2.0 PROJECT DESCRIPTION

INTRODUCTION

This <u>Final</u> Environmental Impact Statement (<u>Final</u> EIS) has been prepared to analyze the proposed 125th Street Corridor Rezoning and Related Actions ("the proposed action"). The proposed action includes zoning map and zoning text amendments proposed by the New York City Department of City Planning (DCP). The rezoning area spans the West, Central and East Harlem neighborhoods of Manhattan and includes parts of Manhattan Community Districts 9, 10 and 11. The proposed rezoning area is currently zoned R7-2, C4-4, C4-4A, C4-5, C4-7, and M1-2 (see **Figure 2.0-1**, Existing Zoning). The rezoning proposal would create a new special district, the Special 125th Street District, within the rezoning area and change the area's underlying zoning to R6A, R7A, C4-4A, C4-4D, C6-3, and C4-7, as modified by the proposed special district (see **Figures 2.0-2**, Rezoning Area and Special District Boundaries and **2.0-3**, Proposed Zoning). A draft of The proposed text amendment is included in **Appendix A** of this Final EIS.

In addition to the zoning map and text amendments, the proposed action includes the disposition of City-owned property, an Urban Renewal Plan amendment, a City Planning Commission (CPC) certification pursuant to the Special TA (transit land use) District, and Urban Development Action Area Project (UDAAP) designation and project approval (a non-ULURP action) in connection with a known development on a site within the rezoning area.

The Final EIS analyzes a range of alternatives to the proposed action, in addition to the proposed action itself. Among the alternatives considered, a new alternative, the "Expanded Arts Bonus Alternative," has been proposed by DCP since the issuance of the Draft EIS. The Expanded Arts Bonus Alternative was developed largely in response to public comments received during the land use review process, and is, therefore, under particularly active consideration by the lead agency, the CPC. The Expanded Arts Bonus Alternative, which is described more fully and analyzed in Chapter 21, "Alternatives," represents a combination of aspects of both the Arts Bonus and the C4-4D Alternatives, and is presented in addition to those Alternatives. Upon completion of the environmental review process, it is possible, in accordance with SEQRA and CEQR, that the CPC will select an alternative, rather than the proposed action. The modified ULURP application [C 080099(A) ZMM and N 080100(A) ZRM] for the zoning map and text amendments which are analyzed in the new Expanded Arts Bonus Alternative were filed by the DCP on December 17, 2007 and are contained in their entirety in Appendix A.

The environmental analyses put forth in this EIS assume a development period of ten years for the reasonable worst-case development scenario (RWCDS) for the proposed action (build year 2017), and identify the cumulative impacts of other projects in areas within or nearby the area affected by the proposed action. The RWCDS is discussed in detail below in Section 2.5, "Reasonable Worst-Case Development Scenario."

2.1 Required Approvals and Review Procedures

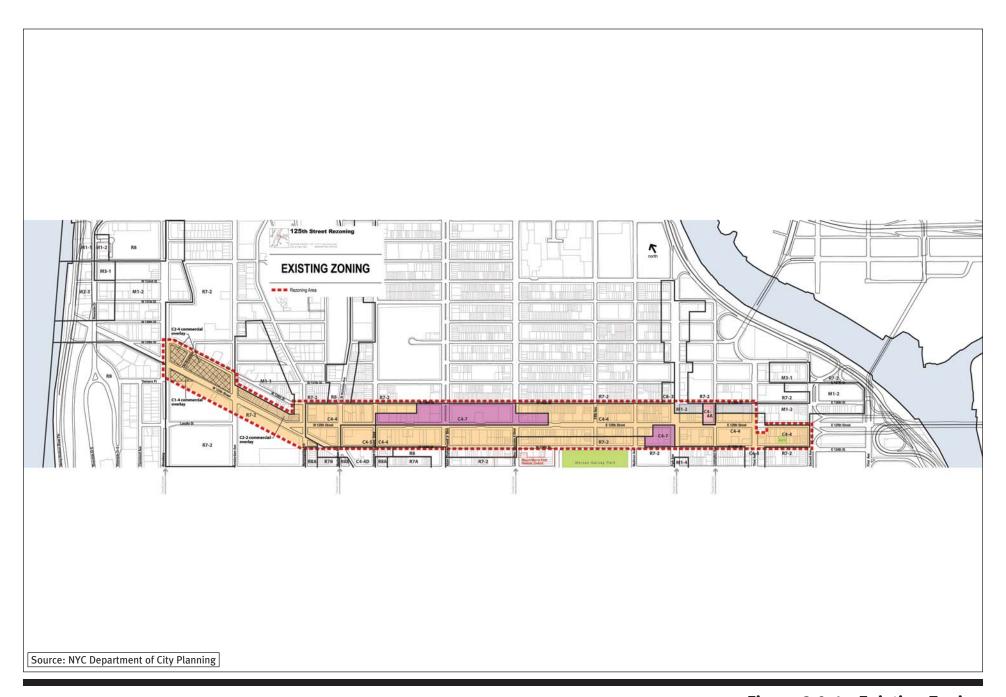
The proposed action requires City Planning Commission CPC and City Council approvals through the Uniform Land Use Review Procedure (ULURP), and includes the following actions:

- Zoning map amendments that would map the Special 125th Street District and new zoning districts in conjunction with the proposed zoning text amendments. Refer to **Figures 2.0-1** (Existing Zoning), **Figures 2.0-2** (Rezoning Area and Special District Boundaries) and **2.0-3**, (Proposed Zoning) for proposed zoning map changes.
- Zoning text amendment to establish the Special 125th Street District.
- Disposition of City-owned property, an Urban Renewal Plan amendment, a CPC certification pursuant to the Special TA (transit land use) District, and UDAAP designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail on a site within the proposed rezoning area.

These actions are subject to the City Environmental Quality Review (CEQR) procedures. An Environmental Assessment Statement (EAS) was submitted on December 13, 2006. DCP, acting as lead agency on behalf of the City Planning Commission, has determined that the proposed action would have the potential for significant adverse impacts. Therefore, a detailed assessment of likely effects in those areas of concern has been prepared and disclosed in this <u>Final</u> EIS.

A draft scoping document that set forth the analyses and methodologies proposed for this EIS was submitted to the public on December 13, 2006. The public, interested agencies, Manhattan Community Boards 9, 10 and 11, and elected officials were invited to comment on the scope, either in writing or orally, at a public scoping meeting that was held on Wednesday, January 17, 2007, at 4:00 PM at the Harlem State Office Building located at 163 West 125th Street, between Adam Clayton Powell Jr. Blvd and Lenox Avenue/Malcolm X Blvd, New York, NY 10027. The written comment period for submitting comments on the draft scoping document was initially scheduled to end on Monday, January 29, 2007 but was subsequently extended until Tuesday, February 20, 2007. Comments received during the draft scope's public meeting, and written comments received up to the end of the written comments period were considered and incorporated, as appropriate, into the final scope of work. The final scope of work was then used as a framework for preparing the Draft EIS (DEIS) for the proposed action. The final scoping document was submitted to the public on August 31, 2007.

On September 28, 2007, the DCP, on behalf of the CPC as lead agency, issued a Notice of Completion for the DEIS for 125th Street Corridor Rezoning and Related Actions. The public, interested agencies, Manhattan Community Boards 9, 10 and 11, and elected officials were invited to comment on the DEIS. Written comments were accepted on the DEIS from the time of issuance of the Notice of Completion until the closing of the comment period on February 11, 2008. In addition, a public meeting was held on January 30, 2008, at the City College of New York, in Aaron Davis Hall, located at 138 Convent Avenue at West 135th Street, in Manhattan to afford the interested public the opportunity to provide oral comments on the DEIS.



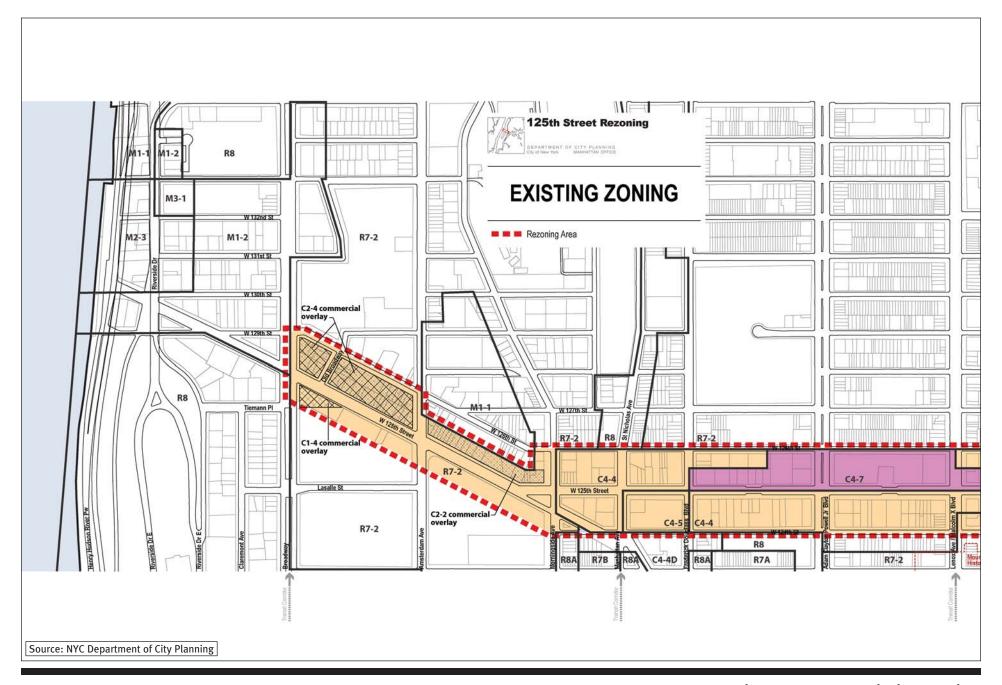


Figure 2.0-1a - Existing Zoning

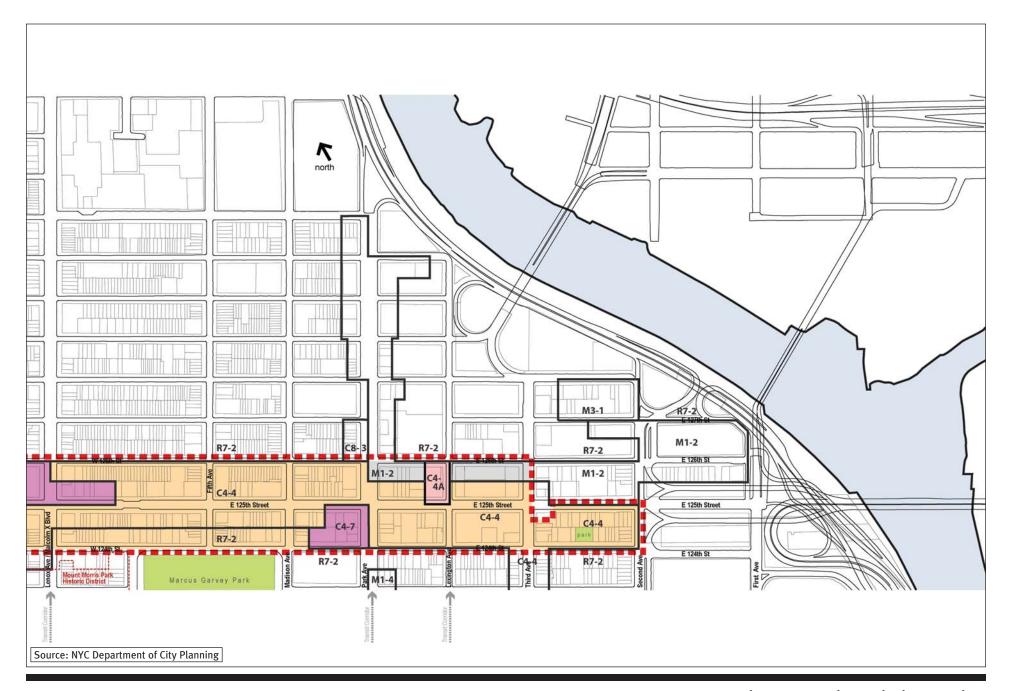


Figure 2.0-1b - Existing Zoning

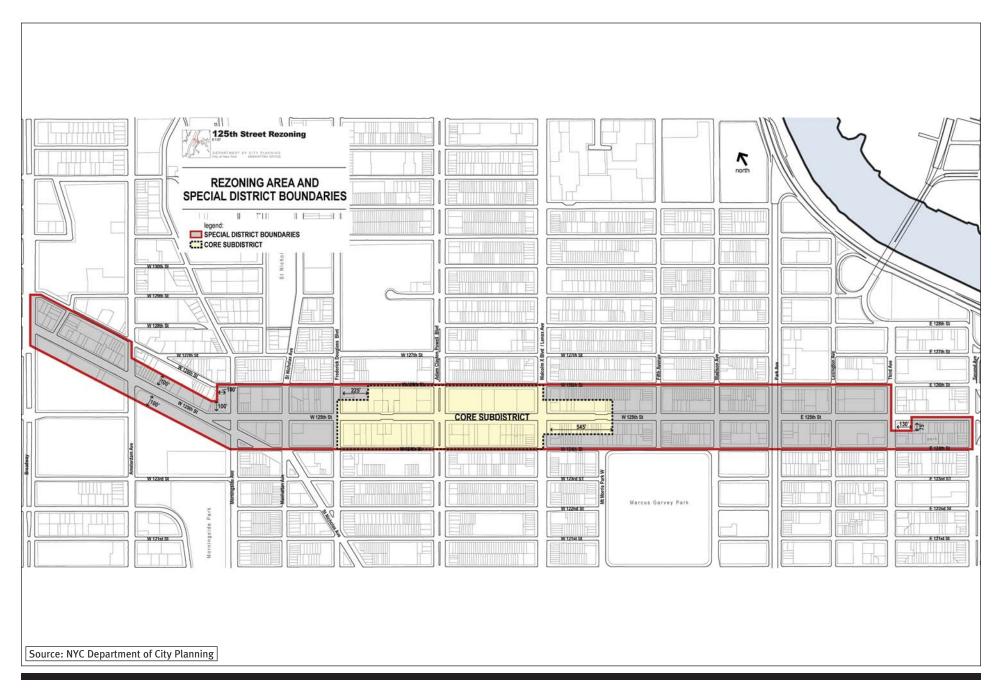


Figure 2.0-2 - Rezoning Area and Special District Boundaries

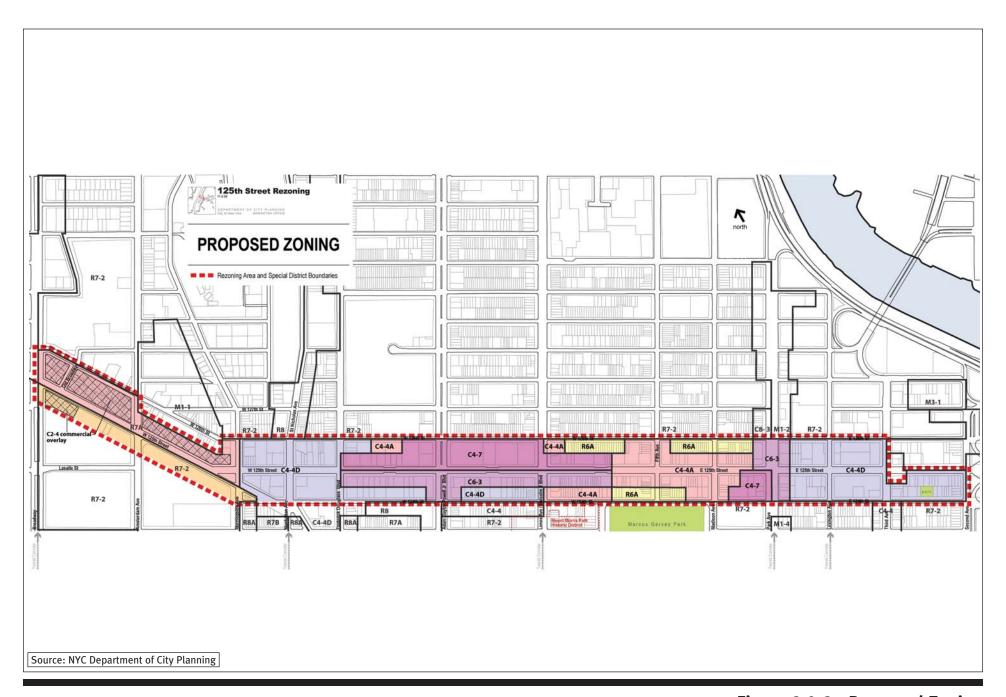


Figure 2.0-3 - Proposed Zoning

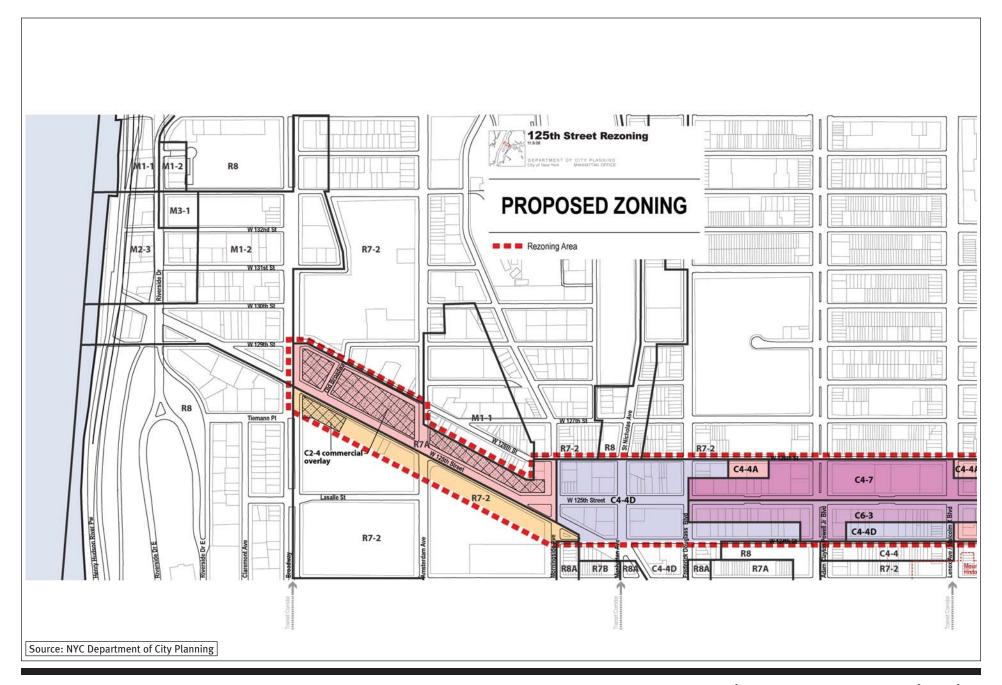


Figure 2.0-3a - Proposed Zoning

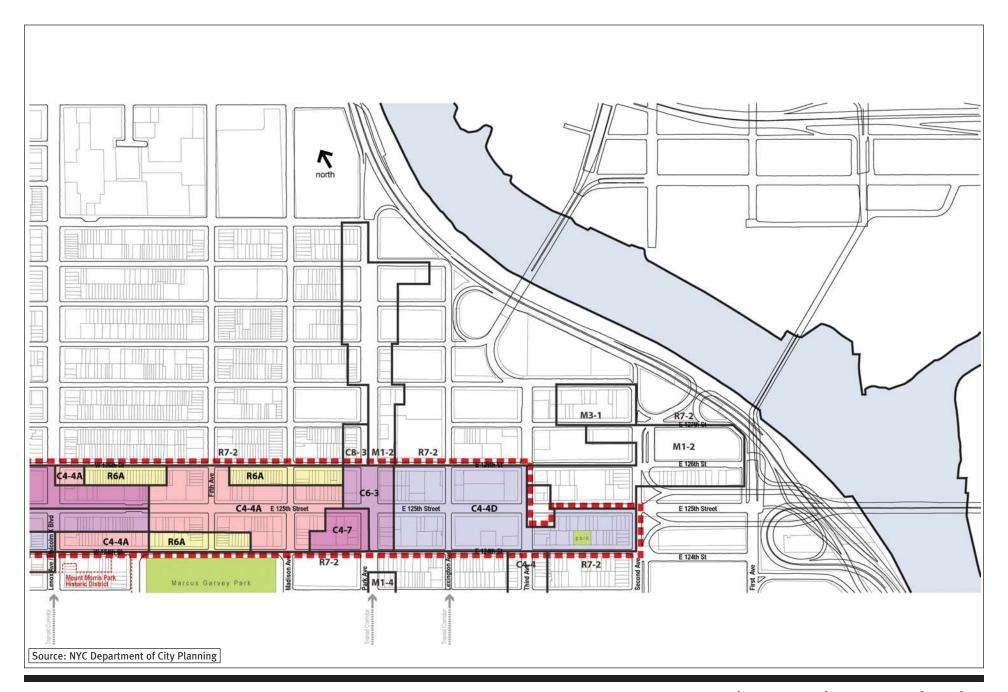


Figure 2.0-3b - Proposed Zoning

2.2 Description of the Proposed Action

The New York City Department of City Planning is proposing zoning text and map amendments that would affect 24 blocks in East, Central and West Harlem. The project area's location within New York City is shown in **Figure 2.0-3**, Location Map. The area proposed to be rezoned is generally bounded by 124th Street, 126th Street, Broadway and Second Avenue (the exact boundaries are shown in the attached Rezoning Area and Special District Boundaries map – See **Figure 2.0-4**). The proposed changes are part of a comprehensive City initiative to support the ongoing revitalization of 125th Street, Harlem's Main Street. **Table 2.0-1** below provides a list of the block and lots affected by the proposed action.

The 125th Street corridor has a diverse mix of commercial, institutional and retail uses. Portions of the corridor have occupied residential buildings. Examples of recent development include a Pathmark supermarket, Gotham Plaza and Gateway Plaza, located at Lexington Avenue and 125th Street; the Hotel Trades Association building and Harlem USA, located at Morningside Avenue and Frederick Douglass Boulevard, respectively.

Table 2.0-1
List of Blocks and Lots Affected by Proposed 125th Street Corridor Rezoning and Related

	Actions
AFFECTED BLOCKS	AFFECTED LOTS
1722	1, 3, 5, 6, 7, 13, 19, 22, 24, 25, 26, 27, 30, 33, 35, 36, 37, 38, 39, 40, 41, 44, 46, 47, 49, 51, 55, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 135, 137, 145, 155, 156, 168
1723	1, 4, 5, 7, 9, 10, 17, 21, 22, 23, 31, 33, 37, 38, 39, 40, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 122, 137, 140, 144, 146, 150, 153, 157, 159, 161, 164
1749	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 16, 21, 22, 23, 24, 31, 33, 35, 40, 43, 46, 48, 49, 50, 56, 59, 60, 61, 62, 63, 64, 66, 69, 101, 104, 107, 123, 160, 172
1750	1, 5, 6, 7, 9, 10, 12, 16, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 104, 142, 156, 158, 161, 165, 167, 168
1773	1, 4, 7, 11, 15, 17, 18, 20, 27, 33, 57, 58, 61, 62, 67, 69, 72
1774	1, 5, 6, 7, 8, 9, 17, 20, 30, 33, 48, 51, 56, 58, 61, 65, 66, 67, 68
1789	1, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 39, 42, 43, 45, 46 (partial), 50, 104, 121
1909	1, 7, 9, 11, 12, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 38, 39, 40, 41, 42, 44, 46, 57, 59, 63, 129, 140
1910	1, 7501
1930	1, 5, 30, 37, 40, 41, 44, 49, 50, 51, 53, 55, 57, 59
1931	1, 6, 10, 12, 15, 17, 19, 21, 27, 36, 56, 61, 63, 64
1951	1, 4, 7, 14, 22, 43, 51
1952	1, 2, 3, 4, 5, 9, 11, 19, 21, 22, 23, 25, 27, 28, 29, 37, 38, 41, 43, 51, 61, 101, 102, 138

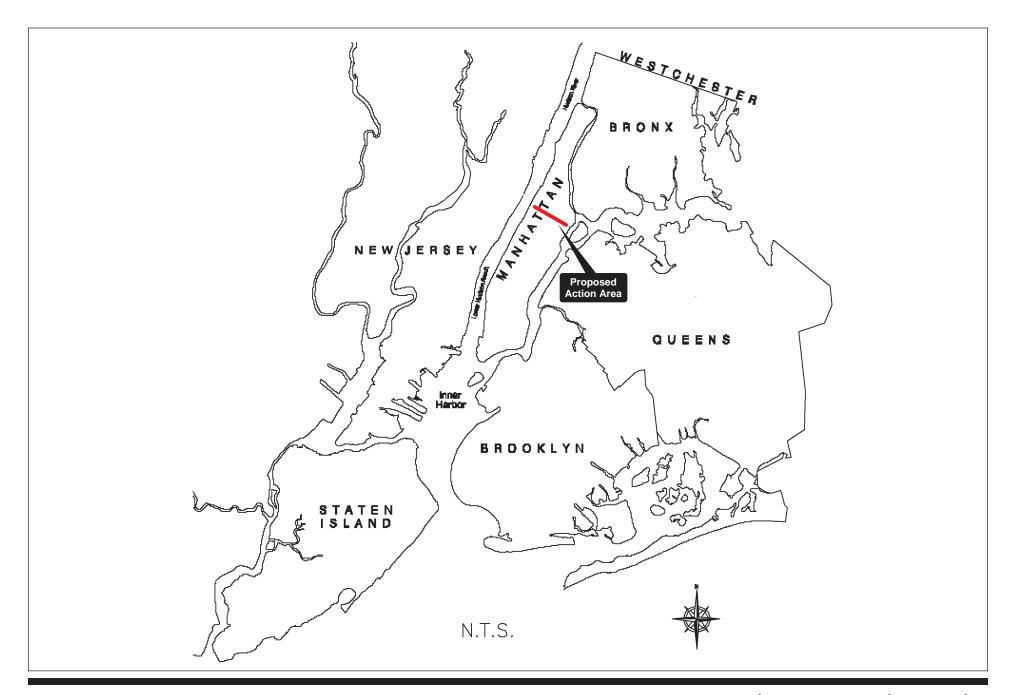


Figure 2.0-4 - Project Location

1964	1 (partial)
1966	31, 33 (partial), 36, 37, 38, 39, 40, 42, 44, 46, 47, 49 (partial), 52, 59, 61, 66 (partial), 67,
1700	70, 73, 77 (partial), 95 (partial)
1980	1 (partial), 22 (partial), 75 (partial)
1002	1, 5, 7, 9, 10, 14, 15, 16, 17, 20, 22, 24, 29, 30, 31, 32, 33, 34, 36, 38, 47, 49, 50, 59, 61,
1982	63, 65, 67, 68, 69, 71, 73, 104

Central to the proposal is establishing a new special purpose district for the areas of the 125th Street corridor within the rezoning - the Special 125th Street District. The Special District would allow a wide range of retail, arts, entertainment and cultural uses to physically and economically activate the street, would allow fine-tuned building form controls to respond to the specific scale and character of the corridor, and would support future job creation and career opportunities.

The majority of the area within the proposed rezoning boundaries is currently zoned C4-4, C4-7 and R7-2, which comprise medium and high density zoning districts. Small portions within the rezoning boundaries also include areas currently zoned C4-5, C4-4A and M1-2. The majority of the existing zoning districts within the corridor have been in effect since the last major revision of the New York City Zoning Resolution in 1961. The zoning proposal includes changes to the existing C4-7 and R7-2 zoning districts within the rezoning area and mapping C6-3, C4-4D, C4-4A and R6A zoning districts in the remaining areas. The proposed C4-4D zoning district would expand the existing C4-4D zoning district previously mapped through the Frederick Douglass Boulevard rezoning directly adjacent to the south of the rezoning area along Fredrick Douglass Boulevard and St Nicholas Avenue.

A key principle of the rezoning proposal for 125th Street is the creation of a balanced rezoning approach that includes opportunities to catalyze future development, while preserving those areas with a strong, definable built context as well as predominately residential areas. The proposal recognizes the built context of 124th and 126th Streets, which are predominantly residential in character and clearly distinct from 125th Street and proposes compatible zoning districts accordingly.

DCP's rezoning strategy balances encouraging growth with promoting preservation within select areas of the corridor. Through zoning text and zoning map amendments DCP's proposal would:

Support and enhance the ongoing economic revitalization of 125th Street and neighboring areas.

125th Street is Harlem's Main Street. Through the 1960- 80's period, 125th Street experienced an erosion of its function as a major retail corridor, resulting from population and housing decline, a lack of available public funding for new development, and general private disinvestment. In recent years 125th Street has experienced renewed development and private investment, such as that typified by the Harlem USA retail complex, the Hotel Trades Association building, Harlem Center and Pathmark. Significant projects undergoing their planning stages include the proposed redevelopment of the Victoria Theater, Columbia University's proposed campus plan for Manhattanville, to the western end of 125th Street, and the East 125th Street Development Project (formerly known as

Uptown New York), a new mixed-use project to be located on portions of three blocks bounded by 125th and 127th streets, Second and Third avenues, at the eastern end of 125th Street. Neighboring blocks have also seen new residential development facilitated by the recently adopted Frederick Douglass Boulevard and East Harlem rezonings, and under various New York City Housing Preservation and Development (HPD) programs.

DCP's rezoning proposal complements the city's ongoing capital investment and renewed private investment in the area. The proposal includes zoning changes that would positively bolster new development activity, and activate and reinforce 125th Street as a major mixed-use corridor and a local and regional destination for arts, entertainment and retail.

Promote building forms that are compatible with existing neighborhood character.

Along most of 125th Street, mid-blocks and intersecting avenue frontages, current zoning regulations allow tower-in-the park development that is inconsistent with the surrounding context of street wall buildings. Portions of the corridor within the rezoning area are characterized by four- to five-story rowhouses with street walls built to the street line; prominent examples of these areas include portions of 124th and 126th streets between Malcolm X Boulevard and Park Avenues, and along portions of 125th Street between Fifth and Madison Avenues.

To address these issues, DCP is proposing zoning districts to catalyze development and to ensure that future building forms are compatible with the surrounding neighborhood's built character. The proposed changes to the existing zoning regulations include bulk controls that will require all new development to provide street walls and setbacks for the upper portion of the buildings above the street wall to reduce their visual impact from the street level. Maximum height limits would be introduced for all the proposed new mapped districts ensuring the overall massing and scale of new development responds to the particular characteristics of the different areas within the corridor.

Foster new opportunities for mixed-use development.

Neighboring blocks, located north and south of 125th Street, comprise a growing neighborhood that is undergoing significant redevelopment. Residential development is critical and valuable to the long term vitality of a mixed-use district; however, no new housing has been built along 125th Street in the past recent years. New mixed-use development that includes housing on 125th Street would add vitality to the street both at day and night times by increasing the residential population. To encourage new mixed-use development that includes housing, DCP proposes increased densities in appropriate locations, with an inclusionary housing bonus to expand and enhance the opportunities for affordable housing development.

2.3 Purpose and Need

In response to recent and anticipated development in Harlem, and most specifically along 125th Street, DCP, in partnership with New York City Economic Development Corporation (EDC), Housing Preservation and Development (HPD), New York City Department of Transportation (DOT) and other City agencies, undertook in 2003 the 125th Street River-to-River Study. The purpose of this study was to propose a strategic planning and development framework for 125th Street from the Hudson River to the East River. The study focused on several key areas that include: zoning, transportation, the arts, identity enhancement to promote and support increased visits to the corridor by local residents as well as regional, national and international visitors, and public realm/streetscape improvements. The study also reviewed and proposed strategies to develop housing within the corridor, including affordable housing. To achieve the study's overall objectives, DCP convened an interagency working group and community-based Advisory Committee comprising more than 100 Harlem business and local civic representatives, community board members and elected officials. The actions comprising the 125th Street Corridor Rezoning and Special District designation described in this document constitute a key product of the study.

The rezoning plan includes input received from public meetings held in 2004, 2005, 2006 and 2007. The plan includes strategies to encourage new mixed-use development and to expand and enhance the arts, culture and retail activities on 125th Street in order to enable Harlem's Main Street to evolve as a vibrant corridor and a premier arts, entertainment and commercial destination in the City. The proposed rezoning seeks to:

Sustain and enhance the ongoing revitalization of 125th Street as a unique, diverse Manhattan main street — expand the extent and range of uses permitted along the street.

Provide a balanced zoning strategy — encourage new development where appropriate while maintaining the scale and character of existing predominantly residential areas.

Encourage new mixed-use development — catalyze the production of residential, commercial, retail, arts and entertainment uses to enliven the street during the day and evening.

Balance new development in response to existing neighborhood character and scale — establish urban design controls that reflect the special context of 125th Street.

Create opportunities for new housing including affordable housing — couple increases in density with inclusionary housing bonuses.

Existing Zoning

The 125th Street corridor is primarily zoned for medium-density residential and commercial development, interspersed with low-density manufacturing and high-density commercial districts (see **Figure 2.0-2**).

C4-7 high-density districts are generally mapped on the north side of 125th Street between Malcolm X and Frederick Douglass Boulevards, and at the southwest corner of 125th Street and Park Avenue. C4-7 districts allow commercial, residential and community facility uses up to 10 FAR. The maximum FAR can be increased to 12 FAR through the inclusionary housing bonus available for residential development and through the provision of an urban plaza or arcade.

Most of the rezoning area lies within a C4-4 general commercial district, which allows regional shopping with a wide range of commercial uses. C4-4 districts allow commercial development up to 3.4 FAR, residential development up to 3.44 FAR and community facility uses up to 6.5 FAR. On wide streets outside the Manhattan Core (i.e., Manhattan Community Districts 9-12), residential development that complies with the Quality Housing program is allowed up to 4.0 FAR. One off-street parking space per 1,000 feet of commercial floor area for most retail uses is generally required; however parking requirements can be waived if less than 40 parking spaces are generated.

A C4-5 general commercial district is mapped on the block bounded by Frederick Douglass Boulevard, St. Nicholas Avenue, West 125th and West 124th Streets. C4-5 districts also allow regional shopping with a wide range of commercial uses. Like C4-4 districts, C4-5 districts allow residential uses up to 3.44 FAR and community facility uses up to 6.5 FAR. Commercial uses are permitted up to 3.4 FAR. For commercial uses, no accessory parking is required.

The west side of Lexington Avenue between 125th and 126th Street is zoned C4-4A, a general commercial district that allows residential, commercial and community facility uses up to 4 FAR. The C4-4A district is a contextual district and requires buildings to provide a street wall between 40 and 65 feet and has a maximum height limit of 80 feet.

Local retail activity is facilitated by commercial overlays mapped over the existing R7-2 district. Along the north side of 125th Street, C2-4 commercial overlays are mapped between Broadway and Amsterdam Avenue, and a C2-2 commercial overlay is mapped between Amsterdam and Morningside Avenues. Along the south side of 125th Street, a C1-4 commercial overlay is mapped at the intersection with Broadway. As local service districts, these commercial overlays allow commercial uses up to 2.0 FAR; however, in mixed residential/ and or community facility and commercial buildings, commercial uses are limited to the ground floor.

Low density M1-2 districts are mapped along portions of East 126th Street between Park and Third Avenues, and along Park Avenue north of East 125th Street. M1-2 districts allow light manufacturing and commercial uses up to 2.0 FAR, and certain community facility uses up to 4.8 FAR.

The existing Special TA District is mapped along portions of East 125th Street and Second Avenue. The Special TA District is mapped in the vicinity of the proposed Second Avenue subway line to provide easements to facilitate pedestrian access to the proposed subway and the access of light and air to the stations.

Table 2.0-2 provides a summary of the existing allowed density and building form in the rezoning area.

Table 2.0-2 Summary of Existing Allowed Density and Building Form

	Allowed Der	nsity (FA	(R):				Building Form:				
	Use:		RESIDENTIA	ıL	COMMERCIAL	COMMUNITY FACILITY	Existing bulk control	ntrols			
	Zoning District	Base FAR	Inclusionar Housing Bonus	y Max. FAR	Max. FAR	Max. FAR	Building base (streetwall): min. max.	Building height: max.			
	R7-2 1	-	-	3.44/4.0+	-	6.5	not required	none			
XX	overlays C2-4, C2-2, C1-4	-	-	-	2.0	-	-	-			
	C4-4	-	-	3.44/4.0+	3.4	6.5	not required	none			
	C4-5	-	-	3.44	3.4	6.5	not required	none			
	C4-4A	-	-	4.0	4.0	4.0	40' 65'	80'			
	C4-7	10.0	2.0	12.0	10 - 12*	10 - 12*	not required	none			
	M1-2	2.0 -	Manufactu	ring	2.0	4.8	not required	none			

Source: NYC DCP

Proposed Zoning

The Department of City Planning is proposing a zoning text amendment to establish the Special 125th Street District and zoning map amendments to map the Special 125th Street District. The proposed action would serve to enhance the 125th Street corridor through a balanced strategy which provides new opportunities to catalyze future mixed-use commercial and residential development, including affordable housing, while protecting the scale and character of predominately residential portions of the corridor with a strong built context. The Special 125th Street District boundaries coincide with the rezoning area boundaries, which is generally bounded by 124th and 126th Streets, Broadway and Second Avenue (see **Figure 2.0-1**). 125th Street comprises the spine within the proposed rezoning area.

The proposed Special District would contain the "Core Subdistrict". The subdistrict would generally include both sides of 125th Street between Frederick Douglass Boulevard and 545 feet east of Lenox Avenue/Malcolm X Boulevard. Prominent arts institutions like the Apollo Theater and the Studio Museum are located within this section of 125th Street. The subdistrict would contain additional regulations pertaining to the creation of arts and entertainment uses that would complement existing ones; these regulations are described in detail within the Use Regulations section below.

The proposed Special District would promulgate controls that shape the form of new buildings to respond to the specific conditions along the corridor in a more fine-tuned approach than possible with regular zoning categories. Key elements include:

- Maintaining a consistent street wall that frames 125th Street through the base of new buildings at heights consistent with the existing context;
- Ensuring ground floor retail continuity and transparency to improve the pedestrian experience along 125th Street; and
- Establishing height limits for new developments within the corridor.

The proposed Special District would modify existing bulk and density regulations for C4-4D, C6-3 and C4-7 districts mapped within the proposed rezoning area in order to achieve the building form objectives listed above. The modified density regulations would also create and expand opportunities for affordable housing.

The proposed Special District would modify use requirements of the underlying zoning to ensure appropriate "active" uses such as retail, arts and entertainment have sufficient frontage on 125th Street at the ground floor level; it would also include building frontage and ground floor location restrictions for certain uses such as banks, offices and hotels. The proposed Special District would also modify signage and parking regulations. **Table 2.0-3** summarizes the proposed density and bulk regulations for the rezoning area.

Table 2.0-3
Summary of Proposed Allowed Density and Building Form within Special District

	Allowed Der	nsity wit	hin Special Dis	strict (FA	AR):		Building Form:				
	Use:		RESIDENTIAL		COMMERCIAL	COMMUNITY FACILITY	Special District bu	lk controls			
	Underlying Zoning District	Base FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR	Building base (streetwall): min. max.	Building height: max.			
	R6A	-	-	3.0	-	3.0	40' 60'	70'			
	R7-2 ,	-	-	3.44	-	6.5	not required	none			
$\times\!\!\!\times$	C2-4 overlay	-	-	-	2.0	-	-	-			
	R7A 、	-	-	4.0	-	4.0	40' 65'	80'			
XX	C2-4 overlay	-	-	-	2.0	-	-	-			
	C4-4A	-	-	4.0	4.0	4.0	40' 65'	80'			
	C4-4D	5.4	1.8	7.2	5.4	6.0	60' 85'	120'			
	C6-3	6.0	2.0	8.0	6.0	6.0	60' 85'	160'			
	C4-7	9.0	3.0	12.0	10.0	10.0	60' 85'	290'			

Source: NYC DCP

Density and Building Form Regulations

DCP's proposed zoning map and zoning text amendments would create new opportunities for mixed-use development along 125th Street while preserving the scale and character of portions of

124th, 125th and 126th streets. The proposed actions would also facilitate and expand new and existing opportunities for affordable housing. The primary component of DCP's proposal would affect zoning regulations governing building bulk, including the permitted densities (i.e., FAR), building heights, and street walls.

The rezoning proposal includes the following changes in the zoning districts, as modified by the proposed special district:

- C4-7, on the north side of 125th Street, between Frederick Douglass Boulevard and a point 545 feet east of Malcolm X Boulevard, and the southwest corner of 125th Street and Park Avenue. The proposed C4-7 district is an existing zoning district with modified bulk regulations to limit the height of new buildings and to expand opportunities for affordable housing. The existing C4-7 district allows residential uses up to 10 FAR (bonusable to 12 through the existing inclusionary housing program or the provision of an urban plaza or arcade) and commercial and community facility uses up to 10.0 FAR with a bonus of up to 2 FAR available for the provision of an urban plaza or arcade. The proposed C4-7 district would be extended 165 feet east beyond its existing boundaries over a C4-4 district. The proposed C4-7 district would permit residential uses up to 9.0 FAR (bonusable to 12 FAR through inclusionary housing) and commercial and community facility uses up to 10.0 FAR. The building form requires a street wall between 60 and 85 feet, a 15 feet setback above the street wall facing wide and narrow streets, and limits the maximum building height to 290 feet. In addition, within 50 feet of the 126th Street frontage between Adam Clayton Powell Jr. Boulevard and Lenox Avenue/Malcolm X Boulevard the bulk regulations would require a maximum height of 80 feet for those portions of the building within this area, in lieu of the height limit described above.
- C6-3, on the south side of 125th Street, between Frederick Douglass Boulevard and a point 545 feet east of Malcolm X Boulevard. The proposed C6-3 district is a zoning district with modified bulk regulations to limit the height of new buildings and to create opportunities for new housing, including affordable housing. The existing zoning within this area is C4-4 which allows residential uses up to 3.44 FAR (4.0 FAR through the Quality Housing provisions on wide streets), commercial uses up to 3.4 FAR and community facility uses up to 6.5 FAR. The proposed C6-3 district would permit residential uses up to 6.0 FAR (bonusable to 8.0 FAR through inclusionary housing) and commercial and community facility uses up to 6.0 FAR. The building form requires a street wall between 60 and 85 feet, with a 15 feet setback above the street wall facing wide and narrow streets. Above a height of 85 feet the horizontal dimension of the building (also referred to as the slab width) is limited to 150 feet in width. The maximum building height is limited to 160 feet.
- C6-3, along portions of Park Avenue between 124th and 126th streets. The existing zoning within this area is C4-4 as described above, except for the south

east corner of Park Avenue and 126th Street which is zoned M1-2, a manufacturing district that allows manufacturing and local commercial uses up to 2.0 FAR and community facility uses up to 4.8 FAR. Density and bulk regulations on the proposed C6-3 district are as described above, in addition, buildings fronting along Park Avenue and the elevated railroad structure are allowed to setback from the Park Avenue streetline 10 feet regardless of the street wall requirements.

- C4-4D, for three areas generally bounded by Park and Second Avenues, 124th and 126th streets; Frederick Douglass Boulevard and Morningside Avenue between 124th and 126th streets, and along portions of 124th Street between Frederick Douglass and Malcolm X boulevards. The proposed C4-4D district would limit the height of new buildings and would create opportunities for new housing, including affordable housing. The existing zoning within these areas is C4-4, C4-5, C4-4A and M1-2. The proposed C4-4D district would permit residential uses up to 5.4 FAR (bonusable to 7.2 FAR through inclusionary housing), commercial uses up to 5.4 FAR and community facility uses up to 6.0 FAR. The building form requires a street wall between 60 and 85 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 120 feet.
- C4-4A, on portions of 125th Street generally between Fifth and Park Avenues, along portions of 126th Street between Frederick Douglass and Adam Clayton Powell Jr. boulevard, and between Malcolm X boulevard and Fifth Avenue, and along portions of 124th Street between Malcolm X Boulevard and Madison Avenue. The existing zoning within these areas is C4-4 and R7-2. The proposed C4-4A district would permit residential, commercial and community facility uses up to 4.0 FAR. The building form requires a street wall between 40 and 65 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 80 feet.
- R7A, on the north side of 125th Street between Morningside Avenue and Broadway. The existing zoning within this area is R7-2. The proposed R7A district would permit residential and community facility uses up to 4.0 FAR. The building form requires a street wall between 40 and 65 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 80 feet.
- C2-4, a commercial overlay mapped over the proposed R7A district between Amsterdam and Morningside Avenues and on the two blocks north of 125th Street between Amsterdam Ave and Broadway would allow local retail uses and commercial development up to 2.0 FAR.
- R6A, for portions of 124th and 126th streets between Malcolm X Boulevard and Park Avenue. The existing zoning within these areas is C4-4. The proposed

R6A district would allow residential and community facility uses up to 3.0 FAR. The building form requires a street wall between 40 and 60 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 70 feet.

- The existing R7-2, within 100 feet of the south side of 125th Street between Broadway, Morningside Avenue and 124th street would remain, the district allows residential uses up to 3.44 FAR and community facility uses up to 6.5 FAR. Within this portion of the R7-2 district contextual bulk regulations do not apply and building form is regulated through height and setback regulations, the building height is controlled through a sky-exposure plane, without a maximum height limit.
- C2-4, a commercial overlay mapped over a portion of the R7-2 district described above, would extend east to completely include the existing commercial uses fronting on 125th Street between Broadway and a point 340 feet east. The C2-4 overlay allows commercial development up to 2.0 FAR.

Split Lot Provisions

Some blocks within the core of the 125th Street corridor contain through-lots that front both on 125th and 124th Streets, the proposed zoning districts would split lots within these blocks into two different zoning districts. In order to provide development flexibility on these split lots without compromising the urban design goals of the proposal, the proposed Special District includes a provision to allow developments within the Core Subdistrict that are split by two different zoning districts to transfer floor area across such district lines, such developments would still be required to comply with the bulk requirements applicable to each of the portions of the development within their corresponding zoning districts.

Bulk Regulations for New Developments within the Special Transit Land Use (TA) District

The proposed Special 125th St District would overlap with the Special TA District which is mapped along portions of East 125th Street and Second Avenue. The proposed regulations would allow new developments within the Special 125th Street District, that are also located within the Special TA District, to modify the street wall requirements for those portions of the new development located directly above the proposed tunnel for the Second Avenue Subway. Such portions of the new development would be required to provide a minimum street wall with a height of at least 15 feet or one story, in lieu of the minimum street wall required by the Special 125th Street District.

Inclusionary Housing Bonus

As part of the City's ongoing effort to broaden and provide new housing opportunities in Harlem, the proposed 125th Street Corridor Rezoning includes an inclusionary housing bonus. The inclusionary housing bonus, which can be applied in areas being rezoned to allow medium-and high-density residential development, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and preservation of affordable housing. Developments taking advantage of the full bonus must devote at least 20

percent of their total floor area (excluding ground floor non-residential floor area) to housing that will remain permanently affordable to lower-income households.

Within the rezoning area, the inclusionary housing bonus would be available in the proposed C4-7, C6-3 and C4-4D districts. The bonus would allow an increase in floor area (up to 33 percent above the base residential FAR) in exchange for the provision of permanently affordable housing. The additional floor area must be accommodated within the applicable height and setback provisions of the proposed Special District.

The amount of bonus floor area is determined by the amount of lower income housing provided. For each square foot of lower income housing provided, a development is eligible for 1.25 square feet of bonus floor area, up to the maximum floor area ratio (FAR) permitted with the bonus. However, the amount of lower income housing required to receive such bonus need not exceed 20 percent of the total floor area in the building (excluding ground floor non-residential floor area).

In order to be eligible for the bonus, lower-income units must be affordable to households at or below 80 percent of Area Median Income (AMI), and must remain affordable for the life of the development receiving the bonus. Lower-income housing units used to earn the inclusionary housing bonus may be new units on the same site as the development receiving the bonus, or new or preserved units in a separate building off-site. Off-site affordable units must be located in the borough of Manhattan within the same community district, or in an adjacent community district on a site within a half-mile of the site receiving the bonus.

Developments using the floor area bonus in the new program may also use various city, state and federal housing subsidy programs and tax incentives to finance affordable units. The Department of Housing Preservation and Development must approve a Lower Income Housing Plan for all developments in the Inclusionary Housing Program.

Use regulations

The proposed Special District would modify the underlying allowed uses by regulating uses located at the ground floor level on new developments or enlargements with frontage on 125th Street within the boundaries of the Special District. The proposed Special District would allow those uses that promote a vibrant pedestrian environment to locate at ground floor level while limiting the ground floor location and frontage on 125th Street of uses that do not contribute to this goal.

Uses above or below the ground floor of new developments or enlargements through out the Special District would be regulated by the underlying districts use regulations.

Retail and Active Use Ground Floor Requirement for 125th Street Frontages

In order to promote a vibrant pedestrian environment the Special District would require that new developments or enlargements locate active uses at ground level fronting on 125th Street and to provide continuity of these uses within the 125th Street frontage. Uses locating on the ground floor, fronting on 125th Street would be limited to "active" uses that include retail, and uses that

qualify as arts and entertainment-related uses as described below. Such uses would be required to be located along the majority of the 125th Street frontage of any new development or enlargement.

Ground Floor Restrictions for 125th Street Frontages

In order to promote ground floor uses that enliven the street and contribute to an active pedestrian environment bank, hotel office and residential uses would be restricted from fully occupying the ground floor of any new development or enlargement with 125th Street frontage. Such uses would be allowed to locate on floors other than the ground floor and would be allowed to have a limited ground floor frontage on 125th Street for the purpose of access through entrances and lobbies. Buildings with offices or hotels would have to have active uses such as restaurants, retail and entertainment venues located at the ground floor level.

Arts and Entertainment-Related Use Requirement

Within the Core Subdistrict new developments with 60,000 square feet of floor area or more would be required to have five percent of their total floor area reserved for and developed with qualifying arts and entertainment-related uses as listed below. Such arts and entertainment uses could be located anywhere within the new development but would be required to be accessible from 125th Street.

The uses listed below would qualify as art and entertainment-related uses within the proposed Special District:

- Art galleries
- Auditoriums
- Bookstores
- Bowling alleys
- Clubs, commercial
- Dance clubs, public
- Eating or drinking establishments, with table service only
- Historical exhibits
- Museums
- Performance spaces
- Music or record stores
- Studios, art, music, dancing or theatrical
- Studios, radio, television or motion picture
- Theaters

Signage Regulations

The underlying signage regulations would apply within the Special District. In addition, in order to allow distinctive signage that would complement and support the arts and entertainment character of the corridor, the proposed Special District would modify sign regulations within the Arts and Entertainment—Core Subdistrict to allow accessory marquee signs for those uses qualifying as a limited set of arts and entertainment-related uses. The proposed special district

would allow accessory signs for arts and entertainment related uses Such marquees would be located no higher than 85 20 feet (which is equivalent to the maximum streetwall height); however, no sign would be allowed to be located at a height or no higher than three feet below any floor containing a residential use.

Parking Regulations

The proposed rezoning seeks to achieve a balance between creating a vibrant pedestrian environment within the 125th Street corridor that respects and enhances the pedestrian character and safety of 125th Street with the provision of adequate parking. In order to achieve this goal the underlying parking regulations would apply within the Special District except for those instances where the Special District modifies them as described below.

Curb Cut Restrictions

In order to promote a safe, attractive and uninterrupted pedestrian experience along 125th Street the Special District would not allow as-of-right curb cuts on 125th Street or within 50 feet of 125th Street. Curb cuts on 125th Street would be allowed only through a City Planning Commission Authorization, in order to grant such Authorization the Commission would have to find that the curb cut is not hazardous to traffic safety, that it does not create traffic congestion or unduly inhibit vehicular and pedestrian movement, and that the curb cut will not interfere with the efficient functioning of buses and public transit facilities.

Curb cuts along wide streets other than 125th Street would be allowed only through a City Planning Commission (CPC) Certification for those instances when a development or enlargement is required to provide accessory residential parking and/or loading and such development has no narrow street access. In order to obtain such Certification the applicant would have to prove, in addition to what is described in the preceding paragraph, that efforts to configure the development so that it has narrow street access have been exhausted, that there is no other mean to access the required accessory residential parking and/or loading, and that providing the required accessory residential parking off-site is not possible.

Curb cuts along wide streets other than 125th Street would be allowed only through a CPC Authorization to access non-required accessory residential parking or public parking facilities and non-required loading docks when access via a narrow street is not possible.

Commercial Parking Requirements

Commercial parking is not required in medium and high density commercial districts such as C6-3 and C4-7; however, medium density commercial C4-4D districts have a commercial parking requirement of generally 1 space for every 1,000 square feet of commercial floor area which can be waived if the required number of spaces is less that 40. The proposed Special District would eliminate the commercial parking requirement in C4-4D districts making it consistent with the other medium and high density commercial districts within the Special District where commercial parking is not required.

Residential Parking Requirements

The underlying residential parking requirements apply. In addition, any required accessory residential parking would be allowed to be provided off-site, on a location other than the development site provided that such location is within 1000 feet from the development required to provide the parking and that such location is within a commercial district.

Community Facility Parking Requirements

The underlying community facility parking requirements apply.

Allowed Public Parking

The provision of public parking is essential to support the role of 125th Street as a prominent local and regional commercial, arts and entertainment destination. In addition, the rezoning proposal would increase the number of residents within the corridor. The proposed Special District therefore includes provisions to allow public parking of up to 150 spaces as-of-right throughout the Special District, subject to the district's curb cut regulations.

Access through R6A District

In order to maximize the opportunities to provide access for parking and/or loading from a side street and to protect the pedestrian character of 125th Street, the Special District would allow the use of undeveloped lots (as of the date the rezoning is enacted) within R6A districts, adjacent to a commercial district, to be used for the purposes of accessing parking and/or loading. Existing regulations on R6A districts do not allow for commercial parking and/or loading access.

2.4 Reasonable Worst-Case Development Scenario

A Reasonable Worst Case Development Scenario (RWCDS) for both "future no-action" and "future with-action" conditions will be analyzed for an analysis year, or build year, of 2017. A ten-year period is typically believed to be the length of time over which developers would act on the change in zoning and the effects of the proposed action would be felt.

The Future Action Scenario identifies the amount, type, and location of development that is expected to occur by 2017 as a result of the proposed action. The Future No-Action scenario identifies similar development projections for 2017 absent the proposed action. The incremental difference between the Future Action and No-Action Scenarios serves as the basis for the impact analyses.

To determine the scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions. These methodologies have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new development, several factors have been considered, including known development proposals, current real estate market demands, and DCP's standard "soft site" criteria, described below, for identifying likely development sites. The first step in establishing the development scenarios was to identify those sites where new development could reasonably be expected to occur.

In identifying the RWCDS, a set of criteria were established and all sites that met the criteria were identified. Development sites were identified based on one or more of the following criteria:

- Individual lots or lot assemblages with total lot area of 3,500 sf or more
- Vacant lots or vacant buildings
- Buildings built to less than 50% of the maximum allowable FAR under the proposed zoning
- Buildings with less than six residential units
- Site location and development potential (limited to sites with frontage on 125th Street)

The following assumptions were made in developing the RWCDS:

- The average dwelling unit size is assumed to be 900 square feet for new construction.
- Retail (commercial use) is generally assumed to occupy the ground floor of new development within C4-4D and C4-4A zoning districts with 125th Street frontage.
- Retail (commercial use) is generally assumed to occupy the ground floor and the second story of new development within C6-3 and C4-7 zoning districts with 125th Street frontage.
- Sites within the Core Subdistrict (generally C4-7, C6-3 and C4-4D zones between Frederick Douglass Blvd and 545' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted for in the development scenario as part of the retail floor area for any such site.

DCP has identified a total of $49\underline{48}$ sites which meet these criteria. Of these $49\underline{48}$ sites, 26 are projected development sites and 23 22 are potential development sites.

One of the projected development sites, Projected Development Site 26, is the subject of a specific development proposal. The rezoning would facilitate the development of a residential project with ground floor retail on Projected Development Site 26. As some parcels comprising Projected Development Site 26 are owned by the City's Department of Housing Preservation and Development (HPD), the project would be developed in partnership with HPD and a private developer. The project would include a substantial amount of affordable units. In addition to the proposed rezoning, the project would require several discretionary actions including the disposition of City-owned property, an Urban Renewal Plan amendment, a CPC certification pursuant to the Special TA (transit land use) District, and UDAAP designation and project approval (a non-ULURP action). At present, the Harlem-East Harlem Urban Renewal Plan limits development at this site to the existing C4-4 zoning regulations. The proposed amendment to the Urban Renewal Plan would remove the density restrictions from the site to allow the HPD proposed mixed-use project to be developed in accordance with the proposed action described herein. Further, the Urban Renewal Plan amendment would extend the Plan's expiration date from 2008 to 2013 to accommodate future development. A site plan, ground floor plan, building section and rendering of Projected Development Site 26 are shown in Figures 2.0-6 through 2.0-9.

Future without the Proposed Action (Future No-Action Scenario)

In the future without the proposed action, the existing zoning controls would remain in place. It is expected that the rezoning area would experience some growth in commercial and residential uses. In the future without the proposed action, as-of-right development would be expected to occur on 14 of the 26 projected development sites identified by DCP in the rezoning area. In total, the existing and as-of-right development on the 26 projected development sites is expected to consist of 304 dwelling units (DUs); 635,337 sf of commercial retail space; 512,305 sf of commercial office space; 8,512 sf of hotel space (together the retail, office, and hotel space would comprise a total of 1,156,154 sf of commercial space); 26,824 sf of storage/manufacturing uses; 112,404 sf of parking/auto related uses; 182,493 sf of community facility/institutional space; 20,586 sf of institutional conversion space; and 4,504 sf of utility space. The residential development projected in the Future No-Action Scenario would not be expected to include affordable housing.

In addition to the 49 48 projected and potential development sites in the proposed rezoning area described above, there are six_known development sites in the rezoning area. The development expected on the six_known development would occur independent of the proposed actions. The six development sites would have a total of 28,986 square feet of commercial retail floor area, 21,696 square feet of commercial office floor area, 127,500 square feet of hotel floor area, 129,992 square feet of community facility space and 147 total parking spaces. These developments are expected to occur in the Future No-Action Scenario.

Future with the Proposed Action (Future Action Scenario)

DCP has identified 26 projected development sites in the rezoning area. The total development expected to occur on the 26 projected development sites under the Future Action Scenario would consist of 2,632 DUs (498 of which would be affordable housing units); 843,923 sf of commercial retail space; 948,319 sf of commercial office space; 20,184 sf of hotel space (total retail, office and hotel commercial space is 1,812,426 sf); 71,508 of community facility/institutional space; 20,586 sf of institutional conversion space; 1,998 sf of parking/auto related uses; and 4,504 sf of utility space. In addition, DCP has identified 23 22 potential development sites in the rezoning area. If development does not occur on the projected development sites, the same overall amount of development could occur instead on some or all of the potential development sites. Although considered possible sites for future development based on the soft site criteria described above, these sites are considered less likely to be developed over the ten year analysis period. Site conditions, location, and market demand are among the factors contributing to the more limited likelihood for redevelopment of potential development sites.

Incremental Difference between Future With-Action and No-Action Scenarios

The projected incremental (net) change in development between the future no-action and action scenarios that would result from the proposed action at these 26 projected development sites is

2,328 DUs, including 498 units of affordable housing; 208,586 sf of commercial retail space; 436,015 sf of commercial office space; 11,672 sf of hotel space (total net increment of commercial space is 656,273 sf); a decrease of 110,985 sf of community facility/institutional space; a decrease of 26,824 sf of storage and manufacturing space; and a decrease of 110,406 sf of parking/auto related uses.

The locations of the projected, potential, and known development sites are shown in **Figure 2.0-5**. Site data are presented in **Table 2.0-4** and development scenario data for the future without the proposed action, future with the proposed action, and incremental net change in development for all the sites are presented in **Table 2.0-5**.

Table 2.0-4
Projected, Potential, and Known Development Sites Data¹

	Frojecteu,	Potentiai,	and Ki	IOWII	Development Sites Dat	a	
Site	Address	Block & Lot	Lot Area (sf)	Site	Address	Block & Lot	Lot Area (sf)
		1952; 19, 21,			29-35 W 125th St & 38 W 126th	1723; 17, 21,	
1	317-321 West 125th Street	22	10,940	14	St	22, 53, 122 1723; 31, 45,	17,984
2	2329 Fredrick Douglass Blvd	1952; 29	19,983	15	5 W 125th St & 16-18 W 126th St		25,552
2	262 West 125th Street	1951; 7	12,475	16	64.76 West 125th Street	68, 168	15 190
	362 West 125th Street 350 West 125th Street	1951; 7	11,908		64-76 West 125th Street 54-62 West 125th Street	1722; 58-62	15,180 12,614
4	330 West 123th Street	1931; 31	11,908	1 /	54-62 West 125th Street	1750; 28-30,	12,014
5	324 West 125th Street	1951; 43	8,983	10	69-75 E 125th St & 58 E 126th St	1730, 28-30, 44	10,790
	2100 Adam C Powell Blvd	1931; 27	12,500		1824 Park Ave & 81 E 125th St	1750; 34, 40	17,986
	260 West 125th Street	1931, 27	10,092		58-60 East 125th Street	1749; 48, 49	5,046
	200 West 123th Sheet	1930; 49-51,	10,092	20	1800-08 Park Ave & 66 E 125th	1749; 24, 31,	3,040
8	246-256 West 125th Street	53	27,712	21	St & 55, 71 E 124th St	33, 35, 40, 43	53,690
- 0	240-230 West 125th Street	1930; 37, 40,	21,112	21	St & 35, 71 E 124th St	33, 33, 40, 43	33,070
9	208-226 West 125th Street	41	40,211	22	127 E 125th St & 132 E 126th St	1774; 17, 56	22,981
	2105 AC Powell Blvd & 125 W	71	40,211		1801-15 Park Ave & 110 E 125th	1773: 1.4	22,701
10	125th St	1910; 1, 7501	60,252	23	St	67, 69, 72	25,820
10	158 W 125th St & 2089 AC	1710, 1, 7501	00,232	23	212-18 E 125th St & 215 E 124th		23,020
11	Powell Blvd	1909; 59, 63	12,614	24	St	43, 45	18,468
	120-124 West 125th Street	1909; 44, 46	25,229		246 East 125th Street	1789: 30	9,588
12	107-111 W 124th St; 281-291	1909; 26-33,	23,227	23	233-47 E 124th St & 2417-23 2nd	,	7,500
13	Lenox Ave; 108-110 W 125th St	38, 39, 129	30,276	26	Ave	25, 121	24,935
	•		30,270		7110	23, 121	24,733
	ENTIAL DEVELOPMENT SITE		22.070		lana z	1.500 40	0.750
27	568 West 125th Street	1980; 75	32,050	39	290 Lenox Avenue	1722; 69	8,578
20	151 015	1050 61	4.002	10	44.54.77	1722; 55-7,	0.406
	151-3 Morningside Avenue	1952; 61	4,992		44-54 West 125th Street	69, 155-6	8,406
	379-81 West 125th Street	1952; 2, 101	2,996		32 West 125th Street	1722; 51	15,013
30	361 West 125th Street	1952; 9	5,296	42	102 East 126th Street	1774; 68	11,491
	205 12 W 1251 G 2 2 2 4 2 W	1952; 23, 25,			104 0 F 1061 G: 0 107 10 F	1554 5 0 65	
21	305-13 W 125th St & 304-8 W	27, 28, 37,	20.075	10	104-8 E 126th St & 107-13 E	1774; 5-8, 65-	
31	126th St 2338-42 F Douglass Blvd & 260	38, 41, 138	29,975	43	125th St	7	17,486
22	_	1931; 56, 61,	22.402	l	150 50 F + 1261 G	1554 40	22.521
	W 126th St	63, 64	22,482		150-70 East 126th Street	1774; 48	22,531
	2330 Fredrick Douglass Blvd	1931; 1	11,590		2306 Third Avenue	1774; 33	17,993
34	2310 Fredrick Douglass Blvd	1930; 1	20,184	46	122, 128 East 125th Street	1773; 58, 61	10,597
25	264.0 W 1254. G	1020 57 50	15 101	1 45	129 E 124th St & 2050-4	1773; 15, 17,	
35	264-8 West 125th Street	1930; 57, 59	15,101	47	Lexington Ave	18	6,567
20	117 W 124th St; 112-6 W 125th	1909; 24, 25,	15.460	40	140 F + 1244 G+ +	1772 20	60.601
	St; 283 W 125th St	40-2, 140	15,460		148 East 124th Street	1773; 20	68,681
	300, 308 Lenox Avenue	1723; 1, 4	8,493	49	228-32 East 125th Street	1789; 34-6	7,569
38	2022, 2032 Fifth Avenue	1723; 33, 37	12,594				
KNO	WN DEVELOPMENT SITES						
Α	261 West 125th Street	1931; 6	9,992				
В	233 West 125th Street	1931; 17	19,984				
С	230 West 125th Street	1930; 44	25,048				
D	63 West 125th Street	1723; 9	2,498				
Е	120 East 125th Street	1773; 62	2,523				
F	220 East 125th Street	1789; 39	5,046				
G	32-34 West 125th Street	1722. 51	78.500				

¹ Site 41 has been removed as a potential development site due to a new proposal for the Village Academies School (see Chapter 3.1, "Land Use, Zoning, and Public Policy"). As discussed in Chapter 3.1, development plans for the Village Academies School were announced subsequent to the issuance of the DEIS. Development at the site is expected to proceed with or without the proposed action. Consequently, the site is not analyzed in the FEIS as a potential development site. References to Site 41 are indicated with a strike through. Sites 42 – 49 have not been renumbered.

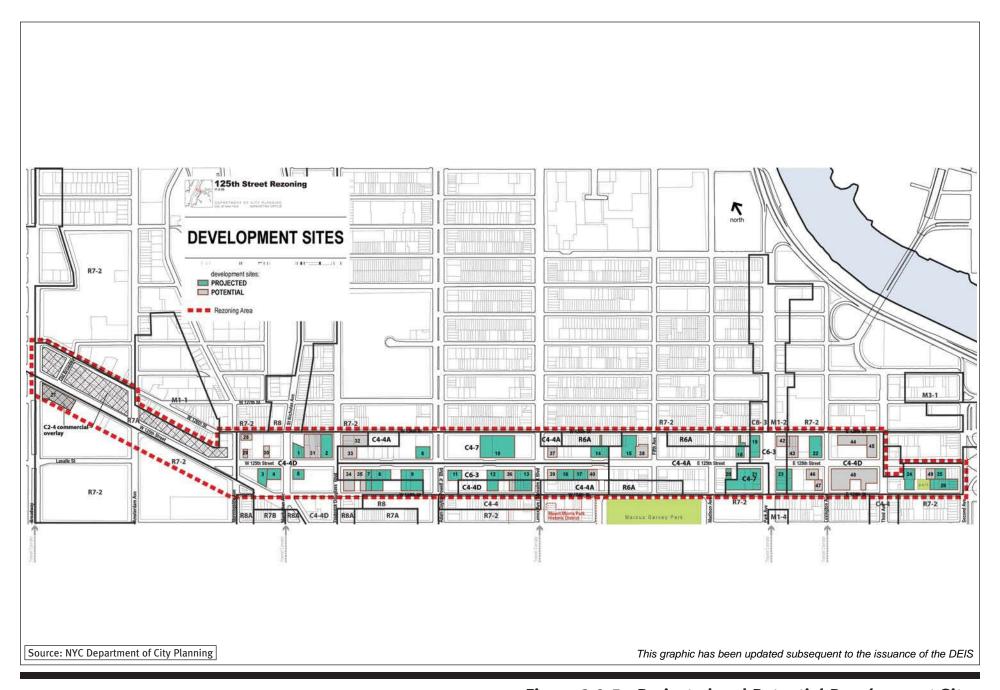


Figure 2.0-5 - Projected and Potential Development Sites

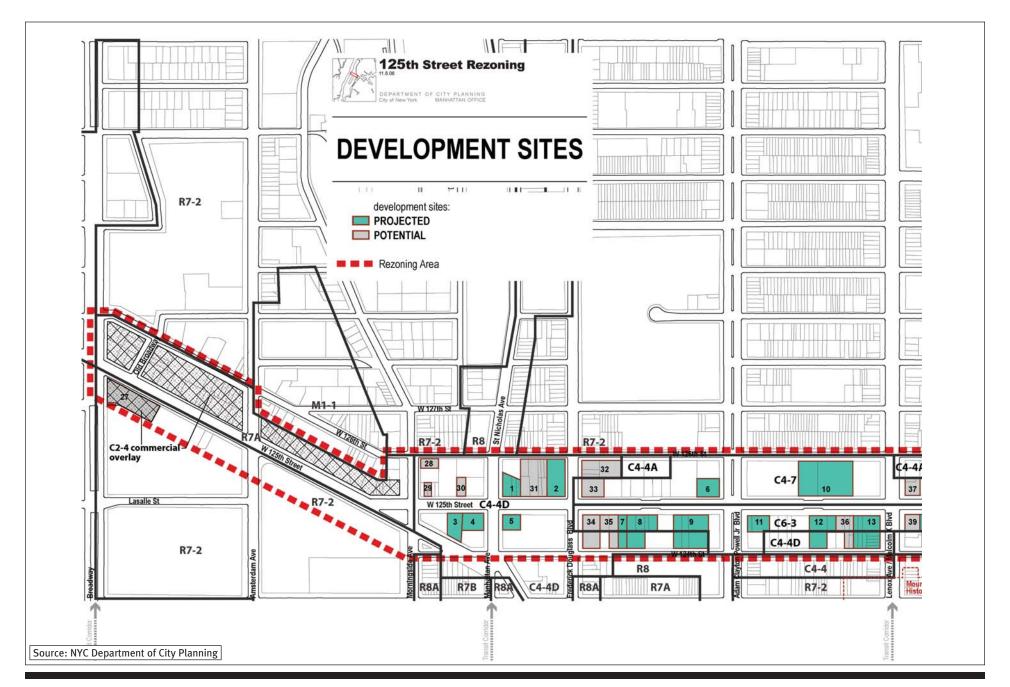


Figure 2.0-5a - Projected and Potential Development Sites

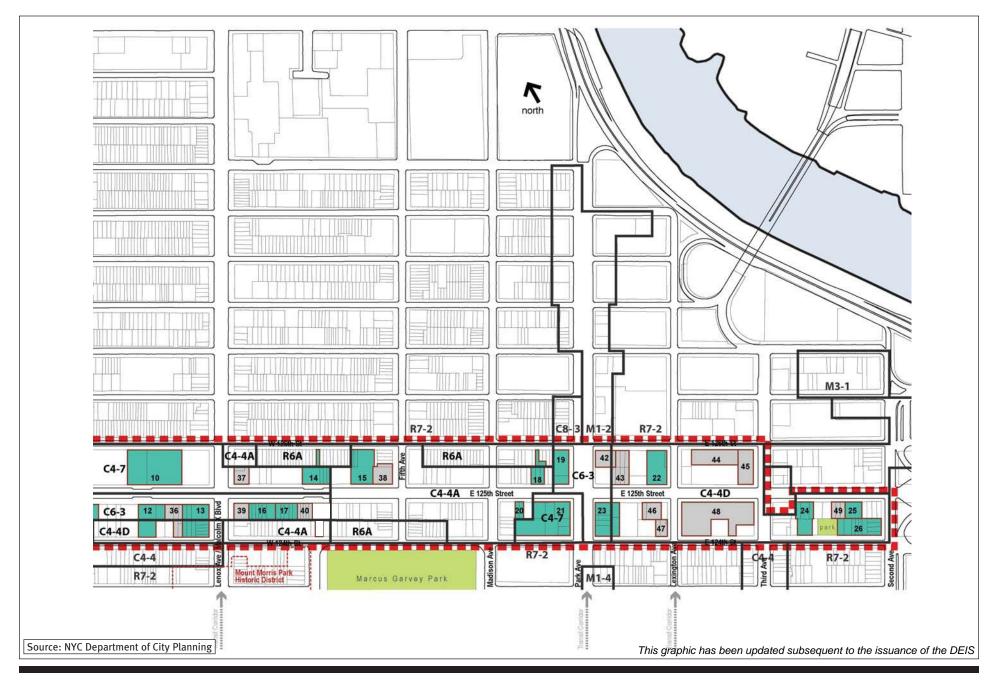


Figure 2.0-5b - Projected and Potential Development Sites

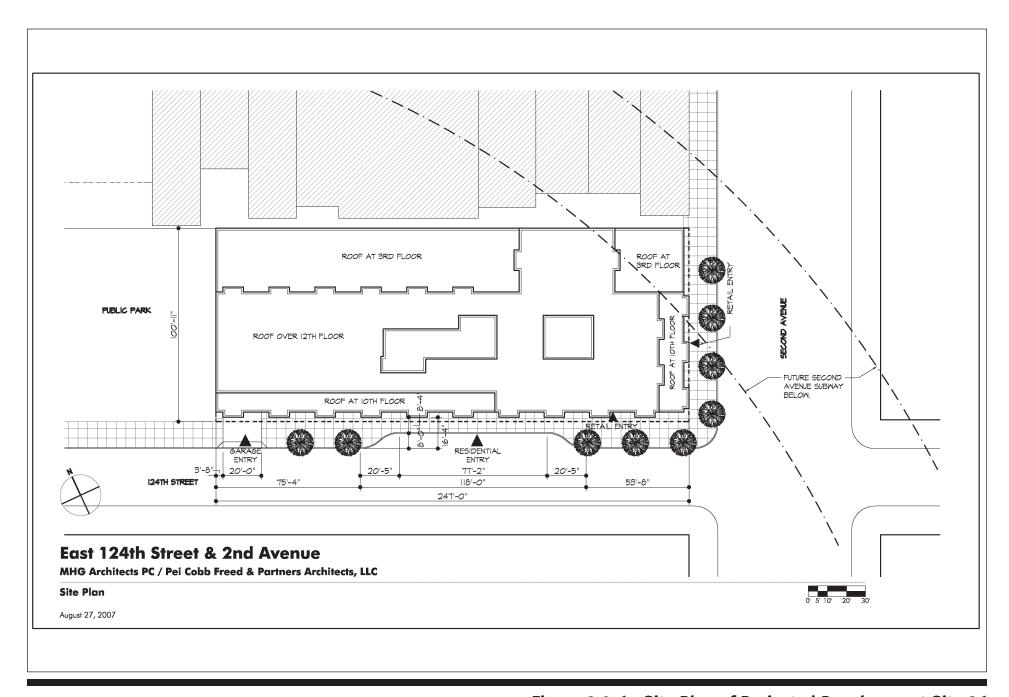


Figure 2.0-6 - Site Plan of Projected Development Site 26

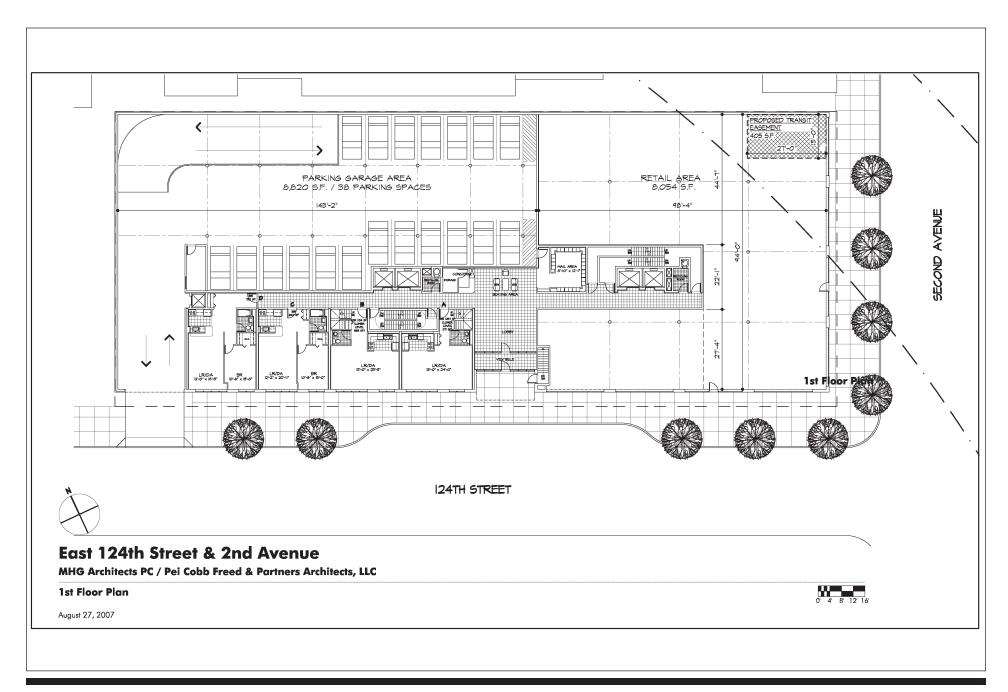


Figure 2.0-7 - Ground Floor plan of Projected Development Site 26

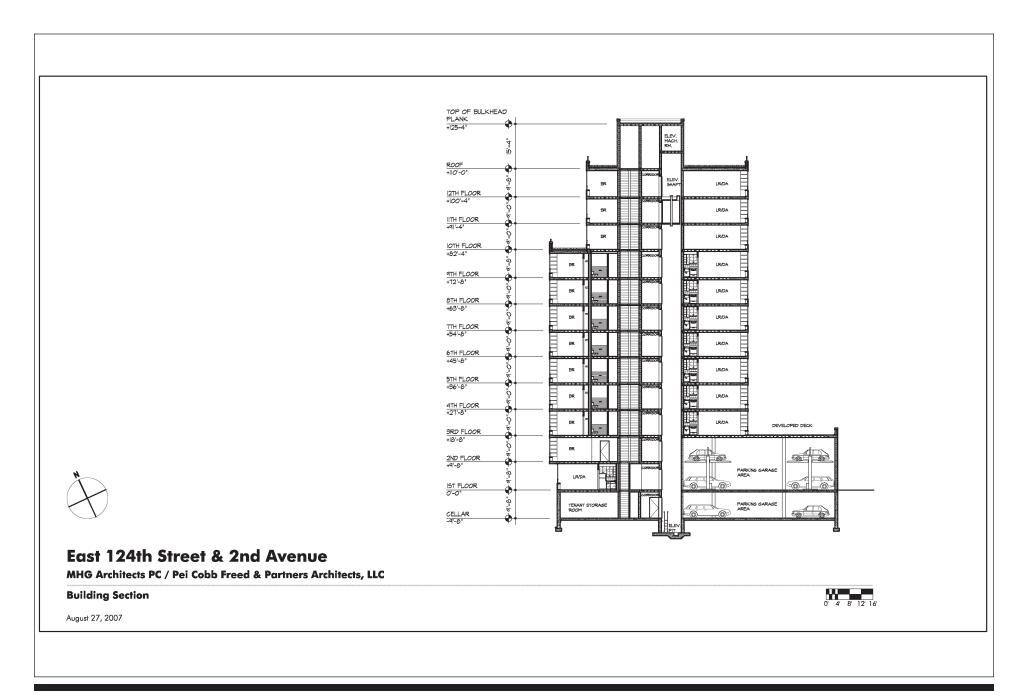


Figure 2.0-8 - Building Section of Projected Development Site 26



PEI COBB FREED & PARTNERS ARCHITECTS, LLP HERBERT L. MANDEL P.C. ARCHITECT/CITY PLANNER

JONATHAN ROSE COMPANIES LLC URBAN BUILDERS COLLABORATIVE LLC

125th Street Rezoning - Arts Bonus Alternative

RWCDS - ARTS BONUS ALTERNATIVE

- June 20, 2007

assumptions:

Unit size - new development (sf) 900
site key:
proj Projected site
pot Potential site

PROJECTED DEVELOPMENT SITES

site description:					existing conditions:												No	-Action conditions	S:		1
site: type: address:	block:	lot: lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs: retail FA:	office / comm FA: hotel FA:	commun fac / instit FA:		parking / auto FA: utility FA:	vacant FA:	parking (C of O):	proposed retail FAR: DUs:	residential parking:		office / comm FA: Hote	commun fa	inst conv FA: stor / mfq FA:	parking / auto FA: utility l	FA: total parking:
				-							F=====		<u>-7</u> .		Fg-						γ
proj 321 WEST 125 STREET	1952 1952		12,022	C4-4 C4-4	2.00	4	6,011	6,011								6,011	6,011				
1 proj 319 WEST 125 STREET proj 317 WEST 125 STREET	1952		4,976 6,761	C4-4 C4-4	1.91 2.90	4	2,488 2,328	2,488 4,433								2,488 2,328					
subtotal:	1932	10,940	23,759	C4-4	2.90	4	10,827	12,932								10,827					0
Subtotal.		10,740	23,137				10,021	12,732								10,027	12,732				o
2 proj 2329 FRED DOUGLASS BLVD	1952	29 19.983	46,167	C4-4	2.31	4	15.983	30.184			4,000		1/			15,983	30.184			4,000	14
2324 FRED DOUGLASS BEVD	1732	27 17,703	40,107	C4-4	2.31	4	15,703	30,104			4,000		14	•		13,703	30,104			4,000	14
3 proj 362 WEST 125 STREET	1951	7 12,475	11,890	C4-4	0.95	4			11,8	200								11,8	200		0
362 WEST 125 STREET	1931	/ 12,4/5	11,090	C4-4	0.95	4			11,0	390								11,0	390		U
4 proj 350 WEST 125 STREET	1951	51 11,908	21,716	C4-4	1.82	4						21,71	16			10,858	10,858				0
			,																		
5 proj 324 WEST 125 STREET	1951	43 8,983	36,136	C4-4	4.02	4						36,13	36		32	7,636					0
6 proj 2100 ADAM C POWELL BLVD	1931	27 12,500	33,740	C4-7	2.70	10		33,740									33,740				0
7 proj 260 WEST 125 STREET	1930	55 5,046	5,270	C4-4	1.04	4						5,27	70			5,270					
proj 260 WEST 125 STREET	1930		5,270		1.04	3.44						5,27				5,270					
subtotal:		10,092	10,540									10,54	10			10,540					0
proj 256 WEST 125 STREET	1930	53 5,045	8,470	C4-4	1.68	4	4,235	4,235								4,235	4,235				
proj 256 WEST 125 STREET	1930		16,945	C4-4	1.68	3.44	8,473	8,472								8,473	8,472				
8 proj 252 WEST 125 STREET	1930	51 5,005	4,796	C4-4	0.96	4	4,796									4,796					
proj 250 WEST 125 STREET	1930		2,375	C4-4	0.94	4	2,375									2,375					
proj 246 WEST 125 STREET	1930		6,545	C4-4	1.30	4	6,545									6,545					
subtotal:		27,712	39,131				26,424	12,707								26,424	12,707				0
proj 226 WEST 125 STREET	1930	41 4,884	9,799	C4-4	2.01	4	9,799									9,799					
proj 226 WEST 125 STREET	1930	41 4,884	9,799	C4-4	2.01	3.44	9,799									9,799					
9 proj 222 WEST 125 STREET	1930	40 3,936	7,839	C4-4	1.99	4	7,839									7,839					
proj 222 WEST 125 STREET	1930	40 3,936	7,839	C4-4	1.99	3.44	7,839									7,839					
proj 208 WEST 125 STREET	1930		33,840	C4-4	3.00	4	33,840									33,840					
proj 208 WEST 125 STREET	1930		33,840		3.00	3.44	33,840									33,840					
subtotal:		40,211	102,955				102,955									102,955					0
proj 2105 ADAM C POWELL BLVD	1910	1 41,965	83,930	C4-7	2.00	10	15,000				68,930		196	5		15,000				68,930	196
10 proj 2105 ADAM C POWELL BLVD	1910		6,787	C4-7	1.00	10	.,				6,787									6,787	
proj 125 WEST 125 STREET	1910	7501 11,500	23,000	C4-7	2.00	10	23,000									23,000					
subtotal:		60,252	113,717				38,000				75,717		196	5		38,000				75,717	196

arts Arts Bonus
IH Inclusionary Housing Bonus

							Wit	h-Action cor	nditions:											Increm	ent:						
		proposed			Affordable		office / comm		arts/performan co		parking / au		public total				office / con			performan commun fa			parking / auto			tal reqrd	
site:	zoning:	FAR: bor	us FAR: type:	affordable)	DUs: r	etail FA:	FA:	Hotel FA:	ce FA: in	stit FA: inst o	conv FA: FA:	utility FA:	parking: parki	ing:	DUs: re	tail FA:	FA:	Hotel F	FA: ce F	A: instit FA:	FA:	stor / mfg FA	: FA:	utility FA: p	rking: pa	arking:	comments:
	C4-4D	5.4	1.4 arts			5,11	0 25,25	50	2,104							-901	19.	,239		2,104							New commercial dev, ground floor retail, under With-Action scenario
1	C4-4D	5.4	1.4 arts			2,21	0 10,92	20	910							-278	8,	,432		910							New commercial dev, ground floor retail, under With-Action scenario
	C4-4D	5.4	1.4 arts			1,97	9 9,77	78	815							-349	5,	,345		815							New commercial dev, ground floor retail, under With-Action scenario
						9,29	9 45,94	18	3,829				0	0		-1,528	33,	,016		3,829					0	0	
																											New residential dev, two levels of retail, under With-Action scenario. This dev site provides two levels of below-grade parking including
2	C4-4D	7.2	1.8 IH	122	24	33,97	1						145	55	122	17,988	-30,	,184					-4,000		145	41	public parking under With-Action scenario
																											New residential dev including new community facility (church), ground floor retail, under With-Action scenario. This dev site provides one
3	C4-4D	7.2	1.8 IH	75	15	10,60	4			11,890			20	22	75	10,604					0				20	22	level of below-grade parking including public parking under With-Action scenario Evel of below-grade parking including public parking under With-Action scenario
4	C4-4D	5.4	1.4 arts			10,12	2 50,01	4	4,168				0	0	0	-736	39,	,156		4,168					0	0	Building renovation under No-Action scenario. New commercial dev, ground floor retail, under With-Action scenario.
5	C4-4D	7.2	1.8 IH	63	13	7,63	6						0	0	31	0)								0	0	Building renovation under No-Action scenario. New residential dev, ground floor retail, under With-Action scenario
-																											New commercial dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-
6	C4-7	12	2 arts			21,25	0 122,50	00	6,250				0	0		21,250	88,	,760		6,250					0	0	Action scenario
																											Mart125. City sponsored project. North portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial
7	C6-3	8	2 arts			8,57	8 10,09	2 19,1	75 2,523							3,308	10,	,092	19,175	2,523							dev, under With-Action scenario
,	04.40					0.57			47//							0.000		000	1.040	47//							Mart125. City sponsored project. South portion of lot 55. Building gets occupied with retail under No-Action scenario. New retail/commercial
-	C4-4D	5.4	1.4 arts			8,57 17,15							0	0		3,308 6,616			6,812 25.987	1,766 4,289					0		dev, under With-Action scenario
						17,13	0 20,10	14 23,7	107 4,207				U	Ů		0,010	20,	,104	23,707	4,207					U	·	
	C6-3	8	2 arts	33		8,57	7		2,523						33	4,341	-4,	,235		2,523							North portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 arts	57		17,15	8		4,542						57	8,685	-8,	,472		4,542							South portion of lot 53. New residential dev, two levels of retail, under With-Action scenario
8	C6-3	8	2 arts	32		8,50	9		2,503						32	3,713				2,503							New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 arts	16		4,28			1,262						16	1,914				1,262							New residential dev, two levels of retail, under With-Action scenario
-	C6-3	8	2 arts	33		8,57			2,523				450	٠.	33	2,033		707		2,523					450		New residential dev, two levels of retail, under With-Action scenario
				171		47,110	U		13,351				150	/4	171	20,686	-12,	,/0/		13,351					150	74	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C6-3	8	2 IH	34	7	8,30	3								34	-1,496	,										North portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	30	6	8,30	3								30	-1,496	,										South portion of lot 41. New residential dev, two levels of retail, under With-Action scenario
9	C6-3	8	2 IH	28	6	6,69	1								28	-1,148	3										North portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	24	5	6,69									24	-1,148											South portion of lot 40. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	79	16	19,18									79	-14,655											North portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
\vdash	C4-4D	7.2	1.8 IH	69	14	19,18							150	100	69	-14,655									150	100	South portion of lot 37. New residential dev, two levels of retail, under With-Action scenario
				264	53	68,35	9						150	108	264	-34,596	•								150	108	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C4-7	12	2 arts			104,91	3 377,68	35	20,983							89,913	377,	,685		20,983							Center portion of block 1910, State parking garage. New commercial dev, 2.5 FAR of retail.
10	C4-7	12	2 arts			16,96	8 61,08	33	3,394							16,968	61,	,083		3,394							Portion of block 1910, Ramps for parking garage. New commercial dev, 2.5 FAR of retail.
	C4-7	12	2 arts			28,75			5,750							5,750				5,750							South-center portion of block 1910, H&M store. New commercial dev, 2.5 FAR of retail.
						150,63	0 542,26	8	30,126					196		112,630	542,	,268		30,126					0	0	This dev site provides two levels of below-grade parking including public parking under With-Action scenario

		e description:								chisting	conditions:										NO-ACI	ion conditions:				
site: type:	address:	block:	lot:	lot area: b	ouilt floor area	zoning:	built FAR:	permitted resid FAR: [OUs: retail FA:	office / comm FA: hotel FA:	commun fac instit FA:		parking / auto FA: utility FA:	vacant FA:	parking (C of O):	proposed retai FAR:		residential parking:		office / comm FA:		commun fac	inst conv FA: stor / mfg FA:	parking / auto : FA:		total parking:
	158 WEST 125 STREET	1000	59	10,091	15,091	C4-4	1.50	4	1	5,091		-						, ,	15,091				<u> </u>			
	2089 ADAM C POWELL BL		63	2,523	7,569	C4-4	3.00	4	'	2,523				5.	,046				2,523	5,04	16					
P)		ubtotal:		12,614	22,660				1	5,091 2,523					,046				17,614							C
proj	120 WEST 125 STREET	1000	44	5,046	10,000	C4-4	1.98	4	1	0,000									10,000							
	124 WEST 125 STREET		46	10,092	8,975	C4-4	0.89	4		B,975					6	,			8,975							
	124 WEST 125 STREET		46	10,092	8,975	C4-4	0.89	3.44		B,975						1			8,975							
		ubtotal:		25,229	27,950					7,950					6	5			27,950							6
proi	111 WEST 124 STREET	1000	26	2,523	0	C4-4	0.00	3.44						1	,523		3		7,569							
	109 WEST 124 STREET		27	2,523	0	C4-4	0.00	3.44							,523		-		7,569							
	107 WEST 124 STREET		28	2,523	0	C4-4	0.00	4							,523				7,569							
	281 LENOX AVENUE		29	1,400	0	C4-4	0.00	4							,400		3		4,200							
	283 LENOX AVENUE	1909	129	1,400	0	C4-4	0.00	4						1,	,400	;	3		4,200							
13 proj	285 LENOX AVENUE	1909	30	1,400	0	C4-4	0.00	4						1,	,400	;	3		4,200							
	287 LENOX AVENUE		31	1,475	0	C4-4	0.00	4							,475				4,425							
	289 LENOX AVENUE		32	1,894	0	C4-4	0.00	4							,894	,	3		5,682							
	291 LENOX AVENUE		33 38	10,092	0	C4-4	0.00	4							,092		3		30,276 7.569							
	108 WEST 125 STREET 110 WEST 125 STREET		38	2,523 2,523	0	C4-4 C4-4	0.00	4							,523 ,523		-		7,569 7,569							
proj		ubtotal:	37	30,276	0	C4-4	0.00	4							,276	•	3		90,828							ſ
															,											
	35 WEST 125 STREET		17	9,992	17,124	C4-4	1.71	4		3,724 3,400		7.0	70						13,724		00		7.0-	70		
	33 WEST 125 STREET 31 WEST 125 STREET		21 22	1,998 1,998	8,778 7,296	C4-4 C4-4	4.39 3.65	4		1,400 1,400		7,3 5,8							1,400 1,400				7,37 5,89			
[J	29 WEST 125 STREET		122	1,998	7,296	C4-4	3.65	4		2,997 4,299		3,0	90						2,997		10		3,01	70		
	38 WEST 126 STREET		53	1,998	7,270	C4-4	0.00	3.44		2,771 4,277			1,998						2,771	4,27	,,			1,99	98	
P)		ubtotal:		17,984	40,494				1	9,521 7,699		13,2							19,521	7,69	9		13,27			C
proi	5 WEST 125 STREET	1722	31	21,804	0	C4-4	0.00	3.44						21	,804 6	0.85	5 6	.3	32 18,533			66,72	20			31
	16 WEST 126 STREET		144	1,874	2,865	C4-4	1.53	3.44							.865	0.85		5	3 1,593			5,73				
1 0	18 WEST 126 STREET		45	1,874	0	C4-4	0.00	3.44							,874	0.85		5	3 1,593			5,73				?
	s	ubtotal:		25,552	2,865									26,	,543 6	5	7	3	37 21,719			78,18	39			37
proi	76 WEST 125 STREET	1722	168	1,892	1,892	C4-4	1.00	4		1,892									1,892							
	74 WEST 125 STREET		68	1,892	1,892	C4-4	1.00	4		1,892									1,892							
	72 WEST 125 STREET	1722	67	1,892	1,892	C4-4	1.00	4		1,892									1,892							
proj	70 WEST 125 STREET		66	1,935	3,783	C4-4	1.96	4		2,522 1,261									2,522		51					
	68 WEST 125 STREET		65	2,422	2,422	C4-4	1.00	4		2,422									2,422							
proj	64 WEST 125 STREET		63	5,147 15,180	5,147 17,028	C4-4	1.00	4		5,147 5, 767 1,261									5,147 15,767		.1					,
	_	ubtotal:)					U
	62 WEST 125 STREET		62	2,876	9,180	C4-4	3.19	4		2,445		6,7				0.85		7	2,445							
	60 WEST 125 STREET		61	2,018	5,192	C4-4	2.57	4		2,000		3,1	92	-	040	0.85		4	1,715							
	58 WEST 125 STREET		60 59	2,826 2.018	9,012 5,192	C4-4 C4-4	3.19 2.57	4		2,000 2.000					,012 .192	0.85	•	7	2,402 1,715							
	56 WEST 125 STREET 54 WEST 125 STREET		58	2,016	9,180	C4-4 C4-4	3.19	4		4.000					.180	0.85			2,445							
proj		ubtotal:	30	12,614	37,756	04-4	3.17	4		2,445		9,9	27		,384	0.00	2		10,722							ſ
												1		10									-			
	69 EAST 125 STREET		28	2,498	6,750	C4-4 C4-4	2.70	4	2	3,000 1,250				2	400	0.85		9	5 2,123 5 2,123			6,24				5
	71 EAST 125 STREET 75 EAST 125 STREET		29 30	2,498 3,796	3,848	C4-4 C4-4	0.00 1.01	4			9	848		2,	,498	0.85		,	5 2,123 7 3,227			6,24 9,49				5
	58 EAST 126 STREET		44	1,998	2,934	C4-4	1.47	3.44			3,	040		2	,934	0.63		8	4 0			6,11				1
proj		ubtotal:		10,790	13,532		****		2	3,000 1,250	3,	848			,432]	3		20 7,473			28,09				20
proi	1824 PARK AVENUE	1750	40	13,493	1,798	C4-4	0.13	4					13,493		45	J								13,49	33	ΛΓ
19													13,473		43	Ί								13,45	73	45
proj	81 EAST 125 STREET		34	4,493	20,586 22,384	C4-4	4.58	4					12 402		,586 E04 4E								20,586	12.40	12	47
	S	ubtotal:		17,986	22,384	_							13,493	20,	,586 45								20,586	13,49	13	45

							With-Action cond	ditions:							Incr	rement:				1	
-11	roposed	proposed	bonus is FAR: type:		Affordable DUs:	office / c	comm Hotel FA:	arts/performan commun fa ce FA: instit FA:	c / parking inst conv FA: FA:	/ auto utility FA:	public total regrd	DUs: reta	off	ce / comm Hotel FA	arts/performan commi ce FA: instit F		nv parking / stor / mfq FA: FA:	auto pu utility FA: pa	blic tota	al regrd	
Site:	zoning:	FAR: DONUS	із гак: туре:	anordable)	DUS:	Tetali FA: FA:	HOIEI FA:	CEFA: IIISIILFA:	IIIST COUNTA: FA:	utility FA:	parking: parking:	DUS: Teta	III FA: FA	noterra	CE FA: IIISULF	A: FA:	Stor/mig FA: FA:	utility FA: pa	King: pari	king:	comments:
11	C6-3	8	2 arts	65		17,155		5,046				65	2,064		5,046					r	New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 arts	16		4,289		1,262				16	1,766	-5,046	1,262					F	Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
				81		21,444		6,307			26 16	81	3,830	-5,046	6,307				26	16	This dev site provides one level of below-grade parking including public parking under With-Action scenario
	C6-3	8	2 IH	35	7	8,578						35	-1,422								New residential dev, two levels of retail, under With-Action scenario
12	C6-3	8	2 IH	71	14	17,156						71	8,181							r	North portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	62	12	17,156						62	8,181							5	South portion of lot 46. New residential dev, two levels of retail, under With-Action scenario
				168	34	42,889					150 67	133	16,361						150	61	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C4-4D	7.2	1.8 IH	15	3	4,289						15	-3,280								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	15	3	4,289						15	-3,280								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	15	3	4,289						15	-3,280								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	9	2	2,380						9	-1,820								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	9	2	2,380						9	-1,820								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
13	C4-4D	7.2	1.8 IH	9	2	2,380						9	-1,820								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	9	2	2,508						9	-1,918								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	12	2	3,220						12	-2,462								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	71	14	17,156						71	-13,120								New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	18	4	4,289						18	-3,280							r	New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	18	4	4,289						18	-3,280							r	New retail dev under No-Build scenario. New residential dev, two levels of retail, under With-Action scenario
				200	40	51,469					150 81	200	-39,359						150	81	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C4-7	12	3 IH	114	23	16.986						114	3,262	-3,400							New residential dev. two levels of retail. under With-Action scenario
	C4-7	12	3 IH	23	23 5							23	1,997	-3,400			-7,378				New residential dev, two levels of retail, under With-Action scenario
14	C4-7	12	3 IH	23	5							23	1,997	0			-5,896				New residential dev, two levels of retail, under With-Action scenario New residential dev, two levels of retail, under With-Action scenario
1-4	C4-7	12	3 IH	23	5							23	400	-4.299			-3,070				New residential dev, two levels of retail, under With-Action scenario
	R6A	3	0	0	3	3,347				1.998		23	400	-4,277				1.998		T I	New residential dev, two levers of relait, under writh-Action scenario Lot used for access to required parking and loading, no development above
H	NUA	J	U	183	37	-				1.998	121 39	183	7,655	-7,699				1,998	121	30	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
				103	31	27,170				1,770	121 37	103	1,033	-7,077			-13,274	1,770	121	37	This devisite provides two levers or below-grade parking including public parking under with Action Scenario
	C4-4A	4	0	76		18,533						13	0			-66,720				r	New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
15	C4-4A	4	0	7		1,593						2	0			-5,734					New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
	C4-4A	4	0	7		1,593						2	0			-5,734				r	New resid/community facility dev, ground floor retail, under No-Action. New resid. dev, ground floor retail, under With-Action scenario
				90		21,719					150 45	17	0			-78,189			150	8	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C6-3	8	2 arts	12		3,216		946				12	1,324		946						New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 arts	12		3,216		946				12	1,324		946						New residential dev, two levels of retail, under With-Action scenario
16	C6-3	8	2 arts	12		3,216		946				12	1,324		946						New residential dev, two levels of retail, under With-Action scenario
10	C6-3	8	2 arts	12		3,290		968				12	768	-1,261	968					r	New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 arts	16		4,117		1,211				16	1,695		1,211					r	New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 arts	33		8,750		2,574				33	3,603		2,574					r	New residential dev, two levels of retail, under With-Action scenario
				97		25,806		7,590			0 0	97	10,039	-1,261	7,590				0	0	
	C6-3	8	2 IH	20	4	4,889						13	2,445								Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	14	3	3,431						10	1,715								Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
17	C6-3	8	2 IH	20	4	4,804						13	2,402								Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	14	3	3,431						10	1,715								Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	20	4	4,889						13	2,445								Vacant bldg is occupied with resid and ground floor retail, under No-Action. New resid dev, two levels of retail, under With-Action scenario
				88	18	21,444					0 0	59	10,722						0	0	
	C4-4A	4	0	9		2,123						0	0			-6,245					New resid. / community facility dev., ground floor retail, under No-Action scenario. New resid. dev. ground floor retail, under With-Action scen
1.1	C4-4A	4	0	9		2,123						0	0			-6,245					New resid. / community racinly dev, ground floor retail, under No-Action scenario. New resid. dev, ground floor retail, under With-Action scenario. New resid. dev, ground floor retail, under With-Action scenario.
18	C4-4A	4	0	9		3,227		3	848			-4	0			-5,642					New residential and community facility (church) dev, ground floor retail, under No-Action and With-Action scenarios
	R6A	3	0	7		0		5,				-1	0			-6,114					New residential and community facility dev, under No-Action and With-Action scenarios
H		J	Ü	34		7,473		3	848		0 17	-5	0			-24,246			0		This dev site provides one level of below-grade parking under With-Action scenario
\vdash	C4 2	0	2 ""	94	10	22.020					^	0.4	22.020					1402			
19	C6-3	8	2 IH	94	19	22,938					U	94	22,938				-13	3,493			New residential dev, two levels of retail, under With-Action scenario Known dev (Corn Exchange, designated NYC landmark) expected to convert existing building to community facility (educational). Existing
	C6-3	6	0	5	1	0			20,586			5					0				known dev (Corn Exchange, designated NYC landmark) expected to convert existing building to community facility (educational). Existing building remains, transfers 1 FAR of dev rights to lot 40
				99	20	22,938			20,586		0 37	99	22,938				0 -13	3,493	0	-8	This dev site provides one level of below-grade parking under With-Action scenario

	site description								existin	g conditions:									No-Ac	tion conditions	i:		
- No. of the control	No. of	101	totana t	71. 0		L. TI. FAD	permitted resid	NI	- C 1 54 - 1-1-15	commun fac				king (C of	proposed retail		dential		ffice / comm	commun fac		parking / auto	
site: type: address:	DIOCK	: lot:	lot area: D	ouilt floor area	zoning:	built FAR:	FAR: L	OUs: retail FA:	office / comm FA: hotel F	A: instit FA:	stor / mrg FA:	parking / auto FA: utility FA:	vacant FA: O):		FAR:	DUs: park	ing: r	retail FA: FA	A: Hotel FA:	INSULT FA:	inst conv FA: stor / mfg FA:	FA: UI	tility FA: total parki
20 proj 60 EAST 125 STREET	1749	48	2,523	0	C4-4	0.00	4						2,523		0.85	9	5	2,145					
proj 58 EAST 125 STREET	1749	49	2,523	0	C4-4	0.00	4						2,523		0.85	9	5	2,145					
	subtotal:		5,046	0									5,046			18	9	4,289					
proj 71 EAST 124 STREET	1740	21	10 / 15	0	C4-7	0.00	10						10 / 15		2			37,845	00 205				
proj 1800 PARK AVENUE		31	12,615 3,539	0	C4-7	0.00	10 10						12,615		3			37,845 10,617	88,305 24,773				
		35	3,339	0	C4-7	0.00	10						3,539		3				24,773				
21 proj 1804 PARK AVENUE proj 1808 PARK AVENUE		40	9,083	0	C4-7	0.00	10						3,475 9,083		3			10,425 27,249	63,581				
proj 66 EAST 125 STREET		43	7,569	0	C4-7	0.00	10						7,569		3			22,707	52,983				
proj 55 EAST 124 STREET		24	17,409	55,770	C4-7	3.20	10			55	,770		7,309		3			22,101	118,320	55,7	770		
pioj 33 EAST 124 STREET	subtotal:	24	53,690	55,770	C4-7	3.20	10				,770		36,281					108 843	372,287	55,7			
	Subtotal.		33,070	33,110						33	,,,,,		30,201					100,043	372,207	33,1	70		
22 proj 127 EAST 125 STREET	. 177/	17	21,482	39,928	C4-4A	1.86	4	26,619	13,309			10,000						51,181	25,591				
proj 132 EAST 126 STREET		56	1,499	1,499	C4-4A C4-4A	1.00	4	1,49				10,000						1,499	23,391				
pioj 132 EAST 126 STREET	subtotal:	30	22,981	41,427	C4-4A	1.00	4	28,118				10,000						52,680	25,591				
	Subitital.		22,701	41,427				20,110	13,307			10,000						32,000	23,371				
proj 1815 PARK AVENUE		69	6,810	15,322	C4-4	2.25	4	6,810)	8,512								6,810	8	,512			
proj 1811 PARK AVENUE	1773	72	2,843	0	C4-4	0.00	4						2,843		0.85	10	5	2,417					
proj 1807 PARK AVENUE	1773	4	2,843	0	C4-4	0.00	4						2,843		0.85	10	5	2,417					
23 proj 1801 PARK AVENUE	1773	1	5,670	0	C4-4	0.00	4					5,670		19								5,670	
proj 1801 PARK AVENUE	1773	1	3,150	0	C4-4	0.00	4					3,150		11								3,150	
proj 110 EAST 125 STREET	1773	67	4,504	0	C4-4	0.00	4					4,504		15									4,504
proj 110 ENST 123 STREET	subtotal:	0,	25,820	15,322	044	0.00	7	6,810)	8,512		13,324	5,686	45		20	10	11,643	8	,512		8,820	4,504
			/	10/02				-,		-,			-,					,		,- ·-		-,	1,122
proj 212 EAST 125 STREET		45	2,523	5,000	C4-4	1.98	4				5,00										5,000		
24 proj 214 EAST 125 STREET		43	5,046	10,000	C4-4	1.98	4	5,200)		4,80							5,200			4,800		
proj 218 EAST 125 STREET		42	2,523	3,750	C4-4	1.49	4				3,75										3,750		
proj 215 EAST 124 STREET		9	8,376	0	C4-4	0.00	3.44	5.00			40.55	8,376		28				F 000			40.550	8,376	
	subtotal:		18,468	18,750				5,200)		13,55	60 8,376		28				5,200			13,550	8,376	
25 proj. 246 EAST 125 STDEET																							
proj 246 EAST 125 STREET	1789	30	9,588	17,100	C4-4	1.78	4	8,550)	8	,550							8,550		8,5	50		
proj 233 EAST 124 STREET	1789	16	4,037	3,500	C4-4	0.87	3.44				4,03	37			0	15	8	0					
proj 237 EAST 124 STREET		18	4,037	0	C4-4	0.00	3.44						4,037		0	15	8	0					
proj 241 EAST 124 STREET	1789	19	2,018	0	C4-4	0.00	3.44						2,018		0	8	4	0					
proj 243 EAST 124 STREET	1789	20	2,018	0	C4-4	0.00	3.44						2,018		0	8	4	0					
proj 245 EAST 124 STREET	1789	21	1,867	0	C4-4	0.00	3.44						1,867	6	0	7	4	0					
proj 247 EAST 124 STREET	1789	121	2,826	0	C4-4	0.00	4						2,826		0.85	10	5	2,402					
proj 2423 2 AVENUE	1789	25	2,174	0	C4-4	0.00	4						2,174		0.85	8	4	1,848					
proj 2421 2 AVENUE	1789	24	2,174	0	C4-4	0.00	4						2,174		0.85	8	4	1,848					
proj 2419 2 AVENUE	1789	23	2,174	0	C4-4	0.00	4						2,174		0.85	8	4	1,848					
proj 2417 2 AVENUE	1789	22	1,610	0	C4-4	0.00	4						1,610		0.85	6	3	1,369					
	subtotal:		24,935	3,500							4,03	37	20,898	6		93	47	9,314					
	site description								existin	g conditions:									No-Ac	tion conditions	:		
							permitted resid			commun fac				king (C of	proposed retail		dential		ffice / comm	commun fac	:1	parking / auto	
site: type: address:	block	lot:	lot area: b	ouilt floor area	zoning:	built FAR:	FAR: [OUs: retail FA:	office / comm FA: hotel F	A: instit FA:	stor / mfg FA:	parking / auto FA: utility FA:	vacant FA: 0):		FAR:	DUs: park	ina: r	retail FA: FA	A: Hotel FA:	instit FA:	inst conv FA: stor / mfg FA:	FA: ut	tility FA: total parki

Summary of Reasonable Worst Case Development Scenario

Summary of Reasonable Worst G	asc bevelopment see	iai io		- Julie 20,	2007																				
site desc	cription:					exis	ting condition	ns:					Т						No-Action c	conditions:					
	# of sites lot are	ea: built floor area	DI	s: retail FA:	office /	comm FA: hot		mmun fac / tit FA: st	or / mfg FA: pa	arking / auto FA: utility F	A: vaca		king (C of	DUs	residentia parking:			e / comm H		commun fac / instit FA:	inst conv FA:	stor / mfg FA: F	arking / auto A: uti	ility FA: to	otal parking:
Projected Sites	26 543,80	9 776,289		2 3:	36,641	115,605	8,512	80,058	40,788	126,908	0	239,570	346		304	123 6	35,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438

general notes:
- Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a small portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site.

							With-Action c	onditions:									Inc	rement:					
	proposed			DUs (inc.			fice / comm	arts/performan o		rking / auto	public total r				ice / comm		ts/performan comm			rking / auto	public	total reqrd	
site	zoning:	FAR: bor	us FAR: type:	affordable)	DUs: 1	retail FA: FA	A: Hotel FA:	ce FA: i	nstit FA: inst conv FA: FA	A: utility FA:	parking: parkin	ıg:	DUs: reta	IFA: FA:	: He	lotel FA: ce	FA: instit I	A: FA:	stor / mfg FA: F/	A: utility	y FA: parking	: parking:	comments:
	C4-4A	4	0	9		2,145							0	0									New residential dev, ground floor retail, under With-Action and No-Action scenarios
20	C4-4A	4	0	9		2,145							0	0									New residential dev, ground floor retail, under With-Action and No-Action scenarios
				18		4,289					0	0	0	0								0	0
						.,==-						1											
	C4-7	10	0			37,845	88,305							0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0			10,617	24,773							0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
21	C4-7	10	0			10,425	24,325							0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0			27,249	63,581							0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0			22,707	52,983							0	0								New commercial dev, 3FAR of retail, under With-Action and No-Action scenarios
	C4-7	10	0				118,320		55,770					0	0			0					Existing community facility (school) transfers dev rights only
						108,843	372,287		55,770		150	0		0	0			0				150	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
																							Retail and commercial enlargement of existing building under No-Action scenario. New residential dev, two levels of retail, under With-
22	C4-4D	7.2	1.8 IH	131	26	36,519							131	-14,662	-25,591								Action scenario
	C4-4D	7.2	1.8 IH	9	2	2,548							9	1,049									New residential dev, two levels of retail, under With-Action scenario
				140	28	39,068					150	63	140	-13,613	-25,591							150	3 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	01.0	^	2 .			44 577		0.45-						47/7		0.540	2.405						
	C6-3	8	2 arts	44		11,577		3,405					44	4,767		-8,512	3,405						New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 arts	18		4,833		1,422					8	2,417			1,422						New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
23	C6-3	8	2 arts	18		4,833		1,422					8	2,417			1,422			F /70			New resid dev, ground floor retail, under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
23	C6-3	8	2 arts	37		9,639		2,835					37	9,639			2,835			-5,670			West portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 arts	18		5,355		1,418					18	5,355			1,418			-3,150			East portion of lot 1. New residential dev, two levels of retail, under With-Action scenario Site planned for partial acquisition for the 2nd Ave subway. New residential dev, mechanical ground floor for subway and second story reta
	C4-4D	7.2	1.8 arts	30		3.828		2,027					30	3,828			2,027				0		under With-Action scenario.
				165		40,066		12,527			150	71	145	28,423		-8,512	12,527			-8,820	0	150 2	16 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C4-4D	7.2	1.8 IH	18	4	2,145							18	2,145					-5,000				New residential dev, ground floor retail, under With-Action scenario
24	C4-4D	7.2	1.8 IH	36	7	4,289							36	-911					-4,800				New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	18	4	2,145							18	2,145					-3,750				New residential dev, ground floor retail, under With-Action scenario
_	C4-4D	7.2	1.8 IH	59	12						407		59	7,120					40.550	-8,376			New residential dev under With-Action scenario
				131	26	15,698					126	59	131	10,498					-13,550	-8,376		126	11 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
25																							
25	C4-4D	7.2	1.8 IH	68	14	8,150					0	0	68	-400				-8,550				0	New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
-	C4-4D	7.2	1.8 IH	32	4	0							17	0									New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8 IH	32	4	n						I	17	0									New residential dev under No-Action and With-Action scenarios New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8 IH	16	3	0							Ω	0									
	C4-4D	7.2	1.8 IH	16	3	n						I	8	0									New residential dev under No-Action and With-Action scenarios New residential dev under No-Action and With-Action scenarios
	C4-4D	7.2	1.8 IH	15	3	n							8	0									New residential devidente No-Action and With-Action scenarios New residential devidence No-Action and With-Action scenarios
26	C4-4D	7.2	1.8 IH	20	л Л	2,402							10	0									New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8 IH	15	3	1.848							7	0									New residential dev, ground floor retail, under No-Action and With-Action scenarios New residential dev, ground floor retail, under No-Action and With-Action scenarios
1	C4-4D	7.2	1.8 IH	15	3	1,848						I	7	0									New residential dev, ground floor retail, under No-Action and With-Action scenarios New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8 IH	15	3	1,848							7	0									New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8 IH	11	2	1,369							5	0									New residential dev, ground floor retail, under No-Action and With-Action scenarios New residential dev, ground floor retail, under No-Action and With-Action scenarios
	05			187	37						150	84	94	0								150 3	77 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
						.,=								-									Annual Learning Learn
			t	DUL CO.	A.W 1-1-1		With-Action c			12-1-1								rement:		diam'r.		total and a	
site	proposed zoning:		bonus us FAR: type:		Affordable DUs: r	of retail FA: FA	fice / comm A: Hotel FA:	arts/performan o ce FA: i	ommun fac / pa nstit FA: inst conv FA: FA	rking / auto A: utility FA:	public total re parking: parkin		DUs: reta		ice / comm : He		ts/performan comm e FA: instit I		onv pa stor / mfg FA: FA	arking / auto A: utility	public y FA: parking	total reqrd : parking:	comments:
	. ,		,, .	2,444	358			,987 88,438	71,508 20,586	1,998		1,034		208,586	640,896	17,475		110,985	0 -26,824	-36,687		787 59	

Summary of Reasonable Worst Case Development Scenario

Summary of reasonable worst case bevelopment seenand	Julie 20, 2007	
With-Action conditions:	Increment:	
DUs (inc. Affordable office / comm arts/performan commun fac / parking / auto public total reqrd affordable) DUs: retall FA: FA: Hotel FA: ce FA: instit FA: inst conv FA: FA: utility FA: parking: parking:	office / comm arts/performan commun fac / inst conv parking / auto public total regrd DUs: retail FA: FA: Hotel FA: ce FA: instit FA: FA: stor / mfg FA: FA: utility FA: parking: parking:	
2,444 358 843,923 1,153,201 25,987 88,438 71,508 20,586 1,998 0 1,787 1,03-	2,140 208,586 640,896 17,475 88,438 -110,985 0 -26,824 -36,687 0 1,787 596	Projected Sites

RWCDS - ARTS BONUS ALTERNATIVE

- June 20, 2007

POTENTIAL DEVELOPMENT SITES

site d	escription:			1						existing co	onditions:						1					No-A	ction condition	S:			
Site							permitted resid				commun fac /					parking (C of	proposed r	retail	residenti			fice / comm	commun fa	c /	parking / auto		
site: type: address:	block: lo	ot: lot	area: built floo	r area	zoning:	built FAR:	FAR:	DUs: reta	il FA: offic	ce / comm FA: hotel FA:	instit FA:	stor / mfg FA:	parking / auto	FA: utility FA:	vacant FA:	0):	FAR:	DI	Us: parking:	retai	IFA: FA	A: Hotel FA	: instit FA:	inst conv FA: stor / m	fg FA: FA: ι	tility FA:	total parking:
27 pot 568 WEST 125 STREET	1980 7	75 32	050 28	,900	R7-2	0.90	4		28,900												28,900						C
28 pot 151-153 MORNINGSIDE AVE	1952 6	51 4,	992	0	C4-4	0.00	4						4	,992		1	7 (0.85	17	0	4,243						C
29 pot 381 WEST 125 STREET	1952 1	101 1,	498 4	,872	C4-4	3.25	4	3	900										3		900						
pot 379 WEST 125 STREET	1952 2				C4-4	3.25	4	3	1,005										3		1,005						
subto	ital:	2,	996 9	,744				6	1,905										6	0	1,905						0
30 pot 361 WEST 125 STREET	1952 9	5	296 18	,384	C4-4	3.47	4			18,384												18,384					0
pot 313 WEST 125 STREET	1952 2				C4-4	4.29	4		5,500			18,1									5,500	18,120					
pot WEST 126 STREET	1952 4		162		C4-4	0.00	3.44						4	,162		1	4	0	16	5	0						
pot 309 WEST 125 STREET	1952 2				C4-4	2.56	3.44 / 4		21,476	4,924											21,476	4,924					
31 pot 307 WEST 125 STREET	1952 2				C4-4	3.28	4		3,560	3,000											3,560	3,000					
pot 305 WEST 125 STREET	1952 2				C4-4	2.88	4		8,640												8,640						
pot 308 WEST 126 STREET	1952 3	38 1,	664 1	,664	C4-4	1.00	3.44					1,6	64												1,664		
pot 306 WEST 126 STREET	1952 1		664 1		C4-4	1.00	3.44					1,6	64												1,664		
pot 304 WEST 126 STREET	1952 3	37 1,	664 1	,664	C4-4	1.00	3.44					1,6	64												1,664		
subto	ital:	29	975 70	,212					39,176	7,924		23,1	12 4	,162		1	4		16	5	39,176	26,044			4,992		0
pot 2342 FRED DOUGLASS BLVI) 1931 6	51 /	992 3	,500	C4-4	0.70	4		3,500									0.85	17	9	4,243						-
pot 260 WEST 126 STREET	1931 5				C4-4	0.60	3.44		3,300		7,49	4	4	,996		1		0.5	32	16	6,245		7	494			1/
pot 2340 FRED DOUGLASS BLVI					C4-4	3.70	3.44				7,49		250	,990			1	0.5	32	10	2,300	6,950	7,	194			10
					C4-4				1 100	1 100		9,2	200														
pot 2338 FRED DOUGLASS BLVI					C4-4	0.95	4		1,190	1,190	7.40		NEO 4	00/			_		40	ar.	1,190	1,190	-	40.4			21
subto	ital:	22,	482 22	,624					4,690	1,190	7,49	4 9,2	250 4	,996		ı	/		49	25	13,978	8,140	7,	494			25
22																											
pot 2330 FRED DOUGLASS BLVE) 1931 1	l 11,	590 42	,310	C4-4	3.65	4		11,590	30,720											11,590	30,720					0
pot 2310 FRED DOUGLASS BLVI	1930 1	10	092 22	,593	C4-4	2.24	3.44		8,680		13.91	3									8,680		13.	913			
pot 2310 FRED DOUGLASS BLVI					C4-4	2.24	3.44		-,		22,59										-,		22,				
subto				,185					8,680		36,50										8,680		36,				(
											,																-
pot 268 WEST 125 STREET	1930 5				C4-4	1.00	4		5,046												5,046						
35 pot 264 WEST 125 STREET	1930 5	57 5,	028 10	,988	C4-4	2.19	4		4,500			6,4	188								4,500				6,488		
pot 264 WEST 125 STREET	1930 5	57 5,			C4-4	2.19	3.44		4,500				188								4,500				6,488		
subto	ital:	15	101 27	,022					14,046			12,9	76								14,046				12,976		0
pot 112 WEST 125 STREET	1909 4	10 2	330 2	,018	C4-4	0.87	4		2,018												2,018						
pot 114 WEST 125 STREET	1909 4				C4-4	1.24 0.98	4		3,752 4,944												3,752 4,944						
36 pot 116 WEST 125 STREET	1909 4				C4-4		4		4,944				_				_		_		.,						
pot 117 WEST 124 STREET	1909 2		523		C4-4	0.09	3.44						2	,523		'		0.85	/	4	2,145						
pot WEST 124 STREET	1909 2		133	111	C4-4	0.00	3.44								2,1			0.85	6	3	1,813						
pot 283 WEST 125 STREET	1909 1		400	111	C4-4	0.00	3.44									00		0.85	1	1	340						
subto	ital:	15	460 10	,939					10,714				2	,523	2,5	33	9		14	7	15,012						0
pot 300 LENOX AVENUE	1723 1	1 6	993 18	,629	C4-7	2.66	10		4,700	13,929											4,700	13,929					
pot 300 LENOX AVENUE	1723 1				C4-7	4.00	10		1,500	4,500							I				1,500	4,500					
				,629	J4 /	4.00	10		6,200	18,429											6,200	18,429					,
subto	nui.	0	-73 Z4	,027					0,200	10,427							1				0,200	10,427					U
38 pot 2022 5 AVENUE	1723 3	33 10	894 20	,764	C4-4	1.91	4		4,900	11,326		4,5	538				I				4,900	11,326			4,538		
pot 2032 5 AVENUE	1723 3			,774	C4-4	2.81	4		1,700	3,074							I				1,700	3,074					
subto	ital:	12	594 25	,538					6,600	14,400		4,5	538								6,600	14,400			4,538		(
																					•						

							14011 4 11															
			h	But Co.	Afficial delication		With-Action o										Increme				P. 1-1-1	
site:	proposed zoning:	proposed FAR: bon		DUs (inc. affordable)	Affordable DUs:		office / comm FA: Hotel FA:		orman commun fac instit FA:	/ parking inst conv FA: FA:	/ auto utility FA:		tal reqrd arking:	DUs: reta	ol nil FA: FA	fice / comm A: Hote	arts/performan commun fa IFA: ce FA: instit FA:	c / inst conv FA:	v parking stor / mfg FA: FA:	/ auto pub utility FA: par		comments:
27	R7-2	3.44	0			28,900	28,900						0		0	28,900						Expansion of existing comercial use adding a second story for offices under With-Action scenario
28	C4-4D	7.2	1.8 IH	35	-	7 4,243						0	0	18	0						0	New residential dev, ground floor retail, under No-Action and With-Action scenarios
29	C4-4D	7.2	1.8 IH	11	-	.,								8	373							New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	11 22								0	0	8 16	268 642						0	New residential dev, ground floor retail, under With-Action scenario
30	C4-4D	7.2	1.8 IH	37								0	0	37	4,502	-18,384					0	New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	39	,	8 4.675								39	-825	-18,120						Conversion to offices, ground floor retail, under No-Action scenario. New resid dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	29										13	3,538	10,120						New residential dev, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8 IH	73	15	5 8,773								73	-12,703	-4,924						New residential dev, ground floor retail, under With-Action scenario
24	C4-4D	7.2	1.8 IH	14		3 1,700								14	-1,860	-3,000						New residential dev, ground floor retail, under With-Action scenario
31	C4-4D	7.2	1.8 IH	21		4 2,550								21	-6,090							New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	12		2 1,414								12					-1,664			New residential dev under With-Action scenario
	C4-4D	7.2	1.8 IH	12		2 1,414								12					-1,664			New residential dev under With-Action scenario
	C4-4D	7.2	1.8 IH	12		2 1,414								12					-1,664			New residential dev under With-Action scenario
				212	42	2 25,479						150	95	196	-17,940	-26,044			-4,992		150	95 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C4-4D	7.2	1.8 IH	25		7 4,243								18	0							No. of the state o
		7.2	1.6 IH	35 85					7,4	0.4				53	0			0				New residential dev, ground floor retail, under No-Action and With-Action scenarios
32	C4-4D C4-4D	7.2	1.8 IH	18					7,4	94				53 18	-175	-6,950		U				New residential dev including new comm facility (church), partial ground floor retail, under No-Action and With-Action scenarios
				18												-0,950						New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	156		,			7,4	DA .		150	70	18 107	935 760	-8,140		0			150	New residential dev, ground floor retail, under With-Action scenario
				130	3	1 14,730			7,4	74		150	70	107	700	-0,140		U			130	45 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
33	C4-7	12	3 arts	123		19,703		8	,693			0	25	123	8,113	-30,720	8,693				0	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With- 25 Action scenario
	C6-3	8	2 IH	71	14	4 17,156						0		71	8,476		-13,	913				North portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
34	C4-4D	6	0 IH	11					22,5	93		· ·		11	0,0		101	0				South portion of lot 1. Existing church remains, transfers 1 FAR of dev rights to north portion of lot 1, under With-Action scenario
	0115		0	82					22,5			0	31	82	8,476		-13,0	913			0	31 This dev site provides one level of below-grade parking under With-Action scenario
	C6-3	8	2 IH	35		7 8,578			,-	-		-		35	3,532		.5,				-	New residential dev, two levels of retail, under With-Action scenario
35	C6-3	8	2 IH	35		7 8,547								35	4,047				-6,488			North portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	31		6 8,547								31	4,047				-6,488			South portion of lot 57. New residential dev, two levels of retail, under With-Action scenario
				101	20	0 25,672						111	40	101	11,626				-12,976		111	40 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	C6-3	8	2 IH	16		3 3,961								16	1,943							New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	21										21	1,396							New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	35	-									35	3,634							New residential dev, two levels of retail, under With-Action scenario
36	C4-4D	7.2	1.8 IH	15										8	2,145							New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	13										7	1,813							New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	2										1	340							New residential dev under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
				102								115	40	88	11,270						115	40 This dev site provides two levels of below-grade parking including public parking under With-Action scenario
	04.5					,									7	40.577						
37	C4-7	12	3 IH	80										80	7,188	-13,929						New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3 IH	17										17	1,050	-4,500					_	New residential dev, two levels of retail, under With-Action scenario
				97	19	9 14,438						0	0	97	8,238	-18,429					0	
20	C4-4A	4	0	38		9,260								38	4,360	-11,326			-4,538			New residential dev, ground floor retail, under With-Action scenario
38	C4-4A	4	0	6		1,445								6	-255	-3,074						New residential dev, ground floor retail, under With-Action scenario
				44		10,705						42	0	44	4,105	-14,400			-4,538		42	This dev site provides one level of below-grade public parking under With-Action scenario

	site (descriptio	n:							existing of	conditions:										No	-Action condition	is:			
site: tur	e: address:	blo	ck: lot:	Int area	built floor area	zoning:	built FAR:	permitted resid FAR: E	OUs: retail FA:	office / comm FA: hotel FA:	commun fac / instit FA:	stor/mfg.EA: r	arking / auto FA: uti	ity FA: yac			proposed retail	DUs: pa	sidential	of retail FA: FA	fice / comm A: Hotel	commun f	ac / inst conv FA: stor / mfg FA:	parking / auto	utility FA: to	tal parking:
		DIO	ak. IOI.	iot area.	built floor area	zoning.	built i Aix.	TAK. L	os. retair A.	Onice / Committee. Hotel FA.	msuci A.	3tol / mig r A.	arking/auto r A. uti	ity i A. Vac	ant i A. Oj.		i Ait.	БОЗ. р	arking.	Totali FA. 17	t. Hotel	IA. IIISUCIA.	ilist conv r A. Stor / mig r A.	TA.	dunty FA. to	tai parking.
39 po	t 290 LENOX AVENUE	17:	22 69	8,578	25,326	C4-4	2.95	4	8,8	578 16,748										8,578	16,748					0
no	t 52 WEST 125 STREET	17	22 57	1,576	4,066	C4-4	2.58	4	1 (000		3,066								1,000	3,066					
	t 50 WEST 125 STREET		22 156	1,576	4,121	C4-4	2.61	4		000		3,121								1,000	3,121					
	48 WEST 125 STREET		22 56	1,576	4,113	C4-4	2.61	4		000		3,113								1,000	3,113					
	46 WEST 125 STREET		22 155	1,576	3,809	C4-4	2.42	4		400		-,			3,409					400	3,409					
	44 WEST 125 STREET		22 55	2,102	5,400	C4-4	2.57	4		160 2,160		1,080								2,160	3,240					
	subl			8,406	21,509					560 2,160		10,380			3,409					5,560	15,949					0
<u> </u>																										
p e	32 WEST 125 STREET	17:	2 2 51	10,512	21,024	C4-4	2.00	4						10,512	10,512		0.42	25	13	4,415					15,013	13
41																										
pe	t 32 WEST 125 STREET	17 :	22 51	4,501	9,002	R7-2	2.00	3.44						4,501	4,501		0	17	9	0						9
	due	total:		15,013	30,026									15,013	15,013			42	21	4,415					15,013	21
42																										
42 po	t 102 EAST 126 STREET	17	74 68	11,491	0	M1-2	0.00	2						11,491											11,491	0
po	t 108 EAST 126 STREET	17	74 65	2,198	4,928	M1-2	2.24	4	4 1.3	230								4		1,230						
	106 EAST 126 STREET		74 66	2,798	6,720	M1-2	2.40	4		6,720										,	6,720					
	104 EAST 126 STREET		74 67	2,498	9,500	M1-2	3.80	4		9,500											9,500					
43 pc	t 107 EAST 125 STREET	17	74 5	2,548	5,577	C4-4	2.19	4	2,4	471		3,106								2,471	3,106					
po	t 109 EAST 125 STREET	17	74 6	2,448	5,880	C4-4	2.40	4							5,880					2,081	3,799					
po	t 111 EAST 125 STREET	17	74 7	2,498	6,800	C4-4	2.72	4	5 1,	700								5		1,700						
po	t 113 EAST 125 STREET	17	74 8	2,498	6,800	C4-4	2.72	4	6,8	300										6,800						
	subt	total:		17,486	46,205				9 12,2	201 16,220		3,106			5,880			9		14,282	23,125					0
44 pc	150-170 EAST 126 STREET	17	74 48	22,531	0	M1-2	0.00	2					22,531			75								22,531		75
45 pc	t 2306 3 AVENUE	17	74 33	17,993	27,000	C4-4/M1-2	1.50	4/2			27,0	00										27	,000			0
	t 122 EAST 125 STREET	17	73 61	2,523	3,300	C4-4	1.31	4	9.	300										3,300						
46	128 EAST 125 STREET		73 58	8,074	21,556	C4-4	2.67	4	21,5											21,556						
P	subl		73 30	10,597	24,856	04-4	2.07	4	24,8											24,856						0
					21,000				2.17											21,000						ŭ
	t 129 EAST 124 STREET		73 15	2,523	7,194	C4-4	2.85	4				7,194											7,19	94		
	t 2050 LEXINGTON AVENUE		73 17	3,828	4,037	C4-4	1.05	4		037										4,037						
po	t 2054 LEXINGTON AVENUE		73 18	216	525	C4-4	2.43	4		525										525						
	subl	total:		6,567	11,756				4,	562		7,194								4,562			7,19	94		0
40																										
48 pc	149 EAST 124 STREET	17	73 20	68,681	64,363	C4-4	0.94	4	64,3	363										64,363						0
po	228 EAST 125 STREET	178	39 36	2,523	2,700	C4-4	1.07	4				2,700				2							2,70	00		
	230 EAST 125 STREET		39 35	2,523	3,500	C4-4	1.39	4			3,5											3	500			
po	t 232 EAST 125 STREET	178	39 34	2,523	7,659	C4-4	3.04	4				7,659											7,65	i9		
	subl	total:		7,569	13,859						3,5	00 10,359				2						3	,500 10,35	9		0
	site	descriptio	n·							existing (conditions:										No	-Action condition	ic.			
	Site	acoci ipilio						permitted resid		CAISTING C	commun fac /				раг	king (C of	proposed retail	re	sidential	of	fice / comm	commun f		parking / auto		
site: typ	e: address:	blo	ck: lot:	lot area:	built floor area	zoning:	built FAR:	FAR: E	OUs: retail FA:	office / comm FA: hotel FA:	instit FA:	stor / mfg FA: p	arking / auto FA: uti	ity FA: vac			FAR:	DUs: pa	arking:	retail FA: FA	A: Hotel	FA: instit FA:	inst conv FA: stor / mfg FA		utility FA: to	tal parking:

general notes:

- Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a small portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site.

							With-Action condit	tions:				1					Increm	ent:					
	proposed	proposed			Affordable			arts/performan commun fac			ublic total re				fice / comm		arts/performan commun f					al reqrd	
site:	zoning:	FAR: bon	us FAR: type:	affordable)	DUs:	retail FA: FA	: Hotel FA:	ce FA: instit FA:	inst conv FA: FA:	utility FA: pa	arking: parking	j:	DUs: reta	il FA: FA	А: Н	Hotel FA:	ce FA: instit FA:	FA:	stor / mfg FA: FA:	utility FA: pa	king: par	rking:	comments:
39	C6-3	8	2 arts	55		14,583		4,289			0	0	55	6,005	-16,748		4,289				0	0	New residential dev, two levels of retail, under With-Action scenario
								.,				1		-,			.,						
	C6-3	8	2 IH	11	2	2,679							11	1,679	-3,066								Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	11	2	2,679							11	1,679	-3,121								Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
40	C6-3	8	2 IH	11	2	2,679							11	1,679	-3,113								Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	11	2	2,679							11	2,279	-3,409								Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2 IH	15	3	0,070							15	1,413	-3,240								Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
				59	12	14,290					0	0	59	8,730	-15,949						0	0	
																							North portion of lot 51. New resid dev with partial ground floor retail and ConEd service center on two levels under No Action and With-
41	C6-3	8	2 ₩	85	17	7,358				10,512			60	2,943						-4,501			Action scenarios.
4-1																							South portion of lot 51. New resid dev under No Action scenario. New resid dev with partial ground floor retail and ConEd service center on
<u> </u>	C4-4A	4	0	17	4-7	3,151				4,501	440		0	3,151						4,501	440	40	wo levels, under With Action scenario.
				102	17	10,509				15,013	110	40	60	6,094						0	110	19	This dev site provides two levels of below grade parking including public parking under With Action scenario
																							New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking including public
42	C6-3	8	2 IH	80	16	19,535					21	17	80	19,535						-11,491	21	17	parking under With-Action scenario
-	C4-4D	7.2	1.8 IH	14	2	1.868							12	638									No. 1 of the state
	C4-4D C4-4D	7.2	1.8 IH	20	3	2,378							20	2,378	-6,720								New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	19	4								18	2,376	-9,500								New residential dev, ground floor retail, under With-Action scenario
43	C4-4D	7.2	1.8 IH	18	4								18	-305	-3,106								New residential dev, ground floor retail, under With-Action scenario New residential dev, ground floor retail, under With-Action scenario
1-3	C4-4D	7.2	1.8 IH	17	3								17	-303	-3,799								New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	18	4								13	423	-3,177								New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	18	4								18	-4,677									New residential dev, ground floor retail, under With-Action scenario
	04 40	7.2	1.0 111	125	25						119	56	116	581	-23,125						119		This dev site provides two levels of below-grade parking including public parking under With-Action scenario
				120	20	,000						00		001	20,120							00	This devisite profited the event of botom grade partially and partially and a man realist section of
44	04.45	7.0	40 111	450		40.454					450	70	450	40.454						F04	450		New residential dev, two levels of retail, under With-Action scenario; 75 public parking spaces in the no-build. This dev site provides two
<u> </u>	C4-4D	7.2	1.8 IH	159	32	19,151					150	12	159	19,151					-22	531	150	-3	levels of below-grade parking including public parking under With-Action scenario
45																							
45	C4-4D	5.4	1.4 arts			15,294	75,571	6,298			150	0	0	15,294	75,571		6,298 -27	000			150	0	New commercial dev, ground floor retail. This dev site provides two levels of below-grade public parking under With-Action scenario
	C4-4D	7.2	1.8 IH	18	4	2,145							18	-1,155									New residential dev, ground floor retail, under With-Action scenario
46	C4-4D	7.2	1.8 IH	57	11								57	-14,693									New residential dev, ground floor retail, under With-Action scenario
	0115		1.0 111	75	15	-,					0	0	75	-15,849							0	0	Not to Sacrada dev, ground root retain, under With Feature
												Ī										1	
	C4-4D	7.2	1.8 IH	18	4	2,145						I	18	2,145					-7,194				New residential dev, ground floor retail, under With-Action scenario
47	C4-4D	7.2	1.8 IH	27	5	0,201						I	27	-783									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8 IH	2	0								2	-341									New residential dev, ground floor retail, under With-Action scenario
				47	9	5,582					0	0	47	1,020					-7,194		0	0	
-																							New residential dev, ground floor retail, under With-Action scenario. This dev site provides two levels of below-grade parking including publi
48	C4-4D	7.2	1.8 IH	485	97	58,379					150	218	485	-5,984							150		parking under With-Action scenario
	C4 4D	7.0	10 111	10		21/5							10	2.145					2 700				
40	C4-4D	7.2	1.8 IH	18	4	2,110						I	18	2,145				F00	-2,700				New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
49	C4-4D C4-4D	7.2 7.2	1.8 IH	18 18	4	_,						I	18	2,145			-3	500	7.450				New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
-	C4-4D	1.2	1.8 IH		4						0	0	18	2,145			2	E00	-7,659		0		New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
				54	11	6,434					U	U	54	6,434			-3	500	-10,359		U	U	
							With-Action condit	tions:									Increm	ent:					
_		proposed		DUs (inc.				arts/performan commun fac			ublic total re				fice / comm		arts/performan commun f					al reqrd	
site:	zoning:	FAR: bon	ius FAR: type:	arrordable)	DUS:	retail FA: FA	: Hotel FA:	ce FA: instit FA:	inst conv FA: FA:	utility FA: pa	arking: parking):	DUs: reta	il FA: FA	A: H	Hotel FA:	ce FA: instit FA:	FA:	stor / mfg FA: FA:	utility FA: pa	rking: par	rking:	comments:

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site	description:			1	existing conditions:														No-Action conditions:									
site: type: address:	block:	lot: lot are	a: built floor ar	zoning:	built FAR:	permitted resid FAR:	DUs: retail F.	A: office / comm FA: hot	commun el FA: instit FA:		FA: parking / auto	FA: utility FA:	vacant l	parking (C A: O):	of propo FAR:			sidential rking:	retail FA:	office / comm FA:		commun fac / instit FA:	inst conv FA:	pari stor / mfg FA: FA:	ing / auto utility F	A: total parking:		
A known 261 WEST 125 STREET	1931	6 9,99	2	0 C4-7	0.00	10								9,992	Т	1.7			16,98	4,99	6	9,992				C		
B known 233 WEST 125 STREET known 233 WEST 125 STREET	1931 1931				4.50 4.50	10 3.44		1,600						88,400					10,00	1	127,500	120,000						
	btotal:	19,98			4.50	3.44		1,600						88,400					10,00	1	127,500					147		
C known 230 WEST 125 STREET	1930	44 25,04	8 148,35	5 C4-4	5.92	3.44 / 4		25,048						123,307									148,355			C		
D known 63 WEST 125 STREET	1723	9 2,49	6,76	7 C4-7	2.71	10								6,767					2,00	16,70	0					C		
E known 120 EAST 125 STREET	1773	62 2,52	3 8,50	C4-4	3.37	4								8,500									8,500					
F known 220 EAST 125 STREET	1789	39 5,04	5 27,77	6 C4-4	5.50	4								27,776									27,776			C		
t	otals:	65,09	1 281,39	18			0	26,648 0	0	0	0	0	0	264,742	0		0	0	28,98	21,69	6 127,500	129,992	184,631	0	0	0 0		

	With-Action conditions:										Increment:																	
	proposed zoning:	proposed FAR: bo		us DUs (inc. e: affordable)			office / comm FA:			commun fac / instit FA:	inst conv FA:	parking / auto FA:	utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office /	comm Hotel F		s/performan commu FA: instit FA			parking / a mfg FA: FA:		public FA: parking:	total reqrd parking:	comments:
Α	C4-7	10	0			16,986	4,996			9,992					0		0	0	0			0						Known dev expected to accommodate a cultural institution, two levels of retail and 0.5FAR of offices. Not as a result of the Action
В	C4-7 C4-4A	10 4	0			10,000 10,000		127,500 127,500		120,000 120,00 0					0			0 0		0 0		0 0						Victoria Thealer. South portion of lot 17. Special Development. Not as a result of the Action Victoria Thealer. North portion of lot 17. Special Development. Not as a result of the Action
С	C6-3	6	0								148,355				0								0					Known dev expected to convert existing building to community facility (educational). Not as a result of the Action
D	C4-7	7.5	0			2,000	16,700								0			0	0									Known new commercial dev (offices), ground floor retail. Not as a result of the Action
Е	C4-4D	6	0								8,500				0								0					Known dev expected to convert existing building to community facility. Not as a result of the Action
F	C4-4D	6	0								27,776				0								0					Known dev expected to convert existing building to community facility (educational)
				0	<u> </u>	28.986	21.696	127.500	0	129 992	184.631		n	0	0 0		0	0	0	0	0	0	0	0	0	0	0	. II N

Table 2.0-5
Summary of <u>Land Uses-RWCDS</u> on Projected Development Sites
Under No Action, With Action and <u>With</u> Action Increment

	2017	2017	With Action
Land Use Type	No Action	With Action	Increment
Residential <u>Dwelling Units (DUs)*</u>	304 DU	2,632 DU	2,328 DU
Affordable DUs	$\underline{\underline{0}}$	<u>498</u>	<u>498</u>
<u>Commercial</u> Retail <u>FA (sf)</u>	635,337 sf	843,923 sf	208,586 sf
<u>Commercial</u> Office <u>FA (sf)</u>	512,305 sf	948,319 sf	436,015 sf
Commercial Hotel FA (sf)	8,512 sf	20,184 sf	11,672 sf
Total Commercial FA (retail, office,			
hotel) (sf)	<u>1,156,154</u>	<u>1,812,426</u>	<u>656,273</u>
Storage / Manufacturing FA (sf)	26,824 sf	0	-26,824 sf
Parking / Automotive FA (sf)	112,404 sf	1,998 sf	-110,406 sf
Community Facility / Institutional <u>FA (sf)</u>	182,493 sf	71,508 sf	-110,985 sf
Institutional Conversion FA (sf)	20,586 sf	20,586 sf	_
Utility <u>FA (sf)</u>	4,504 sf	4,504 sf	_

^{*}Includes affordable dwelling units