

**APPENDIX G:
RWCDS TABLES FOR ALTERNATIVES**

Base FAR Scenario

PROJECTED DEVELOPMENT SITES

Assumptions:
Ground floor circulation deduction 10%
Unit size - new development (sf) 850
Unit size - conversions (sf) 1,000

site description:						existing conditions:								NO-action conditions:								With-Action conditions:								Increment:								comments:				
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:			stor / mfg FA:	parking / auto FA:	community facility FA:
1	306-310 Eleventh Ave	701	1	27,950	229,000	M1-5	8.2	5.0			229,000					25,155	201,050						C6-4	7.5	201			201,050	25,155				201	0	-201,050				Conversion: 10-st warehouse; commercial under no-build, res conversion under build. Retail on first floor.	1		
2	505 W 29 ST	701	33	2,475	2,224	M1-5	0.9	5.0			2,224								2,224				C6-3	5.0	9	4,703						9	4,703			-2,224			Western portion of site. Retail on first two floors.	2		
	505 W 29 ST	701	33	1,754	1,576	M1-5	0.9	5.0			1,576								1,576				C6-4	7.5	11	3,333						11	3,333			-1,576			Eastern portion of site. Retail on first two floors.			
	329 Tenth Ave	701	35	1,750	7,758	M1-5	4.4	5.0	12	1,500					12	1,500							C6-4	7.5	18	1,500						6	0				Existing residential building, transfers 5,367 sf of dev rights to lots 33, 36, 37, 42, 43, 45, 30.					
	331 Tenth Ave	701	36	1,850	0	M1-5	0.0	5.0					1,850							1,850				C6-4	7.5	14	1,665						14	1,665			-1,850				Retail on first floor.	
	333 Tenth Ave	701	37	4,933	0	M1-5	0.0	5.0					4,933							4,933				C6-4	7.5	38	4,440						38	4,440			-4,933				Retail on first floor.	
	337 Tenth Ave	701	42	9,875	0	M1-5	0.0	5.0					9,875							9,875				C6-4	7.5	76	8,888						76	8,888			-9,875				Retail on first floor.	
	502-504 W 30 ST	701	43	6,172	37,500	M1-5	6.1	5.0						37,500		5,555	31,328						C6-4	7.5	47	5,555						47	0	-31,328			Comm conversion under no-build, new res development under build. Retail on first floor.					
	506 W 30 ST	701	45	13,578	13,578	M1-5	1.0	5.0			13,578								13,578				C6-4	7.5					12,220				12,220			-13,578			Comm conversion under build. Site within HL transfer zone.			
509 W 29 ST	701	30	7,406	7,406	M1-5	1.0	5.0					7,406							7,406				C6-4	7.5					6,665			6,665			-7,406			Comm conversion under build. Site within HL transfer zone.				
subtotal:				49,793	70,042				12	1,500	17,378	24,064		37,500	12	7,055	31,328		17,378	24,064				5,07.5	213	30,082			18,886			201	41,913	-31,328	-17,378	-24,064						
3	282-298 Eleventh Ave	700	1	19,700	33,890	M1-5	1.7	5.0					33,890							33,890				C6-4	7.5	151	17,730						151	17,730				-33,890			Western portion of lot 1 at 7.5 FAR. Retail on first floor.	3
	282-298 Eleventh Ave	700	1	4,725	0	M1-5	0.0	5.0					4,725							4,725				C6-3	5.0	22	4,253						22	4,253				-4,725			Eastern portion of lot 1 at 5 FAR. Retail on first floor.	
	subtotal:				24,425	33,890							38,615							38,615					7.5	173	21,983						173	21,983				-38,615				
4	547-559 W 27 ST	699	5	17,275	96,654	M1-5	5.6	5.0		96,654						94,927							C6-3	5.0	79			79,379	15,548				79	15,348	-94,927				Conversion: comm under no-build, res conversion under built. Retail on first floor.	4		
5	514-520 W 28 ST	699	44	14,800	0	M1-5	0.0	5.0			14,800								14,800				C6-3	5.0	70	13,320						70	13,320				-14,800			Retail on first floor.	5	
	517 W 27 ST	699	22	2,468	2,465	M1-5	1.0	5.0			2,465								2,465				C6-3	5.0	12	2,221						12	2,221				-2,465			Retail on first floor.		
	515 W 27 ST	699	23	2,469	2,465	M1-5	1.0	5.0		2,465						2,465							C6-3	5.0	12	2,222						12	2,222			-2,465			Retail on first floor.			
	513 W 27 ST	699	24	2,469	3,700	M1-5	1.5	5.0		3,700						3,700							C6-3	5.0	12	2,222						12	2,222			-3,700			Retail on first floor.			
	511 W 27 ST	699	25	2,469	4,450	M1-5	1.8	5.0	3	2,469				3	2,469								C6-3	5.0	12	2,222						9	-247					Site within HL transfer zone. Retail on first floor.				
	509 W 27 ST	699	26	2,468	7,405	M1-5	3.0	5.0	2		4,500				2				4,500				C6-3	5.0	12	2,221						10	2,221				-4,500			Site within HL transfer zone. Retail on first floor.		
	507 W 27 ST	699	27	14,806	0	M1-5	0.0	5.0			14,806								14,806				C6-3	5.0	70	13,325						70	13,325				-14,806			Eastern portion of lot 27. Site within HL transfer zone. Retail on first floor.		
	507 W 27 ST	699	27	2,469	0	M1-5	0.0	5.0			2,469								2,469				C6-3	5.0	12	2,222						12	2,222				-2,469			Western portion of lot 27. Retail on first floor.		
subtotal:				44,418	20,485				5	8,634	39,040			5	2,469	6,165		39,040					5.0	212	39,976						207	37,507	-0,165		-39,040							
6	503 W 27 ST	699	30	2,469	12,864	M1-5	5.2	5.0	5	2,469					5	2,469							C6-3	5.0	5	2,469						0	0						Existing residential building, no dev rights available for transfer.	6		
	299 Tenth Ave	699	31	2,469	9,370	M1-5	3.8	5.0	19	2,469					19	2,469							C6-3	5.0	23	2,469						4	0						Existing residential building, transfers 2,975 sf of dev rights to lot 33.			
	301 Tenth Ave	699	32	2,469	9,370	M1-5	3.8	5.0	19	2,469					19	2,469							C6-3	5.0	23	2,469						4	0						Existing residential building, transfers 2,975 sf of dev rights to lot 33.			
	303-309 Tenth Ave	699	33	9,875	4,937	M1-5	0.5	5.0					9,875							9,875				C6-3	5.0	35	18,763						35	18,763				-9,875				Site adjacent to HL. Retail on first two floors.
	311 Tenth Ave	699	37	2,467	4,000	M1-5	1.6	5.0	6	2,467				6	2,467								C6-3	5.0	16	2,467						10	0						Existing residential building, transfers 8,335 sf of dev rights to lot 33.			
subtotal:				19,749	40,541				49	9,874		9,875		49	9,874				9,875					5.0	102	28,637						53	18,763				-9,875					
7	246-260 Eleventh Ave	698	1	34,198	154,433	M1-5	4.5	5.0		154,433						154,433							C6-3	5.0	140			120,235	30,778				140	30,778	-154,433				Conversion: comm under no-build, residential conv + expansion under build. Retail on first floor.	7		
8	279 Tenth Ave	698	32	7,075	1,780	M1-5	0.3	5.0					1,780							1,780				C6-3	5.0	25	13,443						25	13,443				-1,780			Site adjacent to HL. Retail on first two floors.	8
	285 Tenth Ave	698	35	3,160	4,344	M1-5	1.4	5.0		4,344						4,344							C6-3	5.0	11	6,004						11	6,004				-4,344			Site adjacent to HL. Retail on first two floors.		
	289 Tenth Ave	698	37	4,937	4,933	M1-5	1.0	5.0		4,933						4,933							C6-3	5.0	17	9,380						17	4,447						Site adjacent to HL. Retail on first two floors.			
	293 Tenth Ave	698	40	4,937	5,000	M1-5	1.0	5.0		5,000						5,000							C6-3	5.0	17	9,380						17	4,380						Site adjacent to HL. Retail on first two floors.			
	502 W 27 ST	698	141	400	1,143	M1-5	2.9	5.0	1					1									C6-3	5.0	1	760						0	760						Site adjacent to HL. Retail on first two floors.			
	subtotal:				20,509	17,200				1	14,277		1,780	1	9,933	4,344			1,780					5.0	71	38,967						70	29,034	-4,344			-1,780					

site description:						existing conditions:								NO-action conditions:								With-Action conditions:										Increment:										comments:					
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:						
9	259 Tenth Ave 507 W 25 ST	697	31	19,760	214,780	M1-5	10.9	5.0			214,780					37,544	175,260						C6-3	5.0	175				175,260	37,544				175	0	-175,260						Conversion: comm under no-built, resid conversion under build. Retail on first two floors. Site underneath the HL.	9				
	subtotal:			29,635	214,780						214,780	9,875				37,544	175,260							5.0	175				175,260	37,544				175	0	-175,260				0							
10	550 W 25 ST	696	58	17,281	34,562	M1-5	2.0	5.0				34,562											M1-5	6.5									110,598						-34,562	110,598			New museum under build.	10			
11	239 Tenth Ave	696	32	5,520	1,904	M1-5	0.3	5.0				1,904											C6-3	5.0	19	10,488							19	10,488							-1,904			Site adjacent to HL. Retail on first two floors.	11		
	245 Tenth Ave	696	33	3,958	3,958	M1-5	1.0	5.0				3,958											C6-3	5.0	14	7,520							14	7,520							-3,958			Site adjacent to HL. Retail on first two floors.			
	249 Tenth Ave	696	35	4,950	24,490	M1-5	5.0	5.0				24,490											C6-3	5.0	17	9,405							17	9,405							-24,490			Site adjacent to HL. Retail on first two floors.			
	253 Tenth Ave	696	37	1,463	3,762	M1-5	2.6	5.0	6	400					6		400						C6-3	5.0	5	2,780							-1	2,780	-400							Site adjacent to HL. Retail on first two floors.					
	255 Tenth Ave	696	38	1,500	1,500	M1-5	1.0	5.0				1,500											C6-3	5.0	5	2,850							5	2,850							-1,500			Site adjacent to HL. Retail on first two floors.			
	subtotal:			17,391	35,614				6	400		31,852			6		400							5.0	60	33,043							54	33,043	-400						-31,852						
12	144-150 Eleventh Ave	693	1	12,450	38,803	M1-5	3.1	5.0					38,803			18,779	18,779						C6-3	5.0	59	11,205							59	-7,574	-18,779									Conversion under no-build (half retail, half office). New residential dev under build. Uses dev rights from Lot 64.	12		
	154-160 Eleventh Ave	693	64	9,850	28,838	M1-5	2.9	5.0					28,838										C6-3	5.0	24														0			Chelsea Art Museum (lot 64) remains under both scenarios, only transfers 20,412 sf of dev rights to lot 1 under build.					
	subtotal:				22,300	67,641							28,838	38,803		18,779	18,779							5.0	83	11,205							83	-7,574	-18,779					0							
13	130 Eleventh Ave	692	63	2,720	4,080	M1-5	1.5	5.0															C6-3	5.0	13	2,448							13	2,448									-4,080			Retail on first floor.	13
	550 W 21 ST	692	61	5,425	5,425	M1-5	1.0	5.0			5,425												C6-3	5.0	26	4,883							26	4,883	-5,425									Conversion of existing building and transfer of 2,715 sf of dev rights to lots 61, 63. No retail.			
	550 W 21 ST	692	7	8,875	41,660	M1-5	4.7	5.0			41,660												C6-3	5.0	45				41,660				45			-41,660								-4,080			
	subtotal:			17,020	51,165						47,085			4,080			47,085							5.0	84	7,331				41,660			84	7,331	-47,085												
14	542 W 21 ST	692	57	9,200	9,200	M1-5	1.0	5.0			9,200					45,080							C6-3	6.5																					Expansion of Eyebeam Atelier Gallery under no-build (commercial). Construction of Eyebeam Atelier Museum under build (community facility).	14	
	540 W 21 ST	692	53	4,570	4,570	M1-5	1.0	5.0			4,570					22,393							M1-5	6.5																							
	subtotal:				13,770	13,770						13,770					67,473							6.5																							
15	169-183 Tenth Ave	692	30	18,400	18,400	M1-5	1.0	5.0			18,400								18,400					C6-2	5.0	65	34,960							65	34,960											Site adjacent to HL. Retail on first two floors.	15
	521-527 W 20 ST	692	28	9,200	0	M1-5	0.0	5.0				9,200											M1-5	5.0																				Site underneath the HL.			
	subtotal:				27,600	18,400						18,400	9,200						18,400						5.0	65	34,960							65	34,960												
16	100 Eleventh Ave	691	11	12,525	0	M1-5	0.0	5.0															C6-3	5.0	59	11,273																				Retail on first floor.	
17	532-534 W 20 ST	691	50	4,600	4,600	M1-5	1.0	5.0			4,600						4,600						C6-2	5.0	22	4,140							22	4,140												Retail on first floor.	17
	516-530 W 20 ST	691	43	16,100	61,184	M1-5	3.8	5.0			30,592					30,592							C6-2	5.0	76	14,490							76	-16,102												Retail on first floor.	
	subtotal:				20,700	65,784						35,192				30,592	4,600							5.0	98	18,630							98	-11,962	-4,600												
18	153 Tenth Ave	691	29	9,200	9,200	M1-5	1.0	5.0				9,200				8,280		36,800					C6-2	5.0	43	8,280							43	0												Hotel development under no-build, new res development under build. Retail on first floor only.	18
	161 Tenth Ave	691	33	4,600	0	M1-5	0.0	5.0				4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0												Hotel development under no-build, new res development under build. Retail on first floor only.	
	165 Tenth Ave	691	35	4,600	0	M1-5	0.0	5.0				4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0												Hotel development under no-build, new res development under build. Retail on first floor only.	
	? W 19 ST	691	25	5,175	0	M1-5	0.0	5.0				5,175				4,658		20,700					C6-2	5.0	24	4,658							24	0												Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.	
	505 W 19 ST	691	27	4,600	0	M1-5	0.0	5.0				4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0												Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.	
	504 W 20 ST	691	37	4,600	0	M1-5	0.0	5.0				4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0												Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.	
	subtotal:			32,775	9,200							32,775				29,498		131,100						5.0	155	29,498							155	0													

site description:						existing conditions:						NO-action conditions:						With-Action conditions:										Increment:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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19	96 Eleventh Ave		690	12	28,850	80,432	M1-5	2.8	5.0			80,432				5,000	160,000						C6-3	5.0		5,000	160,000							0		0					Development occurring in 2005 under existing zoning, lots 12 and 54.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
	80-92 Eleventh Ave		690	54	520	1,120	M1-5	2.2	5.0			1,120											C6-3	5.0															*																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	511-525 W 18 ST		690	20	11,600	46,000	M1-5	4.0	5.0		46,000				46,000								C6-2	5.0	55	10,440							55	-35,560					Western portion of lot 20. Retail on first floor.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	511-525 W 18 ST		690	20	11,400	0	M1-5	0.0	5.0														C6-2	5.0	41	22,460							41	22,460					Eastern portion of lot 20. Four floors of retail on W 19th St, 2 floors of retail in a midblock connector.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	subtotal:					52,370	127,552				46,000	81,552			51,000	160,000								5.0	96	37,900	160,000						96	-13,100	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
20	131 Tenth Ave		690	29	18,400	0	M1-5	0.0	5.0			18,400											C6-2	5.0	87	16,560							87	16,560			-18,400			Eastern portion of lot 29. Site adjacent to HL. Retail on first floor only.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
	131 Tenth Ave		690	29	4,600	0	M1-5	0.0	5.0			4,600											C6-2	5.0	22	4,140							22	4,140			-4,600			Western portion of lot 29. Site adjacent to HL. Retail on first floor only.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
	subtotal:					23,000	0					23,000												5.0	109	20,700							109	20,700			-23,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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NOTES: All figures in parenthesis are negative.
Parking/auto FA includes parking lots, garages, auto body/auto repair facilities and other auto related uses;
under the Build condition, these uses have been replaced by residential and/or commercial development.

March 29, 2005

POTENTIAL DEVELOPMENT SITES

Assumptions:

Ground floor circulation deduction	10%
Unit size - new development (sf)	850
Unit size - conversions (sf)	1,000

page 4 -

Revised Affordable Housing Alternative (Alternative F) RWCDs

PROJECTED DEVELOPMENT SITES

Assumptions:
Ground floor circulation deduction 10%
Unit size - new development (sf) 850
Unit size - conversions (sf) 1,000

site description:						existing conditions:									NO-action conditions:							With-Action conditions:										Increment:												
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:		
1	306-310 Eleventh Ave		701	1	27,950	229,000	M1-5	8.2	5.0		229,000					25,155	201,050						C6-4	10.0	201				201,050	25,155				201	0	-201,050					Conversion: 10-st warehouse; commercial under no-build, res conversion under build. Retail on first floor.			
2	505 W 29 ST		701	33	2,475	2,224	M1-5	0.9	5.0		2,224								2,224				C6-3	7.5	16	4,703						16	4,703	0		-2,224					Western portion of site. Retail on first two floors.			
	505 W 29 ST		701	33	1,754	1,576	M1-5	0.9	5.0		1,576								1,576				C6-4	12.0	21	3,333						21	3,333	0		-1,576					Eastern portion of site. Retail on first two floors.			
	329 Tenth Ave		701	35	1,750	7,758	M1-5	4.4	5.0	12	1,500				12	1,500							C6-4	12.0	28	1,500						16	0	0						Existing residential building, transfers 13,242 sf of dev rights to lots 33, 36, 37, 42, 43, 45, 30.				
	331 Tenth Ave		701	36	1,850	0	M1-5	0.0	5.0			1,850							1,850				C6-4	12.0	24	1,665						24	1,665	0			-1,850				Retail on first floor.			
	333 Tenth Ave		701	37	4,933	0	M1-5	0.0	5.0			4,933							4,933				C6-4	12.0	64	4,440						64	4,440	0			-4,933				Retail on first floor.			
	337 Tenth Ave		701	42	9,875	0	M1-5	0.0	5.0			9,875							9,875				C6-4	12.0	128	8,888						128	8,888	0			-9,875				Retail on first floor.			
	502-504 W 30 ST		701	43	6,172	37,500	M1-5	6.1	5.0					37,500		5,555	31,328						C6-4	12.0	80	5,555						80	0	-31,328					Comm conversion under no-build, new res development under build. Retail on first floor.					
	509 W 29 ST		701	30	7,406	7,406	M1-5	1.0	5.0			7,406							7,406				C6-4	5.0							6,665		6,665	0			-7,406				Comm conversion under build. Site within HL transfer zone.			
	subtotal:			36,215	NA				12	1,500	3,800	24,064		37,500	12	7,055	31,328		3,800	24,064				5/7.5/12	361	30,082					6,665		349	29,693	-31,328		-3,800	-24,064						
3	282-298 Eleventh Ave		700	1	19,700	33,890	M1-5	1.7	5.0			33,890							33,890				C6-4	12.0	255	17,730						255	17,730	0			-33,890					Western portion of lot 1 at 12 FAR. Retail on first floor.		
	282-298 Eleventh Ave		700	1	4,725	0	M1-5	0.0	5.0			4,725							4,725				C6-3	7.5	36	4,253						36	4,253	0			-4,725					Eastern portion of lot 1 at 7.5 FAR. Retail on first floor.		
	subtotal:			24,425	NA							38,615							38,615					7.5 / 12	291	21,983						291	21,983	0			-38,615							
4	547-559 W 27 ST		699	5	17,275	96,654	M1-5	5.6	5.0		96,654						94,927						C6-3	7.5	118				79,379	15,548		118	15,548		-94,927						Conversion: comm under no-build, res conversion + expansion under build. Retail on first floor.			
5	514-520 W 28 ST		699	44	14,800	0	M1-5	0.0	5.0		14,800								14,800				C6-3	7.5	113	13,320						113	13,320	0		-14,800					Retail on first floor.			
	517 W 27 ST		699	22	2,468	2,465	M1-5	1.0	5.0		2,465								2,465				C6-3	7.5	19	2,221						19	2,221	0		-2,465					Retail on first floor.			
	515 W 27 ST		699	23	2,469	2,465	M1-5	1.0	5.0		2,465						2,465						C6-3	7.5	19	2,222						19	2,222	-2,465						Retail on first floor.				
	513 W 27 ST		699	24	2,469	3,700	M1-5	1.5	5.0		3,700						3,700						C6-3	7.5	19	2,222						19	2,222	-3,700						Retail on first floor.				
	511 W 27 ST		699	25	2,469	4,450	M1-5	1.8	5.0	3	2,469				3	2,469							C6-3	5.0	12	2,222						9	-247	0						Site within HL transfer zone. Retail on first floor.				
	509 W 27 ST		699	26	2,468	7,405	M1-5	3.0	5.0	2	4,500				2	4,500							C6-3	5.0	12	2,221						10	2,221	0		-4,500					Site within HL transfer zone. Retail on first floor.			
	507 W 27 ST		699	27	14,806	0	M1-5	0.0	5.0			14,806							14,806				C6-3	5.0	70	13,325						70	13,325	0			-14,806					Site within HL transfer zone. Retail on first floor.		
	507 W 27 ST		699	27	2,469	0	M1-5	0.0	5.0			2,469							2,469				C6-3	7.5	19	2,222						19	2,222	0			-2,469					Western portion of lot 27. Retail on first floor.		
		subtotal:			44,418	NA				5	8,634	39,040				5	2,469	6,165		39,040					5.0 / 7.5	283	39,976						278	37,507	-6,165		-39,040							
6	503 W 27 ST		699	30	2,469	12,864	M1-5	5.2	5.0	5	2,469				5	2,469							C6-3	7.5	12	2,469						7	0	0							Existing residential building, transfers 5,645 sf of dev rights to lot 33.			
	299 Tenth Ave		699	31	2,469	9,370	M1-5	3.8	5.0	19	2,469				19	2,469							C6-3	7.5	30	2,469						11	0	0							Existing residential building, transfers 9,148 sf of dev rights to lot 33.			
	301 Tenth Ave		699	32	2,469	9,370	M1-5	3.8	5.0	19	2,469				19	2,469							C6-3	7.5	30	2,469						11	0	0							Existing residential building, transfers 9,148 sf of dev rights to lot 33.			
	303-309 Tenth Ave		699	33	9,875	4,937	M1-5	0.5	5.0			9,875							9,875				C6-3	7.5	64	18,763						64	18,763	0			-9,875					Site adjacent to HL. Retail on first two floors.		
	311 Tenth Ave		699	37	2,467	4,000	M1-5	1.6	5.0	6	2,467				6	2,467							C6-3	7.5	23	2,467						17	0	0							Existing residential building, transfers 14,503 sf of dev rights to lot 33.			
	subtotal:			19,749	NA				49	9,874		9,875			49	9,874				9,875					7.5	159	28,637						110	18,763	0			-9,875						
7	246-260 Eleventh Ave		698	1	19,750	154,433	M1-5	7.8	5.0		154,433					154,433							C6-3	7.5	135				134,683	17,775		135	17,775		-154,433							Avenue portion of lot 1: Residential conversion under build. Retail on first floor.		
	246-260 Eleventh Ave		698	1	14,448	0	M1-5	0.0	5.0														M1-5	5.0								0	0	0							Midblock portion of lot 1 (not being rezoned).			
	subtotal:			34,198	NA						154,433					154,433								5.0 / 7.5	135				134,683	17,775		135	17,775		-154,433									
8	279 Tenth Ave		698	32	7,075	1,780	M1-5	0.3	5.0			1,780							1,780				C6-3	7.5	46	13,443						46	13,443	0			-1,780					Site adjacent to HL. Retail on first two floors.		
	285 Tenth Ave		698	35	3,160	4,344	M1-5	1.4	5.0		4,344						4,344						C6-3	7.5	20	6,004						20	6,004	-4,344							Site adjacent to HL. Retail on first two floors.			
	289 Tenth Ave		698	37	4,937	4,933	M1-5	1.0	5.0		4,933					4,933							C6-3	7.5	32	9,380						32	4,447	0							Site adjacent to HL. Retail on first two floors.			
	293 Tenth Ave		698	40	4,937	5,000	M1-5</																																					

site description:						existing conditions:								NO-action conditions:								With-Action conditions:										Increment:						comments:						
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:		stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:		
9	259 Tenth Ave		697	31	19,760	214,780	M1-5	10.9	5.0					214,780		37,544	175,260							C6-3	7.5	175				175,260	37,544		175	0	-175,260								Conversion: comm under no-build, resid conversion under build. Retail on first two floors.	
	507 W 25 ST		697	27	9,875	0	M1-5	0.0	5.0				9,875								9,875			C6-3	5.0		8,888						0	8,888	0			-9,875					Site undermeat the HL. 1 FAR commercial development under HL after transfer of dev rights.	
	subtotal:				29,635	NA							214,780	9,875		37,544	175,260				9,875			7.5	175	8,888		175,260	37,544		175	8,888	-175,260				-9,875							
10	550 W 25 ST		696	58	17,281	34,562	M1-5	2.0	5.0				34,562								34,562		M1-5	6.5								110,598	0	0	0		-34,562	110,598					New museum under build.	
11	239 Tenth Ave		696	32	5,520	1,904	M1-5	0.3	5.0				1,904								1,904		C6-3	7.5	36	10,488						36	10,488	0			-1,904					Site adjacent to HL. Retail on first two floors.		
	245 Tenth Ave		696	33	3,958	3,958	M1-5	1.0	5.0				3,958								3,958		C6-3	7.5	26	7,520						26	7,520	0			-3,958					Site adjacent to HL. Retail on first two floors.		
	249 Tenth Ave		696	35	4,950	24,490	M1-5	5.0	5.0				24,490								24,490		C6-3	7.5	32	9,405						32	9,405	0			-24,490					Site adjacent to HL. Retail on first two floors.		
	253 Tenth Ave		696	37	1,463	3,762	M1-5	2.6	5.0	6	400				6		400						C6-3	7.5	9	2,780						3	2,780	-400							Site adjacent to HL. Retail on first two floors.			
	255 Tenth Ave		696	38	1,500	1,500	M1-5	1.0	5.0				1,500								1,500		C6-3	7.5	10	2,850						10	2,850	0			-1,500					Site adjacent to HL. Retail on first two floors.		
	511 W 24 ST		696	28	16,225	4,800	M1-5	1.0	5.0		4,800		13,825			8,500	4,800				7,825		M1-5 / C6-3	5.0		8,500	4,800					7,825	0	0	0		0					Site adjacent to HL. 8,500 sf of gallery space developed under both scenarios west of the HL. Site transfers remaining development rights elsewhere.		
subtotal:				33,616	NA				6	5,200		45,677		6	8,500	5,200				39,677			7.5	113	41,543	4,800	0	0	0	0	7,825	0	107	33,043	-400		-31,852							
12	144-150 Eleventh Ave		693	1	12,450	38,803	M1-5	3.1	5.0					38,803		18,779	18,779							C6-3	7.5	95	11,205						95	-7,574	-18,779								Conversion under no-build (half retail, half office). New residential dev under build. Uses dev rights from Lot 64.	
	154-160 Eleventh Ave		693	64	9,850	28,838	M1-5	2.9	5.0				28,838								28,838		C6-3	7.5	53						28,838	53	0	0				0				Chelsea Art Museum (lot 64) remains under both scenarios, only transfers 45,037 sf of dev rights to lot 1 under build.		
	subtotal:				22,300	NA							28,838	38,803		18,779	18,779				28,838			7.5	148	11,205					148	-7,574	-18,779					0						
13	130 Eleventh Ave		692	63	2,720	4,080	M1-5	1.5	5.0					4,080			5,425						C6-3	7.5	21	2,448						21	2,448	0						-4,080				Retail on first floor.
	550 W 21 ST		692	61	5,425	5,425	M1-5	1.0	5.0		5,425						5,425						C6-3	7.5	41	4,883						41	4,883	-5,425									Retail on first floor.	
	550 W 21 ST		692	7	8,875	41,660	M1-5	4.7	5.0		41,660						41,660						C6-3	7.5	71				41,660			71	0	-41,660								Conversion of existing building and transfer of 24,903 sf of dev rights to lots 61, 63. No retail.		
subtotal:				17,020	NA					47,085			4,080			47,085					4,080			7.5	133	7,331			41,660			133	7,331	-47,085					-4,080					
14	542 W 21 ST		692	57	9,200	9,200	M1-5	1.0	5.0		9,200					45,080								C6-3	6.5							58,880		-45,080	0				58,880				Expansion of Eyebeam Atelier Gallery under no-build (commercial). Construction of Eyebeam Atelier Museum under build (community facility).	
	540 W 21 ST		692	53	4,570	4,570	M1-5	1.0	5.0		4,570					22,393							M1-5	6.5							29,248		-22,393	0				29,248						
	subtotal:				13,770	NA					13,770					67,473								6.5							88,128		-67,473	0				88,128						
15	169-183 Tenth Ave		692	30	18,400	18,400	M1-5	1.0	5.0		18,400									18,400				C6-2	5.0	65	34,960						65	34,960	0			-18,400						Site adjacent to HL. Retail on first two floors.
	521-527 W 20 ST		692	28	9,200	0	M1-5	0.0	5.0				9,200								9,200			C6-2	5.0		8,280							8,280	0			-9,200					Site undermeat the HL. 1 FAR commercial development under HL after transfer of dev rights.	
	subtotal:				27,600	NA					18,400	9,200					18,400				9,200			5.0 / 6.0	65	43,240					65	43,240	0			-18,400	-9,200							
16	100 Eleventh Ave		691	11	12,525	0	M1-5	0.0	5.0				12,525								12,525		C6-3	7.5	96	11,273						96	11,273	0				-12,525					Retail on first floor.	
17	532-534 W 20 ST		691	50	4,600	4,600	M1-5	1.0	5.0		4,600						4,600						C6-2	6.0	27	4,140						27	4,140	-4,600									Retail on first floor.	
	516-530 W 20 ST		691	43	16,100	61,184	M1-5	3.8	5.0		30,592		30,592			30,592					30,592		C6-2	6.0	95	14,490						95	-16,102	0				-30,592					Retail on first floor.	
	subtotal:				20,700	NA					35,192	30,592				30,592	4,600				30,592			6.0	122	18,630					122	-11,962	-4,600				-30,592							
18	153 Tenth Ave		691	29	9,200	9,200	M1-5	1.0	5.0				9,200			8,280		36,800						C6-2	6.0	54	8,280						54	0	0		-36,800							Hotel development under no-build, new res development under build. Retail on first floor only.
	161 Tenth Ave		691	33	4,600	0	M1-5	0.0	5.0				4,600			4,140		18,400						C6-2	5.0	22	4,140						22	0	0		-18,400							Hotel development under no-build, new res development under build. Retail on first floor only.
	165 Tenth Ave		691	35	4,600	0	M1-5	0.0	5.0				4,600			4,140		18,400						C6-2	5.0	22	4,140						22	0	0		-18,400							Hotel development under no-build, new res development under build. Retail on first floor only.
	7 W 19 ST		691	25	5,175	0	M1-5	0.0	5.0				5,175			4,658		20,700						C6-2	5.0	24	4,658						24	0	0		-20,700							Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.
	505 W 19 ST		691	27	4,600	0	M1-5	0.0	5.0				4,600			4,140		18,400						C6-2	5.0	22	4,140						22	0	0		-18,400							Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.
	504 W 20 ST		691	37	4,600	0	M1-5	0.0	5.0				4,600			4,140		18,400						C6-2	5.0	22	4,140						22	0	0		-18,400							Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.
subtotal:				32,775	NA						32,775				29,498		131,100						5.0 / 6.0	166	29,498					166	0	0		-131,100										

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site description:						existing conditions:									NO-action conditions:								With-Action conditions:										Increment:												
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:			
19	96 Eleventh Ave		690	12	28,850	80,432	M1-5	2.8	5.0				80,432			5,000	160,000						C6-3	7.5		5,000	160,000							0		0						Development occurring in 2005 under existing zoning, lots 12 and 54.			
	80-92 Eleventh Ave		690	54	520	1,120	M1-5	2.2	5.0				1,120										C6-3	7.5									0		0						"				
	511-525 W 18 ST		690	20	11,600	46,000	M1-5	4.0	5.0				46,000			46,000							C6-2	6.0	68	10,440							68	-35,560		0					Western portion of lot 20. Retail on first floor.				
	511-525 W 18 ST		690	20	11,400	0	M1-5	0.0	5.0														C6-2	6.0	54	22,460							54	22,460		0					Eastern portion of lot 20. Four floors of retail on W 19th St. 2 floors of retail in a midblock connector.				
	Additional dev rights from development on lots 12, 54																								86								86	0		0				73,425 sf of dev rights transferred from development on lots 12, 54 to lot 20.					
subtotal:				52,370	NA								46,000	81,552		51,000	160,000							6 / 7.5	208	37,900	160,000					208	-13,100		0										
20	131 Tenth Ave		690	29	18,400	0	M1-5	0.0	5.0				18,400										C6-2	6.0	108	16,560							108	16,560		0					-18,400		Eastern portion of lot 29. Site adjacent to HL. Retail on first floor only.		
	131 Tenth Ave		690	29	4,600	0	M1-5	0.0	5.0				4,600										C6-2	6.0	27	4,140							27	4,140		0					-4,600		Western portion of lot 29. Site adjacent to HL. Retail on first floor only.		
	subtotal:				23,000	NA							23,000											6.0	135	20,700						135	20,700		0							-23,000			
21																																										The existing and no build condition on Site 21 is a licensed public parking lot operating as an accessory parking lot for the DEA. The build condition on the site is an as-of-right accessory parking lot for government agencies. The build condition could include either one level of as-of-right below-grade parking or one level (76,425 sf) of storage/warehouse (mini-storage) use.			
	99-111 Tenth Ave		689	17	76,425	0	M1-5	0.0	5.0				76,425										C6-4	10.0	869	22,905							869	22,905		0						0			
22	128 Tenth Ave		715	63	1,875	1,875	M1-5	1.0	5.0				1,875			1,875							C6-2	7.5	14	1,688							14	-188		0							Retail on first floor.		
	124 Tenth Ave		715	64	3,925	970	M1-5	0.3	5.0				970			970							C6-2	7.5	30	3,533							30	2,563		0							Retail on first floor.		
	118 Tenth Ave		715	3	6,883	13,760	M1-5	2.0	5.0				13,760			13,760							C6-2	7.5	53	6,195							53	-7,565		0							Retail on first floor.		
	116 Tenth Ave		715	2	2,468	2,500	M1-5	1.0	5.0				2,500	2,500			2,500						C6-2	7.5	19	2,221							19	-279		0							Retail on first floor.		
	118 Tenth Ave		715	1	2,050	9,719	M1-5	4.7	5.0	12			1,950		12	1,950							C6-2	7.5	19	1,950							7	0		0						Existing building, transfers 2,581 sf of dev rights to lots 63, 64, 65, 3, 2, 60.			
23	456 W 18 ST		715	60	5,775	7,483	M1-5	1.3	5.0				7,483			7,483							C6-2	7.5	51								51	-7,483		0							Residential development only.		
	subtotal:					22,976	NA			12	26,038	2,500			12	28,538								7.5	186	15,586						174	-12,952		0										
	453 W 17 ST		715	5	4,600	17,720	M1-5	3.9	5.0				17,720			17,720							C6-2	7.5	41								41		-17,720								Residential development only.		
	447 W 17 ST		715	7	6,900	13,400	M1-5	2.0	5.0				13,400			13,400							C6-2	7.5	61								61		-13,400								Residential development only.		
	subtotal:				11,500	NA							31,120				31,120							7.5	102								102		-31,120										
24	112 Tenth Ave		714	63	2,325	9,905	M1-5	4.3	5.0	16			1,250		16	1,250							C6-3	7.5	25	1,250							9	0		0							Existing restaurant building, transfers 7,533 sf of dev rights to lot 1.		
	96 Tenth Ave		714	1	52,900	46,354	M1-5	0.9	5.0				46,354			46,354							C6-3	7.5	436	25,128							436	-21,227		0							Site adjacent to HL. Retail only on first two floors on western 1/4 of lot.		
25	subtotal:				55,225	NA				16	47,604				16	47,604								7.5	461	26,378						445	-21,227		0										
	437 W 16 ST		714	14	4,707	27,456	M1-5	5.8	5.0				27,456			27,456							C6-3	7.5	42								42		-27,456								Residential development only.		
	437 W 16 ST		714	16	6,884	13,400	M1-5	2.0	5.0				13,400			13,400							C6-3	7.5	61								61		-13,400		0						Residential development only.		
	subtotal:				11,591	NA							40,856				13,400	27,456						7.5	103								103	-13,400		-27,456									
	314-316 Eleventh Ave		701	68	17,275	34,593	M1-5	2.0	5.0				34,593										C6-4	12.0	224	15,548							224	15,548		0							-34,593	-2,469	
26	312 Eleventh Ave		701	70	2,469	2,469	M1-5	1.0	5.0				2,469										C6-4	12.0	32	2,222							32	2,222		0								Retail on first floor.	
	534-538 W 30 ST		701	62	7,406	3,469	M1-5	0.5	5.0				3,469										C6-4	12.0	96	6,665							96	6,665		0							-3,469		
	532 W 30 ST		701	59	2,469	15,447	M1-5	6.3	5.0				15,447			15,447							C6-4	12.0	32	2,222							32	2,222		-15,447									Retail on first floor.
	subtotal:				29,619	NA							15,447			15,447								12.0	384	26,657							384	26,657		-15,447								-38,062	-2,469
33	529-539 W 28 ST		700	9	22,218	22,500	M1-5	1.0	5.0				22,500										C6-3	7.5	170	19,996							170	19,996		0								Retail on first floor.	
34	517-527 W 28 ST		700	18	14,812	15,000	M1-5	1.0	5.0				15,000										C6-3	7.5	113	13,331							113	13,331		0								Retail on first floor.	
site description:						existing conditions:									NO-action conditions:								With-Action conditions:										Increment:												
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:			
total projected sites: 28																5,430	514,702	164,800	0	632,032	102,687	0			84,250	227,564	5,329	229,976	-812,394	-131,100	-136,802	-228,409	198,726	-4,080											

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Revised Affordable Housing Alternative (Alternative F) RWCDs

POTENTIAL DEVELOPMENT SITES

Assumptions:

Ground floor circulation deduction 10%
Unit size - new development (sf) 850
Unit size - conversions (sf) 1,000

site description:						existing conditions:										NO-action conditions:										With-Action conditions:										Increment:										
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:				
27	530 W 30 ST	701	58	2,469	0	M1-5	0.0	5.0				2,469											C6-4	12.0	32	2,222							32	2,222							Retail on first floor.					
	526-528 W 30 ST	701	56	4,937	5,000	M1-5	1.0	5.0				5,000											C6-4	12.0	64	4,443							64	4,443							Retail on first floor.					
	524 W 30 ST	701	55	2,468	2,500	M1-5	1.0	5.0				2,500											C6-4	12.0	32	2,221							32	2,221							Retail on first floor.					
	518-522 W 30 ST	701	52	7,406	7,406	M1-5	1.0	5.0				7,406											C6-4	12.0	96	6,665							96	6,665							Retail on first floor.					
	506 W 30 ST	701	45	13,578	13,578	M1-5	1.0	5.0			13,578								13,578				C6-4	7.5	104	12,220							104	12,220			-13,578					Comm conversion under no-build, new residential under build. Retail on first floor. Site within HL transfer zone.				
subtotal:							30,858	NA			13,578	17,375							13,578	17,375				12 / 7.5	328	27,772						328	27,772			-13,578	-17,375									
28	529-539 W 29 ST	701	16	13,989	14,100	M1-5	1.0	5.0															C6-3	7.5	107	12,590							107	12,590							Retail on first floor.					
	527 W 29 ST	701	22	2,468	9,532	M1-5	3.9	5.0		9,532						9,532							C6-3	7.5	19	2,221							19	-7,311								Retail on first floor.				
	525 W 29 ST	701	23	2,469	7,182	M1-5	2.9	5.0			7,182					7,182							C6-3	7.5	19	2,222							19	-4,960								Retail on first floor.				
subtotal:							18,926	NA			16,714	14,100				16,714				14,100				7.5	145	17,033						145	319					-14,100								
29	527 W 29 ST	701	24	9,875	55,000	M1-5	5.6	5.0			55,000					8,888	45,125						C6-3	7.5	68				45,125	8,888			68	0	-45,125								Conversion: comm under no-build, res conversion + expansion under build. Retail on first floor.			
	515 W 29 ST	701	28	4,937	32,238	M1-5	6.5	5.0			32,238					4,443	27,301						C6-3	7.5	33				27,301	4,443			33	0	-27,301								Conversion: comm under no-build, res conversion + expansion under build. Retail on first floor.			
	subtotal:							14,812	NA			32,238	55,000			13,331	72,426						7.5	101					72,426	13,331			101	0	-72,426											
30	550 W 29 ST	700	61	2,468	6,500	M1-5	2.6	5.0	2	2,468					2	2,468							C6-3	7.5	19	2,221							17	-247								Retail on first floor.				
	548 W 29 ST	700	60	2,469	2,500	M1-5	1.0	5.0															C6-3	7.5	19	2,222							19	2,222								Retail on first floor.				
	546 W 29 ST	700	59	2,468	2,900	M1-5	1.2	5.0				2,500											C6-3	7.5	19	2,221							19	2,221								Retail on first floor.				
	542-544 W 29 ST	700	57	4,937	3,500	M1-5	0.7	5.0			3,500	2,900											C6-3	7.5	38	4,443							38	4,443								Retail on first floor.				
	540 W 29 ST	700	56	2,419	6,913	M1-5	2.9	5.0			6,913					6,913							C6-3	7.5	18	2,177							18	-4,736								Retail on first floor.				
	538 W 29 ST	700	55	2,498	4,432	M1-5	1.8	5.0			4,423					4,423							C6-3	7.5	19	2,248							19	-2,175								Retail on first floor.				
	536 W 29 ST	700	54	2,468	6,500	M1-5	2.6	5.0			2,468					2,468							C6-3	7.5	19	2,221							19	-247								Retail on first floor.				
	534 W 29 ST	700	53	2,469	7,200	M1-5	2.9	5.0	1						1								C6-3	7.5	19	2,222							18	2,222								-6,350				
	subtotal:							22,196	NA		3	16,272	3,500	5,400	6,350	3	16,272			3,500	5,400	6,350		7.5	170	19,976						167	3,704			-3,500	-5,400	-6,350								
31	526-532 W 29 ST	700	49	9,875	9,875	M1-5	1.0	5.0			9,875					9,875							C6-3	7.5	76	8,888							76	-988									Retail on first floor.			
	524 W 29 ST	700	48	2,469	2,469	M1-5	1.0	5.0			2,469					2,469							C6-3	7.5	19	2,222							19	-247									Retail on first floor.			
subtotal:							12,344	NA			12,344					12,344								7.5	95	11,110							95	-1,234												
32	522 W 29 ST	700	47	2,469	3,513	M1-5	1.4	5.0			3,513						3,513						C6-3	7.5	19	2,222							19	2,222			-3,513							Retail on first floor.		
	518 W 29 ST	700	45	4,937	4,938	M1-5	1.0	5.0				4,938											C6-3	7.5	38	4,443							38	4,443									Retail on first floor.			
	516 W 29 ST	700	44	2,468	2,465	M1-5	1.0	5.0				2,465											C6-3	7.5	19	2,221							19	2,221									Retail on first floor.			
	512 W 29 ST	700	42	4,937	5,338	M1-5	1.1	5.0			5,338					5,338							C6-3	7.5	38	4,443							38	-895									Retail on first floor.			
subtotal:							14,811	NA			8,851	7,403				5,338	3,513			7,403				7.5	114	13,330						114	7,992			-3,513										
35	313 Tenth Ave	700	29	2,467	11,809	M1-5	4.8	5.0	12	1,600					12	1,600							C6-4	12.0	33	1,600							21	0									Existing residential building, transfers 17,795 sf of dev rights to lots 32, 34, 36			
	315 Tenth Ave	700	30	2,468	7,585	M1-5	3.1	5.0	8	1,100					8	1,100							C6-4	12.0	34	1,100							26	0									Existing residential building, transfers 22,031 sf of dev rights to lots 32, 34, 36			
	317 Tenth Ave	700	31	2,467	7,585	M1-5	3.1	5.0	8	1,100					8	1,100							C6-4	12.0	34	1,100							26	0									Existing residential building, transfers 22,019 sf dev rights to lots 32, 34, 36			
	319-321 Tenth Ave	700	32	4,933	4,933	M1-5	1.0	5.0				4,933											C6-4	12.0	58	9,373							58	9,373									Site adjacent to HL. Retail on first two floors.			
	323 Tenth Ave	700	34	4,933	0	M1-5	0.0	5.0				4,933											C6-4	12.0	58	9,373							58	9,373									Site adjacent to HL. Retail on first two floors.			
	327 Tenth Ave	700	36	2,470	800	M1-5	0.3	5.0				800											C6-4	12.0	29	4,693							29	4,693									Site adjacent to HL. Retail on first two floors.			
subtotal:							19,738	NA		28	3,800	10,666			28	3,800				10,666				12.0	246	27,238						218	23,438										-10,666			
36	262-280 Eleventh Ave	699	1	19,760	93,583	M1-5	4.7	5.0															C6-3	7.5	151	17,784							151	17,784									Retail on first floor.			
	554 W 28 ST	699	63	2,469	4,937	M1-5	2.0	5.0			4,937					4,937							C6-3	7.5.																						

CB4 Alternative

PROJECTED DEVELOPMENT SITES

Assumptions:
Ground floor circulation deduction 10%
Unit size - new development (sf) 850
Unit size - conversions (sf) 1,000

site description:						existing conditions:						NO-action conditions:						With-Action conditions:						Increment:																				
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:		
1	306-310 Eleventh Ave	701	1	27,950	229,000	M1-5	8.2	5.0			229,000					25,155	201,050						C6-4	10.0	201				201,050	25,155				201	0	-201,050					Conversion: 10-st warehouse; commercial under no-build, res conversion under build. Retail on first floor.	1		
2	505 W 29 ST	701	33	2,475	2,224	M1-5	0.9	5.0			2,224								2,224				C6-4	12.0	29	4,703						29	4,703				-2,224				Western portion of site. Retail on first two floors.	2		
	505 W 29 ST	701	33	1,754	1,576	M1-5	0.9	5.0			1,576								1,576				C6-4	12.0	21	3,333						21	3,333				-1,576				Eastern portion of site. Retail on first two floors.			
	329 Tenth Ave	701	35	1,750	7,758	M1-5	4.4	5.0	12	1,500					12	1,500							C6-4	12.0	28	1,500						16	0							Existing residential building, transfers 13,242 sf of dev rights to lots 33, 36, 37, 42, 43, 45, 30.				
	331 Tenth Ave	701	36	1,850	0	M1-5	0.0	5.0				1,850								1,850				C6-4	12.0	24	1,665						24	1,665				-1,850					Retail on first floor.	
	333 Tenth Ave	701	37	4,933	0	M1-5	0.0	5.0				4,933								4,933				C6-4	12.0	64	4,440						64	4,440				-4,933					Retail on first floor.	
	337 Tenth Ave	701	42	9,875	0	M1-5	0.0	5.0				9,875								9,875				C6-4	12.0	128	8,888						128	8,888				-9,875					Retail on first floor.	
	502-504 W 30 ST	701	43	6,172	37,500	M1-5	6.1	5.0						37,500		5,555	31,328							C6-4	12.0	80	5,555						80	0	-31,328					Comm conversion under no-build, new res development under build. Retail on first floor.				
506 W 30 ST	701	45	13,578	13,578	M1-5	1.0	5.0			13,578									13,578				C6-4	7.5								0	0				-1,358				Comm conversion under no-build, new residential under build. Retail on first floor. Site within HL transfer zone.			
509 W 29 ST	701	30	7,406	7,406	M1-5	1.0	5.0				7,406									7,406			C6-4	7.5									6,665				-7,406				Comm conversion under build. Site within HL transfer zone.			
subtotal:									12	1,500	17,378	24,064		37,500	12	7,055	31,328		17,378	24,064				7.5 / 12	374	30,082						362	29,693	-31,328		-5,158	-24,064							
3	282-298 Eleventh Ave	700	1	19,700	33,890	M1-5	1.7	5.0					33,890							33,890				C6-3	7.5	151	17,730						151	17,730					-33,890				Western portion of lot 1 at 7.5 FAR. Retail on first floor.	3
	282-298 Eleventh Ave	700	1	4,725	0	M1-5	0.0	5.0					4,725							4,725				C6-3	7.5	36	4,253						36	4,253					-4,725				Eastern portion of lot 1 at 7.5 FAR. Retail on first floor.	
	subtotal:												38,615							38,615				7.5	187	21,983						187	21,983					-38,615						
4	547-559 W 27 ST	699	5	17,275	96,654	M1-5	5.6	5.0			96,654						94,927							C6-3	7.5	118				79,379	15,548		118	15,548				-94,927					Conversion: comm under no-build, res conversion + expansion under built. Retail on first floor.	4
5	514-520 W 28 ST	699	44	14,800	0	M1-5	0.0	5.0			14,800								14,800				C6-3	7.5	113	13,320						113	13,320					-14,800				Retail on first floor.	5	
	517 W 27 ST	699	22	2,468	2,465	M1-5	1.0	5.0			2,465								2,465				C6-3	7.5	19	2,221						19	2,221					-2,465				Retail on first floor.		
	515 W 27 ST	699	23	2,469	2,465	M1-5	1.0	5.0			2,465								2,465				C6-3	7.5	19	2,222						19	2,222				-2,465				Retail on first floor.			
	513 W 27 ST	699	24	2,469	3,700	M1-5	1.5	5.0			3,700								3,700				C6-3	7.5	19	2,222						19	2,222					-3,700				Retail on first floor.		
	511 W 27 ST	699	25	2,469	4,450	M1-5	1.8	5.0	3	2,469					3	2,469							C6-3	5.0	12	2,222						9	-247							Site within HL transfer zone. Retail on first floor.				
	509 W 27 ST	699	26	2,468	7,405	M1-5	3.0	5.0	2		4,500				2				4,500				C6-3	5.0	12	2,221						10	2,221					-4,500				Site within HL transfer zone. Retail on first floor.		
	507 W 27 ST	699	27	14,806	0	M1-5	0.0	5.0			14,806								14,806				C6-3	5.0	70	13,325						70	13,325					-14,806				Eastern portion of lot 27. Site within HL transfer zone. Retail on first floor.		
	507 W 27 ST	699	27	2,469	0	M1-5	0.0	5.0			2,469									2,469				C6-3	7.5	19	2,222						19	2,222					-2,469					Western portion of lot 27. Retail on first floor.
subtotal:									5	8,634	39,040			5	2,469	6,165		39,040					5.0 / 7.5	283	39,976						278	37,507	-6,165		-39,040									
6	503 W 27 ST	699	30	2,469	12,864	M1-5	5.2	5.0	5	2,469					5	2,469								C6-2	6.0	7	2,469						2	0							Existing residential building, transfers 1,950 sf of dev rights to lot 33.	6		
	299 Tenth Ave	699	31	2,469	9,370	M1-5	3.8	5.0	19	2,469					19	2,469								C6-2	6.0	25	2,469						6	0							Existing residential building, transfers 5,444 sf of dev rights to lot 33.			
	301 Tenth Ave	699	32	2,469	9,370	M1-5	3.8	5.0	19	2,469					19	2,469								C6-2	6.0	25	2,469						6	0							Existing residential building, transfers 5,444 sf of dev rights to lot 33.			
	303-309 Tenth Ave	699	33	9,875	4,937	M1-5	0.5	5.0				9,875								9,875				C6-2	6.0	46	18,763						46	18,763					-9,875					Site adjacent to HL. Retail on first two floors.
	311 Tenth Ave	699	37	2,467	4,000	M1-5	1.6	5.0	6	2,467					6	2,467								C6-2	6.0	19	2,467						13	0							Existing residential building, transfers 10,802 sf of dev rights to lot 33.			
subtotal:									49	9,874		9,875			49	9,874				9,875				6.0	122	28,637						73	18,763					-9,875						
7	246-260 Eleventh Ave	698	1	34,198	154,433	M1-5	4.5	5.0			154,433						154,433							C6-3	7.5	240				120,235	30,778		240	30,778				-154,433					Conversion: comm under no-build, residential conv + expansion under build. Retail on first floor.	7
8	279 Tenth Ave	698	32	7,075	1,780	M1-5	0.3	5.0				1,780								1,780				C6-2	6.0	33	13,443						33	13,443					-1,780				Site adjacent to HL. Retail on first two floors.	8
	285 Tenth Ave	698	35	3,160	4,344	M1-5	1.4	5.0			4,344								4,344				C6-2	6.0	15	6,004						15	6,004					-4,344				Site adjacent to HL. Retail on first two floors.		
	289 Tenth Ave	698	37	4,937	4,933	M1-5	1.0	5.0			4,933								4,933				C6-2	6.0	23	9,380						23	4,447								Site adjacent to HL. Retail on first two floors.			
	293 Tenth Ave	698	40	4,937	5,000	M1-5	1.0	5.0			5,000								5,000				C6-2	6.0	23	9,380						23	4,380								Site adjacent to HL. Retail on first two floors.			
	502 W 27 ST	698	141	400	1,143	M1-5	2.9	5.0	1						1								C6-2	6.0	2	760						1	760								Site adjacent to HL. Retail on first two floors.			
	subtotal:									1	14,277		1,780																															

site description:						existing conditions:								NO-action conditions:								With-Action conditions:												Increment:								comments:			
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:				
9	259 Tenth Ave		697	31	19,760	214,780	M1-5	10.9	5.0		214,780					37,544	175,260						C6-2	6.0	175				175,260	37,544					175	0	-175,260					Conversion: comm under no-built, resid conversion under build. Retail on first two floors.	9		
	507 W 25 ST		697	27	9,875	0	M1-5	0.0	5.0			9,875									9,875		M1-5	5.0								9,875					0				Site underneath the HL.				
	subtotal:				29,635	214,780					214,780					37,544	175,260							7.5	175	0			175,260	37,544					175	0	-175,260		0						
10	550 W 25 ST		696	58	17,281	34,562	M1-5	2.0	5.0			34,562									34,562		M1-5	6.5									110,598					-34,562	110,598			New museum under build.	10		
11	239 Tenth Ave		696	32	5,520	1,904	M1-5	0.3	5.0			1,904									1,904		C6-2	6.0	26	10,488								26	10,488					-1,904			Site adjacent to HL. Retail on first two floors.	11	
	245 Tenth Ave		696	33	3,958	3,958	M1-5	1.0	5.0			3,958									3,958		C6-2	6.0	19	7,520							19	7,520					-3,958			Site adjacent to HL. Retail on first two floors.			
	249 Tenth Ave		696	35	4,950	24,490	M1-5	5.0	5.0			24,490									24,490		C6-2	6.0	23	9,405							23	9,405					-24,490			Site adjacent to HL. Retail on first two floors.			
	253 Tenth Ave		696	37	1,463	3,762	M1-5	2.6	5.0	6	400				6		400						C6-2	6.0	7	2,780							1	2,780	-400					-400		Site adjacent to HL. Retail on first two floors.			
	255 Tenth Ave		696	38	1,500	1,500	M1-5	1.0	5.0			1,500									1,500		C6-2	6.0	7	2,850							7	2,850					-1,500			Site adjacent to HL. Retail on first two floors.			
	subtotal:				17,391	35,614				6	400				6		400					31,852			6.0	82	33,043						76	33,043	-400					-31,852					
12	144-150 Eleventh Ave		693	1	12,450	38,803	M1-5	3.1	5.0					38,803		18,779	18,779						C6-3	7.5	95	11,205							95	-7,574	-18,779							Conversion under no-build (half retail, half office). New residential dev under build. Uses dev rights from Lot 64.	12		
	154-160 Eleventh Ave		693	64	9,850	28,838	M1-5	2.9	5.0				28,838								28,838		C6-3	7.5	53								53					0			Chelsea Art Museum (lot 64) remains under both scenarios, only transfers 45,037 sf of dev rights to lot 1 under build.				
	subtotal:				22,300	67,641							28,838	38,803		18,779	18,779					28,838			7.5	148	11,205						148	-7,574	-18,779					0					
13	130 Eleventh Ave		692	63	2,720	4,080	M1-5	1.5	5.0								5,425					4,080	C6-3	7.5	21	2,448							21	2,448							-4,080		Retail on first floor.	13	
	550 W 21 ST		692	61	5,425	5,425	M1-5	1.0	5.0								5,425						C6-3	7.5	41	4,883							41	4,883							-5,425		Retail on first floor.		
	550 W 21 ST		692	7	8,875	41,660	M1-5	4.7	5.0			41,660						41,660						C6-3	7.5	71				41,660				71						-41,660			Conversion of existing building and transfer of 24,903 sf of dev rights to lots 61, 63. No retail.		
	subtotal:				17,020	51,165					47,085					47,085						4,080		7.5	133	7,331				41,660			133	7,331	-47,085					-4,080					
14	542 W 21 ST		692	57	9,200	9,200	M1-5	1.0	5.0			9,200				45,080							C6-3	6.5															58,880				Expansion of Eyebeam Atelier Gallery under no-build (commercial).	14	
	540 W 21 ST		692	53	4,570	4,570	M1-5	1.0	5.0			4,570				22,393							M1-5	6.5														29,248			Construction of Eyebeam Atelier Museum under build (community facility).				
	subtotal:				13,770	13,770						13,770				67,473								6.5															-67,473			88,128			
15	169-183 Tenth Ave		692	30	18,400	18,400	M1-5	1.0	5.0			18,400									18,400		C6-2	5.0	65	34,960								65	34,960					-18,400				Site adjacent to HL. Retail on first two floors.	15
	521-527 W 20 ST		692	28	9,200	0	M1-5	0.0	5.0				9,200										M1-5	5.0														0			Site underneath the HL.				
	subtotal:				27,600	18,400					18,400										9,200			5.0 / 6.0	65	34,960							65	34,960					-18,400		0				
16	100 Eleventh Ave		691	11	12,525	0	M1-5	0.0	5.0			12,525											C6-3	7.5	96	11,273							96	11,273							-12,525			Retail on first floor.	16
17	532-534 W 20 ST		691	50	4,600	4,600	M1-5	1.0	5.0			4,600					4,600						M1-5	5.0				4,600										0					Site outside CB4 residential rezoning boundaries, remains M1-5.	17	
	516-530 W 20 ST		691	43	16,100	61,184	M1-5	3.8	5.0			30,592				30,592					30,592		M1-5	5.0			30,592									0			0			Site outside CB4 residential rezoning boundaries, remains M1-5.			
	subtotal:				20,700	65,784						35,192				30,592	4,600							5.0			30,592	4,600							0	0			0						
18	153 Tenth Ave		691	29	9,200	9,200	M1-5	1.0	5.0			9,200				8,280		36,800					C6-2	6.0	54	8,280							54	0					-36,800				Hotel development under no-build, new res development under build. Retail on first floor only.	18	
	161 Tenth Ave		691	33	4,600	0	M1-5	0.0	5.0			4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0					-18,400				Hotel development under no-build, new res development under build. Retail on first floor only.		
	165 Tenth Ave		691	35	4,600	0	M1-5	0.0	5.0			4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0					-18,400				Hotel development under no-build, new res development under build. Retail on first floor only.		
	? W 19 ST		691	25	5,175	0	M1-5	0.0	5.0			5,175				4,658		20,700					C6-2	5.0	24	4,658							24	0					-20,700				Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.		
	505 W 19 ST		691	27	4,600	0	M1-5	0.0	5.0			4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0					-18,400				Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.		
	504 W 20 ST		691	37	4,600	0	M1-5	0.0	5.0			4,600				4,140		18,400					C6-2	5.0	22	4,140							22	0					-18,400				Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.		
	subtotal:				32,775	9,200						32,775				29,498		131,100						5.0 / 6.0	166	29,498							166	0					-131,100						

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CB4 Alternative

POTENTIAL DEVELOPMENT SITES

Assumptions:

Ground floor circulation deduction 10%
Unit size - new development (sf) 850
Unit size - conversions (sf) 1,000

site description:						existing conditions:										NO-action conditions:							With-Action conditions:										Increment:												
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:			
26	314-316 Eleventh Ave	701	68	17,275	34,593	M1-5	2.0	5.0			34,593								34,593				C6-4	12.0	224	15,548							224	15,548				-34,593				Retail on first floor.	26		
	312 Eleventh Ave	701	70	2,469	2,469	M1-5	1.0	5.0				2,469								2,469				C6-4	12.0	32	2,222						32	2,222					-2,469					Retail on first floor.	
	534-538 W 30 ST	701	62	7,406	3,469	M1-5	0.5	5.0															C6-4	12.0	96	6,665						96	6,665				-3,469				Retail on first floor.				
	532 W 30 ST	701	59	2,469	15,447	M1-5	6.3	5.0		15,447						15,447				3,469				C6-4	12.0	32	2,222						32	2,222		-15,447					Retail on first floor.				
	subtotal:			29,619	55,978						15,447	38,062	2,469				15,447			38,062	2,469				12.0	384	26,657						384	26,657		-15,447		-38,062	-2,469						
27	530 W 30 ST	701	58	2,469	0	M1-5	0.0	5.0												2,469				C6-4	12.0	32	2,222						32	2,222					-2,469				Retail on first floor.	27	
	526-528 W 30 ST	701	56	4,937	5,000	M1-5	1.0	5.0												5,000				C6-4	12.0	64	4,443						64	4,443					-5,000				Retail on first floor.		
	524 W 30 ST	701	55	2,468	2,500	M1-5	1.0	5.0												2,500				C6-4	12.0	32	2,221						32	2,221					-2,500				Retail on first floor.		
	518-522 W 30 ST	701	52	7,406	7,406	M1-5	1.0	5.0												7,406				C6-4	12.0	96	6,665						96	6,665					-7,406				Retail on first floor.		
	subtotal:			17,280	14,906							17,375								17,375					12.0	224	15,552						224	15,552					-17,375						
28	529-539 W 29 ST	701	16	13,989	14,100	M1-5	1.0	5.0															C6-4	12.0	181	12,590						181	12,590					-14,100					Retail on first floor.	28	
	527 W 29 ST	701	22	2,468	9,532	M1-5	3.9	5.0		9,532						9,532								C6-4	12.0	32	2,221						32	-7,311									Retail on first floor.		
	525 W 29 ST	701	23	2,469	7,182	M1-5	2.9	5.0		7,182						7,182								C6-4	12.0	32	2,222						32	-4,960									Retail on first floor.		
	subtotal:			18,926	30,814						16,714	14,100				16,714				14,100					12.0	245	17,033						245	319					-14,100						
29	527 W 29 ST	701	24	9,875	55,000	M1-5	5.6	5.0			55,000					8,888	45,125							C6-4	12.0	120			45,125	8,888			120	0	-45,125									Conversion: comm under no-build, res conversion + expansion under build. Retail on first floor.	29
	515 W 29 ST	701	28	4,937	32,238	M1-5	6.5	5.0			32,238					4,443	27,301							C6-4	12.0	59			27,301	4,443			59	0	-27,301								Conversion: comm under no-build, res conversion + expansion under build. Retail on first floor.		
	subtotal:			14,812	87,238						32,238	55,000				13,331	72,426								12.0	179				72,426	13,331			179	0	-72,426									
30	550 W 29 ST	700	61	2,468	6,500	M1-5	2.6	5.0	2	2,468					2	2,468								C6-3	7.5	19	2,221						17	-247									Retail on first floor.	30	
	548 W 29 ST	700	60	2,469	2,500	M1-5	1.0	5.0												2,500				C6-3	7.5	19	2,222						19	2,222					-2,500				Retail on first floor.		
	546 W 29 ST	700	59	2,468	2,900	M1-5	1.2	5.0												2,900				C6-3	7.5	19	2,221						19	2,221					-2,900				Retail on first floor.		
	542-544 W 29 ST	700	57	4,937	3,500	M1-5	0.7	5.0			3,500												C6-3	7.5	38	4,443						38	4,443					-3,500					Retail on first floor.		
	540 W 29 ST	700	56	2,419	6,913	M1-5	2.9	5.0		6,913						6,913								C6-3	7.5	18	2,177						18	-4,736									Retail on first floor.		
	538 W 29 ST	700	55	2,498	4,432	M1-5	1.8	5.0		4,423						4,423								C6-3	7.5	19	2,248						19	-2,175									Retail on first floor.		
	536 W 29 ST	700	54	2,468	6,500	M1-5	2.6	5.0		2,468						2,468								C6-3	7.5	19	2,221						19	-247									Retail on first floor.		
	534 W 29 ST	700	53	2,469	7,200	M1-5	2.9	5.0	1					6,350	1						6,350				C6-3	7.5	19	2,222						18	2,222					-6,350				Retail on first floor.	
	subtotal:			22,196	40,445					3	16,272	3,500	5,400	6,350		3	16,272			3,500	5,400	6,350			7.5	170	19,976						167	3,704				-3,500	-5,400	-6,350					
	31	526-532 W 29 ST	700	49	9,875	9,875	M1-5	1.0	5.0		9,875						9,875								C6-3	7.5	76	8,888						76	-988									Retail on first floor.	31
524 W 29 ST		700	48	2,469	2,469	M1-5	1.0	5.0		2,469						2,469								C6-3	7.5	19	2,222						19	-247									Retail on first floor.		
subtotal:				12,344	12,344						12,344						12,344								7.5	95	11,110						95	-1,234											
32	522 W 29 ST	700	47	2,469	3,513	M1-5	1.4	5.0		3,513							3,513							C6-3	7.5	19	2,222						19	2,222		-3,513								Retail on first floor.	32
	518 W 29 ST	700	45	4,937	4,938	M1-5	1.0	5.0					4,938							4,938				C6-3	7.5	38	4,443						38	4,443					-4,938					Retail on first floor.	
	516 W 29 ST	700	44	2,468	2,465	M1-5	1.0	5.0					2,465							2,465				C6-3	7.5	19	2,221						19	2,221					-2,465					Retail on first floor.	
	512 W 29 ST	700	42	4,937	5,338	M1-5	1.1	5.0		5,338						5,338								C6-3	7.5	38	4,443						38	-895									Retail on first floor.		
	subtotal:			14,811	16,254						8,851	7,403				5,338	3,513			7,403					7.5	114	13,330						114	7,992		-3,513					-7,403				
33	529-539 W 28 ST	700	9	22,218	22,500	M1-5	1.0	5.0			22,500								22,500					C6-3	7.5	170	19,996						170	19,996					-22,500				</		

Lesser Density Alternative

PROJECTED DEVELOPMENT SITES

Assumptions:
Ground floor circulation deduction 10%
Unit size - new development (sf) 850
Unit size - conversions (sf) 1,000

site description:						Existing conditions:									No-Action conditions							With-Action conditions										Increment												
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:		
1	306-310 Eleventh Ave	701	1	27,950	229,000	M1-5	8.2	5.0			229,000					25,155	201,050						C6-3	7.5	201				201,050	25,155				201	0	-201,050					Conversion: 10-st warehouse; commercial under no-build, res conversion under build. Retail on first floor.	1		
2	505 W 29 ST	701	33	2,475	2,224	M1-5	0.9	5.0			2,224								2,224				C6-2	5.0	9	4,703						9	4,703			-2,224					Western portion of site. Retail on first two floors.	2		
	505 W 29 ST	701	33	1,754	1,576	M1-5	0.9	5.0			1,576								1,576				C6-3	7.5	11	3,333						11	3,333			-1,576					Eastern portion of site. Retail on first two floors.			
	329 Tenth Ave	701	35	1,750	7,758	M1-5	4.4	5.0	12	1,500					12	1,500							C6-3	7.5	18	1,500						6	0							Existing residential building, transfers 13,242 sf of dev rights to lots 33, 36, 37, 42, 43, 45, 30.				
	331 Tenth Ave	701	36	1,850	0	M1-5	0.0	5.0				1,850								1,850				C6-3	7.5	14	1,665						14	1,665			-1,850						Retail on first floor.	
	333 Tenth Ave	701	37	4,933	0	M1-5	0.0	5.0				4,933								4,933				C6-3	7.5	38	4,440						38	4,440			-4,933						Retail on first floor.	
	337 Tenth Ave	701	42	9,875	0	M1-5	0.0	5.0				9,875								9,875				C6-3	7.5	76	8,888						76	8,888			-9,875						Retail on first floor.	
	502-504 W 30 ST	701	43	6,172	37,500	M1-5	6.1	5.0					37,500			5,555	31,328						C6-3	7.5	47	5,555						47	0	-31,328						Comm conversion under no-build, new res development under build. Retail on first floor.				
	506 W 30 ST	701	45	13,578	13,578	M1-5	1.0	5.0			13,578								13,578				C6-3	5.0								12,220			-13,578					Comm conversion under build. Site within HL transfer zone.				
	509 W 29 ST	701	30	7,406	7,406	M1-5	1.0	5.0				7,406								7,406				C6-3	5.0								6,665			-7,406					Comm conversion under build. Site within HL transfer zone.			
	subtotal:			49,793	70,042					12	1,500	17,378	24,064	37,500		12	7,055	31,328	17,378	24,064				5 / 7.5	213	30,082						201	41,913	-31,328	-17,378	-24,064								
3	282-298 Eleventh Ave	700	1	19,700	33,890	M1-5	1.7	5.0				33,890								33,890				C6-3	7.5	151	17,730						151	17,730					-33,890				Western portion of lot 1 at 7.5 FAR. Retail on first floor.	3
	282-298 Eleventh Ave	700	1	4,725	0	M1-5	0.0	5.0				4,725								4,725				C6-2	5.0	22	4,253						22	4,253					-4,725				Eastern portion of lot 1 at 5 FAR. Retail on first floor.	
	subtotal:			24,425	33,890							38,615								38,615				5 / 7.5	173	21,983						173	21,983					-38,615						
4	547-559 W 27 ST	699	5	17,275	96,654	M1-5	5.6	5.0		96,654						94,927							C6-2	5.0	79				79,379	15,548		79	15,548			-94,927					Conversion: comm under no-build, res conversion + expansion under build. Retail on first floor.	4		
5	514-520 W 28 ST	699	44	14,800	0	M1-5	0.0	5.0			14,800								14,800				C6-2	5.0	70	13,320						70	13,320			-14,800					Retail on first floor.	5		
	517 W 27 ST	699	22	2,468	2,465	M1-5	1.0	5.0			2,465								2,465				C6-2	5.0	12	2,221						12	2,221			-2,465					Retail on first floor.			
	515 W 27 ST	699	23	2,469	2,465	M1-5	1.0	5.0		2,465						2,465							C6-2	5.0	12	2,222						12	2,222			-2,465					Retail on first floor.			
	513 W 27 ST	699	24	2,469	3,700	M1-5	1.5	5.0		3,700						3,700							C6-2	5.0	12	2,222						12	2,222			-3,700					Retail on first floor.			
	511 W 27 ST	699	25	2,469	4,450	M1-5	1.8	5.0	3	2,469				3	2,469								C6-2	5.0	12	2,222						9	-247							Site within HL transfer zone. Retail on first floor.				
	509 W 27 ST	699	26	2,468	7,405	M1-5	3.0	5.0	2		4,500			2		4,500							C6-2	5.0	12	2,221						10	2,221			-4,500					Site within HL transfer zone. Retail on first floor.			
	507 W 27 ST	699	27	14,806	0	M1-5	0.0	5.0			14,806					14,806							C6-2	5.0	70	13,325						70	13,325			-14,806					Eastern portion of lot 27. Site within HL transfer zone. Retail on first floor.			
	507 W 27 ST	699	27	2,469	0	M1-5	0.0	5.0			2,469					2,469							C6-2	5.0	12	2,222						12	2,222			-2,469					Western portion of lot 27. Retail on first floor.			
subtotal:			44,418	20,485					5	8,634	39,040			5	2,469	6,165	39,040					5.0	212	39,976						207	37,507	-6,165	-39,040											
6	503 W 27 ST	699	30	2,469	12,864	M1-5	5.2	5.0	5	2,469				5	2,469								C6-2	6.0	7	2,469						2	0								Existing residential building, transfers 5,645 sf of dev rights to lot 33.	6		
	299 Tenth Ave	699	31	2,469	9,370	M1-5	3.8	5.0	19	2,469				19	2,469								C6-2	6.0	25	2,469						6	0								Existing residential building, transfers 9,148 sf of dev rights to lot 33.			
	301 Tenth Ave	699	32	2,469	9,370	M1-5	3.8	5.0	19	2,469				19	2,469								C6-2	6.0	25	2,469						6	0								Existing residential building, transfers 9,148 sf of dev rights to lot 33.			
	303-309 Tenth Ave	699	33	9,875	4,937	M1-5	0.5	5.0			9,875					9,875							C6-2	6.0	46	18,763						46	18,763					-9,875						Site adjacent to HL. Retail on first two floors.
	311 Tenth Ave	699	37	2,467	4,000	M1-5	1.6	5.0	6	2,467				6	2,467								C6-2	6.0	19	2,467						13	0								Existing residential building, transfers 14,503 sf of dev rights to lot 33.			
subtotal:			19,749	40,541					49	9,874	9,875			49	9,874				9,875				6.0	122	28,637						73	18,763					-9,875							
7	246-260 Eleventh Ave	698	1	34,198	154,433	M1-5	4.5	5.0		154,433					154,433								C6-2	6.0	180				120,235	30,778		180	30,778			-154,433					Conversion: comm under no-build, residential conv + expansion under build. Retail on first floor.	7		
8	279 Tenth Ave	698	32	7,075	1,780	M1-5	0.3	5.0			1,780								1,780				C6-2	6.0	33	13,443						33	13,443					-1,780					Site adjacent to HL. Retail on first two floors.	8
	285 Tenth Ave	698	35	3,160	4,344	M1-5	1.4	5.0		4,344					4,344								C6-2	6.0	15	6,004						15	6,004			-4,344						Site adjacent to HL. Retail on first two floors.		
	289 Tenth Ave	698	37	4,937	4,933	M1-5	1.0	5.0		4,933					4,933								C6-2	6.0	23	9,380						23	4,447									Site adjacent to HL. Retail on first two floors.		
	293 Tenth Ave	698	40	4,937	5,000	M1-5	1.0	5.0		5,000					5,000								C6-2	6.0	23	9,380						23	4,380									Site adjacent to HL. Retail on first two floors.		
	502 W 27 ST	698	141	400	1,143	M1-5	2.9	5.0	1					1		9,933	4,344		1,780				C6-2	6.0	2	760						1	760									Site adjacent to HL. Retail on first two floors.		
	subtotal:			20,509	17,200				1	14,277	1,780			1		9,933	4,344		1,780				6.0	96	38,967						95	29,034	-4,344			-1,780								

site description:						existing conditions:								NO-action conditions								With-Action conditions										Increment													
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:			
9	259 Tenth Ave		697	31	19,760	214,780	M1-5	10.9	5.0		214,780				37,544	175,260							C6-2	6.0	175				175,260	37,544			175	0	-175,260						Conversion: comm under no-built, resid conversion under build. Retail on first two floors.	9			
	507 W 25 ST		697	27	9,875	0	M1-5	0.0	5.0			9,875											C6-2	5.0		8,888						8,888					-9,875			Site undemeat the HL. 1 FAR commercial development under HL after transfer of dev rights.					
	subtotal:				29,635	214,780					214,780	9,875			37,544	175,260								5 / 6	175	8,888			175,260	37,544			175	8,888	-175,260					-9,875					
10	550 W 25 ST		696	58	17,281	34,562	M1-5	2.0	5.0		34,562												M1-5	6.5																110,598	-34,562	110,598	New museum under build.	10	
11	239 Tenth Ave		696	32	5,520	1,904	M1-5	0.3	5.0			1,904											C6-2	6.0	26	10,488						26	10,488							-1,904			Site adjacent to HL. Retail on first two floors.	11	
	245 Tenth Ave		696	33	3,958	3,958	M1-5	1.0	5.0			3,958											C6-2	6.0	19	7,520						19	7,520						-3,958			Site adjacent to HL. Retail on first two floors.			
	249 Tenth Ave		696	35	4,950	24,490	M1-5	5.0	5.0			24,490											C6-2	6.0	23	9,405						23	9,405						-24,490			Site adjacent to HL. Retail on first two floors.			
	253 Tenth Ave		696	37	1,463	3,762	M1-5	2.6	5.0	6	400				6		400						C6-2	6.0	7	2,780						1	2,780	-400							Site adjacent to HL. Retail on first two floors.				
	255 Tenth Ave		696	38	1,500	1,500	M1-5	1.0	5.0			1,500												C6-2	6.0	7	2,850						7	2,850						-1,500			Site adjacent to HL. Retail on first two floors.		
subtotal:				17,391	35,614				6	400				6		400								6.0	82	33,043						76	33,043	-400							-31,852				
12	144-150 Eleventh Ave		693	1	12,450	38,803	M1-5	3.1	5.0					38,803	18,779	18,779							C6-2	6.0	69				26,353	11,205			69	-7,574	-18,779							Conversion: half retail, half office under no-build, res conversion + expansion under build. Uses dev rights from Lot 64. Chelsea Art Museum (lot 64) remains under both scenarios, only transfers 45,037 sf of dev rights to lot 1 under build.	12		
	154-160 Eleventh Ave		693	64	9,850	28,838	M1-5	2.9	5.0				28,838										C6-2	6.0	36						28,838	36						0							
	subtotal:				22,300	67,641						28,838	38,803		18,779	18,779								6.0	105	0			26,353	11,205			105	-7,574	-18,779					0					
13	130 Eleventh Ave		692	63	2,720	4,080	M1-5	1.5	5.0														C6-2	6.0	16	2,448						16	2,448									-4,080	Retail on first floor.	13	
	550 W 21 ST		692	61	5,425	5,425	M1-5	1.0	5.0			5,425					5,425						C6-2	6.0	32	4,883						32	4,883	-5,425									Conversion of existing building and transfer of 24,903 sf of dev rights to lots 61, 63. No retail.		
	550 W 21 ST		692	7	8,875	41,660	M1-5	4.7	5.0			41,660					41,660						C6-2	6.0	55				41,660			55		-41,660											
subtotal:				17,020	51,165						47,085			4,080		47,085								6.0	103	7,331				41,660			103	7,331	-47,085									-4,080	
14	542 W 21 ST		692	57	9,200	9,200	M1-5	1.0	5.0			9,200			45,080								C6-2	6.5							58,880			-45,080							58,880	Expansion of Eyebeam Atelier Gallery under no-build (commercial). Construction of Eyebeam Atelier Museum under build (community facility).	14		
	540 W 21 ST		692	53	4,570	4,570	M1-5	1.0	5.0			4,570			22,393								M1-5	6.5							29,248			-22,393							29,248				
	subtotal:				13,770	13,770						13,770			67,473									6.5								88,128			-67,473							88,128			
15	169-183 Tenth Ave		692	30	18,400	18,400	M1-5	1.0	5.0			18,400							18,400				C6-2	5.0	65	34,960						65	34,960			-18,400							Site adjacent to HL. Retail on first two floors.	15	
	521-527 W 20 ST		692	28	9,200	0	M1-5	0.0	5.0				9,200										C6-2	5.0		8,280							8,280							-9,200			Site undemeat the HL. 1 FAR commercial development under HL after transfer of dev rights.		
	subtotal:				27,600	18,400						18,400	9,200		18,400				9,200				5.0	65	43,240						65	43,240			-18,400					-9,200					
16	100 Eleventh Ave		691	11	12,525	0	M1-5	0.0	5.0			12,525											C6-2	6.0	74	11,273						74	11,273									-12,525	Retail on first floor.	16	
17	532-534 W 20 ST		691	50	4,600	4,600	M1-5	1.0	5.0			4,600				4,600							C6-2	5.0	22	4,140						22	4,140	-4,600										Retail on first floor.	17
	516-530 W 20 ST		691	43	16,100	61,184	M1-5	3.8	5.0			30,592			30,592								C6-2	5.0	76	14,490						76	-16,102								-30,592			Retail on first floor.	
	subtotal:				20,700	65,784						35,192			30,592	4,600								5.0	98	18,630						98	-11,962	-4,600								-30,592			
18	153 Tenth Ave		691	29	9,200	9,200	M1-5	1.0	5.0				9,200		8,280		36,800						C6-2	5.0	43	8,280						43	0			-36,800								Hotel development under no-build, new res development under build. Retail on first floor only.	18
	161 Tenth Ave		691	33	4,600	0	M1-5	0.0	5.0				4,600		4,140		18,400						C6-2	5.0	22	4,140						22	0			-18,400								Hotel development under no-build, new res development under build. Retail on first floor only.	
	165 Tenth Ave		691	35	4,600	0	M1-5	0.0	5.0				4,600		4,140		18,400						C6-2	5.0	22	4,140						22	0			-18,400								Hotel development under no-build, new res development under build. Retail on first floor only.	
	W 19 ST		691	25	5,175	0	M1-5	0.0	5.0				5,175		4,658		20,700						C6-2	5.0	24	4,658						24	0			-20,700								Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.	
	505 W 19 ST		691	27	4,600	0	M1-5	0.0	5.0				4,600		4,140		18,400						C6-2	5.0	22	4,140						22	0			-18,400								Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.	
	504 W 20 ST		691	37	4,600	0	M1-5	0.0	5.0				4,600		4,140		18,400						C6-2	5.0	22	4,140						22	0			-18,400								Hotel development under no-build, new res development under build. Site within HL transfer zone. Retail on first floor only.	
subtotal:				32,775	9,200							32,775			29,498		131,100						5.0	155	29,498						155	0			-131,100										

site description:						Existing conditions:								No-Action conditions								With-Action conditions										Increment											
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:	
19	96 Eleventh Ave		690	12	28,850	80,432	M1-5	2.8	5.0			80,432				5,000	160,000						C6-2	6.0		5,000	160,000						0	0							Development occurring in 2005 under existing zoning, lots 12 and 54.	19	
	80-92 Eleventh Ave		690	54	520	1,120	M1-5	2.2	5.0			1,120											C6-2	6.0															*				
	511-525 W 18 ST		690	20	11,600	46,000	M1-5	4.0	5.0			46,000				46,000							C6-2	5.0	55	10,440						55	-35,560					Western portion of lot 20. Retail on first floor.					
	511-525 W 18 ST		690	20	11,400	0	M1-5	0.0	5.0														C6-2	5.0	41	22,460						41	22,460					Eastern portion of lot 20. Four floors of retail on W 19th St, 2 floors of retail in a midblock connector.					
	Additional dev rights from development on lots 12, 54																								13							13						11,220 sf of dev rights transferred from development on lots 12, 54 to lot 20.					
subtotal:												46,000		81,552		51,000	160,000							5 / 6	109	37,900	160,000						109	-13,100	0								
20	131 Tenth Ave		690	29	18,400	0	M1-5	0.0	5.0			18,400											C6-2	5.0	87	16,560						87	16,560					-18,400		Eastern portion of lot 29. Site adjacent to HL. Retail on first floor only.	20		
	131 Tenth Ave		690	29	4,600	0	M1-5	0.0	5.0			4,600											C6-2	5.0	22	4,140						22	4,140				-4,600		Western portion of lot 29. Site adjacent to HL. Retail on first floor only.				
	subtotal:											23,000		23,000									5.0	109	20,700						109	20,700				-23,000							
21																																									The existing and no build condition on Site 21 is a licensed public parking lot operating as an accessory parking lot for the DEA. The build condition on the site is an as-of-right accessory parking lot for government agencies. The build condition could include either one level of as-of-right below-grade parking or one level (76,425 sf) of storage/warehouse (mini-storage) use.	21	
	99-111 Tenth Ave		689	17	76,425	0	M1-5	0.0	5.0			76,425											C6-2	6.0	510	22,905						510	22,905				0						
22	128 Tenth Ave		715	63	1,875	1,875	M1-5	1.0	5.0			1,875				1,875							C6-2	5.0	9	1,688						9	-188								Retail on first floor.	22	
	124 Tenth Ave		715	64	3,925	970	M1-5	0.3	5.0			970				970							C6-2	5.0	18	3,533						18	2,563							Retail on first floor.			
	118 Tenth Ave		715	3	6,883	13,760	M1-5	2.0	5.0			13,760				13,760							C6-2	5.0	32	6,195						32	-7,565								Retail on first floor.		
	116 Tenth Ave		715	2	2,468	2,500	M1-5	1.0	5.0					2,500									C6-2	5.0	12	2,221						12	-279					0		Retail on first floor.			
	118 Tenth Ave		715	1	2,050	9,719	M1-5	4.7	5.0	12		1,950			12	1,950							C6-2	5.0	13	1,950						1	0							Existing building, transfers 2,581 sf of dev rights to lots 63, 64, 65, 3, 2, 60.			
23	456 W 18 ST		715	60	5,775	7,483	M1-5	1.3	5.0			7,483				7,483							C6-2	5.0	34						34	-7,483									Residential development only.	23	
																							C6-2	5.0	27						27					-17,720			Residential development only.				
	453 W 17 ST		715	5	4,600	17,720	M1-5	3.9	5.0			17,720					17,720						C6-2	5.0	41						41					-13,400							
	447 W 17 ST		715	7	6,900	13,400	M1-5	2.0	5.0			13,400						13,400						C6-2	5.0	68						68				-31,120							
	subtotal:											11,500		31,120				31,120						5.0	68						68												
24	112 Tenth Ave		714	63	2,325	9,905	M1-5	4.3	5.0	16		1,250			16	1,250							C6-2	5.0	18	1,250						2	0								Existing residential building, transfers 7,533 sf of dev rights to lot 1.	24	
	96 Tenth Ave		714	1	52,900	46,354	M1-5	0.9	5.0			46,354				46,354							C6-2	5.0	280	25,128						280	-21,227							Site adjacent to HL. Retail only on first two floors on western 1/4 of lot.			
	subtotal:											55,225		56,259		16	47,604						16	47,604							282	-21,227											
25	437 W 16 ST		714	14	4,707	27,456	M1-5	5.8	5.0			27,456					27,456						C6-2	5.0	28							28					-27,456				Residential development only.	25	
	437 W 16 ST		714	16	6,884	13,400	M1-5	2.0	5.0					0		13400							C6-2	5.0	40							40	-13,400				0			Residential development only.			
	subtotal:											11,591		40,856		0		13,400		27,456				5.0	68						68	-13,400	-27,456				0						
site description:						Existing conditions:								No-Action conditions								With-Action conditions										Increment											
site:	address:	block:	lot(s):	lot(s) area:	floor area:	zoning:	built FAR:	permitted FAR:	DUs:	comm FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	zoning:	proposed FAR:	DUs:	retail FA:	office FA:	Hotel FA:	res conv FA:	retail conv FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	DUs:	retail FA:	office FA:	Hotel FA:	stor / mfg FA:	parking / auto FA:	community facility FA:	vacant FA:	comments:	

total projected sites: 25

NOTES: All figures in parenthesis are negative.
Parking/auto FA includes parking lots, garages, auto body/auto repair facilities and other auto related uses; under the Build condition, these uses have been replaced by residential and/or commercial development.

March 29, 2005

POTENTIAL DEVELOPMENT SITES

Ground floor circulation deduction	10%
Unit size - new development (sf)	850
Unit size - conversions (sf)	1,000

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