

Table A-1
 Building Code Violations for Properties in the Study Area: Violations Open as of July 2006

BLOCK 1986								
Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description	Violation Severity
1	3260 BROADWAY	0	1	DOB	5/13/1976	Electric Sign	N/A	N/A
							Installed a sign without a permit. Having an illuminated sign without a current permit. Remedy; remove illegal work.	Moderate
	585 WEST 131 STREET	0	0	ECB	7/17/2002	Signs	N/A	N/A
	3258 BROADWAY	0	1	DOB	Unknown	Unknown	Unknown	N/A
	<i>Subtotal</i>	<i>0</i>	<i>3</i>					
6	573 WEST 131 STREET	0	1	DOB	1/16/1990	Boiler	N/A	N/A
		0	1	DOB	6/15/2004	Elevator	N/A	N/A
		0	2	DOB	11/19/2004, 10/01/2005	LL1081	Elevator safety test.	N/A
	<i>Subtotal</i>	<i>0</i>	<i>4</i>					
10	555 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	543 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	571 WEST 131 STREET	0	2	DOB	Unknown	Unknown	Unknown	N/A
		0	1	DOB	00/00/1980	Unknown	Unknown	N/A
	<i>Subtotal</i>	<i>0</i>	<i>3</i>					
30	3270 BROADWAY	0	9	DOB	9/1/1994 - 1/31/2005	LL6291	Boiler	N/A
		0	3	DOB	1/22/1991	Electric Sign	N/A	N/A
		0	1	DOB	6/19/1996	Construction	Work without a permit.	N/A
		0	1	DOB	11/1/2003	Construction	N/A	N/A
	78 OLD BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	<i>Subtotal</i>	<i>0</i>	<i>14</i>					
65	3280 BROADWAY	0	1	DOB	3/10/2005	Elevator	N/A	N/A
		0	4	DOB	1/6/2006	Boiler	N/A	N/A
							Failure to maintain exterior wall (hazardous). At 5th floor on west side, a piece of concrete broke off and fell to sidewalk. There are cracks in various locations that may also fall. Remedy: make all necessary repairs.	High
	<i>Subtotal</i>	<i>0</i>	<i>6</i>					
BLOCK 1987								
Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description	Violation Severity
1	3300 BROADWAY	1	0	Complaint	6/3/2004	Failure to Maintain	Store doing construction - Fixing windows; debris falling onto street	N/A
		0	1	DOB	4/9/1982	Unknown	Unknown	N/A
		0	6	DOB	3/31/1990 - 4/10/1995	Construction	N/A	N/A
		0	1	DOB	1/22/1991	Electric Sign	N/A	N/A
							Occupancy contrary to that allowed by Certificate of Occupancy; operating a commercial business variety store without a valid C of O.	Moderate
							Occupancy contrary to that allowed by Certificate of Occupancy. Operating a commercial business retail store, El Mundo Wholesale and Retail Dept. Store, occupying basement and 1 floor legal use college.	Moderate
							Failure to maintain exterior building wall (hazardous). Southwest corner column top displaced 2-inches to the west and 1-inch to the south; south side at 3rd floor, there is 10 foot area of brick over window building 4-inches.	High
							Failure to maintain exterior building wall (hazardous). West side has horizontal displacement over 3rd floor windows; weather worn mortar joints and loose bricks at extended elevator (center of wall).	High
							Failure to maintain exterior building wall (hazardous). Northwest corner column displaced 2 inches over street at 2nd floor northeast corner column has 4 feet vertical crack that is open 1/2 inch at ground level.	High
							Failure to maintain building (hazardous). Metal window frames are corroded, loose, and defective. Molding around frame is loose, hanging and does not support at 3rd story northeast corner windows are missing and broken.	High
		0	1	ECB	12/13/2005	Construction		High

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		0	1	ECB	4/11/2006	Construction	Failure to maintain building (hazardous). Metal window frames are corroded, loose, and defective. Molding around frame is loose, hanging and does not support at 3rd story. At northeast corner windows are missing and broken.	High	
	133 Broadway	0	0	N/A	N/A	N/A	N/A	N/A	
	<i>Subtotal</i>	<i>1</i>	<i>15</i>						
7	526 WEST 134 STREET	0	0	N/A	N/A	N/A	N/A	N/A	
9	547 WEST 133 STREET	0	3	DOB	2/7/2000 - 1/31/2005	LL6291	Boiler	N/A	
		0	1	ECB	9/21/2003	Cranes & Derricks	Use of rigging equipment without master rigger license on site. Using scaffold to make façade repairs and water proof exterior wall with rigging equipment.	High	
	<i>Subtotal</i>	<i>0</i>	<i>4</i>						
BLOCK 1995									
		Open						Violation	Severity
Lot	Address	Complaints	Violations	Violation	Date	Type	Description	Severity	
31	3205 BROADWAY	0	3	DOB	3/5/1986 - 00/00/1988	Unknown	Unknown	N/A	
		0	1	DOB	Unknown	Unknown	Unknown	N/A	
		0	1	ECB	8/9/1988	Public Assembly	Public assembly contrary to approved plans. Owner has erected a partition to eliminate rest occupancy and make rest fast food service without amending plans to show new use. Remedy: Obtain architect to file for new	High	
		0	1	ECB	2/21/1990	Public Assembly	Operation of public assembly contrary to the C of O.	Moderate	
	<i>Subtotal</i>	<i>0</i>	<i>6</i>						
35	613 WEST 125 STREET	0	2	DOB	12/28/1990, 12/31/1990	Electric Sign	N/A	N/A	
		0	1	DOB	1/31/1996	Construction	Work without a permit.	N/A	
		0	1	DOB	3/27/2005	Construction	N/A	N/A	
	<i>Subtotal</i>	<i>0</i>	<i>4</i>						
BLOCK 1996									
Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description	Violation Severity	
1	664 WEST 125 STREET	1	0	Complaint	6/14/2006	Sign/Awning/Marquee	Illegal/No Permit	N/A	
		0	4	DOB	00/00/1982 - 00/00/1987	Unknown	Unknown	N/A	
		0	3	DOB	1/3/1991	Electric Sign	N/A	N/A	
	656 WEST 125 STREET	0	2	DOB	00/00/1978, 00/00/1982	Unknown	Unknown	N/A	
	<i>Subtotal</i>	<i>1</i>	<i>9</i>						
14	637 WEST 125 STREET	0	5	DOB	Unknown	Unknown	Unknown	N/A	
		0	1	DOB	00/00/1987	Unknown	Unknown	N/A	
		0	11	DOB	3/18/1993 - 3/19/2003	LL6291	Boiler	N/A	
		0	14	DOB	3/29/1999 - 11/17/2005	Elevator	N/A	N/A	
		0	13	DOB	4/7/1992 - 10/1/2005	LL1081	Elevator safety test.	N/A	
		0	1	DOB	5/29/1996	Construction	N/A	N/A	
		0	1	ECB	9/27/2000	Elevator	Failure to maintain elevator. Put elevator back in full service to be fully inspected by a DOB elevator inspector.	Moderate	
		0	1	ECB	2/23/2000	Elevator	Failure to maintain elevator. Operating device with an expired temporary certificate.	Moderate	
	<i>Subtotal</i>	<i>0</i>	<i>47</i>						
15	635 WEST 125 STREET	0	1	DOB	6/17/2004	Elevator	N/A	N/A	
16	631 WEST 129 STREET	0	0	N/A	N/A	N/A	N/A	N/A	
18	627 WEST 129 STREET	0	2	DOB	00/00/1985, 00/00/1986	Unknown	Unknown	N/A	
		0	3	DOB	1/14/1991- 1/12/2001	Elevator	N/A	N/A	
		0	1	ECB	4/19/1995	Elevator	Work without a permit and failure to maintain elevator (hazardous).	Moderate	
		0	1	ECB	1/14/1991	Elevator	Failure to maintain elevator.	Moderate	
		0	2	ECB	9/9/1992, 8/14/1998	Elevator	Failure to maintain elevator (hazardous).	High	
		0	1	ECB	11/7/2005	Construction	Exit lighting defective/fails to meet building code standards. Fire exit sign and defective no illuminated fire exit sign on the 2nd and 3rd floors. All fire exit signs must be illuminated. Remedy: remove and replace defective signs.	Moderate	
	619 WEST 129 STREET	0	0	N/A	N/A	N/A	N/A	N/A	
	<i>Subtotal</i>	<i>0</i>	<i>10</i>						
20	623 WEST 129 STREET	0	3	DOB	00/00/1979 - 00/00/1988	Unknown	Unknown	N/A	
		0	1	DOB	Unknown	Unknown	Unknown	N/A	
		0	8	DOB	3/18/1993 - 9/16/1997	LL6291	Boiler	N/A	
		0	2	DOB	1/3/1991	Electric Sign	N/A	N/A	
		0	5	DOB	1/14/1991 - 6/18/2004	Elevator	N/A	N/A	

Table A-1
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		0	1	ECB	8/19/1992	Construction	Work without a permit. Having erected and altered 3rd premises into studios, offices, and rehearsal rooms throughout 3rd floor. Remedy: Obtain a permit forthwith.	Moderate
	617 WEST 129 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	622 WEST 130 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	<i>Subtotal</i>	0	20					
21	613 WEST 129 STREET	0	0	N/A	N/A	N/A	N/A	N/A
23	603 WEST 129 STREET	0	1	DOB	1/3/1991	Electric Sign	N/A	N/A
	606 WEST 130 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	<i>Subtotal</i>	0	1					
29	3221 BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	3223 BROADWAY	0	1	DOB	Unknown	Unknown	Unknown	N/A
	3225 BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	3227 BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	<i>Subtotal</i>	0	1					
34	3229 BROADWAY	0	2	DOB	Unknown	Unknown	Unknown	N/A
		0	1	DOB	3/5/1964	Unknown	Unknown	N/A
	<i>Subtotal</i>	0	3					
36	3233 BROADWAY	0	1	DOB	3/5/1913	Unknown	Unknown	N/A
							Plumbing work without a permit and failure to maintain plumbing and/or appurtenances (hazardous). Water closet and wash basin installed at right front corner of building using improper materials without vents and without permit by others. Remedy: obtain proper permit or restore to legal existing condition.	High
	<i>Subtotal</i>	0	2	ECB	3/26/1993	Plumbing		
50	632 WEST 130 STREET	0	0	N/A	N/A	N/A	N/A	N/A
56	651 WEST 125 STREET	0	3	DOB	00/00/1982 - 0/00/1985	Unknown	Unknown	N/A
		0	2	DOB	Unknown	Unknown	Unknown	N/A
		0	5	DOB	2/8/2000 - 3/22/2005	Elevator	N/A	N/A
		0	1	DOB	1/4/1999	Elevator	Violation Hazardous	N/A
		0	2	DOB	4/25/1991, 4/24/1992	Construction	N/A	N/A
		0	3	DOB	3/8/1996 - 10/1/2005	LL1081	Elevator safety test.	N/A
		0	2	ECB	8/14/1998, 3/5/1999	Elevator	Failure to maintain elevator (hazardous).	High
		0	1	ECB	5/7/2004	Elevator	Operation of an elevator without an equipment use permit.	Moderate
	<i>Subtotal</i>	0	19					
61	663 WEST 125 STREET	0	2	DOB	00/00/1976, 00/00/1987	Unknown	Unknown	N/A
		0	6	DOB	1/3/1991	Electric Sign	N/A	N/A
	<i>Subtotal</i>	0	8					
BLOCK 1997								
Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description	Violation Severity
1	647 WEST 130 STREET	0	1	DOB	00/00/1983	Unknown	Unknown	N/A
		0	1	DOB	Unknown	Unknown	Unknown	N/A
		0	2	DOB	4/15/2005, 2/2/2006	CMQ - Marquee Violation	N/A	N/A
	<i>Subtotal</i>	0	4					
6	641 WEST 130 STREET	0	2	DOB	Unknown	Unknown	Unknown	N/A
		0	12	DOB	3/18/1993 - 1/31/2005	LL6291	Boiler	N/A
	<i>Subtotal</i>	0	14					
9	631 WEST 130 STREET	0	1	DOB	Unknown	Unknown	Unknown	N/A
	635 WEST 130 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	<i>Subtotal</i>	0	1					
14	625 WEST 130 STREET	0	2	DOB	00/00/1986, 00/00/1987	Unknown	Unknown	N/A
17	623 WEST 130 STREET	0	0	N/A	N/A	N/A	N/A	N/A
18	617 WEST 130 STREET	0	5	DOB	Unknown	Unknown	Unknown	N/A
		0	1	DOB	1/31/2005	LL6291	Boiler	N/A
		0	1	ECB	8/23/1990	Boiler	Failure to maintain boiler.	Moderate
	619 WEST 130 STREET	0	4	DOB	11/19/2004 - 10/1/2005	LL1081	Elevator safety test.	N/A
		0	1	DOB	1/11/1991	Elevator	N/A	N/A
		0	3	ECB	1/11/1991 - 5/20/2003	Elevator	Failure to maintain elevator.	Moderate
	<i>Subtotal</i>	0	15					
21	615 WEST 130 STREET	0	3	DOB	Unknown	Unknown	Unknown	N/A
		0	1	DOB	1/31/2005	LL6291	Boiler	N/A
	<i>Subtotal</i>	0	4					
27	603 WEST 130 STREET	0	3	DOB	Unknown	Unknown	Unknown	N/A

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 Building Code Violations for Properties in the Study Area: Violations Open as of July 2006

		0	1	ECB	12/22/1999	Construction	Failure to maintain building. Concrete ceiling is broken and defective with concrete spalling exposing reinforcing rods and steel beams throughout cellar. Also missing concrete at various areas.	High
	605 WEST 130 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	0	4					
29	601 WEST 130 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	3241 BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	0	0					
30	3243 BROADWAY	0	1	DOB	6/6/1996	Construction	N/A	N/A
		0	2	DOB	6/18/2004	Elevator	N/A	N/A
	3243 BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	0	3					
33	3249 BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	3249 BROADWAY	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	0	0					
34	3251 BROADWAY	0	7	DOB	3/5/1974 - 2/9/2004	Unknown	Unknown	N/A
		0	3	DOB	9/3/1992 - 11/17/2005	Elevator	N/A	N/A
			1	DOB	3/22/1994	Elevator	Work without a permit (hazardous).	N/A
		0	2	DOB	6/29/1990, 10/1/2005	LL1081	Elevator safety test.	N/A
		0	4	DOB	1/17/1991, 1/18/1991	Electric Sign	N/A	N/A
		0	6	ECB	4/19/1995 - 9/12/2000	Elevator	Failure to maintain elevator (hazardous).	High
							Altered building occupied without a valid certificate of occupancy. An auto repair shop has created a spray booth with exposed partition wall 10' x 2' approx. made of wood studs and plywood at 2nd floor.	Moderate
	3251 BROADWAY	0	1	DOB	Unknown	Unknown	Unknown	N/A
	602 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	602 REAR WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	0	25					
40	604 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
44	614 WEST 131 STREET	0	4	DOB	00/00/1977 - 00/00/1988	Unknown	Unknown	N/A
		0	2	DOB	Unknown	Unknown	Unknown	N/A
		0	6	DOB	6/29/1990 - 10/1/2005	LL1081	Elevator safety test.	N/A
		0	3	DOB	1/12/2001 - 11/17/2005	Elevator	N/A	N/A
		0	1	DOB	1/11/1991	Elevator	Work without a permit.	N/A
		0	1	ECB	1/11/1991	Elevator	Failure to maintain elevator.	Moderate
	Subtotal	0	17					
47	620 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
48	622 WEST 131 STREET	0	1	DOB	3/19/2003	LL6291	Boiler	N/A
							Failure to maintain boiler (hazardous). Boiler installed, altered, repaired or used without a permit. Oil burner needs adjustment. Emitting fumes in basement. Remove debris and combustible material	High
		0	1	ECB	12/4/2002	Boiler		High
							Exit passageway or corridor: Total obstruction. Rear exit passageway is totally obstructed by a locked gate with no panic device or thumb latch (gate has keyed deadbolt lock).	High
	Subtotal	0	3					
49	624 WEST 131 STREET	0	10	DOB	9/1/1994 - 1/31/2005	LL6291	Boiler	N/A
		0	1	ECB	1/3/1989	Boiler	Failure to file annual boiler report with ECB.	Moderate
	Subtotal	0	11					
52	630 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
55	636 WEST 131 STREET	0	1	DOB	Unknown	Unknown	Unknown	N/A
		0	1	DOB	3/4/1991	Boiler	N/A	N/A
		0	1	ECB	3/4/1991	Boiler	Failure to maintain boiler.	Moderate
	Subtotal	0	3					
56	638 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
61	2293 12 AVENUE	0	2	DOB	Unknown	Unknown	Unknown	N/A
		0	2	DOB	1/10/2002, 1/12/2001	Elevator	N/A	N/A
		0	2	DOB	5/15/2003, 6/18/2004	Elevator	Work without a permit.	N/A
	Subtotal	0	6					
64	2291 12 AVENUE	0	4	DOB	00/0/1973 - 00/00/1985	Unknown	Unknown	N/A
		0	1	DOB	Unknown	Unknown	Unknown	N/A
		0	3	DOB	1/11/1991 - 6/18/2004	Elevator	N/A	N/A
		0	7	DOB	1/6/1998 - 10/1/2005	LL1081	Elevator safety test.	N/A
		0	3	ECB	1/11/1991 - 8/22/1995	Elevator	Failure to maintain elevator.	Moderate
	Subtotal	0	18					

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BLOCK 1998								
Lot	Address	Complaints	Open		Date	Type	Description	Violation Severity
			Violations	Violation				
1	659 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
3	2305 12 AVENUE	0	2	DOB	00/00/1983	Unknown	Unknown	N/A
		0	1	DOB	Unknown	Unknown	Unknown	N/A
		0	11	DOB	3/18/1993 - 3/19/2003	LL6291	Boiler	N/A
	Subtotal	0	14					
6	653 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
10	641 WEST 131 STREET	0	2	DOB	2/13/2004, 1/31/2005	LL6291	Boiler	N/A
13	635 WEST 131 STREET	0	1	ECB	11/4/2005	Construction	Failure to post sign with occupant loads	Moderate
		0	1	ECB	12/28/2005	Construction	Occupancy contrary to that allowed by certificate of occupancy in that job # 102980320 indicates the removal of the auto repair shop and office uses. Currently two floors are used as parking.	Moderate
	Subtotal	0	2					
16	633 WEST 131 STREET	0	2	DOB	Unknown	Unknown	Unknown	N/A
17	611 WEST 131 STREET	0	1	DOB	9/10/1985	Unknown	Unknown	N/A
		0	6	DOB	5/11/2001 - 3/14/2005	Elevator	N/A	N/A
		0	2	DOB	3/19/2003	LL6291	Boiler	N/A
		0	1	DOB	10/1/2005	LL1081	Elevator safety test.	N/A
		0	1	ECB	5/8/1997	Plumbing	Plumbing work does not conform to approved plans. Failure to maintain boiler.	Moderate
	Subtotal	0	11					
24	607 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
26	603 WEST 131 STREET	0	0	N/A	N/A	N/A	N/A	N/A
29	600 WEST 132 STREET	0	3	DOB	3/14/1975 - 03/14/1981	Unknown	Unknown	N/A
		0	12	DOB	3/18/1993 - 1/31/2005	LL6291	Boiler	N/A
		0	1	ECB	4/24/1998	Elevator	Failure to maintain elevator (hazardous).	High
		0	1	ECB	12/4/2002	Construction	Failure to maintain exterior building wall (hazardous). The brick exterior wall at the south corner of the west elevation has a crack from the 2nd floor extending vertically to the fourth floor. Remedy: provide protection for adjacent roof and sidewalk.	High
	Subtotal	0	17					
38	604 WEST 132 STREET	0	0	N/A	N/A	N/A	N/A	N/A
49	626 WEST 132 STREET	0	0	N/A	N/A	N/A	N/A	N/A
57	638 WEST 132 STREET	0	2	DOB	9/16/1936, 9/16/1965	Unknown	Unknown	N/A
61	2311 12 AVENUE	0	2	DOB	Unknown	Unknown	Unknown	N/A
BLOCK 1999								
Lot	Address	Complaints	Open		Date	Type	Description	Violation Severity
			Violations	Violation				
1	604 WEST 133 STREET	1	0	Complaint	7/23/2006	Elevator	Elevator defective/inoperative.	N/A
		0	5	DOB	11/18/1968 - 5/4/1976	Unknown	Unknown	N/A
	Subtotal	1	5					
29	601 WEST 132 STREET	1	0	Complaint	7/24/2006	Elevator	Elevator defective/inoperative.	N/A
	3281 BROADWAY	0	2	DOB	11/19/2004, 10/1/2005	LL1081	Elevator safety test.	N/A
		0	1	DOB	1/31/2005	LL6291	Boiler	N/A
		0	1	ECB	4/25/2006	Elevator	Failure to maintain elevator.	Moderate
	Subtotal	1	4					
30	3283 BROADWAY	0	12	DOB	3/18/1993 - 1/31/2005	LL6291	Boiler	N/A
	3283 BROADWAY	0	1	DOB	00/00/1979	Unknown	Unknown	N/A
	Subtotal	0	13					
31	3285 BROADWAY	0	1	ECB	1/18/2005	Boiler	Failure to maintain boiler. Dirty regulator loose in flue pipe. Burner smokes when changing from low fire to high fire. Needs service. Clean out broken in chimney. Heat timer broken.	Moderate
32	3287 BROADWAY	0	12	DOB	3/18/1993 - 1/31/2005	LL6291	Boiler	N/A
33	3289 BROADWAY	0	12	DOB	3/18/1993 - 1/31/2005	LL6291	Boiler	N/A
36	600 WEST 133 STREET	0	2	DOB	10/6/1978, 1/28/1983	Unknown	Unknown	N/A

Source: New York City Department of Buildings (DOB), Building Information System (BIS)

Table A-2: Site Utilization Analysis

BLOCK 1986								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	9,985	M1-2	2.00	19,970	1,950	18,020	0.20	10%
6	6,811	M1-2	2.00	13,622	28,000	(14,378)	4.11	206%
10	7,524	M1-2	2.00	15,048	7,800	7,248	1.04	52%
30	33,542	M1-2	2.00	67,084	6,400	60,684	0.19	10%
65	30,675	M1-2	2.00	61,350	184,044	(122,694)	6.00	300%
Total Block 1986	88,537			177,074	228,194	(51,120)	2.58	129%
BLOCK 1987								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	17,984	M1-2	2.00	35,968	54,905	(18,937)	3.05	153%
7	20,183	M1-2	2.00	40,366	28,676	11,690	1.42	71%
9 (see note 3)	3,447	M1-2	2.00	6,894	6,549	345	1.90	95%
Total Block 1987	41,614			83,228	90,130	(6,902)	2.17	108%
BLOCK 1995								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
31	12,623	M1-2	2.00	25,246	12,623	12,623	1.00	50%
35	5,175	M1-2	2.00	10,350	1,320	9,030	0.26	13%
Total Block 1995	17,798			35,596	13,943	21,653	0.78	39%
BLOCK 1996								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	6,300	M1-2	2.00	12,600	4,500	8,100	0.71	36%
14	18,850	M1-2	2.00	37,700	77,408	(39,708)	4.11	205%
15	2,200	M1-2	2.00	4,400	4,400	0	2.00	100%
16	9,950	M1-2	2.00	19,900	20,000	(100)	2.01	101%
18	9,991	M1-2	2.00	19,982	29,757	(9,775)	2.98	149%
20	4,996	M1-2	2.00	9,992	12,648	(2,656)	2.53	127%
21	9,992	M1-2	2.00	19,984	9,992	9,992	1.00	50%
23	24,979	M1-2	2.00	49,958	0	49,958	0.00	0%
29	9,992	M1-2	2.00	19,984	1,845	18,139	0.18	9%
34	4,983	M1-2	2.00	9,966	30,000	(20,034)	6.02	301%
36	5,008	M1-2	2.00	10,016	2,500	7,516	0.50	25%
50	2,498	M1-2	2.00	4,996	3,690	1,306	1.48	74%
56	13,492	M1-2	2.00	26,984	28,000	(1,016)	2.08	104%
61	5,025	M1-2	2.00	10,050	1,350	8,700	0.27	13%
Total Block 1996	128,256			256,512	226,090	30,422	1.76	88%
BLOCK 1997								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	12,490	M2-3	2.00	24,980	12,490	12,490	1.00	50%
6	14,988	M2-3	2.00	29,976	16,187	13,789	1.08	54%
9	12,490	M1-2	2.00	24,980	13,956	11,024	1.12	56%
14	7,494	M1-2	2.00	14,988	21,437	(6,449)	2.86	143%
17	2,498	M1-2	2.00	4,996	0	4,996	0.00	0%
18	7,494	M1-2	2.00	14,988	27,500	(12,512)	3.67	183%
21	2,498	M1-2	2.00	4,996	12,400	(7,404)	4.96	248%
27 (see note 4)	9,992	M1-2	2.00	19,984	19,984	0	2.00	100%
29	1,869	M1-2	2.00	3,738	3,475	263	1.86	93%
30	5,625	M1-2	2.00	11,250	62,200	(50,950)	11.06	553%
33	2,500	M1-2	2.00	5,000	2,500	2,500	1.00	50%
34	9,975	M1-2	2.00	19,950	43,600	(23,650)	4.37	219%
40	19,984	M1-2	2.00	39,968	22,465	17,503	1.12	56%
44	7,494	M1-2	2.00	14,988	35,595	(20,607)	4.75	237%
47	2,498	M1-2	2.00	4,996	2,498	2,498	1.00	50%

Table A-2: Site Utilization Analysis

48	2,498	M1-2	2.00	4,996	6,744	(1,748)	2.70	135%
49	7,494	M1-2	2.00	14,988	7,494	7,494	1.00	50%
52	7,494	M1-2	2.00	14,988	5,196	9,792	0.69	35%
55	2,498	M1-2	2.00	4,996	2,373	2,623	0.95	47%
56	2,498	M1-2	2.00	4,996	9,499	(4,503)	3.80	190%
61	9,975	M2-3	2.00	19,950	22,100	(2,150)	2.22	111%
64	2,500	M2-3	2.00	5,000	3,425	1,575	1.37	69%
Total Block 1997	154,846			309,692	353,118	(43,426)	2.28	114%
BLOCK 1998								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	3,000	M2-3	2.00	6,000	1,110	4,890	0.37	19%
3	6,992	M2-3	2.00	13,984	13,800	184	1.97	99%
6	4,996	M2-3	2.00	9,992	4,996	4,996	1.00	50%
10*	14,988	M1-2/M2-3	2.00	29,976	17,800	12,176	1.19	59%
13	7,494	M1-2	2.00	14,988	16,000	(1,012)	2.14	107%
16	2,498	M1-2	2.00	4,996	1,000	3,996	0.40	20%
17	34,970	M1-2	2.00	69,940	210,000	(140,060)	6.01	300%
24	9,992	M1-2	2.00	19,984	9,992	9,992	1.00	50%
26	4,996	M1-2	2.00	9,992	4,996	4,996	1.00	50%
29	19,983	M1-2	2.00	39,966	79,708	(39,742)	3.99	199%
38	4,996	M1-2	2.00	9,992	21,786	(11,794)	4.36	218%
49 (see note 5)	19,984	M1-2	2.00	39,968	19,984	19,984	1.00	50%
57	9,992	M2-3	2.00	19,984	7,500	12,484	0.75	38%
61	9,992	M2-3	2.00	19,984	19,984	0	2.00	100%
Total Block 1998	154,873			309,746	428,656	(118,910)	2.77	138%
BLOCK 1999								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1*	134,844	M1-2/M3-1	2.00	269,688	318,000	(48,312)	2.36	118%
29	2,492	M1-2	2.00	4,984	8,680	(3,696)	3.48	174%
30	2,500	M1-2	2.00	5,000	7,650	(2,650)	3.06	153%
31	2,500	M1-2	2.00	5,000	7,650	(2,650)	3.06	153%
32	2,500	M1-2	2.00	5,000	7,650	(2,650)	3.06	153%
33	1,875	M1-2	2.00	3,750	5,648	(1,898)	3.01	151%
36	10,625	M1-2	2.00	21,250	53,340	(32,090)	5.02	251%
Total Block 1999	157,336			314,672	408,618	(93,946)	2.60	130%
GRAND TOTAL	743,260			1,486,520	1,748,749	(262,229)	2.35	118%

Source:

Building and lot square footage data were obtained from New York City Department of Finance Real Property Assessment Data (RPAD) database.

Notes:

- The utilization figures presented in this table compare gross square feet of actual built space to the zoning square feet of allowable built space. Certain building areas such as mechanical space and elevators, which are included in a building's gross square feet are not included in zoning square foot calculations. This means that the maximum floor area for zoning calculations is almost always less than the actual gross floor area of a building. Because the areas deducted (i.e. mechanical space and elevators) are difficult to estimate without accurate plans for each structure, the utilization analysis uses gsf as the measure for existing buildings. Comparing actual gross square feet to allowable zoning square feet results in a more conservative analysis, which understates the underutilization for any given parcel.
- Lots marked with an asterisk (*) are divided by a boundary between zoning districts. For these lots, the allowable FAR was determined by calculating and summing the allowable FAR for the different lot segments that fall within different zoning districts with different FARs. Calculations were completed according to the guidelines presented in Article 7, Chapter 7 of the New York City Zoning Code.
- Block 1987 Lot 9 is in two zoning districts: M1-2 and R7-2. However, only the portion of the lot within the M1-2 zoning district is part of the study area. All numbers (lot area, maximum floor area, existing gross building area, etc.) reflect only the portion of the lot within the study area.
- New York City Department of Finance records indicate that the existing building area for Block 1997 Lot 27 is 0 gsf. However, a two-story parking garage is located on the site. Based on the lot area and the number of stories, the building is approximately 19,984 gsf.
- New York City Department of Finance records indicate that the existing building area for Block 1998 Lot 49 is 0 gsf. However, the lot hosts several structures for the Con Ed cooling station that are approximately one-story. Based on the lot area and the number of stories, the estimated amount of building area on the site is 19,987 gsf.

Table A-3
2000-2005 Crime Rates, 26th and 30th Precincts

PRECINCT	2000				2001				2002			
	26		30		26		30		26		30	
	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop
Murder	4	0.08	9	0.14	1	0.02	11	0.17	2	0.04	9	0.14
Rape	6	0.12	27	0.42	9	0.19	30	0.47	12	0.25	23	0.36
Robbery	225	4.67	394	6.17	218	4.53	296	4.63	232	4.82	310	4.85
Felony Assault	159	3.30	353	5.53	122	2.53	390	6.11	150	3.11	306	4.79
Burglary	201	4.17	344	5.39	124	2.57	213	3.33	123	2.55	184	2.88
Grand Larceny	380	7.89	189	2.96	333	6.91	151	2.36	292	6.06	165	2.58
Grand Larceny of Motor Vehicle	117	2.43	167	2.61	123	2.55	120	1.88	111	2.30	99	1.55
<i>subtotal (7 major crimes)</i>	<i>1,092</i>	<i>22.67</i>	<i>1,483</i>	<i>23.22</i>	<i>930</i>	<i>19.31</i>	<i>1,211</i>	<i>18.96</i>	<i>922</i>	<i>19.14</i>	<i>1,096</i>	<i>17.16</i>
Narcotics Felony	273	5.67	3,505	54.87	193	4.01	3,184	49.84	197	4.09	2,857	44.73
Narcotics Misdemeanor	203	4.21	1,970	30.84	122	2.53	1,689	26.44	214	4.44	1,205	18.86
<i>subtotal (Narcotics Crimes)</i>	<i>476</i>	<i>9.88</i>	<i>5,475</i>	<i>85.71</i>	<i>315</i>	<i>6.54</i>	<i>4,873</i>	<i>76.28</i>	<i>411</i>	<i>8.53</i>	<i>4,062</i>	<i>63.59</i>
Total	1,568	32.55	6,958	108.92	1,245	25.84	6,084	95.24	1,333	27.67	5,158	80.75

PRECINCT	2003				2004				2005			
	26		30		26		30		26		30	
	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop	Number of Crimes	Rate per 1,000 pop
Murder	4	0.08	5	0.08	5	0.10	9	0.14	5	0.10	6	0.09
Rape	12	0.25	30	0.47	25	0.52	33	0.52	19	0.39	32	0.50
Robbery	213	4.42	333	5.21	230	4.77	299	4.68	270	5.60	316	4.95
Felony Assault	116	2.41	272	4.26	125	2.59	285	4.46	82	1.70	250	3.91
Burglary	127	2.64	179	2.80	111	2.30	218	3.41	108	2.24	137	2.14
Grand Larceny	363	7.54	225	3.52	343	7.12	255	3.99	365	7.58	280	4.38
Grand Larceny of Motor Vehicle	94	1.95	110	1.72	70	1.45	87	1.36	64	1.33	80	1.25
<i>subtotal (7 major crimes)</i>	<i>929</i>	<i>19.28</i>	<i>1,154</i>	<i>18.07</i>	<i>909</i>	<i>18.87</i>	<i>1,186</i>	<i>18.57</i>	<i>913</i>	<i>18.95</i>	<i>1,101</i>	<i>17.24</i>
Narcotics Felony	233	4.84	1,624	25.42	226	4.69	1,209	18.93	195	4.05	712	11.15
Narcotics Misdemeanor	201	4.17	676	10.58	293	6.08	451	7.06	234	4.86	335	5.24
<i>subtotal (Narcotics Crimes)</i>	<i>434</i>	<i>9.01</i>	<i>2,300</i>	<i>36.01</i>	<i>519</i>	<i>10.77</i>	<i>1,660</i>	<i>25.99</i>	<i>429</i>	<i>8.91</i>	<i>1,047</i>	<i>16.39</i>
Total	1,363	28.29	3,454	54.07	1,428	29.64	2,846	44.55	1,342	27.86	2,148	33.63

Source: NYPD Office of Management, Analysis, and Planning (OMAP), AKRF, Inc.

Notes: Generalized definitions for the crime categories listed in the table are presented below. Further detail can be obtained from New York Penal State Law.

Robbery: Forcible stealing. A person forcibly steals property and commits robbery when, in the course of committing a larceny, he uses or threatens the immediate use of physical force upon another person. (See Article 160 of New York State Penal Law for further detail.)

Felony Assault: When a person causes physical injury to another person with intent to cause such injury, or through recklessness, or criminal negligence. (See Article 120 of New York State Penal Law for further detail.)

Burglary: When a person knowingly enters or remains unlawfully in a building with intent to commit a crime therein. (See Article 140 of New York State Penal Law for further detail.)

Grand Larceny: When a person steals property and the value of the property exceeds \$1,000 or meets other such criteria such as: if the property is secret scientific material, if the property is a credit or debit card, or if the property, regardless of its nature and value, is taken from the person of another. (See Article 155 of New York State Penal Law for further detail.)

Grand Larceny of Motor Vehicle: When a person steals a motor vehicle.

Narcotics Felony: In general, refers to possession of a controlled substance with intent to sell it, possession of higher quantities/weights of controlled substances, and sale of controlled substance. (See Articles 220 and 221 of New York State Penal Law for further detail.)

Narcotics Misdemeanor: In general, when a person knowingly possesses a controlled substance. (See Articles 220 and 221 of New York State Penal Law for further detail.)

Table A-4
2000-2005 Crime Rates, Sector 26E

Sector 26E	2000		2001		2002		2003		2004		2005	
	Number of Crimes	Rate per 1,000 pop.	Number of Crimes	Rate per 1,000 pop.	Number of Crimes	Rate per 1,000 pop.	Number of Crimes	Rate per 1,000 pop.	Number of Crimes	Rate per 1,000 pop.	Number of Crimes	Rate per 1,000 pop.
Murder	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Rape	2	0.40	2	0.40	4	0.79	3	0.60	7	1.39	7	1.39
Robbery	33	6.56	30	5.96	40	7.95	30	5.96	29	5.76	37	7.35
Felony Assault	33	6.56	26	5.17	34	6.76	20	3.97	30	5.96	20	3.97
Burglary	31	6.16	11	2.19	16	3.18	19	3.78	24	4.77	12	2.38
Grand Larceny	23	4.57	26	5.17	15	2.98	33	6.56	40	7.95	30	5.96
Grand Larceny of Motor Vehicle	19	3.78	18	3.58	15	2.98	6	1.19	12	2.38	8	1.59
<i>subtotal (7 major crimes)</i>	<i>141</i>	<i>28.02</i>	<i>113</i>	<i>22.46</i>	<i>124</i>	<i>24.64</i>	<i>111</i>	<i>22.06</i>	<i>142</i>	<i>28.22</i>	<i>114</i>	<i>22.66</i>
Narcotics Felony*												
Narcotics Misdemeanor*												
<i>subtotal (Narcotics Crimes)*</i>	<i>0</i>	<i>0</i>										
Total	141	28.02	113	22.46	124	24.64	111	22.06	142	28.22	114	22.66

Source: NYPD Office of Management, Analysis, and Planning (OMAP), AKRF, Inc.

Notes: Generalized definitions for the crime categories listed in the table are presented below. Further detail can be obtained from New York Penal State Law.

Robbery: Forcible stealing. A person forcibly steals property and commits robbery when, in the course of committing a larceny, he uses or threatens the immediate use of physical force upon another person. (See Article 160 of New York State Penal Law for further detail.)

Felony Assault: When a person causes physical injury to another person with intent to cause such injury, or through recklessness, or criminal negligence. (See Article 120 of New York State Penal Law for further detail.)

Burglary: When a person knowingly enters or remains unlawfully in a building with intent to commit a crime therein. (See Article 140 of New York State Penal Law for further detail.)

Grand Larceny: When a person steals property and the value of the property exceeds \$1,000 or meets other such criteria such as: if the property is secret scientific material, if the property is a credit or debit card, or if the property, regardless of its nature and value, is taken from the person of another. (See Article 155 of New York State Penal Law for further detail.)

Grand Larceny of Motor Vehicle: When a person steals a motor vehicle.

Narcotics Felony: In general, refers to possession of a controlled substance with intent to sell it, possession of higher quantities/weights of controlled substances, and sale of controlled substance. (See Articles 220 and 221 of New York State Penal Law for further detail.)

Narcotics Misdemeanor: In general, when a person knowingly possesses a controlled substance. (See Articles 220 and 221 of New York State Penal Law for further detail.)

*Sector-level narcotics data not provided by OMAP.