Appendix 8 Alternatives

LOWER HEIGHT ALTERNATIVE - Proposed Rezoning Area - Reasonable Worst Case Development Scenario 1

																LO	WER HEI			AIIVE.	· Propo	sea K	ezonin	g Area	- Kea	asona						nario 1
	SITE DESCRI	PTION		1			NO-ACTI	ON COND	ITION									NITH-ACTION	CONDITION								INC	REMENT ((NO-ACTION	N TO WITH-ACT	ION)	
						Gross				Other		Public Ac	ccessor				Total Gross			Other Communi	tv		Pu	blic Accessor	v			Other	Community		l P	Public Accessory
				Propos	sed	Floor Re	tail Office			Commercial	Residential Tota	l Parking y F	Parking			Proposed	Floor Retai	I Office He	otel Hotel Com	nmercial Facili	y Residentia	Total A	fordable Park	king Parkin	g Retail			commercial	Facility	Residential Total	Affordable Par	rking Parking
Site No.	Block Lot A	ddress	Lot Area Development	Type F.	AR Area	a (gsf)	(sf) (sf)	Hotel (sf)	Rooms	(sf)	(sf) DUs	s Spaces S	Spaces Pro		Development Type) (gsf) (g	gsf) Rooms	(gsf) (gs	f) (gsf	DUs	DUs Spa	ces Space	s (gsf)	(gsf) l	Hotel (gsf)	(gsf)	(gsf)	(gsf) DUs	DUs Spa	paces Spaces
			<u> </u>											P	ROJECTED DE	VELOPMENT S	SITES															
APPLICANT'S PR	O IECTED DI	EVELODMENT C	TEC																													
APPLICANT 5 PP		17 Canal Street	IES				-	1										1 1								<u> </u>					$\overline{}$	$\overline{}$
	227 69 74	4 Varick Street																													1	
Projected 1	227 70 76	6 Varick Street 1 Grand Street																													1	
			Hotel above o	ommercial																											1	
	227 80 8	7 Avenue Of The Amer	32,960 base	1	1.1 36	66,815 16,4	109 0	299,740	419	50,666	0 0	0 0	80 Sub	bdistrict A	new construction	9.0	306,759 * 19,167	^{, 2} 0	0 0	0	0 287,592	328	0	0 7	0 2,758	0	-299,740	-50,666	0	287,592 328	0	0 -10
Projected 2	491 3 1	14 Varick Street	2-story common 12,116 development	erciai	2.2 2	26,655 13,3	328 0	0	0	13,328	0 0	0	7 SP	D-WideSt	new construction	12.0	150,475 * 11,328	3 0	0 0	0	0 139,146	166	39	0 3	6 -1,999	0	0	-13,328	0	139,146 166	39	0 29
	579 60 50	0 Vandam Street																														
Projected 3		43 Varick Street 37 Varick Street																													1	
			Hotel above o		7.7 37	n 885 12 1		070 500	004				00.00	D. W O.			450.050	.				400				54.044	070 500	00.040		057.050 400	1	
	010 7112	75 Spring Street 51 Greenwich Street	48,312 base		7.7 37	70,885 12,1	100 0	272,569	381	86,216	0 (0	82 SP	D-WideSt	new construction	9.1	450,056 41,065	51,341	0 0	0	0 357,650	409	0	0 10	5 28,965	51,341	-272,569	-86,216	0	357,650 409		0 23
Projected 4			2-story comm																												1	
Enlargement 1		61 Greenwich Street 04 Hudson Street	19,940 development 37,713 No change			3,868 21,9 9,720 3,0	000 226 720	0	0	21,934	0 0	0 0		D-WideSt D-WideSt	new construction Office Enlargement	12.0	247,645 18,644 300,606 3,000		0 0	0	0 229,001	273 0	64	0 5	9 -3,290	70.886	0	-21,934	0	229,001 273	64	0 48
APPLICANT'S PROJECT	ED DEVELOPMEN	NT SITES TOTAL	151,041 NA			7,943 66,7			800	172,143	0 0	0 0	180 NA	D WIGCOL	NA NA		1,455,540 93,205		0 0	0	0 1,013,389		103	0 27	0 26,434	122,226	-572,309	-172,143	0	1,013,389 1,176	103	0 90
OTHER PROJEC				1	-	-		1	1	- 1	1	1			1		1						1		+	-		- 1	1	<u> </u>		
		4 Varick Street 04 Varick Street													1																1	
Projected 5		57 Broome Street													1						1										ı I	
	477 76 66	0.141	Hotel w/ Grou		0.4 3 10	9.890 2.7	750	407.47	000	اء				L district D		==	71 653 8 963			0	0 00 00	<u>,</u>			7 6212	ا	-107 140	_	ا ِ ا		1	
Projected 6	580 52 82	6 Watts Street 2 King Street	20.325 No Change			9,890 2,7 10,740	0 00	107,140 n	202	40.740	0 0	0 0		bdistrict B D-NarrowSt	new construction new construction	7.2	71,653 8,962 154,033 19,004	1 0	0 0	0	0 62,691 0 135,029	74 154	17	0 3	7 6,212 5 19,004	0	-107,140 0	-40,740	0 n	62,691 74 135,029 154	17	0 17
Projected 7	580 19 16	63 Varick Street	7,500 No Change		6.0 4	5,000 7,5	6,000	0	0	31,500	0 0	0 0	0 SP	D-WideSt	new construction	12.0	93,146 7,013	3 0	0 0	0	0 86,134	103	24	0 2	3 -487	-6,000	0	-31,500	0	86,134 103	24	0 23
Projected 8 Projected 9	597 10 92	2 Vandam Street 15 Greenwich Street	5,716 No Change			4,700 9,615 10,0	0 0	0	0	14,700 49,615	0 0	0 0			new construction new construction	6.3	37,431 5,344 167,166 12,797	0	0 0	0		37 184	43	0 4	8 5,344 0 2,797	0	0	-14,700 -49,615		32,087 37 154,369 184		0 8
i Tojected 5	579 1 28	82 Hudson Street	10,007 140 Change		7.7	10,0	000	Ť		45,015		, ,	0 01	D WIGCOL	new construction	11.0	107,100 12,737	 	<u> </u>		104,000	104	70	<u> </u>	2,737	Ů		45,015		104,000 104	75	
Projected 10		84 Hudson Street 86 Hudson Street																													1	
	579 44 49	9 Dominick Street	5,163 No Change			4,990 1,4		0	0	0	3,515	4 0	0 SP	D-WideSt	new construction	12.0	76,213 * 4,827	, 0	0 0	0	0 71,386	85	20	0 1	8 3,352	0	0	0	0	67,871 81	20	0 18
Projected 11	579 5 29	90 Hudson Street	4,237 No Change			24,257 4,0	20,257	0	0	0	0 (0 0			Res conv & enlarge		29,195 3,962		0 0	0		24	0	0	6 -38	-20,257	0	0	0	25,234 24		0 6
Projected 12	579 35 S 477 57 6		16,230 No Change		0.0	0	0 0	0	0	0	0 0	63	0 SP	D-NarrowSt	new construction	6.8	114,641 15,175	0	0 0	0	0 99,466	114	0	0 2	6 15,175	0	0	0	0	99,466 114	0	-63 26
Projected 13	477 64 1	13 Avenue Of The Amer																													1	
Projected 14	477 66 48 590 11 7	8 Watts Street 4 Charlton Street	5,865 No Change 15,104 No change		0.0	7,123 3,6	3,446	0	0	0	0 0	0 0		D-WideSt D-NarrowSt	new construction new construction	12.0	72,840 5,484 112,910 14,122		0 0	0	0 67,357	81 113	19	0 1	7 1,807 6 14,122	-3,446	0	0	0	67,357 81 98,788 113	19	0 17
Projected 15	578 75 56	68 Broome Street	3,803 No change			3,312	0 0	0	0	3,312	0 0	0 0		bdistrict B	new construction		28,429 3,556		0 0	0		30	7	0 2	0 3,556	0	0	-3,312	0	24,874 30		0 0
Projected 16		0 Vandam Street	5,000 No Change			7,286 5,0	22,286	59 721	0	0	0 0	0		D-NarrowSt D-WideSt	new construction		36,863 4,675		0 0	0		37	0 14	0	8 -325 3 4.675	-22,286	-59.721	0	0	32,188 37 51,243 61	14	0 8
Projected 17 Projected 18		23 Greenwich Street 45 Avenue Of The Amer	5,000 Hotel 9,375 Commercial e	nlargement	7.0 6	59,721 55,757	0 65,757	59,721	124	0	0 0	5 0	0 0.	D-WideSt D-WideSt	new construction Res Conv	7.0	55,918 4,675 65,757 0	0 43,837	0 0	0		61 24 ⁶	14	0 1		-21.920	-59,721	0	0	51,243 61 21,920 8		0 13
Projected 19	597 39 50	37 Greenwich Street	10,000 Storage use	niar gomon	7.0 7	0,000	0 0	0	0	70,000	0 0	0 0		D-WideSt	Res conv & enlarge		110,805 9,350	0	0 0	0	0 101,455	107	28	0 2	3 9,350	0	0	-70,000		101,455 107	28	0 23
PROJECTED DEVELOP	MENT SITES TOTA	AL	136,590 NA		NA 53	34,4	102 117,746	166,861	326	209,867	3,515 20	63	0 NA		NA	NA.	1,227,000 118,946	6 43,837	0 0	0	0 1,064,217	1,228	172	0 26	0 84,544	-73,909	-166,861	-209,867	0	1,060,702 1,208	172	-63 260
PROJECTED EN	ARGEMENT	SITES																														
Enlargement 2	505 1 1	50 Varick Street	26,860 No Change			4,110 21,4		0	0	0	0 (0 0		D-WideSt	Enlarge with Sliding	Scale 9.8	264,702 21,411		0 0	0		49	0	0	0 0	0	0	0	0	50,592 49	0	0 0
Enlargement 3 PROJECTED ENLARGE		47 Greenwich Street	3,750 No Change 30,610 NA			20,068 3,0 34,178 24,4		0 0	0	0	17,068 9	9 0	0 SP	D-WideSt	Penthouse Addition		23,931 3,000 288,632 24,411		0 0	0		13 62	0	0	0 0	0	0	0	0	3,863 4 54.454 53		0 0
									•	•		, vi	0 107		100				ν ₁ ν ₁				•			•	•	•	•			- 01 0
TOTAL: ALL PROJECTE	D DEVELOPMENT	F & ENLARGEMENT SIT	318,241 NA		NA 1,80	14,512 125,5	583 537,165	739,170	1,126	382,010	20,583 29	63	180 NA		NA	NA.	2,971,172 236,562	2 585,482	0 0	0	0 2,149,128	2,466	275	0 53	0 110,978	48,317	-739,170	-382,010	0	2,128,545 2,437	275	-63 350
															POTENTIAL DE	VELOPMENT S	ITES															
													I		OTENTIAL DE	- LLOI WILINI 3	0															
POTENTIAL DEV																									<u> </u>							
Potential 20			3,683 No Change 6,417 No Change		6.1 2 6.3 4	22,519	0 3,217	0	0	19,302	0 0	0 0		D-WideSt D-WideSt	Res conv & enlarge Res conv & enlarge	7.0	26,910 3,444 61,272 6,000		0 0	0		23 54	0	0	6 3,444 2 6,000		0	-19,302	0	23,466 23 55,272 54	0	0 6
r Oteritiai z I	477 72 58	00 Vandam Street 8 Watts Street	o,417 IND Change		0.0 4	0,000	0 40,600	0	U	U	0 (J 0	USP	D-MIGST	res conv & eniarge	9.2	01,212 0,000	, 0	0	U	55,272	54	U	0 1:	2 0,000	-40,000	U	0	0	55,272 54	,	0 12
Potential 22	477 73 60	0 Watts Street		1											1						1										ı I	
	477 74 62 477 75 64	2 Watts Street 4 Watts Street	6,746 No Change		2.0 1	3,282 1,0	207	0	0	0	12,075 18	во	0 Sub	bdistrict B	new construction	7.2	50,430 6,308	0	0 0	0	0 44,122	52	12	0 1	1 5,308	-207	0	0	0	32,047 34	12	0 11
Potential 22	578 77 5	72 Broome Street																														
Potential 23	5/8 78 5 578 79 5	74 Broome Street 76 Broome Street	5,696 No Change		2.5	4,020	0 2,295	0	0	0	11,725 10	اه اه	0 Sub	bdistrict B	new construction	7.2	42,580 5,326		0 0	0	0 37,255	44	10	0 1	0 5,326	-2,295	0	0	0	25,530 34	10	0 10
Potential 24	580 60 18	83 Varick Street	12,590 No Change		5.4 6	8,476 2,0			0	0	0 0	0 0		D-WideSt	Res conv & enlarge		156,362 11,772	2 0	0 0	0	0 144,590	152	40	0 3	3 9,772	-66,476	0	0	0	144,590 152		0 33
POTENTIAL DEVELOPM	IENT SITES TOTAL		35,132 NA		NA 15	8,897 3,0	JUO 112,795	0	0	19,302	23,800 28	sj 0	0 NA		INA	NA	337,553 32,848	0	0] 0]	0	UJ 304,705	325	62	0 7	2 29,848 -	-112,795	0	-19,302	0	280,905 297	62	0] 72
POTENTIAL ENL	ARGEMENT S	SITES																														
Enlargement 4 ⁸	505 16 26	6 Vandam Street	2,500 No Change		3.8		0 0	0	0	0	9,385 18			D-NarrowSt			11,485		0 0	0	0 11,485	20	0	0	0 0	0	0	0	0	2,100 2	0	0 0
Enlargement 5 Enlargement 6	505 26 16	69 Avenue Of The Amer 05 Spring Street 07 Spring Street	3,755 No Change 2,516 No Change		3.6 1	3,500 0,190 1,2	0 0	0	0	0	13,500 24 8,932 16			D-WideSt D-NarrowSt			15,558 0 12,776 1,258			0	0 15,558	26 19	0	0	0 0	0	0	0	0	2,058 2 2,586 3	0	0 0
Enlargement 7	597 33 30	07 Spring Street	2,500 No Change		3.5	8,700	0 0	0	0	0	8,700	8 0	0 SP	D-NarrowSt	Penthouse Addition	4.5	11,275) 0	0 0	0	0 11,275	11	0	0	0 0	0	0	0	0	2,575 3	Ö	0 0
Enlargement 8	597 50 10	02 Charlton Street	2,500 No Change 2,500 No Change		2.7 4.6 1		0 0	0	0	0	6,850 16 11,388 26			D-NarrowSt D-NarrowSt			8,579 C			0	0 8,579	18 29	0	0	0 0	0	0	0	0	1,729 2 2.575 3	0	0 0
Enlargement 9 Enlargement 10	597 51 10	00 Charlton Street	2,400 No Change		2.8	6,656	0 0	0	0	0	6,656 16	6 0		D-NarrowSt D-NarrowSt		3.5	8,411	0	0 0	0	0 8,411	18	0	0	0 0	0	0	0	0	1,755 2	0	0 0
Enlargement 11	491 1 5	58 Broome Street 50 Broome Street	3,120 No Change			4,737 1,9	965 0	0	0	0	12,772 20	0	0 Sub	bdistrict B	Penthouse Addition	5.4	16,895 1,965			0	0 14,930	22	0	0	0 0	0	0	0	0	2,158 2	0	0 0
Enlargement 12 Enlargement 13	491 26 55 491 27 55	52 Broome Street	2,113 No Change 2,113 No Change			8,470 8,470	0 0	0 0	0	0	8,470 18 8,470 11	1 0		bdistrict B bdistrict B	Penthouse Addition Penthouse Addition		9,994 C		0 0	0		19 13	0	0	0 0	0	0	0	0	1,524 1 1,572 2	0	0 0
Enlargement 14	578 70 1	52 Broome Street 17 Varick Street	2,685 No Change		3.9 1	0,550	0 0	0	ŏ	0	10,550 11	1 0	0 Sub	bdistrict B	Penthouse Addition	4.8	12,921	0	0 0	Ó	0 12,921	13	0	0	0 ŏ	ŏ	ŏ	Ő	0	2,371 2	0	0 0
Enlargement 15 POTENTIAL ENLARGEN		33 Greenwich Street	2,500 No Change 31.202 NA		7.0 1 NA 12	7,542 26,438 3,2	0 0	0	0	5,012 5.012	12,530 10 118,203 194		0 SP	D-WideSt	Penthouse Addition		20,117 C		0 0	5,012 5,012	0 15,105 0 143,782	13 221	0	0	0 0	0	0	0	0	2,575 3 25,579 27		0 0
																								-								
TOTAL: ALL POTENTIAL NOTES:	DEVELOPMENT	& ENLARGEMENT SITE	66,334 NA		NA 28	5,335 6,2	223 112,795	0	0	24,314	142,003 222	2 0	0 NA		NA	NA	489,570 36,071	0	0] 0]	5,012	0 448,487	546	62	0 7	2 29,848 -	-112,795	0	-19,302	0	306,484 324	62	0 72
2-story commercial develo	nment would consis	et of around floor retail use	and other permitted con	marcial usa ahova (a	a trade sol	hool hangue	t hall or dan	ce studio)																								ļ

- NOTES:
 2-story commercial development would consist of ground floor retail use and other permitted commercial use above (e.g., trade school, banquet hall, or dance studio).

 1) The With-Action zoning floor area includes transfers of development rights. Sites 3, 6, 8, 9, 12, 14, 16, 17, 19, E1, and E2 would not be able to maximize their floor area under the lower height limits.

 2) It is assumed that the retail space on Projected Site 1 would be reduced because the courtyard shape of the building would be maintained (e.g., less that 85 percent of lot area).

 3) In the No-Action condition, this site would utilize the plaza bonus to achieve more than 10.0 FAR. The FAR presented in the table is based on a zoning floor area 99.000 zoning square feet. Approved DOB plans indicate the plaza would be approximately 3,500 sf.

 5) The No-Action FAR presented in this table is based on a zoning floor area of 48,705 zoning square feet.

 6) Projected Site 18 contains a 60,725-goff condominium building in the existing condition. This is a 24-unit commercial building that contains 16 live/work units. In the No Action condition a 5,032-gsf commercial expansion (to an existing commercial unit) would be completed. In the With-Action condition, the remaining (8) units would become residential or live/work.

 7) A BSA variance for residential use is being sought for Projected Site 5, but at the time of the FEIS no approval had been granted. Therefore, the RWCDS assumes hotel development pursuant to the approved DOB plans for the site.

 8) As discussed in the Foreword of the FEIS, since the issuance of the DEIS, a developer has purchased Block 505, Lot 16 (Potential Enlargement Site 4) and intends to utilize the available air rights as part of the adjacent One SoHo Square project. Therefore, an enlargement is not expected to occur there in the future.

 The With-Action zoning floor area for these sites includes the following exempt floor area and potential transfers of development rights: Projected Site 10: 11,739 zsf TDR (from Block 57

SOURCES: NYC DCP MapPLUTO 10v1 (2010) data. AKRF, Inc; SHoP Architects; HR&A Advisors.

LOWER HEIGHT ALTERNATIVE - Proposed Rezoning Area - Reasonable Worst Case Development Scenario 2

	SITE DESCI	DIDTION		1			NO-ACT	ION CONE	DITION						LOWER			CONDITION		P			1		ICREMENT (NO-ACT		ient Scenario 2
	SITE DESCI	I					NO-ACT	ION CONL	IIION						Total	VVII	H-ACTION	CONDITION					+ 1	li li	ICREMENT (NO-ACT	ON TO WITH-ACT	, I
					D	Gross	D-4-II Offi-	_	11-4-1	Other	Desidential Tatal	Public			Gross	D-4-!!	04: 11		her Community	, Desidential Tar	-1 46	Public Accesso			Other Communi		Public Accessor
Site No.	Block Lot	Address	Lot Area	Development Type	Proposed FAR	Floor Area (qsf)				Commercial (sf)		Spaces	Spaces Proposed Zoning	Development Type	Proposed Floor FAR Area		Office Ho	otel Hotel Commercias) Rooms	cial Facility			Parking Parki Spaces Spac	g Retail Off	sf) Hotel (gsf)	Commercial Facili	f) Residential Total	Affordable Parking Parking DUs Spaces Space
								,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							ELOPMENT SITES		<u> </u>	<u>, , , , , , , , , , , , , , , , , , , </u>					(G - 71 - 12				
																							1				
APPLICANT'S PI		DEVELOPMENT	SITES																								
		417 Canal Street 74 Varick Street																									,
Projected 1	227 70	76 Varick Street																									,
i rojecteu i	227 76	11 Grand Street		Hatalahama asasasasial																							,
	227 80	87 Avenue Of The Amer	r 32.960	Hotel above commercial base	11.1	366.815	16.409	0 299.740	419	50.666	0 0	0	80 Subdistrict A	new construction	9.0 306.759	* 19.167 ²	0	0 0	0	287.592 3	28 0	0	0 2.758	0 -299.740	-50,666	0 287.592 328	. 0 0 -
				2-story commercial						,													7				
Projected 2		114 Varick Street 50 Vandam Street	12,116	development	2.2	26,655	13,328 (0 0	0	13,328	0 0	0	7 SPD-WideSt	new construction	12.0 150,475	* 11,328	0	0 0	0 (139,146 1	66 39	0	6 -1,999	0 0	-13,328	0 139,146 166	39 0 7
		143 Varick Street																									,
Projected 3	579 70	137 Varick Street		Hatalahama asasasasial																							,
	579 74	275 Spring Street	48.312	Hotel above commercial base	7.7	370.885	12.100	0 272,569	381	86.216	0 0	0	82 SPD-WideSt	new construction	9.1 450.056	41.065	51.341	0 0	0	357.650 4	9 0	0 1	5 28.965 51.3	341 -272,569	-86.216	0 357.650 409	
		551 Greenwich Street					, ,																				
Projected 4	509 49	561 Greenwich Street	10.040	2-story commercial development	2.2	43.868	21.934 (0 0		21.934	0 0	0	11 SPD-WideSt	new construction	12.0 247,645	18.644	0		0	229.001 2	73 64	0	3 200	0 0	-21.934	0 229.001 273	
Enlargement 1	579 47	304 Hudson Street	37,713	No change	6.1		3,000 226,720	0 0	0	21,354	0 0	0		Office Enlargement	7.8 300,606	3,000		0 0	0 0		0 0	0	0 0 70,8	386 0	0	0 0 0	0 0
APPLICANT'S PROJEC	CTED DEVELOPM	IENT SITES TOTAL	151,041	NA	NA	1,037,943	66,770 226,720	0 572,309	800	172,143	0 0	0	180 NA	NA	NA 1,455,540	93,205	348,946	0 0	0	1,013,389 1,1	76 103	0 2	0 26,434 122,2	-572,309	-172,143	0 1,013,389 1,176	103 0 9
OTHER PROJEC	TED DEVE	OPMENT SITES																									
OTHERTRODEC		94 Varick Street																					+ 1				
	477 42	104 Varick Street						1																			.
Projected 5	477 44	557 Broome Street	_	Hotel w/ C 7																							,
	477 76	66 Watts Street	0 595	Hotel w/ Ground-Floor Retail ⁷	10.4 3	109 890	2 750	0 107 140	202	0	0 0	0	0 Subdistrict B	new construction	7.2 71.653	8.962	0	0 0	0 4	62 601	74 17	0	7 6 212	0 -107 1/0	0	0 62 691 74	17 0
Projected 6	580 52	82 King Street	20,325	No Change	2.0	40,740		0 0	0 0	40,740	0 0	0	0 SPD-NarrowSt	new construction	7.3 163,210	19,004	0	0 0	0 144,206		0 0	0	4 19,004	0 0	-40,740 144,20		0 0
Projected 7	580 19	163 Varick Street	7,500	No Change	6.0	45,000	7,500 6,000	0 0	0	31,500 14,700	0 0		0 SPD-WideSt	new construction	12.0 93,146 6.3 37,431	7,013	0	0 0	0 (86,134 1		0	3 -487 -6,0	000 0	-31,500 -14,700	0 86,134 103	
Projected 8 Projected 9	597 10 597 1	92 Vandam Street 515 Greenwich Street	5,716 13,687	No Change No Change		14,700 59,615		0 0	0 0	14,700 49,615	0 0	0	0 SPD-NarrowSt 0 SPD-WideSt	new construction new construction	6.3 37,431		0	0 0	0 0	32,087		0	8 5,344 0 2,797	0 0	-14,700 -49.615	0 32,087 37 0 154,369 184	
	579 1	282 Hudson Street	,			00,010	,			,						1=,, 4,							7		,	,	,
Projected 10		284 Hudson Street 286 Hudson Street																									,
		49 Dominick Street	5,163	No Change	1.0	4,990	1,475	0 0	0	0	3,515 4	0	0 SPD-WideSt	new construction	12.0 76,213	* 4,827	0	0 0	0 (71,386	35 20	0	8 3,352	0 0	0	0 67,871 81	20 0
Projected 11		290 Hudson Street		No Change			4,000 20,257	7 0	0	0	0 0	0		Res conv & enlarge	6.6 29,195		0	0 0	0 (25,234		0	6 -38 -20,2	257 0	0	0 25,234 24	
Projected 12	579 35 477 57	Spring Street 6 Avenue	16,230	No Change	0.0	0	0 0	0 0	0	0	0 0	63	0 SPD-NarrowSt	new construction	6.8 114,641	15,175	0	0 0	0 0	99,466 1	4 0	0	15,175	0 0	0	0 99,466 114	0 -63 2
Projected 13	477 64	113 Avenue Of The Ame																									,
Projected 14		48 Watts Street 74 Charlton Street		No Change No change	1.2 0.0	7,123	3,677 3,446	6 0	0	0	0 0	0	0 SPD-WideSt 0 SPD-NarrowSt	new construction new construction	12.0 72,840 7.2 112,910		0	0 0	0 (67,357 98,788 1	31 19	0	7 1,807 -3,4 6 14,122	146 0	0	0 67,357 81 0 98,788 113	19 0 1
Projected 15		568 Broome Street		No change	0.0		0 0	0 0	0	3,312	0 0	0		new construction	7.2 28,429	3,556	0	0 0	0 0	24,874		0	0 3,556	0 0	-3,312	0 24,874 30	
Projected 16		30 Vandam Street	5,000	No Change			5,000 22,286		0	0	0 0	0	0 SPD-NarrowSt	new construction	7.1 39,050		0	0 0	0 34,375	0	0 0	0	1 -325 -22,2		0 34,37		0 0
Projected 17 Projected 18		523 Greenwich Street	5,000	Hotel Commercial enlargement		59,721 65,757		00,721	124	0	0 0	0	0 SPD-WideSt 0 SPD-WideSt	new construction Res Conv	10.8 55,918 7.0 65,757		43.837	0 0	0 (51,243	61 14 P4 6 0	0	3 4,675 0 0 -21.9	0 -59,721	0	0 51,243 61 0 21,920 8	
Projected 19	597 39	537 Greenwich Street	10,000	Storage use	7.0	70,000	0 (0 0	0	70,000	0 0	0		Res conv & enlarge	10.7 110,805	9,350	0	0 0	0 0	101,455 1	7 28		9,350	0 0		0 101,455 107	28 0 2
PROJECTED DEVELOR	PMENT SITES TO	TAL	136,590	NA	NA	532,391	34,402 117,746	6 166,861	326	209,867	3,515 20	63	0 NA	NA	NA 1,238,364	118,946	43,837	0 0	0 178,58	897,000 1,0	37 172	0 2	2 84,544 -73,9	-166,861	-209,867 178,58	1 893,485 1,017	172 -63 22
PROJECTED EN	II ARGEMEN	IT SITES																									
Enlargement 2	505 1	150 Varick Street	26,860	No Change	8.0	214,110	21,411 192,699	9 0	0	0	0 0	0	0 SPD-WideSt	Enlarge with Sliding Sc	ale 9.8 264,702	21,411	192,699	0 0	0 (50,592	19 0	0	0 0	0 0	0	0 50,592 49	0 0
Enlargement 3		547 Greenwich Street	3,750	No Change		20,068		0 0	0	0	17,068 9	0	0 SPD-WideSt	Penthouse Addition	6.4 23,931		0	0 0	0 (20,001	3 0	0	0 0	0 0	0	0 3,863 4	0 0
PROJECTED ENLARGE	EMENIS IOIAL		30,610	NA	NA NA	234,178	24,411 192,699	9] 0)	U	17,068 9	U	UNA	INA	NA 288,632	24,411	192,699	0 0	U] (71,522	52 0	U	0 0	0 0	0	0 54,454 53	0 0
TOTAL: ALL PROJECT	ED DEVELOPME	NT & ENLARGEMENT S	SIT 318,241	NA	NA	1,804,512	125,583 537,165	5 739,170	1,126	382,010	20,583 29	63	180 NA	NA	NA 2,982,536	236,562	585,482	0 0	0 178,58	1,981,911 2,2	75 275	0 4	2 110,978 48,3	-739,170	-382,010 178,58	1 1,961,328 2,246	275 -63 31
														OTENTIAL DEVE	I ODMENT OITEO												
				T									PC	JIENIIAL DEVE	LOPMENT SITES												
POTENTIAL DEV	VELOPMENT	SITES																									
Potential 20	597 46	108 Charlton Street	3,683	No Change		22,519		7 0	0	19,302	0 0	0	0 SPD-WideSt	Res conv & enlarge	7.0 26,910		0	0 0	0 (23,466	23 0	0	6 3,444 -3,2		-19,302	0 23,466 23	0 0
Potential 21		100 Vandam Street 58 Watts Street	6,417	No Change	6.3	40,600	0 40,600	0 0	0	0	0 0	0	0 SPD-WideSt	Res conv & enlarge	9.2 61,272	6,000	0	0 0	0 (55,272	0	0	2 6,000 -40,6	500 0	0	0 55,272 54	0 0 1
Potential 22	477 73	60 Watts Street																									.
. Otomica LZ	477 74	62 Watts Street	6 740	No Chango	2.0	13.282	1 000 207	7 ^	, ,	^	12.075 18		Subdistrict B	new construction	7.2 50,430	6.308				44.122	10		1 5.308 -2	207		0 32.047 34	12 0
	578 77	64 Watts Street 572 Broome Street	6,746	No Change	2.0	13,282	1,000 20	1 0	, 0	0	12,075 18	0	U SUDDISTRICT B	new construction	7.2 50,430	0,308	U	U U	0	44,122	12	U	1 3,308 -2	0	U	0 32,04/ 34	12 0 7
Potential 23	578 78	572 Broome Street 574 Broome Street	=	L	1	,		_													.				_		
Potential 24	578 79 580 60	576 Broome Street 183 Varick Street	5,696 12 590	No Change No Change	2.5 5.4	14,020 68,476	0 2,295 2,000 66,476		0 0	0	11,725 10 0 0	0	0 Subdistrict B 0 SPD-WideSt	new construction Res conv & enlarge	7.2 42,580 12.0 156,362		0	0 0	0 (37,255	14 10 52 40	0	0 5,326 -2,2 3 9,772 -66,4		0	0 25,530 34 0 144,590 152	10 0 1 40 0 3
POTENTIAL DEVELOP	MENT SITES TO	ΓAL	35,132	NA	NA NA	158,897	3,000 112,795	5 0) ŏ	19,302	23,800 28			NA	NA 337,553			0 0	0	304,705 3			2 29,848 -112,7			0 280,905 297	
DOTENTIAL SITE	AD05115	- 0.750		<u> </u>				·								·											
POTENTIAL ENL			0.500	No Change	1 00	9,385	0 (ol ^	1 1		9.385 18		0 CDD NC:	Donthouse Addis-	4.6 11,485	0 1		0 0	۰	11.485	20 21	0	0 0	0 0		0 2,100 2	
Enlargement 48 Enlargement 5	505 26	26 Vandam Street 169 Avenue Of The Ame	2,500 er 3.755	No Change		9,385		0 0	0	0	9,385 18 13,500 24			Penthouse Addition Penthouse Addition	4.6 11,485 4.1 15,558		0	0 0	0 (20 0	0	0 0	0 0	0	0 2,100 2 0 2,058 2	0 0
Enlargement 6	597 32	305 Spring Street	2,516	No Change	4.1	10,190	1,258		0	0	8,932 16	0	0 SPD-NarrowSt	Penthouse Addition	5.0 12,776	1,258	0		0 (11,518	19 0	0	0 0	0 0	0	0 2,586 3	
Enlargement 7 Enlargement 8	597 33 597 50	307 Spring Street 102 Charlton Street	2,500	No Change No Change		8,700 6.850	0 (0 0	0	0	8,700 8 6,850 16			Penthouse Addition Penthouse Addition	4.5 11,275 3.4 8,579		0		0 (11,275 8.579		0	0 0	0 0	0	0 2,575 3 0 1,729 2	0 0
Enlargement 9	597 52	98 Charlton Street	2,500	No Change	4.6	11,388	0 (0 0	0	0	11,388 26	0	0 SPD-NarrowSt	Penthouse Addition	5.6 13,963	0	0		Ó	13,963	29 0	0	0 0	0 0	Ö	0 2,575 3	0 0
Enlargement 10		100 Charlton Street 558 Broome Street		No Change No Change		6,656	0 (1,965 (0 0	0	0	6,656 16 12,772 20			Penthouse Addition Penthouse Addition	3.5 8,411 5.4 16,895		0	0 0	0 (8,411 14,930		0	0 0	0 0	0	0 1,755 2 0 2,158 2	0 0
Enlargement 11 Enlargement 12		550 Broome Street		No Change		8,470		0 0	0	0	8,470 18			Penthouse Addition	4.7 9,994		0	0 0	0 (9,994		0	0 0	0 0	0	0 2,158 2	0 0
Enlargement 13	491 27	552 Broome Street	2,113	No Change	4.0	8,470	0 (0 0	0	0	8,470 11	0	Subdistrict B	Penthouse Addition	4.7 10,042	0		0 0	0 (10,042	3 0	0	0 0	0 0	0	0 1,572 2	0 0
Enlargement 14 Enlargement 15		117 Varick Street 533 Greenwich Street	2,685	No Change No Change		10,550 17,542		0 0	0 0	5,012	10,550 11 12,530 10		0 Subdistrict B 0 SPD-WideSt	Penthouse Addition Penthouse Addition	4.8 12,921 8.0 20,117		0	0 0 5.0	0 (12,921 15,105		0	0 0	0 0	0	0 2,371 2 0 2,575 3	
POTENTIAL ENLARGE	MENT SITES TO	TAL.	31,202		NA	126,438	3,223	0 0) ŏ		118,203 194			NA	NA 152,017		Ö		012	143,782 2		Ö	0 0	0 0	Ö	0 25,579 27	
TOTAL - ALL DOTENTIA	AL DEVELOPMEN	IT & ENLARGEMENT SI	TE 66 224	NΔ	N A	295 225	6 223 442 705	5 0	ام ا	24 24 4	142.003 222	. 0	0 NA	NA	NA 490 570	36.074	0	0 0 5,0	112	140 A07 E	ie eal	nl ·	2 20 8/10 -142 7	795	-10 302	0 306 494 224	62 0 7
NOTES:	AL DEVELOPINEN	I G ENLARGEWENT SI	11 00,334	INA	NA.	200,335	0,223 112,795	J _I 0	U U	24,314	142,003 222	. 0	UJNA	INA	NA 489,570	30,071	U	U] U] 5,1	V12	446,487 5	62	U	29,048 -112,1	93] 0	-13,302	0 300,484 324	02 0 /
I		neigt of around floor retail																									

- NOTES:
 2-story commercial development would consist of ground floor retail use and other permitted commercial use above (e.g., trade school, banquet hall, or dance studio).

 1) The With-Action zoning floor area includes transfers of development rights. Sites 3, 6, 8, 9, 12, 14, 16, 17, 19, E1, and E2 would not be able to maximize their floor area under the lower height limits.

 2) It is assumed that the retail space on Projected Site 1 would be reduced because the courtyard shape of the building would be maintained (e.g., less that 85 percent of lot area).

 3) In the No-Action condition, this site would utilize the plazas bonus to achieve more than 10.0 FAR. The FAR presented in the table is based on a zoning floor area 99.000 zoning square feet. Approved DOB plans indicate the plaza would be approximately 3,500 sf.

 5) The No-Action FAR presented in this table is based on a zoning floor area 99.000 zoning square feet.

 6) Projected Site 18 contains a 60,725-got condominium building in the existing condition. This is a 24-lent. This is a 24-l

SOURCES:
NYC DCP MapPLUTO 10v1 (2010) data. AKRF, Inc; SHoP Architects; HR&A Advisors.

As discussed in Chapter 21 under the Modified Midblock Site Alternative, Edison Properties provided the following specific modifications to the proposed Special Hudson Square District zoning text:

Qualifying Buildings [edits to existing proposed definition]

For the purposes of this Chapter, a "qualifying building" shall be any building that contained at least 50,000 square feet of floor area on (date of referral), except buildings which were used predominantly for one or more of the following uses on (date of referral): (1) moving or storage offices, with no limitation as to storage or floor area per establishment; (2) warehouses; or (3) wholesale establishments, with no limitation on accessory storage; which buildings shall not be considered a "qualifying building" for the purposes of this Chapter.

88-35 Certification for the provision of public open areas [additional section]

For #zoning lots# located outside of Subdistricts A and B that include a #through lot# fronting on two narrow streets and provide publicly accessible open areas, the Chairperson of the City Planning Commission shall allow, by certification, the Height and Setback regulations set forth in Section 88-33 to apply as though such #zoning lot# was located on a #wide street#, and the #street wall# location provisions of Section 88-33(b)(1) to apply along only one street frontage, provided that:

- (a) such publicly accessible open area provides an appropriate amenity to the surrounding area;
- (b) such publicly accessible open area has appropriate access, circulation, landscaping, seating, paying and lighting; and
- (c) such publicly accessible open area is located along a south-facing #street line# as defined in Section 37-714.

Publicly accessible open areas provided pursuant to this Section shall be accessible to the public at all times, except where the Commission has authorized a nighttime closing pursuant to Section 37-727. Furthermore, such open areas shall comply with the requirements for #public plazas# set forth in Sections 37-744 (Litter receptacles), 37-75 (Signs), 37-77 (Maintenance) and paragraph (a) of Section 37-78 (Compliance).

All plans for publicly accessible open areas, once certified, shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument providing notice of the certification of the publicly accessible open areas and setting further such provisions as necessary to ensure compliance with the requirements of this Section. Such filing and recording of the instrument shall be a precondition for the filing for or issuance of any building permit for any #development# or #enlargement# on the #zoning lot#. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of any #development# or #enlargement# subject to the provisions of this Section until the Chairperson of the Commission certifies to the Department of Buildings that the public

access area is substantially complete and that the public access area is open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such #development# or #enlargement# until the Chairperson of the Commission certifies to the Department of Buildings that the public access area is complete and that all public access requirements of this Section have been met in accordance with the plans for such public access area.