	proj	18 WEST 126 STREET	1723	45	1,874	0	C4-4	0.00	3.44									1,874		0.85	5	3	1,593			5,734					3
		subtotal:			25,552	2,865												26,543	6		73	37	21,719			78,189					37
16	proj	76 WEST 125 STREET	1722	168	1,892	1,892	C4-4	1.00	4		1,892												1,892								
	proj	74 WEST 125 STREET	1722	68	1,892	1,892	C4-4	1.00	4		1,892												1,892								
	proj	72 WEST 125 STREET	1722	67	1,892	1,892	C4-4	1.00	4		1,892												1,892								
	proj	70 WEST 125 STREET	1722	66	1,935	3,783	C4-4	1.96	4		2,522	1,261											2,522	1,261							
	proj	68 WEST 125 STREET	1722	65	2,422	2,422	C4-4	1.00	4		2,422												2,422								
	proj	64 WEST 125 STREET	1722	63	5,147	5,147	C4-4	1.00	4		5,147												5,147								
		subtotal:			15,180	17,028					15,767	1,261											15,767	1,261							0
17	proj	62 WEST 125 STREET	1722	62	2,876	9,180	C4-4	3.19	4		2,445				6,735					0.85	7		2,445								
	proj	60 WEST 125 STREET	1722	61	2,018	5,192	C4-4	2.57	4		2,000				3,192					0.85	4		1,715								
	proj	58 WEST 125 STREET	1722	60	2,826	9,012	C4-4	3.19	4		2,000							7,012		0.85	7		2,402								
	proj	56 WEST 125 STREET	1722	59	2,018	5,192	C4-4	2.57	4		2,000							3,192		0.85	4		1,715								
	proj	54 WEST 125 STREET	1722	58	2,876	9,180	C4-4	3.19	4		4,000							5,180		0.85	7		2,445								
		subtotal:			12,614	37,756					12,445				9,927			15,384			29		10,722								0
18	proj	69 EAST 125 STREET	1750	28	2,498	6,750	C4-4	2.70	4	2	3,000	1,250								0.85	9	5	2,123			6,245					5
	proj	71 EAST 125 STREET	1750	29	2,498	0	C4-4	0.00	4									2,498		0.85	9	5	2,123			6,245					5
	proj	75 EAST 125 STREET	1750	30	3,796	3,848	C4-4	1.01	4					3,848						0.85	13	7	3,227			9,490					7
	proj	58 EAST 126 STREET	1750	44	1,998	2,934	C4-4	1.47	3.44									2,934		0	8	4	0			6,114					4
		subtotal:			10,790	13,532				2	3,000	1,250		3,848				5,432			39	20	7,473			28,094					20
19	proj	1824 PARK AVENUE	1750	40	13,493	1,798	C4-4	0.13	4							13,493			45										13,493		45
	proj	81 EAST 125 STREET	1750	34	4,493	20,586	C4-4	4.58	4									20,586									20,586				
		subtotal:			17,986	22,384										13,493		20,586	45								20,586		13,493		45

125th Street Rezoning - Arts Bonus Alternative

	With-Action conditions:															Increment:											
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
11	C6-3	8	2	arts	65		17,155			5,046							65	2,064			5,046								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	16		4,289			1,262							16	1,766	-5,046		1,262								Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					81		21,444			6,307					26	16	81	3,830	-5,046		6,307						26	16	This dev site provides one level of below-grade parking including public parking under With-Action scenario
12	C6-3	8	2	IH	35	7	8,578										35	-1,422											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	71	14	17,156										71	8,181											North portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	62	12	17,156										62	8,181											South portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
					168	34	42,889								150	67	133	16,361									150	61	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
13	C4-4D	7.2	1.8	IH	15	3	4,289										15	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,289										15	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,289										15	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,380										9	-1,820											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,380										9	-1,820											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,380										9	-1,820											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,508										9	-1,918											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	3,220										12	-2,462											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	71	14	17,156										71	-13,120											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	18	4	4,289										18	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	18	4	4,289										18	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
					200	40	51,469								150	81	200	-39,359									150	81	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
14	C4-7	12	3	IH	114	23	16,986										114	3,262	-3,400										New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	23	5	3,397										23	1,997	0					-7,378					New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	23	5	3,397										23	1,997	0					-5,896					New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	23	5	3,397										23	400	-4,299										New residential dev, two levels of retail, under With-Action scenario
	R6A	3	0		0		0						1,998												-1,998				Lot used for access to required parking and loading, no development above
					183	37	27,176						1,998		121	39	183	7,655	-7,699					-13,274	-1,998		121	39	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
15	C4-4A	4	0		76		18,533										13	0				-66,720							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0		7		1,593										2	0				-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0		7		1,593										2	0				-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
					90		21,719								150	45	17	0				-78,189					150	8	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
16	C6-3	8	2	arts	12		3,216			946							12	1,324			946								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	12		3,216			946							12	1,324			946								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	12		3,216			946							12	1,324			946								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	12		3,290			968							12	768	-1,261		968								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	16		4,117			1,211							16	1,695			1,211								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	33		8,750			2,574							33	3,603			2,574								New residential dev, two levels of retail, under With-Action scenario
					97		25,806			7,590					0	0	97	10,039	-1,261		7,590						0	0	
17	C6-3	8	2	IH	20	4	4,889										13	2,445											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	14	3	3,431										10	1,715											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	20	4	4,804										13	2,402											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	14	3	3,431										10	1,715											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	20	4	4,889										13	2,445											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
					88	18	21,444								0	0	59	10,722									0	0	
18	C4-4A	4	0		9		2,123										0	0				-6,245							New resid. / community facility dev, ground floor retail, under No-Action scenario. New resid. dev, ground floor retail, under With-Action scen
	C4-4A	4	0		9		2,123										0	0				-6,245							New resid. / community facility dev, ground floor retail, under No-Action scenario. New resid. dev, ground floor retail, under With-Action scen
	C4-4A	4	0		9		3,227				3,848						-4	0				-5,642							New residential and community facility (church) dev, ground floor retail, under No-Action and With-Action scenarios
	R6A	3	0		7		0										-1	0				-6,114							New residential and community facility dev, under No-Action and With-Action scenarios
					34		7,473				3,848				0	17	-5	0				-24,246					0	-3	This dev site provides one level of below-grade parking under With-Action scenario
19	C6-3	8	2	IH	94	19	22,938								0		94	22,938							-13,493				New residential dev, two levels of retail, under With-Action scenario
	C6-3	6	0		5	1	0					20,586					5						0						Known dev (Corn Exchange, designated NYC landmark) expected to convert existing building to community facility (educational). Existing building remains, transfers 1 FAR of dev rights to lot 40
					99	20	22,938					20,586			0	37	99	22,938					0		-13,493		0	-8	This dev site provides one level of below-grade parking under With-Action scenario

125th Street Rezoning - Arts Bonus Alternative

site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
existing conditions:																				**No-Action conditions:**											
20	proj	60 EAST 125 STREET	1749	48	2,523	0	C4-4	0.00	4									2,523		0.85	9	5	2,145								
	proj	58 EAST 125 STREET	1749	49	2,523	0	C4-4	0.00	4									2,523		0.85	9	5	2,145								
		subtotal:			5,046	0												5,046			18	9	4,289								0
21	proj	71 EAST 124 STREET	1749	31	12,615	0	C4-7	0.00	10									12,615		3			37,845	88,305							
	proj	1800 PARK AVENUE	1749	33	3,539	0	C4-7	0.00	10									3,539		3			10,617	24,773							
	proj	1804 PARK AVENUE	1749	35	3,475	0	C4-7	0.00	10									3,475		3			10,425	24,325							
	proj	1808 PARK AVENUE	1749	40	9,083	0	C4-7	0.00	10									9,083		3			27,249	63,581							
	proj	66 EAST 125 STREET	1749	43	7,569	0	C4-7	0.00	10									7,569		3			22,707	52,983							
	proj	55 EAST 124 STREET	1749	24	17,409	55,770	C4-7	3.20	10					55,770										118,320		55,770					
		subtotal:			53,690	55,770								55,770				36,281					108,843	372,287		55,770					0
22	proj	127 EAST 125 STREET	1774	17	21,482	39,928	C4-4A	1.86	4		26,619	13,309				10,000							51,181	25,591							
	proj	132 EAST 126 STREET	1774	56	1,499	1,499	C4-4A	1.00	4		1,499												1,499								
		subtotal:			22,981	41,427					28,118	13,309				10,000							52,680	25,591							0
23	proj	1815 PARK AVENUE	1773	69	6,810	15,322	C4-4	2.25	4		6,810		8,512										6,810		8,512						
	proj	1811 PARK AVENUE	1773	72	2,843	0	C4-4	0.00	4									2,843		0.85	10	5	2,417								
	proj	1807 PARK AVENUE	1773	4	2,843	0	C4-4	0.00	4									2,843		0.85	10	5	2,417								
	proj	1801 PARK AVENUE	1773	1	5,670	0	C4-4	0.00	4							5,670			19										5,670		19
	proj	1801 PARK AVENUE	1773	1	3,150	0	C4-4	0.00	4							3,150			11										3,150		11
	proj	110 EAST 125 STREET	1773	67	4,504	0	C4-4	0.00	4							4,504			15											4,504	15
		subtotal:			25,820	15,322					6,810		8,512			13,324		5,686	45		20	10	11,643		8,512				8,820	4,504	45
24	proj	212 EAST 125 STREET	1789	45	2,523	5,000	C4-4	1.98	4						5,000												5,000				
	proj	214 EAST 125 STREET	1789	43	5,046	10,000	C4-4	1.98	4		5,200				4,800								5,200				4,800				
	proj	218 EAST 125 STREET	1789	42	2,523	3,750	C4-4	1.49	4						3,750												3,750				
	proj	215 EAST 124 STREET	1789	9	8,376	0	C4-4	0.00	3.44							8,376			28										8,376		28
		subtotal:			18,468	18,750					5,200				13,550	8,376			28				5,200				13,550	8,376			28
25	proj	246 EAST 125 STREET	1789	30	9,588	17,100	C4-4	1.78	4		8,550			8,550									8,550			8,550					0
26	proj	233 EAST 124 STREET	1789	16	4,037	3,500	C4-4	0.87	3.44						4,037					0	15	8	0								8
	proj	237 EAST 124 STREET	1789	18	4,037	0	C4-4	0.00	3.44									4,037		0	15	8	0								8
	proj	241 EAST 124 STREET	1789	19	2,018	0	C4-4	0.00	3.44									2,018		0	8	4	0								4
	proj	243 EAST 124 STREET	1789	20	2,018	0	C4-4	0.00	3.44									2,018		0	8	4	0								4
	proj	245 EAST 124 STREET	1789	21	1,867	0	C4-4	0.00	3.44									1,867	6	0	7	4	0								4
	proj	247 EAST 124 STREET	1789	121	2,826	0	C4-4	0.00	4									2,826		0.85	10	5	2,402								5
	proj	2423 2 AVENUE	1789	25	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2421 2 AVENUE	1789	24	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2419 2 AVENUE	1789	23	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2417 2 AVENUE	1789	22	1,610	0	C4-4	0.00	4									1,610		0.85	6	3	1,369								3
		subtotal:			24,935	3,500									4,037			20,898	6		93	47	9,314								47
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
		totals:			543,809	776,289				2	336,641	115,605	8,512	80,058	40,788	126,908	0	239,570	346		304	123	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438

general notes:

- Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a small portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site.

Summary of Reasonable Worst Case Development Scenario

- June 20, 2007

	# of sites	lot area:	built floor area	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
	site description:			existing conditions:										No-Action conditions:										
Projected Sites	26	543,809	776,289	2	336,641	115,605	8,512	80,058	40,788	126,908	0	239,570	346	304	123	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438

125th Street Rezoning - Arts Bonus Alternative

	With-Action conditions:															Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
20	C4-4A	4	0		9		2,145										0	0											New residential dev, ground floor retail, under With-Action and No-Action scenarios
	C4-4A	4	0		9		2,145										0	0											New residential dev, ground floor retail, under With-Action and No-Action scenarios
					18		4,289								0	0	0	0									0	0	
21	C4-7	10	0				37,845	88,305										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,617	24,773										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,425	24,325										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				27,249	63,581										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				22,707	52,983										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0					118,320			55,770							0	0			0							Existing community facility (school) transfers dev rights only
							108,843	372,287			55,770				150	0		0	0			0					150	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
22	C4-4D	7.2	1.8	IH	131	26	36,519										131	-14,662	-25,591										Retail and commercial enlargement of existing building under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,548										9	1,049											New residential dev, two levels of retail, under With-Action scenario
					140	28	39,068								150	63	140	-13,613	-25,591								150	63	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
23	C6-3	8	2	arts	44		11,577			3,405							44	4,767		-8,512	3,405								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	18		4,833			1,422							8	2,417			1,422								New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	18		4,833			1,422							8	2,417			1,422								New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	37		9,639			2,835							37	9,639			2,835				-5,670				West portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	arts	18		5,355			1,418							18	5,355			1,418				-3,150				East portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	arts	30		3,828			2,027							30	3,828			2,027					0			Site planned for partial acquisition for the 2nd Ave subway. New residential dev, mechanical ground floor for subway and second story retail, under With-Action scenario.
					165		40,066			12,527					150	71	145	28,423		-8,512	12,527				-8,820	0	150	26	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
24	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-5,000					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	36	7	4,289										36	-911						-4,800					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-3,750					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	59	12	7,120										59	7,120							-8,376				New residential dev under With-Action scenario
					131	26	15,698								126	59	131	10,498						-13,550	-8,376		126	31	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
25	C4-4D	7.2	1.8	IH	68	14	8,150								0	0	68	-400				-8,550					0	0	New residential dev, ground floor retail, under With-Action scenario.Site planned for acquisition for the 2nd Ave subway
26	C4-4D	7.2	1.8	IH	32	6	0										17	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	32	6	0										17	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	16	3	0										8	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	16	3	0										8	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	0										8	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	20	4	2,402										10	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	1,848										7	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	1,848										7	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	1,848										7	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	11	2	1,369										5	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
					187	37	9,314								150	84	94	0									150	37	This dev site provides two levels of below-grade parking including public parking under With-Action scenario

	With-Action conditions:															Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
					2,444	358	843,923	1,153,201	25,987	88,438	71,508	20,586	1,998	0	1,787	1,034	2,140	208,586	640,896	17,475	88,438	-110,985	0	-26,824	-36,687	0	1,787	596	

Summary of Reasonable Worst Case Development Scenario - June 20, 2007

	With-Action conditions:															Increment:												
					DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	
					2,444	358	843,923	1,153,201	25,987	88,438	71,508	20,586	1,998	0	1,787	1,034	2,140	208,586	640,896	17,475	88,438	-110,985	0	-26,824	-36,687	0	1,787	596	Projected Sites

RWCDS - ARTS BONUS ALTERNATIVE - June 20, 2007

POTENTIAL DEVELOPMENT SITES

site description:							existing conditions:																No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:			
27	pot	568 WEST 125 STREET	1980	75	32,050	28,900	R7-2	0.90	4		28,900												28,900								0			
28	pot	151-153 MORNINGSIDE AVE	1952	61	4,992	0	C4-4	0.00	4							4,992			17	0.85	17	0	4,243								0			
29	pot	381 WEST 125 STREET	1952	101	1,498	4,872	C4-4	3.25	4	3	900										3		900											
	pot	379 WEST 125 STREET	1952	2	1,498	4,872	C4-4	3.25	4	3	1,005										3		1,005											
		subtotal:			2,996	9,744				6	1,905										6	0	1,905								0			
30	pot	361 WEST 125 STREET	1952	9	5,296	18,384	C4-4	3.47	4			18,384												18,384							0			
31	pot	313 WEST 125 STREET	1952	23	5,500	23,620	C4-4	4.29	4		5,500				18,120								5,500	18,120										
	pot	WEST 126 STREET	1952	41	4,162	0	C4-4	0.00	3.44							4,162			14	0	16	5	0											
	pot	309 WEST 125 STREET	1952	25	10,321	26,400	C4-4	2.56	3.44 / 4		21,476	4,924											21,476	4,924										
	pot	307 WEST 125 STREET	1952	27	2,000	6,560	C4-4	3.28	4		3,560	3,000											3,560	3,000										
	pot	305 WEST 125 STREET	1952	28	3,000	8,640	C4-4	2.88	4		8,640												8,640											
	pot	308 WEST 126 STREET	1952	38	1,664	1,664	C4-4	1.00	3.44						1,664													1,664						
	pot	306 WEST 126 STREET	1952	138	1,664	1,664	C4-4	1.00	3.44						1,664													1,664						
	pot	304 WEST 126 STREET	1952	37	1,664	1,664	C4-4	1.00	3.44						1,664													1,664						
		subtotal:			29,975	70,212					39,176	7,924			23,112	4,162			14		16	5	39,176	26,044				4,992			0			
32	pot	2342 FRED DOUGLASS BLVD	1931	61	4,992	3,500	C4-4	0.70	4		3,500									0.85	17	9	4,243								9			
	pot	260 WEST 126 STREET	1931	56	12,490	7,494	C4-4	0.60	3.44					7,494		4,996			17	0.5	32	16	6,245			7,494					16			
	pot	2340 FRED DOUGLASS BLVD	1931	63	2,500	9,250	C4-4	3.70	4						9,250								2,300	6,950										
	pot	2338 FRED DOUGLASS BLVD	1931	64	2,500	2,380	C4-4	0.95	4		1,190	1,190											1,190	1,190										
		subtotal:			22,482	22,624					4,690	1,190		7,494	9,250	4,996			17		49	25	13,978	8,140		7,494					25			
33	pot	2330 FRED DOUGLASS BLVD	1931	1	11,590	42,310	C4-4	3.65	4		11,590	30,720											11,590	30,720							0			
34	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44		8,680			13,913									8,680			13,913								
	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44					22,593												22,593								
		subtotal:			20,184	45,185					8,680			36,505									8,680			36,505					0			
35	pot	268 WEST 125 STREET	1930	59	5,046	5,046	C4-4	1.00	4		5,046												5,046											
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	4		4,500				6,488								4,500					6,488						
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	3.44		4,500				6,488								4,500					6,488						
		subtotal:			15,101	27,022					14,046				12,976								14,046					12,976			0			
36	pot	112 WEST 125 STREET	1909	40	2,330	2,018	C4-4	0.87	4		2,018												2,018											
	pot	114 WEST 125 STREET	1909	41	3,028	3,752	C4-4	1.24	4		3,752												3,752											
	pot	116 WEST 125 STREET	1909	42	5,046	4,944	C4-4	0.98	4		4,944												4,944											
	pot	117 WEST 124 STREET	1909	24	2,523	225	C4-4	0.09	3.44							2,523			9	0.85	7	4	2,145											
	pot	WEST 124 STREET	1909	25	2,133	0	C4-4	0.00	3.44									2,133		0.85	6	3	1,813											
	pot	283 WEST 125 STREET	1909	140	400	0	C4-4	0.00	3.44									400		0.85	1	1	340											
		subtotal:			15,460	10,939					10,714					2,523		2,533	9		14	7	15,012								0			
37	pot	300 LENOX AVENUE	1723	1	6,993	18,629	C4-7	2.66	10		4,700	13,929											4,700	13,929										
	pot	308 LENOX AVENUE	1723	4	1,500	6,000	C4-7	4.00	10		1,500	4,500											1,500	4,500										
		subtotal:			8,493	24,629					6,200	18,429											6,200	18,429							0			
38	pot	2022 5 AVENUE	1723	33	10,894	20,764	C4-4	1.91	4		4,900	11,326			4,538								4,900	11,326				4,538						
	pot	2032 5 AVENUE	1723	37	1,700	4,774	C4-4	2.81	4		1,700	3,074											1,700	3,074										
		subtotal:			12,594	25,538					6,600	14,400			4,538								6,600	14,400				4,538			0			

	With-Action conditions:														Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
27	R7-2	3.44	0				28,900	28,900								0		0	28,900									0	Expansion of existing comercial use adding a second story for offices under With-Action scenario
28	C4-4D	7.2	1.8	IH	35	7	4,243								0	0	18	0									0	0	New residential dev, ground floor retail, under No-Action and With-Action scenarios
29	C4-4D	7.2	1.8	IH	11	2	1,273										8	373											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	11	2	1,273										8	268											New residential dev, ground floor retail, under With-Action scenario
					22	4	2,547								0	0	16	642									0	0	
30	C4-4D	7.2	1.8	IH	37	7	4,502								0	0	37	4,502	-18,384								0	0	New residential dev, ground floor retail, under With-Action scenario
31	C4-4D	7.2	1.8	IH	39	8	4,675										39	-825	-18,120										Conversion to offices, ground floor retail, under No-Action scenario. New resid dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	29	6	3,538										13	3,538											New residential dev, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	73	15	8,773										73	-12,703	-4,924										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	14	3	1,700										14	-1,860	-3,000										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	21	4	2,550										21	-6,090											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414										12							-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414										12							-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414										12							-1,664					New residential dev under With-Action scenario
					212	42	25,479								150	95	196	-17,940	-26,044					-4,992			150	95	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
32	C4-4D	7.2	1.8	IH	35	7	4,243										18	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	85	17	6,245				7,494						53	0				0							New residential dev including new comm facility (church), partial ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	18	4	2,125										18	-175	-6,950										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,125										18	935	-1,190										New residential dev, ground floor retail, under With-Action scenario
					156	31	14,738				7,494				150	70	107	760	-8,140			0					150	45	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
33	C4-7	12	3	arts	123		19,703			8,693					0	25	123	8,113	-30,720		8,693						0	25	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
34	C6-3	8	2	IH	71	14	17,156								0		71	8,476				-13,913							North portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	6	0	IH	11	2	0				22,593						11	0				0							South portion of lot 1. Existing church remains, transfers 1 FAR of dev rights to north portion of lot 1, under With-Action scenario
					82	16	17,156				22,593				0	31	82	8,476				-13,913					0	31	This dev site provides one level of below-grade parking under With-Action scenario
35	C6-3	8	2	IH	35	7	8,578										35	3,532											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	35	7	8,547										35	4,047						-6,488					North portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	31	6	8,547										31	4,047						-6,488					South portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
					101	20	25,672								111	40	101	11,626						-12,976			111	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
36	C6-3	8	2	IH	16	3	3,961										16	1,943											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	21	4	5,148										21	1,396											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	35	7	8,578										35	3,634											New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,289										8	2,145											New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	13	3	3,626										7	1,813											New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	2	0	680										1	340											New residential dev under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					102	20	26,282								115	40	88	11,270									115	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
37	C4-7	12	3	IH	80	16	11,888										80	7,188	-13,929										New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	17	3	2,550										17	1,050	-4,500										New residential dev, two levels of retail, under With-Action scenario
					97	19	14,438								0	0	97	8,238	-18,429								0	0	
38	C4-4A	4	0		38		9,260										38	4,360	-11,326					-4,538					New residential dev, ground floor retail, under With-Action scenario
	C4-4A	4	0		6		1,445										6	-255	-3,074										New residential dev, ground floor retail, under With-Action scenario
					44		10,705								42	0	44	4,105	-14,400					-4,538			42	0	This dev site provides one level of below-grade public parking under With-Action scenario

125th Street Rezoning - Arts Bonus Alternative

site description:							existing conditions:															No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
39	pot	290 LENOX AVENUE	1722	69	8,578	25,326	C4-4	2.95	4		8,578	16,748											8,578	16,748							0
40	pot	52 WEST 125 STREET	1722	57	1,576	4,066	C4-4	2.58	4		1,000				3,066								1,000	3,066							
	pot	50 WEST 125 STREET	1722	156	1,576	4,121	C4-4	2.61	4		1,000				3,121								1,000	3,121							
	pot	48 WEST 125 STREET	1722	56	1,576	4,113	C4-4	2.61	4		1,000				3,113								1,000	3,113							
	pot	46 WEST 125 STREET	1722	155	1,576	3,809	C4-4	2.42	4		400							3,409					400	3,409							
	pot	44 WEST 125 STREET	1722	55	2,102	5,400	C4-4	2.57	4		2,160	2,160			1,080								2,160	3,240							
		subtotal:			8,406	21,509					5,560	2,160			10,380			3,409					5,560	15,949							0
~~**41**~~	~~pot~~	~~32 WEST 125 STREET~~	~~1722~~	~~51~~	~~10,512~~	~~21,024~~	~~C4-4~~	~~2.00~~	~~4~~								~~10,512~~	~~10,512~~		~~0.42~~	~~25~~	~~13~~	~~4,415~~							~~15,013~~	~~13~~
	~~pot~~	~~32 WEST 125 STREET~~	~~1722~~	~~51~~	~~4,501~~	~~9,002~~	~~R7-2~~	~~2.00~~	~~3.44~~								~~4,501~~	~~4,501~~		~~0~~	~~17~~	~~9~~	~~0~~								~~9~~
		~~subtotal:~~			~~15,013~~	~~30,026~~											~~15,013~~	~~15,013~~			~~42~~	~~21~~	~~4,415~~							~~15,013~~	~~21~~
42	pot	102 EAST 126 STREET	1774	68	11,491	0	M1-2	0.00	2								11,491													11,491	0
43	pot	108 EAST 126 STREET	1774	65	2,198	4,928	M1-2	2.24	4	4	1,230										4		1,230								
	pot	106 EAST 126 STREET	1774	66	2,798	6,720	M1-2	2.40	4			6,720												6,720							
	pot	104 EAST 126 STREET	1774	67	2,498	9,500	M1-2	3.80	4			9,500												9,500							
	pot	107 EAST 125 STREET	1774	5	2,548	5,577	C4-4	2.19	4		2,471				3,106								2,471	3,106							
	pot	109 EAST 125 STREET	1774	6	2,448	5,880	C4-4	2.40	4									5,880					2,081	3,799							
	pot	111 EAST 125 STREET	1774	7	2,498	6,800	C4-4	2.72	4	5	1,700										5		1,700								
	pot	113 EAST 125 STREET	1774	8	2,498	6,800	C4-4	2.72	4		6,800												6,800								
		subtotal:			17,486	46,205				9	12,201	16,220			3,106			5,880			9		14,282	23,125							0
44	pot	150-170 EAST 126 STREET	1774	48	22,531	0	M1-2	0.00	2							22,531			75										22,531		75
45	pot	2306 3 AVENUE	1774	33	17,993	27,000	C4-4/M1-2	1.50	4 / 2					27,000												27,000					0
46	pot	122 EAST 125 STREET	1773	61	2,523	3,300	C4-4	1.31	4		3,300												3,300								
	pot	128 EAST 125 STREET	1773	58	8,074	21,556	C4-4	2.67	4		21,556												21,556								
		subtotal:			10,597	24,856					24,856												24,856								0
47	pot	129 EAST 124 STREET	1773	15	2,523	7,194	C4-4	2.85	4						7,194													7,194			
	pot	2050 LEXINGTON AVENUE	1773	17	3,828	4,037	C4-4	1.05	4		4,037												4,037								
	pot	2054 LEXINGTON AVENUE	1773	18	216	525	C4-4	2.43	4		525												525								
		subtotal:			6,567	11,756					4,562				7,194								4,562					7,194			0
48	pot	149 EAST 124 STREET	1773	20	68,681	64,363	C4-4	0.94	4		64,363												64,363								0
49	pot	228 EAST 125 STREET	1789	36	2,523	2,700	C4-4	1.07	4						2,700				2									2,700			
	pot	230 EAST 125 STREET	1789	35	2,523	3,500	C4-4	1.39	4					3,500												3,500					
	pot	232 EAST 125 STREET	1789	34	2,523	7,659	C4-4	3.04	4						7,659													7,659			
		subtotal:			7,569	13,859								3,500	10,359				2							3,500		10,359			0

site description:							existing conditions:															No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:

general notes:

- Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a small portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site.

125th Street Rezoning - Arts Bonus Alternative

	With-Action conditions:															Increment:											
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
39	C6-3	8	2	arts	55		14,583			4,289					0	0	55	6,005	-16,748		4,289						0	0	New residential dev, two levels of retail, under With-Action scenario
40	C6-3	8	2	IH	11	2	2,679										11	1,679	-3,066										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679										11	1,679	-3,121										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679										11	1,679	-3,113										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679										11	2,279	-3,409										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	15	3	3,573										15	1,413	-3,240										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					59	12	14,290								0	0	59	8,730	-15,949								0	0	
~~41~~	~~C6-3~~	~~8~~	~~2~~	~~IH~~	~~85~~	~~17~~	~~7,358~~							~~10,512~~			~~60~~	~~2,943~~								~~4,501~~			~~North portion of lot 51. New resid dev with partial ground floor retail and ConEd service center on two levels under No-Action and With-Action scenarios.~~
	~~C4-4A~~	~~4~~	~~0~~		~~17~~		~~3,151~~							~~4,501~~			~~0~~	~~3,151~~								~~4,501~~			~~South portion of lot 51. New resid dev under No-Action scenario. New resid dev with partial ground floor retail and ConEd service center on two levels, under With-Action scenario.~~
					~~102~~	~~17~~	~~10,509~~							~~15,013~~	~~110~~	~~40~~	~~60~~	~~6,094~~								~~0~~	~~110~~	~~19~~	~~This dev site provides two levels of below-grade parking including public parking under With-Action scenario~~
42	C6-3	8	2	IH	80	16	19,535								21	17	80	19,535								-11,491	21	17	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
43	C4-4D	7.2	1.8	IH	16	3	1,868										12	638											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	20	4	2,378										20	2,378	-6,720										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123										18	2,123	-9,500										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,166										18	-305	-3,106										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	17	3	2,081										17	0	-3,799										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123										13	423											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123										18	-4,677											New residential dev, ground floor retail, under With-Action scenario
					125	25	14,863								119	56	116	581	-23,125								119	56	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
44	C4-4D	7.2	1.8	IH	159	32	19,151								150	72	159	19,151							-22,531		150	-3	New residential dev, two levels of retail, under With-Action scenario; 75 public parking spaces in the no-build. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
45	C4-4D	5.4	1.4	arts			15,294	75,571		6,298					150	0	0	15,294	75,571		6,298	-27,000					150	0	New commercial dev, ground floor retail. This dev site provides two levels of below-grade public parking under With-Action scenario
46	C4-4D	7.2	1.8	IH	18	4	2,145										18	-1,155											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	57	11	6,863										57	-14,693											New residential dev, ground floor retail, under With-Action scenario
					75	15	9,007								0	0	75	-15,849									0	0	
47	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-7,194					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	27	5	3,254										27	-783											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	2	0	184										2	-341											New residential dev, ground floor retail, under With-Action scenario
					47	9	5,582								0	0	47	1,020						-7,194			0	0	
48	C4-4D	7.2	1.8	IH	485	97	58,379								150	218	485	-5,984									150	218	New residential dev, ground floor retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
49	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-2,700					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145				-3,500							New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-7,659					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
					54	11	6,434								0	0	54	6,434				-3,500		-10,359			0	0	

	With-Action conditions:															Increment:											
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:

RWCDS - ARTS BONUS ALTERNATIVE - June 20, 2007

KNOWN DEVELOPMENTS

site description:							existing conditions:																	No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:				
A	known	261 WEST 125 STREET	1931	6	9,992	0	C4-7	0.00	10									9,992		1.7			16,986	4,996		9,992					0				
B	known	233 WEST 125 STREET	1931	17	4,995	22,495	C4-7	4.50	10									88,400					10,000												
	known	233 WEST 125 STREET	1931	17	14,989	67,505	C4-4	4.50	3.44		1,600														127,500	120,000									
		subtotal:			19,984	90,000					1,600							88,400					10,000		127,500	120,000					147				
C	known	230 WEST 125 STREET	1930	44	25,048	148,355	C4-4	5.92	3.44 / 4		25,048							123,307									148,355				0				
D	known	63 WEST 125 STREET	1723	9	2,498	6,767	C4-7	2.71	10									6,767					2,000	16,700							0				
E	known	120 EAST 125 STREET	1773	62	2,523	8,500	C4-4	3.37	4									8,500									8,500								
F	known	220 EAST 125 STREET	1789	39	5,046	27,776	C4-4	5.50	4									27,776									27,776				0				
		totals:			65,091	281,398				0	26,648	0	0	0	0	0	0	264,742	0		0	0	28,986	21,696	127,500	129,992	184,631	0	0	0	0				

125th Street Rezoning - Arts Bonus Alternative

	With-Action conditions:														Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
A	C4-7	10	0				16,986	4,996			9,992					0	0	0	0			0						Known dev expected to accommodate a cultural institution, two levels of retail and 0.5FAR of offices. Not as a result of the Action
B	C4-7	10	0				10,000											0										Victoria Theater. South portion of lot 17. Special Development. Not as a result of the Action
	C4-4A	4	0						127,500		120,000									0		0						Victoria Theater. North portion of lot 17. Special Development. Not as a result of the Action
							10,000		127,500		120,000					0		0		0		0						
C	C6-3	6	0									148,355				0								0					Known dev expected to convert existing building to community facility (educational). Not as a result of the Action
D	C4-7	7.5	0				2,000	16,700								0		0	0									Known new commercial dev (offices), ground floor retail. Not as a result of the Action
E	C4-4D	6	0									8,500				0								0					Known dev expected to convert existing building to community facility. Not as a result of the Action
F	C4-4D	6	0									27,776				0								0					Known dev expected to convert existing building to community facility (educational)
					0	0	28,986	21,696	127,500	0	129,992	184,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

125th Street Rezoning

RWCDS - C6-3 ALTERNATIVE - May 25, 2007

assumptions:
Unit size - new development (sf) 900

site key:
proj Projected site
pot Potential site

PROJECTED DEVELOPMENT SITES

site description:							existing conditions:														No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
1	proj	321 WEST 125 STREET	1952	19	6,012	12,022	C4-4	2.00	4		6,011	6,011											6,011	6,011							
	proj	319 WEST 125 STREET	1952	21	2,600	4,976	C4-4	1.91	4		2,488	2,488											2,488	2,488							
	proj	317 WEST 125 STREET	1952	22	2,328	6,761	C4-4	2.90	4		2,328	4,433											2,328	4,433							
		subtotal:			10,940	23,759					10,827	12,932											10,827	12,932							0
2	proj	2329 FRED DOUGLASS BLVD	1952	29	19,983	46,167	C4-4	2.31	4		15,983	30,184				4,000			14				15,983	30,184					4,000		14
3	proj	362 WEST 125 STREET	1951	7	12,475	11,890	C4-4	0.95	4					11,890												11,890					0
4	proj	350 WEST 125 STREET	1951	51	11,908	21,716	C4-4	1.82	4									21,716					10,858	10,858							0
5	proj	324 WEST 125 STREET	1951	43	8,983	36,136	C4-4	4.02	4									36,136				32	7,636								0
6	proj	2100 ADAM C POWELL BLVD	1931	27	12,500	33,740	C4-7	2.70	10			33,740												33,740							0
7	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	4									5,270					5,270								
	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	3.44									5,270					5,270								
		subtotal:			10,092	10,540												10,540					10,540								0
8	proj	256 WEST 125 STREET	1930	53	5,045	8,470	C4-4	1.68	4		4,235	4,235											4,235	4,235							
	proj	256 WEST 125 STREET	1930	53	10,093	16,945	C4-4	1.68	3.44		8,473	8,472											8,473	8,472							
	proj	252 WEST 125 STREET	1930	51	5,005	4,796	C4-4	0.96	4		4,796												4,796								
	proj	250 WEST 125 STREET	1930	50	2,523	2,375	C4-4	0.94	4		2,375												2,375								
	proj	246 WEST 125 STREET	1930	49	5,046	6,545	C4-4	1.30	4		6,545												6,545								
		subtotal:			27,712	39,131					26,424	12,707											26,424	12,707							0
9	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	4		9,799												9,799								
	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	3.44		9,799												9,799								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	4		7,839												7,839								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	3.44		7,839												7,839								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	4		33,840												33,840								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	3.44		33,840												33,840								
		subtotal:			40,211	102,955					102,955												102,955								0
10	proj	2105 ADAM C POWELL BLVD	1910	1	41,965	83,930	C4-7	2.00	10		15,000					68,930			196				15,000						68,930		196
	proj	2105 ADAM C POWELL BLVD	1910	1	6,787	6,787	C4-7	1.00	10							6,787													6,787		
	proj	125 WEST 125 STREET	1910	7501	11,500	23,000	C4-7	2.00	10		23,000												23,000								
		subtotal:			60,252	113,717					38,000					75,717			196				38,000						75,717		196

125th Street Rezoning

	With-Action conditions:														Increment:												
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
1	C4-4D	5.4	0	0.85			5,110	27,355									-901	21,344									New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	0	0.85			2,210	11,830									-278	9,342									New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	0	0.85			1,979	10,592									-349	6,159									New commercial dev, ground floor retail, under With-Action scenario
							9,299	49,777						0	0		-1,528	36,845							0	0	
2	C4-4D	7.2	1.8	1.7	122	24	33,971							145	55	122	17,988	-30,184					-4,000		145	41	New residential dev, two levels of retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
3	C4-4D	7.2	1.8	0.85	75	15	10,604			11,890				20	22	75	10,604			0					20	22	New residential dev including new community facility (church), ground floor retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
4	C4-4D	5.4	0	0.85			10,122	54,181						0	0	0	-736	43,323							0	0	Building renovation under No-Action scenario. New commercial dev, ground floor retail, under With-Action scenario.
5	C4-4D	7.2	1.8	0.85	63	13	7,636							0	0	31	0								0	0	Building renovation under No-Action scenario. New residential dev, ground floor retail, under With-Action scenario
6	C6-3	8	2	1.7	88	18	21,250							24	18	88	21,250	-33,740							24	18	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
7	C6-3	6	0	1.7			8,578	10,092	11,606								3,308	10,092	11,606								Mart125. City sponsored project. North portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev, under With-Action scenario
	C4-4D	5.4	0	1.7			8,578	10,092	8,578								3,308	10,092	8,578								Mart125. City sponsored project. South portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev, under With-Action scenario
							17,156	20,184	20,184					50	0		6,616	20,184	20,184					50	0	This dev site provides one level of below-grade public parking under With-Action scenario
8	C6-3	8	2	1.7	35	7	8,577									35	4,341	-4,235									North portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	62	12	17,158									62	8,685	-8,472									South portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,509									35	3,713										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	1,914										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,578									35	2,033										New residential dev, two levels of retail, under With-Action scenario
					185	37	47,110							150	73	185	20,686	-12,707							150	73	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
9	C6-3	8	2	1.7	34	7	8,303									34	-1,496										North portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	30	6	8,303									30	-1,496										South portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	28	6	6,691									28	-1,148										North portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	24	5	6,691									24	-1,148										South portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	79	16	19,185									79	-14,655										North portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	69	14	19,185									69	-14,655										South portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
					264	53	68,359							150	108	264	-34,596								150	108	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
10	C6-3	6	0	1.7			71,341	180,450									56,341	180,450									Center portion of block 1910, State parking garage. New commercial dev, two levels of retail.
	C6-3	6	0	1.7			11,538	29,184									11,538	29,184									Portion of block 1910, Ramps for parking garage. New commercial dev, two levels of retail.
	C6-3	6	0	1.7			19,550	49,450									-3,450	49,450									South-center portion of block 1910, H&M store. New commercial dev, two levels of retail.
							102,428	259,084							196		64,428	259,084							0	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario

125th Street Rezoning

site description:							existing conditions:																			No-Action conditions:																			
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:													
11	proj	158 WEST 125 STREET	1909	59	10,091	15,091	C4-4	1.50	4		15,091												15,091																					
	proj	2089 ADAM C POWELL BLVD	1909	63	2,523	7,569	C4-4	3.00	4			2,523						5,046					2,523	5,046																					
		subtotal:			12,614	22,660					15,091	2,523						5,046					17,614	5,046							0													
12	proj	120 WEST 125 STREET	1909	44	5,046	10,000	C4-4	1.98	4		10,000												10,000																					
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	4		8,975								6				8,975								6													
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	3.44		8,975												8,975																					
		subtotal:			25,229	27,950					27,950								6				27,950								6													
13	proj	111 WEST 124 STREET	1909	26	2,523	0	C4-4	0.00	3.44									2,523		3			7,569																					
	proj	109 WEST 124 STREET	1909	27	2,523	0	C4-4	0.00	3.44									2,523		3			7,569																					
	proj	107 WEST 124 STREET	1909	28	2,523	0	C4-4	0.00	4									2,523		3			7,569																					
	proj	281 LENOX AVENUE	1909	29	1,400	0	C4-4	0.00	4									1,400		3			4,200																					
	proj	283 LENOX AVENUE	1909	129	1,400	0	C4-4	0.00	4									1,400		3			4,200																					
	proj	285 LENOX AVENUE	1909	30	1,400	0	C4-4	0.00	4									1,400		3			4,200																					
	proj	287 LENOX AVENUE	1909	31	1,475	0	C4-4	0.00	4									1,475		3			4,425																					
	proj	289 LENOX AVENUE	1909	32	1,894	0	C4-4	0.00	4									1,894		3			5,682																					
	proj	291 LENOX AVENUE	1909	33	10,092	0	C4-4	0.00	4									10,092		3			30,276																					
	proj	108 WEST 125 STREET	1909	38	2,523	0	C4-4	0.00	4									2,523		3			7,569																					
	proj	110 WEST 125 STREET	1909	39	2,523	0	C4-4	0.00	4									2,523		3			7,569																					
		subtotal:			30,276	0												30,276					90,828								0													
14	proj	35 WEST 125 STREET	1723	17	9,992	17,124	C4-4	1.71	4		13,724	3,400											13,724	3,400																					
	proj	33 WEST 125 STREET	1723	21	1,998	8,778	C4-4	4.39	4		1,400				7,378								1,400					7,378																
	proj	31 WEST 125 STREET	1723	22	1,998	7,296	C4-4	3.65	4		1,400				5,896								1,400					5,896																
	proj	29 WEST 125 STREET	1723	122	1,998	7,296	C4-4	3.65	4		2,997	4,299											2,997	4,299																					
	proj	38 WEST 126 STREET	1723	53	1,998	0	C4-4	0.00	3.44							1,998														1,998																
		subtotal:			17,984	40,494					19,521	7,699			13,274	1,998							19,521	7,699				13,274	1,998		0													
15	proj	5 WEST 125 STREET	1723	31	21,804	0	C4-4	0.00	3.44									21,804	6	0.85	63	32	18,533			66,720					32													
	proj	16 WEST 126 STREET	1723	144	1,874	2,865	C4-4	1.53	3.44									2,865		0.85	5	3	1,593			5,734					3													
	proj	18 WEST 126 STREET	1723	45	1,874	0	C4-4	0.00	3.44									1,874		0.85	5	3	1,593			5,734					3													
		subtotal:			25,552	2,865												26,543	6		73	37	21,719			78,189					37													
16	proj	76 WEST 125 STREET	1722	168	1,892	1,892	C4-4	1.00	4		1,892												1,892																					
	proj	74 WEST 125 STREET	1722	68	1,892	1,892	C4-4	1.00	4		1,892												1,892																					
	proj	72 WEST 125 STREET	1722	67	1,892	1,892	C4-4	1.00	4		1,892												1,892																					
	proj	70 WEST 125 STREET	1722	66	1,935	3,783	C4-4	1.96	4		2,522	1,261											2,522	1,261																					
	proj	68 WEST 125 STREET	1722	65	2,422	2,422	C4-4	1.00	4		2,422												2,422																					
	proj	64 WEST 125 STREET	1722	63	5,147	5,147	C4-4	1.00	4		5,147												5,147																					
		subtotal:			15,180	17,028					15,767	1,261											15,767	1,261							0													
17	proj	62 WEST 125 STREET	1722	62	2,876	9,180	C4-4	3.19	4		2,445				6,735					0.85	7		2,445																					
	proj	60 WEST 125 STREET	1722	61	2,018	5,192	C4-4	2.57	4		2,000				3,192					0.85	4		1,715																					
	proj	58 WEST 125 STREET	1722	60	2,826	9,012	C4-4	3.19	4		2,000							7,012		0.85	7		2,402																					
	proj	56 WEST 125 STREET	1722	59	2,018	5,192	C4-4	2.57	4		2,000							3,192		0.85	4		1,715																					
	proj	54 WEST 125 STREET	1722	58	2,876	9,180	C4-4	3.19	4		4,000							5,180		0.85	7		2,445																					
		subtotal:			12,614	37,756					12,445				9,927			15,384			29		10,722								0													
18	proj	69 EAST 125 STREET	1750	28	2,498	6,750	C4-4	2.70	4	2	3,000	1,250								0.85	9	5	2,123			6,245					5													
	proj	71 EAST 125 STREET	1750	29	2,498	0	C4-4	0.00	4									2,498		0.85	9	5	2,123			6,245					5													
	proj	75 EAST 125 STREET	1750	30	3,796	3,848	C4-4	1.01	4					3,848						0.85	13	7	3,227			9,490					7													
	proj	58 EAST 126 STREET	1750	44	1,998	2,934	C4-4	1.47	3.44									2,934		0	8	4	0			6,114					4													
		subtotal:			10,790	13,532				2	3,000	1,250		3,848				5,432			39	20	7,473			28,094					20													
19	proj	1824 PARK AVENUE	1750	40	13,493	1,798	C4-4	0.13	4							13,493			45											13,493		45													
	proj	81 EAST 125 STREET	1750	34	4,493	20,586	C4-4	4.58	4									20,586										20,586																
		subtotal:			17,986	22,384										13,493		20,586	45									20,586		13,493		45													

125th Street Rezoning

	With-Action conditions:														Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
11	C6-3	8	2	1.7	71	14	17,155									71	2,064										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	1,766	-5,046									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					89	18	21,444							23	19	89	3,830	-5,046							23	19	This dev site provides one level of below-grade parking including public parking under With-Action scenario
12	C6-3	8	2	1.7	35	7	8,578									35	-1,422										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	71	14	17,156									71	8,181										North portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	62	12	17,156									62	8,181										South portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
					168	34	42,889							150	67	133	16,361								150	61	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
13	C4-4D	7.2	1.8	1.7	15	3	4,289									15	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	15	3	4,289									15	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	15	3	4,289									15	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,380									9	-1,820										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,380									9	-1,820										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,380									9	-1,820										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,508									9	-1,918										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	12	2	3,220									12	-2,462										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	71	14	17,156									71	-13,120										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
					200	40	51,469							150	81	200	-39,359								150	81	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
14	C6-3	8	2	1.7	70	14	16,986									70	3,262	-3,400									New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,397									14	1,997	0				-7,378					New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,397									14	1,997	0				-5,896					New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,397									14	400	-4,299									New residential dev, two levels of retail, under With-Action scenario
	R6A	3	0	0	0		0					1,998											-1,998				Lot used for access to required parking and loading, no development above
					112	22	27,176					1,998		136	24	112	7,655	-7,699				-13,274	-1,998		136	24	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
15	C4-4A	4	0	0.85	76		18,533									13	0			-66,720							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0	0.85	7		1,593									2	0			-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0	0.85	7		1,593									2	0			-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
					90		21,719							150	45	17	0			-78,189					150	8	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
16	C6-3	8	2	1.7	13	3	3,216									13	1,324										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	13	3	3,216									13	1,324										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	13	3	3,216									13	1,324										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,290									14	768	-1,261									New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	17	3	4,117									17	1,695										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	36	7	8,750									36	3,603										New residential dev, two levels of retail, under With-Action scenario
					106	21	25,806							0	0	106	10,039	-1,261							0	0	
17	C6-3	8	2	1.7	20	4	4,889									13	2,445										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,431									10	1,715										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,804									13	2,402										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,431									10	1,715										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,889									13	2,445										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
					88	18	21,444							0	0	59	10,722								0	0	
18	C4-4A	4	0	0.85	9		2,123									0	0			-6,245							New resid. / community facility dev, ground floor retail, under No-Action scenario. New resid. dev, ground floor retail, under With-Action scena
	C4-4A	4	0	0.85	9		2,123									0	0			-6,245							New resid. / community facility dev, ground floor retail, under No-Action scenario. New resid. dev, ground floor retail, under With-Action scena
	C4-4A	4	0	0.85	9		3,227			3,848						-4	0			-5,642							New residential and community facility (church) dev, ground floor retail, under No-Action and With-Action scenarios
	R6A	3	0	0	7		0									-1	0			-6,114							New residential and community facility dev, under No-Action and With-Action scenarios
					34		7,473			3,848				0	17	-5	0			-24,246					0	-3	This dev site provides one level of below-grade parking under With-Action scenario
19	C6-3	8	2	1.7	94	19	22,938							0		94	22,938						-13,493				New residential dev, two levels of retail, under With-Action scenario
	C6-3	6	0	0	5	1	0				20,586					5					0						Known dev (Corn Exchange, designated NYC landmark) expected to convert existing building to community facility (educational). Existing building remains, transfers 1 FAR of dev rights to lot 40
					99	20	22,938				20,586			0	37	99	22,938				0		-13,493		0	-8	This dev site provides one level of below-grade parking under With-Action scenario

125th Street Rezoning

site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
					site description:		existing conditions:														No-Action conditions:											
20	proj	60 EAST 125 STREET	1749	48	2,523	0	C4-4	0.00	4									2,523		0.85	9	5	2,145								
	proj	58 EAST 125 STREET	1749	49	2,523	0	C4-4	0.00	4									2,523		0.85	9	5	2,145								
		subtotal:			5,046	0												5,046			18	9	4,289								0
21	proj	71 EAST 124 STREET	1749	31	12,615	0	C4-7	0.00	10									12,615		3			37,845	88,305							
	proj	1800 PARK AVENUE	1749	33	3,539	0	C4-7	0.00	10									3,539		3			10,617	24,773							
	proj	1804 PARK AVENUE	1749	35	3,475	0	C4-7	0.00	10									3,475		3			10,425	24,325							
	proj	1808 PARK AVENUE	1749	40	9,083	0	C4-7	0.00	10									9,083		3			27,249	63,581							
	proj	66 EAST 125 STREET	1749	43	7,569	0	C4-7	0.00	10									7,569		3			22,707	52,983							
	proj	55 EAST 124 STREET	1749	24	17,409	55,770	C4-7	3.20	10					55,770										118,320		55,770					
		subtotal:			53,690	55,770								55,770				36,281					108,843	372,287		55,770					0
22	proj	127 EAST 125 STREET	1774	17	21,482	39,928	C4-4A	1.86	4		26,619	13,309				10,000							51,181	25,591							
	proj	132 EAST 126 STREET	1774	56	1,499	1,499	C4-4A	1.00	4		1,499												1,499								
		subtotal:			22,981	41,427					28,118	13,309				10,000							52,680	25,591							0
23	proj	1815 PARK AVENUE	1773	69	6,810	15,322	C4-4	2.25	4		6,810		8,512										6,810		8,512						
	proj	1811 PARK AVENUE	1773	72	2,843	0	C4-4	0.00	4									2,843		0.85	10	5	2,417								
	proj	1807 PARK AVENUE	1773	4	2,843	0	C4-4	0.00	4									2,843		0.85	10	5	2,417								
	proj	1801 PARK AVENUE	1773	1	5,670	0	C4-4	0.00	4							5,670			19										5,670		19
	proj	1801 PARK AVENUE	1773	1	3,150	0	C4-4	0.00	4							3,150			11										3,150		11
	proj	110 EAST 125 STREET	1773	67	4,504	0	C4-4	0.00	4							4,504			15											4,504	15
		subtotal:			25,820	15,322					6,810		8,512			13,324		5,686	45		20	10	11,643		8,512				8,820	4,504	45
24	proj	212 EAST 125 STREET	1789	45	2,523	5,000	C4-4	1.98	4						5,000													5,000			
	proj	214 EAST 125 STREET	1789	43	5,046	10,000	C4-4	1.98	4		5,200				4,800								5,200					4,800			
	proj	218 EAST 125 STREET	1789	42	2,523	3,750	C4-4	1.49	4						3,750													3,750			
	proj	215 EAST 124 STREET	1789	9	8,376	0	C4-4	0.00	3.44							8,376			28										8,376		28
		subtotal:			18,468	18,750					5,200				13,550	8,376			28				5,200					13,550	8,376		28
25	proj	246 EAST 125 STREET	1789	30	9,588	17,100	C4-4	1.78	4		8,550			8,550									8,550			8,550					0
26	proj	233 EAST 124 STREET	1789	16	4,037	3,500	C4-4	0.87	3.44						4,037					0	15	8	0								8
	proj	237 EAST 124 STREET	1789	18	4,037	0	C4-4	0.00	3.44									4,037		0	15	8	0								8
	proj	241 EAST 124 STREET	1789	19	2,018	0	C4-4	0.00	3.44									2,018		0	8	4	0								4
	proj	243 EAST 124 STREET	1789	20	2,018	0	C4-4	0.00	3.44									2,018		0	8	4	0								4
	proj	245 EAST 124 STREET	1789	21	1,867	0	C4-4	0.00	3.44									1,867	6	0	7	4	0								4
	proj	247 EAST 124 STREET	1789	121	2,826	0	C4-4	0.00	4									2,826		0.85	10	5	2,402								5
	proj	2423 2 AVENUE	1789	25	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2421 2 AVENUE	1789	24	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2419 2 AVENUE	1789	23	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2417 2 AVENUE	1789	22	1,610	0	C4-4	0.00	4									1,610		0.85	6	3	1,369								3
		subtotal:			24,935	3,500									4,037			20,898	6		93	47	9,314								47
					site description:		existing conditions:														No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
		totals:			543,809	776,289				2	336,641	115,605	8,512	80,058	40,788	126,908	0	239,570	346		304	122	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438

general notes:

- Sites within the core subdistrict (C6-3 and C4-4D zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a small portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site

Summary of Reasonable Worst Case Development Scenario - May 25, 2007

	# of sites	lot area:	built floor area:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
	site description:			existing conditions:										No-Action conditions:										
Projected Sites	26	543,809	776,289	2	336,641	115,605	8,512	80,058	40,788	126,908	0	239,570	346	304	122	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438

125th Street Rezoning

		With-Action conditions:													Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
20	C4-4A	4	0	0.85	9		2,145									0	0										New residential dev, ground floor retail, under With-Action and No-Action scenarios
	C4-4A	4	0	0.85	9		2,145									0	0										New residential dev, ground floor retail, under With-Action and No-Action scenarios
					18		4,289							0	0	0	0								0	0	
21	C4-7	10	0				37,845	88,305										0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,617	24,773										0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,425	24,325										0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				27,249	63,581										0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				22,707	52,983										0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0					118,320		55,770								0	0		0						Existing community facility (school) transfers dev rights only
							108,843	372,287		55,770				150	0			0	0		0				150	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
22	C4-4D	7.2	1.8	1.7	131	26	36,519									131	-14,662	-25,591									Retail and commercial enlargement of existing building under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,548									9	1,049										New residential dev, two levels of retail, under With-Action scenario
					140	28	39,068							150	63	140	-13,613	-25,591							150	63	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
23	C6-3	8	2	1.7	48	10	11,577									48	4,767		-8,512								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,833									10	2,417										New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,833									10	2,417										New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	40	8	9,639									40	9,639						-5,670				West portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	19	4	5,355									19	5,355						-3,150				East portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	32	6	3,828									32	3,828								0		Site planned for partial acquisition for the 2nd Ave subway. New residential dev, mechanical ground floor for subway and second story retail, under With-Action scenario.
					179	36	40,066							150	70	159	28,423		-8,512				-8,820	0	150	25	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
24	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-5,000					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	36	7	4,289									36	-911					-4,800					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-3,750					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	59	12	7,120									59	7,120						-8,376				New residential dev under With-Action scenario
					131	26	15,698							126	59	131	10,498					-13,550	-8,376		126	31	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
25	C4-4D	7.2	1.8	0.85	68	14	8,150							0	0	68	-400			-8,550					0	0	New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
26	C4-4D	7.2	1.8	0	32	6	0									17	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	32	6	0									17	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	16	3	0									8	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	16	3	0									8	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	15	3	0									8	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	20	4	2,402									10	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	15	3	1,848									7	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	15	3	1,848									7	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	15	3	1,848									7	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	11	2	1,369									5	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
					187	37	9,314							150	84	94	0								150	37	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
		With-Action conditions:														Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
					2,506	473	795,721	755,513	20,184	71,508	20,586	1,998	0	1,873	1,038	2,202	160,385	243,208	11,672	-110,985	0	-26,824	-36,687	0	1,873	600	

Summary of Reasonable Worst Case Development Scenario - May 25, 2007

	With-Action conditions:													Increment:											
	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	
	2,506	473	795,721	755,513	20,184	71,508	20,586	1,998	0	1,873	1,038	2,202	160,385	243,208	11,672	-110,985	0	-26,824	-36,687	0	1,873	600	Projected Sites

125th Street Rezoning

RWCDS - C6-3 ALTERNATIVE - May 25, 2007

POTENTIAL DEVELOPMENT SITES

site description:							existing conditions:														No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
27	pot	568 WEST 125 STREET	1980	75	32,050	28,900	R7-2	0.90	4		28,900												28,900								0
28	pot	151-153 MORNINGSIDE AVE	1952	61	4,992	0	C4-4	0.00	4							4,992			17	0.85	17	0	4,243								0
29	pot	381 WEST 125 STREET	1952	101	1,498	4,872	C4-4	3.25	4	3	900										3		900								
	pot	379 WEST 125 STREET	1952	2	1,498	4,872	C4-4	3.25	4	3	1,005										3		1,005								
		subtotal:			2,996	9,744				6	1,905										6	0	1,905								0
30	pot	361 WEST 125 STREET	1952	9	5,296	18,384	C4-4	3.47	4			18,384												18,384							0
31	pot	313 WEST 125 STREET	1952	23	5,500	23,620	C4-4	4.29	4		5,500				18,120								5,500	18,120							
	pot	WEST 126 STREET	1952	41	4,162	0	C4-4	0.00	3.44							4,162			14	0	16	5	0								
	pot	309 WEST 125 STREET	1952	25	10,321	26,400	C4-4	2.56	3.44 / 4		21,476	4,924											21,476	4,924							
	pot	307 WEST 125 STREET	1952	27	2,000	6,560	C4-4	3.28	4		3,560	3,000											3,560	3,000							
	pot	305 WEST 125 STREET	1952	28	3,000	8,640	C4-4	2.88	4		8,640												8,640								
	pot	308 WEST 126 STREET	1952	38	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
	pot	306 WEST 126 STREET	1952	138	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
	pot	304 WEST 126 STREET	1952	37	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
		subtotal:			29,975	70,212					39,176	7,924			23,112	4,162			14		16	5	39,176	26,044				4,992			0
32	pot	2342 FRED DOUGLASS BLVD	1931	61	4,992	3,500	C4-4	0.70	4		3,500									0.85	17	9	4,243								9
	pot	260 WEST 126 STREET	1931	56	12,490	7,494	C4-4	0.60	3.44					7,494		4,996			17	0.5	32	16	6,245			7,494						16
	pot	2340 FRED DOUGLASS BLVD	1931	63	2,500	9,250	C4-4	3.70	4						9,250								2,300	6,950							
	pot	2338 FRED DOUGLASS BLVD	1931	64	2,500	2,380	C4-4	0.95	4		1,190	1,190											1,190	1,190							
		subtotal:			22,482	22,624					4,690	1,190		7,494	9,250	4,996			17		49	25	13,978	8,140		7,494					25
33	pot	2330 FRED DOUGLASS BLVD	1931	1	11,590	42,310	C4-4	3.65	4		11,590	30,720											11,590	30,720							0
34	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44		8,680			13,913									8,680			13,913					
	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44					22,593												22,593					
		subtotal:			20,184	45,185					8,680			36,505									8,680			36,505					0
35	pot	268 WEST 125 STREET	1930	59	5,046	5,046	C4-4	1.00	4		5,046												5,046								
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	4		4,500				6,488								4,500					6,488			
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	3.44		4,500				6,488								4,500					6,488			
		subtotal:			15,101	27,022					14,046				12,976								14,046					12,976			0
36	pot	112 WEST 125 STREET	1909	40	2,330	2,018	C4-4	0.87	4		2,018												2,018								
	pot	114 WEST 125 STREET	1909	41	3,028	3,752	C4-4	1.24	4		3,752												3,752								
	pot	116 WEST 125 STREET	1909	42	5,046	4,944	C4-4	0.98	4		4,944												4,944								
	pot	117 WEST 124 STREET	1909	24	2,523	225	C4-4	0.09	3.44							2,523			9	0.85	7	4	2,145								
	pot	WEST 124 STREET	1909	25	2,133	0	C4-4	0.00	3.44									2,133		0.85	6	3	1,813								
	pot	283 WEST 125 STREET	1909	140	400	0	C4-4	0.00	3.44									400		0.85	1	1	340								
		subtotal:			15,460	10,939					10,714					2,523		2,533	9		14	7	15,012								0
37	pot	300 LENOX AVENUE	1723	1	6,993	18,629	C4-7	2.66	10		4,700	13,929											4,700	13,929							
	pot	308 LENOX AVENUE	1723	4	1,500	6,000	C4-7	4.00	10		1,500	4,500											1,500	4,500							
		subtotal:			8,493	24,629					6,200	18,429											6,200	18,429							0
38	pot	2022 5 AVENUE	1723	33	10,894	20,764	C4-4	1.91	4		4,900	11,326			4,538								4,900	11,326				4,538			
	pot	2032 5 AVENUE	1723	37	1,700	4,774	C4-4	2.81	4		1,700	3,074											1,700	3,074							
		subtotal:			12,594	25,538					6,600	14,400			4,538								6,600	14,400				4,538			0

	With-Action conditions:														Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
27	R7-2	3.44	0	2			28,900	28,900							0			0	28,900							0	Expansion of existing comercial use adding a second story for offices under With-Action scenario
28	C4-4D	7.2	1.8	0.85	35	7	4,243							0	0	18	0								0	0	New residential dev, ground floor retail, under No-Action and With-Action scenarios
29	C4-4D	7.2	1.8	0.85	11	2	1,273									8	373										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	11	2	1,273									8	268										New residential dev, ground floor retail, under With-Action scenario
					22	4	2,547							0	0	16	642								0	0	
30	C4-4D	7.2	1.8	0.85	37	7	4,502							0	0	37	4,502	-18,384							0	0	New residential dev, ground floor retail, under With-Action scenario
31	C4-4D	7.2	1.8	0.85	39	8	4,675									39	-825	-18,120									Conversion to offices, ground floor retail, under No-Action scenario. New resid dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	29	6	3,538									13	3,538										New residential dev, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	73	15	8,773									73	-12,703	-4,924									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	14	3	1,700									14	-1,860	-3,000									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	21	4	2,550									21	-6,090										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	12	2	1,414									12						-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	0.85	12	2	1,414									12						-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	0.85	12	2	1,414									12						-1,664					New residential dev under With-Action scenario
					212	42	25,479							150	95	196	-17,940	-26,044				-4,992			150	95	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
32	C4-4D	7.2	1.8	0.85	35	7	4,243									18	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.5	85	17	6,245			7,494						53	0			0							New residential dev including new comm facility (church), partial ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	18	4	2,125									18	-175	-6,950									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,125									18	935	-1,190									New residential dev, ground floor retail, under With-Action scenario
					156	31	14,738			7,494				150	70	107	760	-8,140		0					150	45	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
33	C6-3	8	2	1.7	81	16	19,703							22	17	81	8,113	-30,720							22	17	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
34	C6-3	8	2	1.7	71	14	17,156							0		71	8,476			-13,913							North portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	6	0	0	11	2	0			22,593						11	0			0							South portion of lot 1. Existing church remains, transfers 1 FAR of dev rights to north portion of lot 1, under With-Action scenario
					82	16	17,156			22,593				0	31	82	8,476			-13,913					0	31	This dev site provides one level of below-grade parking under With-Action scenario
35	C6-3	8	2	1.7	35	7	8,578									35	3,532										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,547									35	4,047					-6,488					North portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	31	6	8,547									31	4,047					-6,488					South portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
					101	20	25,672							111	40	101	11,626					-12,976			111	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
36	C6-3	8	2	1.7	16	3	3,961									16	1,943										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	21	4	5,148									21	1,396										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,578									35	3,634										New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	15	3	4,289									8	2,145										New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	13	3	3,626									7	1,813										New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	2	0	680									1	340										New residential dev under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					102	20	26,282							115	40	88	11,270								115	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
37	C6-3	8	2	1.7	49	10	11,888									49	7,188	-13,929									New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	11	2	2,550									11	1,050	-4,500									New residential dev, two levels of retail, under With-Action scenario
					60	12	14,438							0	0	60	8,238	-18,429							0	0	
38	C4-4A	4	0	0.85	38		9,260									38	4,360	-11,326				-4,538					New residential dev, ground floor retail, under With-Action scenario
	C4-4A	4	0	0.85	6		1,445									6	-255	-3,074									New residential dev, ground floor retail, under With-Action scenario
					44		10,705							42	0	44	4,105	-14,400				-4,538			42	0	This dev site provides one level of below-grade public parking under With-Action scenario

125th Street Rezoning

site description:							existing conditions:															No-Action conditions:													
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:					
39	pot	290 LENOX AVENUE	1722	69	8,578	25,326	C4-4	2.95	4		8,578	16,748											8,578	16,748							0					
40	pot	52 WEST 125 STREET	1722	57	1,576	4,066	C4-4	2.58	4		1,000				3,066								1,000	3,066												
	pot	50 WEST 125 STREET	1722	156	1,576	4,121	C4-4	2.61	4		1,000				3,121								1,000	3,121												
	pot	48 WEST 125 STREET	1722	56	1,576	4,113	C4-4	2.61	4		1,000				3,113								1,000	3,113												
	pot	46 WEST 125 STREET	1722	155	1,576	3,809	C4-4	2.42	4		400							3,409					400	3,409												
	pot	44 WEST 125 STREET	1722	55	2,102	5,400	C4-4	2.57	4		2,160	2,160			1,080								2,160	3,240												
		subtotal:			8,406	21,509					5,560	2,160			10,380			3,409					5,560	15,949							0					
~~41~~	~~pot~~	~~32 WEST 125 STREET~~	~~1722~~	~~51~~	~~10,512~~	~~21,024~~	~~C4-4~~	~~2.00~~	~~4~~								~~10,512~~	~~10,512~~		~~0.42~~	~~25~~	~~13~~	~~4,415~~							~~15,013~~	~~13~~				
	~~pot~~	~~32 WEST 125 STREET~~	~~1722~~	~~51~~	~~4,501~~	~~9,002~~	~~R7-2~~	~~2.00~~	~~3.44~~								~~4,501~~	~~4,501~~		~~0~~	~~17~~	~~9~~	~~0~~								~~9~~				
		~~subtotal:~~			~~15,013~~	~~30,026~~											~~15,013~~	~~15,013~~			~~42~~	~~21~~	~~4,415~~							~~15,013~~	~~21~~				
42	pot	102 EAST 126 STREET	1774	68	11,491	0	M1-2	0.00	2								11,491													11,491	0				
43	pot	108 EAST 126 STREET	1774	65	2,198	4,928	M1-2	2.24	4	4	1,230										4		1,230													
	pot	106 EAST 126 STREET	1774	66	2,798	6,720	M1-2	2.40	4			6,720												6,720												
	pot	104 EAST 126 STREET	1774	67	2,498	9,500	M1-2	3.80	4			9,500												9,500												
	pot	107 EAST 125 STREET	1774	5	2,548	5,577	C4-4	2.19	4		2,471				3,106								2,471	3,106												
	pot	109 EAST 125 STREET	1774	6	2,448	5,880	C4-4	2.40	4									5,880					2,081	3,799												
	pot	111 EAST 125 STREET	1774	7	2,498	6,800	C4-4	2.72	4	5	1,700										5		1,700													
	pot	113 EAST 125 STREET	1774	8	2,498	6,800	C4-4	2.72	4		6,800												6,800													
		subtotal:			17,486	46,205				9	12,201	16,220			3,106			5,880			9		14,282	23,125							0					
44	pot	150-170 EAST 126 STREET	1774	48	22,531	0	M1-2	0.00	2							22,531			75										22,531		75					
45	pot	2306 3 AVENUE	1774	33	17,993	27,000	C4-4/M1-2	1.50	4 / 2					27,000												27,000					0					
46	pot	122 EAST 125 STREET	1773	61	2,523	3,300	C4-4	1.31	4		3,300												3,300													
	pot	128 EAST 125 STREET	1773	58	8,074	21,556	C4-4	2.67	4		21,556												21,556													
		subtotal:			10,597	24,856					24,856												24,856								0					
47	pot	129 EAST 124 STREET	1773	15	2,523	7,194	C4-4	2.85	4						7,194													7,194							
	pot	2050 LEXINGTON AVENUE	1773	17	3,828	4,037	C4-4	1.05	4		4,037												4,037													
	pot	2054 LEXINGTON AVENUE	1773	18	216	525	C4-4	2.43	4		525												525													
		subtotal:			6,567	11,756					4,562				7,194								4,562					7,194			0					
48	pot	149 EAST 124 STREET	1773	20	68,681	64,363	C4-4	0.94	4		64,363												64,363								0					
49	pot	228 EAST 125 STREET	1789	36	2,523	2,700	C4-4	1.07	4						2,700				2									2,700							
	pot	230 EAST 125 STREET	1789	35	2,523	3,500	C4-4	1.39	4					3,500												3,500										
	pot	232 EAST 125 STREET	1789	34	2,523	7,659	C4-4	3.04	4						7,659													7,659							
		subtotal:			7,569	13,859								3,500	10,359				2							3,500		10,359			0					

site description:							existing conditions:															No-Action conditions:													
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:					

general notes:

- Sites within the core subdistrict (C6-3 and C4-4D zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a small portior of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site

125th Street Rezoning

	With-Action conditions:														Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
39	C6-3	8	2	1.7	60	12	14,583							0	0	60	6,005	-16,748							0	0	New residential dev, two levels of retail, under With-Action scenario
40	C6-3	8	2	1.7	11	2	2,679									11	1,679	-3,066									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	11	2	2,679									11	1,679	-3,121									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	11	2	2,679									11	1,679	-3,113									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	11	2	2,679									11	2,279	-3,409									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	15	3	3,573									15	1,413	-3,240									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					59	12	14,290							0	0	59	8,730	-15,949							0	0	
~~41~~	~~C6-3~~	~~8~~	~~2~~	~~0.7~~	~~85~~	~~17~~	~~7,358~~						~~10,512~~			~~60~~	~~2,943~~							~~-4,501~~			~~North portion of lot 51. New resid dev with partial ground floor retail and ConEd service center on two levels under No-Action and With-Action scenarios.~~
	~~C4-4A~~	~~4~~	~~0~~	~~0.7~~	~~17~~		~~3,151~~						~~4,501~~			~~0~~	~~3,151~~							~~4,501~~			~~South portion of lot 51. New resid dev under No-Action scenario. New resid dev with partial ground floor retail and ConEd service center on two levels, under With-Action scenario.~~
					~~102~~	~~17~~	~~10,509~~						~~15,013~~	~~110~~	~~40~~	~~60~~	~~6,094~~							~~0~~	~~110~~	~~19~~	~~This dev site provides two levels of below-grade parking including public parking under With-Action scenario~~
42	C6-3	8	2	1.7	80	16	19,535							21	17	80	19,535							-11,491	21	17	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
43	C4-4D	7.2	1.8	0.85	16	3	1,868									12	638										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	20	4	2,378									20	2,378	-6,720									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,123									18	2,123	-9,500									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,166									18	-305	-3,106									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	17	3	2,081									17	0	-3,799									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,123									13	423										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,123									18	-4,677										New residential dev, ground floor retail, under With-Action scenario
					125	25	14,863							119	56	116	581	-23,125							119	56	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
44	C4-4D	7.2	1.8	0.85	159	32	19,151							150	72	159	19,151						-22,531		150	-3	New residential dev, two levels of retail, under With-Action scenario; 75 public parking spaces in the no-build. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
45	C4-4D	5.4	0	0.85			15,294	81,868						150	0	0	15,294	81,868		-27,000					150	0	New commercial dev, ground floor retail. This dev site provides two levels of below-grade public parking under With-Action scenario
46	C4-4D	7.2	1.8	0.85	18	4	2,145									18	-1,155										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	57	11	6,863									57	-14,693										New residential dev, ground floor retail, under With-Action scenario
					75	15	9,007							0	0	75	-15,849								0	0	
47	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-7,194					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	27	5	3,254									27	-783										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	2	0	184									2	-341										New residential dev, ground floor retail, under With-Action scenario
					47	9	5,582							0	0	47	1,020					-7,194			0	0	
48	C4-4D	7.2	1.8	0.85	485	97	58,379							150	218	485	-5,984								150	218	New residential dev, ground floor retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
49	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-2,700					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145			-3,500							New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-7,659					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
					54	11	6,434							0	0	54	6,434			-3,500		-10,359			0	0	
	With-Action conditions:															Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:

125th Street Rezoning - C4-4D Alternative

RWCDS - C4-4D ALTERNATIVE

- July 27, 2007

*with revised No-Action conditions

assumptions:

Unit size - new development (sf) 900

site key:

proj Projected site

pot Potential site

PROJECTED DEVELOPMENT SITES

site description:							existing conditions:												No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
1	proj	321 WEST 125 STREET	1952	19	6,012	12,022	C4-4	2.00	4		6,011	6,011											6,011	6,011							
	proj	319 WEST 125 STREET	1952	21	2,600	4,976	C4-4	1.91	4		2,488	2,488											2,488	2,488							
	proj	317 WEST 125 STREET	1952	22	2,328	6,761	C4-4	2.90	4		2,328	4,433											2,328	4,433							
		subtotal:			10,940	23,759					10,827	12,932											10,827	12,932							0
2	proj	2329 FRED DOUGLASS BLVD	1952	29	19,983	46,167	C4-4	2.31	4		15,983	30,184				4,000			14				15,983	30,184					4,000		14
3	proj	362 WEST 125 STREET	1951	7	12,475	11,890	C4-4	0.95	4					11,890												11,890					0
4	proj	350 WEST 125 STREET	1951	51	11,908	21,716	C4-4	1.82	4									21,716					10,858	10,858							0
5	proj	324 WEST 125 STREET	1951	43	8,983	36,136	C4-4	4.02	4									36,136			32		7,636								0
6	proj	2100 ADAM C POWELL BLVD	1931	27	12,500	33,740	C4-7	2.70	10			33,740												33,740							0
7	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	4									5,270					5,270								
	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	3.44									5,270					5,270								
		subtotal:			10,092	10,540												10,540					10,540								0
8	proj	256 WEST 125 STREET	1930	53	5,045	8,470	C4-4	1.68	4		4,235	4,235											4,235	4,235							
	proj	256 WEST 125 STREET	1930	53	10,093	16,945	C4-4	1.68	3.44		8,473	8,472											8,473	8,472							
	proj	252 WEST 125 STREET	1930	51	5,005	4,796	C4-4	0.96	4		4,796												4,796								
	proj	250 WEST 125 STREET	1930	50	2,523	2,375	C4-4	0.94	4		2,375												2,375								
	proj	246 WEST 125 STREET	1930	49	5,046	6,545	C4-4	1.30	4		6,545												6,545								
		subtotal:			27,712	39,131					26,424	12,707											26,424	12,707							0
9	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	4		9,799												9,799								
	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	3.44		9,799												9,799								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	4		7,839												7,839								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	3.44		7,839												7,839								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	4		33,840												33,840								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	3.44		33,840												33,840								
		subtotal:			40,211	102,955					102,955												102,955								0
10	proj	2105 ADAM C POWELL BLVD	1910	1	41,965	83,930	C4-7	2.00	10		15,000					68,930			196				15,000						68,930		196
	proj	2105 ADAM C POWELL BLVD	1910	1	6,787	6,787	C4-7	1.00	10							6,787													6,787		
	proj	125 WEST 125 STREET	1910	7501	11,500	23,000	C4-7	2.00	10		23,000												23,000								
		subtotal:			60,252	113,717					38,000					75,717			196				38,000						75,717		196

	With-Action conditions:													Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
1	C4-4D	5.4	0	0.85			5,110	27,355									-901	21,344									New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	0	0.85			2,210	11,830									-278	9,342									New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	0	0.85			1,979	10,592									-349	6,159									New commercial dev, ground floor retail, under With-Action scenario
							9,299	49,777						0	0		-1,528	36,845							0	0	
2	C4-4D	7.2	1.8	1.7	122	24	33,971							145	55	122	17,988	-30,184					-4,000		145	41	New residential dev, two levels of retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
3	C4-4D	7.2	1.8	0.85	75	15	10,604			11,890				20	22	75	10,604			0					20	22	New residential dev including new community facility (church), ground floor retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
4	C4-4D	5.4	0	0.85			10,122	54,181						0	0	0	-736	43,323							0	0	Building renovation under No-Action scenario. New commercial dev, ground floor retail, under With-Action scenario.
5	C4-4D	7.2	1.8	0.85	63	13	7,636							0	0	31	0								0	0	Building renovation under No-Action scenario. New residential dev, ground floor retail, under With-Action scenario
6	C4-7	12	3	1.7	143	29	21,250							0	30	143	21,250	-33,740							0	30	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
7	C6-3	6	0	1.7			8,578	10,092	11,606								3,308	10,092	11,606								Mart125. City sponsored project. North portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev, under With-Action scenario
	C4-4D	5.4	0	1.7			8,578	10,092	8,578								3,308	10,092	8,578								Mart125. City sponsored project. South portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev, under With-Action scenario
							17,156	20,184	20,184					50	0		6,616	20,184	20,184						50	0	This dev site provides one level of below-grade public parking under With-Action scenario
8	C6-3	8	2	1.7	35	7	8,577									35	4,341	-4,235									North portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	62	12	17,158									62	8,685	-8,472									South portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,509									35	3,713										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	1,914										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,578									35	2,033										New residential dev, two levels of retail, under With-Action scenario
					185	37	47,110							150	73	185	20,686	-12,707							150	73	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
9	C6-3	8	2	1.7	34	7	8,303									34	-1,496										North portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	30	6	8,303									30	-1,496										South portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	28	6	6,691									28	-1,148										North portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	24	5	6,691									24	-1,148										South portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	79	16	19,185									79	-14,655										North portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	69	14	19,185									69	-14,655										South portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
					264	53	68,359							150	108	264	-34,596								150	108	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
10	C4-7	10	0	2.5			104,913	314,738									89,913	314,738									Center portion of block 1910, State parking garage. New commercial dev, 2.5 FAR of retail.
	C4-7	10	0	2.5			16,968	50,903									16,968	50,903									Portion of block 1910, Ramps for parking garage. New commercial dev, 2.5 FAR of retail.
	C4-7	10	0	2.5			28,750	86,250									5,750	86,250									South-center portion of block 1910, H&M store. New commercial dev, 2.5 FAR of retail.
							150,630	451,890							196		112,630	451,890							0	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario

125th Street Rezoning - C4-4D Alternative

site description:							existing conditions:												No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
11	proj	158 WEST 125 STREET	1909	59	10,091	15,091	C4-4	1.50	4		15,091												15,091								
	proj	2089 ADAM C POWELL BLVD	1909	63	2,523	7,569	C4-4	3.00	4			2,523						5,046					2,523	5,046							
		subtotal:			12,614	22,660					15,091	2,523						5,046					17,614	5,046							0
12	proj	120 WEST 125 STREET	1909	44	5,046	10,000	C4-4	1.98	4		10,000												10,000								
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	4		8,975								6				8,975								6
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	3.44		8,975												8,975								
		subtotal:			25,229	27,950					27,950								6				27,950								6
13	proj	111 WEST 124 STREET	1909	26	2,523	0	C4-4	0.00	3.44									2,523		3			7,569								
	proj	109 WEST 124 STREET	1909	27	2,523	0	C4-4	0.00	3.44									2,523		3			7,569								
	proj	107 WEST 124 STREET	1909	28	2,523	0	C4-4	0.00	4									2,523		3			7,569								
	proj	281 LENOX AVENUE	1909	29	1,400	0	C4-4	0.00	4									1,400		3			4,200								
	proj	283 LENOX AVENUE	1909	129	1,400	0	C4-4	0.00	4									1,400		3			4,200								
	proj	285 LENOX AVENUE	1909	30	1,400	0	C4-4	0.00	4									1,400		3			4,200								
	proj	287 LENOX AVENUE	1909	31	1,475	0	C4-4	0.00	4									1,475		3			4,425								
	proj	289 LENOX AVENUE	1909	32	1,894	0	C4-4	0.00	4									1,894		3			5,682								
	proj	291 LENOX AVENUE	1909	33	10,092	0	C4-4	0.00	4									10,092		3			30,276								
	proj	108 WEST 125 STREET	1909	38	2,523	0	C4-4	0.00	4									2,523		3			7,569								
	proj	110 WEST 125 STREET	1909	39	2,523	0	C4-4	0.00	4									2,523		3			7,569								
		subtotal:			30,276	0												30,276					90,828								0
14	proj	35 WEST 125 STREET	1723	17	9,992	17,124	C4-4	1.71	4		13,724	3,400											13,724	3,400							
	proj	33 WEST 125 STREET	1723	21	1,998	8,778	C4-4	4.39	4		1,400				7,378								1,400					7,378			
	proj	31 WEST 125 STREET	1723	22	1,998	7,296	C4-4	3.65	4		1,400				5,896								1,400					5,896			
	proj	29 WEST 125 STREET	1723	122	1,998	7,296	C4-4	3.65	4		2,997	4,299											2,997	4,299							
	proj	38 WEST 126 STREET	1723	53	1,998	0	C4-4	0.00	3.44							1,998													1,998		
		subtotal:			17,984	40,494					19,521	7,699			13,274	1,998							19,521	7,699				13,274	1,998		0
15	proj	5 WEST 125 STREET	1723	31	21,804	0	C4-4	0.00	3.44									21,804	6	0.85	63	32	18,533			66,720					32
	proj	16 WEST 126 STREET	1723	144	1,874	2,865	C4-4	1.53	3.44									2,865		0.85	5	3	1,593			5,734					3
	proj	18 WEST 126 STREET	1723	45	1,874	0	C4-4	0.00	3.44									1,874		0.85	5	3	1,593			5,734					3
		subtotal:			25,552	2,865												26,543	6		73	37	21,719			78,189					37
16	proj	76 WEST 125 STREET	1722	168	1,892	1,892	C4-4	1.00	4		1,892												1,892								
	proj	74 WEST 125 STREET	1722	68	1,892	1,892	C4-4	1.00	4		1,892												1,892								
	proj	72 WEST 125 STREET	1722	67	1,892	1,892	C4-4	1.00	4		1,892												1,892								
	proj	70 WEST 125 STREET	1722	66	1,935	3,783	C4-4	1.96	4		2,522	1,261											2,522	1,261							
	proj	68 WEST 125 STREET	1722	65	2,422	2,422	C4-4	1.00	4		2,422												2,422								
	proj	64 WEST 125 STREET	1722	63	5,147	5,147	C4-4	1.00	4		5,147												5,147								
		subtotal:			15,180	17,028					15,767	1,261											15,767	1,261							0
17	proj	62 WEST 125 STREET	1722	62	2,876	9,180	C4-4	3.19	4		2,445				6,735					0.85	7		2,445								
	proj	60 WEST 125 STREET	1722	61	2,018	5,192	C4-4	2.57	4		2,000				3,192					0.85	4		1,715								
	proj	58 WEST 125 STREET	1722	60	2,826	9,012	C4-4	3.19	4		2,000							7,012		0.85	7		2,402								
	proj	56 WEST 125 STREET	1722	59	2,018	5,192	C4-4	2.57	4		2,000							3,192		0.85	4		1,715								
	proj	54 WEST 125 STREET	1722	58	2,876	9,180	C4-4	3.19	4		4,000							5,180		0.85	7		2,445								
		subtotal:			12,614	37,756					12,445				9,927			15,384			29		10,722								0
18a	proj	51 EAST 125 STREET	1750	21	7,621	13,513	C4-4	1.77	4		4,504				9,009								4,504	9,009							
	proj	57 EAST 125 STREET	1750	23	1,857	3,716	C4-4	2.00	4		925	2,791											925	2,791							
	proj	59 EAST 125 STREET	1750	24	1,873	3,070	C4-4	1.64	4									3,070						3,070							
		subtotal:			11,351	20,299					5,429	2,791			9,009			3,070					5,429	14,870							0
18b	proj	65 EAST 125 STREET	1750	27	2,498	4,300	C4-4	1.72	4		4,300												4,300								
	proj	69 EAST 125 STREET	1750	28	2,498	6,750	C4-4	2.70	4	2	3,000	1,250								0.85	9	5	2,123			6,245					5
	proj	71 EAST 125 STREET	1750	29	2,498	0	C4-4	0.00	4									2,498		0.85	9	5	2,123			6,245					5
	proj	75 EAST 125 STREET	1750	30	3,796	3,848	C4-4	1.01	4					3,848						0.85	13	7	3,227			9,490					7
	proj	58 EAST 126 STREET	1750	44	1,998	2,934	C4-4	1.47	3.44									2,934		0	8	4	0			6,114					4
	proj	77 EAST 125 STREET	1750	31	2,198	5,427	C4-4	2.47	4	5	2,000										5		2,000								
		subtotal:			15,486	23,259				7	9,300	1,250		3,848				5,432			44	20	13,773			28,094					20
19	proj	1824 PARK AVENUE	1750	40	13,493	1,798	C4-4	0.13	4							13,493			45										13,493		45
	proj	81 EAST 125 STREET	1750	34	4,493	20,586	C4-4	4.58	4									20,586									20,586				
		subtotal:			17,986	22,384										13,493		20,586	45								20,586		13,493		45

125th Street Rezoning - C4-4D Alternative

	With-Action conditions:													Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
11	C6-3	8	2	1.7	71	14	17,155									71	2,064										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	1,766	-5,046									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					89	18	21,444							23	19	89	3,830	-5,046							23	19	This dev site provides one level of below-grade parking including public parking under With-Action scenario
12	C6-3	8	2	1.7	35	7	8,578									35	-1,422										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	71	14	17,156									71	8,181										North portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	62	12	17,156									62	8,181										South portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
					168	34	42,889							150	67	133	16,361								150	61	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
13	C4-4D	7.2	1.8	1.7	15	3	4,289									15	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	15	3	4,289									15	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	15	3	4,289									15	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,380									9	-1,820										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,380									9	-1,820										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,380									9	-1,820										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,508									9	-1,918										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	12	2	3,220									12	-2,462										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	71	14	17,156									71	-13,120										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	18	4	4,289									18	-3,280										New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
					200	40	51,469							150	81	200	-39,359								150	81	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
14	C4-7	12	3	1.7	114	23	16,986									114	3,262	-3,400									New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	1.7	23	5	3,397									23	1,997	0				-7,378					New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	1.7	23	5	3,397									23	1,997	0				-5,896					New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	1.7	23	5	3,397									23	400	-4,299									New residential dev, two levels of retail, under With-Action scenario
	R6A	3	0	0	0		0					1,998											-1,998				Lot used for access to required parking and loading, no development above
					183	37	27,176					1,998		121	39	183	7,655	-7,699				-13,274	-1,998		121	39	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
15	C4-4A	4	0	0.85	76		18,533									13	0			-66,720							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0	0.85	7		1,593									2	0			-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0	0.85	7		1,593									2	0			-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
					90		21,719							150	45	17	0			-78,189					150	8	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
16	C6-3	8	2	1.7	13	3	3,216									13	1,324										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	13	3	3,216									13	1,324										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	13	3	3,216									13	1,324										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,290									14	768	-1,261									New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	17	3	4,117									17	1,695										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	36	7	8,750									36	3,603										New residential dev, two levels of retail, under With-Action scenario
					106	21	25,806							0	0	106	10,039	-1,261							0	0	
17	C6-3	8	2	1.7	20	4	4,889									13	2,445										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,431									10	1,715										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,804									13	2,402										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	14	3	3,431									10	1,715										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,889									13	2,445										Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
					88	18	21,444							0	0	59	10,722								0	0	
18a	C4-4D	7.2	1.8	1.7	47	9	12,956									47	8,452										Offices renovation with ground floor retail under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	11	2	3,157									11	2,232										Offices renovation with ground floor retail under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	11	2	3,184									11	3,184										Offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					69	14	19,297							0	31	69	13,868								0	31	This dev site provides one level of below-grade parking under With-Action scenario
18b	C4-4D	7.2	1.8	1.7	15	3	4,247									15	-53			0							
	C4-4D	7.2	1.8	1.7	15	3	4,247									6	2,123			-6,245							New resid/community facility dev, ground floor retail, under No-Action scenario. New resid. dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	15	3	4,247									6	2,123			-6,245							New resid/community facility dev, ground floor retail, under No-Action scenario. New resid. dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	19	4	6,453			3,848						6	3,227			-5,642							New residential and community facility (church) dev, ground floor retail, under No-Action and With-Action scenarios
	R6A	3	0	0	7	1	0									-1	0			-6,114							New resid/community facility dev, under No-Action scenario. New resid dev under With-Action scenario
	C4-4D	7.2	1.8	1.7	13	3	3,737									8	1,737			0							New residential dev, ground floor retail, under With-Action scenario
					84	17	22,930			3,848				95	38	40	9,156			-24,246					95	18	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
19	C6-3	8	2	1.7	94	19	22,938							0		94	22,938						-13,493				New residential dev, two levels of retail, under With-Action scenario
	C6-3	6	0	0	5	1	0				20,586					5					0						Known dev (Corn Exchange, designated NYC landmark) expected to convert existing building to community facility (educational). Existing building remains, transfers 1 FAR of dev rights to lot 40
					99	20	22,938				20,586			0	37	99	22,938				0		-13,493		0	-8	This dev site provides one level of below-grade parking under With-Action scenario

125th Street Rezoning - C4-4D Alternative

| site description: | | | | | | | existing conditions: | | | | | | |

125th Street Rezoning - C4-4D Alternative

	With-Action conditions:													Increment:										
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
20	C4-4D	5.4	0	0.85			2,145	11,480								-9	0	11,480									New residential dev, ground floor retail, under No-Action. New commercial dev, ground floor retail, under With-Action
	C4-4D	5.4	0	0.85			2,145	11,480								-9	0	11,480									New residential dev, ground floor retail, under No-Action. New commercial dev, ground floor retail, under With-Action
	C4-4D	5.4	0	0.85			6,635	35,517								0	135	19,534									New commercial dev, ground floor retail, under With-Action
							10,924	58,477						0	0	-18	135	42,494							0	0	
21	C4-7	10	0				37,845	88,305									0	0									New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,617	24,773									0	0									New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,425	24,325									0	0									New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				27,249	63,581									0	0									New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				22,707	52,983									0	0									New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0					118,320		55,770							0	0		0							Existing community facility (school) transfers dev rights only
							108,843	372,287		55,770				150	0		0	0		0					150	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
22	C4-4D	7.2	1.8	1.7	131	26	36,519									131	-14,662	-25,591									Retail and commercial enlargement of existing building under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	9	2	2,548									9	1,049										New residential dev, two levels of retail, under With-Action scenario
					140	28	39,068							150	63	140	-13,613	-25,591							150	63	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
23	C6-3	8	2	1.7	48	10	11,577									48	4,767		-8,512								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,833									10	2,417										New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	20	4	4,833									10	2,417										New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	40	8	9,639									40	9,639						-5,670				West portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	19	4	5,355									19	5,355						-3,150				East portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	32	6	3,828									32	3,828								0		Site planned for partial acquisition for the 2nd Ave subway. New residential dev, mechanical ground floor for subway and second story retail, under With-Action scenario.
					179	36	40,066							150	70	159	28,423		-8,512				-8,820	0	150	25	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
24	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-5,000					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	36	7	4,289									36	-911					-4,800					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-3,750					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	59	12	7,120									59	7,120						-8,376				New residential dev under With-Action scenario
					131	26	15,698							126	59	131	10,498					-13,550	-8,376		126	31	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
25	C4-4D	7.2	1.8	0.85	68	14	8,150							0	0	68	-400			-8,550					0	0	New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
26	C4-4D	7.2	1.8	0	32	6	0									17	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	32	6	0									17	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	16	3	0									8	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	16	3	0									8	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0	15	3	0									8	0										New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	20	4	2,402									10	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	15	3	1,848									7	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	15	3	1,848									7	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	15	3	1,848									7	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	11	2	1,369									5	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
					187	37	9,314							150	84	94	0								150	37	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	With-Action conditions:													Increment:										
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
					2,733	529	885,311	1,006,796	20,184	71,508	20,586	1,998	0	1,929	1,117	2,424	231,745	478,508	11,672	-110,985	0	-26,824	-36,687	0	1,929	679	

Summary of Reasonable Worst Case Development Scenario - July 27, 2007

	With-Action conditions:											Increment:										
	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	
	2,733	529	885,311	1,006,796	20,184	71,508	20,586	1,998	0	1,929	1,117	2,424	231,745	478,508	11,672	-110,985	0	-26,824	-36,687	0	1,929	679	Projected Sites

POTENTIAL DEVELOPMENT SITES

site description:							existing conditions:												No-Action conditions:											
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
27	pot	568 WEST 125 STREET	1980	75	32,050	28,900	R7-2	0.90	4		28,900												28,900								0
28	pot	151-153 MORNINGSIDE AVE	1952	61	4,992	0	C4-4	0.00	4							4,992			17	0.85	17	0	4,243								0
29	pot	381 WEST 125 STREET	1952	101	1,498	4,872	C4-4	3.25	4	3	900										3		900								
	pot	379 WEST 125 STREET	1952	2	1,498	4,872	C4-4	3.25	4	3	1,005										3		1,005								
		subtotal:			2,996	9,744				6	1,905										6	0	1,905								0
30	pot	361 WEST 125 STREET	1952	9	5,296	18,384	C4-4	3.47	4			18,384												18,384							0
31	pot	313 WEST 125 STREET	1952	23	5,500	23,620	C4-4	4.29	4		5,500				18,120								5,500	18,120							
	pot	WEST 126 STREET	1952	41	4,162	0	C4-4	0.00	3.44							4,162			14	0	16	5	0								
	pot	309 WEST 125 STREET	1952	25	10,321	26,400	C4-4	2.56	3.44 / 4		21,476	4,924											21,476	4,924							
	pot	307 WEST 125 STREET	1952	27	2,000	6,560	C4-4	3.28	4		3,560	3,000											3,560	3,000							
	pot	305 WEST 125 STREET	1952	28	3,000	8,640	C4-4	2.88	4		8,640												8,640								
	pot	308 WEST 126 STREET	1952	38	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
	pot	306 WEST 126 STREET	1952	138	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
	pot	304 WEST 126 STREET	1952	37	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
		subtotal:			29,975	70,212					39,176	7,924			23,112	4,162			14		16	5	39,176	26,044				4,992			0
32	pot	2342 FRED DOUGLASS BLVD	1931	61	4,992	3,500	C4-4	0.70	4		3,500									0.85	17	9	4,243								9
	pot	260 WEST 126 STREET	1931	56	12,490	7,494	C4-4	0.60	3.44					7,494		4,996			17	0.5	32	16	6,245			7,494						16
	pot	2340 FRED DOUGLASS BLVD	1931	63	2,500	9,250	C4-4	3.70	4						9,250								2,300	6,950							
	pot	2338 FRED DOUGLASS BLVD	1931	64	2,500	2,380	C4-4	0.95	4		1,190	1,190											1,190	1,190							
		subtotal:			22,482	22,624					4,690	1,190		7,494	9,250	4,996			17		49	25	13,978	8,140		7,494					25
33	pot	2330 FRED DOUGLASS BLVD	1931	1	11,590	42,310	C4-4	3.65	4		11,590	30,720											11,590	30,720							0
34	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44		8,680			13,913									8,680			13,913					
	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44					22,593												22,593					
		subtotal:			20,184	45,185					8,680			36,505									8,680			36,505					0
35	pot	268 WEST 125 STREET	1930	59	5,046	5,046	C4-4	1.00	4		5,046												5,046								
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	4		4,500				6,488								4,500					6,488			
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	3.44		4,500				6,488								4,500					6,488			
		subtotal:			15,101	27,022					14,046				12,976								14,046					12,976			0
36	pot	112 WEST 125 STREET	1909	40	2,330	2,018	C4-4	0.87	4		2,018												2,018								
	pot	114 WEST 125 STREET	1909	41	3,028	3,752	C4-4	1.24	4		3,752												3,752								
	pot	116 WEST 125 STREET	1909	42	5,046	4,944	C4-4	0.98	4		4,944												4,944								
	pot	117 WEST 124 STREET	1909	24	2,523	225	C4-4	0.09	3.44							2,523			9	0.85	7	4	2,145								
	pot	WEST 124 STREET	1909	25	2,133	0	C4-4	0.00	3.44									2,133		0.85	6	3	1,813								
	pot	283 WEST 125 STREET	1909	140	400	0	C4-4	0.00	3.44									400		0.85	1	1	340								
		subtotal:			15,460	10,939					10,714					2,523		2,533	9		14	7	15,012								0
37	pot	300 LENOX AVENUE	1723	1	6,993	18,629	C4-7	2.66	10		4,700	13,929											4,700	13,929							
	pot	308 LENOX AVENUE	1723	4	1,500	6,000	C4-7	4.00	10		1,500	4,500											1,500	4,500							
		subtotal:			8,493	24,629					6,200	18,429											6,200	18,429							0
38	pot	2022 5 AVENUE	1723	33	10,894	20,764	C4-4	1.91	4		4,900	11,326			4,538								4,900	11,326				4,538			
	pot	2032 5 AVENUE	1723	37	1,700	4,774	C4-4	2.81	4		1,700	3,074											1,700	3,074							
		subtotal:			12,594	25,538					6,600	14,400			4,538								6,600	14,400				4,538			0

	With-Action conditions:														Increment:											
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
27	R7-2	3.44	0	2			28,900	28,900							0		0	28,900								0	Expansion of existing comercial use adding a second story for offices under With-Action scenario
28	C4-4D	7.2	1.8	0.85	35	7	4,243							0	0	18	0								0	0	New residential dev, ground floor retail, under No-Action and With-Action scenarios
29	C4-4D	7.2	1.8	0.85	11	2	1,273									8	373										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	11	2	1,273									8	268										New residential dev, ground floor retail, under With-Action scenario
					22	4	2,547							0	0	16	642								0	0	
30	C4-4D	7.2	1.8	0.85	37	7	4,502							0	0	37	4,502	-18,384							0	0	New residential dev, ground floor retail, under With-Action scenario
31	C4-4D	7.2	1.8	0.85	39	8	4,675									39	-825	-18,120									Conversion to offices, ground floor retail, under No-Action scenario. New resid dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	29	6	3,538									13	3,538										New residential dev, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	73	15	8,773									73	-12,703	-4,924									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	14	3	1,700									14	-1,860	-3,000									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	21	4	2,550									21	-6,090										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	12	2	1,414									12						-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	0.85	12	2	1,414									12						-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	0.85	12	2	1,414									12						-1,664					New residential dev under With-Action scenario
					212	42	25,479							150	95	196	-17,940	-26,044				-4,992			150	95	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
32	C4-4D	7.2	1.8	0.85	35	7	4,243									18	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.5	85	17	6,245			7,494						53	0			0							New residential dev including new comm facility (church), partial ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	0.85	18	4	2,125									18	-175	-6,950									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,125									18	935	-1,190									New residential dev, ground floor retail, under With-Action scenario
					156	31	14,738			7,494				150	70	107	760	-8,140		0					150	45	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
33	C4-7	12	3	1.7	133	27	19,703							0	28	133	8,113	-30,720							0	28	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
34	C6-3	8	2	1.7	71	14	17,156							0		71	8,476			-13,913							North portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	6	0	0	11	2	0			22,593						11	0			0							South portion of lot 1. Existing church remains, transfers 1 FAR of dev rights to north portion of lot 1, under With-Action scenario
					82	16	17,156			22,593				0	31	82	8,476			-13,913					0	31	This dev site provides one level of below-grade parking under With-Action scenario
35	C6-3	8	2	1.7	35	7	8,578									35	3,532										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,547									35	4,047					-6,488					North portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	31	6	8,547									31	4,047					-6,488					South portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
					101	20	25,672							111	40	101	11,626					-12,976			111	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
36	C6-3	8	2	1.7	16	3	3,961									16	1,943										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	21	4	5,148									21	1,396										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	35	7	8,578									35	3,634										New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	15	3	4,289									8	2,145										New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	13	3	3,626									7	1,813										New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	1.7	2	0	680									1	340										New residential dev under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					102	20	26,282							115	40	88	11,270								115	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
37	C4-7	12	3	1.7	80	16	11,888									80	7,188	-13,929									New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	1.7	17	3	2,550									17	1,050	-4,500									New residential dev, two levels of retail, under With-Action scenario
					97	19	14,438							0	0	97	8,238	-18,429							0	0	
38	C4-4A	4	0	0.85	38		9,260									38	4,360	-11,326				-4,538					New residential dev, ground floor retail, under With-Action scenario
	C4-4A	4	0	0.85	6		1,445									6	-255	-3,074									New residential dev, ground floor retail, under With-Action scenario
					44		10,705							42	0	44	4,105	-14,400				-4,538			42	0	This dev site provides one level of below-grade public parking under With-Action scenario

125th Street Rezoning - C4-4D Alternative

| site description: | | | | | | | existing conditions: | | | | | | |

125th Street Rezoning - C4-4D Alternative

	With-Action conditions:													Increment:												
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
39	C6-3	8	2	1.7	60	12	14,583							0	0	60	6,005	-16,748							0	0	New residential dev, two levels of retail, under With-Action scenario
40	C6-3	8	2	1.7	11	2	2,679									11	1,679	-3,066									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	11	2	2,679									11	1,679	-3,121									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	11	2	2,679									11	1,679	-3,113									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	11	2	2,679									11	2,279	-3,409									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	1.7	15	3	3,573									15	1,413	-3,240									Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					59	12	14,290							0	0	59	8,730	-15,949							0	0	
~~41~~	~~C6-3~~	~~8~~	~~2~~	~~0.7~~	~~85~~	~~17~~	~~7,358~~						~~10,512~~			~~60~~	~~2,943~~							~~4,501~~			~~North portion of lot 51. New resid dev with partial ground floor retail and ConEd service center on two levels under No-Action and With-Action scenarios.~~
	~~C4-4A~~	~~4~~	~~0~~	~~0.7~~	~~17~~		~~3,151~~						~~4,501~~			~~0~~	~~3,151~~							~~4,501~~			~~South portion of lot 51. New resid dev under No-Action scenario. New resid dev with partial ground floor retail and ConEd service center on two levels, under With-Action scenario.~~
					~~102~~	~~17~~	~~10,509~~						~~15,013~~	~~110~~	~~40~~	~~60~~	~~6,094~~							~~0~~	~~110~~	~~19~~	~~This dev site provides two levels of below-grade parking including public parking under With-Action scenario~~
42	C6-3	8	2	1.7	80	16	19,535							21	17	80	19,535							-11,491	21	17	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
43	C4-4D	7.2	1.8	0.85	16	3	1,868									12	638										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	20	4	2,378									20	2,378	-6,720									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,123									18	2,123	-9,500									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,166									18	-305	-3,106									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	17	3	2,081									17	0	-3,799									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,123									13	423										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	18	4	2,123									18	-4,677										New residential dev, ground floor retail, under With-Action scenario
					125	25	14,863							119	56	116	581	-23,125							119	56	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
44	C4-4D	7.2	1.8	0.85	159	32	19,151							150	72	159	19,151						-22,531		150	-3	New residential dev, two levels of retail, under With-Action scenario; 75 public parking spaces in the no-build. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
45	C4-4D	5.4	0	0.85			15,294	81,868						150	0	0	15,294	81,868		-27,000					150	0	New commercial dev, ground floor retail. This dev site provides two levels of below-grade public parking under With-Action scenario
46	C4-4D	7.2	1.8	0.85	18	4	2,145									18	-1,155										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	57	11	6,863									57	-14,693										New residential dev, ground floor retail, under With-Action scenario
					75	15	9,007							0	0	75	-15,849								0	0	
47	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-7,194					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	27	5	3,254									27	-783										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	0.85	2	0	184									2	-341										New residential dev, ground floor retail, under With-Action scenario
					47	9	5,582							0	0	47	1,020					-7,194			0	0	
48	C4-4D	7.2	1.8	0.85	485	97	58,379							150	218	485	-5,984								150	218	New residential dev, ground floor retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
49	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-2,700					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145			-3,500							New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	0.85	18	4	2,145									18	2,145					-7,659					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
					54	11	6,434							0	0	54	6,434			-3,500		-10,359			0	0	
	With-Action conditions:													Increment:												
site:	proposed zoning:	proposed FAR:	IH bonus FAR:	proposed retail FAR:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

RWCDS - Expanded Arts Bonus Alternative

- December 14, 2007

assumptions:

Unit size - new development (sf) 900

site key:

proj Projected site

pot Potential site

PROJECTED DEVELOPMENT SITES

site description:							existing conditions:													No-Action conditions:												
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
1	proj	321 WEST 125 STREET	1952	19	6,012	12,022	C4-4	2.00	4		6,011	6,011											6,011	6,011							
	proj	319 WEST 125 STREET	1952	21	2,600	4,976	C4-4	1.91	4		2,488	2,488											2,488	2,488							
	proj	317 WEST 125 STREET	1952	22	2,328	6,761	C4-4	2.90	4		2,328	4,433											2,328	4,433							
		subtotal:			10,940	23,759					10,827	12,932											10,827	12,932							0
2	proj	2329 FRED DOUGLASS BLVD	1952	29	19,983	46,167	C4-4	2.31	4		15,983	30,184				4,000			14				15,983	30,184					4,000		14
3	proj	362 WEST 125 STREET	1951	7	12,475	11,890	C4-4	0.95	4					11,890												11,890					0
4	proj	350 WEST 125 STREET	1951	51	11,908	21,716	C4-4	1.82	4									21,716					10,858	10,858							0
5	proj	324 WEST 125 STREET	1951	43	8,983	36,136	C4-4	4.02	4									36,136			32		7,636								0
6	proj	2100 ADAM C POWELL BLVD	1931	27	12,500	33,740	C4-7	2.70	10			33,740												33,740							0
7	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	4									5,270					5,270								
	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	3.44									5,270					5,270								
		subtotal:			10,092	10,540												10,540					10,540								0
8	proj	256 WEST 125 STREET	1930	53	5,045	8,470	C4-4	1.68	4		4,235	4,235											4,235	4,235							
	proj	256 WEST 125 STREET	1930	53	10,093	16,945	C4-4	1.68	3.44		8,473	8,472											8,473	8,472							
	proj	252 WEST 125 STREET	1930	51	5,005	4,796	C4-4	0.96	4		4,796												4,796								
	proj	250 WEST 125 STREET	1930	50	2,523	2,375	C4-4	0.94	4		2,375												2,375								
	proj	246 WEST 125 STREET	1930	49	5,046	6,545	C4-4	1.30	4		6,545												6,545								
		subtotal:			27,712	39,131					26,424	12,707											26,424	12,707							0
9	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	4		9,799												9,799								
	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	3.44		9,799												9,799								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	4		7,839												7,839								
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	3.44		7,839												7,839								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	4		33,840												33,840								
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	3.44		33,840												33,840								
		subtotal:			40,211	102,955					102,955												102,955								0
10	proj	2105 ADAM C POWELL BLVD	1910	1	41,965	83,930	C4-7	2.00	10		15,000					68,930			196				15,000						68,930		196
	proj	2105 ADAM C POWELL BLVD	1910	1	6,787	6,787	C4-7	1.00	10							6,787													6,787		
	proj	125 WEST 125 STREET	1910	7501	11,500	23,000	C4-7	2.00	10		23,000												23,000								
		subtotal:			60,252	113,717					38,000					75,717			196				38,000						75,717		196

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

bonus mechanism key:
arts Arts Bonus
IH Inclusionary Housing Bonus

	With-Action conditions:														Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	s type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
1	C4-4D	5.4	1.4	arts			5,110	25,250		2,104								-901	19,239		2,104								New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	1.4	arts			2,210	10,920		910								-278	8,432		910								New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	1.4	arts			1,979	9,778		815								-349	5,345		815								New commercial dev, ground floor retail, under With-Action scenario
							9,299	45,948		3,829					0	0		-1,528	33,016		3,829						0	0	
2	C4-4D	7.2	1.8	IH	122	24	33,971								145	55	122	17,988	-30,184						-4,000		145	41	New residential dev, two levels of retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
3	C4-4D	7.2	1.8	IH	75	15	10,604				11,890				20	22	75	10,604				0					20	22	New residential dev including new community facility (church), ground floor retail, under With-Action scenario. This dev site provides one level o below-grade parking including public parking under With-Action scenario
4	C4-4D	5.4	1.4	arts			10,122	50,014		4,168					0	0	0	-736	39,156		4,168						0	0	Building renovation under No-Action scenario. New commercial dev, ground floor retail, under With-Action scenario.
5	C4-4D	7.2	1.8	IH	63	13	7,636								0	0	31	0									0	0	Building renovation under No-Action scenario. New residential dev, ground floor retail, under With-Action scenario
6	C4-7	12	2	arts			21,250	122,500		6,250					0	0		21,250	88,760		6,250						0	0	New commercial dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
7	C6-3	8	2	arts			8,578	10,092	19,175	2,523								3,308	10,092	19,175	2,523								Mart125. City sponsored project. North portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev. under With-Action scenario
	C4-4D	5.4	1.4	arts			8,578	10,092	6,812	1,766								3,308	10,092	6,812	1,766								Mart125. City sponsored project. South portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial dev under With-Action scenario
							17,156	20,184	25,987	4,289					0	0		6,616	20,184	25,987	4,289						0	0	
8	C6-3	8	2	arts	33		8,577			2,523							33	4,341	-4,235		2,523								North portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	arts	57		17,158			4,542							57	8,685	-8,472		4,542								South portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	32		8,509			2,503							32	3,713			2,503								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	16		4,289			1,262							16	1,914			1,262								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	33		8,578			2,523							33	2,033			2,523								New residential dev, two levels of retail, under With-Action scenario
					171		47,110			13,351					150	74	171	20,686	-12,707		13,351						150	74	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
9	C6-3	8	2	IH	34	7	8,303										34	-1,496											North portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	30	6	8,303										30	-1,496											South portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	28	6	6,691										28	-1,148											North portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	24	5	6,691										24	-1,148											South portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	79	16	19,185										79	-14,655											North portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	69	14	19,185										69	-14,655											South portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
					264	53	68,359								150	108	264	-34,596									150	108	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
10	C4-7	12	2	arts			104,913	377,685		20,983								89,913	377,685		20,983				-68,930				Center portion of block 1910, State parking garage. New commercial dev, 2.5 FAR of retail.
	C4-7	12	2	arts			16,968	61,083		3,394								16,968	61,083		3,394				-6,787				Portion of block 1910, Ramps for parking garage. New commercial dev, 2.5 FAR of retail.
	C4-7	12	2	arts			28,750	103,500		5,750								5,750	103,500		5,750								South-center portion of block 1910, H&M store. New commercial dev, 2.5 FAR of retail.
							150,630	542,268		30,126						196		112,630	542,268		30,126				-75,717		0	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

site description:							existing conditions:															No-Action conditions:																	
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:								
11	proj	158 WEST 125 STREET	1909	59	10,091	15,091	C4-4	1.50	4		15,091												15,091																
	proj	2089 ADAM C POWELL BLVD	1909	63	2,523	7,569	C4-4	3.00	4			2,523						5,046					2,523	5,046														
		subtotal:			12,614	22,660					15,091	2,523						5,046					17,614	5,046							0								
12	proj	120 WEST 125 STREET	1909	44	5,046	10,000	C4-4	1.98	4		10,000												10,000																
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	4		8,975								6				8,975								6								
	proj	124 WEST 125 STREET	1909	46	10,092	8,975	C4-4	0.89	3.44		8,975												8,975																
		subtotal:			25,229	27,950					27,950								6				27,950								6								
13	proj	111 WEST 124 STREET	1909	26	2,523	0	C4-4	0.00	3.44									2,523		3			7,569																
	proj	109 WEST 124 STREET	1909	27	2,523	0	C4-4	0.00	3.44									2,523		3			7,569																
	proj	107 WEST 124 STREET	1909	28	2,523	0	C4-4	0.00	4									2,523		3			7,569																
	proj	281 LENOX AVENUE	1909	29	1,400	0	C4-4	0.00	4									1,400		3			4,200																
	proj	283 LENOX AVENUE	1909	129	1,400	0	C4-4	0.00	4									1,400		3			4,200																
	proj	285 LENOX AVENUE	1909	30	1,400	0	C4-4	0.00	4									1,400		3			4,200																
	proj	287 LENOX AVENUE	1909	31	1,475	0	C4-4	0.00	4									1,475		3			4,425																
	proj	289 LENOX AVENUE	1909	32	1,894	0	C4-4	0.00	4									1,894		3			5,682																
	proj	291 LENOX AVENUE	1909	33	10,092	0	C4-4	0.00	4									10,092		3			30,276																
	proj	108 WEST 125 STREET	1909	38	2,523	0	C4-4	0.00	4									2,523		3			7,569																
	proj	110 WEST 125 STREET	1909	39	2,523	0	C4-4	0.00	4									2,523		3			7,569																
		subtotal:			30,276	0												30,276					90,828								0								
14	proj	35 WEST 125 STREET	1723	17	9,992	17,124	C4-4	1.71	4		13,724	3,400											13,724	3,400														
	proj	33 WEST 125 STREET	1723	21	1,998	8,778	C4-4	4.39	4		1,400				7,378								1,400					7,378										
	proj	31 WEST 125 STREET	1723	22	1,998	7,296	C4-4	3.65	4		1,400				5,896								1,400					5,896										
	proj	29 WEST 125 STREET	1723	122	1,998	7,296	C4-4	3.65	4		2,997	4,299											2,997	4,299														
	proj	38 WEST 126 STREET	1723	53	1,998	0	C4-4	0.00	3.44							1,998													1,998									
		subtotal:			17,984	40,494					19,521	7,699			13,274	1,998							19,521	7,699				13,274	1,998		0								
15	proj	5 WEST 125 STREET	1723	31	21,804	0	C4-4	0.00	3.44									21,804	6	0.85	63	32	18,533			66,720					32								
	proj	16 WEST 126 STREET	1723	144	1,874	2,865	C4-4	1.53	3.44									2,865		0.85	5	3	1,593			5,734					3								
	proj	18 WEST 126 STREET	1723	45	1,874	0	C4-4	0.00	3.44									1,874		0.85	5	3	1,593			5,734					3								
		subtotal:			25,552	2,865												26,543	6		73	37	21,719			78,189					37								
16	proj	76 WEST 125 STREET	1722	168	1,892	1,892	C4-4	1.00	4		1,892												1,892																
	proj	74 WEST 125 STREET	1722	68	1,892	1,892	C4-4	1.00	4		1,892												1,892																
	proj	72 WEST 125 STREET	1722	67	1,892	1,892	C4-4	1.00	4		1,892												1,892																
	proj	70 WEST 125 STREET	1722	66	1,935	3,783	C4-4	1.96	4		2,522	1,261											2,522	1,261														
	proj	68 WEST 125 STREET	1722	65	2,422	2,422	C4-4	1.00	4		2,422												2,422																
	proj	64 WEST 125 STREET	1722	63	5,147	5,147	C4-4	1.00	4		5,147												5,147																
		subtotal:			15,180	17,028					15,767	1,261											15,767	1,261							0								
17	proj	62 WEST 125 STREET	1722	62	2,876	9,180	C4-4	3.19	4		2,445				6,735					0.85	7		2,445																
	proj	60 WEST 125 STREET	1722	61	2,018	5,192	C4-4	2.57	4		2,000				3,192					0.85	4		1,715																
	proj	58 WEST 125 STREET	1722	60	2,826	9,012	C4-4	3.19	4		2,000							7,012		0.85	7		2,402																
	proj	56 WEST 125 STREET	1722	59	2,018	5,192	C4-4	2.57	4		2,000							3,192		0.85	4		1,715																
	proj	54 WEST 125 STREET	1722	58	2,876	9,180	C4-4	3.19	4		4,000							5,180		0.85	7		2,445																
		subtotal:			12,614	37,756					12,445				9,927			15,384			29		10,722								0								
18a	proj	51 EAST 125 STREET	1750	21	7,621	13,513	C4-4	1.77	4		4,504				9,009								4,504	9,009														
	proj	57 EAST 125 STREET	1750	23	1,857	3,716	C4-4	2.00	4		925	2,791											925	2,791														
	proj	59 EAST 125 STREET	1750	24	1,873	3,070	C4-4	1.64	4									3,070						3,070														
		subtotal:			11,351	20,299					5,429	2,791			9,009			3,070					5,429	14,870							0								
18b	proj	65 EAST 125 STREET	1750	27	2,498	4,300	C4-4	1.72	4		4,300												4,300																
	proj	69 EAST 125 STREET	1750	28	2,498	6,750	C4-4	2.70	4	2	3,000	1,250								0.85	9	5	2,123			6,245					5								
	proj	71 EAST 125 STREET	1750	29	2,498	0	C4-4	0.00	4									2,498		0.85	9	5	2,123			6,245					5								
	proj	75 EAST 125 STREET	1750	30	3,796	3,848	C4-4	1.01	4					3,848						0.85	13	7	3,227			9,490					7								
	proj	58 EAST 126 STREET	1750	44	1,998	2,934	C4-4	1.47	3.44									2,934		0	8	4	0			6,114					4								
	proj	77 EAST 125 STREET	1750	31	2,198	5,427	C4-4	2.47	4	5	2,000										5		2,000																
		subtotal:			15,486	23,259				7	9,300	1,250		3,848				5,432			44	20	13,773			28,094					20								
19	proj	1824 PARK AVENUE	1750	40	13,493	1,798	C4-4	0.13	4							13,493			45											13,493		45								
	proj	81 EAST 125 STREET	1750	34	4,493	20,586	C4-4	4.58	4									20,586										20,586										
		subtotal:			17,986	22,384										13,493		20,586	45									20,586		13,493		45						

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

	With-Action conditions:														Increment:											
site:	proposed zoning:	proposed FAR:	bonus FAR:	s type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
11	C6-3	8	2	arts	65		17,155			5,046							65	2,064			5,046								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	16		4,289			1,262							16	1,766	-5,046		1,262								Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					81		21,444			6,307					26	16	81	3,830	-5,046		6,307						26	16	This dev site provides one level of below-grade parking including public parking under With-Action scenario
12	C6-3	8	2	IH	35	7	8,578										35	-1,422											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	71	14	17,156										71	8,181											North portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	62	12	17,156										62	8,181											South portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
					168	34	42,889								150	67	133	16,361									150	61	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
13	C4-4D	7.2	1.8	IH	15	3	4,289										15	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,289										15	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,289										15	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,380										9	-1,820											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,380										9	-1,820											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,380										9	-1,820											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,508										9	-1,918											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	3,220										12	-2,462											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	71	14	17,156										71	-13,120											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	18	4	4,289										18	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	18	4	4,289										18	-3,280											New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
					200	40	51,469								150	81	200	-39,359									150	81	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
14	C4-7	12	3	IH	114	23	16,986										114	3,262	-3,400										New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	23	5	3,397										23	1,997	0					-7,378					New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	23	5	3,397										23	1,997	0					-5,896					New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	23	5	3,397										23	400	-4,299										New residential dev, two levels of retail, under With-Action scenario
	R6A	3	0		0		0						1,998												0				Lot used for access to required parking and loading, no development above
					183	37	27,176						1,998		121	39	183	7,655	-7,699					-13,274	0		121	39	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
15	C4-4A	4	0		76		18,533										13	0				-66,720							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0		7		1,593										2	0				-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0		7		1,593										2	0				-5,734							New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
					90		21,719								150	45	17	0				-78,189					150	8	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
16	C6-3	8	2	arts	12		3,216			946							12	1,324			946								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	12		3,216			946							12	1,324			946								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	12		3,216			946							12	1,324			946								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	12		3,290			968							12	768	-1,261		968								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	16		4,117			1,211							16	1,695			1,211								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	33		8,750			2,574							33	3,603			2,574								New residential dev, two levels of retail, under With-Action scenario
					97		25,806			7,590					0	0	97	10,039	-1,261		7,590						0	0	
17	C6-3	8	2	IH	20	4	4,889										13	2,445											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	14	3	3,431										10	1,715											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	20	4	4,804										13	2,402											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	14	3	3,431										10	1,715											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	20	4	4,889										13	2,445											Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
					88	18	21,444								0	0	59	10,722									0	0	
18a	C4-4D	7.2	1.8	IH	47	9	12,956										47	8,452											Offices renovation with ground floor retail under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	11	2	3,157										11	2,232											Offices renovation with ground floor retail under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	11	2	3,184										11	3,184											Offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					69	14	19,297								0	31	69	13,868									0	31	This dev site provides one level of below-grade parking under With-Action scenario
18b	C4-4D	7.2	1.8	IH	15	3	4,247										15	-53				0							
	C4-4D	7.2	1.8	IH	15	3	4,247										6	2,123				-6,245							New resid/comm. facility dev, ground floor retail, under No-Action scenario. New resid. dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,247										6	2,123				-6,245							New resid/comm. facility dev, ground floor retail, under No-Action scenario. New resid. dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	19	4	6,453				3,848						6	3,227				-5,642							New resid/comm. facility dev, ground floor retail, under No-Action scenario. New resid. dev, two levels of retail, under With-Action scenario
	R6A	3	0		7	0	0										-1	0				-6,114							New resid/community facility dev, under No-Action scenario. New resid dev under With-Action scenario
	C4-4D	7.2	1.8	IH	13	3	3,737										8	1,737				0							New residential dev, two levels of retail, under With-Action scenario
					84	15	22,930				3,848				95	38	40	9,156				-24,246					95	18	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
19	C6-3	8	2	IH	94	19	22,938								0		94	22,938							-13,493				New residential dev, two levels of retail, under With-Action scenario
	C6-3	6	0		5	0	0					20,586					5						0						Known dev (Corn Exchange, designated NYC landmark) expected to convert existing building to community facility (educational). Existing building remains, transfers 1 FAR of dev rights to lot 40
					99	19	22,938					20,586			0	37	99	22,938					0		-13,493		0	-8	This dev site provides one level of below-grade parking under With-Action scenario

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
							existing conditions:													**No-Action conditions:**										
20	proj	60 EAST 125 STREET	1749	48	2,523	0	C4-4	0.00	4									2,523		0.85	9	5	2,145								
	proj	58 EAST 125 STREET	1749	49	2,523	0	C4-4	0.00	4									2,523		0.85	9	5	2,145								
	proj	1943 MADISON AVENUE	1749	50	7,806	22,483	C4-4	2.88	4		6,500	15,983											6,500	15,983						
		subtotal:			12,852	22,483					6,500	15,983						5,046			18	9	10,789	15,983						0
21	proj	71 EAST 124 STREET	1749	31	12,615	0	C4-7	0.00	10									12,615		3			37,845	88,305						
	proj	1800 PARK AVENUE	1749	33	3,539	0	C4-7	0.00	10									3,539		3			10,617	24,773						
	proj	1804 PARK AVENUE	1749	35	3,475	0	C4-7	0.00	10									3,475		3			10,425	24,325						
	proj	1808 PARK AVENUE	1749	40	9,083	0	C4-7	0.00	10									9,083		3			27,249	63,581						
	proj	66 EAST 125 STREET	1749	43	7,569	0	C4-7	0.00	10									7,569		3			22,707	52,983						
	proj	55 EAST 124 STREET	1749	24	17,409	55,770	C4-7	3.20	10					55,770										118,320		55,770				
		subtotal:			53,690	55,770								55,770				36,281					108,843	372,287		55,770				0
22	proj	127 EAST 125 STREET	1774	17	21,482	39,928	C4-4A	1.86	4		26,619	13,309				10,000							51,181	25,591						
	proj	132 EAST 126 STREET	1774	56	1,499	1,499	C4-4A	1.00	4		1,499												1,499							
		subtotal:			22,981	41,427					28,118	13,309				10,000							52,680	25,591						0
23	proj	1815 PARK AVENUE	1773	69	6,810	15,322	C4-4	2.25	4		6,810		8,512										6,810		8,512					
	proj	1811 PARK AVENUE	1773	72	2,843	0	C4-4	0.00	4									2,843		0.85	10	5	2,417								
	proj	1807 PARK AVENUE	1773	4	2,843	0	C4-4	0.00	4									2,843		0.85	10	5	2,417								
	proj	1801 PARK AVENUE	1773	1	5,670	0	C4-4	0.00	4							5,670			19										5,670		19
	proj	1801 PARK AVENUE	1773	1	3,150	0	C4-4	0.00	4							3,150			11										3,150		11
	proj	110 EAST 125 STREET	1773	67	4,504	0	C4-4	0.00	4							4,504			15											4,504	15
		subtotal:			25,820	15,322					6,810		8,512			13,324		5,686	45		20	10	11,643		8,512				8,820	4,504	45
24	proj	212 EAST 125 STREET	1789	45	2,523	5,000	C4-4	1.98	4						5,000													5,000			
	proj	214 EAST 125 STREET	1789	43	5,046	10,000	C4-4	1.98	4		5,200				4,800								5,200					4,800			
	proj	218 EAST 125 STREET	1789	42	2,523	3,750	C4-4	1.49	4						3,750													3,750			
	proj	215 EAST 124 STREET	1789	9	8,376	0	C4-4	0.00	3.44							8,376			28										8,376		28
		subtotal:			18,468	18,750					5,200				13,550	8,376			28				5,200				13,550	8,376			28
25	proj	246 EAST 125 STREET	1789	30	9,588	17,100	C4-4	1.78	4		8,550			8,550									8,550			8,550					0
26	proj	233 EAST 124 STREET	1789	16	4,037	3,500	C4-4	0.87	3.44						4,037					0	15	8	0								8
	proj	237 EAST 124 STREET	1789	18	4,037	0	C4-4	0.00	3.44									4,037		0	15	8	0								8
	proj	241 EAST 124 STREET	1789	19	2,018	0	C4-4	0.00	3.44									2,018		0	8	4	0								4
	proj	243 EAST 124 STREET	1789	20	2,018	0	C4-4	0.00	3.44									2,018		0	8	4	0								4
	proj	245 EAST 124 STREET	1789	21	1,867	0	C4-4	0.00	3.44									1,867	6	0	7	4	0								4
	proj	247 EAST 124 STREET	1789	121	2,826	0	C4-4	0.00	4									2,826		0.85	10	5	2,402								5
	proj	2423 2 AVENUE	1789	25	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2421 2 AVENUE	1789	24	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2419 2 AVENUE	1789	23	2,174	0	C4-4	0.00	4									2,174		0.85	8	4	1,848								4
	proj	2417 2 AVENUE	1789	22	1,610	0	C4-4	0.00	4									1,610		0.85	6	3	1,369								3
		subtotal:			24,935	3,500									4,037			20,898	6		93	47	9,314								47
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
							existing conditions:													**No-Action conditions:**										
	totals:				567,662	828,798				7	354,870	134,379	8,512	80,058	49,797	126,908	0	242,640	346		304	123	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438

general notes:

- Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside 5% of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site.

Summary of Reasonable Worst Case Development Scenario - December 14, 2007

	# of sites	lot area:	built floor area	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
				existing conditions:										**No-Action conditions:**										
Projected Sites	27	567,662	828,798	7	354,870	134,379	8,512	80,058	49,797	126,908	0	242,640	346	304	123	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

	With-Action conditions:														Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	s type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
20	C4-4D	5.4	1.8	arts			2,145	10,344		1,135							-9	0	10,344		1,135								New residential dev, ground floor retail, under No-Action. New commercial dev, ground floor retail, under With-Action
	C4-4D	5.4	1.8	arts			2,145	10,344		1,135							-9	0	10,344		1,135								New residential dev, ground floor retail, under No-Action. New commercial dev, ground floor retail, under With-Action
	C4-4D	5.4	1.8	arts			6,635	32,005		3,513							0	135	16,022		3,513								New commercial dev, ground floor retail, under With-Action
							10,924	52,693		5,783					0	0	-18	135	36,710		5,783						0	0	
21	C4-7	10	0				37,845	88,305										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,617	24,773										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				10,425	24,325										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				27,249	63,581										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				22,707	52,983										0	0										New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0					118,320			55,770							0	0				0						Existing community facility (school) transfers dev rights only
							108,843	372,287			55,770				150	0		0	0				0				150	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
22	C4-4D	7.2	1.8	IH	131	26	36,519										131	-14,662	-25,591										Retail and commercial enlargement of existing building under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	9	2	2,548										9	1,049											New residential dev, two levels of retail, under With-Action scenario
					140	28	39,068								150	63	140	-13,613	-25,591								150	63	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
23	C6-3	8	2	arts	44		11,577			3,405							44	4,767		-8,512	3,405								New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	18		4,833			1,422							8	2,417			1,422								New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	18		4,833			1,422							8	2,417			1,422								New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	arts	37		9,639			2,835							37	9,639			2,835				-5,670				West portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	arts	18		5,355			1,418							18	5,355			1,418				-3,150				East portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	arts	30		3,828			2,027				4,504			30	3,828			2,027					0			Site planned for partial acquisition for the 2nd Ave subway. New residential dev, mechanical ground floor for subway and second story retail, under With-Action scenario.
					165		40,066			12,527				4,504	150	71	145	28,423		-8,512	12,527				-8,820	0	150	26	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
24	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-5,000					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	36	7	4,289										36	-911						-4,800					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-3,750					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	59	12	7,120										59	7,120							-8,376				New residential dev under With-Action scenario
					131	26	15,698								126	59	131	10,498						-13,550	-8,376		126	31	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
25	C4-4D	7.2	1.8	IH	68	14	8,150								0	0	68	-400				-8,550					0	0	New residential dev, ground floor retail, under With-Action scenario.Site planned for acquisition for the 2nd Ave subway
26	C4-4D	7.2	1.8	IH	32	6	0										17	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	32	6	0										17	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	16	3	0										8	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	16	3	0										8	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	0										8	0											New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	20	4	2,402										10	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	1,848										7	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	1,848										7	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	15	3	1,848										7	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	11	2	1,369										5	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
					187	37	9,314								150	84	94	0									150	37	This dev site provides two levels of below-grade parking including public parking under With-Action scenario

	With-Action conditions:														Increment:												
site:	proposed zoning:	proposed FAR:	bonus FAR:	s type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
					2,545	386	885,311	1,205,894	25,987	94,221	71,508	20,586	1,998	4,504	1,882	1,086	2,236	231,745	677,606	17,475	94,221	-110,985	0	-26,824	-110,406	0	1,882	648	

Summary of Reasonable Worst Case Development Scenario - December 14, 2007

With-Action conditions:													Increment:											
DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	
2,545	386	885,311	1,205,894	25,987	94,221	71,508	20,586	1,998	4,504	1,882	1,086	2,236	231,745	677,606	17,475	94,221	-110,985	0	-26,824	-110,406	0	1,882	648	Projected Sites

POTENTIAL DEVELOPMENT SITES

site description:							existing conditions:																No-Action conditions:										
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:
27	pot	568 WEST 125 STREET	1980	75	32,050	28,900	R7-2	0.90	4		28,900												28,900								0
28	pot	151-153 MORNINGSIDE AVE	1952	61	4,992	0	C4-4	0.00	4							4,992			17	0.85	17	0	4,243								0
29	pot	381 WEST 125 STREET	1952	101	1,498	4,872	C4-4	3.25	4	3	900										3		900								
	pot	379 WEST 125 STREET	1952	2	1,498	4,872	C4-4	3.25	4	3	1,005										3		1,005								
		subtotal:			2,996	9,744				6	1,905										6	0	1,905								0
30	pot	361 WEST 125 STREET	1952	9	5,296	18,384	C4-4	3.47	4			18,384												18,384							0
31	pot	313 WEST 125 STREET	1952	23	5,500	23,620	C4-4	4.29	4		5,500				18,120								5,500	18,120							
	pot	WEST 126 STREET	1952	41	4,162	0	C4-4	0.00	3.44							4,162			14	0	16	5	0								
	pot	309 WEST 125 STREET	1952	25	10,321	26,400	C4-4	2.56	3.44 / 4		21,476	4,924											21,476	4,924							
	pot	307 WEST 125 STREET	1952	27	2,000	6,560	C4-4	3.28	4		3,560	3,000											3,560	3,000							
	pot	305 WEST 125 STREET	1952	28	3,000	8,640	C4-4	2.88	4		8,640												8,640								
	pot	308 WEST 126 STREET	1952	38	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
	pot	306 WEST 126 STREET	1952	138	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
	pot	304 WEST 126 STREET	1952	37	1,664	1,664	C4-4	1.00	3.44						1,664													1,664			
		subtotal:			29,975	70,212					39,176	7,924			23,112	4,162			14		16	5	39,176	26,044				4,992			0
32	pot	2342 FRED DOUGLASS BLVD	1931	61	4,992	3,500	C4-4	0.70	4		3,500									0.85	17	9	4,243								9
	pot	260 WEST 126 STREET	1931	56	12,490	7,494	C4-4	0.60	3.44					7,494		4,996			17	0.5	32	16	6,245			7,494					16
	pot	2340 FRED DOUGLASS BLVD	1931	63	2,500	9,250	C4-4	3.70	4						9,250								2,300	6,950							
	pot	2338 FRED DOUGLASS BLVD	1931	64	2,500	2,380	C4-4	0.95	4		1,190	1,190											1,190	1,190							
		subtotal:			22,482	22,624					4,690	1,190		7,494	9,250	4,996			17		49	25	13,978	8,140		7,494					25
33	pot	2330 FRED DOUGLASS BLVD	1931	1	11,590	42,310	C4-4	3.65	4		11,590	30,720											11,590	30,720							0
34	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44		8,680			13,913									8,680			13,913					
	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44					22,593												22,593					
		subtotal:			20,184	45,185					8,680			36,505									8,680			36,505					0
35	pot	268 WEST 125 STREET	1930	59	5,046	5,046	C4-4	1.00	4		5,046												5,046								
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	4		4,500				6,488								4,500					6,488			
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	3.44		4,500				6,488								4,500					6,488			
		subtotal:			15,101	27,022					14,046				12,976								14,046					12,976			0
36	pot	112 WEST 125 STREET	1909	40	2,330	2,018	C4-4	0.87	4		2,018												2,018								
	pot	114 WEST 125 STREET	1909	41	3,028	3,752	C4-4	1.24	4		3,752												3,752								
	pot	116 WEST 125 STREET	1909	42	5,046	4,944	C4-4	0.98	4		4,944												4,944								
	pot	117 WEST 124 STREET	1909	24	2,523	225	C4-4	0.09	3.44							2,523			9	0.85	7	4	2,145								
	pot	WEST 124 STREET	1909	25	2,133	0	C4-4	0.00	3.44									2,133		0.85	6	3	1,813								
	pot	283 WEST 125 STREET	1909	140	400	0	C4-4	0.00	3.44									400		0.85	1	1	340								
		subtotal:			15,460	10,939					10,714					2,523		2,533	9		14	7	15,012								0
37	pot	300 LENOX AVENUE	1723	1	6,993	18,629	C4-7	2.66	10		4,700	13,929											4,700	13,929							
	pot	308 LENOX AVENUE	1723	4	1,500	6,000	C4-7	4.00	10		1,500	4,500											1,500	4,500							
		subtotal:			8,493	24,629					6,200	18,429											6,200	18,429							0
38	pot	2022 5 AVENUE	1723	33	10,894	20,764	C4-4	1.91	4		4,900	11,326			4,538								4,900	11,326				4,538			
	pot	2032 5 AVENUE	1723	37	1,700	4,774	C4-4	2.81	4		1,700	3,074											1,700	3,074							
		subtotal:			12,594	25,538					6,600	14,400			4,538								6,600	14,400				4,538			0

	With-Action conditions:															Increment:											
site:	proposed zoning:	proposed FAR:	bonus FAR:	s type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
27	R7-2	3.44	0				28,900	28,900								0		0	28,900								0	Expansion of existing comercial use adding a second story for offices under With-Action scenario
28	C4-4D	7.2	1.8	IH	35	7	4,243								0	0	18	0									0	0	New residential dev, ground floor retail, under No-Action and With-Action scenarios
29	C4-4D	7.2	1.8	IH	11	2	1,273										8	373											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	11	2	1,273										8	268											New residential dev, ground floor retail, under With-Action scenario
					22	4	2,547								0	0	16	642									0	0	
30	C4-4D	7.2	1.8	IH	37	7	4,502								0	0	37	4,502	-18,384								0	0	New residential dev, ground floor retail, under With-Action scenario
31	C4-4D	7.2	1.8	IH	39	8	4,675										39	-825	-18,120										Conversion to offices, ground floor retail, under No-Action scenario. New resid dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	29	6	3,538										13	3,538											New residential dev, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	73	15	8,773										73	-12,703	-4,924										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	14	3	1,700										14	-1,860	-3,000										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	21	4	2,550										21	-6,090											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414										12							-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414										12							-1,664					New residential dev under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414										12							-1,664					New residential dev under With-Action scenario
					212	42	25,479								150	95	196	-17,940	-26,044					-4,992			150	95	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
32	C4-4D	7.2	1.8	IH	35	7	4,243										18	0											New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	85	17	6,245				7,494						53	0				0							New residential dev including new comm facility (church), partial ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	18	4	2,125										18	-175	-6,950										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,125										18	935	-1,190										New residential dev, ground floor retail, under With-Action scenario
					156	31	14,738				7,494				150	70	107	760	-8,140			0					150	45	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
33	C4-7	12	3	arts	123		19,703			8,693					0	25	123	8,113	-30,720		8,693						0	25	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
34	C6-3	8	2	IH	71	14	17,156								0		71	8,476				-13,913							North portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	6	0	IH	11	2	0				22,593						11	0				0							South portion of lot 1. Existing church remains, transfers 1 FAR of dev rights to north portion of lot 1, under With-Action scenario
					82	16	17,156				22,593				0	31	82	8,476				-13,913					0	31	This dev site provides one level of below-grade parking under With-Action scenario
35	C6-3	8	2	IH	35	7	8,578										35	3,532											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	35	7	8,547										35	4,047						-6,488					North portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	31	6	8,547										31	4,047						-6,488					South portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
					101	20	25,672								111	40	101	11,626						-12,976			111	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
36	C6-3	8	2	IH	16	3	3,961										16	1,943											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	21	4	5,148										21	1,396											New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	35	7	8,578										35	3,634											New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,289										8	2,145											New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	13	3	3,626										7	1,813											New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	2	0	680										1	340											New residential dev under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					102	20	26,282								115	40	88	11,270									115	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
37	C4-7	12	3	IH	80	16	11,888										80	7,188	-13,929										New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	17	3	2,550										17	1,050	-4,500										New residential dev, two levels of retail, under With-Action scenario
					97	19	14,438								0	0	97	8,238	-18,429								0	0	
38	C4-4A	4	0		38		9,260										38	4,360	-11,326					-4,538					New residential dev, ground floor retail, under With-Action scenario
	C4-4A	4	0		6		1,445										6	-255	-3,074										New residential dev, ground floor retail, under With-Action scenario
					44		10,705								42	0	44	4,105	-14,400					-4,538			42	0	This dev site provides one level of below-grade public parking under With-Action scenario

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

site description:							existing conditions:															No-Action conditions:													
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:					
39	pot	290 LENOX AVENUE	1722	69	8,578	25,326	C4-4	2.95	4			8,578	16,748										8,578	16,748							0					
40	pot	52 WEST 125 STREET	1722	57	1,576	4,066	C4-4	2.58	4			1,000			3,066								1,000	3,066												
	pot	50 WEST 125 STREET	1722	156	1,576	4,121	C4-4	2.61	4			1,000			3,121								1,000	3,121												
	pot	48 WEST 125 STREET	1722	56	1,576	4,113	C4-4	2.61	4			1,000			3,113								1,000	3,113												
	pot	46 WEST 125 STREET	1722	155	1,576	3,809	C4-4	2.42	4			400						3,409					400	3,409												
	pot	44 WEST 125 STREET	1722	55	2,102	5,400	C4-4	2.57	4			2,160	2,160		1,080								2,160	3,240												
		subtotal:			8,406	21,509						5,560	2,160		10,380			3,409					5,560	15,949							0					
~~41~~	~~pot~~	~~32 WEST 125 STREET~~	~~1722~~	~~51~~	~~10,512~~	~~21,024~~	~~C4-4~~	~~2.00~~	~~4~~								~~10,512~~	~~10,512~~		~~0.42~~	~~25~~	~~13~~	~~4,415~~							~~15,013~~	~~13~~				
	~~pot~~	~~32 WEST 125 STREET~~	~~1722~~	~~51~~	~~4,501~~	~~9,002~~	R7-2	~~2.00~~	~~3.44~~								~~4,501~~	~~4,501~~		~~0~~	~~17~~	~~9~~	~~0~~								~~9~~				
		~~subtotal:~~			~~15,013~~	~~30,026~~											~~15,013~~	~~15,013~~			~~42~~	~~21~~	~~4,415~~							~~15,013~~	~~21~~				
42	pot	102 EAST 126 STREET	1774	68	11,491	0	M1-2	0.00	2								11,491													11,491	0				
43	pot	108 EAST 126 STREET	1774	65	2,198	4,928	M1-2	2.24	4	4	1,230										4		1,230												
	pot	106 EAST 126 STREET	1774	66	2,798	6,720	M1-2	2.40	4				6,720											6,720											
	pot	104 EAST 126 STREET	1774	67	2,498	9,500	M1-2	3.80	4				9,500											9,500											
	pot	107 EAST 125 STREET	1774	5	2,548	5,577	C4-4	2.19	4			2,471			3,106								2,471	3,106											
	pot	109 EAST 125 STREET	1774	6	2,448	5,880	C4-4	2.40	4									5,880					2,081	3,799											
	pot	111 EAST 125 STREET	1774	7	2,498	6,800	C4-4	2.72	4	5	1,700										5		1,700												
	pot	113 EAST 125 STREET	1774	8	2,498	6,800	C4-4	2.72	4		6,800												6,800												
		subtotal:			17,486	46,205				9	12,201	16,220			3,106			5,880			9		14,282	23,125							0					
44	pot	150-170 EAST 126 STREET	1774	48	22,531	0	M1-2	0.00	2							22,531			75										22,531		75					
45	pot	2306 3 AVENUE	1774	33	17,993	27,000	C4-4/M1-2	1.50	4 / 2					27,000												27,000					0					
46	pot	122 EAST 125 STREET	1773	61	2,523	3,300	C4-4	1.31	4			3,300											3,300												
	pot	128 EAST 125 STREET	1773	58	8,074	21,556	C4-4	2.67	4			21,556											21,556												
		subtotal:			10,597	24,856						24,856											24,856								0					
47	pot	129 EAST 124 STREET	1773	15	2,523	7,194	C4-4	2.85	4						7,194													7,194							
	pot	2050 LEXINGTON AVENUE	1773	17	3,828	4,037	C4-4	1.05	4			4,037											4,037												
	pot	2054 LEXINGTON AVENUE	1773	18	216	525	C4-4	2.43	4			525											525												
		subtotal:			6,567	11,756						4,562			7,194								4,562					7,194			0					
48	pot	149 EAST 124 STREET	1773	20	68,681	64,363	C4-4	0.94	4			64,363											64,363								0					
49	pot	228 EAST 125 STREET	1789	36	2,523	2,700	C4-4	1.07	4						2,700				2									2,700							
	pot	230 EAST 125 STREET	1789	35	2,523	3,500	C4-4	1.39	4					3,500												3,500									
	pot	232 EAST 125 STREET	1789	34	2,523	7,659	C4-4	3.04	4						7,659													7,659							
		subtotal:			7,569	13,859								3,500	10,359				2							3,500		10,359			0					

site description:							existing conditions:															No-Action conditions:													
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instit FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:					

general notes:

- Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside 5% of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site.

125th Street Corridor Rezoning - Expanded Arts Bonus Alternative

	With-Action conditions:														Increment:										
site:	proposed zoning:	proposed FAR:	bonus FAR:	s type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments:
39	C6-3	8	2	arts	55		14,583			4,289					0	0	55	6,005	-16,748		4,289						0	0	New residential dev, two levels of retail, under With-Action scenario
40	C6-3	8	2	IH	11	2	2,679										11	1,679	-3,066										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679										11	1,679	-3,121										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679										11	1,679	-3,113										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679										11	2,279	-3,409										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	15	3	3,573										15	1,413	-3,240										Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					59	12	14,290								0	0	59	8,730	-15,949								0	0	
~~41~~	~~C6-3~~	~~8~~	~~2~~	~~IH~~	~~85~~	~~17~~	~~7,358~~							~~10,512~~			~~60~~	~~2,943~~								~~4,501~~			~~North portion of lot 51. New resid dev with partial ground floor retail and ConEd service center on two levels under No-Action and With-Action scenarios.~~
	~~C4-4A~~	~~4~~	~~0~~		~~17~~		~~3,151~~							~~4,501~~			~~0~~	~~3,151~~								~~4,501~~			~~South portion of lot 51. New resid dev under No-Action scenario. New resid dev with partial ground floor retail and ConEd service center on two levels, under With-Action scenario.~~
					~~102~~	~~17~~	~~10,509~~							~~15,013~~	~~110~~	~~40~~	~~60~~	~~6,094~~								~~0~~	~~110~~	~~19~~	~~This dev site provides two levels of below-grade parking including public parking under With-Action scenario~~
42	C6-3	8	2	IH	80	16	19,535								21	17	80	19,535								-11,491	21	17	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario
43	C4-4D	7.2	1.8	IH	16	3	1,868										12	638											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	20	4	2,378										20	2,378	-6,720										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123										18	2,123	-9,500										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,166										18	-305	-3,106										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	17	3	2,081										17	0	-3,799										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123										13	423											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123										18	-4,677											New residential dev, ground floor retail, under With-Action scenario
					125	25	14,863								119	56	116	581	-23,125								119	56	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
44	C4-4D	7.2	1.8	IH	159	32	19,151								150	72	159	19,151							-22,531		150	-3	New residential dev, two levels of retail, under With-Action scenario; 75 public parking spaces in the no-build. This dev site provides two levels o below-grade parking including public parking under With-Action scenario
45	C4-4D	5.4	1.4	arts			15,294	75,571		6,298					150	0	0	15,294	75,571		6,298	-27,000					150	0	New commercial dev, ground floor retail. This dev site provides two levels of below-grade public parking under With-Action scenario
46	C4-4D	7.2	1.8	IH	18	4	2,145										18	-1,155											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	57	11	6,863										57	-14,693											New residential dev, ground floor retail, under With-Action scenario
					75	15	9,007								0	0	75	-15,849									0	0	
47	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-7,194					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	27	5	3,254										27	-783											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	2	0	184										2	-341											New residential dev, ground floor retail, under With-Action scenario
					47	9	5,582								0	0	47	1,020						-7,194			0	0	
48	C4-4D	7.2	1.8	IH	485	97	58,379								150	218	485	-5,984									150	218	New residential dev, ground floor retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario
49	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-2,700					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145				-3,500							New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	IH	18	4	2,145										18	2,145						-7,659					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
					54	11	6,434								0	0	54	6,434				-3,500		-10,359			0	0	

	With-Action conditions:														Increment:										
site:	proposed zoning:	proposed FAR:	bonus FAR:	s type:	DUs (inc. affordable)	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instit FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	comments: