

## **Appendix C: Buildout Details**

**Appendix C-1:  
EF-FBC Potential Buildout**

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Block	Transect	Frontage (linear feet)	Footprint sf	Height (stories)	Building sf	Units	Non residential sf
A	T6	0	0	4	0	0	0
	T5	200	10,800	4	43,200	34	9,160
	T4	226	10,848	3	32,544	33	0
B	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	484	23,232	3	69,696	70	0
C	T6	0	0	4	0	0	0
	T5	583	31,482	4	125,928	126	0
	T4	0	0	3	0	0	0
D	T6	315	17,955	4	71,820	72	0
	T5	933	50,382	4	201,528	170	31,621
	T4	165	7,920	3	23,760	24	0
E	T6	0	0	4	0	0	0
	T5	868	46,872	4	187,488	187	0
	T4	400	19,200	3	57,600	58	0
F	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	424	20,352	3	61,056	61	0
G	T6	0	0	4	0	0	0
	T5	600	32,400	4	129,600	130	0
	T4	0	0	3	0	0	0
H	T6	0	0	4	0	0	0
	T5	310	16,740	4	66,960	67	0
	T4	0	0	3	0	0	0
J	T6	0	0	4	0	0	0
	T5	422	22,788	4	91,152	91	0
	T5	237	12,798	1	12,798	13	0
	T4	524	25,152	1	25,152	25	0
K	T6	661	37,677	4	150,708	130	21,000
	T5	165	8,910	4	35,640	36	0
	T4	0	0	3	0	0	0
L	T6	397	22,629	4	90,516	79	11,500
	T5	149	8,046	4	32,184	32	0
	T4	0	0	3	0	0	0
M	T6	210	11,970	4	47,880	48	0
	T5	520	28,080	4	112,320	112	0
	T4	0	0	3	0	0	0
N	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	1,267	60,816	3	182,448	176	6,350
O	T6	0	0	4	0	0	0
	T5	660	35,640	4	142,560	143	0
	T5	180	9,720	3	29,160	29	0
	T5	100	5,400	1	5,400	0	5,400
	T4	210	10,080	3	30,240	30	0
	T4	248	11,904	3	35,712	0	35,712
P	T6	0	0	4	0	0	0
	T5	550	29,700	4	118,800	119	0
	T4	230	11,040	3	33,120	33	0
Q	T6	0	0	4	0	0	0
	T5	510	27,540	4	110,160	110	0
	T4	330	15,840	3	47,520	48	0
R	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	780	37,440	3	112,320	112	0
S	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	506	24,288	3	72,864	63	9,800
T	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	640	30,720	3	92,160	0	92,160
U	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	630	30,240	3	90,720	91	0
V	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	460	22,080	3	66,240	43	23,100
W	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	297	14,256	3	42,768	0	42,768
	T4	123	5,904	2	11,808	0	11,808
X	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	523	25,104	3	75,312	26	48,857
Y	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	475	22,800	3	68,400	61	7,500
Z	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	225	10,800	3	32,400	0	32,400
ZZ	T6	0	0	4	0	0	0
	T5	0	0	4	0	0	0
	T4	435	20,880	3	62,640	0	62,640
Totals	T6	1,583	90,231	4	360,924	328	32,500
	T5	6,470	349,380	4	1,397,520	1,357	40,781
	T5	180	9,720	3	29,160	29	0
	T5	337	18,198	1	18,198	13	5,400
	T4	8,955	429,840	3	1,289,520	928	361,287
	T4	123	5,904	2	11,808	0	11,808
	T4	604	28,992	1	28,992	25	3,840
			<b>3,136,122</b>		<b>2,681</b>	<b>455,616</b>	

(Note: draft estimates are based on the measurement of block frontage in the Regulating Plan, and do not represent a guarantee of any kind)

**Assumptions:**

T6: 4 story, 95% typ frontage buildout, 60' typ building depth. Units 1000sf gross.  
 T5: 4 story, 90% typ frontage buildout, 60' typ building depth. Units 1000sf gross.  
 T4: 3 story, 80% typ frontage buildout, 60' typ building depth. Units 1000sf gross.

**Appendix C-2:  
Current Zoning Potential Buildout**

## Appendix C-2: Existing Conditions and Potential Buildout Under Current Zoning

### Existing Conditions

Area Sub-Group	Total Square Feet	Destination Retail	Local Retail	Warehouse	Hotel/ Convention Center	Movie Theater	Professional Office	Medical Office	Industrial
Seven Daughters	257,353	40,000		180,000					37,353
Northwest Retail	57,822	57,822							
West Industrial	10,179		10,179						
NYSDOT-LIPA	0								
Movie Theater	81,355					81,355			
Airport Plaza	245,212	245,212							
<b>Total</b>	<b>651,921</b>	<b>343,034</b>	<b>10,179</b>	<b>180,000</b>	<b>0</b>	<b>81,355</b>	<b>0</b>	<b>0</b>	<b>37,353</b>

### Buildout Under Current Zoning

Area Sub-Group	Total Square Feet	Destination Retail	Local Retail	Warehouse	Hotel/ Convention Center	Movie Theater	Professional Office	Medical Office	Industrial
Seven Daughters	332,576	90,000	22,576	180,000					40,000
Northwest Retail	105,166	85,166	20,000						
West Industrial	120,637		20,637	100,000					
NYSDOT-LIPA	261,462	0	0	65,621	0	0	0	0	195,841
Movie Theater	343,595		12,240		250,000	81,355			
Airport Plaza	456,403	276,403	30,000				130,000	20,000	
<b>Total</b>	<b>1,619,839</b>	<b>451,569</b>	<b>105,453</b>	<b>345,621</b>	<b>250,000</b>	<b>81,355</b>	<b>130,000</b>	<b>20,000</b>	<b>235,841</b>

### Delta from Existing Conditions to Potential Buildout Under Current Zoning

Area Sub-Group	Total Square Feet	Destination Retail	Local Retail	Warehouse	Hotel/ Convention Center	Movie Theater	Professional Office	Medical Office	Industrial
Seven Daughters	75,223	50,000	22,576	0					2,647
Northwest Retail	47,344	27,344	20,000						
West Industrial	110,458		10,458	100,000					
NYSDOT-LIPA	261,462			65,621					195,841
Movie Theater	262,240		12,240		250,000	0			
Airport Plaza	211,191	31,191	30,000				130,000	20,000	
<b>Total</b>	<b>967,918</b>	<b>108,535</b>	<b>95,274</b>	<b>165,621</b>	<b>250,000</b>	<b>0</b>	<b>130,000</b>	<b>20,000</b>	<b>198,488</b>