

Upper Yorkville Rezoning Proposal

Zoning and Development Committee
Manhattan Community Board 8
February 22, 2022

C8-4 and M1-4 Zoning – Community Board 8



Goals and Benefits

- Corrects a historical injustice by eliminating an artificial barrier between NYCHA and the balance of the Upper East Side
- Creates a framework to promote more affordable housing
- Creates a framework to promote more rental housing
- Discourages problematic and inappropriate uses for a dense residential neighborhood
 - i. Self Storage: Example of 424 East 90th Street – 140'+ self-storage
 - ii. Life Science: Example of Taconic Project at 309 East 94th Street
 - iii. Auto-related and other noxious uses

Components of the Rezoning Proposal

What areas are being considered?

- The proposed rezoning will rezone C8-4 and M1-4 zoning districts mapped in portions of six (6) blocks in Manhattan Community District 8 identified as Blocks 1540, 1556, 1557, 1569, 1570 & 1571

What rezoning options are contemplated?

- R9D: Maximum bonused Floor Area Ratio of 10.0
- R10: Maximum bonused Floor Area Ratio of 12.0
- For both zoning options, provide for commercial overlays of C1-5

What bulk waivers will be available to developers?

- Establish a streamlined Special Permit application process for bulk waivers to facilitate high-density development for these projects, many of which will front along narrow streets.

Next Steps

- Establish a subcommittee or working group within Zoning and Development Committee to study the feasibility
- Connect with Department of City Planning to start a conversation for this action
- Reach out to local stakeholders to get community input
- Connect with potential private applicants to work collaboratively on a comprehensive basis (Block 1540, initially)

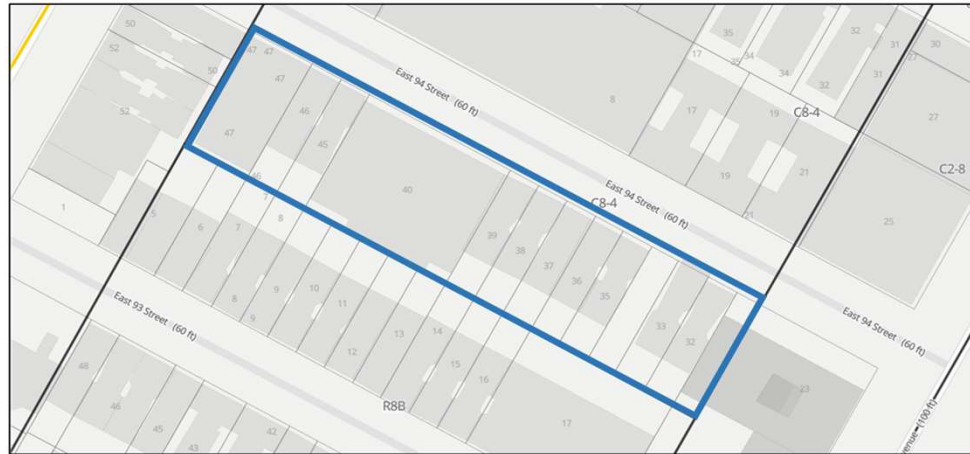
Addenda

No Action Scenarios

With Action Scenario – R9D

With Action Scenario – R10

Block 1556 – Southerly Side of East 94th Street Between First Avenue and Second Avenue



No Action Scenario – C8-4 Zoning

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic		Community Facility FAR	Community Facility ZFA	Existing Resi Units per DOF	Rent Stabilized Building?	
								Maximum FAR (Commercial)	Basic Maximum ZFA					
1556	47	304 East 94th Street	50.00	100.71	5,036	C8-4	10,070	5.00	25,178	6.50	32,731	0	NO	
1556	46	308 East 94th Street	25.00	100.71	2,518	C8-4	8,648	5.00	12,589	6.50	16,365	8	YES	
1556	45	310 East 94th Street	25.00	100.71	2,518	C8-4	8,540	5.00	12,589	6.50	16,365	10	YES	
1556	40	320 East 94th Street	125.00	100.71	12,589	C8-4	56,700	5.00	62,944	6.50	81,827	0	NO	
1556	39	322 East 94th Street	25.00	100.71	2,518	C8-4	8,540	5.00	12,589	6.50	16,365	10	YES	
1556	38	324 East 94th Street	25.00	100.71	2,518	C8-4	8,540	5.00	12,589	6.50	16,365	18	YES	
1556	37	326 East 94th Street	25.00	100.71	2,518	C8-4	8,540	5.00	12,589	6.50	16,365	10	YES	
1556	36	328 East 94th Street	25.00	100.71	2,518	C8-4	8,700	5.00	12,589	6.50	16,365	14	YES	
1556	35	330 East 94th Street	25.00	100.71	2,518	C8-4	8,540	5.00	12,589	6.50	16,365	16	NO	
*	1556	17	332 East 94th Street	25.00	100.71	2,518	C8-4	0	5.00	12,589	6.50	16,365	0	NO
1556	33	334 East 94th Street	25.00	100.71	2,518	C8-4	8,540	5.00	12,589	6.50	16,365	16	YES	
1556	32	336 East 94th Street	25.00	100.71	2,518	C8-4	12,094	5.00	12,589	6.50	16,365	9	YES	
**	1556	23	345 East 93rd Street	20.00	100.71	2,014	C8-4	27,000	5.00	10,071	6.50	13,092	27	YES
					44,816		174,452		224,080		291,304	138		

* Part of a larger tax lot measuring 15,100 square feet. All improvements are located in the R8B zone

** Estimated allocated portion of 340,068 square feet of improvements lying in C8-4

Block 1556 – With Action R9D Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R9D)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R9D)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1556	47	304 East 94th Street	50	100.71	5,036	C8-4	10,070	7.50	37,766	10.00	50,355	12,589	18	15,107	22
1556	46	308 East 94th Street	25	100.71	2,518	C8-4	8,648	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	45	310 East 94th Street	25	100.71	2,518	C8-4	8,540	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	40	320 East 94th Street	125	100.71	12,589	C8-4	56,700	7.50	94,416	10.00	125,888	31,472	45	37,766	54
1556	39	322 East 94th Street	25	100.71	2,518	C8-4	8,540	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	38	324 East 94th Street	25	100.71	2,518	C8-4	8,540	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	37	326 East 94th Street	25	100.71	2,518	C8-4	8,540	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	36	328 East 94th Street	25	100.71	2,518	C8-4	8,700	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	35	330 East 94th Street	25	100.71	2,518	C8-4	8,540	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	17	332 East 94th Street	25	100.71	2,518	C8-4	0	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	33	334 East 94th Street	25	100.71	2,518	C8-4	8,540	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	32	336 East 94th Street	25	100.71	2,518	C8-4	12,094	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1556	23	345 East 93rd Street	20	100.71	2,014	C8-4	27,000	7.50	15,107	10.00	20,142	5,036	7	6,043	9
					44,816		174,452		336,120		448,160	112,040	160	134,448	192

Block 1556 – With Action R10 Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R10)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R10)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1556	47	304 East 94th Street	50	100.71	5,036	C8-4	10,070	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1556	46	308 East 94th Street	25	100.71	2,518	C8-4	8,648	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	45	310 East 94th Street	25	100.71	2,518	C8-4	8,540	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	40	320 East 94th Street	125	100.71	12,589	C8-4	56,700	9.00	113,299	12.00	151,065	37,766	54	45,320	65
1556	39	322 East 94th Street	25	100.71	2,518	C8-4	8,540	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	38	324 East 94th Street	25	100.71	2,518	C8-4	8,540	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	37	326 East 94th Street	25	100.71	2,518	C8-4	8,540	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	36	328 East 94th Street	25	100.71	2,518	C8-4	8,700	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	35	330 East 94th Street	25	100.71	2,518	C8-4	8,540	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	17	332 East 94th Street	25	100.71	2,518	C8-4	0	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	33	334 East 94th Street	25	100.71	2,518	C8-4	8,540	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	32	336 East 94th Street	25	100.71	2,518	C8-4	12,094	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1556	23	345 East 93rd Street	20	100.71	2,014	C8-4	27,000	9.00	18,128	12.00	24,170	6,043	9	7,251	10
					44,816		174,452		403,344		537,791	134,448	192	161,337	230

Block 1557 – East 95th Street through to East 94th Street Between Second and First Avenues



Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (Commercial)	Basic Maximum ZFA	Community Facility FAR	Community Facility ZFA	Existing Resi Units per DOF	Rent Stabilized Building?	
1557	5	303 East 94th Street	25.00	100.71	2,518	C8-4	9,550	5.00	12,589	6.50	16,365	20	NO	
1557	6	305 East 94th Street	25.00	100.71	2,518	C8-4	9,550	5.00	12,589	6.50	16,365	20	NO	
1557	7	307 East 94th Street	25.00	100.71	2,518	C8-4	9,050	5.00	12,589	6.50	16,365	20	NO	
*	1557	8	309 East 94th Street	225.00	100.71	22,660	C8-4	81,928	5.00	113,299	6.50	147,288	0	NO
*	1557	37	324 East 95th Street	50.00	100.71	5,036	C8-4	5,794	5.00	25,178	6.50	32,731	0	NO
**	1557	39	320 East 95th Street	46.08	100.71	4,641	C8-4	12,420	5.00	23,204	6.50	30,165	0	NO
***	1557	41	312 East 95th Street	103.92	100.71	10,466	C8-4	101,243	5.00	52,329	6.50	68,028	0	NO
	1557	52	1832 2nd Avenue	100.00	100.71	10,071	C8-4	20,000	5.00	50,355	6.50	65,462	0	NO
	1557	35	328 East 95th Street	40.00	100.71	4,028	C8-4	15,960	5.00	20,142	6.50	26,185	36	YES
	1557	34	332 East 95th Street	45.00	100.71	4,532	C8-4	18,888	5.00	22,660	6.50	29,458	41	NO
	1557	32	336 East 95th Street	40.00	100.71	4,028	C8-4	18,000	5.00	20,142	6.50	26,185	30	YES
	1557	31	338 East 95th Street	25.00	100.71	2,518	C8-4	7,050	5.00	12,589	6.50	16,365	0	NO
	1557	17	329 East 94th Street	50.00	100.71	5,036	C8-4	21,310	5.00	25,178	6.50	32,731	37	YES
	1557	19	335 East 94th Street	50.00	100.71	5,036	C8-4	21,310	5.00	25,178	6.50	32,731	37	YES
	1557	21	337 East 94th Street	50.00	100.71	5,036	C8-4	21,310	5.00	25,178	6.50	32,731	37	YES
					90,639		373,363		453,195		589,154	278		

* Purchased by Taconic and Nuveen for \$70m; Life Science contemplated
 ** "L"-shaped parcel, portion is already mapped in C2-8; this is solely in rezoned area
 *** Built per BSA variance to effective FAR of 8.57

Block 1557 – With Action R9D Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R9D)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R9D)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1557	5	303 East 94th Street	25	100.71	2,518	C8-4	9,550	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1557	6	305 East 94th Street	25	100.71	2,518	C8-4	9,550	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1557	7	307 East 94th Street	25	100.71	2,518	C8-4	9,050	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1557	8	309 East 94th Street	225	100.71	22,660	C8-4	81,928	7.50	169,948	10.00	226,598	56,649	81	67,979	97
1557	37	324 East 95th Street	50	100.71	5,036	C8-4	5,794	7.50	37,766	10.00	50,355	12,589	18	15,107	22
1557	39	320 East 95th Street	46.08	100.71	4,641	C8-4	12,420	7.50	34,805	10.00	46,407	11,602	17	13,922	20
1557	41	312 East 95th Street	103.92	100.71	10,466	C8-4	101,243	7.50	78,493	10.00	104,658	26,164	37	31,397	45
1557	52	1832 2nd Avenue	100	100.71	10,071	C8-4	20,000	7.50	75,533	10.00	100,710	25,178	36	30,213	43
1557	35	328 East 95th Street	40	100.71	4,028	C8-4	15,960	7.50	30,213	10.00	40,284	10,071	14	12,085	17
1557	34	332 East 95th Street	45	100.71	4,532	C8-4	18,888	7.50	33,990	10.00	45,320	11,330	16	13,596	19
1557	32	336 East 95th Street	40	100.71	4,028	C8-4	18,000	7.50	30,213	10.00	40,284	10,071	14	12,085	17
1557	31	338 East 95th Street	25	100.71	2,518	C8-4	7,050	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1557	17	329 East 94th Street	50	100.71	5,036	C8-4	21,310	7.50	37,766	10.00	50,355	12,589	18	15,107	22
1557	19	335 East 94th Street	50	100.71	5,036	C8-4	21,310	7.50	37,766	11.00	55,391	13,848	20	16,617	24
1557	21	337 East 94th Street	50	100.71	5,036	C8-4	21,310	9.50	47,837	12.00	60,426	15,107	22	18,128	26
					90,639		373,363		689,864		921,497	230,374	329	276,449	395

Block 1557 – With Action R10 Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R10)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R10)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1557	5	303 East 94th Street	25	100.71	2,518	C8-4	9,550	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1557	6	305 East 94th Street	25	100.71	2,518	C8-4	9,550	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1557	7	307 East 94th Street	25	100.71	2,518	C8-4	9,050	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1557	8	309 East 94th Street	225	100.71	22,660	C8-4	81,928	9.00	203,938	12.00	271,917	67,979	97	81,575	117
1557	37	324 East 95th Street	50	100.71	5,036	C8-4	5,794	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1557	39	320 East 95th Street	46.08	100.71	4,641	C8-4	12,420	9.00	41,766	12.00	55,689	13,922	20	16,707	24
1557	41	312 East 95th Street	103.92	100.71	10,466	C8-4	101,243	9.00	94,192	12.00	125,589	31,397	45	37,677	54
1557	52	1832 2nd Avenue	100	100.71	10,071	C8-4	20,000	9.00	90,639	12.00	120,852	30,213	43	36,256	52
1557	35	328 East 95th Street	40	100.71	4,028	C8-4	15,960	9.00	36,256	12.00	48,341	12,085	17	14,502	21
1557	34	332 East 95th Street	45	100.71	4,532	C8-4	18,888	9.00	40,788	12.00	54,383	13,596	19	16,315	23
1557	32	336 East 95th Street	40	100.71	4,028	C8-4	18,000	9.00	36,256	12.00	48,341	12,085	17	14,502	21
1557	31	338 East 95th Street	25	100.71	2,518	C8-4	7,050	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1557	17	329 East 94th Street	50	100.71	5,036	C8-4	21,310	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1557	19	335 East 94th Street	50	100.71	5,036	C8-4	21,310	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1557	21	337 East 94th Street	50	100.71	5,036	C8-4	21,310	9.00	45,320	12.00	60,426	15,107	22	18,128	26
					90,639		373,363		815,751		1,087,668	271,917	388	326,300	466

Block 1569 – Southerly Side of East 90th Street Between York Avenue and First Avenue



Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (Commercial)	Basic Maximum ZFA	Community Facility FAR	Community Facility ZFA	Existing Resi Units per DOF	Rent Stabilized Building?	
*	1569	1001-1082	402 East 90th Street	125.00	103.00	12,875	C8-4	93,546	5.00	64,375	6.50	83,688	82	NO
	1569	35	412 East 90th Street	149.00	100.71	15,006	C8-4	54,701	5.00	75,029	6.50	97,538	0	NO
**	1569	29	434 East 90th Street	144.00	100.71	14,502	C8-5	29,004	5.00	72,511	7.50	108,767	0	NO
					42,383		177,251		211,915		289,992	82		

*Overbuilt residential condominium

** 10-story / 140' self-story development under construction; excess development rights acquired from Lot 35. Total ZFA of 86,000± contemplated

Block 1569 – With Action R9D Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R9D)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R9D)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1569	1001-1082	402 East 90th Street	125	103.00	12,875	C8-4	93,546	7.50	96,563	10.00	128,750	32,188	46	38,625	55
1569	35	412 East 90th Street	149	100.71	15,006	C8-4	54,701	7.50	112,543	10.00	150,058	37,514	54	45,017	64
1569	29	434 East 90th Street	144	100.71	14,502	C8-5	29,004	7.50	108,767	10.00	145,022	36,256	52	43,507	62
					42,383		177,251		317,873		423,830	105,958	151	127,149	182

Block 1569 – With Action R10 Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R10)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R10)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1569	1001-1082	402 East 90th Street	125	103.00	12,875	C8-4	93,546	9.00	115,875	12.00	154,500	38,625	55	46,350	66
1569	35	412 East 90th Street	149	100.71	15,006	C8-4	54,701	9.00	135,052	12.00	180,069	45,017	64	54,021	77
1569	29	434 East 90th Street	144	100.71	14,502	C8-5	29,004	9.00	130,520	12.00	174,027	43,507	62	52,208	75
					42,383		177,251		381,447		508,596	127,149	182	152,579	218

Block 1570 – Southerly Side of East 91st Street through to East 90th Street Between York Avenue and First Avenue



Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (Commercial)	Basic Maximum ZFA	Community Facility FAR	Community Facility ZFA	Existing Resi Units per DOF	Rent Stabilized Building?	
1570	5	403 East 90th Street	25.00	100.71	2,518	C8-4	8,870	5.00	12,589	6.50	16,365	15	NO	
1570	6	405 East 90th Street	25.00	100.71	2,518	C8-4	8,870	5.00	12,589	6.50	16,365	15	YES	
1570	7	407 East 90th Street	25.00	100.71	2,518	C8-4	8,870	5.00	12,589	6.50	16,365	16	YES	
1570	8	409 East 90th Street	25.00	100.71	2,518	C8-4	8,870	5.00	12,589	6.50	16,365	15	NO	
1570	9	411 East 90th Street	25.00	100.71	2,518	C8-4	9,180	5.00	12,589	6.50	16,365	10	YES	
1570	10	413 East 90th Street	25.00	100.71	2,518	C8-4	9,050	5.00	12,589	6.50	16,365	10	NO	
1570	11	415 East 90th Street	25.33	100.71	2,551	C8-4	9,180	5.00	12,755	6.50	16,581	16	NO	
1570	12	417 East 90th Street	74.33	100.71	7,486	C8-4	50,676	5.00	37,429	6.50	48,658	71	NO	
1570	15	423 East 90th Street	50.00	100.71	5,036	C8-4	30,866	5.00	25,178	6.50	32,731	49	NO	
1570	41	406 East 91st Street	125.00	100.71	12,589	C8-4	45,516	5.00	62,944	6.50	81,827	0	NO	
1570	39	420 East 91st Street	50.00	100.71	5,036	C8-4	6,175	5.00	25,178	6.50	32,731	0	NO	
1570	37	422 East 91st Street	50.00	100.71	5,036	C8-4	14,005	5.00	25,178	6.50	32,731	0	NO	
*	1570	36	426 East 91st Street	69.00	100.71	6,949	C8-4	18,181	5.00	34,745	6.50	45,168	0	NO
						59,787	228,309		298,937		388,619	217		

* Part of a larger tax lot measuring 10,071 sq. ft.; 31 x 100.71 portion lies in R8 zoning

Block 1570 – With Action R9D Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R9D)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R9D)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1570	5	403 East 90th Street	25.00	100.71	2,518	C8-4	8,870	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1570	6	405 East 90th Street	25.00	100.71	2,518	C8-4	8,870	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1570	7	407 East 90th Street	25.00	100.71	2,518	C8-4	8,870	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1570	8	409 East 90th Street	25.00	100.71	2,518	C8-4	8,870	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1570	9	411 East 90th Street	25.00	100.71	2,518	C8-4	9,180	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1570	10	413 East 90th Street	25.00	100.71	2,518	C8-4	9,050	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1570	11	415 East 90th Street	25.33	100.71	2,551	C8-4	9,180	7.50	19,132	10.00	25,510	6,377	9	7,653	11
1570	12	417 East 90th Street	74.33	100.71	7,486	C8-4	50,676	7.50	56,143	10.00	74,858	18,714	27	22,457	32
1570	15	423 East 90th Street	50.00	100.71	5,036	C8-4	30,866	7.50	37,766	10.00	50,355	12,589	18	15,107	22
1570	41	406 East 91st Street	125.00	100.71	12,589	C8-4	45,516	7.50	94,416	10.00	125,888	31,472	45	37,766	54
1570	39	420 East 91st Street	50.00	100.71	5,036	C8-4	6,175	7.50	37,766	10.00	50,355	12,589	18	15,107	22
1570	37	422 East 91st Street	50.00	100.71	5,036	C8-4	14,005	7.50	37,766	10.00	50,355	12,589	18	15,107	22
1570	36	426 East 91st Street	69.00	100.71	6,949	C8-4	18,181	7.50	52,117	10.00	69,490	17,372	25	20,847	30
					59,787		228,309		448,406		597,875	149,469	214	179,362	256

Block 1570 – With Action R10 Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R10)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R10)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1570	5	403 East 90th Street	25.00	100.71	2,518	C8-4	8,870	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1570	6	405 East 90th Street	25.00	100.71	2,518	C8-4	8,870	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1570	7	407 East 90th Street	25.00	100.71	2,518	C8-4	8,870	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1570	8	409 East 90th Street	25.00	100.71	2,518	C8-4	8,870	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1570	9	411 East 90th Street	25.00	100.71	2,518	C8-4	9,180	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1570	10	413 East 90th Street	25.00	100.71	2,518	C8-4	9,050	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1570	11	415 East 90th Street	25.33	100.71	2,551	C8-4	9,180	9.00	22,959	12.00	30,612	7,653	11	9,184	13
1570	12	417 East 90th Street	74.33	100.71	7,486	C8-4	50,676	9.00	67,372	12.00	89,829	22,457	32	26,949	38
1570	15	423 East 90th Street	50.00	100.71	5,036	C8-4	30,866	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1570	41	406 East 91st Street	125.00	100.71	12,589	C8-4	45,516	9.00	113,299	12.00	151,065	37,766	54	45,320	65
1570	39	420 East 91st Street	50.00	100.71	5,036	C8-4	6,175	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1570	37	422 East 91st Street	50.00	100.71	5,036	C8-4	14,005	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1570	36	426 East 91st Street	69.00	100.71	6,949	C8-4	18,181	9.00	62,541	12.00	83,388	20,847	30	25,016	36
					59,787		228,309		538,087		717,450	179,362	256	215,235	307

Block 1571 – Southerly Side of East 92nd Street through to East 91st Street Between York Avenue and First Avenue



Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (Commercial)	Basic Maximum ZFA	Community Facility FAR	Community Facility ZFA	Existing Resi Units per DOF	Rent Stabilized Building?
*	1571 5	403 East 91st Street	69.00	100.71	6,949	C8-4	28,400	5.00	34,745	6.50	45,168	0	NO
	1571 8	407 East 91st Street	100.00	100.71	10,071	C8-4	47,855	5.00	50,355	6.50	65,462	35	NO
	1571 12	415 East 91st Street	50.00	100.71	5,036	C8-4	10,066	5.00	25,178	6.50	32,731	0	NO
	1571 14	419 East 91st Street	25.00	100.71	2,518	C8-4	4,554	5.00	12,589	6.50	16,365	2	NO
**	1571 15	421 East 91st Street	48.00	100.71	4,834	C8-4	10,000	5.00	24,170	6.50	31,422	0	NO
	1571 35	428 East 92nd Street	75.00	100.71	7,553	C8-4	44,386	5.00	37,766	6.50	49,096	0	NO
	1571 38	424 East 92nd Street	75.00	100.71	7,553	C8-4	50,302	5.00	37,766	6.50	49,096	0	NO
	1571 1001-1006	408 East 92nd Street	144.00	100.71	14,502	C8-4	124,009	5.00	72,511	6.50	94,265	196	NO
					59,016		319,572		295,080		383,604	233	

* Total tax lot is 7,553 sq. ft.; 6 feet of this lot is located within C2-8 zoning

**Total lot is 10,071 sq. ft.; 56 feet located within R8

Block 1571 – With Action R9D Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R9D)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R9D)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1571	5	403 East 91st Street	69.00	100.71	6,949	C8-4	28,400	7.50	52,117	10.00	69,490	17,372	25	20,847	30
1571	8	407 East 91st Street	100.00	100.71	10,071	C8-4	47,855	7.50	75,533	10.00	100,710	25,178	36	30,213	43
1571	12	415 East 91st Street	50.00	100.71	5,036	C8-4	10,066	7.50	37,766	10.00	50,355	12,589	18	15,107	22
1571	14	419 East 91st Street	25.00	100.71	2,518	C8-4	4,554	7.50	18,883	10.00	25,178	6,294	9	7,553	11
1571	15	421 East 91st Street	48.00	100.71	4,834	C8-4	10,000	7.50	36,256	10.00	48,341	12,085	17	14,502	21
1571	35	428 East 92nd Street	75.00	100.71	7,553	C8-4	44,386	7.50	56,649	10.00	75,533	18,883	27	22,660	32
1571	38	424 East 92nd Street	75.00	100.71	7,553	C8-4	50,302	7.50	56,649	10.00	75,533	18,883	27	22,660	32
1571	1001-1006	408 East 92nd Street	144.00	100.71	14,502	C8-4	124,009	7.50	108,767	10.00	145,022	36,256	52	43,507	62
					59,016		319,572		442,620		590,161	147,540	211	177,048	253

Block 1571 – With Action R10 Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R10)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R10)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1571	5	403 East 91st Street	69.00	100.71	6,949	C8-4	28,400	9.00	62,541	12.00	83,388	20,847	30	25,016	36
1571	8	407 East 91st Street	100.00	100.71	10,071	C8-4	47,855	9.00	90,639	12.00	120,852	30,213	43	36,256	52
1571	12	415 East 91st Street	50.00	100.71	5,036	C8-4	10,066	9.00	45,320	12.00	60,426	15,107	22	18,128	26
1571	14	419 East 91st Street	25.00	100.71	2,518	C8-4	4,554	9.00	22,660	12.00	30,213	7,553	11	9,064	13
1571	15	421 East 91st Street	48.00	100.71	4,834	C8-4	10,000	9.00	43,507	12.00	58,009	14,502	21	17,403	25
1571	35	428 East 92nd Street	75.00	100.71	7,553	C8-4	44,386	9.00	67,979	12.00	90,639	22,660	32	27,192	39
1571	38	424 East 92nd Street	75.00	100.71	7,553	C8-4	50,302	9.00	67,979	12.00	90,639	22,660	32	27,192	39
1571	1001-1006	408 East 92nd Street	144.00	100.71	14,502	C8-4	124,009	9.00	130,520	12.00	174,027	43,507	62	52,208	75
					59,016		319,572		531,145		708,193	177,048	253	212,458	304

Block 1540 – Northerly Side of East 94th Street between Second and Third Avenues



Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic	Basic Maximum ZFA	Community Facility FAR	Community Facility ZFA	Existing Resi Units per DOF	Rent Stabilized Building?
								FAR (Commercial)					
1540	6	207 East 94th Street	100.00	100.71	10,071	M1-4	38,655	2.00	20,142	6.5	65,462	0	NO
1540	10	215 East 94th Street	45.00	100.71	4,532	M1-4	16,688	2.00	9,064	6.5	29,458	0	NO
1540	111	219 East 94th Street	24.75	100.71	2,493	M1-4	10,085	2.00	4,985	6.5	16,202	15	YES
1540	13	221 East 94th Street	24.75	100.71	2,493	M1-4	9,735	2.00	4,985	6.5	16,202	20	NO
1540	14	231 East 94th Street	102.58	100.71	10,331	M1-4	39,272	2.00	20,662	6.5	67,150	0	NO
1540	18	239 East 94th Street	77.21	100.71	7,776	M1-4	28,454	2.00	15,552	6.5	50,543	0	NO
					37,695		142,889		75,389		245,016	35	

Friedland Properties contemplates a development on Lots 14 and 18, using development rights generated by Lots 10, 111 & 13

Block 1540 – With Action R9D Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R9D)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R9D)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1540	6	207 East 94th Street	100.00	100.71	10,071	M1-4	38,655	7.50	75,533	10.00	100,710	25,178	36	30,213	43
1540	10	215 East 94th Street	45.00	100.71	4,532	M1-4	16,688	7.50	33,990	10.00	45,320	11,330	16	13,596	19
1540	111	219 East 94th Street	24.75	100.71	2,493	M1-4	10,085	7.50	18,694	10.00	24,926	6,231	9	7,478	11
1540	13	221 East 94th Street	24.75	100.71	2,493	M1-4	9,735	7.50	18,694	10.00	24,926	6,231	9	7,478	11
1540	14	231 East 94th Street	102.58	100.71	10,331	M1-4	39,272	7.50	77,481	10.00	103,308	25,827	37	30,992	44
1540	18	239 East 94th Street	77.21	100.71	7,776	M1-4	28,454	7.50	58,319	10.00	77,758	19,440	28	23,327	33
					37,695		142,889		282,711		376,947	94,237	135	113,084	162

Block 1540 – With Action R10 Scenario – 25% Affordable and 30% Affordable Options

Block	Lot	Address	Width (ft.)	Depth (ft.)	Area	Current Zoning	Current Improvements (per DOF)	Basic Maximum FAR (R10)	Basic Maximum ZFA	Maximum FAR with MIH Bonus (R10)	Bonused ZFA	25% Affordable		30% Affordable	
												Affordable Sq. Ft.	Affordable Units	Affordable Sq. Ft.	Affordable Units
1540	6	207 East 94th Street	100.00	100.71	10,071	M1-4	38,655	9.00	90,639	12.00	120,852	30,213	43	36,256	52
1540	10	215 East 94th Street	45.00	100.71	4,532	M1-4	16,688	9.00	40,788	12.00	54,383	13,596	19	16,315	23
1540	111	219 East 94th Street	24.75	100.71	2,493	M1-4	10,085	9.00	22,433	12.00	29,911	7,478	11	8,973	13
1540	13	221 East 94th Street	24.75	100.71	2,493	M1-4	9,735	9.00	22,433	12.00	29,911	7,478	11	8,973	13
1540	14	231 East 94th Street	102.58	100.71	10,331	M1-4	39,272	9.00	92,977	12.00	123,970	30,992	44	37,191	53
1540	18	239 East 94th Street	77.21	100.71	7,776	M1-4	28,454	9.00	69,982	12.00	93,310	23,327	33	27,993	40
					37,695		142,889		282,711		452,337	113,084	162	135,701	194

Likely Development Options – Block 1540

<u>Friedland Site</u>	<u>12 FAR</u>	<u>10 FAR</u>
Proposed ZFA	331,485	276,237
Less: Existing Sq. ft.	(75,163)	(75,163)
New Project ZFA	256,322	201,074
# Units @ 700 SF	366	287
# Affordable @ 30%	110	86
# Affordable @ 25%	92	72