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# Appendix A

## Reasonable Worst-Case Development Scenario

**Table A1**  
RWCDS Projected Development Sites

**Table A2**  
RWCDS Potential Development Sites



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# Appendix A.1

## RWCDS Projected Development Sites





Table A.1: RWCDs Projected Development Sites

Projected Site	Site Data			With-Action Condition										Increment									
	Block	Lot	Lot Area	Changes	Proposed Maximum FAR	Building Floor Area gsf (including mechanical)*	Usable Floor Area (gross square feet, excluding mechanical)	Commercial Floor Area gsf (Office, Retail and Hotel floor area)	Residential Floor Area gsf	Office Floor Area gsf (usable)	Retail Floor Area gsf	Hotel Floor Area gsf	# of Residential Units	# of hotel rooms, conversion or new construction	Parking sf	Building Floor Area gsf (including mechanical)*	Commercial Floor Area gsf (Office, Retail and Hotel floor area)	Residential Floor Area gsf	Office Floor Area gsf (usable)	Retail Floor Area gsf	Hotel Floor Area gsf	# of Residential Units	Parking sf
1	266 MADISON AVENUE	869	16	14,220	Develops as Office Building	21.6	831,395	759,100	759,100		725,630	33,470											
	274 MADISON AVENUE	869	58	5,370																			
	278 MADISON AVENUE	869	61	6,480																			
	16 EAST 40 STREET	869	64	7,400																			
	TOTAL			33,470																			
2	7 EAST 40 STREET	1275	8	7,406	Develops as Mixed Office/ Residential Building	21.6	898,463	820,336	656,268	164,067	620,098	36,170											
	13 EAST 40 STREET	1275	11	2,450																			
	15 EAST 40 STREET	1275	12	5,100																			
	284 MADISON AVENUE	1275	14	4,735																			
	290 MADISON AVENUE	1275	16	4,750																			
	292 MADISON AVENUE	1275	59	9,250																			
	22 EAST 41 STREET	1275	60	2,479																			
TOTAL			36,170																				
3	3 EAST 43 STREET	1278	8	5,690	Develops as Office Building	23	1,342,311	1,225,588	1,225,588		1,174,839	50,749											
	340 MADISON AVENUE	1278	14	32,500																			
	14 EAST 44 STREET	1278	62	2,513																			
	12 EAST 44 STREET	1278	63	2,513																			
	10 EAST 44 STREET	1278	64	2,513																			
	6 EAST 44 STREET	1278	65	5,020																			
TOTAL			50,749																				
4	7 EAST 44 STREET	1279	9	8,133	Develops as Office Building	23	1,311,920	1,197,840	1,197,840		1,148,240	49,600											
	346 MADISON AVENUE	1279	17	13,125																			
	352 MADISON AVENUE	1279	57	18,800																			
	10 EAST 45 STREET	1279	63	4,522																			
	6 EAST 45 STREET	1279	65	5,020																			
TOTAL			49,600																				
5	9 EAST 45 STREET	1281	9	2,513	Develops as Office Building	23	903,109	824,578	824,578		790,434	34,144											
	366 MADISON AVENUE	1281	56	6,025																			
	18 EAST 46 STREET	1281	59	6,025																			
	360 MADISON AVENUE	1281	7501	19,581																			
TOTAL			34,144																				
6	250 PARK AVENUE	1282	34	24,969	Develops as Office Building	27	775,287	707,871	707,871		682,902	24,969											
	TOTAL			24,969																			
7	300 PARK AVENUE	1285	36	34,050	Develops as Office Building	25	978,937.50	893,812.50	893,812.50		859,762.50	34,050											
	TOTAL			34,050																			
8	363 LEXINGTON AVENUE	1295	20	10,419	Develops as Office Building	21.6	607,661	554,821	554,821		530,358	24,463											
	355 LEXINGTON AVENUE	1295	23	14,044																			
TOTAL			24,463																				
9	485 LEXINGTON AVENUE	1301	23	46,125	Develops as Office Building	23	1,220,006	1,113,919	1,113,919		1,067,794	46,125											
	TOTAL			46,125																			
10	111 EAST 48 STREET	1303	14	41,170	Develops as Office Building	21.6	1,022,663	933,736	933,736		892,566	41,170											
	TOTAL			41,170																			
11	541 LEXINGTON AVENUE	1304	20	24,725	Develops as Office Building	23	653,976	597,109	597,109		572,384	24,725											
	TOTAL			24,725																			
12	575 LEXINGTON AVENUE	1306	23	32,625	Develops as Office Building	23	862,931	787,894	787,894		755,269	32,625											
	TOTAL			32,625																			
13	866 3 AVENUE	1307	7501	25,100	Develops as Office Building	23	796,674	727,398	727,398		697,278	30,120											
	154 EAST 53 STREET	1307	43	5,020																			
	TOTAL			30,120																			
14	914 3 AVENUE	1310	33	1,912	Develops as Mixed Office/ Residential Building	18	404,002	368,871	295,097	73,774	275,580	19,517											
	916 3 AVENUE	1310	34	1,875																			
	918 3 AVENUE	1310	35	1,875																			
	920 3 AVENUE	1310	36	2,375																			
	922 3 AVENUE	1310	37	2,375																			
	924 3 AVENUE	1310	38	2,375																			
	926 3 AVENUE	1310	39	2,300																			
	928 3 AVENUE	1310	40	1,912																			
	159 EAST 55 STREET	1310	133	1,508																			
	164 EAST 56 STREET	1310	140	1,010																			
TOTAL			19,517																				
15	235 EAST 42 STREET	1316	23	37,657	Develops as Office Building	21.6	1,895,739	1,730,892	1,730,892		1,654,574	76,318											
	801 2 AVENUE	1316	30	7,531																			
	219 EAST 42 STREET	1316	12	31,130																			
	TOTAL			76,318																			
16	214 EAST 45 STREET	1318	43	1,674	Develops as Office Building	21.6	1,085,111	990,753	990,753		947,069	43,684											
	711 3 AVENUE	1318	1	38,666																			
	210 EAST 45 STREET	1318	44	1,672																			
	212 EAST 45 STREET	1318	143	1,672																			
	TOTAL			43,684																			
TOTALS			601,899			15,590,185	14,234,517	13,996,676	237,841	13,394,777	601,899	-	119	-	7,059,930	5,906,107	(78,278)	6,581,857	139,025	(810,171)	(44)	(158,441)	

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## Appendix A.2

RWCDS Potential Development Sites



Table A.2: RWCDs Potential Development Sites

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

Table A.2: RWCDs Potential Development Sites

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