

Appendix A.2 **Reasonable Worst-Case Development Scenario (RWCDS) Summary Tables**

A.2a PROPOSED ACTION RWCDS TABLES

The “RWCDS” Summary Tables based on New York City Department of City Planning’s May 25, 2004 zoning text and map amendments to the Special Hudson Yards District portion of the New York City Zoning Resolution are included in this section. These tables provide lot area, floor area, and other zoning-related information for Projected and Potential Development Sites (described in Chapter 2, “Description of the Proposed Action,” Section B.6).

A.2b ALTERNATIVE S RWCDS TABLES

For the FGEIS, New York City Department of City Planning provided revised zoning text and map amendments (issued August 30, 2004) to the Special Hudson Yards District portion of the New York City Zoning Resolution. These amendments to the zoning text and map amendments are considered under Alternative S in Chapter 26, “Alternatives”. The RWCDS Summary Tables based on Alternative S, are included in this section. This appendix provides lot area, floor area, and other zoning-related information for Projected and Potential Development Sites.

PROJECTED DEVELOPMENT SITE 14

BLOCK: 1069

LOT(S): 24, 29, 34, 136

LOT AREA: 44,444

TOTAL BUILT FA: 49,967

TABLE A.2-1(A): SITE 14—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/C6-3			
Office FA	-	-	51,111	51,111
Hotel FA	-	-	-	-
Retail FA	-	-	44,444	44,444
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	533	533
Trans/Utility *	-	-	-	-
Inst/CF	48,842	48,842	93,286	44,444
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,125	1,125	-	-1,125
Pkg *	7,408	7,408	-	-7,408
Comments	The proposed development site uses all development rights for lots (29 and 34) and the unused air rights (354,823 square feet) from adjacent parcels (lots 24 and 136). The adjacent parcels contain 48,842 square feet of institutional/public facility space (St. Raphael's RC Church) which would remain. Proposed institutional/community facility use to be a recreation center.			

TABLE A.2-1(B): SITE 14—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/C6-3			
Office FA	-	-	51,111	51,111
Hotel FA	-	-	-	-
Retail FA	-	-	44,444	44,444
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	533	533
Trans/Utility *	-	-	-	-
Inst/CF	48,842	48,842	93,286	44,444
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,125	1,125	-	-1,125
Pkg *	7,408	7,408	-	-7,408
Comments	The proposed development site uses all development rights for lots (29 and 34) and the unused air rights (354,823 square feet) from adjacent parcels BV26(lots 24 and 136). The adjacent parcels contain 48,842 square feet of institutional/public facility space (St. Raphael's RC Church) which would remain. Proposed institutional/community facility use to be a recreation center.			

PROJECTED DEVELOPMENT SITE 18

BLOCK: 1090
LOT(S): 20, 23, 29, 36, 42
LOT AREA: 77,920
TOTAL BUILT FA: 159,407

TABLE A.2-2(A): SITE 18—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/M2-3			
Office FA	71,715	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	43,050	23,376	19,674
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	887	912	25
Trans/Utility *	-	-	-	-
Inst/CF			-	
Vacant *	5,300	5,300	-	-5,300
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	943	-	-	-
Pkg *	81,449	-	-	-
Comments				

TABLE A.2-2(B): SITE 18—2010 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/M2-3			
Office FA	71,715	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	43,050	23,376	19,674
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	887	912	25
Trans/Utility *	-	-	-	-
Inst/CF			-	
Vacant *	5,300	5,300	-	-5,300
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	943	-	-	-
Pkg *	81,449	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 19

BLOCK: 1051
LOT(S): 1, 49, 50, 51, 53, 57
LOT AREA: 68,000
TOTAL BUILT FA: 182,499

TABLE A.2-3(A): SITE 19—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CL			
Office FA	160,132	-	445,740	445,740
Hotel FA	-	-	-	-
Retail FA	-	-	20,400	20,400
Other Com FA	10,245	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	16	264	816	552
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is the Theater Row II site.			

TABLE A.2-3(B): SITE 18—2010 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CL			
Office FA	160,132	-	445,740	445,740
Hotel FA	-	-	-	-
Retail FA	-	-	20,400	20,400
Other Com FA	10,245	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	16	264	816	552
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is the Theater Row II site.			

PROJECTED DEVELOPMENT SITE 22

BLOCK: 736
LOT(S): 30-40
LOT AREA: 27,665
TOTAL BUILT FA: 39,241

TABLE A.2-4(A): SITE 22—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	3,327	-	-3,327
Hotel FA	-	-	-	-
Retail FA	7,500	15,980	8,300	-7,681
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	46	147	124	23
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	16,544	16,544	-	-16,544
Comments	The proposed development site uses all development rights for lots (33-38) and the unused air rights (43,177 square feet) from the adjacent parcels (lots 30-32, 39, and 40). The adjacent parcels contain 6,000 square feet of ground floor retail and 42 residential units which would remain.			

TABLE A.2-4(B): SITE 22—2010 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C1-7A			
Office FA	-	3,327	-	-3,327
Hotel FA	-	-	-	-
Retail FA	7,500	15,980	8,300	-7,681
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	46	147	124	-23
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	16,544	16,544	-	-16,544
Comments	The proposed development site uses all development rights for lots (33-38) and the unused air rights (43,177 square feet) from the adjacent parcels (lots 30-32, 39, and 40). The adjacent parcels contain 6,000 square feet of ground floor retail and 42 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 33

BLOCK: 729

LOT(S): 50

LOT AREA: 128,600

TOTAL BUILT FA: -

TABLE A.2-5(A): SITE 33—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	-	-	2,179,770	2,179,770
Hotel FA	-	-	-	-
Retail FA	-	-	38,580	38,580
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	128,600	128,600	-	-128,600
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	128,600 square feet (1.0 FAR) of residential floor area would be transferred from this site to the Daily News building.			

PROJECTED DEVELOPMENT SITE 37

BLOCK: 762
LOT(S): 6
LOT AREA: 24,687
TOTAL BUILT FA: 48,439

TABLE A.2-6(A): SITE 37—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	48,439	48,439	-	-48,439
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	289	289
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-6(B): SITE 37—2010 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	48,439	48,439	-	-48,439
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	289	289
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 1

BLOCK: 702

LOT(S): 1

LOT AREA: 570,000

TOTAL BUILT FA: -

TABLE A.2-7(A): SITE 1—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	4,266,751	4,266,751
Hotel FA	-	-	500,000	500,000
Retail FA	-	-	171,000	171,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	570	570
Trans/Utility *	-	-	-	-
Inst/CF	-	-	100,000	100,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Anticipated that this site will develop to 5,100,000 square feet. The remaining 5,730,000 square feet will be transferred to sites within the Large Scale Plan. Proposed institutional/community facility use to be a cultural facility (museum).			

TABLE A.2-7(B): SITE 1—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	4,266,751	4,266,751
Hotel FA	-	-	500,000	500,000
Retail FA	-	-	171,000	171,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	570	570
Trans/Utility *	-	-	-	-
Inst/CF	-	-	100,000	100,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Anticipated that this site will develop to 5,100,000 square feet. The remaining 5,730,000 square feet will be transferred to sites within the Large Scale Plan. Proposed institutional/community facility use to be a cultural facility (museum).			

PROJECTED DEVELOPMENT SITE 2

BLOCK: 705
LOT(S): 1, 5, 54, 68
LOT AREA: 41,500
TOTAL BUILT FA: 283,473

TABLE A.2-8(A): SITE 2—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,287,579	1,287,579
Hotel FA	-	-	-	-
Retail FA	-	-	12,450	12,450
Other Com FA	209,578	209,578	-	-209,578
Ind/Mfg FA	73,895	73,895	-	-73,895
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 383,460 square feet of floor area transferred from the eastern portion of Caemmerer Yard. Proposed 34th Street transit center or subway station site. No parking will be required at this site.			

TABLE A.2-8(B): SITE 2—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,287,579	1,287,579
Hotel FA	-	-	-	-
Retail FA	-	-	12,450	12,450
Other Com FA	209,578	209,578	-	-209,578
Ind/Mfg FA	73,895	73,895	-	-73,895
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 383,460 square feet of floor area transferred from the eastern portion of Caemmerer Yard. Proposed 34th Street transit center or subway station site. No parking will be required at this site.			

PROJECTED DEVELOPMENT SITE 3

BLOCK: 705

LOT(S): 29, 30, 32, 39, 41, 42, 45, 46, 53

LOT AREA: 71,700

TOTAL BUILT FA: 347,137

TABLE A.2-9(A): SITE 3—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	2,864,415	2,864,415
Hotel FA	-	-	-	-
Retail FA	5,490	5,490	21,510	16,020
Other Com FA	275,138	275,138	-	-275,138
Ind/Mfg FA	61,625	61,625	-	-61,625
Res. DUs	6	6	-	-6
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	1,975	1,975	-	-1,975
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 1,218,900 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

TABLE A.2-9(B): SITE 3—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	2,864,415	2,864,415
Hotel FA	-	-	-	-
Retail FA	5,490	5,490	21,510	16,020
Other Com FA	275,138	275,138	-	-275,138
Ind/Mfg FA	61,625	61,625	-	-61,625
Res. DUs	6	6	-	-6
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	1,975	1,975	-	-1,975
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 1,218,900 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

PROJECTED DEVELOPMENT SITE 4

BLOCK: 706
LOT(S): 1, 10, 55
LOT AREA: 48,500
TOTAL BUILT FA: 184,111

TABLE A.2-10(A): SITE 4—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CC			
Office FA	-	-	1,743,575	1,743,575
Hotel FA	-	-	-	-
Retail FA	-	-	14,550	14,550
Other Com FA	14,000	14,000	-	-14,000
Ind/Mfg FA	-	-	-	-
Res. DUs	25	25	194	169
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	7,736	7,736	-	-7,736
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	88,875	88,875	-	-88,875
Comments	Large Scale Plan receiving site of 824,500 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

TABLE A.2-10(B): SITE 4—2010 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CC			
Office FA	-	-	1,743,575	1,743,575
Hotel FA	-	-	-	-
Retail FA	-	-	14,550	14,550
Other Com FA	14,000	14,000	-	-14,000
Ind/Mfg FA	-	-	-	-
Res. DUs	25	25	194	169
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	7,736	7,736	-	-7,736
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	88,875	88,875	-	-88,875
Comments	This site is a receiving site within the Large Scale Plan, which would transfer 824,500 square feet of floor area from the eastern portion of Caemmerer Yard.			

PROJECTED DEVELOPMENT SITE 5

BLOCK: 706
LOT(S): 17, 20, 29, 35, 36
LOT AREA: 67,500
TOTAL BUILT FA: 190,266

TABLE A.2-11(A): SITE 5—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	2,116,125	2,116,125
Hotel FA	-	-	-	-
Retail FA	-	-	20,250	20,250
Other Com FA	81,000	81,000	-	-81,000
Ind/Mfg FA	-	-	-	-
Res. DUs	13	13	270	257
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,180	2,180	-	-2,180
Pkg *	132,243	132,243	-	-132,243
Comments	Large Scale Plan receiving site of 877,500 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

TABLE A.2-11(B): SITE 5—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	2,116,125	2,116,125
Hotel FA	-	-	-	-
Retail FA	-	-	20,250	20,250
Other Com FA	81,000	81,000	-	-81,000
Ind/Mfg FA	-	-	-	-
Res. DUs	13	13	270	257
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,180	2,180	-	-2,180
Pkg *	132,243	132,243	-	-132,243
Comments	Large Scale Plan receiving site of 877,500 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

PROJECTED DEVELOPMENT SITE 6

BLOCK: 707
LOT(S): 1, 13, 56
LOT AREA: 60,800
TOTAL BUILT FA: 58,274

TABLE A.2-12(A): SITE 6—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,377,424	1,377,424
Hotel FA	-	-	-	-
Retail FA	-	-	18,240	18,240
Other Com FA	-	-	-	-
Ind/Mfg FA	58,274	58,274	-	-58,274
Res. DUs	-	-	243	243
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	49,475	49,475	-	-49,475
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 328,200 square feet of floor area transferred from the eastern portion of Caemmerer Yard. This is a decked (platformed) site so there is no below-grade parking requirement.			

TABLE A.2-12(B): SITE 6—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,377,424	1,377,424
Hotel FA	-	-	-	-
Retail FA	-	-	18,240	18,240
Other Com FA	-	-	-	-
Ind/Mfg FA	58,274	58,274	-	-58,274
Res. DUs	-	-	243	243
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	49,475	49,475	-	-49,475
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 328,200 square feet of floor area transferred from the eastern portion of Caemmerer Yard. This is a decked (platformed) site so there is no below-grade parking requirement.			

PROJECTED DEVELOPMENT SITE 7

BLOCK: 707
LOT(S): 20, 26, 31, 39, 41, 45, 51
LOT AREA: 63,800
TOTAL BUILT FA: 255,325

TABLE A.2-13(A): SITE 7—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,445,389	1,445,389
Hotel FA	-	-	-	-
Retail FA	4,186	4,186	19,140	14,954
Other Com FA	-	-	-	-
Ind/Mfg FA	251,139	251,139	-	-251,139
Res. DUs	-	-	255	255
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	17,275	17,275	-	-17,275
Comments	Large Scale Plan receiving site of 382,800 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

TABLE A.2-13(B): SITE 7—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,445,389	1,445,389
Hotel FA	-	-	-	-
Retail FA	4,186	4,186	19,140	14,954
Other Com FA	-	-	-	-
Ind/Mfg FA	251,139	251,139	-	-251,139
Res. DUs	-	-	255	255
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	17,275	17,275	-	-17,275
Comments	Large Scale Plan receiving site of 382,800 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

PROJECTED DEVELOPMENT SITE 8

BLOCK: 708
LOT(S): 1, 62, 65
LOT AREA: 60,800
TOTAL BUILT FA: 20,631

TABLE A.2-14(A): SITE 8—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CC			
Office FA	-	-	1,377,424	1,377,424
Hotel FA	-	-	-	-
Retail FA	1,250	1,250	18,240	16,990
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	243	243
Trans/Utility *	64,175	64,175	-	-64,175
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	10,100	10,100	-	-10,100
Pkg *	9,281	9,281	-	-9,281
Comments	Large Scale Plan receiving site of 364,800 square feet of floor area transferred from the eastern portion of Caemmerer Yard. This is a decked (platformed) site so there is no below-grade parking requirement.			

TABLE A.2-14(B): SITE 8—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CC			
Office FA	-	-	1,377,424	1,377,424
Hotel FA	-	-	-	-
Retail FA	1,250	1,250	18,240	16,990
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	243	243
Trans/Utility *	64,175	64,175	-	-64,175
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	10,100	10,100	-	-10,100
Pkg *	9,281	9,281	-	-9,281
Comments	Large Scale Plan receiving site of 364,800 square feet of floor area transferred from the eastern portion of Caemmerer Yard. This is a decked (platformed) site so there is no below-grade parking requirement.			

PROJECTED DEVELOPMENT SITE 9

BLOCK: 708
LOT(S): 20, 22, 24, 37, 41-43, 46
LOT AREA: 43,000
TOTAL BUILT FA: 172,048

TABLE A.2-15(A): SITE 9—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	49,450	49,450
Hotel FA	-	-	-	-
Retail FA	9,890	9,890	43,000	33,110
Other Com FA	-	-	-	-
Ind/Mfg FA	62,742	62,742	-	-62,742
Res. DUs	8	8	516	508
Trans/Utility *	-	-	-	-
Inst/CF	-	-	43,000	43,000
Vacant *	85,442	85,442	-	-85,442
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a house of worship.			

TABLE A.2-15(B): SITE 9—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	49,450	49,450
Hotel FA	-	-	-	-
Retail FA	9,890	9,890	43,000	33,110
Other Com FA	-	-	-	-
Ind/Mfg FA	62,742	62,742	-	-62,742
Res. DUs	8	8	516	508
Trans/Utility *	-	-	-	-
Inst/CF	-	-	43,000	43,000
Vacant *	85,442	85,442	-	-85,442
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a house of worship.			

PROJECTED DEVELOPMENT SITE 10

BLOCK: 709

LOT(S): 1-3, 7, 13-15, 17, 60, 61, 63, 66-68, 70, 71

LOT AREA: 67,100

TOTAL BUILT FA: 112,028

TABLE A.2-16(A): SITE 10—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,520,151	1,520,151
Hotel FA	-	-	-	-
Retail FA	10,000	10,000	20,130	10,130
Other Com FA	-	-	-	-
Ind/Mfg FA	20,471	20,471	-	-20,471
Res. DUs	-	-	268	268
Trans/Utility *	62,414	62,414	-	-62,414
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	35,218	35,218	-	-35,218
Pkg *	14,742	14,742	-	-14,742
Comments	Large Scale Plan receiving site of 402,600 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

TABLE A.2-16(B): SITE 10—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,520,151	1,520,151
Hotel FA	-	-	-	-
Retail FA	10,000	10,000	20,130	10,130
Other Com FA	-	-	-	-
Ind/Mfg FA	20,471	20,471	-	-20,471
Res. DUs	-	-	268	268
Trans/Utility *	62,414	62,414	-	-62,414
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	35,218	35,218	-	-35,218
Pkg *	14,742	14,742	-	-14,742
Comments	Large Scale Plan receiving site of 402,600 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

PROJECTED DEVELOPMENT SITE 11

BLOCK: 709

LOT(S): 25, 30, 31, 33, 36, 37, 41, 43, 45, 46

LOT AREA: 56,800

TOTAL BUILT FA: 17,748

TABLE A.2-17(A): SITE 11—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	65,320	65,320
Hotel FA	-	-	-	-
Retail FA	4,500	4,500	56,800	52,300
Other Com FA	600	600	-	-600
Ind/Mfg FA	10,000	10,000	-	-10,000
Res. DUs	-	-	682	682
Trans/Utility *	-	-	-	-
Inst/CF	-	-	56,800	56,800
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,648	2,648	-	-2,648
Pkg *	47,370	47,370	-	-47,370
Comments	Proposed institutional/community facility use to be a school.			

TABLE A.2-17(B): SITE 11—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	65,320	65,320
Hotel FA	-	-	-	-
Retail FA	4,500	4,500	56,800	52,300
Other Com FA	600	600	-	-600
Ind/Mfg FA	10,000	10,000	-	-10,000
Res. DUs	-	-	682	682
Trans/Utility *	-	-	-	-
Inst/CF	-	-	56,800	56,800
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,648	2,648	-	-2,648
Pkg *	47,370	47,370	-	-47,370
Comments	Proposed institutional/community facility use to be a school.			

PROJECTED DEVELOPMENT SITE 12

BLOCK: 710
LOT(S): 1, 6, 11, 58
LOT AREA: 72,900
TOTAL BUILT FA: 59,251

TABLE A.2-18(A): SITE 12—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,651,550	1,651,550
Hotel FA	-	-	-	-
Retail FA	-	-	21,870	21,870
Other Com FA	7,406	7,406	-	-7,406
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	292	292
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	51,845	51,845	-	-51,845
Pkg *	54,875	54,875	-	-54,875
Comments	Large Scale Plan receiving site of 437,400 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

TABLE A.2-18(B): SITE 12—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,651,550	1,651,550
Hotel FA	-	-	-	-
Retail FA	-	-	21,870	21,870
Other Com FA	7,406	7,406	-	-7,406
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	292	292
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	51,845	51,845	-	-51,845
Pkg *	54,875	54,875	-	-54,875
Comments	Large Scale Plan receiving site of 437,400 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

PROJECTED DEVELOPMENT SITE 13

BLOCK: 710

LOT(S): 20, 22, 27, 29, 42

LOT AREA: 52,000

TOTAL BUILT FA: 263,546

TABLE A.2-19(A): SITE 13—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	59,800	59,800
Hotel FA	-	-	-	-
Retail FA	-	-	52,000	52,000
Other Com FA	209,578	209,578	-	-209,578
Ind/Mfg FA	39,768	39,768	-	-39,768
Res. DUs	-	-	624	624
Trans/Utility *	-	-	-	-
Inst/CF	-	-	52,000	52,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	14,200	14,200	-	-14,200
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a YMCA or recreation center.			

TABLE A.2-19(B): SITE 13—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	59,800	59,800
Hotel FA	-	-	-	-
Retail FA	-	-	52,000	52,000
Other Com FA	209,578	209,578	-	-209,578
Ind/Mfg FA	39,768	39,768	-	-39,768
Res. DUs	-	-	624	624
Trans/Utility *	-	-	-	-
Inst/CF	-	-	52,000	52,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	14,200	14,200	-	-14,200
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to a YMCA or recreation center.			

PROJECTED DEVELOPMENT SITE 15

BLOCK: 1070

LOT(S): 1

LOT AREA: 22,100

TOTAL BUILT FA: 92,486

TABLE A.2-20(A): SITE 15—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	25,415	25,415
Hotel FA	-	-	-	-
Retail FA	-	-	22,100	22,100
Other Com FA	92,486	92,486	-	-92,486
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	265	265
Trans/Utility *	-	-	-	-
Inst/CF	-	-	22,100	22,100
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a daycare center.			

TABLE A.2-20(B): SITE 15—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	25,415	25,415
Hotel FA	-	-	-	-
Retail FA	-	-	22,100	22,100
Other Com FA	92,486	92,486	-	-92,486
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	265	265
Trans/Utility *	-	-	-	-
Inst/CF	-	-	22,100	22,100
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a daycare center.			

PROJECTED DEVELOPMENT SITE 16

BLOCK: 1070
LOT(S): 49, 50, 54
LOT AREA: 18,500
TOTAL BUILT FA: 5,376

TABLE A.2-21(A): SITE 16—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	21,275	21,275
Hotel FA	-	-	-	-
Retail FA	-	-	18,500	18,500
Other Com FA	5,376	5,376	-	-5,376
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	222	222
Trans/Utility *	-	-	-	-
Inst/CF	-	-	18,500	18,500
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a daycare center.			

TABLE A.2-21(B): SITE 16—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	21,275	21,275
Hotel FA	-	-	-	-
Retail FA	-	-	18,500	18,500
Other Com FA	5,376	5,376	-	-5,376
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	222	222
Trans/Utility *	-	-	-	-
Inst/CF	-	-	18,500	18,500
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a daycare center.			

PROJECTED DEVELOPMENT SITE 17

BLOCK: 1090
LOT(S): 9, 10, 11, 109
LOT AREA: 40,178
TOTAL BUILT FA: 4,866

TABLE A.2-22(A): SITE 17—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,000	61,000	12,053	-48,947
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	3	377	470	93
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	38,068	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-22(B): SITE 17—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,000	61,000	12,053	-48,947
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	3	377	470	93
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	38,068	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 20

BLOCK: 1050
LOT(S): 1, 6, 61, 158
LOT AREA: 58,800
TOTAL BUILT FA: 298,541

TABLE A.2-23(A): SITE 20—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,196,874	1,196,874
Hotel FA	-	-	-	-
Retail FA	-	-	17,640	17,640
Other Com FA	-	-	-	-
Ind/Mfg FA	2,800	2,800	-	-2,800
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	301,069	301,069	-	-301,069
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-23(B): SITE 20—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,196,874	1,196,874
Hotel FA	-	-	-	-
Retail FA	-	-	17,640	17,640
Other Com FA	-	-	-	-
Ind/Mfg FA	2,800	2,800	-	-2,800
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	301,069	301,069	-	-301,069
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 21

BLOCK: 736
LOT(S): 1, 73
LOT AREA: 60,000
TOTAL BUILT FA: -

TABLE A.2-24(A): SITE 21—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	114,270	114,270	450,000	335,730
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This site would be for the proposed Port Authority Bus Garage on the block from West 38th to 39th streets between Ninth and Tenth avenues. This facility would be constructed on a deck (platform) over Galvin Plaza.			

TABLE A.2-24(B): SITE 21—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	114,270	114,270	450,000	335,730
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This site would be for the proposed Port Authority Bus Garage on the block from West 38th to 39th streets between Ninth and Tenth avenues. This facility would be constructed on a deck (platform) over Galvin Plaza.			

PROJECTED DEVELOPMENT SITE 23

BLOCK: 735

LOT(S): 1,6,7,8,9,65

LOT AREA: 38,049

TOTAL BUILT FA: 32,593

TABLE A.2-25(A): SITE 23—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	37,020	37,020
Other Com FA	-	-	-	-
Ind/Mfg FA	2,700	2,700	-	-2,700
Res. DUs	41	41	352	311
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	11,898	11,898	-	-11,898
Pkg *	18,850	18,850	-	-18,850
Comments	The proposed development site uses all development rights for lots (1, 6, 7, and 65) and the unused air rights (18,665 square feet) from the adjacent parcels (lots 8 and 9). The adjacent parcels contain 41 residential units which would remain.			

TABLE A.2-25(B): SITE 23—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	37,020	37,020
Other Com FA	-	-	-	-
Ind/Mfg FA	2,700	2,700	-	-2,700
Res. DUs	41	41	352	311
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	11,898	11,898	-	-11,898
Pkg *	18,850	18,850	-	-18,850
Comments	The proposed development site uses all development rights for lots (1,6,7, and 65) and the unused air rights (18,665 square feet) from the adjacent parcels (lots 8 and 9). The adjacent parcels contain 41 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 24

BLOCK: 735
LOT(S): 22, 30
LOT AREA: 58,150
TOTAL BUILT FA: 59,726

TABLE A.2-26(A): SITE 24—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/C1-7A			
Office FA	-	4,839	-	-4,839
Hotel FA	-	-	-	-
Retail FA	15,215	14,518	17,445	2,927
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	58	147	387	240
Trans/Utility *	36,900	36,900	-	-36,900
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 30 and the unused air rights (276,750 square feet) from the adjacent parcel (lot 22). The adjacent parcel is the below-grade infrastructure for the Lincoln Tunnel Expressway which would remain.			

TABLE A.2-26(B): SITE 24—2010 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/C1-7A			
Office FA	-	4,839	-	-4,839
Hotel FA	-	-	-	-
Retail FA	15,215	14,518	17,445	2,927
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	58	147	387	240
Trans/Utility *	36,900	36,900	-	-36,900
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 30 and the unused air rights (276,750 square feet) from the adjacent parcel (lot 22). The adjacent parcel is the below-grade infrastructure for the Lincoln Tunnel Expressway which would remain.			

PROJECTED DEVELOPMENT SITE 25

BLOCK: 734

LOT(S): 1, 5, 66

LOT AREA: 19,449

TOTAL BUILT FA: 43,188

TABLE A.2-27(A): SITE 25—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	4,734	4,734	19,449	14,715
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	43	43	233	190
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,488	1,488	-	-1,488
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 1 and the unused air rights (72,544 square feet) from the adjacent parcels (lots 5 and 66). The adjacent parcels contain 4,734 square feet of ground floor commercial space and 43 residential units which would remain.			

TABLE A.2-27(B): SITE 25—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	4,734	4,734	19,449	14,715
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	43	43	233	190
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,488	1,488	-	-1,488
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 1 and the unused air rights (72,544 square feet) from the adjacent parcels (lots 5 and 66). The adjacent parcels contain 4,734 square feet of ground floor commercial space and 43 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 26

BLOCK: 734
LOT(S): 16, 18, 52, 55
LOT AREA: 42,259
TOTAL BUILT FA: 28,592

TABLE A.2-28(A): SITE 26—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	12,678	12,678
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	304	304
Trans/Utility *	22,510	22,510	-	-22,510
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	33,529	33,529	-	-33,529
Comments	The proposed development site uses all development rights for lot 1 and the unused air rights (72,544 square feet) from the adjacent parcels (lots 5 and 66). The adjacent parcels contain 4,734 square feet of ground floor commercial space and 43 residential units which would remain.			

TABLE A.2-28(B): SITE 26—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	12,678	12,678
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	304	304
Trans/Utility *	22,510	22,510	-	-22,510
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	33,529	33,529	-	-33,529
Comments	The proposed development site uses all development rights for lots (16,52,and 55) and the unused air rights (168,825 square feet) from the adjacent parcel (lot 18). The adjacent parcel is the Dyer Avenue right-of-way which would remain.			

PROJECTED DEVELOPMENT SITE 27

BLOCK: 733
LOT(S): 1, 67, 68, 70
LOT AREA: 19,750
TOTAL BUILT FA: 14,569

TABLE A.2-29(A): SITE 27—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,449	1,449	19,750	18,301
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	13	13	237	224
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	17,724	17,724	-	-17,724
Comments	The proposed development site uses all development rights for lots 67,68,70 and the unused air rights (20,726 square feet) from the adjacent parcel (lot 1). The adjacent parcel contains 1,449 square feet of ground floor commercial space and 13 residential units which would remain.			

TABLE A.2-29(B): SITE 27—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,449	1,449	19,750	18,301
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	13	13	237	224
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	17,724	17,724	-	-17,724
Comments	The proposed development site uses all development rights for lots (67,68, and 70) and the unused air rights (20,726 square feet) from the adjacent parcel (lot 1). The adjacent parcel contains 1,449 square feet of ground floor commercial space and 13 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 28

BLOCK: 733
LOT(S): 25, 28, 30, 31
LOT AREA: 34,561
TOTAL BUILT FA: -

TABLE A.2-30(A): SITE 28—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	5,616	-	-5,616
Hotel FA	-	-	-	-
Retail FA	-	16,849	10,368	-6,481
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	171	205	34
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	34,561	-	-	-
Comments				

TABLE A.2-30(B): SITE 28—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	5,616	-	-5,616
Hotel FA	-	-	-	-
Retail FA	-	16,849	10,368	-6,481
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	171	205	34
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	34,561	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 29

BLOCK: 732
LOT(S): 1, 73
LOT AREA: 12,753
TOTAL BUILT FA: 14,275

TABLE A.2-31(A): SITE 29—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	12,753	12,753
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	18	18	153	135
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	6,700	6,700	6,700	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 1 and the unused air rights (22,796 square feet) from the adjacent parcel (lot 73). The adjacent parcel contains 1,700 square feet of ground floor auto-related space and 18 residential units which would remain. The auto-related space is located on the ground floor of the residential building.			

TABLE A.2-31(B): SITE 29—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	12,753	12,753
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	18	18	153	135
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	6,700	6,700	6,700	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 1 and the unused air rights (22,796 square feet) from the adjacent parcel (lot 73). The adjacent parcel contains 1,700 square feet of ground floor auto-related space and 18 residential units which would remain. The auto-related space is located on the ground floor of the residential building.			

PROJECTED DEVELOPMENT SITE 30

BLOCK: 731
LOT(S): 39, 40, 41, 43, 44, 48
LOT AREA: 17,775
TOTAL BUILT FA: 26,572

TABLE A.2-32(A): SITE 30—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	15,092	15,092	17,775	2,683
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	22	22	213	191
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (44 and 48) and the unused air rights (90,148 square feet) from the adjacent parcels (lots 39-41). The adjacent parcels contain 4,630 square feet of ground floor commercial space and 19 residential units which would remain.			

TABLE A.2-32(B): SITE 30—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	15,092	15,092	17,775	2,683
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	22	22	213	191
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (44 and 48) and the unused air rights (90,148 square feet) from the adjacent parcels (lots 39-41). The adjacent parcels contain 4,630 square feet of ground floor commercial space and 19 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 31

BLOCK: 729

LOT(S): 1

LOT AREA: 137,310

TOTAL BUILT FA: 1,399,264

TABLE A.2-33(A): SITE 31—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	1,399,264	1,399,264	1,776,972	377,708
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	828	828
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	300	300
Comments	This site is the Daily News building, which is a projected site that will contain a residential tower, new commercial office space, and renovations to the existing building.			

TABLE A.2-33(B): SITE 31—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	1,399,264	1,399,264	1,776,972	377,708
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	828	828
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	300	300
Comments	This site is the Daily News building, which is a projected site that will contain a residential tower, new commercial office space, and renovations to the existing building.			

PROJECTED DEVELOPMENT SITE 32

BLOCK: 729
LOT(S): 60
LOT AREA: 80,729
TOTAL BUILT FA: -

TABLE A.2-34(A): SITE 32—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	-	968,748	1,368,357	399,609
Hotel FA	-	-	-	-
Retail FA	-	24,219	24,219	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	80,729	-	-	-
Comments	Schulweiss site. Anticipated that approximately 80,700 square feet (1.0 FAR) of residential floor area would be transferred from this site to the Daily News building.			

PROJECTED DEVELOPMENT SITE 34

BLOCK: 729
LOT(S): 50, 60, 163
LOT AREA: 222,289
TOTAL BUILT FA: 165,604

TABLE A.2-35(B): SITE 34—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	165,604	1,134,352	316,710	-817,642
Hotel FA	-	-	-	-
Retail FA	-	24,219	62,790	38,571
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	128,600	128,600	-	-128,600
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	23,000	23,000
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	80,279	-	-	-
Comments	Under this analysis, Madison Square Garden will relocate to this location. This is a decked (platformed) site so there is no below-grade parking requirement.			

PROJECTED DEVELOPMENT SITE 35

BLOCK: 1032

LOT(S): 1, 4, 5, 7, 54, 57, 58, 61, 63, 64, 101, 103, 162

LOT AREA: 58,634

TOTAL BUILT FA: 168,329

TABLE A.2-36(A): SITE 35—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	2,469	2,469	335,082	332,613
Hotel FA	-	-	-	-
Retail FA	19,328	19,328	29,511	10,183
Other Com FA	27,827	27,827	-	-27,827
Ind/Mfg FA	-	-	-	-
Res. DUs	94	94	704	610
Trans/Utility *	13,950	13,950	13,950	-
Inst/CF	72,317	72,317	-	-72,317
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,200	9,200	-	-9,200
Comments	The proposed development site uses all development rights for lots (5,7,54,57, 58, and 101) and the unused air rights (229,736 square feet) from adjacent parcels (lots 1,4,61,63,64,103, and 162). The adjacent parcels contain 11,921 square feet of ground floor retail, 94 residential units, and 13,950 square feet of transportation/utility space which would remain.			

TABLE A.2-36(B): SITE 35—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	2,469	2,469	335,082	332,613
Hotel FA	-	-	-	-
Retail FA	19,328	19,328	29,511	10,183
Other Com FA	27,827	27,827	-	-27,827
Ind/Mfg FA	-	-	-	-
Res. DUs	94	94	704	610
Trans/Utility *	13,950	13,950	13,950	-
Inst/CF	72,317	72,317	-	-72,317
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,200	9,200	-	-9,200
Comments	The proposed development site uses all development rights for lots (5,7,54,57,58, and 101) and the unused air rights (229,736 square feet) from adjacent parcels (lots 1,4,61,63,64,103, and 162). The adjacent parcels contain 11,921 square feet of ground floor retail, 94 residential units, and 13,950 square feet of transportation/utility space which would remain.			

PROJECTED DEVELOPMENT SITE 36

BLOCK: 763

LOT(S): 31, 32, 34, 38, 42-44

LOT AREA: 29,636

TOTAL BUILT FA: 69,003

TABLE A.2-37(A): SITE 36—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6/GC			
Office FA	-	-	578,590	578,590
Hotel FA	-	-	-	-
Retail FA	47,252	47,252	8,891	-38,361
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	38	38	38	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	2,469	2,469	-	-2,469
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (32, 34, 38 and 42) and the unused air rights (64,173 square feet) from the adjacent parcels (lots 31, 43, and 44). The adjacent parcels contain 2,900 square feet of ground floor retail and 38 residential units which would remain.			

TABLE A.2-37(B): SITE 36—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6/GC			
Office FA	-	-	578,590	578,590
Hotel FA	-	-	-	-
Retail FA	47,252	47,252	8,891	-38,361
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	38	38	38	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	2,469	2,469	-	-2,469
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (32,34,38 and 42) and the unused air rights (64,173 square feet) from the adjacent parcels (lots 31,43,and 44). The adjacent parcels contain 2,900 square feet of ground floor retail and 38 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 38

BLOCK: 762
LOT(S): 61
LOT AREA: 4,937
TOTAL BUILT FA: 55,473

TABLE A.2-38(A): SITE 38—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	55,473	55,473	-	-55,473
Res. DUs	-	-	58	58
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 3,771 square feet.			

TABLE A.2-38(B): SITE 38—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	55,473	55,473	-	-55,473
Res. DUs	-	-	58	58
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 3,771 square feet.			

PROJECTED DEVELOPMENT SITE 39

BLOCK: 762

LOT(S): 13, 14, 16, 17, 60

LOT AREA: 24,700

TOTAL BUILT FA: 86,179

TABLE A.2-39(A): SITE 39—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	10,992	10,992	10,992	-
Hotel FA	-	-	-	-
Retail FA	10,918	10,918	7,410	-3,508
Other Com FA	-	-	-	-
Ind/Mfg FA	3,119	3,119	3,119	-
Res. DUs	43	43	267	224
Trans/Utility *	4,938	4,938	-	-4,938
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot (60) and the unused air rights (67,251 square feet) from the adjacent parcels (lots 13, 14, 16 and 17). The adjacent parcels contain 1,950 square feet of ground floor retail space, 3,119 square feet of industrial/manufacturing space, 8,968 square feet of ground floor retail, 10,992 square feet of commercial space, and 18 residential units which would remain.			

TABLE A.2-39(B): SITE 39—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	10,992	10,992	10,992	-
Hotel FA	-	-	-	-
Retail FA	10,918	10,918	7,410	-3,508
Other Com FA	-	-	-	-
Ind/Mfg FA	3,119	3,119	3,119	-
Res. DUs	43	43	267	224
Trans/Utility *	4,938	4,938	-	-4,938
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot (60) and the unused air rights (67,251 square feet) from the adjacent parcels (lots 13, 14, 16 and 17). The adjacent parcels contain 1,950 square feet of ground floor retail space, 3,119 square feet of industrial/manufacturing space, 8,968 square feet of ground floor retail, 10,992 square feet of commercial space, and 18 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 40

BLOCK: 761
LOT(S): 62
LOT AREA: 4,938
TOTAL BUILT FA: 29,628

TABLE A.2-40(A): SITE 40—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,938	4,938
Other Com FA	-	-	-	-
Ind/Mfg FA	29,628	29,628	-	-29,628
Res. DUs	-	-	84	84
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-40(B): SITE 40—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,938	4,938
Other Com FA	-	-	-	-
Ind/Mfg FA	29,628	29,628	-	-29,628
Res. DUs	-	-	84	84
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 41

BLOCK: 761
LOT(S): 10, 13, 20, 43
LOT AREA: 54,270
TOTAL BUILT FA: 147,487

TABLE A.2-41(A): SITE 41—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	16,281	16,281
Other Com FA	-	-	-	-
Ind/Mfg FA	83,299	83,299	53,844	-29,455
Res. DUs	-	-	581	581
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	76,531	76,531	-	-76,531
Comments	The proposed development site uses all development rights for lots (10, 13 and 43) and the unused air rights (4,908 square feet) from the adjacent parcel (lot 20). The adjacent parcel contains 53,844 square feet of industrial/manufacturing space which would remain.			

TABLE A.2-41(B): SITE 41—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	16,281	16,281
Other Com FA	-	-	-	-
Ind/Mfg FA	83,299	83,299	53,844	-29,455
Res. DUs	-	-	581	581
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	76,531	76,531	-	-76,531
Comments	The proposed development site uses all development rights for lots (10, 13 and 43) and the unused air rights (4,908 square feet) from the adjacent parcel (lot 20). The adjacent parcel contains 53,844 square feet of industrial/manufacturing space which would remain.			

PROJECTED DEVELOPMENT SITE 42

BLOCK: 760
LOT(S): 7
LOT AREA: 5,760
TOTAL BUILT FA: 56,513

TABLE A.2-42(A): SITE 42—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	5,760	5,760
Other Com FA	-	-	-	-
Ind/Mfg FA	7,125	7,125	-	-7,125
Res. DUs	18	18	76	58
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 12,607 square feet.			

TABLE A.2-42(B): SITE 42—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	5,760	5,760
Other Com FA	-	-	-	-
Ind/Mfg FA	7,125	7,125	-	-7,125
Res. DUs	18	18	76	58
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 12,607 square feet.			

PROJECTED DEVELOPMENT SITE 43

BLOCK: 758

LOT(S): 1, 5, 7, 14

LOT AREA: 26,615

TOTAL BUILT FA: 22,830

TABLE A.2-43(A): SITE 43—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M/C6-4			
Office FA	-	295,000	-	-295,000
Hotel FA	-	-	-	-
Retail FA	11,430	23,000	13,308	-9,693
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	308	308
Trans/Utility *	-	-	-	-
Inst/CF	11,400	11,400	11,400	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	14,175	14,175	-	-14,175
Comments	The proposed development site uses all development rights for lots (1, 5 and 7) and the unused air rights (86,165 square feet) from the adjacent parcel (lot 14). The adjacent parcel contains 11,400 square feet of institutional/public facility space, specifically the West Side Jewish Center, which would remain.			

TABLE A.2-43(B): SITE 43—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M/C6-4			
Office FA	-	295,000	-	-295,000
Hotel FA	-	-	-	-
Retail FA	11,430	23,000	13,308	-9,693
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	308	308
Trans/Utility *	-	-	-	-
Inst/CF	11,400	11,400	11,400	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	14,175	14,175	-	-14,175
Comments	The proposed development site uses all development rights for lots (1, 5 and 7) and the unused air rights (86,165 square feet) from the adjacent parcel (lot 14). The adjacent parcel contains 11,400 square feet of institutional/public facility space, specifically the West Side Jewish Center, which would remain.			

PROJECTED DEVELOPMENT SITE 44

BLOCK: 754
LOT(S): 44
LOT AREA: 8,666
TOTAL BUILT FA: 11,171

TABLE A.2-44(A): SITE 44—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2/C6-3X			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	8,666	8,666
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	81	69	-12
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	8,666	4,904	-	-4,904
Comments				

TABLE A.2-44(B): SITE 44—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2/C6-3X			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	8,666	8,666
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	81	69	-12
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	8,666	4,904	-	-4,904
Comments				

PROJECTED DEVELOPMENT SITE 45

BLOCK: 781

LOT(S): 1

LOT AREA: 266,000

TOTAL BUILT FA: 867,986

TABLE A.2-45(A): SITE 45—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	19,500	19,500	23,000	3,500
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Under this analysis Madison Square Garden will renovate their existing facilities and remain at this location. It is anticipated that this renovation would include expanding the arena to accommodate 23,000 seats.			

TABLE A.2-45(B): SITE 45—2025 PROJECTED SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	4,662,100	4,662,100
Hotel FA	-	-	1,000,000	1,000,000
Retail FA	-	-	133,000	133,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	19,500	19,500	-	-19,500
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This site would be zoned for predominantly commercial use. With subway improvements the redevelopment of this site could achieve 19.5 FAR. This is a decked (platformed) site so there is no below-grade parking requirement.			

PROJECTED DEVELOPMENT SITE 46

BLOCK: 1069

LOT(S): 1

LOT AREA: 85,000

TOTAL BUILT FA: 162,307

TABLE A.2-46(A): SITE 46—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,925,675	1,925,675
Hotel FA	-	-	-	-
Retail FA	-	-	25,500	25,500
Other Com FA	162,307	162,307	-	-162,307
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	162,307	162,307	-	-162,307
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 510,000 square feet of floor area transferred from the eastern portion of Caemmerer Yard. Mercedes Benz Offices and Showroom.			

**TOTALS 2010 PROJECTED DEVELOPMENT SITES
WITHOUT MSG RELOCATION**

**LOT AREA: 371,316
TOTAL BUILT FA: 479,553**

TABLE A.2-47(A): TOTALS—WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	280,286	123,481	2,676,621	2,553,140
Hotel FA	-	-	-	-
Retail FA	7,500	26,030	142,506	116,476
Other Com FA	10,245	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	62	548	2,674	2,126
Trans/Utility *	128,600	128,600	-	-128,600
Inst/CF	54,142	54,142	93,286	39,144
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,068	1,125	-	-1,125
Pkg *	105,401	23,952	-	-23,952

**TOTALS 2010 PROJECTED DEVELOPMENT SITES
WITH MSG RELOCATION**

**LOT AREA: 304,922
TOTAL BUILT FA: 673,423**

TABLE A.2-47(B): TOTALS—WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	280,286	128,320	2,189,315	2,060,995
Hotel FA	-	-	-	-
Retail FA	22,715	40,548	91,477	50,929
Other Com FA	24,245	14,000	-	-14,000
Ind/Mfg FA	-	-	-	-
Res. DUs	145	765	2,722	1,957
Trans/Utility *	36,900	36,900	-	-36,900
Inst/CF	5,300	5,300	-	-5,300
Vacant *	7,736	7,736	-	-7,736
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	943	-	-	-
Pkg *	186,868	105,419	-	-105,419

**TOTALS 2025 PROJECTED DEVELOPMENT SITES
WITHOUT MSG RELOCATION**

**LOT AREA: 2,505,919
TOTAL BUILT FA: 5,660,792**

TABLE A.2-48(A): TOTALS—WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	1,412,725	2,686,928	27,064,183	24,377,255
Hotel FA	-	-	500,000	500,000
Retail FA	161,734	273,675	856,131	582,456
Other Com FA	1,085,296	1,085,296	-	-1,085,296
Ind/Mfg FA	762,058	762,058	56,963	-705,095
Res. DUs	443	1,203	10,213	9,010
Trans/Utility *	319,157	319,157	463,950	144,793
Inst/CF	384,786	384,786	303,800	-80,986
Vacant *	135,690	97,622	-	-97,622
MSG Seats	19,500	19,500	23,000	3,500
OS	49,475	49,475	-	-49,475
Auto	298,584	298,584	6,700	-291,884
Pkg *	658,626	539,574	300	-539,274

**TOTALS 2025 PROJECTED DEVELOPMENT
SITES WITH MSG RELOCATION**

**LOT AREA: 2,500,273
TOTAL BUILT FA: 5,467,484**

TABLE A.2-48(B): TOTALS—WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	1,578,329	2,847,693	27,056,497	24,208,804
Hotel FA	-	-	1,500,000	1,500,000
Retail FA	146,519	259,157	1,014,651	755,494
Other Com FA	908,989	908,989	-	-908,989
Ind/Mfg FA	762,058	762,058	56,963	-705,095
Res. DUs	360	986	10,165	9,179
Trans/Utility *	410,857	410,857	463,950	53,093
Inst/CF	433,628	433,628	397,086	-36,542
Vacant *	127,954	89,886	-	-89,886
MSG Seats	19,500	19,500	23,000	3,500
OS	49,475	49,475	-	-49,475
Auto	137,402	137,402	6,700	-130,702
Pkg *	576,709	458,107	300	-457,807

**TOTALS FOR ALL PROJECTED DEVELOPMENT
SITES WITHOUT MSG RELOCATION**

LOT AREA: 2,877,235

TOTAL BUILT FA: 6,140,345

TABLE A.2-49(A): TOTALS—WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	1,693,011	2,810,409	29,740,804	26,930,395
Hotel FA	-	-	500,000	500,000
Retail FA	169,234	299,705	998,637	698,932
Other Com FA	1,095,541	1,085,296	-	-1,085,296
Ind/Mfg FA	762,058	762,058	56,963	-705,095
Res. DUs	505	1,751	12,887	11,136
Trans/Utility *	447,757	447,757	463,950	16,193
Inst/CF	438,928	438,928	397,086	-41,842
Vacant *	135,690	97,622	-	-97,622
MSG Seats	19,500	19,500	23,000	3,500
OS	49,475	49,475	-	-49,475
Auto	300,652	299,709	6,700	-293,009
Pkg *	764,027	563,526	300	-563,226

**TOTALS FOR ALL PROJECTED DEVELOPMENT
SITES WITH MSG RELOCATION**

LOT AREA: 2,805,195

TOTAL BUILT FA: 6,140,907

TABLE A.2-49(B): TOTALS—WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	1,858,615	2,976,013	29,245,812	26,269,799
Hotel FA	-	-	1,500,000	1,500,000
Retail FA	169,234	299,705	1,106,128	806,423
Other Com FA	933,234	922,989	-	-922,989
Ind/Mfg FA	762,058	762,058	56,963	-705,095
Res. DUs	505	1,751	12,887	11,136
Trans/Utility *	447,757	447,757	463,950	16,193
Inst/CF	438,928	438,928	397,086	-41,842
Vacant *	135,690	97,622	-	-97,622
MSG Seats	19,500	19,500	23,000	3,500
OS	49,475	49,475	-	-49,475
Auto	138,345	137,402	6,700	-130,702
Pkg *	763,577	563,526	300	-563,226

POTENTIAL DEVELOPMENT SITE 46

BLOCK: 1069
LOT(S): 1
LOT AREA: 85,000
TOTAL BUILT FA: 162,307

TABLE A.2-50(A): SITE 46—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	162,307	162,307	-	-162,307
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	340	340
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a Large Scale Plan site that is a projected development site, however the residential floor area is potential. The 2025 Build conditions reflect the potential residential floor area. The Mercedes Benz offices and auto showroom are currently on this site.			

TABLE A.2-50(B): SITE 46—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/C6-3			
Office FA	-	-	1,925,675	1,925,675
Hotel FA	-	-	-	-
Retail FA	-	-	25,500	25,500
Other Com FA	162,307	162,307	-	-162,307
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	340	340
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 510,000 square feet of floor area transferred from the eastern portion of Caemmerer Yard.			

POTENTIAL DEVELOPMENT SITE 47

BLOCK: 711
LOT(S): 1
LOT AREA: 36,800
TOTAL BUILT FA: -

TABLE A.2-51(A): SITE 47—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	857,440	857,440
Hotel FA	-	-	-	-
Retail FA	-	-	11,040	11,040
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	147	147
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	36,800	36,800	-	-36,800
Comments	Port Authority owned block containing the entrance to the northern tube of the Lincoln Tunnel. This is a potential development site (site 53), which is located at the SE corner of West 40th Street and Eleventh Avenue.			

TABLE A.2-51(B): SITE 47—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	857,440	857,440
Hotel FA	-	-	-	-
Retail FA	-	-	11,040	11,040
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	147	147
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	36,800	36,800	-	-36,800
Comments	Port Authority owned block containing the entrance to the northern tube of the Lincoln Tunnel. This is a potential development site (site 50), which is located at the SE corner of West 40th Street and Eleventh Avenue.			

POTENTIAL DEVELOPMENT SITE 48

BLOCK: 711
LOT(S): 1
LOT AREA: 22,500
TOTAL BUILT FA: -

TABLE A.2-52(A): SITE 48—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	43,988	43,988
Hotel FA	-	-	-	-
Retail FA	-	-	6,750	6,750
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	270	270
Trans/Utility *	-	-	-	-
Inst/CF	-	-	22,500	22,500
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Port Authority owned block containing the entrance to the northern tube of the Lincoln Tunnel. This is a potential development site (site 54), which is located at the SW corner of West 40th Street and Tenth Avenue.			

TABLE A.2-52(B): SITE 48—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	43,988	43,988
Hotel FA	-	-	-	-
Retail FA	-	-	6,750	6,750
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	270	270
Trans/Utility *	-	-	-	-
Inst/CF	-	-	22,500	22,500
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Port Authority owned block containing the entrance to the northern tube of the Lincoln Tunnel. This is a potential development site (site 51), which is located at the SW corner of West 40th Street and Tenth Avenue.			

POTENTIAL DEVELOPMENT SITE 49

BLOCK: 1071
LOT(S): 20, 23, 29
LOT AREA: 35,700
TOTAL BUILT FA: 139,590

TABLE A.2-53(A): SITE 49—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	122,050	122,050	-	-122,050
Retail FA	-	-	10,710	10,710
Other Com FA	10,000	10,000	-	-10,000
Ind/Mfg FA	7,540	7,540	-	-7,540
Res. DUs	-	-	418	418
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-53(B): SITE 49—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	122,050	122,050	-	-122,050
Retail FA	-	-	10,710	10,710
Other Com FA	10,000	10,000	-	-10,000
Ind/Mfg FA	7,540	7,540	-	-7,540
Res. DUs	-	-	418	418
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 50

BLOCK: 1051
LOT(S): 31-33, 35, 36, 135, 138
LOT AREA: 16,248
TOTAL BUILT FA: 27,920

TABLE A.2-54(A): SITE 50—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	93,426	93,426
Hotel FA	-	-	-	-
Retail FA	7,612	7,612	16,248	8,636
Other Com FA	13,766	13,766	-	-13,766
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	195	195
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	18,679	18,679	-	-18,679
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-54(B): SITE 50—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	93,426	93,426
Hotel FA	-	-	-	-
Retail FA	7,612	7,612	16,248	8,636
Other Com FA	13,766	13,766	-	-13,766
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	195	195
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	18,679	18,679	-	-18,679
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 51

BLOCK: 737

LOT(S): 30, 31, 32, 33

LOT AREA: 7,409

TOTAL BUILT FA: 21,276

TABLE A.2-55(A): SITE 51—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	1,297	12,097	10,800
Hotel FA	-	-	-	-
Retail FA	4,950	3,890	3,890	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	14	39	39	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	1,411	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,904	4,904	-	-4,904
Comments				

TABLE A.2-55(B): SITE 51—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	1,297	12,097	10,800
Hotel FA	-	-	-	-
Retail FA	4,950	3,890	3,890	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	14	39	39	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	1,411	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,904	4,904	-	-4,904
Comments				

POTENTIAL DEVELOPMENT SITE 52

BLOCK: 736
LOT(S): 1, 73
LOT AREA: 20,000
TOTAL BUILT FA: -

TABLE A.2-56(A): SITE 52—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,000	6,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	240	240
Trans/Utility *	114,270	114,270	-	-114,270
Inst/CF	-	-	14,000	14,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a potential development site (site 58) for a residential building. This site is located at within 100 feet east of Tenth Avenue on the block between West 38th and 39th streets, over the Port Authority Galvin Plaza area.			

TABLE A.2-56(B): SITE 52—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,000	6,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	240	240
Trans/Utility *	114,270	114,270	-	-114,270
Inst/CF	-	-	14,000	14,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a potential development site (site 54) for a residential building. This site is located at within 100 feet east of Tenth Avenue on the block between West 38th and 39th streets, over the Port Authority Galvin Plaza area.			

POTENTIAL DEVELOPMENT SITE 53

BLOCK: 735

LOT(S): 11, 12, 13, 17, 55, 57-60

LOT AREA: 29,277

TOTAL BUILT FA: 43,592

TABLE A.2-57(A): SITE 53—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,200	1,200	15,839	14,639
Other Com FA	-	-	-	-
Ind/Mfg FA	17,981	17,981	-	-17,981
Res. DUs	32	32	267	235
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	2,064	2,064	-	-2,064
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (12,13, 55, and 60) and the unused air rights (32,932 square feet) from the adjacent parcels (lots 11, 57, and 58). The adjacent parcels contain 1,200 square feet of ground floor retail and 32 residential units which would remain.			

TABLE A.2-57(B): SITE 53—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,200	1,200	15,839	14,639
Other Com FA	-	-	-	-
Ind/Mfg FA	17,981	17,981	-	-17,981
Res. DUs	32	32	267	235
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	2,064	2,064	-	-2,064
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (12,13, 55, and 60) and the unused air rights (32,932 square feet) from the adjacent parcels (lots 11, 57, and 58). The adjacent parcels contain 1,200 square feet of ground floor retail and 32 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 54

BLOCK: 734
LOT(S): 6, 7, 8, 62
LOT AREA: 14,812
TOTAL BUILT FA: 33,395

TABLE A.2-58(A): SITE 54—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	16,425	16,425	-	-16,425
Res. DUs	22	22	80	58
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,410	7,410	-	-7,410
Comments	The proposed development site uses all development rights for lots (7 and 62) and the unused air rights (13,518 square feet) from the adjacent parcels (lots 6 and 8). The adjacent parcels contain 13,950 square feet of industrial/manufacturing space and 22 residential units which would remain.			

TABLE A.2-58(B): SITE 54—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	16,425	16,425	-	-16,425
Res. DUs	22	22	80	58
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,410	7,410	-	-7,410
Comments	The proposed development site uses all development rights for lots (7 and 62) and the unused air rights (13,518 square feet) from the adjacent parcels (lots 6 and 8). The adjacent parcels contain 13,950 square feet of industrial/manufacturing space and 22 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 55

BLOCK: 734
LOT(S): 9, 10, 13
LOT AREA: 12,343
TOTAL BUILT FA: 34,626

TABLE A.2-59(A): SITE 55—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	15,000	15,000	-	-15,000
Res. DUs	-	-	67	67
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 10 and the unused air rights (17,402 square feet) from the adjacent parcels (lots 9 and 13). The adjacent parcels contain 40 residential units which would remain.			

TABLE A.2-59(B): SITE 55—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	15,000	15,000	-	-15,000
Res. DUs	-	-	67	67
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 10 and the unused air rights (17,402 square feet) from the adjacent parcels (lots 9 and 13). The adjacent parcels contain 40 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 56

BLOCK: 733
LOT(S): 59-66
LOT AREA: 19,751
TOTAL BUILT FA: 47,924

TABLE A.2-60(A): SITE 56—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,469	2,469	5,925	3,456
Other Com FA	11,854	11,854	-	-11,854
Ind/Mfg FA	7,100	7,100	-	-7,100
Res. DUs	53	53	118	65
Trans/Utility *	-	-	-	-
Inst/CF	7,100	7,100	-	-7,100
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,500	2,500	-	-2,500
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (60-64) and the unused air rights (29,083 square feet) from the adjacent parcels (lots 59, 65, and 66). The adjacent parcels contain 51 residential units which would remain.			

TABLE A.2-60(B): SITE 56—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,369	2,369	9,876	7,507
Other Com FA	-	-	-	-
Ind/Mfg FA	7,100	7,100	-	-7,100
Res. DUs	53	53	112	59
Trans/Utility *	-	-	-	-
Inst/CF	7,100	7,100	-	-7,100
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,500	2,500	-	-2,500
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (60-64) and the unused air rights (29,083 square feet) from the adjacent parcels (lots 59, 65, and 66). The adjacent parcels contain 51 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 57

BLOCK: 733
LOT(S): 8, 9, 58
LOT AREA: 14,668
TOTAL BUILT FA: -

TABLE A.2-61(A): SITE 57—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,334	7,334
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	103	103
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	14,668	14,668	-	-14,668
Comments	Under the proposed zoning of 7.5 FAR, Lot 58 would have 46,005 square feet which would be transferred to the projected development site (site 28) on lots 8 and 9.			

TABLE A.2-61(B): SITE 57—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,334	7,334
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	103	103
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	14,668	14,668	-	-14,668
Comments	Under the proposed zoning of 7.5 FAR, Lot 58 would have 46,005 square feet which would be transferred to the projected development site (site 28) on lots 8 and 9.			

POTENTIAL DEVELOPMENT SITE 58

BLOCK: 733

LOT(S): 23, 24, 43, 44, 45, 46, 47

LOT AREA: 22,339

TOTAL BUILT FA: 44,030

TABLE A.2-62(A): SITE 58—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,500	1,500	6,702	5,202
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	79	79	292	213
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,936	4,936	-	-4,936
Comments	The proposed development site uses all development rights for lots (23,24,and 47) and the unused air rights (82,840 square feet) from the adjacent parcels (lots 43,44,45,and 46). The adjacent parcels contain 1,500 square feet of ground floor retail and 79 residential units which would remain.			

TABLE A.2-62(B): SITE 58—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,500	1,500	6,702	5,202
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	79	79	292	213
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,936	4,936	-	-4,936
Comments	The proposed development site uses all development rights for lots (23,24,and 47) and the unused air rights (82,840 square feet) from the adjacent parcels (lots 43,44,45,and 46). The adjacent parcels contain 1,500 square feet of ground floor retail and 79 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 59

BLOCK: 732
LOT(S): 70, 72
LOT AREA: 7,409
TOTAL BUILT FA: 8,905

TABLE A.2-63(A): SITE 59—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,700	1,700	2,223	523
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	18	18	80	62
Trans/Utility *	-	-	-	-
Inst/CF	-	-	5,186	5,186
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,932	4,932	-	-4,932
Comments	The proposed development site uses all development rights for lot 70 and the unused air rights (23,166 square feet) from the adjacent parcel (lot 72). The adjacent parcel contains 1,700 square feet of ground floor commercial space and 18 residential units which would remain.			

TABLE A.2-63(B): SITE 59—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,700	1,700	2,223	523
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	18	18	80	62
Trans/Utility *	-	-	-	-
Inst/CF	-	-	5,186	5,186
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,932	4,932	-	-4,932
Comments	The proposed development site uses all development rights for lot 70 and the unused air rights (23,166 square feet) from the adjacent parcel (lot 72). The adjacent parcel contains 1,700 square feet of ground floor commercial space and 18 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 60

BLOCK: 732
LOT(S): 50
LOT AREA: 4,937
TOTAL BUILT FA: -

TABLE A.2-64(A): SITE 60—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	32	32
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-64(B): SITE 60—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	32	32
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 61

BLOCK: 731
LOT(S): 22
LOT AREA: 7,406
TOTAL BUILT FA: -

TABLE A.2-65(A): SITE 61—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	89	89
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,406	7,406	-	-7,406
Comments				

TABLE A.2-65(B): SITE 61—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	89	89
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,406	7,406	-	-7,406
Comments				

POTENTIAL DEVELOPMENT SITE 62

BLOCK: 728
LOT(S): 4, 67, 69
LOT AREA: 16,775
TOTAL BUILT FA: 34,708

TABLE A.2-66(A): SITE 62—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	279,972	279,972
Hotel FA	-	-	-	-
Retail FA	1,800	1,800	8,388	6,588
Other Com FA	-	-	-	-
Ind/Mfg FA	25,442	25,442	-	-25,442
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (67 and 69) and the unused air rights (33,134 square feet) from the adjacent parcel (lot 4). The adjacent parcel contains 1,800 square feet of ground floor commercial space and 9 residential units which would remain.			

TABLE A.2-66(B): SITE 62—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	279,972	279,972
Hotel FA	-	-	-	-
Retail FA	1,800	1,800	8,388	6,588
Other Com FA	-	-	-	-
Ind/Mfg FA	25,442	25,442	-	-25,442
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (67 and 69) and the unused air rights (33,134 square feet) from the adjacent parcel (lot 4). The adjacent parcel contains 1,800 square feet of ground floor commercial space and 9 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 63

BLOCK: 728

LOT(S): 60

LOT AREA: 13,520

TOTAL BUILT FA: 112,146

TABLE A.2-67(A): SITE 63—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	234,234	234,234
Hotel FA	-	-	-	-
Retail FA	-	-	6,760	6,760
Other Com FA	-	-	-	-
Ind/Mfg FA	112,146	112,146	-	-112,146
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-67(B): SITE 63—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	234,234	234,234
Hotel FA	-	-	-	-
Retail FA	-	-	6,760	6,760
Other Com FA	-	-	-	-
Ind/Mfg FA	112,146	112,146	-	-112,146
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

[POTENTIAL DEVELOPMENT SITE 54 IS CONSIDERED UNDER THE “FUTURE WITHOUT THE PROPOSED ACTION” BECAUSE OF A NEW DEVELOPMENT ON THIS SITE.]

POTENTIAL DEVELOPMENT SITE 65

BLOCK: 728
LOT(S): 34
LOT AREA: 6,025
TOTAL BUILT FA: -

TABLE A.2-69(A): SITE 65—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	97,906	97,906
Hotel FA	-	-	-	-
Retail FA	-	-	6,025	6,025
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	6,025	6,025	-	-6,025
Comments				

TABLE A.2-69(B): SITE 65—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	97,906	97,906
Hotel FA	-	-	-	-
Retail FA	-	-	6,025	6,025
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	6,025	6,025	-	-6,025
Comments				

POTENTIAL DEVELOPMENT SITE 66

BLOCK: 1033
LOT(S): 25, 41
LOT AREA: 25,900
TOTAL BUILT FA: 62,416

TABLE A.2-70(A): SITE 66—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2/C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,770	7,770
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	223	223
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	79,096	79,096	-	-79,096
Comments				

TABLE A.2-70(B): SITE 66—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2/C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,770	7,770
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	223	223
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	79,096	79,096	-	-79,096
Comments				

POTENTIAL DEVELOPMENT SITE 67

BLOCK: 763

LOT(S): 72, 73

LOT AREA: 4,937

TOTAL BUILT FA: 13,584

TABLE A.2-71(A): SITE 67—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	707	-	-707
Hotel FA	-	-	-	-
Retail FA	2,604	2,122	4,937	2,815
Other Com FA	10,980	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	22	25	3
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-71(B): SITE 67—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	707	-	-707
Hotel FA	-	-	-	-
Retail FA	2,604	2,122	4,937	2,815
Other Com FA	10,980	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	22	25	3
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 68

BLOCK: 763
LOT(S): 8, 12, 14, 17, 60, 65, 67
LOT AREA: 41,973
TOTAL BUILT FA: 131,938

TABLE A.2-72(A): SITE 68—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	824,560	824,560
Hotel FA	-	-	-	-
Retail FA	-	-	12,592	12,592
Other Com FA	35,016	35,016	-	-35,016
Ind/Mfg FA	22,438	22,438	-	-22,438
Res. DUs	30	30	-	-30
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	60,577	60,577	-	-60,577
Comments	The proposed development site uses all development rights for lots (12, 14, 17, 60, 65, and 67) and the unused air rights (72,056 square feet) from the adjacent parcel (lot 8). The adjacent parcel contains 8,488 square feet of ground floor commercial space and 30 residential units which would remain.			

TABLE A.2-72(B): SITE 68—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	824,560	824,560
Hotel FA	-	-	-	-
Retail FA	-	-	12,592	12,592
Other Com FA	35,016	35,016	-	-35,016
Ind/Mfg FA	22,438	22,438	-	-22,438
Res. DUs	30	30	-	-30
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	60,577	60,577	-	-60,577
Comments	The proposed development site uses all development rights for lots (12, 14, 17, 60, 65, and 67) and the unused air rights (72,056 square feet) from the adjacent parcel (lot 8). The adjacent parcel contains 8,488 square feet of ground floor commercial space and 30 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 69

BLOCK: 763
LOT(S): 49, 56, 7502
LOT AREA: 32,396
TOTAL BUILT FA: 143,898

TABLE A.2-73(A): SITE 69—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	583,647	583,647
Hotel FA	-	-	-	-
Retail FA	-	-	9,719	9,719
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	68,060	68,060	-	-68,060
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,939	9,939	-	-9,939
Comments	The proposed development site uses all development rights for lots (49 and 56) and the unused air rights (16,734 square feet) from the adjacent parcel (lot 1050). The adjacent parcel contains 76 residential units which would remain.			

TABLE A.2-73(B): SITE 69—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	583,647	583,647
Hotel FA	-	-	-	-
Retail FA	-	-	9,719	9,719
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	68,060	68,060	-	-68,060
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,939	9,939	-	-9,939
Comments	The proposed development site uses all development rights for lots (49 and 56) and the unused air rights (16,734 square feet) from the adjacent parcel (lot 1050). The adjacent parcel contains 76 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 70

BLOCK: 763
LOT(S): 28, 45, 46, 47
LOT AREA: 17,284
TOTAL BUILT FA: 9,804

TABLE A.2-74(A): SITE 70—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	351,816	351,816
Hotel FA	-	-	-	-
Retail FA	4,800	4,800	8,642	3,842
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	12,547	12,547	-	-12,547
Comments				

TABLE A.2-74(B): SITE 70—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	351,816	351,816
Hotel FA	-	-	-	-
Retail FA	4,800	4,800	8,642	3,842
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	12,547	12,547	-	-12,547
Comments				

POTENTIAL DEVELOPMENT SITE 71

BLOCK: 762
LOT(S): 1, 2
LOT AREA: 4,941
TOTAL BUILT FA: -

TABLE A.2-75(A): SITE 71—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	865	-	-865
Hotel FA	-	-	-	-
Retail FA	-	2,595	4,941	2,346
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	26	25	-1
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	49,050	-	-	-
Comments				

TABLE A.2-75(B): SITE 71—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	865	-	-865
Hotel FA	-	-	-	-
Retail FA	-	2,595	4,941	2,346
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	26	25	-1
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	49,050	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 72

BLOCK: 762
LOT(S): 11
LOT AREA: 4,937
TOTAL BUILT FA: 54,935

TABLE A.2-76(A): SITE 72—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	54	54
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	54,935	54,935	-	-54,935
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 4,309 square feet.			

TABLE A.2-76(B): SITE 72—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	54	54
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	54,935	54,935	-	-54,935
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 4,309 square feet.			

POTENTIAL DEVELOPMENT SITE 73

BLOCK: 762

LOT(S): 19

LOT AREA: 7,801

TOTAL BUILT FA: 110,188

TABLE A.2-77(A): SITE 73—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	103,301	103,301	61,981	-41,320
Ind/Mfg FA	6,887	6,887	6,887	-
Res. DUs	-	-	41	41
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (41,320 square feet) of the total floor area for residential use. The remaining 60 percent (61,981 square feet) of the floor area will remain as arts-related space. The actual total built floor area of this building is 110,188 square feet, which makes this building overbuilt under both existing and proposed zoning.			

TABLE A.2-77(B): SITE 73—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	103,301	103,301	61,981	-41,320
Ind/Mfg FA	6,887	6,887	6,887	-
Res. DUs	-	-	41	41
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (41,320 square feet) of the total floor area for residential use. The remaining 60 percent (61,981 square feet) of the floor area will remain as arts-related space. The actual total built floor area of this building is 110,188 square feet, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 74

BLOCK: 762
LOT(S): 46, 48, 49
LOT AREA: 9,875
TOTAL BUILT FA: 40,973

TABLE A.2-78(A): SITE 74—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,000	2,000	9,875	7,875
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	16	16	97	81
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	27,473	27,473	-	-27,473
Comments	The proposed development site uses all development rights for lot (46) and the unused air rights (45,756 square feet) from the adjacent parcels (lots 48 and 49). The adjacent parcels contain 2,000 square feet of ground floor retail and 16 residential units which would remain.			

TABLE A.2-78(B): SITE 74—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,000	2,000	9,875	7,875
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	16	16	97	81
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	27,473	27,473	-	-27,473
Comments	The proposed development site uses all development rights for lot (46) and the unused air rights (45,756 square feet) from the adjacent parcels (lots 48 and 49). The adjacent parcels contain 2,000 square feet of ground floor retail and 16 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 75

BLOCK: 761

LOT(S): 5, 7, 9

LOT AREA: 12,343

TOTAL BUILT FA: 33,230

TABLE A.2-79(A): SITE 75—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	23,190	23,190	-	-23,190
Res. DUs	-	-	132	132
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,937	4,937	-	-4,937
Comments	The proposed development site uses all development rights for lots (5 and 7) and the unused air rights (19,588 square feet) from the adjacent parcel (lot 9). The adjacent parcel contains 20 residential units which would remain.			

TABLE A.2-79(B): SITE 75—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	23,190	23,190	-	-23,190
Res. DUs	-	-	132	132
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,937	4,937	-	-4,937
Comments	The proposed development site uses all development rights for lots (5 and 7) and the unused air rights (19,588 square feet) from the adjacent parcel (lot 9). The adjacent parcel contains 20 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 76

BLOCK: 761
LOT(S): 41
LOT AREA: 4,905
TOTAL BUILT FA: 73,698

TABLE A.2-80(A): SITE 76—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	73,698	73,698	44,219	-29,479
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	29	29
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (29,479 square feet) of the total floor area for residential use. The remaining 60 percent (44,219 square feet) of the floor area will remain as commercial office space. The actual total built floor area of this building is 73,698 square feet, which makes this building overbuilt under both existing and proposed zoning.			

TABLE A.2-80(B): SITE 76—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	73,698	73,698	44,219	-29,479
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	29	29
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (29,479 square feet) of the total floor area for residential use. The remaining 60 percent (44,219 square feet) of the floor area will remain as commercial office space. The actual total built floor area of this building is 73,698 square feet, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 77

BLOCK: 761

LOT(S): 28

LOT AREA: 7,357

TOTAL BUILT FA: 21,960

TABLE A.2-81(A): SITE 77—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,357	7,357
Other Com FA	-	-	-	-
Ind/Mfg FA	21,960	21,960	-	-21,960
Res. DUs	-	-	81	81
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-81(B): SITE 77—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,357	7,357
Other Com FA	-	-	-	-
Ind/Mfg FA	21,960	21,960	-	-21,960
Res. DUs	-	-	81	81
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 78

BLOCK: 760
LOT(S): 67, 68
LOT AREA: 12,343
TOTAL BUILT FA: 3,468

TABLE A.2-82(A): SITE 78—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	3,388	3,388	-	-3,388
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,875	9,875	-	-9,875
Comments				

TABLE A.2-82(B): SITE 78—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	3,388	3,388	-	-3,388
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,875	9,875	-	-9,875
Comments				

POTENTIAL DEVELOPMENT SITE 79

BLOCK: 760

LOT(S): 63

LOT AREA: 9,875

TOTAL BUILT FA: 122,817

TABLE A.2-83(A): SITE 79—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	122,817	122,817	73,690	-49,127
Res. DUs	-	-	49	49
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (49,127 square feet) of the total floor area for residential use. The remaining 60 percent (73,690 square feet) of the floor area will remain as industrial/manufacturing space. The actual total built floor area of this building is 122,817 square feet, which makes this building overbuilt under both existing and proposed zoning.			

TABLE A.2-83(B): SITE 79—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	122,817	122,817	73,690	-49,127
Res. DUs	-	-	49	49
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (49,127 square feet) of the total floor area for residential use. The remaining 60 percent (73,690 square feet) of the floor area will remain as industrial/manufacturing space. The actual total built floor area of this building is 122,817, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 80

BLOCK: 760
LOT(S): 58-62
LOT AREA: 12,343
TOTAL BUILT FA: 19,575

TABLE A.2-84(A): SITE 80—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,500	1,500	6,172	4,672
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	122	122
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,405	7,405	-	-7,405
Comments	The proposed development site uses all development rights for lots (58, 59 and 60) and the unused air rights (39,657 square feet) from the adjacent parcels (lots 61 and 62). The adjacent parcels contain 1,500 square feet of ground floor retail space and 39 residential units which would remain.			

TABLE A.2-84(B): SITE 80—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,500	1,500	6,172	4,672
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	122	122
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,405	7,405	-	-7,405
Comments	The proposed development site uses all development rights for lots (58, 59 and 60) and the unused air rights (39,657 square feet) from the adjacent parcels (lots 61 and 62). The adjacent parcels contain 1,500 square feet of ground floor retail space and 39 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 81

BLOCK: 760

LOT(S): 55

LOT AREA: 7,406

TOTAL BUILT FA: 100,244

TABLE A.2-85(A): SITE 81—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	3,703	3,703	3,703	-
Other Com FA	96,541	96,541	57,925	-38,616
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (38,616 square feet) of the total floor area for residential use. The remaining 60 percent (61,628 square feet) of the floor area will remain as arts-related space. The actual total built floor area of this building is 100,244 square feet, which makes this building overbuilt under both existing and proposed zoning.			

TABLE A.2-85(B): SITE 81—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	3,703	3,703	3,703	-
Other Com FA	96,541	96,541	57,925	-38,616
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (38,616 square feet) of the total floor area for residential use. The remaining 60 percent (61,628 square feet) of the floor area will remain as arts-related space. The actual total built floor area of this building is 100,244 square feet, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 82

BLOCK: 760
LOT(S): 51
LOT AREA: 9,973
TOTAL BUILT FA: -

TABLE A.2-86(A): SITE 82—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,973	9,973
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	110	110
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	9,973	9,973	-	-9,973
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-86(B): SITE 82—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,973	9,973
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	110	110
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	9,973	9,973	-	-9,973
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 83

BLOCK: 760

LOT(S): 12

LOT AREA: 8,229

TOTAL BUILT FA: 98,454

TABLE A.2-87(A): SITE 83—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	98,454	98,454	59,072	-39,382
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (39,676 square feet) of the total floor area for residential use. The remaining 60 percent (59,072 square feet) of the floor area will remain as industrial/manufacturing space.			

TABLE A.2-87(B): SITE 83—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	98,454	98,454	59,072	-39,382
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (39,676 square feet) of the total floor area for residential use. The remaining 60 percent (59,072 square feet) of the floor area will remain as industrial/manufacturing space.			

POTENTIAL DEVELOPMENT SITE 84

BLOCK: 760
LOT(S): 16, 18, 20
LOT AREA: 9,848
TOTAL BUILT FA: 44,813

TABLE A.2-88(A): SITE 84—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,848	9,848
Other Com FA	-	-	-	-
Ind/Mfg FA	35,337	35,337	-	-35,337
Res. DUs	-	-	108	108
Trans/Utility *	9,476	9,476	-	-9,476
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-88(B): SITE 84—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,848	9,848
Other Com FA	-	-	-	-
Ind/Mfg FA	35,337	35,337	-	-35,337
Res. DUs	-	-	108	108
Trans/Utility *	9,476	9,476	-	-9,476
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 85

BLOCK: 760

LOT(S): 21

LOT AREA: 10,103

TOTAL BUILT FA: 115,763

TABLE A.2-89(A): SITE 85—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	115,763	115,763	69,458	-46,305
Res. DUs	-	-	52	52
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (51,778 square feet) of the total floor area for residential use. The remaining 60 percent (69,458 square feet) of the floor area will remain as industrial/manufacturing space. This building is anticipated to enlarge by approximately 5,473 square feet.			

TABLE A.2-89(B): SITE 85—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	115,763	115,763	69,458	-46,305
Res. DUs	-	-	52	52
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (51,778 square feet) of the total floor area for residential use. The remaining 60 percent (69,458 square feet) of the floor area will remain as industrial/manufacturing space. This building is anticipated to enlarge by approximately 5,473 square feet.			

POTENTIAL DEVELOPMENT SITE 86

BLOCK: 759
LOT(S): 14
LOT AREA: 8,228
TOTAL BUILT FA: 93,090

TABLE A.2-90(A): SITE 86—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	93,090	93,090	59,242	-33,848
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (39,494 square feet) of the total floor area for residential use. The remaining 60 percent (59,242 square feet) of the floor area will remain as industrial/manufacturing space. This building is anticipated to enlarge by approximately 5,646 square feet.			

TABLE A.2-90(B): SITE 86—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	93,090	93,090	59,242	-33,848
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (39,494 square feet) of the total floor area for residential use. The remaining 60 percent (59,242 square feet) of the floor area will remain as industrial/manufacturing space. This building is anticipated to enlarge by approximately 5,646 square feet.			

POTENTIAL DEVELOPMENT SITE 87

BLOCK: 759

LOT(S): 61

LOT AREA: 12,344

TOTAL BUILT FA: 58,644

TABLE A.2-91(A): SITE 87—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	58,644	58,644	-	-58,644
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 89,484 square feet.			

TABLE A.2-91(B): SITE 87—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	58,644	58,644	-	-58,644
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 89,484 square feet.			

POTENTIAL DEVELOPMENT SITE 88

BLOCK: 759

LOT(S): 23, 24, 25, 26, 27, 29, 54, 55

LOT AREA: 25,416

TOTAL BUILT FA: 64,470

TABLE A.2-92(A): SITE 88—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,000	2,000	7,625	5,625
Other Com FA	-	-	-	-
Ind/Mfg FA	3,633	3,633	-	-3,633
Res. DUs	-	-	255	255
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,760	1,760	-	-1,760
Pkg *	16,442	16,442	-	-16,442
Comments	The proposed development site uses all development rights for lots (26, 27 and 55) and the unused air rights (101,233 square feet) from the adjacent parcels (lots 23, 24, 25, 29 and 54). The adjacent parcels contain 2,000 square feet of ground floor retail space and 64 residential units which would remain.			

TABLE A.2-92(B): SITE 88—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,000	2,000	7,625	5,625
Other Com FA	-	-	-	-
Ind/Mfg FA	3,633	3,633	-	-3,633
Res. DUs	-	-	255	255
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,760	1,760	-	-1,760
Pkg *	16,442	16,442	-	-16,442
Comments	The proposed development site uses all development rights for lots (26, 27 and 55) and the unused air rights (101,233 square feet) from the adjacent parcels (lots 23, 24, 25, 29 and 54). The adjacent parcels contain 2,000 square feet of ground floor retail space and 64 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 89

BLOCK: 759

LOT(S): 49, 52, 53

LOT AREA: 12,321

TOTAL BUILT FA: 43,374

TABLE A.2-93(A): SITE 89—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/M1-6/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,000	1,000	6,161	5,161
Other Com FA	-	-	-	-
Ind/Mfg FA	1,000	1,000	-	-1,000
Res. DUs	-	-	124	124
Trans/Utility *	-	-	-	-
Inst/CF	26,124	26,124	-	-26,124
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 49 and the unused air rights (41,994 square feet) from the adjacent parcels (lots 52 and 53). The adjacent parcels contain 2,000 square feet of ground floor retail space and 21 residential units which would remain.			

TABLE A.2-93(B): SITE 89—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/M1-6/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,000	1,000	6,161	5,161
Other Com FA	-	-	-	-
Ind/Mfg FA	1,000	1,000	-	-1,000
Res. DUs	-	-	124	124
Trans/Utility *	-	-	-	-
Inst/CF	26,124	26,124	-	-26,124
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 49 and the unused air rights (41,994 square feet) from the adjacent parcels (lots 52 and 53). The adjacent parcels contain 2,000 square feet of ground floor retail space and 21 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 90

BLOCK: 754
LOT(S): 63
LOT AREA: 9,875
TOTAL BUILT FA: 59,000

TABLE A.2-94(A): SITE 90—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,875	9,875
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	79	79
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	59,000	59,000	-	-59,000
Comments				

TABLE A.2-94(B): SITE 90—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,875	9,875
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	79	79
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	59,000	59,000	-	-59,000
Comments				

POTENTIAL DEVELOPMENT SITE 91

BLOCK: 754

LOT(S): 51

LOT AREA: 25,725

TOTAL BUILT FA: 116,000

TABLE A.2-95(A): SITE 91—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,718	7,718
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	224	224
Trans/Utility *	-	-	-	-
Inst/CF	116,000	116,000	-	-116,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-95(B): SITE 91—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,718	7,718
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	224	224
Trans/Utility *	-	-	-	-
Inst/CF	116,000	116,000	-	-116,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 92

BLOCK: 780
LOT(S): 15, 17, 19, 26, 45, 60
LOT AREA: 108,410
TOTAL BUILT FA: 440,552

TABLE A.2-96(A): SITE 92—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,200,597	1,200,597
Hotel FA	-	-	-	-
Retail FA	-	-	32,523	32,523
Other Com FA	-	-	-	-
Ind/Mfg FA	42,327	42,327	-	-42,327
Res. DUs	-	-	-	-
Trans/Utility *	79,000	79,000	-	-79,000
Inst/CF	73,683	73,683	73,683	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	245,542	245,542	-	-245,542
Comments	The proposed development site uses all development rights for lots (17 and 19) and the unused air rights (473,563 square feet) from the adjacent parcels (lots 15, 26, 45 and 60). The adjacent parcel contains 53,110 square feet of institutional/public facility space, specifically St. John's Church, 79,000 square feet of transportation/utility space (Penn RR Power House), and 42,327 square feet of industrial/manufacturing space which would remain.			

TABLE A.2-96(B): SITE 92—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,200,597	1,200,597
Hotel FA	-	-	-	-
Retail FA	-	-	32,523	32,523
Other Com FA	-	-	-	-
Ind/Mfg FA	42,327	42,327	-	-42,327
Res. DUs	-	-	-	-
Trans/Utility *	79,000	79,000	-	-79,000
Inst/CF	73,683	73,683	73,683	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	245,542	245,542	-	-245,542
Comments	The proposed development site uses all development rights for lots (17 and 19) and the unused air rights (473,563 square feet) from the adjacent parcels (lots 15, 26, 45 and 60). The adjacent parcel contains 53,110 square feet of institutional/public facility space, specifically St. John's Church, 79,000 square feet of transportation/utility space (Penn RR Power House), and 42,327 square feet of industrial/manufacturing space which would remain.			

POTENTIAL DEVELOPMENT SITE 93

BLOCK: 779

LOT(S): 7, 8

LOT AREA: 7,405

TOTAL BUILT FA: 5,358

TABLE A.2-97(A): SITE 93—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,405	7,405
Other Com FA	1,758	1,758	-	-1,758
Ind/Mfg FA	-	-	-	-
Res. DUs	6	6	59	53
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,938	4,938	-	-4,938
Comments	The proposed development site uses all development rights for lot 8 and the unused air rights (24,246 square feet) from the adjacent parcel (lot 7). The adjacent parcel contains 1,758 square feet of ground floor retail and 6 residential units which would remain.			

TABLE A.2-97(B): SITE 93—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,405	7,405
Other Com FA	1,758	1,758	-	-1,758
Ind/Mfg FA	-	-	-	-
Res. DUs	6	6	59	53
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,938	4,938	-	-4,938
Comments	The proposed development site uses all development rights for lot 8 and the unused air rights (24,246 square feet) from the adjacent parcel (lot 7). The adjacent parcel contains 1,758 square feet of ground floor retail and 6 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 94

BLOCK: 779
LOT(S): 25-28, 53-56
LOT AREA: 20,772
TOTAL BUILT FA: 24,679

TABLE A.2-98(A): SITE 94—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	268,478	268,478
Hotel FA	-	-	-	-
Retail FA	24,679	24,679	6,232	-18,447
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	6,896	6,896	-	-6,896
Comments				

TABLE A.2-98(B): SITE 94—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	268,478	268,478
Hotel FA	-	-	-	-
Retail FA	24,679	24,679	6,232	-18,447
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	6,896	6,896	-	-6,896
Comments				

POTENTIAL DEVELOPMENT SITE 95

BLOCK: 778
LOT(S): 7, 13, 16, 18, 66, 70
LOT AREA: 41,690
TOTAL BUILT FA: 105,512

TABLE A.2-99(A): SITE 95—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	562,815	562,815
Hotel FA	-	-	-	-
Retail FA	1,800	1,800	12,507	10,707
Other Com FA	29,875	29,875	-	-29,875
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	42,564	42,564	-	-42,564
Pkg *	51,573	51,573	-	-51,573
Comments				

TABLE A.2-99(B): SITE 95—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	562,815	562,815
Hotel FA	-	-	-	-
Retail FA	1,800	1,800	12,507	10,707
Other Com FA	29,875	29,875	-	-29,875
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	42,564	42,564	-	-42,564
Pkg *	51,573	51,573	-	-51,573
Comments				

POTENTIAL DEVELOPMENT SITE 96

BLOCK: 778
LOT(S): 52, 55, 57
LOT AREA: 19,608
TOTAL BUILT FA: 62,274

TABLE A.2-100(A): SITE 96—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	210,185	210,185
Hotel FA	-	-	-	-
Retail FA	45,211	45,211	9,804	-35,407
Other Com FA	-	-	-	-
Ind/Mfg FA	11,675	11,675	-	-11,675
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	5,390	5,390	5,390	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 57 and the unused air rights (66,291 square feet) from the adjacent parcels (lots 52 and 55). The adjacent parcel contains 45,211 square feet of commercial office space and 5,390 square feet of institutional/public facility space, specifically a synagogue, which would remain.			

TABLE A.2-100(B): SITE 96—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	210,185	210,185
Hotel FA	-	-	-	-
Retail FA	45,211	45,211	9,804	-35,407
Other Com FA	-	-	-	-
Ind/Mfg FA	11,675	11,675	-	-11,675
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	5,390	5,390	5,390	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 57 and the unused air rights (66,291 square feet) from the adjacent parcels (lots 52 and 55). The adjacent parcel contains 45,211 square feet of commercial office space and 5,390 square feet of institutional/public facility space, specifically a synagogue, which would remain.			

POTENTIAL DEVELOPMENT SITE 97

BLOCK: 778

LOT(S): 25, 27, 28

LOT AREA: 9,203

TOTAL BUILT FA: 24,610

TABLE A.2-101(A): SITE 97—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	106,260	106,260
Hotel FA	-	-	-	-
Retail FA	10,418	10,418	9,203	-1,215
Other Com FA	4,554	4,554	-	-4,554
Ind/Mfg FA	-	-	-	-
Res. DUs	24	24	-	-24
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (25 and 27) and the unused air rights (17,982 square feet) from the adjacent parcel (lot 28). The adjacent parcel contains 1,900 square feet of ground floor retail and 24 residential units which would remain.			

TABLE A.2-101(B): SITE 97—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	106,260	106,260
Hotel FA	-	-	-	-
Retail FA	10,418	10,418	9,203	-1,215
Other Com FA	4,554	4,554	-	-4,554
Ind/Mfg FA	-	-	-	-
Res. DUs	24	24	-	-24
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots (25 and 27) and the unused air rights (17,982 square feet) from the adjacent parcel (lot 28). The adjacent parcel contains 1,900 square feet of ground floor retail and 24 residential units which will remain.			

POTENTIAL DEVELOPMENT SITE 98

BLOCK: 778
LOT(S): 29, 30, 31, 32
LOT AREA: 9,808
TOTAL BUILT FA: 11,171

TABLE A.2-102(A): SITE 98—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	115,371	115,371
Hotel FA	-	-	-	-
Retail FA	800	800	9,808	9,008
Other Com FA	1,000	1,000	-	-1,000
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,904	4,904	-	-4,904
Comments	The proposed development site uses all development rights for lots (29, 30, and 31) and the unused air rights (19,253 square feet) from the adjacent parcel (lot 32). The adjacent parcel contains 800 square feet of ground floor retail and 16 residential units which would remain.			

TABLE A.2-102(B): SITE 98—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	115,371	115,371
Hotel FA	-	-	-	-
Retail FA	800	-	9,808	9,808
Other Com FA	1,000	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,904	-	-	-
Comments	The proposed development site uses all development rights for lots (29, 30, and 31) and the unused air rights (19,253 square feet) from the adjacent parcel (lot 32). The adjacent parcel contains 800 square feet of ground floor retail and 16 residential units which will remain.			

POTENTIAL DEVELOPMENT SITE 99

BLOCK: 778

LOT(S): 33, 34, 46

LOT AREA: 14,825

TOTAL BUILT FA: 84,759

TABLE A.2-103(A): SITE 99—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	197,173	197,173
Hotel FA	-	-	-	-
Retail FA	71,427	71,427	7,413	-64,015
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	13,332	13,332	-	-13,332
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TABLE A.2-103(B): SITE 99—2025 POTENTIAL SITE WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	197,173	197,173
Hotel FA	-	-	-	-
Retail FA	71,427	71,427	7,413	-64,015
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	13,332	13,332	-	-13,332
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

**TOTALS 2025 POTENTIAL DEVELOPMENT SITES
WITHOUT MSG RELOCATION**

LOT AREA: 997,367

TOTAL BUILT FA: 3,430,555

TABLE A.2-104(A): TOTALS—WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	73,698	76,567	6,084,184	6,007,617
Hotel FA	122,050	122,050	-	-122,050
Retail FA	193,173	194,226	385,005	190,779
Other Com FA	480,952	794,827	444,761	-350,066
Ind/Mfg FA	1,128,448	803,593	268,349	-535,244
Res. DUs	294	367	5,069	4,702
Trans/Utility *	202,746	202,746	-	-202,746
Inst/CF	355,001	239,001	120,759	-118,242
Vacant *	100,394	214,983	-	-214,983
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	209,131	209,131	-	-209,131
Pkg *	737,275	688,225	-	-688,225

**TOTALS 2025 POTENTIAL DEVELOPMENT
SITES WITH MSG RELOCATION**

LOT AREA: 997,367

TOTAL BUILT FA: 3,430,555

TABLE A.2-104(B): TOTALS—WITH MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	73,698	76,567	8,009,859	7,933,292
Hotel FA	122,050	122,050	-	-122,050
Retail FA	193,073	193,326	414,455	221,129
Other Com FA	469,098	781,973	444,761	-337,212
Ind/Mfg FA	1,128,448	803,593	268,349	-535,244
Res. DUs	294	367	5,063	4,696
Trans/Utility *	202,746	202,746	-	-202,746
Inst/CF	355,001	355,001	120,759	-234,242
Vacant *	100,394	98,983	-	-98,983
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	209,131	209,131	-	-209,131
Pkg *	737,275	683,321	-	-683,321

Appendix A.2b: Alternative S RWCDS Summary Tables

PROJECTED DEVELOPMENT SITE 14

BLOCK: 1069
LOT(S): 29, 34
LOT AREA: 17,533
TOTAL BUILT FA: 1,125

TABLE A.2B-1: SITE 14—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/C6-3			
Office FA	-	-	20,163	20,163
Hotel FA	-	-	-	-
Retail FA	-	-	17,533	17,533
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	210	210
Trans/Utility *	-	-	-	-
Inst/CF	48,842	48,842	17,533	17,533
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,125	1,125	-	-1,125
Pkg *	7,408	7,408	-	-7,408
Comments				

PROJECTED DEVELOPMENT SITE 18

BLOCK: 1090
LOT(S): 20, 23, 29, 36, 42
LOT AREA: 77,920
TOTAL BUILT FA: 154,107

TABLE A.2B-2: SITE 18—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/M2-3			
Office FA	71,715	71,715	-	-
Hotel FA	-	-	-	-
Retail FA	-	10,050	23,376	-19,674
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	110	912	25
Trans/Utility *	-	-	-	-
Inst/CF	5,300	5,300	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	943	-	-	-
Pkg *	81,449	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 19

BLOCK: 1051
LOT(S): 1, 49, 50, 51, 53, 57
LOT AREA: 68,000
TOTAL BUILT FA: 204,866

TABLE A.2B-3: SITE 19—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CL			
Office FA	160,132	-		-
Hotel FA	-	-		-
Retail FA	-	-	68,000	68,000
Other Com FA	10,245	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	16	264	816	552
Trans/Utility *	-	-	-	-
Inst/CF	-	-	68,000	68,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is the Theater Row II site.			

PROJECTED DEVELOPMENT SITE 22

BLOCK: 736
LOT(S): 30-40
LOT AREA: 27,665
TOTAL BUILT FA: 39,241

TABLE A.2B-4: SITE 22—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	3,327	-	-3,327
Hotel FA	-	-	-	-
Retail FA	7,500	15,980	8,300	-7,681
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	46	174	158	-16
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	16,544	16,544	-	-16,544
Comments	The proposed development site uses all development rights for lots (33-38) and the unused air rights (43,177 square feet) from the adjacent parcels (lots 30-32, 39, and 40). The adjacent parcels contain 6,000 square feet of ground floor retail and 42 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 33

BLOCK: 729
LOT(S): 50
LOT AREA: 128,600
TOTAL BUILT FA: -

TABLE A.2B-5: SITE 33—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	-	-	2,173,983	2,173,983
Hotel FA	-	-	-	-
Retail FA	-	-	38,580	38,580
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	514	514-
Trans/Utility *	128,600	128,600	128,600	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 37

BLOCK: 762
LOT(S): 6
LOT AREA: 24,687
TOTAL BUILT FA: 48,439

TABLE A.2B-6: SITE 37—2010 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	48,439	48,439	332,164	283,725
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 1

BLOCK: 702
LOT(S): 1
LOT AREA: 570,000
TOTAL BUILT FA: -

TABLE A.2B-7: SITE 1—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	4,242,396	4,242,396
Hotel FA	-	-	500,000	500,000
Retail FA	-	-	171,000	171,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	1,140	1,140
Trans/Utility *	-	-	570,000	-
Inst/CF	-	-	200,000	200,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	326,700	326,700
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Anticipated that this site will develop to 5,700,000 square feet. The remaining 5,130,000 square feet will be transferred to sites within the Large Scale Plan. Proposed institutional/community facility use to be a cultural facility (museum). Open space is proposed 7.5 acres of passive open space, including pedestrian circulation space.			

PROJECTED DEVELOPMENT SITE 2

BLOCK: 705
LOT(S): 1, 5, 54
LOT AREA: 41,500
TOTAL BUILT FA: 283,473

TABLE A.2B-8: SITE 2—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,405,406	1,405,406
Hotel FA	-	-	-	-
Retail FA	-	-	12,450	12,450
Other Com FA	209,578	209,578	-209,578	-209,578
Ind/Mfg FA	73,895	73,895	-73,895	-73,895
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 487,542 square feet of floor area transferred from Eastern Rail Yard. Proposed 34th Street transit center or subway station site. No parking will be required at this site.			

PROJECTED DEVELOPMENT SITE 3

BLOCK: 705

LOT(S): 29, 30, 32, 39, 41, 42, 45, 46, 53

LOT AREA: 71,700

TOTAL BUILT FA: 347,137

TABLE A.2B-9: SITE 3—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	2,269,986	2,269,986
Hotel FA	-	-	-	-
Retail FA	5,490	5,490	21,510	16,020
Other Com FA	275,138	275,138	-	-275,138
Ind/Mfg FA	61,625	61,625	-	-61,625
Res. DUs	6	6	-	-6
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	1,975	1,975	-	-1,975
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 704,811 square feet of floor area transferred from Eastern Rail Yard.			

PROJECTED DEVELOPMENT SITE 4

BLOCK: 706

LOT(S): 1, 10, 55

LOT AREA: 48,500

TOTAL BUILT FA: 184,111

TABLE A.2B-10: SITE 4—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CC			
Office FA	-	-	1,907,505	1,907,505
Hotel FA	-	-	-	-
Retail FA	-	-	14,550	14,550
Other Com FA	14,000	14,000	-	-14,000
Ind/Mfg FA	-	-	-	-
Res. DUs	25	25	-	-25
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	7,736	7,736	-	-7,736
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	88,875	88,875	-	-88,875
Comments	Large Scale Plan receiving site of 800,250 square feet of floor area transferred from Eastern Rail Yard.			

PROJECTED DEVELOPMENT SITE 5

BLOCK: 706
LOT(S): 17, 20, 29, 35, 36
LOT AREA: 67,500
TOTAL BUILT FA: 190,266

TABLE A.2B-11: SITE 5—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	2,150,213	2,150,213
Hotel FA	-	-	-	-
Retail FA	-	-	20,250	20,250
Other Com FA	81,000	81,000	-	-81,000
Ind/Mfg FA	-	-	-	-
Res. DUs	13	13	-	-13
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,180	2,180	-	-2,180
Pkg *	132,243	132,243	-	-132,243
Comments	Large Scale Plan receiving site of 675,000 square feet of floor area transferred from Eastern Rail Yard.			

PROJECTED DEVELOPMENT SITE 6

BLOCK: 707
LOT(S): 1, 13, 56
LOT AREA: 60,800
TOTAL BUILT FA: 58,274

TABLE A.2B-12: SITE 6—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,657,104	1,657,104
Hotel FA	-	-	-	-
Retail FA	-	-	18,240	18,240
Other Com FA	-	-	-	-
Ind/Mfg FA	58,274	58,274	-	-58,274
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	49,475	49,475	-	-49,475
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 328,200 square feet of floor area transferred from Eastern Rail Yard. This is a decked (platformed) site so there is no below-grade parking requirement.			

PROJECTED DEVELOPMENT SITE 7

BLOCK: 707
LOT(S): 20, 26, 31, 39, 41, 45, 51
LOT AREA: 63,800
TOTAL BUILT FA: 255,325

TABLE A.2B-13: SITE 7—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,298,649	1,298,649
Hotel FA	-	-	-	-
Retail FA	4,186	4,186	19,140	14,954
Other Com FA	-	-	-	-
Ind/Mfg FA	251,139	251,139	-	-251,139
Res. DUs	-	-	383	383
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	17,275	17,275	-	-17,275
Comments	Large Scale Plan receiving site of 382,800 square feet of floor area transferred from Eastern Rail Yard.			

PROJECTED DEVELOPMENT SITE 8

BLOCK: 708
LOT(S): 1, 62, 65
LOT AREA: 60,800
TOTAL BUILT FA: 20,631

TABLE A.2B-14: SITE 8—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4/CC			
Office FA	-	-	1,657,104	1,377,424
Hotel FA	-	-	-	-
Retail FA	1,250	1,250	18,240	16,990
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	64,175	64,175	64,175	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	10,100	10,100	-	-10,100
Pkg *	9,281	9,281	-	-9,281
Comments	Large Scale Plan receiving site of 364,800 square feet of floor area transferred from Eastern Rail Yard. This is a decked (platformed) site so there is no below-grade parking requirement.			

PROJECTED DEVELOPMENT SITE 9

BLOCK: 708
LOT(S): 20, 22, 24, 37, 41-43, 46
LOT AREA: 43,000
TOTAL BUILT FA: 172,048

TABLE A.2B-15: SITE 9—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	49,450	49,450
Hotel FA	-	-	-	-
Retail FA	9,890	9,890	43,000	33,110
Other Com FA	-	-	-	-
Ind/Mfg FA	62,742	62,742	-	-62,742
Res. DUs	8	8	516	508
Trans/Utility *	-	-	-	-
Inst/CF	-	-	43,000	43,000
Vacant *	85,442	85,442	-	-85,442
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a house of worship.			

PROJECTED DEVELOPMENT SITE 10

BLOCK: 709
LOT(S): 1-3, 7, 13-15, 17, 60, 61, 63, 66-68, 70, 71
LOT AREA: 67,100
TOTAL BUILT FA: 112,028

TABLE A.2B-16: SITE 10—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/CC			
Office FA	-	-	1,365,821	1,365,821
Hotel FA	-	-	-	-
Retail FA	10,000	10,000	20,130	10,130
Other Com FA	-	-	-	-
Ind/Mfg FA	20,471	20,471	-	-20,471
Res. DUs	-	-	403	403
Trans/Utility *	62,414	62,414	62,414	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	35,218	35,218	-	-35,218
Pkg *	14,742	14,742	-	-14,742
Comments	Large Scale Plan receiving site of 402,600 square feet of floor area transferred from Eastern Rail Yard.			

PROJECTED DEVELOPMENT SITE 11

BLOCK: 709

LOT(S): 25, 30, 31, 33, 36, 37, 41, 43, 45, 46

LOT AREA: 56,800

TOTAL BUILT FA: 17,748

TABLE A.2B-17: SITE 11—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	65,320	65,320
Hotel FA	-	-	-	-
Retail FA	4,500	4,500	56,800	52,300
Other Com FA	600	600	-	-600
Ind/Mfg FA	10,000	10,000	-	-10,000
Res. DUs	-	-	682	682
Trans/Utility *	-	-	-	-
Inst/CF	-	-	56,800	56,800
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,648	2,648	-	-2,648
Pkg *	47,370	47,370	-	-47,370
Comments	Proposed institutional/community facility use to be a school.			

PROJECTED DEVELOPMENT SITE 12

BLOCK: 710

LOT(S): 1, 6, 11, 58

LOT AREA: 72,900

TOTAL BUILT FA: 59,251

TABLE A.2B-18: SITE 12—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,483,880	1,483,880
Hotel FA	-	-	-	-
Retail FA	-	-	21,870	21,870
Other Com FA	7,406	7,406	-	-7,406
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	437	437
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	51,845	51,845	-	-51,845
Pkg *	54,875	54,875	-	-54,875
Comments	Large Scale Plan receiving site of 437,400 square feet of floor area transferred from Eastern Rail Yard.			

PROJECTED DEVELOPMENT SITE 13

BLOCK: 710
LOT(S): 20, 22, 27, 29, 42
LOT AREA: 52,000
TOTAL BUILT FA: 263,546

TABLE A.2B-19: SITE 13—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	59,800	59,800
Hotel FA	-	-	-	-
Retail FA	-	-	52,000	52,000
Other Com FA	209,578	209,578	-	-209,578
Ind/Mfg FA	39,768	39,768	-	-39,768
Res. DUs	-	-	624	624
Trans/Utility *	-	-	-	-
Inst/CF	-	-	52,000	52,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	14,200	14,200	-	-14,200
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a YMCA or recreation center.			

PROJECTED DEVELOPMENT SITE 15

BLOCK: 1070
LOT(S): 1
LOT AREA: 22,100
TOTAL BUILT FA: 92,486

TABLE A.2B-20: SITE 15—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	22,100	22,100
Other Com FA	92,486	92,486	-	-92,486
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	265	265
Trans/Utility *	-	-	-	-
Inst/CF	-	-	22,100	22,100
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a daycare center.			

PROJECTED DEVELOPMENT SITE 16

BLOCK: 1070
LOT(S): 49, 50, 54
LOT AREA: 18,500
TOTAL BUILT FA: 5,376

TABLE A.2B-21: SITE 16—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	18,500	18,500
Other Com FA	5,376	5,376	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	222	222
Trans/Utility *	-	-	-	-
Inst/CF	-	-	18,500	18,500
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Proposed institutional/community facility use to be a daycare center.			

PROJECTED DEVELOPMENT SITE 17

BLOCK: 1090
LOT(S): 9, 10, 11, 109
LOT AREA: 40,178
TOTAL BUILT FA: 4,866

TABLE A.2B-22: SITE 17—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,000	61,000	12,053	-48,947
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	3	377	470	93
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	38,068	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 20

BLOCK: 1050
LOT(S): 1, 61
LOT AREA: 28,664
TOTAL BUILT FA: 254,342

TABLE A.2B-23: SITE 20—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	28,664	28,664
Other Com FA	-	-	-	-
Ind/Mfg FA	2,800	2,800	-	-
Res. DUs	-	-	344	344
Trans/Utility *	-	-	-	-
Inst/CF	301,069	301,069	28,664	-225,678
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 21

BLOCK: 736
LOT(S): 1, 73
LOT AREA: 60,000
TOTAL BUILT FA: -

TABLE A.2B-24: SITE 21—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	114,270	114,270	450,000	335,730
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This site would be for the proposed Port Authority Bus Garage on the block from West 38th to 39th Streets between Ninth and Tenth Avenues. This facility would be constructed on a deck (platform) over Galvin Plaza.			

PROJECTED DEVELOPMENT SITE 23

BLOCK: 735

LOT(S): 1,6,7,8,9,65

LOT AREA: 38,049

TOTAL BUILT FA: 32,593

TABLE A.2B-25: SITE 23—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	18,170	18,170
Other Com FA	-	-	-	-
Ind/Mfg FA	2,700	2,700	-	-2,700
Res. DUs	41	41	371	330
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	11,898	11,898	-	-11,898
Pkg *	18,850	18,850	-	-18,850
Comments	The proposed development site uses all development rights for lots (1, 6, 7, and 65) and the unused air rights (18,665 square feet) from the adjacent parcels (lots 8 and 9). The adjacent parcels contain 41 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 24

BLOCK: 735

LOT(S): 22, 30

LOT AREA: 21,250

TOTAL BUILT FA: 59,726

TABLE A.2B-26: SITE 24—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/C1-7A			
Office FA	-	4,839	-	-4,839
Hotel FA	-	-	-	-
Retail FA	15,215	14,518	14,158	-360
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	58	192	139	-8
Trans/Utility *	36,900	36,900	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 30 and transfers a portion of the unused air rights (25,000 square feet) from the adjacent parcel (lot 22). The adjacent parcel is the below-grade infrastructure for the Lincoln Tunnel Expressway which would remain. The transfer of unused air rights would be through a real estate transaction with the Port Authority.			

PROJECTED DEVELOPMENT SITE 25

BLOCK: 734
LOT(S): 1, 5, 66
LOT AREA: 19,449
TOTAL BUILT FA: 43,188

TABLE A.2B-27: SITE 25—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	4,734	4,734	19,449	14,715
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	43	43	233	190
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,488	1,488	-	-1,488
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 1 and the unused air rights (72,544 square feet) from the adjacent parcels (lots 5 and 66). The adjacent parcels contain 4,734 square feet of ground floor commercial space and 43 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 26

BLOCK: 734
LOT(S): 16, 18, 52, 55
LOT AREA: 19,749
TOTAL BUILT FA: 28,592

TABLE A.2B-28: SITE 26—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	5,925	5,925
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	163	163
Trans/Utility *	22,510	22,510	22,510	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	33,529	33,529	-	-33,529
Comments	The proposed development site uses all development rights for lots 16, 52, 55, and a portion of the unused air rights (21,200 square feet) from the adjacent parcel (lots 18). The adjacent parcel is the Dyer Avenue right-of-way which would remain.			

PROJECTED DEVELOPMENT SITE 27

BLOCK: 733
LOT(S): 1, 67, 68, 70
LOT AREA: 19,750
TOTAL BUILT FA: 14,569

TABLE A.2B-29: SITE 27—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,449	1,449	19,750	18,301
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	13	13	237	224
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	17,724	17,724	-	-17,724
Comments	The proposed development site uses all development rights for lots 67, 68, 70 and the unused air rights (20,726 square feet) from the adjacent parcel (lot 1). The adjacent parcel contains 1,449 square feet of ground floor commercial space and 13 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 28

BLOCK: 733
LOT(S): 25, 28, 30, 31
LOT AREA: 34,561
TOTAL BUILT FA: -

TABLE A.2B-30: SITE 28—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	5,616	-	-5,616
Hotel FA	-	-	-	-
Retail FA	-	16,849	10,368	-6,481
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	171	198	27
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	34,561	-	-	-
Comments				

PROJECTED DEVELOPMENT SITE 29

BLOCK: 732
LOT(S): 1, 73
LOT AREA: 12,753
TOTAL BUILT FA: 14,275

TABLE A.2B-31: SITE 29—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	12,753	12,753
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	18	18	153	135
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	6,700	6,700	6,700	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 1 and the unused air rights (22,796 square feet) from the adjacent parcel (lot 73). The adjacent parcel contains 1,700 square feet of ground floor auto-related space and 18 residential units which would remain. The auto-related space is located on the ground floor of the residential building.			

PROJECTED DEVELOPMENT SITE 30

BLOCK: 731
LOT(S): 39, 40, 41, 43, 44, 48
LOT AREA: 17,775
TOTAL BUILT FA: 26,572

TABLE A.2B-32: SITE 30—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	15,092	15,092	17,775	2,683
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	22	22	213	191
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots 43, 44, and 48, and the unused air rights (90,148 square feet) from the adjacent parcels (lots 39-41). The adjacent parcels contain 4,630 square feet of ground floor commercial space and 19 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 31

BLOCK: 729

LOT(S): 1

LOT AREA: 137,310

TOTAL BUILT FA: 1,399,264

TABLE A.2B-33: SITE 31—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	1,399,264	1,399,264	1,776,972	377,708
Hotel FA	-	-	477,000	477,000
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	827	827
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This site is the Daily News building, which is a projected site that will contain a residential tower, a hotel tower, a new commercial office space, and renovations to the existing building. It is anticipated that this development will provide 300 parking spaces.			

PROJECTED DEVELOPMENT SITE 32

BLOCK: 729

LOT(S): 60

LOT AREA: 80,729

TOTAL BUILT FA: -

TABLE A.2B-34: SITE 32—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6			
Office FA	-	968,748	1,364,724	395,976
Hotel FA	-	-	-	-
Retail FA	-	24,219	24,219	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	323	323
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	80,729	-	-	-
Comments	Schulweiss site.			

PROJECTED DEVELOPMENT SITE 35

BLOCK: 1032

LOT(S): 1, 4, 5, 7, 54, 57, 58, 61, 63, 64, 101, 103, 162

LOT AREA: 58,634

TOTAL BUILT FA: 168,329

TABLE A.2B-36: SITE 35—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	2,469	2,469		-2,469
Hotel FA	-	-	-	-
Retail FA	19,328	19,328	58,634	39,306
Other Com FA	27,827	27,827	-	-27,827
Ind/Mfg FA	-	-	-	-
Res. DUs	94	94	704	610
Trans/Utility *	13,950	13,950	13,950	-
Inst/CF	72,317	72,317	58,634	-13,683
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,200	9,200	-	-9,200
Comments	The proposed development site uses all development rights for lots 5, 7, 54, 57, 58, and 101, and a portion of the unused air rights (183,236 square feet) from adjacent parcels (lots 1, 4, 61, 63, 64, 103, and 162). The adjacent parcels contain 11,921 square feet of ground floor retail, 94 residential units, and 13,950 square feet of transportation/utility space which would remain.			

PROJECTED DEVELOPMENT SITE 36

BLOCK: 763

LOT(S): 31, 32, 34, 38, 42-44

LOT AREA: 29,636

TOTAL BUILT FA: 69,003

TABLE A.2B-37: SITE 36—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6/GC			
Office FA	-	-	578,227	578,227
Hotel FA	-	-	-	-
Retail FA	47,252	47,252	8,891	-38,361
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	38	38	38	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	2,469	2,469	-	-2,469
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots 32, 34, 38 and 42, and the unused air rights (108,585 square feet) from the adjacent parcels (lots 31, 43, and 44). The adjacent parcels contain 2,900 square feet of ground floor retail and 38 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 38

BLOCK: 762

LOT(S): 61

LOT AREA: 4,937

TOTAL BUILT FA: 55,473

TABLE A.2B-38: SITE 38—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	55,473	55,473	-	-55,473
Res. DUs	-	-	54	54
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 3,771 square feet.			

PROJECTED DEVELOPMENT SITE 39

BLOCK: 762

LOT(S): 13, 14, 16, 17, 60

LOT AREA: 24,700

TOTAL BUILT FA: 77,211

TABLE A.2B-39: SITE 39—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	10,992	10,992	10,992	-
Hotel FA	-	-	-	-
Retail FA	10,918	10,918	7,410	5,460
Other Com FA	-	-	-	-
Ind/Mfg FA	3,119	3,119	-	-3,119
Res. DUs	43	43	278	235
Trans/Utility *	4,938	4,938	-	-4,938
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots 13, 16, and 60, and the unused air rights (19,790 square feet) from the adjacent parcels (lots 14 and 17). The adjacent parcels contain 1,950 square feet of ground floor retail space, 10,992 square feet of commercial space, and 43 residential units which would remain.			

PROJECTED DEVELOPMENT SITE 40

BLOCK: 761
LOT(S): 62
LOT AREA: 4,938
TOTAL BUILT FA: 29,628

TABLE A.2B-40: SITE 40—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,938	4,938
Other Com FA	-	-	-	-
Ind/Mfg FA	29,628	29,628	-	-29,628
Res. DUs	-	-	54	54
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 29,628 square feet.			

PROJECTED DEVELOPMENT SITE 41

BLOCK: 761
LOT(S): 10, 13, 20, 43
LOT AREA: 54,270
TOTAL BUILT FA: 147,487

TABLE A.2B-41: SITE 41—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	16,281	16,281
Other Com FA	-	-	-	-
Ind/Mfg FA	83,299	83,299	53,844	-29,455
Res. DUs	-	-	581	581
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	76,531	76,531	-	-64,188
Comments	The proposed development site uses all development rights for lots (10, 13 and 43) and the unused air rights (4,908 square feet) from the adjacent parcel (lot 20). The adjacent parcel contains 53,844 square feet of industrial/manufacturing space which would remain.			

PROJECTED DEVELOPMENT SITE 42

BLOCK: 760

LOT(S): 7

LOT AREA: 5,760

TOTAL BUILT FA: 56,513

TABLE A.2B-42: SITE 42—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	5,760	5,760
Other Com FA	-	-	-	-
Ind/Mfg FA	7,125	7,125	-	-7,125
Res. DUs	18	18	63	45
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 12,607 square feet.			

PROJECTED DEVELOPMENT SITE 43

BLOCK: 758

LOT(S): 1, 5, 7, 14

LOT AREA: 26,615

TOTAL BUILT FA: 22,830

TABLE A.2B-43: SITE 43—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M/C6-4			
Office FA	-	295,000	-	-295,000
Hotel FA	-	-	-	-
Retail FA	11,430	23,000	26,615	3,615
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	319	319
Trans/Utility *	-	-	-	-
Inst/CF	11,400	11,400	11,400	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	14,175	14,175	-	-
Comments	The proposed development site uses all development rights for lots 1, 5, and 7, and the unused air rights (86,165 square feet) from the adjacent parcel (lot 14). The adjacent parcel contains 11,400 square feet of institutional/public facility space, specifically the West Side Jewish Center, which would remain.			

PROJECTED DEVELOPMENT SITE 44

BLOCK: 754
LOT(S): 44
LOT AREA: 8,666
TOTAL BUILT FA: -

TABLE A.2B-44: SITE 44—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2/C6-3X			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	8,666	8,666
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	81	69	-12
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	8,666	4,904	-	-4,904
Comments				

PROJECTED DEVELOPMENT SITE 46

BLOCK: 1069
LOT(S): 1
LOT AREA: 85,000
TOTAL BUILT FA: 162,307

TABLE A.2B-45: SITE 46—2025 PROJECTED SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	1,730,175	1,730,175
Hotel FA	-	-	-	-
Retail FA	-	-	25,500	25,500
Other Com FA	162,307	162,307	-	-162,307
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	510	510
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	162,307	162,307	-	-
Pkg *	-	-	-	-
Comments	Large Scale Plan receiving site of 510,000 square feet of floor area transferred from Eastern Rail Yard. Mercedes Benz Offices and Showroom.			

**TOTALS 2010 PROJECTED DEVELOPMENT SITES
WITHOUT MSG RELOCATION**

**LOT AREA: 371,316
TOTAL BUILT FA: 479,553**

TABLE A.2B-46: TOTALS—WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	280,286	123,481	2,526,310	2,474,544
Hotel FA	-	-	-	-
Retail FA	7,500	26,030	163,195	104,165
Other Com FA	10,245	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	62	548	2,611	1,286
Trans/Utility *	128,600	128,600	128,600	-
Inst/CF	54,142	54,142	85,533	85,533
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,068	1,125	-	-1,125
Pkg *	105,401	23,952	-	-23,952

**TOTALS 2025 PROJECTED DEVELOPMENT SITES
WITHOUT MSG RELOCATION**

**LOT AREA: 2,505,919
TOTAL BUILT FA: 5,660,792**

TABLE A.2B-47: TOTALS—WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	1,412,725	2,686,928	25,073,722	22,386,794
Hotel FA	-	-	977,000	977,000
Retail FA	161,734	273,675	880,696	615,989
Other Com FA	1,085,296	1,085,296	-	-1,079,920
Ind/Mfg FA	762,058	762,058	53,844	-705,414
Res. DUs	443	1,203	11,014	9,856
Trans/Utility *	319,157	319,157	1,183,049	330,792
Inst/CF	384,786	384,786	491,098	153,039
Vacant *	135,690	97,622	-	-97,622
MSG Seats	19,500	19,500	-	-
OS	49,475	49,475	326,700-	277,225
Auto	298,584	298,584	6,700	-129,577
Pkg *	658,626	539,574	-	-513,056

POTENTIAL DEVELOPMENT SITE 45

BLOCK: 781
LOT(S): 1
LOT AREA: 266,000
TOTAL BUILT FA: 867,986

TABLE A.2B-48: SITE 47—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	4,662,100	4,662,100
Hotel FA	-	-	1,000,000	1,000,000
Retail FA	-	-	133,000	133,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-19,500
OS	-	-	-	-
Auto	-	-	-	-
Pkg *			-	-
Comments	This site would be zoned for predominantly commercial use. With subway improvements, the redevelopment of this site could achieve 19.5 FAR. This is a decked (platformed) site so there is no below-grade parking requirement.			

POTENTIAL DEVELOPMENT SITE 47

BLOCK: 711
LOT(S): 1
LOT AREA: 36,800
TOTAL BUILT FA: -

TABLE A.2B-49: SITE 47—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	749,064	749,064
Hotel FA	-	-	-	-
Retail FA	-	-	11,040	11,040
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	221	221
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	36,800	36,800	-	-36,800
Comments	Port Authority owned block containing the entrance to the northern tube of the Lincoln Tunnel. This is a potential development site (site 53), which is located at the SE corner of West 40th Street and Eleventh Avenue.			

POTENTIAL DEVELOPMENT SITE 48

BLOCK: 711
LOT(S): 1
LOT AREA: 22,500
TOTAL BUILT FA: -

TABLE A.2B-50: SITE 48—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	25,875	25,875
Hotel FA	-	-	-	-
Retail FA	-	-	22,500	22,500
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	270	270
Trans/Utility *	-	-	-	-22,500
Inst/CF	-	-	22,500	22,500
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	Port Authority owned block containing the entrance to the northern tube of the Lincoln Tunnel. This is a potential development site (site 54), which is located at the SW corner of West 40th Street and Tenth Avenue.			

POTENTIAL DEVELOPMENT SITE 49

BLOCK: 1071
LOT(S): 20, 23, 29
LOT AREA: 35,700
TOTAL BUILT FA: 139,590

TABLE A.2B-51: SITE 49—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	122,050	122,050	-	-122,050
Retail FA	-	-	10,710	10,710
Other Com FA	10,000	10,000	-	-10,000
Ind/Mfg FA	7,540	7,540	-	-7,540
Res. DUs	-	-	418	418
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 50

BLOCK: 1051
LOT(S): 31-33, 35, 36, 135, 138
LOT AREA: 16,248
TOTAL BUILT FA: 27,920

TABLE A.2B-52: SITE 50—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	7,612	7,612	16,248	8,636
Other Com FA	13,766	13,766	-	-13,766
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	195	195
Trans/Utility *	-	-	-	-
Inst/CF	-	-	16,248	16,248
Vacant *	18,679	18,679	-	-18,679
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 51

BLOCK: 737
LOT(S): 30, 31, 32, 33
LOT AREA: 7,409
TOTAL BUILT FA: 21,276

TABLE A.2B-53: SITE 51—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	1,297	-	-1,297
Hotel FA	-	-	-	-
Retail FA	4,950	3,890	3,704	-186
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	14	39	41	1
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	1,411	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,904	4,904	-	-4,904
Comments				

POTENTIAL DEVELOPMENT SITE 52

BLOCK: 736
LOT(S): 1, 73
LOT AREA: 20,000
TOTAL BUILT FA: -

TABLE A.2B-54: SITE 52—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,000	6,000
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	240	240
Trans/Utility *	114,270	114,270	20,000	-
Inst/CF	-	-	14,000	14,000
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a potential development site (site 58) for a residential building. This site is located within 100 feet east of Tenth Avenue on the block between West 38th and 39th streets, over the Port Authority Galvin Plaza area.			

POTENTIAL DEVELOPMENT SITE 53

BLOCK: 735
LOT(S): 11, 12, 13, 17, 55, 57-60
LOT AREA: 29,277
TOTAL BUILT FA: 43,592

TABLE A.2B-55: SITE 53—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,200	1,200	14,639	13,439
Other Com FA	-	-	-	-
Ind/Mfg FA	17,981	17,981	-	-17,981
Res. DUs	32	32	205	173
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	2,064	2,064	-	-2,064
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots 12, 13, 55, and 60) and the unused air rights (32,932 square feet) from the adjacent parcels (lots 11, 57, and 58). The adjacent parcels contain 1,200 square feet of ground floor retail and 32 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 54

BLOCK: 734
LOT(S): 6, 7, 8, 62
LOT AREA: 14,812
TOTAL BUILT FA: 33,395

TABLE A.2B-56: SITE 54—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	16,425	16,425	13,950	-2,475
Res. DUs	22	22	90	68
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,410	7,410	-	-7,410
Comments	The proposed development site uses all development rights for lots 7 and 62, and the unused air rights (13,518 square feet) from the adjacent parcels (lots 6 and 8). The adjacent parcels contain 13,950 square feet of industrial/manufacturing space and 22 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 55

BLOCK: 734
LOT(S): 9, 10, 13
LOT AREA: 12,343
TOTAL BUILT FA: 34,626

TABLE A.2B-57: SITE 55—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	15,000	15,000	-	-15,000
Res. DUs	-	-	86	86
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 10 and the unused air rights (17,402 square feet) from the adjacent parcels (lots 9 and 13). The adjacent parcels contain 40 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 56

BLOCK: 733

LOT(S): 59-66

LOT AREA: 19,751

TOTAL BUILT FA: 57,302

TABLE A.2B-58: SITE 56—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,469	2,469	5,925	3,456
Other Com FA	11,854	11,854	-	-11,854
Ind/Mfg FA	7,100	7,100	-	-7,100
Res. DUs	53	53	142	89
Trans/Utility *	-	-	-	-
Inst/CF	7,100	7,100	-	-7,100
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	2,500	2,500	-	-2,500
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots 60-64, and the unused air rights (29,083 square feet) from the adjacent parcels (lots 59, 65, and 66). The adjacent parcels contain 51 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 57

BLOCK: 733

LOT(S): 8, 9, 58

LOT AREA: 14,668

TOTAL BUILT FA: -

TABLE A.2B-59: SITE 57—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,334	7,334
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	103	103
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	14,668	14,668	-	-14,668
Comments	Under the proposed zoning of 7.5 FAR, Lot 58 would have 46,005 square feet which would be transferred to the projected development site (site 28) on lots 8 and 9.			

POTENTIAL DEVELOPMENT SITE 58

BLOCK: 733

LOT(S): 23, 24, 43, 44, 45, 46, 47

LOT AREA: 22,339

TOTAL BUILT FA: 44,030

TABLE A.2B-60: SITE 58—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,500	1,500	6,702	5,202
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	79	79	161	82
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,936	4,936	-	-4,936
Comments	The proposed development site uses all development rights for lots 23, 24, and 47, and the unused air rights (82,840 square feet) from the adjacent parcels (lots 43, 44, 45, and 46). The adjacent parcels contain 1,500 square feet of ground floor retail and 79 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 59

BLOCK: 732

LOT(S): 70, 72

LOT AREA: 7,409

TOTAL BUILT FA: 8,905

TABLE A.2B-61: SITE 59—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,700	1,700	7,409	5,709
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	18	18	89	71
Trans/Utility *	-	-	-	-
Inst/CF	-	-	5,186	5,186
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,932	4,932	-	-4,932
Comments	The proposed development site uses all development rights for lot 70 and the unused air rights (23,166 square feet) from the adjacent parcel (lot 72). The adjacent parcel contains 1,700 square feet of ground floor commercial space and 18 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 60

BLOCK: 732
LOT(S): 50
LOT AREA: 4,937
TOTAL BUILT FA: -

TABLE A.2B-62: SITE 60—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	32	32
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-4,937
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 61

BLOCK: 731
LOT(S): 22
LOT AREA: 7,406
TOTAL BUILT FA: -

TABLE A.2B-63: SITE 61—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2M			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,406	7,406
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	89	89
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,406	7,406	-	-7,406
Comments				

POTENTIAL DEVELOPMENT SITE 62

BLOCK: 728
LOT(S): 4, 67, 69
LOT AREA: 16,775
TOTAL BUILT FA: 34,708

TABLE A.2B-64: SITE 62—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	291,298	291,298
Hotel FA	-	-	-	-
Retail FA	1,800	1,800	8,388	6,588
Other Com FA	-	-	-	-
Ind/Mfg FA	25,442	25,442	-	-25,442
Res. DUs	-	-	101	101
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lots 67 and 69, and the unused air rights (47,974 square feet) from the adjacent parcel (lot 4). The adjacent parcel contains 1,800 square feet of ground floor commercial space and 9 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 63

BLOCK: 728
LOT(S): 60
LOT AREA: 13,520
TOTAL BUILT FA: 112,146

TABLE A.2B-65: SITE 63—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	234,775	234,775
Hotel FA	-	-	-	-
Retail FA	-	-	6,760	6,760
Other Com FA	-	-	-	-
Ind/Mfg FA	112,146	112,146	-	-112,146
Res. DUs	-	-	81	81
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 65

BLOCK: 728
LOT(S): 34
LOT AREA: 6,025
TOTAL BUILT FA: -

TABLE A.2B-66: SITE 65—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	-	97,003	97,003
Hotel FA	-	-	-	-
Retail FA	-	-	6,025	6,025
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	24	24
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	6,025	6,025	-	-6,025
Comments				

POTENTIAL DEVELOPMENT SITE 66

BLOCK: 1033
LOT(S): 25, 41
LOT AREA: 25,900
TOTAL BUILT FA: 62,416

TABLE A.2B-67: SITE 66—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2/C6-4			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,770	7,770
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	235	235
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	79,096	79,096	-	-79,096
Comments				

POTENTIAL DEVELOPMENT SITE 67

BLOCK: 763
LOT(S): 72, 73
LOT AREA: 4,937
TOTAL BUILT FA: 13,584

TABLE A.2B-68: SITE 67—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	707	-	-707
Hotel FA	-	-	-	-
Retail FA	2,604	2,122	4,937	2,815
Other Com FA	10,980	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	22	25	3
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 68

BLOCK: 763
LOT(S): 8, 12, 14, 17, 60, 65, 67
LOT AREA: 41,973
TOTAL BUILT FA: 131,938

TABLE A.2B-69: SITE 68—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	829,852	829,852
Hotel FA	-	-	-	-
Retail FA	-	-	12,592	12,592
Other Com FA	35,016	35,016	-	-35,016
Ind/Mfg FA	22,438	22,438	-	-22,438
Res. DUs	30	30	30	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	60,577	60,577	-	-60,577
Comments				
The proposed development site uses all development rights for lots 12, 14, 17, 60, 65, and 67, and the unused air rights (122,984 square feet) from the adjacent parcel (lot 8). The adjacent parcel contains 8,488 square feet of ground floor commercial space and 30 residential units which would remain.				

POTENTIAL DEVELOPMENT SITE 69

BLOCK: 763
LOT(S): 49, 56, 7502
LOT AREA: 32,396
TOTAL BUILT FA: 143,898

TABLE A.2B-70: SITE 69—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	572,315	572,315
Hotel FA	-	-	-	-
Retail FA	-	-	9,719	9,719
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	76	0
Trans/Utility *	-	-	-	-
Inst/CF	68,060	68,060	-	-68,060
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,939	9,939	-	-9,939
Comments	The proposed development site uses all development rights for lots 49 and 56, and the unused air rights (16,734 square feet) from the adjacent parcel (lot 1050). The adjacent parcel contains 76 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 70

BLOCK: 763
LOT(S): 28, 45, 46, 47
LOT AREA: 17,284
TOTAL BUILT FA: 9,804

TABLE A.2B-71: SITE 70—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	347,841	347,841
Hotel FA	-	-	-	-
Retail FA	4,800	4,800	8,642	3,842
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	-	-
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	12,547	12,547	-	-12,547
Comments				

POTENTIAL DEVELOPMENT SITE 71

BLOCK: 762
LOT(S): 1, 2
LOT AREA: 4,941
TOTAL BUILT FA: -

TABLE A.2B-72: SITE 71—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5			
Office FA	-	865	-	-865
Hotel FA	-	-	-	-
Retail FA	-	2,595	4,941	2,346
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	26	25	-1
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	49,050	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 72

BLOCK: 762
LOT(S): 11
LOT AREA: 4,937
TOTAL BUILT FA: 54,935

TABLE A.2B-73: SITE 72—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	4,937	4,937
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	54	54
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	54,935	54,935	-	-54,935
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments This is a residential conversion site, which is anticipated to enlarge by approximately 4,309 square feet.				

POTENTIAL DEVELOPMENT SITE 73

BLOCK: 762

LOT(S): 19

LOT AREA: 7,801

TOTAL BUILT FA: 110,188

TABLE A.2B-74: SITE 73—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	103,301	103,301	61,981	-41,320
Ind/Mfg FA	6,887	6,887	6,887	-
Res. DUs	-	-	41	41
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (41,320 square feet) of the total floor area for residential use. The remaining 60 percent (61,981 square feet) of the floor area will remain as arts-related space. The actual total built floor area of this building is 110,188 square feet, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 74

BLOCK: 762

LOT(S): 46, 48, 49

LOT AREA: 9,875

TOTAL BUILT FA: 40,973

TABLE A.2B-75: SITE 74—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,000	2,000	9,875	7,875
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	16	16	109	93
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	27,473	27,473	-	-27,473
Comments	The proposed development site uses all development rights for lot 46, and the unused air rights (45,756 square feet) from the adjacent parcels (lots 48 and 49). The adjacent parcels contain 2,000 square feet of ground floor retail and 16 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 75

BLOCK: 761
LOT(S): 5, 7, 9
LOT AREA: 12,343
TOTAL BUILT FA: 33,230

TABLE A.2B-76: SITE 75—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,171	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	23,190	23,190	-	-23,190
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	4,937	4,937	-	-4,937
Comments	The proposed development site uses all development rights for lots 5 and 7, and the unused air rights (19,588 square feet) from the adjacent parcel (lot 9). The adjacent parcel contains 20 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 76

BLOCK: 761
LOT(S): 41
LOT AREA: 4,905
TOTAL BUILT FA: 73,698

TABLE A.2B-77: SITE 76—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	73,698	73,698	44,219	-29,479
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	29	29
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (29,479 square feet) of the total floor area for residential use. The remaining 60 percent (44,219 square feet) of the floor area will remain as commercial office space. The actual total built floor area of this building is 73,698 square feet, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 77

BLOCK: 761

LOT(S): 28

LOT AREA: 7,357

TOTAL BUILT FA: 21,960

TABLE A.2B-78: SITE 77—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-6/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,357	7,357
Other Com FA	-	-	-	-
Ind/Mfg FA	21,960	21,960	-	-21,960
Res. DUs	-	-	81	81
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 78

BLOCK: 760

LOT(S): 67, 68

LOT AREA: 12,343

TOTAL BUILT FA: 3,468

TABLE A.2B-79: SITE 78—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,171	6,171
Other Com FA	-	-	-	-
Ind/Mfg FA	3,388	3,388	-	-3,388
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	9,875	9,875	-	-9,875
Comments				

POTENTIAL DEVELOPMENT SITE 79

BLOCK: 760
LOT(S): 63
LOT AREA: 9,875
TOTAL BUILT FA: 122,817

TABLE A.2B-80: SITE 79—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	122,817	122,817	73,690	-49,127
Res. DUs	-	-	49	49
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (49,127 square feet) of the total floor area for residential use. The remaining 60 percent (73,690 square feet) of the floor area will remain as industrial/manufacturing space. The actual total built floor area of this building is 122,817 square feet, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 80

BLOCK: 760
LOT(S): 58-62
LOT AREA: 12,343
TOTAL BUILT FA: 19,575

TABLE A.2B-81: SITE 80—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,500	1,500	6,171	4,671
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	7,405	7,405	-	-7,405
Comments	The proposed development site uses all development rights for lots 58, 59, and 60, and the unused air rights (39,657 square feet) from the adjacent parcels (lots 61 and 62). The adjacent parcels contain 1,500 square feet of ground floor retail space and 39 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 81

BLOCK: 760

LOT(S): 55

LOT AREA: 7,406

TOTAL BUILT FA: 100,244

TABLE A.2B-82: SITE 81—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	3,703	3,703	3,703	-
Other Com FA	96,541	96,541	57,925	-38,616
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (38,616 square feet) of the total floor area for residential use. The remaining 60 percent (61,628 square feet) of the floor area will remain as arts-related space. The actual total built floor area of this building is 100,244 square feet, which makes this building overbuilt under both existing and proposed zoning.			

POTENTIAL DEVELOPMENT SITE 82

BLOCK: 760

LOT(S): 51

LOT AREA: 9,973

TOTAL BUILT FA: -

TABLE A.2B-83: SITE 82—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,973	9,973
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	110	110
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	9,973	9,973	-	-9,973
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 83

BLOCK: 760
LOT(S): 12
LOT AREA: 8,229
TOTAL BUILT FA: 98,454

TABLE A.2B-84: SITE 83—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	98,454	98,454	59,072	-39,382
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (39,676 square feet) of the total floor area for residential use. The remaining 60 percent (59,072 square feet) of the floor area will remain as industrial/manufacturing space.			

POTENTIAL DEVELOPMENT SITE 84

BLOCK: 760
LOT(S): 16, 18, 20
LOT AREA: 9,848
TOTAL BUILT FA: 44,813

TABLE A.2B-85: SITE 84—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,848	9,848
Other Com FA	-	-	-	-
Ind/Mfg FA	35,337	35,337	-	-35,337
Res. DUs	-	-	108	108
Trans/Utility *	9,476	9,476	-	-9,476
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

POTENTIAL DEVELOPMENT SITE 85

BLOCK: 760

LOT(S): 21

LOT AREA: 10,103

TOTAL BUILT FA: 115,763

TABLE A.2B-86: SITE 85—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	115,763	115,763	69,458	-46,305
Res. DUs	-	-	52	52
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (51,778 square feet) of the total floor area for residential use. The remaining 60 percent (69,458 square feet) of the floor area will remain as industrial/manufacturing space. This building is anticipated to enlarge by approximately 5,473 square feet.			

POTENTIAL DEVELOPMENT SITE 86

BLOCK: 759

LOT(S): 14

LOT AREA: 8,228

TOTAL BUILT FA: 93,090

TABLE A.2B-87: SITE 86—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	-	-
Other Com FA	-	-	-	-
Ind/Mfg FA	93,090	93,090	59,242	-33,848
Res. DUs	-	-	39	39
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to convert 40 percent (39,494 square feet) of the total floor area for residential use. The remaining 60 percent (59,242 square feet) of the floor area will remain as industrial/manufacturing space. This building is anticipated to enlarge by approximately 5,646 square feet.			

POTENTIAL DEVELOPMENT SITE 87

BLOCK: 759
LOT(S): 61
LOT AREA: 12,344
TOTAL BUILT FA: 58,644

TABLE A.2B-88: SITE 87—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	MI-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	6,172	6,172
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	58,644	58,644	-	-58,644
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	This is a residential conversion site, which is anticipated to enlarge by approximately 89,484 square feet.			

POTENTIAL DEVELOPMENT SITE 88

BLOCK: 759
LOT(S): 23, 24, 25, 26, 27, 29, 54, 55
LOT AREA: 25,416
TOTAL BUILT FA: 64,470

TABLE A.2B-89: SITE 88—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	MI-5/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	2,000	2,000	7,624	5,624
Other Com FA	-	-	-	-
Ind/Mfg FA	3,633	3,633	-	-3,633
Res. DUs	-	-	297	297
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	1,760	1,760	-	-1,760
Pkg *	16,442	16,442	-	-16,442
Comments	The proposed development site uses all development rights for lots 26, 27, and 55, and the unused air rights (101,233 square feet) from the adjacent parcels (lots 23, 24, 25, 29 and 54). The adjacent parcels contain 2,000 square feet of ground floor retail space and 64 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 89

BLOCK: 759

LOT(S): 49, 52, 53

LOT AREA: 12,321

TOTAL BUILT FA: 43,374

TABLE A.2B-90: SITE 89—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	M1-5/M1-6/GC			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	1,000	1,000	6,160	5,160
Other Com FA	-	-	-	-
Ind/Mfg FA	1,000	1,000	-	-1,000
Res. DUs	-	-	142	142
Trans/Utility *	-	-	-	-
Inst/CF	26,124	26,124	-	-26,124
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments	The proposed development site uses all development rights for lot 49 and the unused air rights (41,994 square feet) from the adjacent parcels (lots 52 and 53). The adjacent parcels contain 2,000 square feet of ground floor retail space and 21 residential units which would remain.			

POTENTIAL DEVELOPMENT SITE 90

BLOCK: 754

LOT(S): 63

LOT AREA: 9,875

TOTAL BUILT FA: 59,000

TABLE A.2B-91: SITE 90—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	9,875	9,875
Other Com FA	-	-	-	-
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	79	79
Trans/Utility *	-	-	-	-
Inst/CF	-	-	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	59,000	59,000	-	-59,000
Comments				

POTENTIAL DEVELOPMENT SITE 91

BLOCK: 754
LOT(S): 51
LOT AREA: 25,725
TOTAL BUILT FA: 116,000

TABLE A.2B-92: SITE 91—2025 POTENTIAL SITE WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Zoning	C6-2			
Office FA	-	-	-	-
Hotel FA	-	-	-	-
Retail FA	-	-	7,718	7,718
Other Com FA	-	-	-	-116,000
Ind/Mfg FA	-	-	-	-
Res. DUs	-	-	224	224
Trans/Utility *	-	-	-	-
Inst/CF	116,000	116,000	-	-
Vacant *	-	-	-	-
MSG Seats	-	-	-	-
OS	-	-	-	-
Auto	-	-	-	-
Pkg *	-	-	-	-
Comments				

TOTALS 2025 POTENTIAL DEVELOPMENT SITES
WITHOUT MSG RELOCATION

LOT AREA: 997,367
TOTAL BUILT FA: 3,430,555

TABLE A.2B-93: TOTALS—WITHOUT MSG RELOCATION

	Existing Conditions	2025 No-Build Condition	2025 Build Condition	Incremental Change (Build – No-Build)
Office FA	73,698	76,567	7,854,340	7,777,773
Hotel FA	122,050	122,050	-	877,950
Retail FA	193,173	194,226	442,659	402,768
Other Com FA	480,952	794,827	119,906	-266,572
Ind/Mfg FA	1,128,448	803,593	282,299	-467,292
Res. DUs	294	367	5,038	4,625
Trans/Utility *	202,746	202,746	20,000	-31,976
Inst/CF	355,001	239,001	52,748	-107,180
Vacant *	100,394	214,983	-	-90,588
MSG Seats	-	-	-	-19,500
OS	-	-	-	-
Auto	209,131	209,131	-	-4,260
Pkg *	737,275	688,225	-	-374,372