1. Project Description

1.1 INTRODUCTION

The Applicant, the New York City Department of City Planning (DCP), is requesting zoning map and zoning text amendments, and a potential change to the City Map (collectively, the "Proposed Action") affecting an approximately 70-block area within East Midtown, in Manhattan Community Districts 5 and 6. The rezoning area is generally bounded by East 39th Street to the south, East 57th Street to the north, Second and Third Avenues to the east and a line 150 feet east of Fifth Avenue to the west (Figure 1-1). The Proposed Action would ensure that East Midtown's stature as a preeminent commercial district and one of the world's best business addresses is retained, while providing for pedestrian network improvements in the area, as described below.

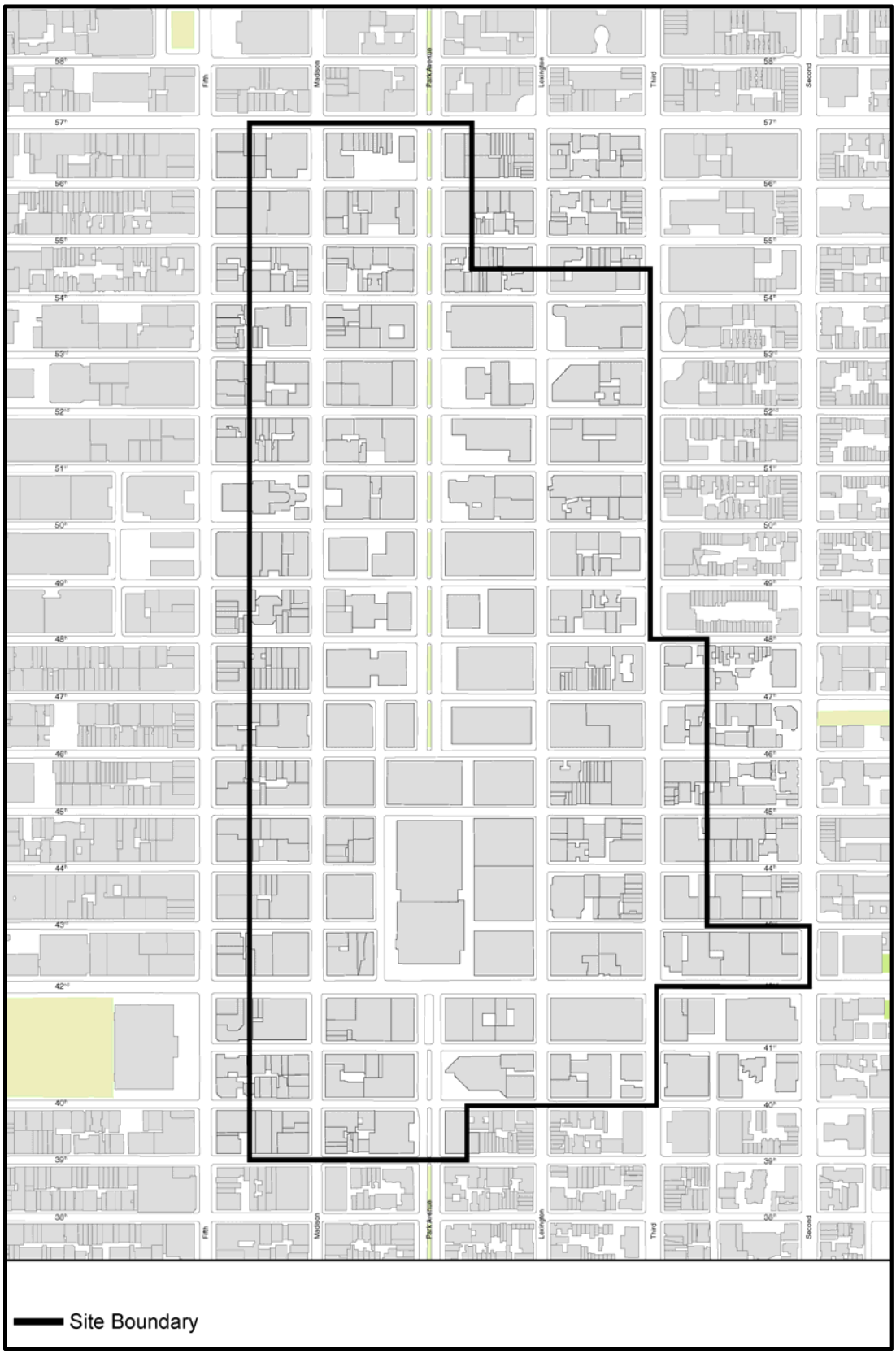
The City Planning Commission (CPC) has determined that an Environmental Impact Statement (EIS) for the Proposed Action should be prepared in conformance with City Environmental Quality Review (CEQR) guidelines, with DCP acting on behalf of the CPC as the lead agency. The environmental analyses in the EIS assume a development period of twenty years for the reasonable worst-case development scenario (RWCDS) for the Proposed Action (i.e., analysis year of 2033), and identify the cumulative impacts of other projects in areas affected by the Proposed Action. DCP has conducted a coordinated review of the Proposed Action with involved and interested agencies.

In response to public comments received during the scoping process, the Proposed Action was modified as reflected below to remove the midblock areas east of Third Avenue between East 43rd and 45th Streets and to expand the proposed Subdistrict along East 42nd Street.

The Proposed Action encompasses the following discretionary actions that are subject to review under the Uniform Land Use Review Procedure (ULURP), as well pursuant to Section 200 of the City Charter.

- **Zoning text amendment** – The East Midtown Subdistrict will be established within the Special Midtown District, superseding the existing Grand Central Subdistrict.
- **Zoning map amendment** – The existing C5-2 designation will be replaced on the block between East 42nd and East 43rd Streets, and Second and Third Avenues with C5-3 and C5-2.5districts. The C5-3 and C5-2.5 districts will be mapped within the Special Midtown District.
- **City Map amendment** – The City may in the future amend the City Map to reflect a 'Public Place' designation over portions of Vanderbilt Avenue between East 42nd and East 47th Streets.

FIGURE 1-1: SITE LOCATION



The Proposed Action is intended to reinforce East Midtown's standing as a premier business district, add to the area's cachet and market dynamism and provide support for the overall continued health of the area. The goals of the Proposed Action include a) protect and strengthen East Midtown as one of the world's premier business addresses and key job center for the City and region; b) seed the area with new modern and sustainable office buildings to maintain its preeminence as a premier office district; c) improve the area's pedestrian and built environments to make East Midtown a better place to work and visit; and d) complement ongoing office development in Hudson Yards and Lower Manhattan to facilitate the long-term expansion of the City's overall stock of office space.

As discussed in Section 1.5, "Framework for Environmental Analysis," a RWCDS for development associated with the Proposed Action has been identified in order to assess the possible effects of the Proposed Action. The level of development projected for the 2033 analysis year is based on long-term projections of the area's potential to capture a proportionate share of the City's new office development over the next 30 years, taking into account the area's existing built character. For environmental assessment purposes, projected developments, which are considered likely to occur in the foreseeable future, are expected to occur on 19 sites, and potential developments, which are considered less likely, have been identified for 20 additional sites. The incremental difference between the future without the Proposed Action and future with Proposed Action conditions forms the basis of the impact category analyses conducted for the EIS.

This EIS has been prepared in conformance with applicable laws and regulations, including Executive Order No. 91, New York City Environmental Quality Review (CEQR) regulations, and follows the guidance of the *CEQR Technical Manual*, June 2012.

The EIS includes review and analysis of all impact categories identified in the *CEQR Technical Manual*. The EIS contains a description and analysis of the Proposed Action and its environmental setting; the environmental impacts of the Proposed Action, including its short- and long-term effects, and typical associated environmental effects; identification of any significant adverse environmental effects that can be avoided through incorporation of measures into the Proposed Action; a discussion of alternatives to the Proposed Action; the identification of any irreversible and irretrievable commitments of resources that would be involved in the Proposed Action should it be implemented; and a description of any necessary mitigation measures proposed to minimize significant adverse environmental impacts.

1.2 BACKGROUND AND EXISTING CONDITIONS

The East Midtown office district is one of the largest job centers in New York City and a premier business address. The rezoning area, generally bounded by East 39th Street to the south, East 57th Street to the north, Second and Third Avenues to the east, and a line 150 feet east of Fifth Avenue to the west

(Figure 1-1), contains approximately 70 million square feet (sf) of office space, more than 200,000 workers, and numerous Fortune 500 companies.

This area is centered on Grand Central Terminal, one of the City's major transportation hubs and civic spaces. Around the Terminal and to the north, are some of the City's best-known office buildings, including the Chrysler Building, Seagram Building, and Lever House, along with a mix of other landmarks, civic structures, and hotels.

Transit service in the area is currently being expanded through two major public infrastructure projects: East Side Access and the Second Avenue Subway. The East Side Access project would, for the first time, provide Long Island Rail Road service to East Midtown through the construction of a new below-grade station connected to Grand Central. This would also reduce the volume of Long Island Rail Road commuters using the E train to travel to East Midtown employment sites. Construction of the East Side Access is scheduled to be completed in 2019. Additionally, the Second Avenue Subway project, with a first phase (from East 63rd to East 96th Streets) currently under construction, would alleviate congestion on the Lexington Avenue subway line, which runs through the East Midtown office district. Construction of the first phase of the Second Avenue Subway project is scheduled to be completed in 2016.

1.2.1 Current Status and Recent Trends

East Midtown has historically been one of the most sought-after office markets in the New York region. The area is made up of the large parts of two office submarkets: the Grand Central submarket, and the Plaza submarket. The Grand Central submarket, centered around the Terminal, generally, has an older inventory of office buildings, with a higher vacancy rate and lower rents than the overall Midtown market. The Plaza District, centered on the Plaza Hotel but including the northern portion of the East Midtown area, is one of the most expensive submarkets in the country and has newer office building inventory. One of the key strengths of East Midtown has been the wide range of office space that can be found there, including buildings of different sizes and ages allowing the area to meet the needs of diverse tenants at varying price points.

Overall, East Midtown's office tenants have historically been financial institutions and law firms, with some of the country's largest banks headquartered here. Recent trends have both reinforced and altered this role. The area has become home to the City's hedge fund and private equity cluster because of the area's cachet and easy access to the Metro-North commuter shed. This has lead to a spike in rents for high-quality space in the area's top-tier buildings. At the other end of the office market spectrum, East Midtown has also developed a more-diverse roster of tenants as rents have dropped with the economic downturn, accommodating tenants who were previously priced out of the area. Both these trends have helped the area recover from the 2008 recession, with vacancy rates falling back toward seven to eight percent, which is generally considered the structurally healthy vacancy rate. This rate allows tenants

to both seek and relocate to different spaces in the area based on lease length, economic conditions, or changing space needs. In response, the office buildings themselves are under near-continuous renovation to maintain their desirability in the area's office market.

However, as described below in the Purpose and Need section, the City has identified a number of long-term challenges for East Midtown, which are addressed by the Proposed Action.

1.3 PURPOSE AND NEED

While East Midtown has historically performed strongly as an office district, and continues to do so, the City has identified a number of long-term challenges that must be addressed in order for East Midtown to remain one of the region's premier job centers. Primarily, this is in relation to the area's aging office building inventory that may not, over time, be able to provide contemporary space and amenities desired by tenants, which are crucial to competing regionally, nationally and globally. Consequently, the area's importance as a premier office district could diminish, and the substantial investment in transit infrastructure (including the ongoing East Side Access and Second Avenue Subway projects) could fail to generate its full potential to create jobs and tax revenue for the City and region. Long-term challenges affecting the East Midtown office district include:

- Aging office building stock
- Limited recent office development
- Pedestrian network challenges
- Challenges of current zoning
- Modernization of core office areas by competitor cities

These challenges are described below.

1.3.1 Challenges Affecting East Midtown

1.3.1.1 Aging Office Building Stock

The East Midtown rezoning area contains approximately 400 buildings, of which more than 300 are over 50 years old. The average age of buildings in the rezoning area is upwards of 70 years. For an office district competing for tenants regionally, nationally and globally, this is a relatively old age. For example, buildings in London's City district, a comparable historic office core, have an average age of approximately 40 years.

This high average age makes it more likely that the space in the area's office buildings will increasingly become outdated in relation to tenant needs. Today, office buildings older than 50 years have higher

vacancy rates and yield lower rents. Reasons for this include constraints in the ability to provide up-to-date technology infrastructure and other amenities through renovation. Some issues, particularly low floor-to-floor heights and interior columns, cannot be addressed at all through renovation. Prior to 1961, when the zoning in the East Midtown area was characterized by a restrictive height and setback control but no specified floor area ratio, the design strategy for developers to maximize floor area was to build to the limits of the zoning "envelope," while squeezing in as many floors as possible. The buildings that resulted provide low-ceiling spaces both on the ground floor for retail and the upper office floors, as well as a dense column grid. Today, these spaces are increasingly unattractive to the highest rent-paying tenants.

Tenants looking for office space in Midtown today desire large, column-free space to have flexibility in creating office layouts, which are trending toward more open organization. Columns and low floor-to-floor heights do not work well with these open layouts, and thus buildings with these features are increasingly less competitive with the office building inventory in other global business centers. As a result, East Midtown's less marketable office buildings are converting to other uses, especially to residential or hotel use. Recent conversions include hotel conversions such as the Library Hotel at 299 Madison Avenue and the Marriott Courtyard at 866 Third Avenue, and residential conversions such as the condominiums at 5 East 44th Street. Recently, plans have been announced to convert the Sony Building at 550 Madison Avenue from office to a mix of hotel and residential uses.

Given the concentration of regional rail infrastructure in East Midtown, and ongoing expansion of the transit network, a continued trend of office space conversion to other uses, particularly residential, would not result in optimal economic development gains for the City. While the City has undertaken many initiatives over the last decade to accommodate new office construction, including at Hudson Yards, Downtown Brooklyn, and Long Island City, all of these were predicated on the East Midtown area remaining a center for office jobs and none contemplated the diminution of this area as the City's premier business district.

1.3.1.2 Limited Recent Office Development

With much of the East Midtown's existing office stock aging, the area has also experienced little new office development. Since 2001, only two office buildings have been constructed in this area, which represents a significant drop from preceding decades. Whereas the area had an overall annual space growth rate of 1 percent between 1982 and 1991, the area's growth rate began to drop off in the next decade, with an annual growth rate of 0.14 percent. Over the last decade, this has continued to fall to an annual growth rate of only 0.06 percent between 2002 and 2011. Since 1982, the area's average age of buildings increased from 52 years to over 70 years.

The area's existing high density, relative to currently allowed zoning floor area, is an impediment to construction of new office stock. As a whole, the area contains approximately 2.3 million sf more than

what is permitted under the current zoning (the area-wide maximum allowable floor area ratio [FAR] is 14.1 and the built FAR is approximately 14.3). This is particularly an issue for buildings that were constructed before 1961, when FARs were first instituted under the Zoning Resolution, and contain more floor area than would be permitted today. As discussed, many of these "overbuilt" buildings contain obsolete features that make them less marketable, but the lower amount of square footage that could be constructed in a new building on the site presents a significant disincentive to new construction. Under current zoning, up to 75 percent of the floor area could be removed and reconstructed as modern office space, but this would still leave a building with 25 percent of floor space below contemporary standards.

The area also contains few remaining development sites based on DCP's typical criteria, i.e., sites where built FAR is less than half of the permitted base FAR. Of the possible development sites that do exist, few would accommodate a major new office building. Current plans for development in the area bear this out. Of the sites currently cleared for new development, none are planned for office construction as the sites are considered too small to hold a new office building. One assembled site for a new Class A office building (at 317 Madison Avenue) has been reported in the media;[1] however, this site has not yet been cleared. Another announced development site, at 425 Park Avenue,[2] would retain 25 percent of the existing floor area and rebuild the remainder, in order to retain its current density.

Beyond the difficulty of assembling appropriately-sized sites, there are a number of other challenges to new development. These include the need to vacate existing tenants, which, depending on existing leases, could be a long, multi-year process that is not economically viable for many property owners. Large existing buildings must then be demolished, further extending the period during which the property produces no revenue. These issues have led to very limited new office construction in the area and many owners attempting instead to renovate their buildings, often on a piecemeal basis, to compete in the overall market.

1.3.1.3 Pedestrian Network Challenges

East Midtown contains some of the City's best-known public and civic spaces, including the Seagram Building Plaza, Park Avenue itself, and Grand Central Terminal's main hall. It also contains a below-grade pedestrian network that connects the Terminal to the Grand Central subway station at 42nd Street, and to surrounding buildings, allowing for a more efficient distribution of pedestrians in the area. Along with the additional subway stations to the north, East Midtown is one of the most transit-rich locations in the City and the pedestrian network is one of the area's unique assets. However, the area faces a number of challenges to creating a pedestrian network fully matching the area's role as one of the premier office districts in the world. These include:

[1] Source: http://online.wsj.com/article/SB10001424052702303830204577444741379690350.html
[2] Source: http://www.425parkave.com/

- The Grand Central subway station, a transfer point for regional rail and the 4, 5, 6, 7 and 42nd street shuttle subway lines, is one of the busiest in the entire subway system with nearly half a million daily users. However, this station experiences pedestrian circulation constraints, including platform crowding and long dwell times for the Lexington Avenue line (4, 5, and 6), which limits train through-put, creating a subway system bottleneck.
- The sidewalks of Madison and Lexington Avenues are narrow, approximately 12 to 13 feet wide, given the scale of pedestrian use they handle. The effective widths of these sidewalks are even narrower when subway grates and other sidewalk furniture are included. Side street sidewalks in the area are narrow as well.
- While East Midtown includes a number of privately-owned public spaces, it contains no significant publicly-controlled open spaces. This situation would be somewhat ameliorated by the permanent development of Pershing Square into public open space.
- Vanderbilt Avenue, once the major taxi access point to Grand Central Terminal, has seen its use drop as taxis have been moved away from the building due to security concerns.

1.3.1.4 Challenges of the Current Zoning

Existing zoning regulations are not appropriate for East Midtown's current needs and may impede the area's continued status as a premier office district.

In 1961, when the current Zoning Resolution was enacted, East Midtown was zoned with a mix of 15.0 FAR districts. Floor area bonuses for public plazas increased the permitted FAR to 18.0, as-of-right. The 1961 zoning removed the incentive to keep ceilings low (although building practices adjusted gradually) and facilitated the development of many signature corporate towers in the area. However, the height and setback control, which permitted a tower covering a maximum of 40 percent of its lot, and required the tower to be set back from the surrounding streets, worked best on large sites (over 40,000 sf). As such sites became harder to assemble, the CPC permitted towers to be built, by special permit, that covered a higher percentage of the lot and were located closer to the street or even at the street line. Planners and civic groups were dissatisfied with some of the buildings that resulted from these waivers and, by the early-1980s, the City decided that better, as-of-right height and setback rules were necessary. At the same time, the City concluded that development in Midtown should be encouraged to the west beyond Sixth Avenue. In 1982, the Special Midtown District was created to accomplish these and other goals, which included facilitating an improved pedestrian realm. As part of this project, East Midtown was proposed as an area for "Stabilization" while the area west of Sixth Avenue was marked for "Growth." To accomplish this, parts of East Midtown were downzoned. The FAR for several midblock areas was lowered from 15.0 to 12.0. The area around Lexington Avenue in the vicinity of East 55th Street was rezoned to a mix of 10.0 and 12.0 FAR. Approximately 75 percent of the new development within the

Special Midtown District since 1982 has occurred outside of the East Midtown area, especially around Times Square.

Since 1982, the major change to the zoning regulations of the area was the creation of the Grand Central Subdistrict of the Special Midtown District in 1992 to allow the transfer of development rights from Grand Central and other area landmarks to surrounding development sites in the vicinity of Grand Central and the creation of an improved pedestrian realm in the area. The borders of the subdistrict were generally drawn around the area where Grand Central Terminal's below-grade pedestrian network exists. In the Core area of the subdistrict (between Madison and Lexington Avenues, from East 41st to East 48th Streets) the maximum permitted FAR by using the transfer is 21.6 and requires a zoning special permit from the CPC that finds that a significant pedestrian improvement is being provided as part of the project. However, only one building, 383 Madison Avenue, has taken advantage of this provision since its adoption and more than 1.2 million sf of development rights remains unused on the Grand Central lot. Additionally, 1.0 FAR transfers are permitted through a certification process in the Core and a larger area, which includes the western side of Madison Avenue and the eastern side of Lexington Avenue. This provision has been used three times but because of the small size of the transfer, has not resulted in significant utilization of unused Grand Central development rights. Concerns have been raised about the complexity of the process required to achieve the full 21.6 maximum FAR, which includes lengthy case-by-case negotiation with the Metropolitan Transportation Authority (MTA) over the scope of the pedestrian network improvements. Beyond this transfer mechanism, three methods exist to obtain higher FARs. First, subway station improvement bonuses of up to 20 percent more than the permitted base FAR are permitted for sites directly adjacent to subway entrances. Existing New York City Landmarks Preservation Commission (LPC)-designated landmarks can transfer their remaining development rights to sites that are adjacent or across streets, with no FAR limits on the receiving site. Both of these bonuses are only permitted through special permits granted by the CPC. In the portions of the area not within the Grand Central Subdistrict, a 1.0 FAR bonus is permitted through the provision of a public plaza.

Overall, however, these bonus mechanisms do not provide enough incentive to replace existing, obsolete buildings with new construction.

1.3.1.5 Modernization of Core Office Areas by Competitor Cities

The City has looked at competitor cities with traditional office cores to get a better sense of how East Midtown compares on the world stage. These included London (and its traditional office core in The City), Tokyo (the Marunouchi area around Tokyo Station), and Chicago (the Loop). While East Midtown must also compete against brand new office districts like Pudong in Shanghai, the more relevant comparison is to cities with traditional large office cores that have faced similar challenges of needing to upgrade their office space and meet new market demands.

East Midtown's inventory of contemporary office space lags in comparison to office core districts in competing cities. Many competing cities have made it a major policy focus to encourage new office construction in their traditional office cores in order to replace outdated office space and better compete on the world stage.[3] Comparison with The City (London) and Marunouchi (Tokyo) shows that a significant amount of new development has occurred in these two districts over the last decade compared to the relatively lower level of new construction in East Midtown. In both of these peer districts, outdated office buildings—particularly from the 1950s and 1960s—were replaced with new construction.

East Midtown's existing high density poses a unique challenge. Where London has replaced outdated office buildings of less than 10 stories with a mix of similarly-sized buildings with larger footprints and 30- to 40-story skyscrapers, and Tokyo has replaced smaller (10- to 15-story) office buildings with much larger structures, East Midtown's existing high density makes replacement especially challenging.

1.3.2 Long-Term Consequences of Current Challenges

The City believes that the long-term consequence of failing to address the aging of the existing office stock and lack of replacement office development in East Midtown would be a breakdown in the integrated and dynamic office market in East Midtown. The needs of the entire range of tenants East Midtown serves today would be unmet if current challenges are not addressed. In particular, tenants of Class A office space, who have been attracted to the area in the past, would begin to look elsewhere for space. This would likely not only affect the top of the market, but also the Class B and C office space since tenants in these buildings would lose proximity to other important businesses in their cluster. As a result, Class B and C buildings would become ripe for conversion to other uses. In sum, East Midtown would become less desirable as a business district and the significant public investment in the area's transit infrastructure would fail to fulfill its full potential to generate jobs and tax revenues for the City.

1.4 THE PROPOSED ACTION

The City's vision for East Midtown is that the area will continue to be a preeminent commercial district. The area would remain largely as is, with most buildings remaining in their current office uses, and only a small amount converting to residential and hotel uses. A handful of major new office buildings would reinforce the area's standing as a premier business district, add to the area's cachet and market dynamism and provide support for the overall continued health of the area. The area's pedestrian network would be improved, befitting its status as one of the world's best business addresses.

[3] http://www.ecozzeria.jp/english/; http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/development-and-population-information/development/Pages/default.aspx.

1.4.1 Goals of the Proposed Action

Goals of the Proposed Action include:

- Protect and strengthen East Midtown as one of the world's premier business addresses and key job center for the City and region;
- Seed the area with new modern and sustainable office buildings to maintain its preeminence as a premier office district;
- Improve the area's pedestrian and built environments to make East Midtown a better place to work and visit; and
- Complement ongoing office development in Hudson Yards and Lower Manhattan to facilitate the long-term expansion of the City's overall stock of office space.

To accomplish these goals, the City is proposing a zoning text amendment, a zoning map amendment, and a potential City Map amendment. Each of these actions is described separately below. Table 1-1 summarizes the blocks and lots that would be affected by the Proposed Action.

1.4.2 Description of the Proposed Action

1.4.2.1 Proposed Zoning Text Amendment

The proposed zoning text amendment would establish an East Midtown Subdistrict (the "Subdistrict") within the Special Midtown District (see Appendix 1, "Proposed Zoning Text Amendment: Special Regulations for the East Midtown Subdistrict"). This new Subdistrict would supersede and subsume the existing Grand Central Subdistrict. While most existing zoning would remain in place, the amendment would focus new commercial development with the greatest as-of-right densities on large sites with full block frontage on avenues around Grand Central Terminal, with slightly lower densities allowed along the Park Avenue corridor and elsewhere. The amendment would encourage targeted as-of-right commercial development at appropriate locations. The amendment would generate funding for area-wide pedestrian network improvements and also streamline the process for landmark transfers within the Grand Central area.

TABLE 1-1: LIST OF BLOCKS AND LOTS AFFECTED BY PROPOSED ACTION

Block	Lot
869	16, 20, 22, 24, 25, 26, 27, 34, 49, 54, 58, 61, 64, 66, 74(p), 7501(p)
895	1(p), 7501(p)
1275	6(p), 8, 11, 12, 14, 16, 23, 27, 44, 50, 59, 60, 61, 63, 64, 66(p), 143
1276	1(p), 22, 23, 24, 33, 42, 51, 58, 65, 66, 999
1277	6(p), 8, 14, 20, 27, 46, 52, 67(p)
1278	1(p), 8, 14, 15, 17, 20, 62, 63, 64, 65
1279	6(p), 9, 17, 23, 24, 25, 28, 45, 48, 57, 63, 65, 7501
1280	all lots
1281	1(p), 9, 21, 30, 56, 59, 61, 62, 64, 65, 66(p), 7501
1282	1(p), 17, 21, 30, 34, 64, 7501(p)
1283	7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 21, 58, 61, 62, 63, 64
1284	6(p), 7, 12, 13, 14, 17, 21, 26, 33, 52, 55, 56, 59, 60, 152, 7501(p)
1285	13, 15, 21, 36, 46, 59, 7501(p)
1286	1(p), 21, 30, 35, 43, 53
1287	8, 9, 10, 14, 21, 27, 28, 33, 52, 58, 61, 62, 63, 7501(p)
1288	6(p), 7(p), 10, 11, 21, 24, 27, 33, 51, 56, 57, 59, 61, 62, 63
1289	6(p), 8, 14, 21, 23, 24, 28, 36, 45, 52, 59, 65, 67(p), 107, 149
1290	6(p), 14, 15, 16, 17, 21, 27, 28, 31, 36, 37, 44, 50, 52, 56, 61, 62, 115, 127, 7501, 7502(p)
1291	1(p), 10, 21, 28, 38, 45, 47, 51, 127, 7501(p)
1292	8, 15, 33, 37, 41, 42, 43, 45, 46, 47, 48, 52, 64, 66(p), 7501(p)
1295	all lots
1296	all lots
1297	all lots
1298	all lots
1299	all lots
1300	all lots
1301	all lots
1302	all lots
1303	all lots
1304	all lots
1305	all lots
1306	all lots
1307	all lots
1308	all lots
1309	1, 5, 6, 7, 8, 23, 32(p), 50(p), 66(p), 69, 72, 107, 7502
1310	1(p)
1311	1, 5(p), 65(p)
1316	all lots
1317	1, 7
1318	1, 43, 44, 143
1319	1, 2, 3, 5, 7, 8, 11(p), 47(p), 103, 104
1320	46, 7503, 7506(p)
1321	1(p), 42(p), 47

Note: Lot #(p) indicates that the lot is only partially within the proposed rezoning area.

a. Main Subdistrict Mechanisms

The Subdistrict would have two new as-of-right zoning mechanisms to permit increases above the base FAR for sites that meet certain site criteria and can accommodate substantial new commercial buildings. Sites within the Subdistrict with full avenue frontage, and a minimum site size of 25,000 sf that provide all their floor area as commercial use and meet certain sustainability standards described below, would be considered Qualifying Sites. These Qualifying Sites would be able to utilize the following zoning mechanisms to permit increases above the applicable base maximum FAR:

- **District Improvement Bonus (DIB)** – Increases in FARs above the as-of-right maximum would be permitted through contribution to a fund dedicated to area-wide pedestrian network improvements. The additional floor area would be granted by CPC Chair ("Chair") certification, similar to the existing Hudson Yards DIB. The DIB is described more fully in the "Public Improvement through the DIB" section below.
- **Landmark Transfer –** Increases in FARs above the as-of-right maximum would also be permitted in the Grand Central Subarea through floor area transfers from landmark buildings. The additional floor area would also be granted by Chair certification. The Landmark Transfer is described more fully in the Grand Central Subarea section below.

b. Subareas in the East Midtown Subdistrict

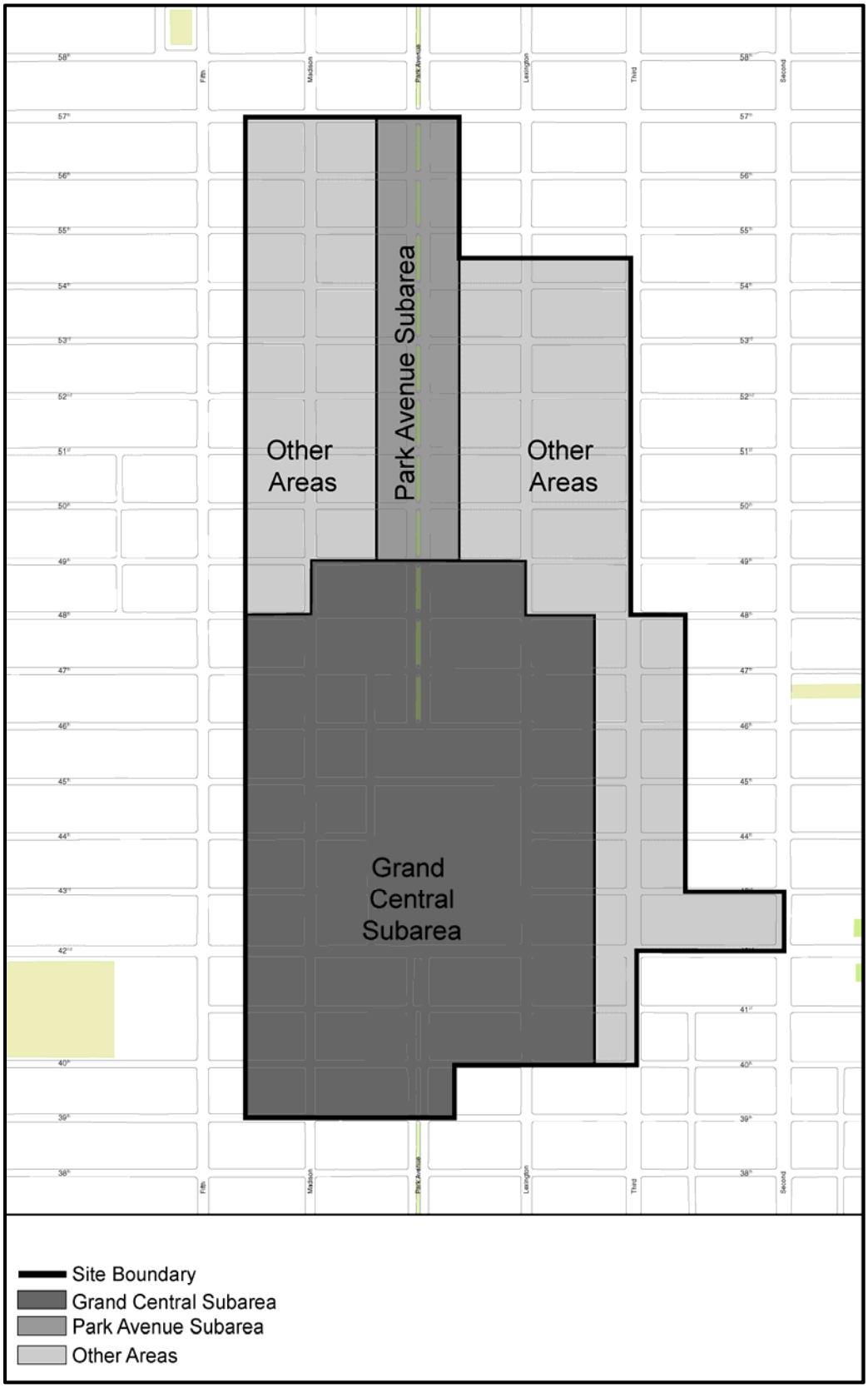
In order to encourage appropriate development in different areas of the new Subdistrict, it would be divided into three areas (with boundaries as shown in Figure 1-2), each described more specifically below. These include:

- Grand Central Subarea
- Park Avenue Subarea
- Other areas

Grand Central Subarea

The City believes that, over the long term, most new development and the highest allowances for density in East Midtown should be located around Grand Central Terminal. Given its access to regional rail, the area has the best transportation access in East Midtown and also the largest concentration of its aging office stock.

FIGURE 1-2: EAST MIDTOWN SUBDISTRICT AREAS



To accomplish this, the rezoning would redefine the existing Grand Central Subdistrict as a new Grand Central Subarea within the East Midtown Subdistrict. The boundaries would be expanded to accommodate additional portions of the Grand Central neighborhood, which are connected to the Terminal by the existing below-grade transportation network or are within a short walking distance. The Subarea would be generally expanded one block north to East 49th Street, fully across Lexington and Madison Avenues, and south to East 39th Street. Additionally, a Grand Central Core would be included within the Subarea representing the area directly around the Terminal, bounded by East 42nd and East 46th Streets, and Lexington and Madison Avenues.

For Qualifying Sites within the Grand Central Core, floor area increases would be permitted up to 24.0 FAR from the existing base maximum FAR of 15.0. Use of the DIB would be required in order to increase FAR from 15.0 to 18.0; contributions to the District Improvement Fund (DIF) would be used to ensure that development in the area is accompanied by pedestrian network improvements. Above 18.0 FAR, Qualifying Sites could reach the maximum 24.0 FAR through utilization of either or both of the DIB and the new Landmark Transfer mechanism.

For Qualifying Sites within the remainder of the Grand Central Subarea, floor area increases would be permitted up to 21.6 FAR from the existing base maximum FAR of 15.0/12.0. To achieve this maximum FAR would require utilization of the DIB for the first 3.0 FAR (from 15.0 to 18.0 FAR or from 12.0 to 15.0 FAR, respectively). Above the first 3.0 FAR, Qualifying Sites could reach the maximum 21.6 FAR through additional utilization of either or both of the DIB and the new Landmark Transfer mechanism.

Additional Subarea Mechanisms and Requirements

The existing Grand Central Subdistrict contains a number of additional zoning mechanisms and requirements, most of which would be maintained or amended in the new Grand Central Subarea. These include:

- **1.0 FAR as-of-right Landmark Transfer** – The existing Grand Central Subdistrict permits 1.0 FAR as-of-right transfers from the Subdistrict's landmark buildings via Chair certification. This mechanism would be continued within the expanded subarea to allow opportunity for transfer to sites that are not Qualifying Sites.
- **Existing Landmark transfer special permit** – The existing Grand Central Subdistrict permits a transfer of landmark rights within the area bounded by East 41st and East 48th Streets, and Madison and Lexington Avenues, up to a maximum of 21.6 FAR and modification of height and setback requirements by special permit. This permit would be maintained and could be utilized by all sites within the above boundary.

- **Other Zoning Controls** – As in other existing subdistricts within the Special Midtown District, the existing Grand Central Subdistrict contains a series of bulk and urban design requirements tailored to the unique conditions of the Subdistrict. These include special streetwall, pedestrian circulation space, and loading requirements. These requirements would be modified to ensure appropriate as-of-right development in the area, and would include elements such as the following:
  - *Streetwall requirements.* In order to match the high-streetwall character of the area, special streetwall requirements would be required along Madison, Lexington and Park Avenues, as well as along 42nd Street, Vanderbilt Avenue, and the area's side streets. Such streetwall requirements would include provisions for recesses and articulation that allow for greater design flexibility.
  - *Modifications to height and setback controls.* These controls would be modified to allow as-of-right development at the levels permitted through the new mechanisms, taking into account the unique block configurations found in the area and the high-streetwall character found there.
  - *Sidewalk widening requirement*. While existing streetwall requirements for Madison and Lexington Avenues permit sidewalk widenings up to 10 feet along these streets, full-frontage sites would now be required to provide sidewalk widenings that would translate into sidewalks with a minimum width of 20 feet along these streets. In addition, developments fronting along side streets between East 43rd and 47th Streets, between Vanderbilt and Madison Avenues, would also be required to provide sidewalk widenings that would translate into sidewalks with a minimum width of 15 feet along these streets.
  - *Mass transit access.* Developments on sites in the Grand Central Core, where the subway bonus is permitted, or which currently have existing mass transit access, would be required to provide easement volumes to provide access between the street and the below-grade network. Additionally, if such easement is improved as part of the development, such access points would be able to count toward the required pedestrian circulation space calculations.
  - *Retail continuity*. Existing retail requirements for Madison and Lexington Avenues would be maintained; however, a minimum retail depth of 30 feet would be added to ensure usable retail spaces. In addition, new retail requirements would be included for Vanderbilt Avenue to further activate the new pedestrian space at that location. Additionally, Qualifying Sites would be required to devote a minimum of 50 percent of their side street frontage to retail uses.
  - *Other modifications*. Existing Grand Central Subdistrict provisions for building lobbies would be maintained with maximum lobby widths added for Vanderbilt Avenue and side streets between Vanderbilt and Madison Avenues. The current curb cut requirements would be maintained, but a process to allow for modification due to subsurface conditions would be established. Finally, lighting standards would be added to the Pedestrian Circulation Space requirements.

- **DIB and Landmark Transfer applications** – The current Grand Central Subdistrict regulations require sites that utilize landmark floor area (either through the 1.0 FAR as-of-right transfer or the existing special permit) to demonstrate as part of their application an LPC report concerning the harmonious relationship between the new development and the landmark. Under the proposal, this requirement would be modified to apply to all developments adjacent to Grand Central Terminal utilizing the DIB or the new landmark transfer mechanisms described above.
- **Program for Continuing Maintenance** – As under the current Grand Central Subdistrict zoning text, any transfer of development rights under the Proposed Action from a landmark must include a program for continuing maintenance of the landmark structure. For Grand Central Terminal, this requirement has been met through an agreement to set aside 5 percent of transfer proceeds for continuing maintenance of the Terminal.

Park Avenue Subarea

The proposal recognizes that limited new development on Qualifying Sites that have full block frontage along Park Avenue is appropriate. The avenue's role as New York's most prestigious business address, as well as its overall width—it is the widest avenue in Midtown—make it an appropriate location for high-density development.

To accomplish this, the East Midtown Subdistrict would include a Park Avenue Subarea, which would encompass the frontage along Park Avenue between East 46th and East 57th Streets, for the area within 125 feet of Park Avenue (reflecting the existing 15.0 FAR C5-3 zoning designation).

For Qualifying Sites within the Park Avenue Subarea, floor area increases would be permitted up to 21.6 FAR from the existing base maximum FAR of 15.0. Utilization of the DIB will be required achieve this maximum FAR.

Additional Subarea Zoning Controls

To ensure that as-of-right development takes account of the unique conditions along Park Avenue, the streetwall requirements that apply to Park Avenue in the Grand Central Subarea would also apply along Park Avenue in this Subarea. Other underlying urban design and height and setback controls would continue to apply.

Other Areas

More limited development in East Midtown should occur along the Madison Avenue and Lexington Avenue corridors, north of the Grand Central Subarea, as these areas contain most of East Midtown's more-recent office construction. Because the buildings in these areas are more modern on average, fewer property owners would be willing to undertake the costly multi-year process of emptying, demolishing and reconstructing buildings.

For Qualifying Sites or portions thereof within these areas, floor area increases would be permitted up to 20 percent higher than the existing maximum base FAR of 15.0 or 12.0. To achieve this maximum FAR would require utilization of the DIB.

Underlying urban design and height and setback controls would continue to apply here.

c. Other Subdistrict-Wide Mechanisms

Special Permit

The Proposed Action would create a zoning framework that would allow for additional development on an as-of-right basis, but only to the extent that as-of-right bulk regulations can successfully address the orientation and massing of buildings, both at the ground level and above. In this regard, the existing Special Midtown District's bulk regulations—intended to permit design flexibility for high-density development while limiting the impact of buildings on access of light and air to the streets—can, with limited modifications only, reasonably accommodate contemporary office buildings of up to 24.0 FAR for sites around Grand Central and 21.6 FAR along Park Avenue without triggering the need for case-by-case scrutiny by the CPC.

However, given its extraordinarily transit-rich location, East Midtown can accommodate greater densities than the proposed as-of-right maximums and allowing this would further the City's objective of seeding the district with major new buildings that would help retain the area's standing as the City's premier office district. Since densities above the proposed as-of-right maximums cannot be easily accommodated within the framework of as-of-right bulk regulations, it is appropriate that developers who seek to build more than the Proposed Action's as-of-right maximums FARs be required to undergo a public review process to demonstrate that the building's massing, orientation and other features feasibly accommodate the additional FAR and provide improvements to the public realm, as well as address the potential for significant adverse environmental impacts.

The East Midtown Subdistrict would therefore include a special permit for superior development that would allow an increase in the maximum FAR above that permitted as-of-right in the Grand Central Core (24.0) up to 30.0, and an increase in the maximum FAR above that permitted as-of-right along the Park Avenue frontage north of East 46th Street (21.6) up to 24.0. Additionally, the special permit would allow for the modification of bulk and urban design regulations.

The City believes that the modification of bulk and urban design regulations must not only be done in a way that minimizes negative effects, but that the development must provide significant public benefits. These benefits should take the form of a development that demonstrates superior qualities in terms of: overall design; relationship to the street, and function at street level; the size and caliber of on-site public amenities such as major new public space (indoor and/or outdoor); and, in the case of sites within the Grand Central Core, the size and availability of connections to the underground pedestrian network.

There would also be significant prerequisites to apply for the special permit. Sites would have to meet the Qualifying Site requirements, and, in the Grand Central Core, the minimum site size would be 40,000 sf. Additionally, all floor area above the maximum permitted as-of-right levels (24.0 / 21.6, respectively) would have to be earned by contributions to the DIF or, for buildings located in the Grand Central Subarea, through either or both of contributions to the DIF and transfers from landmarks.

Public Improvements through the DIB

The DIB mechanism would permit as-of-right higher maximum FARs through contribution to a DIF dedicated to area-wide pedestrian network improvements. The DIF would provide the flexibility to fund improvements, where needed, as development occurs in East Midtown, rather than having improvements be tied to specific development sites. The DIF would be focused on City-priority improvements to the pedestrian network, both above- and below-grade. The zoning text would describe the required contribution rate, initially set at $250 per square foot, which would be adjusted annually. It would also include provisions for the use and governance of the DIF. These would include the creation of a DIF committee, consisting of five Mayoral appointees including the Chair of the CPC, who would be responsible for maintaining and adjusting a list of priority district improvements in the East Midtown area over time, and dispersing funds for such projects as contributions to the DIB are made. The text would also include provisions for public participation in the process and standards for what types of projects may be funded through the DIF. The text would also include a 'payment-in-kind' provision that would permit property developers to construct improvements, and receive credit for their expenditure, in lieu of payment into the DIF.

The City has identified certain priority improvements that address the greatest potential needs of the area, as well as those created by the new development, and can most benefit office workers, visitors and residents. The City is also encouraging the public to provide additional ideas for improvements in East Midtown for purposes of the future DIF committee process, described above. Priority improvements that would be implemented in relation to the pace and the level of future development include:

- **Improvements to the Grand Central subway station** – The Grand Central subway station is one of the busiest in the entire system and also has numerous pedestrian circulation issues. In this station, the DIF could be used to construct new connections between the commuter rail facilities and the subway station, a reconfigured mezzanine level, and additional, relocated or reconstructed stair, ramp and escalator connections to the subway platforms of the Lexington Avenue line and the Flushing line from the mezzanine, with early priority items focused on the Lexington line.
- **Improvements to Vanderbilt Avenue** – Vanderbilt Avenue is a relatively underused and bleak corridor, especially considering its location adjacent to Grand Central Terminal. The DIF could be used to transform Vanderbilt Avenue into a signature pedestrian gateway space while still allowing for uninterrupted crosstown traffic, vehicular access to surrounding buildings and the Terminal, and

unrestricted movement for emergency vehicles. It is expected that Vanderbilt would be redesigned as a predominantly hardscape space with high-quality materials and features with ample pedestrian circulation space along its edges (Figure 1-3 through Figure 1-5). New paving materials would unite the space along its overall length and be chosen to complement its location adjacent to Grand Central Terminal. The new paving would create a level ground plane across the space at the level of the current sidewalks. Permanent design elements in the space would consist of planting, seating and water features interspersed along its five-block length. Generally, the southern portions of Vanderbilt would have fewer elements given the higher pedestrian volumes that would be coming out of the Terminal, while the northern areas would contain a greater amount with the space becoming more green/planted moving north toward Park Avenue. Permanent seating and opportunities for rotating programming and art installations would be interspersed throughout. The permanent design elements would be designed to be low to the ground to give the overall Vanderbilt space an open feeling and focus views on the iconic adjacent Grand Central Terminal.

In addition, the City has identified a series of additional improvements that could be implemented in the area over the long term as additional funding was generated through the DIF. These include:

- **Above-Grade Improvements** – The City has identified a series of other above-grade priority areas for which the DIF could be used to make comprehensive improvements. These include key streets including Madison and Lexington Avenues, as well as East 53rd Street. The DIF could be used to develop improvements to the streetscape on these streets to improve the pedestrian experience, including sidewalk widenings and bumpouts. In addition, the City has identified opportunities for expanding upon the initial Vanderbilt Avenue improvements to create a public space network around Grand Central Terminal, which could be funded through the DIF. Specific plans for both types of improvements would be developed in the future as funding is generated through the DIF. The City would continue studying the remainder of the sidewalk and open space network in the area to identify opportunities for other improvement projects.
- **Improvements to other East Midtown subway stations** – Over the longer term, improvements to the other subway stations in the area (i.e., 53rd Street and Fifth Avenue, and 53rd Street and Lexington Avenue/Lexington Avenue and 51st Street) could be funded by the DIF to improve transfers between lines, and connections between platforms and street level.

Existing Non-Complying Buildings

As discussed above, there are a number of pre- and post-1961 office buildings in East Midtown that do not comply with current zoning regulations, particularly in regard to the amount of floor area permitted. As these buildings age and become outdated, their 'overbuilt' floor area presents a challenge as current zoning offers a strong disincentive to the replacement of the outdated building.

FIGURE 1-3: ILLUSTRATIVE VIEW OF IMPROVEMENTS TO VANDERBILT AVENUE (LOOKING NORTH FROM EAST 42ND STREET)

FIGURE 1-4: ILLUSTRATIVE VIEW OF IMPROVEMENTS TO VANDERBILT AVENUE (LOOKING NORTH FROM EAST 44TH STREET)

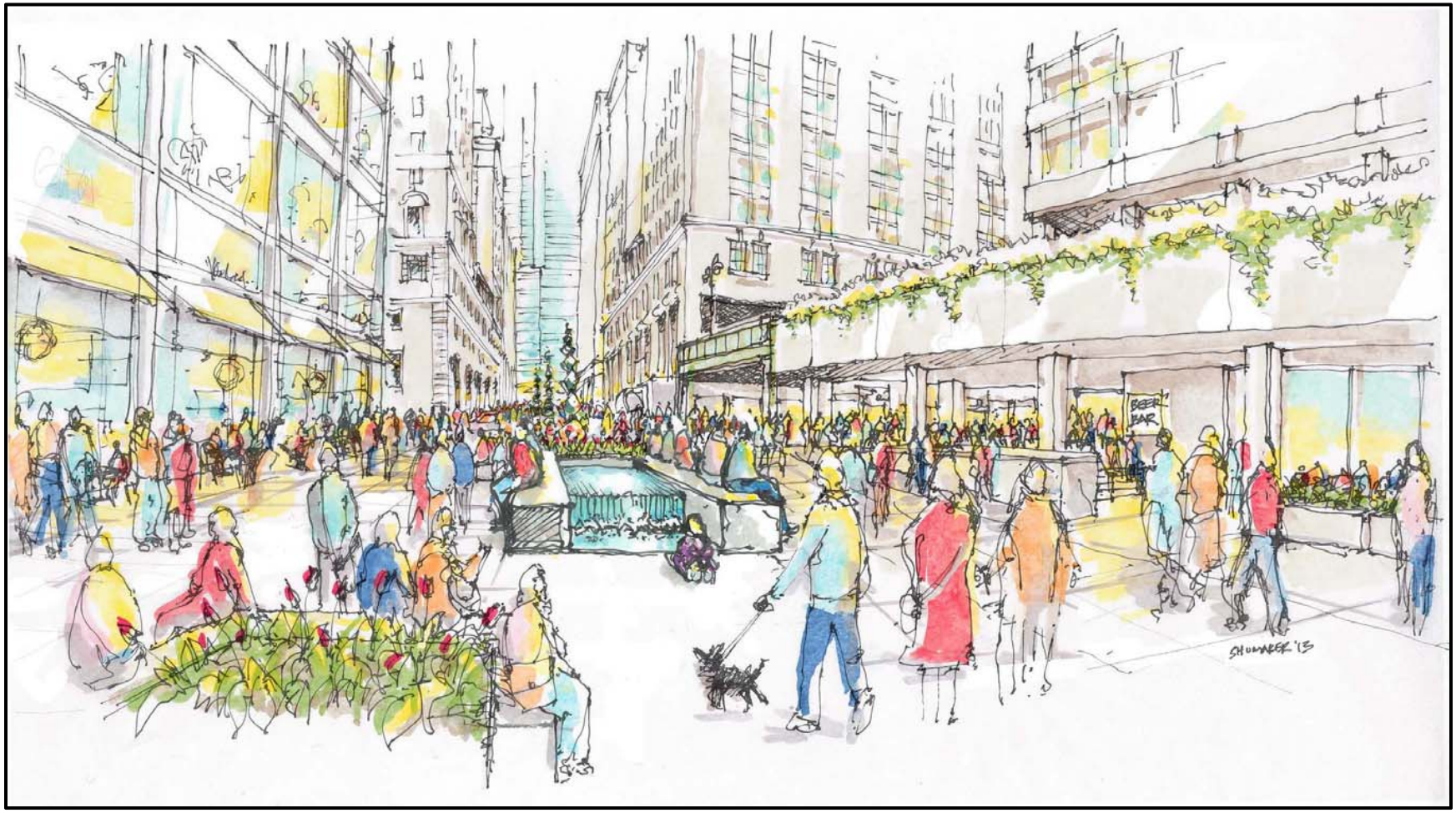


FIGURE 1-5: ILLUSTRATIVE VIEW OF IMPROVEMENTS TO VANDERBILT AVENUE (LOOKING NORTH FROM EAST 45TH STREET)

To address this, for pre-1961 non-complying buildings that are part of a Qualifying Site, the East Midtown Subdistrict would permit the amount of floor area that exceeds the as-of-right maximum base FAR to be utilized, in new development on the site, subject to a discounted DIB contribution, set at 50 percent of the base rate. As part of a Qualifying Site, all the floor area in the building would have to be commercial. The retention of this non-complying floor area in the new development would be permitted by Chair certification. Additional floor area could be added to the site through the DIB and, in the Grand Central Subarea, the new landmark transfer mechanism.

To permit limited redevelopment for non-complying buildings that are not part of a Qualifying Site, the Subdistrict would permit all non-complying buildings with avenue frontage and minimum site size of 20,000 sf to utilize their existing floor area in new development, subject to the discounted DIB contribution mechanism. However, such sites would not be able to obtain additional floor area through the DIB or, in the Grand Central Subarea, the new landmark transfer mechanism. The retention of the non-complying floor area in such new development would be granted by Chair certification. To utilize this mechanism, the building would have to be fully commercial and meet the sustainability requirements described below, as well as comply with as-of-right height and setback requirements.

Sustainability Requirement

The zoning text would require buildings that utilize the DIB to comply with a higher performance-oriented energy standard than is currently required for such buildings under the New York City Energy Conservation Code. The text would require that such buildings reduce energy cost by a minimum of be 15 percent better than the 2011 energy code requirements. Compliance would be demonstrated to the Department of Buildings at the time of issuance of a building permit.

"Sunrise" Provision

The Hudson Yards Plan, approved in 2005 and 2009, will achieve an important implementation milestone in 2014 with the completion of the extension of the No. 7 subway line extension, and opening of the Hudson Park and Boulevard, both of which would facilitate the development of the area's first major office buildings. In order to allow sequencing of development consistent with planning objectives in the entirety of Midtown, including Hudson Yards, the East Midtown Subdistrict would include a "sunrise" provision under which building permits will not be issued under the new zoning mechanisms (DIB, new Landmark Transfer, and new Special Permit) until July 1, 2017. Until that point, permits could be issued under the existing zoning mechanisms, which would remain in place. The "sunrise" provision would allow developers to begin the long process of assembling sites, emptying buildings, and plan for new construction.

Existing Zoning Provisions

Existing zoning provisions, such as the subway bonus, plaza bonus (except in the Grand Central Subarea, where it is currently not permitted), and the special permit landmark transfer available via zoning section 74-79 would continue to apply. As described above, the current landmark transfer special permit in the Grand Central Subarea would also continue to apply.

1.4.2.2 Proposed Zoning Map Changes

The rezoning area (Figure 1-6) is currently zoned predominantly as high-density commercial (zoning districts C5 and C6) within the Special Midtown District. The area between Second and Third Avenues along East 42nd Street is entirely commercial in character, with a number of existing office buildings. The Special Midtown District generally follows the boundary of Midtown's commercial areas and thus this area would more appropriately be located in the Midtown District, and additionally as part of the East Midtown Subdistrict. By incorporating the area into Midtown, the Special District regulations, including height and setback and streetscape requirements, would become applicable. These are more tailored to the needs of the area than the generic 1961 high-density commercial zoning provisions that now apply.

In order to do this, the rezoning would replace the existing C5-2 designations for the block located between East 42nd and East 43rd Streets, and Second and Third Avenues with C5-3 and C5-2.5, districts. The C5-3 and C5-2.5 districts will be mapped within the Special Midtown District, and will be incorporated into the East Midtown Subdistrict (Figure 1-7).

The C5-3 designation would be mapped along the East 42nd Street and Second Avenue frontages, which are both wide streets and reflect the typical wide street zoning pattern in Midtown. Midblock areas along East 43rdstreet would be mapped to C5-2.5, reflecting the typical midblock Midtown zoning pattern.

1.4.2.3 Proposed City Map Changes

The City may in the future amend the City Map to reflect a 'Public Place' designation over portions of Vanderbilt Avenue. Such action would provide one of several options for the permanent development of a partially-pedestrianized Vanderbilt Avenue.

These portions could include the non-intersection portions of Vanderbilt Avenue between East 42nd and East 47th Streets. Any City Map amendment or other method for designation of Vanderbilt Avenue for pedestrian use would be structured to allow for phased development of improvements as funding is made available from the DIF, and as surrounding conditions permit.

FIGURE 1-6: EXISTING ZONING

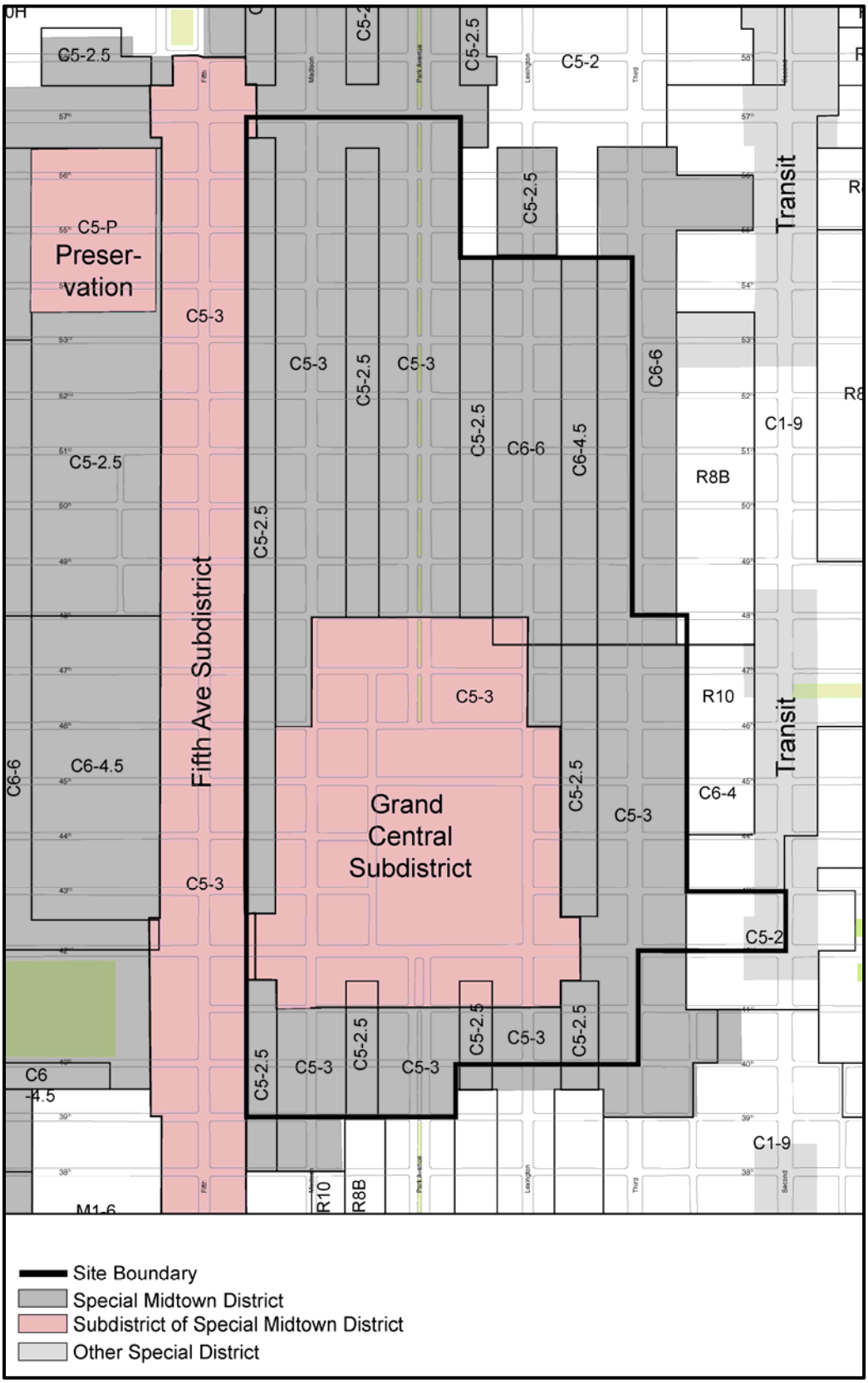
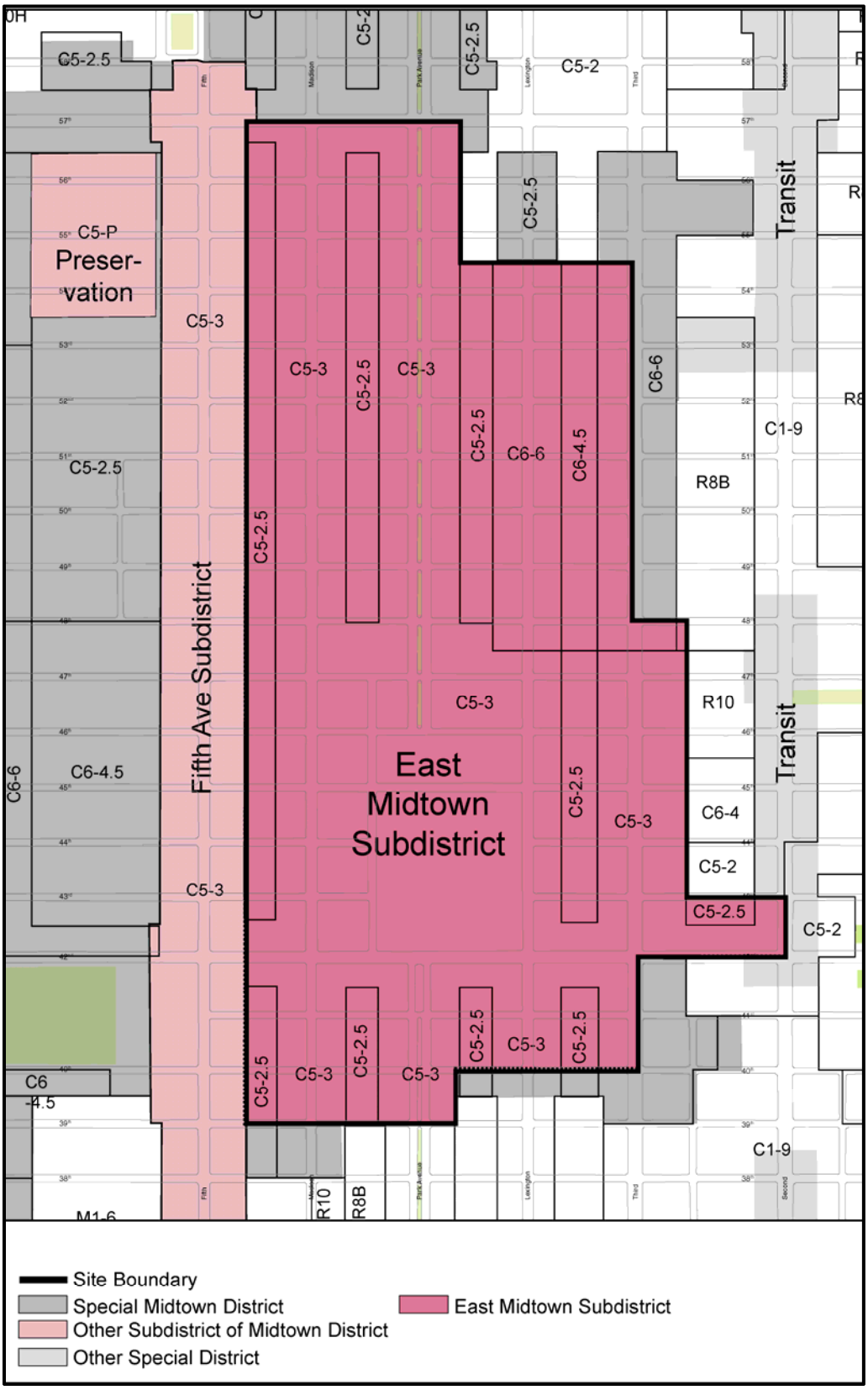


FIGURE 1-7: PROPOSED ZONING



1.4.2.4 Modified Zoning Text Amendment Proposal

Since the issuance of the DEIS and in response to recommendations made during the ULURP public review process for the East Midtown Subdistrict, DCP proposed a series of modifications to the original zoning text amendment proposal pursuant to ULURP No. 130247(A)ZRM. These changes affect the allowed uses for buildings utilizing the District Improvement Bonus, permit greater opportunities for floor area transfers from area landmarks, allow limited modification of the Qualifying Site requirements through discretionary action, and make a series of corrections and clarifications to the original proposal. The changes expanded the scope of the original ULURP application while allowing the public review process for the overall proposal to continue.

The modified proposed zoning text is provided in Appendix 1-A. This modification to the Proposed Action is analyzed in Chapter 20, "Alternatives" as the Modified Proposal Alternative. The various changes to the original zoning text amendment proposal under the proposed modification are described more fully below.

a. Permitted Uses for Buildings Utilizing the District Improvement Bonus

The original proposal set forth requirements that any development that utilizes the District Improvement Bonus (DIB) be restricted to commercial uses—basically office, hotel, retail and other related uses. During the public review process, DCP received recommendations that residential use be permitted in new developments to support a mixed-use character for the area. In addition, DCP received recommendations that hotel uses be restricted on sites that utilize the DIB so that the resulting developments contain predominantly office uses.

While East Midtown has experienced a great deal of non-office development over the last decade and conversion of existing aging office buildings to residential is likely to continue, DCP believes limited mixed use on the DIB sites could improve the 24-hour character of the area while continuing to meet the proposal's overall goal of encouraging new office space in the East Midtown area. Furthermore, DCP believes that sites that utilize the DIB should primarily be devoted to office uses. The modified proposal addresses these issues by, on the one hand, allowing limited amounts of residential use as-of-right on sites that utilize the DIB, and, on the other hand, by restricting the amount of hotel use that would be allowed as-of-right on these sites.

Under the original proposal, on sites utilizing the DIB, there would be no limits on the amount of floor area allocated to hotel use, and residential use would not be permitted. Under the modified proposal, up to 20 percent of the floor area of a new building that utilizes the DIB would be permitted to be utilized for hotel or residential use as-of-right, with the remaining portion of the building required to be allocated for office, retail and other related commercial uses. The modified proposal would also allow additional hotel and residential use beyond the amount permitted as-of-right through a new special permit, subject to full ULURP review. This change would apply to all sites that use the DIB, including both development on

Qualifying Sites and redevelopment of overbuilt buildings. The 20 percent allocation reflects the mix of uses in other high-density mixed-use buildings in Manhattan, including Random House Tower and 1 Beacon Court (Bloomberg Building), which both devote approximately 20 percent of their floor area to non-office use.

The modified proposal also recognizes the importance of existing large full service hotels to the area. Those sites occupied by existing large hotels with square footage totals that would exceed the 20 percent limit in a new as-of-right development would be permitted to build back their full existing hotel square footage on the site as-of-right.

Developments seeking greater amounts of residential (up to 40 percent maximum) or hotel and other uses permitted by the underlying commercial zoning (up to 100 percent) would only be permitted through a new special permit with findings focused on how the new development relates to its surroundings and the area's overall status as a predominantly-office district.

The DIB rate of $250 per square foot was established under the original proposal for commercial uses based on an appraisal of commercial development rights in Midtown, and the modified proposal provides for a different rate for residential uses. This rate will be set through an appraisal of residential development rights in Midtown, to be conducted prior to adoption of the text, subject to adjustment in the same manner as the rate for commercial uses. The modified proposal also requires that the contribution rate for a development be based on its ratio of residential and commercial use.

In addition, the modified proposal modifies the "stacking" rules for sites which utilize the DIB in response to recommendations regarding the development of restaurants and observation decks on the tops of buildings to enliven them. Under the existing "stacking" rules, non-residential uses are not permitted above or on the same story as residential uses in new developments, limiting the ability to develop such uses in mixed-use buildings with residential uses. In order to permit these active uses, the modified proposal would allow restaurants, observation decks and other similar uses to be developed above residential uses as-of-right, provided that the residential and non-residential uses above are not accessible to each other on floors above the ground level. Further modification would be permitted through the new special permit described above.

b. Northern Area Landmark Transfers

DCP received recommendations that landmarks in the northern portion of the proposed East Midtown Subdistrict be given broader opportunities for floor area transfers, similar to the provisions afforded landmarks in the Grand Central Subarea. Under existing regulations, floor area transfers are only permitted to adjacent sites—those on an abutting zoning lot or across a street—via a special permit.

Given the great concentration of iconic landmark buildings in the northern portion of the East Midtown Subdistrict (including St. Patrick's, St. Bartholomew's, Lever House, and Central Synagogue) and the significant contribution they make to that area's overall character, the modified proposal includes a new Northern Subarea in which landmark buildings with unused floor area would have new opportunities to transfer to development sites beyond 'adjacent' sites as defined under Zoning Section 74-79 which governs landmark transfers. The northern Subarea would adjoin the border of the Grand Central Subarea along East 48th and East 49th streets, and run east from Third Avenue to the Subdistrict's western boundary east of Fifth Avenue. Two options would be available for transfer, reflecting a similar framework to the existing and proposed Grand Central Subarea.

First, beginning in 2019 (effectively five years from expected approval of the proposal), transfers of development rights from subarea landmarks could be made to Qualifying Sites within the Northern Subarea above a minimum required DIB contribution as described below.

- For sites on Park Avenue in the Northern Subarea, that under the certified proposal would be able to increase from 15 FAR to 21.6 FAR through the DIB, a minimum of 3.0 FAR would be required to come from the DIB, with the increase from 18.0 FAR to 21.6 FAR available from the DIB or by landmark transfer.
- For sites that under the certified proposal would be permitted to increase their FAR by 20 percent to achieve an increase from 15.0 to 18.0 FAR or 12.0 FAR to 14.4 FAR through the DIB, the first 10 percent increase would be required to come from DIB (1.5 and 1.2 FAR, respectively), with the remaining portion available from the DIB or by landmark transfer.

These landmark transfers would be permitted as-of-right (by certification), as in the Grand Central Subarea.

Additionally, development rights from subarea landmarks would be permitted to transfer to sites within the Northern Subarea that do not meet the Qualifying Site size and frontage requirements. These transfers would be allowed by discretionary action subject to public review. Effective upon adoption of the proposal, a City Planning Commission Authorization process would allow for transfers to achieve an increase of up to 20 percent above the base FAR on receiving sites in the Subarea that do not meet the Qualifying Site size and frontage requirements. On Park Avenue, such receiving sites could increase their FAR up to 21.6 FAR through transfer of landmark development rights by special permit.

DCP believes that this proposal appropriately addresses the concentration of significant landmark buildings in the northern portion of the Subdistrict by giving them greater opportunities and flexibility for transfer to a broader area beyond 'adjacent' sites, consistent with the transfer mechanisms in the Grand Central Subarea, while continuing the meet the overall goals of the East Midtown proposal.

c. Modification of Qualifying Site Requirements Through Discretionary Review

The original proposal required that only sites with a minimum of 200 feet of frontage along a wide street and a minimum total of 25,000 square feet be permitted to utilize the District Improvement Bonus. DCP received recommendations that such requirements could be overly stringent under certain circumstances and would thereby unduly limit the applicability of the new regulations. While DCP continues to believe the minimum 25,000-square-foot site requirement is necessary for the development of substantial office buildings, some flexibility in the minimum 200-foot frontage requirement may be appropriate to account for unforeseen conditions where lots necessary to meet the requirement may not be available for development.

The modified proposal would allow for use of the DIB on sites that meet the 25,000-square-foot site requirement and satisfy a minimum of 75 percent of the 200-foot frontage requirement. An authorization would permit use of the DIB for sites that meet these requirements and can accommodate a viable office development utilizing the existing height and setback controls. The FAR for the proposed site would be determined within the maximum as-of-right FARs permitted for sites utilizing the DIB, based on findings by the City Planning Commission focused on the proposed footprint, overall massing, and relationship to surrounding buildings and spaces.

d. Park Avenue height and setback controls

The original proposal contains limited modifications to the underlying Special Midtown District height and setback controls in the Grand Central Subarea reflecting the high street walls and unique block configurations found there. Upon further analysis, DCP has determined that the height and setback controls effective along Park Avenue should be modified to better reflect the street's overall width—at 140 feet, it is the widest street in Midtown.

The underlying Midtown height and setback regulations—which are focused on the pedestrian's access to daylight on surrounding streets—require calculations based on the street widths that a zoning lot fronts upon. However, compliance can only be measured on three possible street widths: 60-foot-, 80-foot- and 100-foot-wide streets. Today, calculations for sites on Park Avenue use the 100-foot-wide street requirements, but do not reflect the actual width of the street.

DCP has continued to study the Park Avenue corridor and believes this requirement causes developments on the relatively-small sites found on Park Avenue to be taller, narrower and less economically viable than if the street's full width were taken into account. In order to allow the development of modern office buildings on the street while maintaining the overall Midtown district's standards of access to light and air, the proposed modification permits Qualifying Site developments on Park Avenue in the East Midtown Subdistrict to calculate their compliance with the existing height and setback controls taking into account the full 140-foot width of the street.

e. East Midtown DIF Committee prioritization

The original proposal included a series of considerations for the DIF Committee when determining the prioritization of DIF projects, including that priority be given to improvements to the Grand Central Subway Station and the pedestrian network in the immediate vicinity of the Terminal, given these areas exhibited the greatest needs in the Subdistrict today.

Improvements to the Lexington Avenue/53rd Street and 51st Street station complex may be needed in the future if as-of-right development based on the modified use provisions occurs in the surrounding area, reflecting an overall similar level of development but with a different mix of uses. These improvements have been highlighted by the MTA in the past, with recognition that further study of the station should be undertaken once the East Side Access station is operational. In order to account for this condition, the modified proposal adds the Lexington/53rd and 51st Street station complex to the list of priority areas in order to provide for implementation of improvements to this station as East Side Access opens and development occurs in the long term.

f. Other Corrections and Clarifications

The modified proposal also includes a number of clarifications and corrections designed to make the overall intent of the proposal clearer.

In particular, the modified proposal provides further clarification as to the applicability of the regulations for sites located on or divided by the Subdistrict's boundaries, as well as its Subareas. In addition, the proposal clarifies that Qualifying Sites can continue to include existing buildings to remain as long as the minimum cleared site requirements are achieved, and that Qualifying Sites can maintain the bonus floor area from existing bonus plazas without proportional contribution into the DIB as long as such spaces are maintained as part of a new development. Finally, it clarifies that the underlying Damage or Destruction provisions of Zoning Section 54-40 continue to apply in the Subdistrict.

1.5 FRAMEWORK FOR ENVIRONMENTAL ANALYSIS

1.5.1 Reasonable Worst-Case Development Scenario

In order to assess the possible effects of the Proposed Action, a reasonable worst-case development scenario (RWCDS) was established for conditions under both the current zoning (No-Action) and proposed zoning (With-Action) projected to the 2033 analysis year. As described below, the level of development projected for the 2033 analysis year is based on long-term projections of the area's potential to capture a proportionate share of the City's new office development over the next 30 years taking into account the area's existing built character. Development likely to occur beyond 2033 will be conservatively assessed the EIS as occurring by 2033. The incremental difference between the future No-Action and future With-Action conditions will be the basis of the impact category analyses conducted for the EIS. To

determine the With-Action and No-Action conditions, standard methodologies have been used following the CEQR Technical Manual guidelines employing reasonable assumptions. These methodologies have been used to identify the amount and location of future development, as discussed below.

In response to public comments received during the scoping process, the reasonable worst-case development assessment of Qualifying Sites as reflected below was modified to account for buildings constructed between 1961 and 1982.

1.5.1.1 Development Site Criteria

In projecting the amount and location of new development, several factors have been considered in identifying likely development sites. These include known development proposals, past development trends, and the development site criteria described below. Generally, for area-wide rezonings, new development can be expected to occur on selected, rather than all, sites within the rezoning area. The first step in establishing the development scenario was to identify those sites where new development or conversion could reasonably occur. The following site criteria were used to assess different aspects of the proposal and long-term trends in the area.

a. Qualifying Site Identification

Given the challenges for new development in East Midtown, considering its existing density and built-character, the typical development site criteria utilized for development scenarios in other contexts would not be practical in East Midtown. For example, limiting the assessment of development sites to only those that are built to less than 50 percent of permitted FAR would produce few development sites in East Midtown given its already built-up character. Instead, site criteria more reflective of existing area conditions and development history were developed. To identify sites within the East Midtown rezoning area that could utilize the new zoning mechanisms of the Proposed Action an assessment of all existing buildings in the area was undertaken. All the following were then excluded from the analysis:

- LPC-designated landmarks
- Condominiums, co-ops, or residential buildings that contain six or more rent-stabilized units
- Post-1982 buildings (given their recent construction)
- All other buildings over 1 million sf, or towers with 35 stories or more (given their size and the difficulties inherent in emptying and demolishing the structure)

Remaining properties were then assessed to see if, on their own or through merger with other adjacent remaining properties, they could meet the Qualifying Site requirements, i.e., full avenue frontage and minimum site size of 25,000 sf.

The sites were also assessed, conservatively, to see whether the existing built FAR was less than 85 percent of what could be constructed based on the proposed maximum as-of-right FAR permitted under the proposed East Midtown Subdistrict. Sites with existing built FAR greater than 85 percent were removed from consideration as potential Qualifying Sites.

b. Non-Complying Building Rebuild Identification

The Proposed Action would permit non-complying pre-1961 buildings that meet certain site criteria (avenue frontage and 20,000 sf site size) to maintain their non-complying floor area in a new development through a discounted DIB contribution. Sites where such a mechanism could be utilized were identified. All of the following were excluded from the analysis:

- Post-1961 buildings
- All pre-1961 buildings that contain less than their permitted as-of-right FAR
- LPC-designated Landmarks
- Buildings with more than one million sf of floor area, or 35 or more stories (given the difficulties in emptying and demolishing such a large building)

c. Other Possible Site Identification

Given contemporary development patterns in East Midtown, where most recent construction has been on smaller underbuilt sites (particularly in midblock areas), it was expected that some of this development would continue to occur both with and without the action. To identify possible locations for this development, which would occur under the existing as-of-right zoning in the area, an assessment of all existing buildings in the area was again undertaken. In this case, the following were excluded from the analysis:

- LPC-designated landmarks
- Condominiums, co-ops, or residential buildings that contain six or more rent-stabilized units
- Sites built to more than 75 percent of the existing as-of-right maximum FAR, with the 1.0 FAR plaza bonus or existing Grand Central Subdistrict transfer assumed, according to location. (While typical soft-site analyses look at site with less than 50 percent of maximum as-of-right FAR, recent area practice shows that sites with higher built-to-maximum FAR ratios are viable development sites in the East Midtown area.)
- Known merged lots (where floor area has already been distributed to an adjacent development site).
- Lots that on their own or aggregated with other lots would not achieve a development site size of at least 5,000 sf.

Additionally, given the difficulty of site assemblage in the area, it was assumed that individual development sites would be made up of a maximum of six existing lots. Once sites were identified, each was assessed as to whether they could meet the requirements to provide a public plaza and achieve an as-of-right 1.0 FAR bonus.

1.5.1.2 New Construction Development Assumptions

To produce a reasonable conservative estimate of future growth with and without the Proposed Action (With-Action and No-Action conditions, respectively) and based on recent trends, the RWCDS assumes that sites would develop to the maximum developable square footage pursuant to zoning in the future with the Proposed Action. The development sites are distributed throughout the rezoning area.

Retail – New developments and conversions would provide 1.0 FAR as ground-floor retail. Furthermore, for office building development on Qualifying Sites, the retail component is conservatively assumed to be a mix of 50 percent neighborhood-level retail and 50 percent destination retail. For all other sites, the retail is all assumed to be neighborhood-level retail. This pattern is in keeping with the existing retail pattern in the area where most retail is focused on serving area workers or visitors.

Parking – It is conservatively assumed that Qualifying Sites and other large development sites that are not located atop rail infrastructure would provide parking up to the maximum permitted by the underlying Manhattan core parking regulations. Based on recent survey work as part of the City's Manhattan Core Parking Study, this parking is conservatively assumed to be used by the general public as well as by building tenants and visitors.

Mechanical Space – All numbers used in the RWCDS are in gross square feet (gsf). For all non-office uses, this number is arrived at by increasing the permitted zoning square footage by 5 percent. For office uses, this number is arrived at by increasing the permitted zoning square feet by 15 percent, to account for the larger amount of mechanical space in contemporary office buildings. Since this additional 10 percent office mechanical space would be unusable by building occupants, the density-related impact analyses would not reflect this additional space.

Height and Massing – All buildings would be developed pursuant to Special Midtown District height and setback regulations, as amended by the Proposed Action. It is assumed that developments would attempt to maximize floorplate size, as has been the practice for recent office construction in the City.

1.5.1.3 Definition of Projected and Potential Development

To produce a reasonable, conservative estimate of future growth, the development sites were further divided into two categories (i.e., projected development sites and potential development sites). The projected development sites are considered more likely to be developed within the analysis period for the

Proposed Action, while potential sites are considered less likely to be developed over the same period. The process utilized to determine which development sites were projected versus potential is discussed below.

a. Qualifying Sites

For Qualifying Sites, where most new development in East Midtown would be concentrated, sites were assessed and ranked based on a variety of criteria in order to determine which would be most likely to develop, and hence be classified as projected development sites. These were:

- Age of existing buildings (older buildings were considered more likely to be development sites)
- Ratio of existing built FAR to proposed new maximum as-of-right FAR (sites with lower built-to-max ratios were considered more likely development sites)
- Number of lots required for assemblage (sites made up of fewer lots were considered more likely development sites)

Sites that exhibited the strongest combination of these factors were considered those most likely to utilize the new proposed new zoning mechanisms.

To assess how many of the development sites would be developed within the analysis period, the City reviewed projections prepared by Cushman and Wakefield, Inc. (Cushman and Wakefield) with regard to the 2011 Hudson Yards bond financing.[4] The study projects a need for more than 70 million sf of new office space in Midtown Manhattan over the next 30 years (The definition of Midtown used in the analysis includes Manhattan Community District 2, 3, 4, 5 and 6).[5] The main source of this demand is growth in the number of people working in office space in Manhattan, most of whom would be New York City residents, as the City's population is expected to grow to approximately 9 million during this timeframe. The study estimates that 25 million sf of this new construction would occur in Hudson Yards. Even with other expected projects outside of East Midtown, the study projects a long-term shortfall of more than 36 million sf of new office space construction in Midtown Manhattan over that period, with no areas or sites identified in the study for development of this space.

The City has identified a number of challenges facing new development in East Midtown including the area's built-up character, difficulties of site assemblage, and the cost of emptying existing buildings and demolition. The RWCDS nevertheless conservatively assumes that the Proposed Action would result in

[4] Hudson Yards Infrastructure Corporation, *Hudson Yards Development and Demand Report,* prepared by Cushman and Wakefield, Inc., August 2011.

[5] The Cushman and Wakefield study projects the gross square footage of new office construction and does not take into account the possible conversion of existing office buildings to other uses in the long term, or identify the increment between existing office space on development sites and future development on those sites. The square footage of future construction expected in East Midtown as described in this section similarly represents the gross square footage of new construction. Consistent with SEQRA/CEQR, the environmental analysis of the Proposed Action will analyze the increment between the No-Action and With-Action conditions, as described more fully in the Future With the Proposed Action section below.

East Midtown accommodating a significant share of the identified unmet demand for new office construction in Midtown Manhattan, as described in the Cushman and Wakefield study. While East Midtown currently has less than a quarter of all the office space in Midtown Manhattan, and less than 15 percent of Midtown Manhattan's new office construction over the last 20 years has occurred in East Midtown, the RWCDS assumes that approximately 30 percent of the total identified unmet demand for new office construction would occur in East Midtown (i.e., approximately 11 million gsf of new office construction). The RWCDS further conservatively assumes that this development will occur over the next 20 years, instead of the 30-year timeframe of the Cushman and Wakefield study. During that 20-year timeframe, the Cushman and Wakefield study identifies an unmet demand for approximately 21 million sf of the 36 million sf needed over the 30-year period. In those two decades, East Midtown's assumed 11 million sf of new office construction would represent more than half the identified unmet demand for new office space.

The RWCDS assumes that 12 Qualifying Sites would be projected development sites, and would be developed to their full allowable FAR. Ten of the sites would be developed as office buildings, with two being constructed as hotels given their location adjacent to other hotels along Lexington Avenue. The ten projected office sites, together with the two non-complying office buildings that are expected to be rebuilt as new office buildings, as described below, would, in total, add up to the 11 million gsf of new office construction. Remaining Qualifying Sites were considered potential development sites.

b. Non-complying Building Rebuild Identification

To analyze the provisions of the Proposed Action, which would permit non-complying pre-1961 buildings to be rebuilt to their existing FAR as long as they meet certain site criteria (avenue frontage and 20,000 sf minimum site size), the City assessed the buildings that meet these criteria to ascertain the likelihood of their development. The City expects this provision to be used infrequently given the difficulties of emptying and replacing an existing office building in order to replace it with the same FAR. In the area, 320 Park Avenue was rebuilt (maintaining 25 percent of the existing building) nearly 20 years ago and recently 425 Park Avenue has been announced as a possible rebuild site.

Given this history, the RWCDS assumes that two non-complying buildings would be projected development sites that would utilize this provision and be rebuilt to their existing FAR as new office buildings. The remaining possible non-complying buildings were included as potential development sites. Since development on these sites would build back the same square footage that existed in the earlier building, these sites would produce no increase in density, although the utilization of the rebuilt space would likely be higher.

c. Other Possible Sites

To analyze other provisions of the Proposed Action, specifically the zoning map change and the expansion of the 1.0 FAR as-of-right Landmark Transfer, the City assessed a limited amount of

development to occur in those areas that could take advantage of these changes, commensurate with recent development patterns. The RWCDS identifies five projected development sites would be affected by the Proposed Action in the Grand Central Subarea by a change in overall development size with the 1.0 FAR transfer, with the increase in some cases accompanied by a change in use.

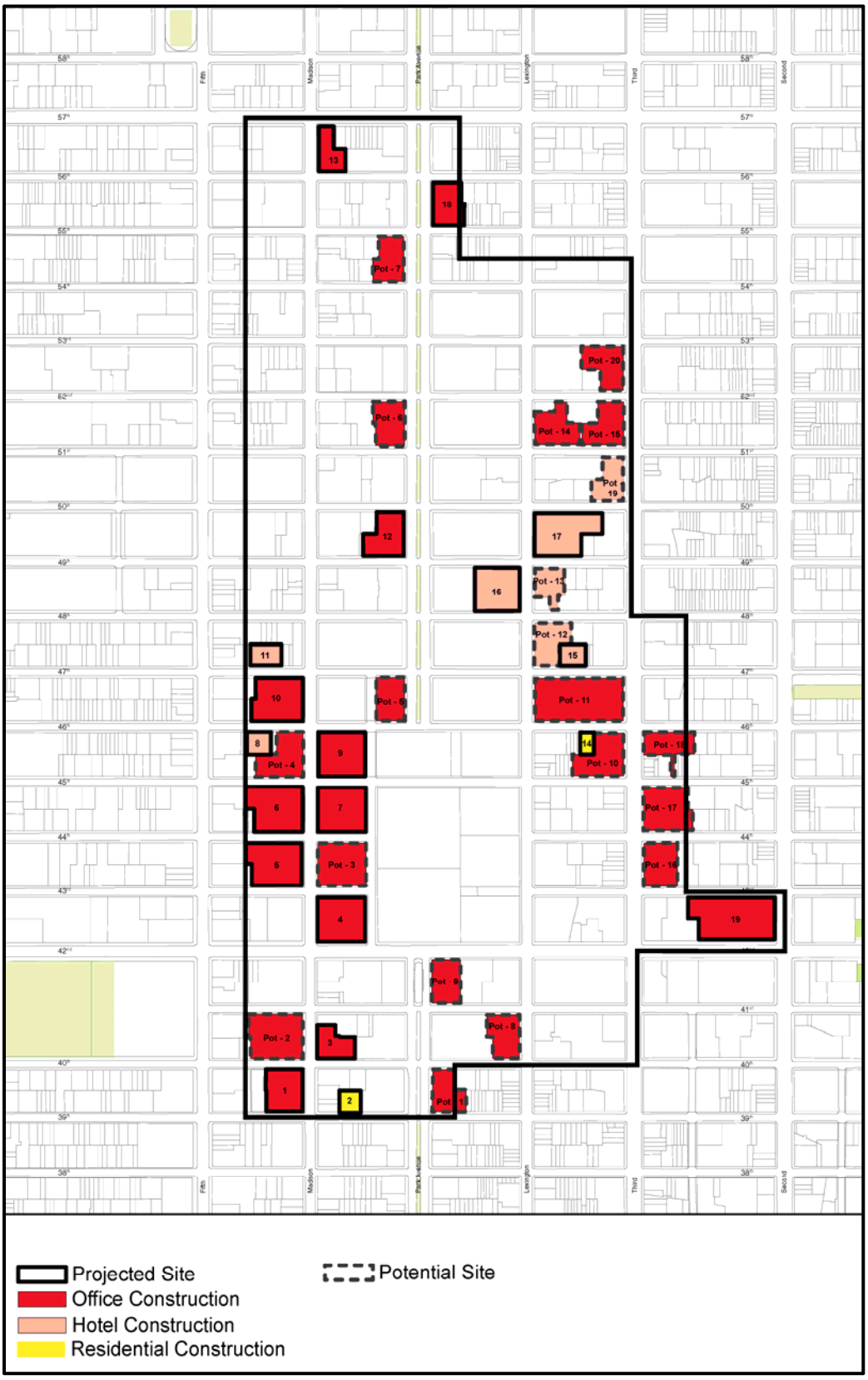
1.5.1.4 Summary

In total, 39 development sites (19 projected and 20 potential) have been identified in the rezoning area. Figure 1-8 shows these projected and potential development sites, and Table 1-3 and Table 1-4 (located at the end of this chapter) identify the uses expected to occur on each of those sites under future No-Action and future With-Action conditions. Table 1-2 provides a summary of the RWCDS for projected development sites.

The EIS will assess both density-related and site-specific potential impacts from development on all projected development sites. Density-related impacts are dependent on the amount and type of development projected on a site and the resulting impacts on traffic, air quality, community facilities, and open space.

Site-specific impacts relate to individual site conditions and are not dependent on the density of projected development. Site-specific impacts include potential noise impacts from development, the effects on historic resources, and the possible presence of hazardous materials. Development is not anticipated on the potential development sites within the foreseeable future; therefore, these sites have not been included in the density-related impact assessments. However, a number of potential development sites could be developed under the Proposed Action in lieu of one or more of the projected development sites in accommodating the development anticipated during the foreseeable future as the result of the Proposed Action. The potential development sites are therefore addressed in the EIS for site-specific effects in order to ensure a conservative analysis.

FIGURE 1-8: PROJECTED AND POTENTIAL DEVELOPMENT SITES



1.5.2 The Future Without the Proposed Action (No-Action Condition)

In the future without the Proposed Action (No-Action), given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience limited overall growth over the analysis period, most of it being in non-office uses including hotels and residential buildings. Additionally, as office space in the area becomes less economically viable, it is possible that a number of existing office buildings would convert to other uses, predominantly residential. It is not possible to identify specifically which buildings might experience conversion, but achievable office rents, greater age, small floorplate size, relatively low floor-to-ceiling heights, and a larger number of facades with windows will all influence property owners' decisions to convert. Other portions of development sites would remain in their current, predominantly office uses, but would likely be of lower quality as the overall area would become less desirable as an office district. When coupled with the predominantly, non-office development expected in East Midtown, these conversions would lead to there being less office space in the future than the area has today.

As shown in Table 1-2, it is anticipated that, in the future without the Proposed Action, there would be a total of approximately 6.5 million gsf of office space, 0.5 million gsf of retail, 2.0 million gsf of hotel space, and 776 residential units on the 19 projected development sites. Qualitatively, this office space is expected to be of lesser quality than the office space in the With-Action condition since much of it is aging and would have smaller floorplate sizes and relatively low floor-to-ceiling height than new construction.

1.5.3 The Future With the Proposed Action (With-Action Condition)

In the future with the Proposed Action, new commercial development is expected to occur in the rezoning area on Qualifying Sites, particularly concentrated around Grand Central Terminal and along Park Avenue.

Development under the No-Action condition on the sites that do not meet the Qualifying Site criteria (described as Other Possible Sites above) will be considered in the With-Action condition with slight modification since sites in the Grand Central Subarea would be able to utilize the 1.0 FAR as-of-right landmark transfer, increasing their developed FAR. Also, because the overall area would contain new office development that maintains the area as a premier office district, it is expected that some of this development would change from residential to hotel use. Additionally, a limited number of existing buildings would utilize the provisions for non-complying buildings and construct replacement office space that would be of newer and higher quality than the existing buildings.

The total development expected to occur on the 19 projected development sites under the With-Action conditions would consist of approximately 10.3 million gsf of office space, 0.65 million gsf of retail, 2.1 million gsf of hotel, and approximately 208 dwelling units. The projected incremental (net) change

between the No-Action and With-Action conditions that would result from the Proposed Action would be an increase of approximately 3.8 million gsf of office space, 0.1 million gsf of retail, 0.1 million gsf of hotel space, and a decrease of residential space (568 units). The total difference between the built square footage in the No-Action and With-Action conditions is approximately 4.4 million gsf. Qualitatively, this office space is expected to be of higher quality than the office space in the No-Action Condition since the new development would be more in keeping with current office trends – including higher floor-to-ceiling heights and larger floorplate sizes.

The projected development sites with projected No-Action and With-Action development are summarized in Table 1-2 and also presented in Table 1-3 with details on the uses that would occur on each individual development site.

TABLE 1-2: RWCDS AND POPULATION SUMMARY FOR PROJECTED DEVELOPMENT SITES

Use	Existing Conditions (gsf)	Future No-Action Condition (gsf)	Future With-Action Condition (gsf)	No-Action to With-Action Increment (gsf)
Office	6,617,617	6,519,633	10,340,972	3,821,339
Retail	469,964	529,328	648,990	119,662
Hotel	1,750,258	2,010,947	2,134,234	123,286
Hotel Rooms	2,693	3,094	3,285	190
Residential	10,725	772,705	207,029	(565,675)
Residential Units	22	776	208	(568)
Parking	113,940	29,400	140,200	110,800
Parking Spaces	570	147	701	554
POPULATION/ EMPLOYMENT[1]	**Existing Conditions (gsf)**	**Future No-Action Condition (gsf)**	**Future With-Action Condition (gsf)**	**No-Action to With-Action Increment (gsf)**
Residents	35	1,234	331	(903)
Workers	28,901	28,860	44,563	15,703

(1) Assumes 1.59 persons per residential unit (based on 2010 census data for rezoning area), 200 sf per parking space, 650 sf per hotel room, 1 employee per 250 sf of office, 3 employees per 1000 sf of retail, 1 employee per 2.67 hotel rooms, 1 employee per 25 residential unit, and 1 employee per 10,000 sf of parking floor area.

A total of 20 sites were considered less likely to be developed within the foreseeable future, and were thus considered potential development sites (Table 1-4). The potential sites are deemed less likely to be developed because they do not meet the criteria noted above. However, as discussed above, the analysis recognizes that a number of potential sites could be developed under the Proposed Action in lieu of one or more of the projected development sites in accommodating the development anticipated in the RWCDS. The potential sites are therefore also analyzed in the EIS for site-specific effects.

As such, the EIS will analyze the projected developments for all technical areas of concern and also evaluate the effects of the potential developments for site-specific effects such as archaeology, shadows, hazardous materials, stationary air quality, and noise.

1.5.3.1 Public Improvement through the DIB

The DIB mechanism would generate funding for City-priority improvements to the pedestrian network, both above and below grade. The With-Action analysis will take the priority improvements to the Grand Central subway station and to Vanderbilt Avenue in account.

Furthermore, the EIS will evaluate how and to what extent the priority DIB-funded public improvements in Grand Central subway station avoid pedestrian and transit impacts resulting from the development. This analysis approach will provide the decision-makers with important information concerning the benefits of the improvements, and allow for adjustments to improve their use as project components related to the environment.

1.5.3.2 Conceptual Analysis of the Special Permit

The Proposed Action, as discussed above, would include a provision for a special permit that would allow an increase in the maximum FAR above that permitted as-of-right in the Grand Central Core (24.0) up to 30.0, and an increase in the maximum FAR above that permitted as-of-right along the Park Avenue frontage (21.6) up to 24.0. Because it is not possible to predict whether a special permit would be pursued on any one site in the future, the RWCDS does not include specific development sites that would achieve the higher maximum FAR above that permitted as-of-right under the With-Action condition. Instead, a conceptual analysis is presented in Chapter 21, "Conceptual Analysis," to generically assess the potential environmental impacts that could result from development at higher FARs pursuant to the special permit. The conceptual analysis will consider the potential environmental effects of the use of this new special permit, and include a comparison of those effects with those found under the RWCDS for the Proposed Action.

1.5.3.3 Conceptual Construction Schedule

At this time, there are no specific construction plans for any development that is projected to result from the Proposed Action. For the purposes of assessing potential construction impacts, a conceptual construction phasing and schedule for the RWCDS was developed to illustrate how development of the rezoning area could occur over the next 20 years, as described in Chapter 18, "Construction." The conceptual construction schedule anticipated that construction activities would be initiated in 2016, and conservatively assumes that construction of all projected development sites would be completed by the end of the 2033 analysis year. Construction of various components of the project development sites would occur over a number of years, with construction activities and intensities varying, depending upon which components of the overall development sites are underway at a given time.

1.5.3.4 Alternatives

CEQR requires that a description and evaluation of reasonable alternatives to the Proposed Action be included in an EIS at a level of detail sufficient to allow a comparative assessment of the alternatives. Alternatives and the rationale behind their selection are important in the disclosure of environmental effects of a Proposed Action. Alternatives provide options to the Proposed Action and a framework for comparison of potential impacts. If the environmental assessment and consideration of alternatives identify a feasible alternative that eliminates or minimizes adverse impacts while substantially meeting an action's goals and objectives, the lead agency considers whether to adopt that alternative as the Proposed Action. CEQR also requires consideration of a "No-Action Alternative," which evaluates environmental conditions that are likely to occur in the future without the Proposed Action. Chapter 20, "Alternatives," assesses alternatives considered for this EIS.

1.6 PUBLIC REVIEW PROCESS FOR THE PROPOSED ACTION

1.6.1 Environmental Review

The environmental review process established under State and City rules provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design; to evaluate reasonable alternatives; and to identify, and mitigate when practicable, any significant adverse environmental effects. The rules guide environmental review through the following steps:

- **Establishing a Lead Agency** – Under CEQR, the "lead agency" is the public entity responsible for conducting the environmental review. Usually, the lead agency is the entity principally responsible for carrying out, funding, or approving the Proposed Action. The CPC is the lead agency for the Proposed Action.
- **Determination of Significance** – The lead agency's first charge is to determine whether the proposed project may have a significant impact on the environment. To do so, it must prepare an Environmental Assessment Statement (EAS). The proposed project was the subject of an EAS that was issued on August 27, 2012. The lead agency determined that the Proposed Action may have a significant adverse effect on the environment and issued a Positive Declaration, requiring that an EIS be prepared.
- **Scoping** – Once the lead agency has issued a Positive Declaration, it must then issue a draft scope of work for the EIS. "Scoping," or creating the scope of work, is the process of focusing the environmental impact analyses on the key issues that are to be studied. CEQR requires a public scoping meeting as part of the process. Such a meeting was held for the Proposed Action and EIS Draft Scope of Work on September 27, 2012, and additional comments were accepted during a 10-day period that followed (thereafter, the city accepted additional comments). Modifications to the Draft

Scope of Work were made as a result of public and interested agency input during the scoping process, and a Final Public Scoping Document for the project was issued on April 17, 2013.

- **Draft Environmental Impact Statement** – In accordance with the Final Scope of Work, a Draft EIS (DEIS) is prepared. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. The CPC issued a Notice of Completion for this DEIS on April 19, 2013.
- **Public Review** – Publication of the DEIS and issuance of the Notice of Completion signal the start of the public review period. During this time, the public has the opportunity to review and comment on the DEIS either in writing or at the public hearing convened for the purpose of receiving such comments. Where the CEQR process is coordinated with another City process that requires a public hearing, such as the Uniform Land Use Review Procedure (described below), the hearings may be held jointly. The lead agency must publish a notice of the hearing at least 14 days before it takes place and must accept written comments for at least 10 days following the close of the hearing. A joint ULURP/CEQR public hearing was held for the Proposed Action on August 7, 2013. The public hearing also considered the modification to the Proposed Action (i.e., modified zoning text amendment proposal pursuant to ULURP No. 130247(A)ZRM). Comments on the DEIS were received during the period leading up to and through the public hearing, and written comments on the DEIS were accepted until August 19, 2013. All substantive comments received at the hearing or during the comment period become part of the CEQR record and are summarized and responded to in the Final EIS (FEIS).
- **Final Environmental Impact Statement** – After the close of the public comment period on the DEIS, the lead agency prepares the FEIS. The FEIS must incorporate relevant comments on the DEIS, either in a separate chapter or in changes to the body of the text, graphics, and tables. Once the lead agency determines that the FEIS is complete, it issues a Notice of Completion and circulates the FEIS.
- **Findings** – The lead agency will adopt a formal set of written findings based on the FEIS, reflecting its conclusions about the significant adverse environmental impacts of the proposed project, potential alternatives, and potential mitigation measures. The findings may not be adopted until at least 10 days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead agency may take its actions.

1.6.2 Uniform Land Use Review Procedure and Zoning Text Amendments

The city's Uniform Land Use Review Procedure (ULURP), mandated by Sections 197-c and 197-d of the New York City Charter, is a process specifically designed to allow public review of a Proposed Action at four levels: Community Board, Borough President, CPC, and City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months.

The process begins with certification by CPC that the ULURP application is complete, which includes satisfying CEQR requirements (see discussion above). The application is then referred to the relevant Community Boards (in this case, Manhattan Community Boards 5 and 6). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution regarding the actions. Once this is complete, the Borough President and, where applicable, the Borough Board have up to 30 days to review the actions. CPC then has up to 60 days to review the application, during which time a public hearing is held. Following the hearing, CPC may approve, approve with modifications, or deny the application. If a DEIS has been prepared, the CEQR public hearing may be held jointly with the CPC ULURP hearing. Comments are received on the ULURP applications at the hearing, and comments made with respect to the DEIS are incorporated into an FEIS; the FEIS must be completed at least 10 days before the CPC action.

If the ULURP application is approved, or approved with modifications, it moves to the City Council for review. Council jurisdiction for zoning map changes is mandatory. The City Council has 50 days to review the application and hold a public hearing on the Proposed Action. In the event the Council proposes to modify the application, the modifications are referred to the CPC for a determination whether they are within the scope of the land use and environmental review; the referral of modifications to the CPC tolls the Council time clock by 15 days. The Council may thereafter act to approve, approve with modifications, or disapprove. The City Council vote is final, unless the Mayor chooses to veto the Council's decision. The City Council can override the Mayoral veto by a two-thirds vote. The mayor has 5 days in which to veto the City Council's actions, and the City Council may override the Mayoral veto with 10 days.

The review of a zoning text amendment pursuant to Section 200 of the City Charter follows the same time clock as described above when coupled with a ULURP application, and is subject to the same procedures governing CPC, City Council, and Mayoral action.

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES

Site Data				Existing Conditions						
Site	Block	Lot(s)	Lot Area	Building Area (gsf)	Commercial Area (gsf): Office, Retail and Hotel areas	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Site 1	869	16	14,220	217,317	217,317	-	205,317	12,000	-	-
	869	58	5,370	91,212	91,212	-	85,212	6,000	-	-
	869	61	6,480	74,186	74,186	-	68,186	6,000	-	-
	869	64	7,400	89,423	89,423	-	82,423	7,000	-	-
	TOTAL		**33,470**	**472,138**	**472,138**	**-**	**441,138**	**31,000**	**-**	**-**
Site 2	869	25	2,469	8,755	7,755	1,000	7,755	-	-	7
	869	26	2,472	12,200	12,200	-	12,200	-	-	-
	869	27	4,937	15,000	15,000	-	15,000	-	-	-
	TOTAL		**9,878**	**35,955**	**34,955**	**1,000**	**34,955**	**-**	**-**	**7**
Site 3	1275	23	21,825	407,127	407,127	-	386,052	21,075	-	-
	TOTAL		**21,825**	**407,127**	**407,127**	**-**	**386,052**	**21,075**	**-**	**-**
Site 4	1277	20	23,025	417,659	417,659	-	397,659	20,000	-	-
	1277	27	10,250	160,482	160,482	-	143,882	16,600	-	-
	1277	46	3,350	22,502	22,502	-	14,400	3,215	4,887	-
	1277	52	6,666	87,845	87,845	-	83,170	4,675	-	-
	TOTAL		43,291	**688,488**	**688,488**	**-**	**639,111**	**44,490**	**4,887**	**-**
Site 5	1278	8	5,690	36,616	36,616	-	36,616	-	-	-
	1278	14	27,750	486,874	486,874	-	466,874	20,000	-	-
	1278	15	2,375	35,625	35,625	-	33,325	2,300	-	-
	1278	17	2,375	35,625	35,625	-	33,325	2,300	-	-
	1278	62	2,513	11,550	11,550	-	5,400	4,750	-	-
	1278	63	2,513	17,668	17,668	-	12,868	4,800	-	-
	1278	64	2,513	16,629	16,629	-	13,329	3,300	-	-
	1278	65	5,020	62,918	62,918	-	-	-	62,918	-
	TOTAL		**50,749**	**703,505**	**703,505**	**-**	**601,737**	**37,450**	**62,918**	**-**
Site 6	1279	9	8,133	110,999	110,999	-	104,999	6,000	-	-
	1279	17	13,125	122,600	122,600	-	50,325	72,275	-	-
	1279	57	18,800	380,766	380,766	-	344,482	36,284	-	-
	1279	63	4,522	15,023	15,023	-	-	15,023	-	-
	1279	65	5,020	79,280	79,280	-	74,280	5,000	-	-
	TOTAL		**49,600**	**708,668**	**708,668**	**-**	**574,086**	**134,582**	**-**	**-**

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Existing Conditions						
Site	Block	Lot(s)	Lot Area	Building Area (gsf)	Commercial Area (gsf): Office, Retail and Hotel areas	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Site 7	1279	23	5,000	69,086	69,086	-	65,386	3,700	-	-
	1279	24	2,541	50,840	50,840	-	50,840	-	-	-
	1279	25	2,510	11,250	11,250	-	9,000	2,250	-	-
	1279	48	15,000	231,945	231,945	-	226,945	5,000	-	-
	1279	28	9,105	174,895	174,895	-	-	8,824	166,071	-
	1279	45	9,105	162,330	162,330	-	152,830	9,500	-	-
	TOTAL		**43,261**	**700,346**	**700,346**	**-**	**505,001**	**29,274**	**166,071**	**-**
Site 8	1281	62	5,020	37,265	37,265	-	33,265	4,000	-	-
	1281	64	2,445	11,738	11,738	-	11,738	-	-	-
	1281	65	4,083	22,350	22,350	-	18,750	3,600	-	-
	TOTAL		**11,548**	**71,353**	**71,353**	**-**	**63,753**	**7,600**	**-**	**-**
Site 9	1281	21	43,313	598,248	598,248	-	-	-	598,248	-
	TOTAL		**43,313**	**598,248**	**598,248**	**-**	**-**	**-**	**598,248**	**-**
Site 10	1282	17	38,150	698,996	698,996	-	677,674	21,322	-	-
	1282	64	8,033	29,000	29,000	-	16,800	12,200	-	-
	TOTAL		46,183	**727,996**	**727,996**	**-**	**694,474**	**33,522**	**-**	**-**
Site 11	1283	8	2,510	12,000	12,000	-	8,000	4,000	-	-
	1283	9	2,510	8,458	8,458	-	6,766	1,692	-	-
	1283	10	2,510	12,660	12,660	-	10,550	2,110	-	-
	1283	11	2,510	9,398	9,398	-	7,518	1,880	-	-
	1283	12	2,500	12,600	12,600	-	12,600	-	-	-
	1283	13	2,500	17,131	17,131	-	-	-	17,131	-
	TOTAL		**15,040**	**72,247**	**72,247**	**-**	**45,434**	**9,682**	**17,131**	**-**
Site 12	1285	36	34,050	645,483	645,483	-	613,397	32,086	-	-
	TOTAL		**34,050**	**645,483**	**645,483**	**-**	**613,397**	**32,086**	**-**	**-**
Site 13	1292	52	20,075	385,347	385,347	-	371,081	14,266	-	-
	TOTAL		**20,075**	**385,347**	**385,347**	**-**	**371,081**	**14,266**	**-**	**-**
Site 14	1300	42	3,314	6,632	6,632	-	-	6,632	-	-
	1300	44	3,213	18,810	18,810	-	18,810	-	-	-
	TOTAL		**6,527**	**25,442**	**25,442**	**-**	**18,810**	**6,632**	**-**	**-**

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Existing Conditions						
Site	Block	Lot(s)	Lot Area	Building Area (gsf)	Commercial Area (gsf): Office, Retail and Hotel areas	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Site 15	1302	25	5,522	55,940	55,940	-	-	-	-	-
	1302	27	1,674	3,526	1,326	2,200	-	1,326	-	4
	1302	127	1,688	3,526	2,646	880	880	1,766	-	1
	1302	28	1,688	3,500	2,000	1,500	-	1,000	1,000	2
	1302	29	1,688	3,576	3,576	-	1,576	2,000	-	-
	TOTAL		**12,260**	**70,068**	**65,488**	**4,580**	**2,456**	**6,092**	**1,000**	**7**
Site 16	1303	14	41,170	427,611	427,611	-	-	-	427,611	-
	TOTAL		41,170	427,611	427,611	-	-	-	427,611	-
Site 17	1304	20	24,725	317,496	317,496	-	-	1,940	315,556	-
	1304	25	1,882	4,875	2,775	2,100	-	2,775	-	2
	1304	26	5,682	37,371	37,371	-	-	-	37,371	-
	1304	28	1,840	5,685	2,640	3,045	1,015	1,115	-	6
	1304	45	10,041	58,300	58,300	-	300	-	-	-
	1304	41	10,041	119,465	119,465	-	-	-	119,465	-
	TOTAL		**54,211**	**543,192**	**538,047**	**5,145**	**1,315**	**5,830**	**472,392**	**8**
Site 18	1310	1	27,950	567,330	567,330	-	541,667	25,663	-	-
	TOTAL		**27,950**	**567,330**	**567,330**	**-**	**541,667**	**25,663**	**-**	**-**
Site 19	1316	12	31,130	300,000	300,000	-	300,000	-	-	-
	1316	23	37,657	672,462	672,462	-	648,702	23,760	-	-
	1316	30	7,531	141,408	141,408	-	134,448	6,960	-	-
	TOTAL		**76,318**	**1,113,870**	**1,113,870**	**-**	**1,083,150**	**30,720**	**-**	**-**
TOTALS				**8,964,414**	**8,953,689**	**10,725**	**6,617,617**	**469,964**	**1,750,258**	**22**

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Future Without the Proposed Action (No-Action) Scenario							
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units	Office Mechanical[2] (gsf)
Site 1	869	16	14,220	217,317	217,317	-	205,317	12,000	-	-	-
	869	58	5,370	91,212	91,212	-	85,212	6,000	-	-	-
	869	61	6,480	74,186	74,186	-	68,186	6,000	-	-	-
	869	64	7,400	89,423	89,423	-	82,423	7,000	-	-	-
	TOTAL		**33,470**	**472,138**	**472,138**	**-**	**441,138**	**31,000**	**-**	**-**	**-**
Site 2	869	25	2,469								
	869	26	2,472								
	869	27	4,937	132,240	9,878	122,362	-	9,878	-	123	-
	TOTAL		**9,878**	**132,240**	**9,878**	**122,362**	**-**	**9,878**	**-**	**123**	**-**
Site 3	1275	23	21,825	407,127	407,127	-	386,052	21,075	-	-	-
	TOTAL		**21,825**	**407,127**	**407,127**	**-**	**386,052**	**21,075**	**-**	**-**	**-**
Site 4	1277	20	23,025								
	1277	27	10,250								
	1277	46	3,350								
	1277	52	6,666	796,554	727,289	-	683,998	43,291	-	-	69,266
	TOTAL		43,291	**796,554**	**727,289**	**-**	**683,998**	**43,291**	**-**	**-**	**69,266**
Site 5	1278	8	5,690	36,616	36,616	-	36,616	-	-	-	-
	1278	14	27,750	486,874	486,874	-	466,874	20,000	-	-	-
	1278	15	2,375	35,625	35,625	-	33,325	2,300	-	-	-
	1278	17	2,375	35,625	35,625	-	33,325	2,300	-	-	-
	1278	62	2,513								
	1278	63	2,513								
	1278	64	2,513	94,991	7,539	87,452	-	7,539	-	88	-
	1278	65	5,020	62,918	62,918	-	-	-	62,918	-	-
	TOTAL		**50,749**	**752,649**	**665,197**	**87,452**	**570,140**	**32,139**	**62,918**	**88**	**-**
Site 6	1279	9	8,133	110,999	110,999	-	104,999	6,000	-	-	-
	1279	17	13,125	122,600	122,600	-	50,325	72,275	-	-	-
	1279	57	18,800	380,766	380,766	-	344,482	36,284	-	-	-
	1279	63	4,522	15,023	15,023	-	-	15,023	-	-	-
	1279	65	5,020	79,280	79,280	-	74,280	5,000	-	-	-
	TOTAL		**49,600**	**708,668**	**708,668**	**-**	**574,086**	**134,582**	**-**	**-**	**-**

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Future Without the Proposed Action (No-Action) Scenario							
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units	Office Mechanical[2] (gsf)
Site 7	1279	23	5,000								
	1279	24	2,541								
	1279	25	2,510								
	1279	48	15,000	460,938	420,857	-	409,907	10,950	-	-	40,082
	1279	28	9,105	174,895	174,895	-	-	8,824	166,071	-	-
	1279	45	9,105	162,330	162,330	-	152,830	9,500	-	-	-
	TOTAL		**43,261**	**798,163**	**758,082**	**-**	**562,737**	**29,274**	**166,071**	**-**	**40,082**
Site 8	1281	62	5,020								
	1281	64	2,445								
	1281	65	4,083	145,505	11,548	133,957	-	11,548	-	134	-
	TOTAL		**11,548**	**145,505**	**11,548**	**133,957**	**-**	**11,548**	**-**	**134**	**-**
Site 9	1281	21	43,313	598,248	598,248	-	-	-	598,248	-	-
	TOTAL		**43,313**	**598,248**	**598,248**	**-**	**-**	**-**	**598,248**	**-**	**-**
Site 10	1282	17	38,150	698,996	698,996	-	677,674	21,322	-	-	-
	1282	64	8,033	29,000	29,000	-	16,800	12,200	-	-	-
	TOTAL		46,183	**727,996**	**727,996**	**-**	**694,474**	**33,522**	**-**	**-**	**-**
Site 11	1283	8	2,510								
	1283	9	2,510								
	1283	10	2,510								
	1283	11	2,510								
	1283	12	2,500								
	1283	13	2,500	213,171	15,040	198,131	-	15,040	-	199	-
	TOTAL		**15,040**	213,171	15,040	198,131	-	15,040	-	199	-
Site 12	1285	36	34,050	645,483	645,483	-	613,397	32,086	-	-	-
	TOTAL		**34,050**	**645,483**	**645,483**	**-**	**613,397**	**32,086**	**-**	**-**	**-**
Site 13	1292	52	20,075	385,347	385,347	-	371,081	14,266	-	-	-
	TOTAL		**20,075**	**385,347**	**385,347**	**-**	**371,081**	**14,266**	**-**	**-**	**-**
Site 14	1300	42	3,314								
	1300	44	3,213	82,240	6,527	75,713	-	6,527	-	76	-
	TOTAL		**6,527**	**82,240**	**6,527**	**75,713**	**-**	**6,527**	**-**	**76**	**-**

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Future Without the Proposed Action (No-Action) Scenario							
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units	Office Mechanical[2] (gsf)
Site 15	1302	25	5,522								
	1302	27	1,674								
	1302	127	1,688								
	1302	28	1,688								
	1302	29	1,688	167,349	12,260	155,089	-	12,260	-	156	-
	TOTAL		**12,260**	**167,349**	**12,260**	**155,089**	**-**	**12,260**	**-**	**156**	**-**
Site 16	1303	14	41,170	427,611	427,611	-	-	-	427,611	-	-
	TOTAL		41,170	**427,611**	**427,611**	**-**	**-**	**-**	**427,611**	**-**	**-**
Site 17	1304	20	24,725								
	1304	25	1,882								
	1304	26	5,682								
	1304	28	1,840								
	1304	45	10,041	680,804	680,804	-	-	44,170	636,634	-	-
	1304	41	10,041	119,465	119,465	-	-	-	119,465	-	-
	TOTAL		**54,211**	**800,269**	**800,269**	**-**	**-**	**44,170**	**756,099**	**-**	**-**
Site 18	1310	1	27,950	621,361	567,330	-	539,380	27,950	-	-	54,031
	TOTAL		**27,950**	**621,361**	**567,330**	**-**	**539,380**	**27,950**	**-**	**-**	**54,031**
Site 19	1316	12	31,130	300,000	300,000	-	300,000	-	-	-	-
	1316	23	37,657	672,462	672,462	-	648,702	23,760	-	-	-
	1316	30	7,531	141,408	141,408	-	134,448	6,960	-	-	-
	TOTAL		**76,318**	**1,113,870**	**1,113,870**	**-**	**1,083,150**	**30,720**	**-**	**-**	**-**
TOTALS				**9,995,991**	**9,059,908**	**772,705**	**6,519,633**	**529,328**	**2,010,947**	**776**	**163,379**

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Future With the Proposed Action (With-Action) Scenario										
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	No of Dwelling Units	Parking Spaces: New Construction	Office Mechanical[2] (gsf)	Neighborhood Retail Area (gsf)	Destination Retail Area (gsf)
Site 1	869	16	14,220											
	869	58	5,370											
	869	61	6,480											
	869	64	7,400	831,395	759,100	-	725,630	33,470	-	-	100	72,295	33,470	-
	TOTAL		**33,470**	**831,395**	**759,100**	**-**	**725,630**	**33,470**	**-**	**-**	**100**	**72,295**	**33,470**	**-**
Site 2	869	25	2,469											
	869	26	2,472											
	869	27	4,937	142,612	18,149	124,463	-	18,149	-	125	-	-	18,149	-
	TOTAL		**9,878**	142,612	18,149	124,463	-	18,149	-	125	-	-	18,149	-
Site 3	1275	23	21,825	445,901	407,127	-	385,302	21,825	-	-	-	38,774	21,825	
	TOTAL		**21,825**	**445,901**	**407,127**	**-**	**385,302**	**21,825**	**-**	**-**	**-**	**38,774**	**21,825**	**-**
Site 4	1277	20	23,025											
	1277	27	10,250											
	1277	46	3,350											
	1277	52	6,666	1,194,832	1,090,933	-	1,047,642	43,291	-	-	-	103,898	21,646	21,646
	TOTAL		43,291	**1,194,832**	**1,090,933**	**-**	**1,047,642**	**43,291**	**-**	**-**	**-**	**103,898**	**21,646**	**21,646**
Site 5	1278	8	5,690											
	1278	14	27,750											
	1278	15	2,375											
	1278	17	2,375											
	1278	62	2,513											
	1278	63	2,513											
	1278	64	2,513											
	1278	65	5,020	1,260,605	1,150,987	-	1,100,238	50,749	-	-	100	109,618	25,375	25,375
	TOTAL		**50,749**	**1,260,605**	**1,150,987**	**-**	**1,100,238**	**50,749**	**-**	**-**	**100**	**109,618**	**25,375**	**25,375**
Site 6	1279	9	8,133											
	1279	17	13,125											
	1279	57	18,800											
	1279	63	4,522											
	1279	65	5,020	1,232,064	1,124,928	-	1,075,328	49,600	-	-	100	107,136	24,800	24,800
	TOTAL		**49,600**	**1,232,064**	**1,124,928**	**-**	**1,075,328**	**49,600**	**-**	**-**	**100**	**107,136**	**24,800**	**24,800**

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Future With the Proposed Action (With-Action) Scenario										
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	No of Dwelling Units	Parking Spaces: New Construction	Office Mechanical[2] (gsf)	Neighborhood Retail Area (gsf)	Destination Retail Area (gsf)
Site 7	1279	23	5,000											
	1279	24	2,541											
	1279	25	2,510											
	1279	48	15,000											
	1279	28	9,105											
	1279	45	9,105	1,194,004	1,090,177	-	1,046,916	43,261	-	-	-	103,826	21,631	21,631
	TOTAL		43,261	1,194,004	1,090,177	-	1,046,916	43,261	-	-	-	103,826	21,631	21,631
Site 8	1281	62	5,020											
	1281	64	2,445											
	1281	65	4,083	157,630	157,630	-	-	11,548	146,082	-	-	-	11,548	-
	TOTAL		11,548	157,630	157,630	-	-	11,548	146,082	-	-	-	11,548	-
Site 9	1281	21	43,313	1,195,439	1,091,488	-	1,048,175	43,313	-	-	-	103,951	21,657	21,657
	TOTAL		43,313	1,195,439	1,091,488	-	1,048,175	43,313	-	-	-	103,951	21,657	21,657
Site 10	1282	17	38,150											
	1282	64	8,033	1,147,186	1,047,430	-	1,001,247	46,183	-	-	100	99,755	23,092	23,092
	TOTAL		46,183	1,147,186	1,047,430	-	1,001,247	46,183	-	-	100	99,755	23,092	23,092
Site 11	1283	8	2,510											
	1283	9	2,510											
	1283	10	2,510											
	1283	11	2,510											
	1283	12	2,500											
	1283	13	2,500	213,171	213,171	-	-	15,040	198,131	-	-	-	15,040	-
	TOTAL		15,040	213,171	213,171	-	-	15,040	198,131	-	-	-	15,040	-
Site 12	1285	36	34,050	791,982	723,114	-	689,064	34,050	-	-	-	68,868	34,050	-
	TOTAL		34,050	791,982	723,114	-	689,064	34,050	-	-	-	68,868	34,050	-
Site 13	1292	52	20,075	422,047	385,347	-	365,272	20,075	-	-	-	36,700	20,075	-
	TOTAL		20,075	422,047	385,347	-	365,272	20,075	-	-	-	36,700	20,075	-
Site 14	1300	42	3,314											
	1300	44	3,213	89,094	6,527	82,567	-	6,527	-	83	-	-	6,527	
	TOTAL		6,527	89,094	6,527	82,567	-	6,527	-	83	-	-	6,527	-

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Future With the Proposed Action (With-Action) Scenario										
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	No of Dwelling Units	Parking Spaces: New Construction	Office Mechanical[2] (gsf)	Neighborhood Retail Area (gsf)	Destination Retail Area (gsf)
Site 15	1302	25	5,522											
	1302	27	1,674											
	1302	127	1,688											
	1302	28	1,688											
	1302	29	1,688	167,349	167,349	-	-	12,260	155,089	-	-	-	12,260	
	TOTAL		**12,260**	**167,349**	**167,349**	**-**	**-**	**12,260**	**155,089**	**-**	**-**	**-**	**12,260**	**-**
Site 16	1303	14	41,170	805,419	805,419	-	-	41,170	764,249	-	-	-	41,170	-
	TOTAL		41,170	**805,419**	**805,419**	**-**	**-**	**41,170**	**764,249**	**-**	**-**	**-**	**41,170**	**-**
Site 17	1304	20	24,725											
	1304	25	1,882											
	1304	26	5,682											
	1304	28	1,840											
	1304	45	10,041											
	1304	41	10,041	924,893	924,893	-	-	54,211	870,682	-	201	-	54,211	-
	TOTAL		**54,211**	**924,893**	**924,893**	**-**	**-**	**54,211**	**870,682**	**-**	**201**	**-**	**54,211**	**-**
Site 18	1310	1	27,950	694,278	633,906	-	605,956	27,950	-	-	-	60,372	27,950	-
	TOTAL		**27,950**	**694,278**	**633,906**	**-**	**605,956**	**27,950**	**-**	**-**	**-**	**60,372**	**27,950**	**-**
Site 19	1316	12	31,130											
	1316	23	37,657											
	1316	30	7,531	1,452,854	1,326,519	-	1,250,201	76,318	-	-	100	126,335	76,318	-
	TOTAL		**76,318**	**1,452,854**	**1,326,519**	**-**	**1,250,201**	**76,318**	**-**	**-**	**100**	**126,335**	**76,318**	**-**
	TOTALS			**14,362,754**	**13,124,196**	**207,029**	**10,340,972**	**648,990**	**2,134,234**	**208**	**701**	**1,031,529**	**510,792**	**138,199**

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Increment						
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Site 1	869	16	14,220							
	869	58	5,370							
	869	61	6,480							
	869	64	7,400							
	TOTAL		33,470	359,257	286,962	-	284,492	2,470	-	-
Site 2	869	25	2,469							
	869	26	2,472							
	869	27	4,937							
	TOTAL		9,878	10,372	8,271	2,101	-	8,271	-	2
Site 3	1275	23	21,825							
	TOTAL		21,825	38,774	-	-	(750)	750	-	-
Site 4	1277	20	23,025							
	1277	27	10,250							
	1277	46	3,350							
	1277	52	6,666							
	TOTAL		43,291	398,277	363,644	-	363,644	-	-	-
Site 5	1278	8	5,690							
	1278	14	27,750							
	1278	15	2,375							
	1278	17	2,375							
	1278	62	2,513							
	1278	63	2,513							
	1278	64	2,513							
	1278	65	5,020							
	TOTAL		50,749	507,956	485,790	(87,452)	530,098	18,610	(62,918)	(88)
Site 6	1279	9	8,133							
	1279	17	13,125							
	1279	57	18,800							
	1279	63	4,522							
	1279	65	5,020							
	TOTAL		49,600	523,396	416,260	-	501,242	(84,982)	-	-

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Increment						
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Site 7	1279	23	5,000							
	1279	24	2,541							
	1279	25	2,510							
	1279	48	15,000							
	1279	28	9,105							
	1279	45	9,105							
	TOTAL		43,261	395,840	332,095	-	484,179	13,987	(166,071)	-
Site 8	1281	62	5,020							
	1281	64	2,445							
	1281	65	4,083							
	TOTAL		11,548	12,125	146,082	(133,957)	-	-	146,082	(134)
Site 9	1281	21	43,313							
	TOTAL		43,313	597,191	493,240	-	1,048,175	43,313	(598,248)	-
Site 10	1282	17	38,150							
	1282	64	8,033							
	TOTAL		46,183	419,190	319,434	-	306,773	12,661	-	-
Site 11	1283	8	2,510							
	1283	9	2,510							
	1283	10	2,510							
	1283	11	2,510							
	1283	12	2,500							
	1283	13	2,500							
	TOTAL		15,040	-	198,131	(198,131)	-	-	198,131	(199)
Site 12	1285	36	34,050							
	TOTAL		34,050	146,499	77,631	-	75,667	1,964	-	-
Site 13	1292	52	20,075							
	TOTAL		20,075	36,700	-	-	(5,809)	5,809	-	-
Site 14	1300	42	3,314							
	1300	44	3,213							
	TOTAL		6,527	6,853	-	6,853	-	-	-	7

TABLE 1-3: RWCDS PROJECTED DEVELOPMENT SITES (CONTINUED)

Site Data				Increment						
Site	Block	Lot(s)	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Site 15	1302	25	5,522							
	1302	27	1,674							
	1302	127	1,688							
	1302	28	1,688							
	1302	29	1,688							
	TOTAL		12,260	-	155,089	(155,089)	-	-	155,089	(156)
Site 16	1303	14	41,170							
	TOTAL		41,170	377,808	377,808	-	-	41,170	336,638	-
Site 17	1304	20	24,725							
	1304	25	1,882							
	1304	26	5,682							
	1304	28	1,840							
	1304	45	10,041							
	1304	41	10,041							
	TOTAL		54,211	124,624	124,624	-	-	10,041	114,583	-
Site 18	1310	1	27,950							
	TOTAL		27,950	72,917	66,576	-	66,576	-	-	-
Site 19	1316	12	31,130							
	1316	23	37,657							
	1316	30	7,531							
	TOTAL		76,318	338,984	212,649	-	167,051	45,598	-	-
TOTALS				4,366,763	4,064,288	(565,675)	3,821,339	119,662	123,286	(568)

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES

Site Data				Existing Condition						
Site	Block	Lot	Lot Area	Building Area (gsf)	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Potential Site 1	895	1	25675	530,900	530,900	-	488,245	20,525	-	-
	TOTAL		**25,675**	**530,900**	**530,900**	**-**	**488,245**	**20,525**	**-**	**-**
Potential Site 2	1275	8	7,406	79,738	79,738	-	73,188	6,550	-	-
	1275	11	2,450	11,951	11,951	-	11,951	-	-	-
	1275	12	5,100	57,643	57,643	-	51,292	6,351	-	-
	1275	14	4,735	102,079	102,079	-	102,079	-	-	-
	1275	16	4,750	36,681	36,681	-	30,111	6,570	-	-
	1275	59	9,250	170,230	170,230	-	164,420	5,810	-	-
	1275	60	2,479	7,255	7,255	-	3,855	3,400	-	-
	1275	61	4,950	92,939	92,939	-	89,439	3,500	-	-
	1275	63	2,469	9,200	9,200	-	7,200	2,000	-	-
	1275	64	6,325	83,247	83,247	-	72,149	11,098	-	-
	TOTAL		**49,914**	**650,963**	**650,963**	**-**	**605,684**	**45,279**	**-**	**-**
Potential Site 3	1278	20	43,313	874,734	874,734	-	850,729	24,005	-	-
	TOTAL		**43,313**	**874,734**	**874,734**	**-**	**850,729**	**24,005**	**-**	**-**
Potential Site 4	1281	9	2,513	18,933	18,933	-	14,833	4,100	-	-
	1281	56	6,025	84,518	84,518	-	78,589	5,929	-	-
	1281	59	6,025	87,016	87,016	-	77,716	9,300	-	-
	1281	7501	19,581	323,029	323,029	-	318,943	-	4,086	-
	TOTAL		**34,144**	**513,496**	**513,496**	**-**	**490,081**	**19,329**	**4,086**	**-**
Potential Site 5	1282	34	24970	444,628	444,628	-	434,628	10,000	-	-
	TOTAL		**24,970**	**444,628**	**444,628**	**-**	**434,628**	**10,000**	**-**	**-**
Potential Site 6	1287	33	27,925	535,700	535,700	-	517,700	18,000	-	-
	TOTAL		**27,925**	**535,700**	**535,700**	**-**	**517,700**	**18,000**	**-**	**-**
Potential Site 7	1290	37	11,715	236,665	236,665	-	228,665	8,000	-	-
	1290	36	12,552	214,392	214,392	-	147,007	67,385	-	-
	1290	31	2,109	7,929	1,586	6,343	-	1,586	-	6
	TOTAL		**26,376**	**458,986**	**452,643**	**6,343**	**375,672**	**76,971**	**-**	**6**

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Existing Condition						
Site	Block	Lot	Lot Area	Building Area (gsf)	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Potential Site 8	1295	17	12,359	238,274	238,274	-	228,274	10,000	-	-
	1295	58	14,812	246,585	246,585	-	233,287	13,298	-	-
	TOTAL		**27,171**	**484,859**	**484,859**	**-**	**461,561**	**23,298**	**-**	**-**
Potential Site 9	1296	1	24786	518,582	518,582	-	497,582	21,000	-	-
	TOTAL		**24,786**	**518,582**	**518,582**	**-**	**497,582**	**21,000**	**-**	**-**
Potential Site 10	1300	33	38,168	596,500	596,500	-	567,000	29,500	-	-
	TOTAL		**38,168**	**596,500**	**596,500**	**-**	**567,000**	**29,500**	**-**	**-**
Potential Site 11	1301	23	46,125	743,779	743,779	-	674,979	25,632	-	-
	1301	33	38,225	761,057	761,057	-	734,837	26,220	-	-
	TOTAL		**84,350**	**1,504,836**	**1,504,836**	**-**	**1,409,816**	**51,852**	**-**	**-**
Potential Site 12	1302	123	1,280	3,600	3,600	-	-	900	2,700	-
	1302	51	17,522	314,568	314,568	-	-	16,974	297,594	-
	1302	21	6,050	92,501	92,501	-	-	-	92,501	-
	1302	22	1,360	3,864	1,200	2,664	-	1,200	-	3
	1302	23	1,360	3,813	1,938	1,875	938	1,000	-	2
	1302	24	2,010	7,121	4,747	2,374	1,187	3,560	-	4
	TOTAL		**29,582**	**425,467**	**418,554**	**6,913**	**2,125**	**23,634**	**392,795**	**9**
Potential Site 13	1303	53	22425	406,261	406,261				406,261	
	TOTAL		**22,425**	**406,261**	**406,261**	**-**	**-**	**-**	**406,261**	**-**
Potential Site 14	1306	23	32625	584,429	584,429		564,429	20,000	-	-
	TOTAL		**32,625**	**584,429**	**584,429**	**-**	**564,429**	**20,000**	**-**	**-**
Potential Site 15	1306	33	31,625	488,366	488,366	-	472,366	16,000	-	-
	TOTAL		**31,625**	**488,366**	**488,366**	**-**	**472,366**	**16,000**	**-**	**-**
Potential Site 16	1317	1	31,129	559,755	559,755	-	533,565	26,190	-	-
	TOTAL		**31,129**	**559,755**	**559,755**	**-**	**533,565**	**26,190**	**-**	**-**

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Existing Condition						
Site	Block	Lot	Lot Area	Building Area (gsf)	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Potential Site 17	1318	43	1,674	1,674	1,674	-	-	1,674	-	-
	1318	1	38,666	544,150	544,150	-	478,500	23,853	-	-
	1318	44	1,672	-	-	-	-	-	-	-
	1318	143	1,672	3,028	758	2,270	-	758	-	6
	TOTAL		**43,684**	**548,852**	**546,582**	**2,270**	**478,500**	**26,285**	**-**	**6**
Potential Site 18	1319	47	25768	405399	405399		378170	27229	-	-
	TOTAL		**25,768**	**405,399**	**405,399**	**-**	**378,170**	**27,229**	**-**	**-**
Potential Site 19	1305	33	10,744	159,582	159,582	-	-	-	159,582	-
	1305	40	10,041	135,000	135,000	-	128,150	6,850	-	-
	1305	32	5,322	47,938	47,938	-	-	10,912	37,026	-
	TOTAL		**26,107**	**342,520**	**342,520**	**-**	**128,150**	**17,762**	**196,608**	**-**
Potential Site 20	1307	43	25,100	373,078	373,078	-	132,909	24,953	209,612	-
	1307	7501	5,020	38,602	38,602	-	-	-	-	-
	TOTAL		**30,120**	**411,680**	**411,680**	**-**	**132,909**	**24,953**	**209,612**	**-**

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Future Without the Proposed Action (No-Action) Scenario							
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Num of Res Units	Office Mechanical (gsf)
Potential Site 1	895	1	25675	530,900	530,900	-	488,245	20,525	-	-	-
	TOTAL		**25,675**	**530,900**	**530,900**	**-**	**488,245**	**20,525**	**-**	**-**	**-**
Potential Site 2	1275	8	7,406	79,738	79,738	-	73,188	6,550	-	-	-
	1275	11	2,450	11,951	11,951	-	11,951	-	-	-	-
	1275	12	5,100	57,643	57,643	-	51,292	6,351	-	-	-
	1275	14	4,735	102,079	102,079	-	102,079	-	-	-	-
	1275	16	4,750	36,681	36,681	-	30,111	6,570	-	-	-
	1275	59	9,250	170,230	170,230	-	164,420	5,810	-	-	-
	1275	60	2,479	7,255	7,255	-	3,855	3,400	-	-	-
	1275	61	4,950	92,939	92,939	-	89,439	3,500	-	-	-
	1275	63	2,469	9,200	9,200	-	7,200	2,000	-	-	-
	1275	64	6,325	83,247	83,247	-	72,149	11,098	-	-	-
	TOTAL		**49,914**	**650,963**	**650,963**	**-**	**605,684**	**45,279**	**-**	**-**	**-**
Potential Site 3	1278	20	43,313	874,734	874,734	-	850,729	24,005	-	-	-
	TOTAL		**43,313**	**874,734**	**874,734**	**-**	**850,729**	**24,005**	**-**	**-**	**-**
Potential Site 4	1281	9	2,513	18,933	18,933	-	14,833	4,100	-	-	-
	1281	56	6,025	84,518	84,518	-	78,589	5,929	-	-	-
	1281	59	6,025	87,016	87,016	-	77,716	9,300	-	-	-
	1281	7501	19,581	323,029	323,029	-	318,943	-	4,086	-	-
	TOTAL		**34,144**	**513,496**	**513,496**	**-**	**490,081**	**19,329**	**4,086**	**-**	**-**
Potential Site 5	1282	34	24970	444,628	444,628	-	434,628	10,000	-	-	-
	TOTAL		**24,970**	**444,628**	**444,628**	**-**	**434,628**	**10,000**	**-**	**-**	**-**
Potential Site 6	1287	33	27,925	535,700	535,700	-	517,700	18,000	-	-	-
	TOTAL		**27,925**	**535,700**	**535,700**	**-**	**517,700**	**18,000**	**-**	**-**	**-**
Potential Site 7	1290	37	11,715	236,665	236,665	-	228,665	8,000	-	-	-
	1290	36	12,552	214,392	214,392	-	147,007	67,385	-	-	-
	1290	31	2,109	7,929	1,586	6,343	-	1,586	-	6	-
	TOTAL		**26,376**	**458,986**	**452,643**	**6,343**	**375,672**	**76,971**	**-**	**6**	**-**

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Future Without the Proposed Action (No-Action) Scenario							
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Num of Res Units	Office Mechanical (gsf)
Potential Site 8	1295	17	12,359	238,274	238,274	-	228,274	10,000	-	-	-
	1295	58	14,812	246,585	246,585	-	233,287	13,298	-	-	-
	TOTAL		**27,171**	**484,859**	**484,859**	**-**	**461,561**	**23,298**	**-**	**-**	**-**
Potential Site 9	1296	1	24786	518,582	518,582	-	497,582	21,000	-	-	-
	TOTAL		**24,786**	**518,582**	**518,582**	**-**	**497,582**	**21,000**	**-**	**-**	**-**
Potential Site 10	1300	33	38,168	596,500	596,500	-	567,000	29,500	-	-	-
	TOTAL		**38,168**	**596,500**	**596,500**	**-**	**567,000**	**29,500**	**-**	**-**	**-**
Potential Site 11	1301	23	46,125	743,779	743,779	-	674,979	25,632	-	-	-
	1301	33	38,225	761,057	761,057	-	734,837	26,220	-	-	-
	TOTAL		**84,350**	**1,504,836**	**1,504,836**	**-**	**1,409,816**	**51,852**	**-**	**-**	**-**
Potential Site 12	1302	123	1,280	3,600	3,600	-	-	900	2,700	-	-
	1302	51	17,522	314,568	314,568	-	-	16,974	297,594	-	-
	1302	21	6,050	92,501	92,501	-	-	-	92,501	-	-
	1302	22	1,360	3,864	1,200	2,664	-	1,200	-	3	-
	1302	23	1,360	3,813	1,938	1,875	938	1,000	-	2	-
	1302	24	2,010	7,121	4,747	2,374	1,187	3,560	-	4	-
	TOTAL		**29,582**	**425,467**	**418,554**	**6,913**	**2,125**	**23,634**	**392,795**	**9**	**-**
Potential Site 13	1303	53	22425	406,261	406,261	-	-	-	406,261	-	-
	TOTAL		**22,425**	**406,261**	**406,261**	**-**	**-**	**-**	**406,261**	**-**	**-**
Potential Site 14	1306	23	32625	584,429	584,429	-	564,429	20,000	-	-	-
	TOTAL		**32,625**	**584,429**	**584,429**	**-**	**564,429**	**20,000**	**-**	**-**	**-**
Potential Site 15	1306	33	31,625	488,366	488,366	-	472,366	16,000	-	-	-
	TOTAL		**31,625**	**488,366**	**488,366**	**-**	**472,366**	**16,000**	**-**	**-**	**-**
Potential Site 16	1317	1	31,129	559,755	559,755	-	533,565	26,190	-	-	-
	TOTAL		**31,129**	**559,755**	**559,755**	**-**	**533,565**	**26,190**	**-**	**-**	**-**

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Future Without the Proposed Action (No-Action) Scenario							
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Num of Res Units	Office Mechanical (gsf)
Potential Site 17	1318	43	1,674	1,674	1,674	-	-	1,674	-	-	-
	1318	1	38,666	544,150	544,150	-	478,500	23,853	-	-	-
	1318	44	1,672	-	-	-	-	-	-	-	-
	1318	143	1,672	3,028	758	2,270	-	758	-	6	-
	TOTAL		**43,684**	**548,852**	**546,582**	**2,270**	**478,500**	**26,285**	**-**	**6**	**-**
Potential Site 18	1319	47	25768	405,399	405,399	-	378,170	27,229	-	-	-
	TOTAL		**25,768**	**405,399**	**405,399**	**-**	**378,170**	**27,229**	**-**	**-**	**-**
Potential Site 19	1305	33	10,744	159,582	159,582	-	-	-	159,582	-	-
	1305	40	10,041	135,000	135,000	-	128,150	6,850	-	-	-
	1305	32	5,322	47,938	47,938	-	-	10,912	37,026	-	-
	TOTAL		**26,107**	**342,520**	**342,520**	**-**	**128,150**	**17,762**	**196,608**	**-**	**-**
Potential Site 20	1307	43	25,100	373,078	373,078	-	132,909	24,953	209,612	-	-
	1307	7501	5,020	38,602	38,602	-	-	-	-	-	-
	TOTAL		**30,120**	**411,680**	**411,680**	**-**	**132,909**	**24,953**	**209,612**	**-**	**-**

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Future With the Proposed Action (With-Action) Scenario											
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	No of Dwelling Units	Parking Spaces: New Construction	Office Mechanical[2] (gsf)	Neighborhood Retail Area (gsf)	Destination Retail Area (gsf)
Potential Site 1	895	1	25675	581,462	530,900		505,225	25,675				50,562	25,675	
	TOTAL		**25,675**	**581,462**	**530,900**	**-**	**505,225**	**25,675**	**-**	**-**	**-**	**50,562**	**25,675**	**-**
Potential Site 2	1275	8	7,406											
	1275	11	2,450											
	1275	12	5,100											
	1275	14	4,735											
	1275	16	4,750											
	1275	59	9,250											
	1275	60	2,479											
	1275	61	4,950											
	1275	63	2,469											
	1275	64	6,325	1,239,864	1,132,050	-	1,082,136	49,914	-	-	100	107,814	24,957	24,957
	TOTAL		**49,914**	**1,239,864**	**1,132,050**	**-**	**1,082,136**	**49,914**	**-**	**-**	**100**	**107,814**	**24,957**	**24,957**
Potential Site 3	1278	20	43,313	1,195,439	1,091,488	-	1,048,175	43,313	-	-	-	103,951	21,657	21,657
	TOTAL		**43,313**	**1,195,439**	**1,091,488**	**-**	**1,048,175**	**43,313**	**-**	**-**	**-**	**103,951**	**21,657**	**21,657**
Potential Site 4	1281	9	2,513											
	1281	56	6,025											
	1281	59	6,025											
	1281	7501	19,581	848,137	774,386	-	740,242	34,144	-	-	100	73,751	34,144	-
	TOTAL		**34,144**	848,137	774,386	-	740,242	34,144	-	-	100	73,751	34,144	-
Potential Site 5	1282	34	24970	486,974	444,628		419,658	24,970				42,346	24,970	
	TOTAL		**24,970**	**486,974**	**444,628**	**-**	**419,658**	**24,970**	**-**	**-**	**-**	**42,346**	**24,970**	**-**
Potential Site 6	1287	33	27,925	693,657	633,339	-	605,414	27,925	-	-	-	60,318	27,925	-
	TOTAL		**27,925**	**693,657**	**633,339**	**-**	**605,414**	**27,925**	**-**	**-**	**-**	**60,318**	**27,925**	**-**
Potential Site 7	1290	37	11,715											
	1290	36	12,552											
	1290	31	2,109	655,180	598,208	-	571,832	26,376	-	-	-	56,972	26,376	-
	TOTAL		**26,376**	**655,180**	**598,208**	**-**	**571,832**	**26,376**	**-**	**-**	**-**	**56,972**	**26,376**	**-**

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Future With the Proposed Action (With-Action) Scenario										
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	No of Dwelling Units	Parking Spaces: New Construction	Office Mechanical[2] (gsf)	Neighborhood Retail Area (gsf)	Destination Retail Area (gsf)
Potential Site 8	1295	17	12,359											
	1295	58	14,812	674,928	616,238	-	589,067	27,171	-	-	-	58,689	27,171	-
	TOTAL		**27,171**	**674,928**	**616,238**	**-**	**589,067**	**27,171**	**-**	**-**	**-**	**58,689**	**27,171**	**-**
Potential Site 9	1296	1	24786	567,971	518,582		493,796	24,786				49,389	24,786	
	TOTAL		**24,786**	**567,971**	**518,582**	**-**	**493,796**	**24,786**	**-**	**-**	**-**	**49,389**	**24,786**	**-**
Potential Site 10	1300	33	38,168	735,562	671,600	-	633,432	38,168	-	-	100	63,962	38,168	-
	TOTAL		**38,168**	**735,562**	**671,600**	**-**	**633,432**	**38,168**	**-**	**-**	**100**	**63,962**	**38,168**	**-**
Potential Site 11	1301	23	46,125											
	1301	33	38,225	1,991,324	1,818,166	-	1,733,816	84,350	-	-	100	173,159	42,175	42,175
	TOTAL		**84,350**	**1,991,324**	**1,818,166**	**-**	**1,733,816**	**84,350**	**-**	**-**	**100**	**173,159**	**42,175**	**42,175**
Potential Site 12	1302	123	1,280											
	1302	51	17,522											
	1302	21	6,050											
	1302	22	1,360											
	1302	23	1,360											
	1302	24	2,010	670,920	670,920	-	-	29,582	641,338	-	148	-	29,582	-
	TOTAL		**29,582**	**670,920**	**670,920**	**-**	**-**	**29,582**	**641,338**	**-**	**148**	**-**	**29,582**	**-**
Potential Site 13	1303	53	22425	406,261	406,261			22,425	383,836		89		22,425	
	TOTAL		**22,425**	**406,261**	**406,261**	**-**	**-**	**22,425**	**383,836**	**-**	**89**	**-**	**22,425**	**-**
Potential Site 14	1306	23	32625	640,089	584,429		551,804	32,625				55,660	32,625	
	TOTAL		**32,625**	**640,089**	**584,429**	**-**	**551,804**	**32,625**	**-**	**-**	**-**	**55,660**	**32,625**	**-**
Potential Site 15	1306	33	31,625	627,210	572,670	-	541,045	31,625	-	-	-	54,540	31,625	-
	TOTAL		**31,625**	**627,210**	**572,670**	**-**	**541,045**	**31,625**	**-**	**-**	**-**	**54,540**	**31,625**	**-**
Potential Site 16	1317	1	31,129	644,370	588,338	-	557,209	31,129	-	-	-	56,032	31,129	-
	TOTAL		**31,129**	**644,370**	**588,338**	**-**	**557,209**	**31,129**	**-**	**-**	**-**	**56,032**	**31,129**	**-**

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Future With the Proposed Action (With-Action) Scenario										
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	No of Dwelling Units	Parking Spaces: New Construction	Office Mechanical[2] (gsf)	Neighborhood Retail Area (gsf)	Destination Retail Area (gsf)
Potential Site 17	1318	43	1,674											
	1318	1	38,666											
	1318	44	1,672											
	1318	143	1,672	889,007	889,007	-	845,323	43,684	-	-	100	77,305	43,684	-
	TOTAL		**43,684**	**889,007**	**889,007**	**-**	**845,323**	**43,684**	**-**	**-**	**100**	**77,305**	**43,684**	**-**
Potential Site 18	1319	47	25768	444,008	405,399		379,631	25,768				38,609	25,768	
	TOTAL		**25,768**	**444,008**	**405,399**	**-**	**379,631**	**25,768**	**-**	**-**	**-**	**38,609**	**25,768**	**-**
Potential Site 19	1305	33	10,744											
	1305	40	10,041											
	1305	32	5,322	479,788	479,788	-	-	26,107	453,681	-	100	-	26,107	-
	TOTAL		**26,107**	**479,788**	**479,788**	**-**	**-**	**26,107**	**453,681**	**-**	**100**	**-**	**26,107**	**-**
Potential Site 20	1307	43	25,100											
	1307	7501	5,020	592,434	540,918		510,798	30,120	-	-		51,516	15,060	15,060
	TOTAL		**30,120**	**592,434**	**540,918**	**-**	**510,798**	**30,120**	**-**	**-**	**-**	**51,516**	**15,060**	**15,060**

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Increment						
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Potential Site 1	895	1	25675							
	TOTAL		25,675	50,562	-	-	16,980	5,150	-	-
Potential Site 2	1275	8	7,406							
	1275	11	2,450							
	1275	12	5,100							
	1275	14	4,735							
	1275	16	4,750							
	1275	59	9,250							
	1275	60	2,479							
	1275	61	4,950							
	1275	63	2,469							
	1275	64	6,325							
	TOTAL		49,914	588,901	481,087	-	476,452	4,635	-	-
Potential Site 3	1278	20	43,313							
	TOTAL		43,313	320,705	216,754	-	197,446	19,308	-	-
Potential Site 4	1281	9	2,513							
	1281	56	6,025							
	1281	59	6,025							
	1281	7501	19,581							
	TOTAL		34,144	334,641	260,890	-	250,161	14,815	(4,086)	-
Potential Site 5	1282	34	24970							
	TOTAL		24,970	42,346	-	-	(14,970)	14,970	-	-
Potential Site 6	1287	33	27,925							
	TOTAL		27,925	157,957	97,639	-	87,714	9,925	-	-
Potential Site 7	1290	37	11,715							
	1290	36	12,552							
	1290	31	2,109							
	TOTAL		26,376	196,194	145,565	(6,343)	196,160	(50,595)	-	(6)

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Increment						
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Potential Site 8	1295	17	12,359							
	1295	58	14,812							
	TOTAL		27,171	190,069	131,379	-	127,506	3,873	-	-
Potential Site 9	1296	1	24786							
	TOTAL		24,786	49,389	-	-	(3,786)	3,786	-	-
Potential Site 10	1300	33	38,168							
	TOTAL		38,168	139,062	75,100	-	66,432	8,668	-	-
Potential Site 11	1301	23	46,125							
	1301	33	38,225							
	TOTAL		84,350	486,488	313,330	-	324,000	32,498	-	-
Potential Site 12	1302	123	1,280							
	1302	51	17,522							
	1302	21	6,050							
	1302	22	1,360							
	1302	23	1,360							
	1302	24	2,010							
	TOTAL		29,582	245,453	252,366	(6,913)	(2,125)	5,948	248,543	(9)
Potential Site 13	1303	53	22425							
	TOTAL		22,425	-	-	-	-	22,425	(22,425)	-
Potential Site 14	1306	23	32625							
	TOTAL		32,625	55,660	-	-	(12,625)	12,625	-	-
Potential Site 15	1306	33	31,625							
	TOTAL		31,625	138,844	84,304	-	68,679	15,625	-	-
Potential Site 16	1317	1	31,129							
	TOTAL		31,129	84,615	28,583	-	23,644	4,939	-	-

TABLE 1-4: RWCDS POTENTIAL DEVELOPMENT SITES (CONTINUED)

Site Data				Increment						
Site	Block	Lot	Lot Area	Building Area (gsf) including Office Mechanical	Commercial Area: Office, Retail and Hotel Areas (gsf)	Residential Area (gsf)	Office Area Usable[2] (gsf)	Retail Area (gsf)	Hotel Area (gsf)	Number of Dwelling Units
Potential Site 17	1318	43	1,674							
	1318	1	38,666							
	1318	44	1,672							
	1318	143	1,672							
	TOTAL		43,684	340,155	342,425	(2,270)	366,823	17,399	-	(6)
Potential Site 18	1319	47	25768							
	TOTAL		25,768	38,609	-	-	1,461	(1,461)	-	-
Potential Site 19	1305	33	10,744							
	1305	40	10,041							
	1305	32	5,322							
	TOTAL		26,107	137,268	137,268	-	(128,150)	8,345	257,073	-
Potential Site 20	1307	43	25,100							
	1307	7501	5,020							
	TOTAL		30,120	180,754	129,238	-	377,889	5,167	(209,612)	-

Notes

1) For residential buildings and hotels, per standard practice, the building gross square footage is derived from zoning floor area plus five percent mechanical space.

2) For large high-end office buildings, as the result of the Proposed Action it is assumed that these buildings would utilize a much larger allocation of mechanical space than found in typical office use; therefore the total mechanical space are set at fifteen percent over their zoning floor area. The environmental density analyses are based on the values shown in OfficeArea (usable) column.