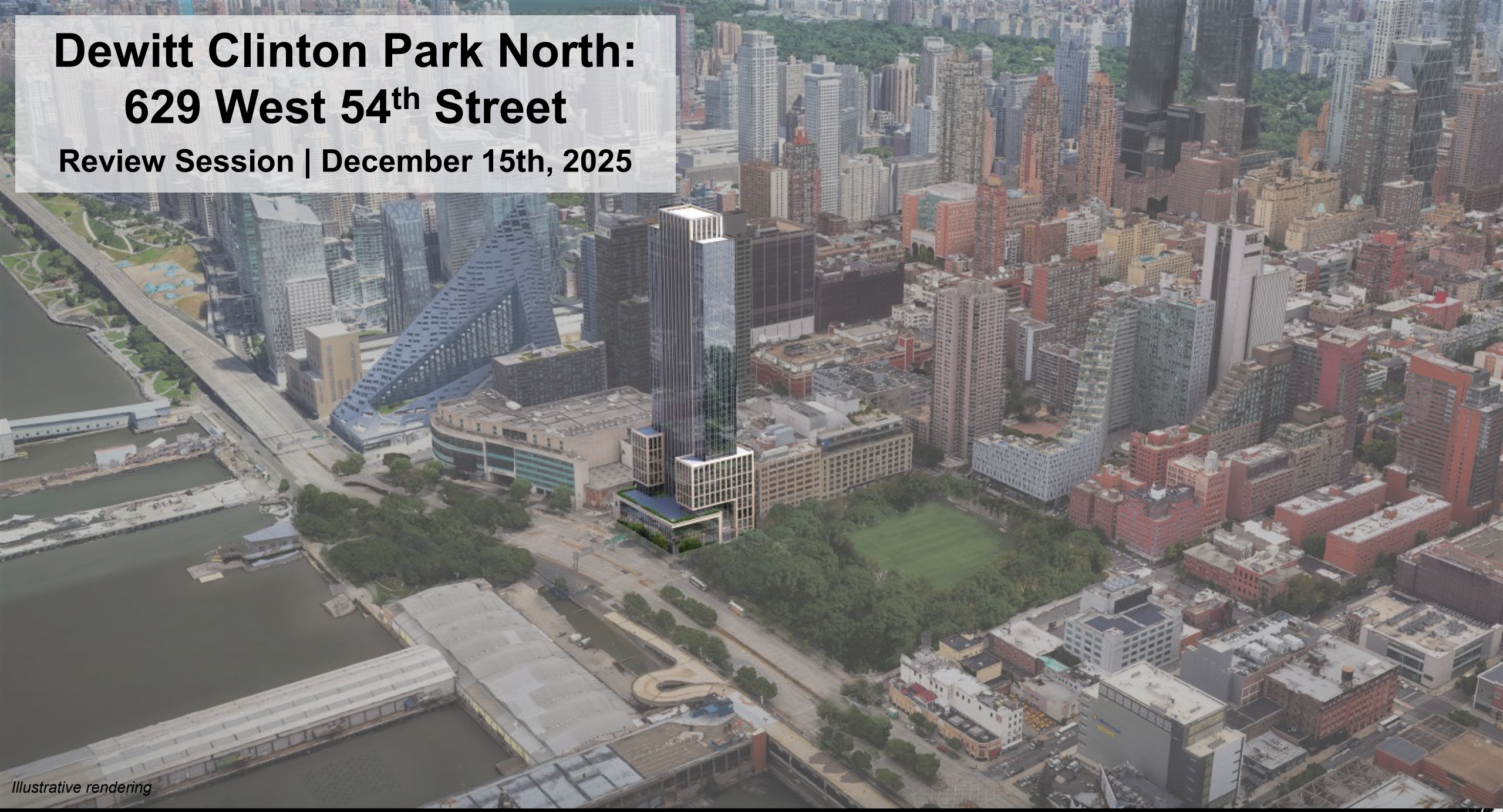
Dewitt Clinton Park North: 629 West 54th Street

Review Session | December 15th, 2025



Illustrative rendering

Project Overview

Applicant

760 12th LLC (Friedland)

Requested Actions:

- Zoning Map Amendments
- Zoning Text Amendments
- Special Permit pursuant to ZR Section 89-21

Proposed Development:

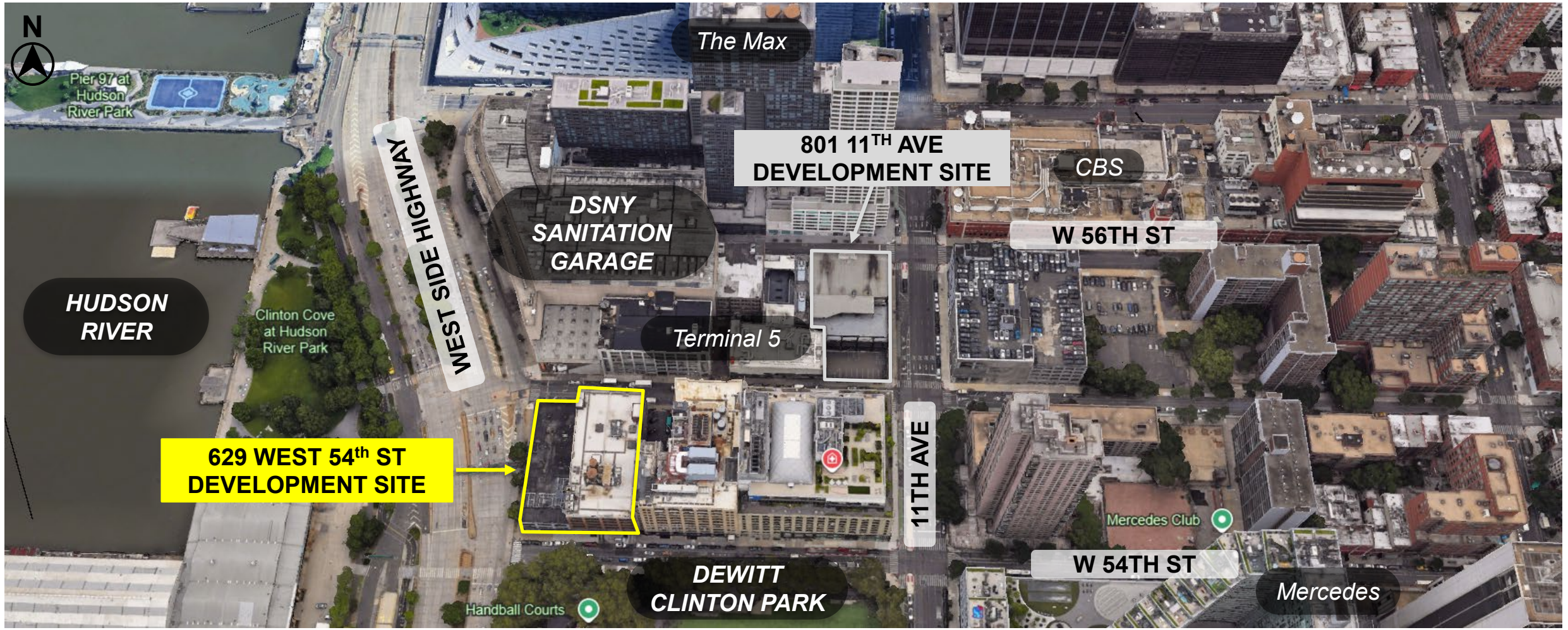
- 14.4 FAR mixed residential and commercial building
- ~ 590 feet tall
- Approximately 617-701 dwelling units (154-210 income-restricted w/MIH)

Location:

- 629 West 54th Street
- Manhattan, Community District 4



Project Context:

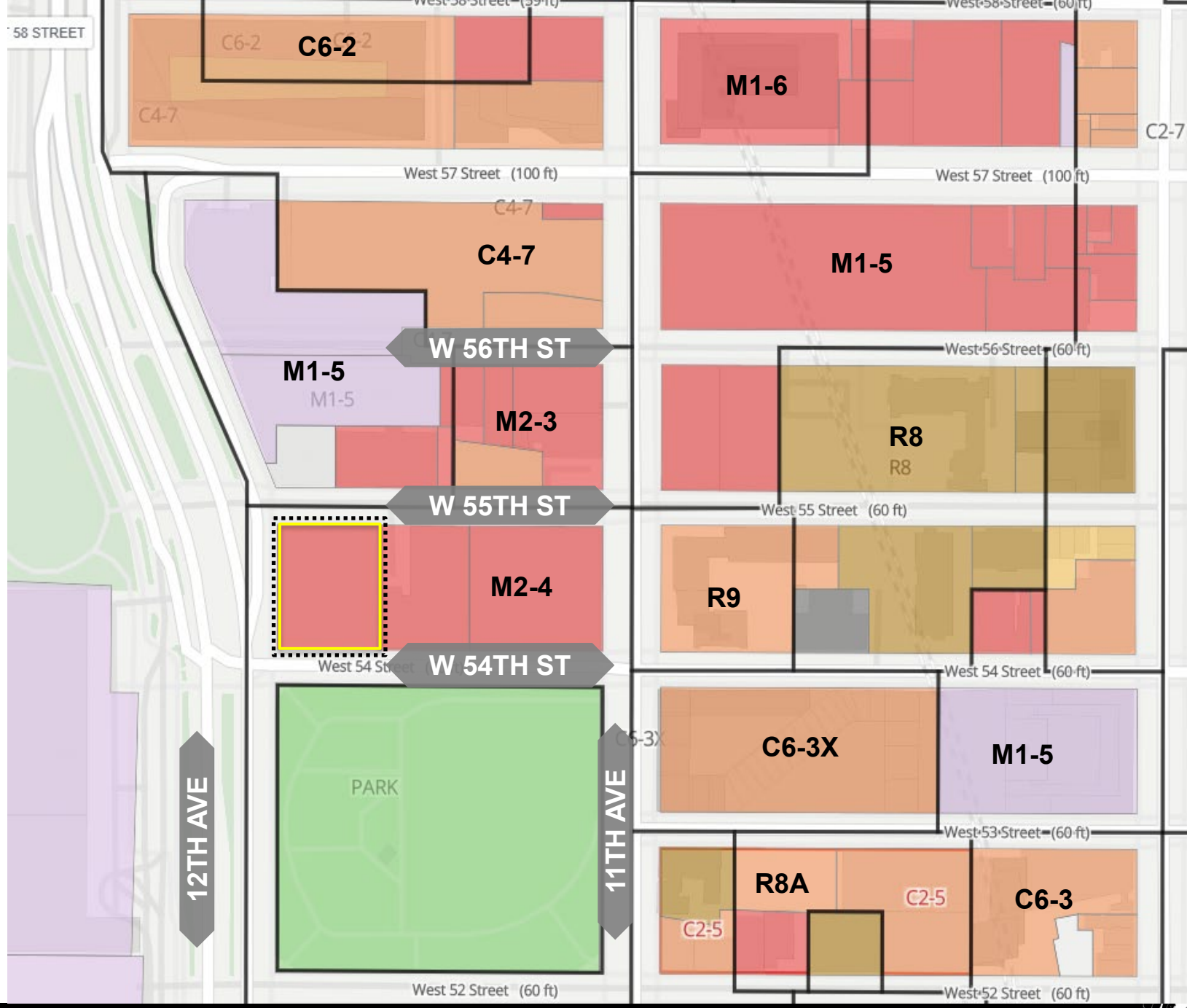


Surrounding Area

Development Site: Block 1102, Lot 11
Current Zoning: M2-4, Special Clinton District (CL)
Rezoning Area: Block 1102, Lot 11

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



N

Development Site

Development Site: Block 1102, Lot 11

Area: 35,145.25 square feet

Existing Condition:

Improved with six-story, 82-foot-tall commercial automobile service center and manufacturing building

Development Site



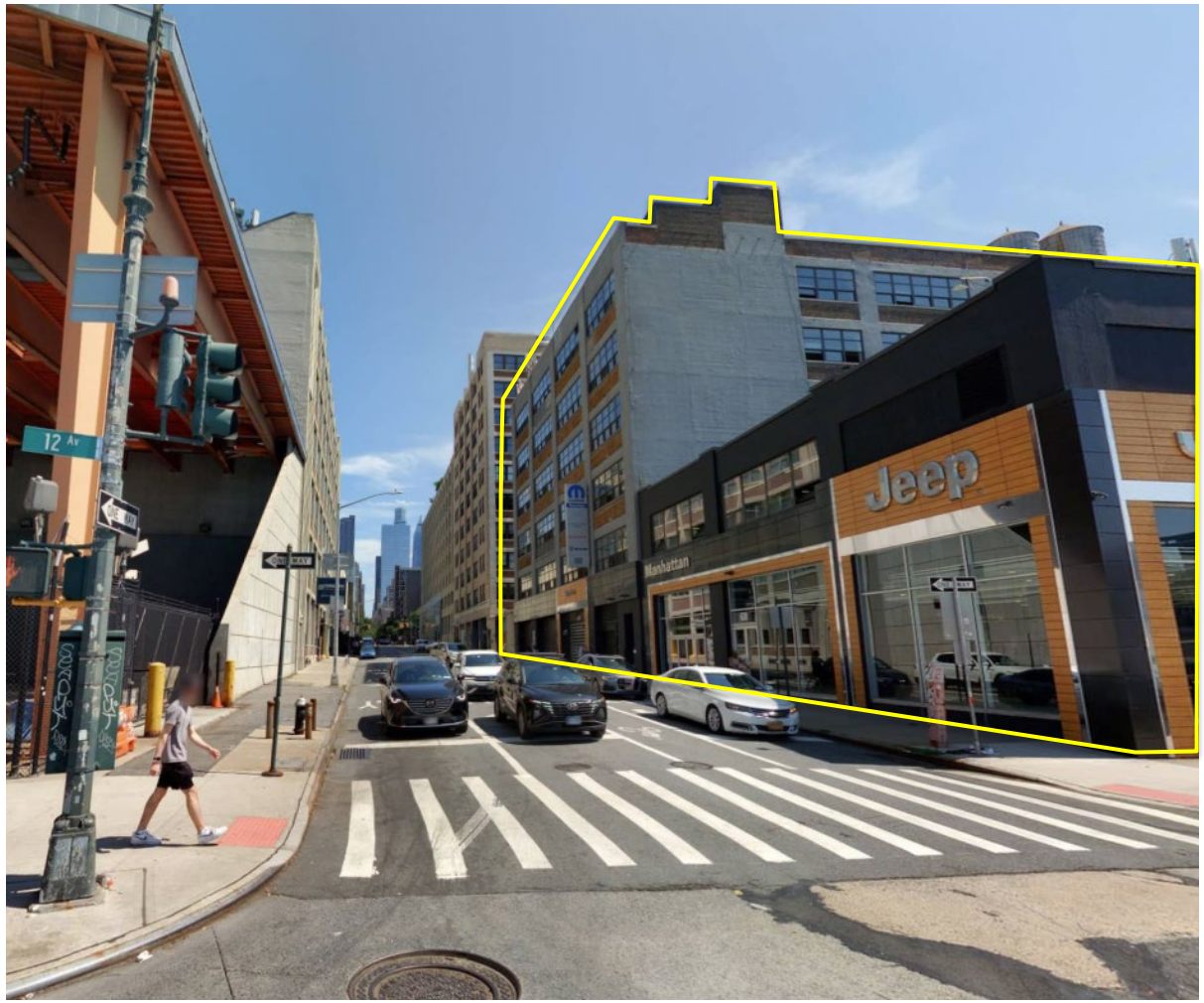
View from the intersection of W 54th Street and 12th Avenue looking northeast

Area Photographs

Development Site



View of development site looking southeast from the West Side Highway



View of development site looking east onto West 55th Street from the West Side Highway

Area Photographs

Development Site



View looking West towards the Hudson River, development site on the right



View looking East from the West Side Highway, development site on the left

Proposed Development

- 506,000 sf mixed residential and commercial building (14.4 FAR)
- Max proposed height: 590 feet

Applicant is exploring several potential programs including:

- Up to 13.76 FAR of residential floor area
- Approx. 617 to 701 dwelling units
  - 154-210 permanently income-restricted (MIH)
- Up to 2.4 commercial FAR
- Maintaining auto sales and service center on the ground floor



Illustrative rendering looking northeast from 12th Avenue

Requested Actions

ZONING MAP AMENDMENTS

- Rezone from M2-4 *(629 West 54th Street Rezoning Area)* to C4-7
- Establish Special Hudson River Park District (HRP) on Rezoning Area and Granting Sites

ZONING TEXT AMENDMENTS

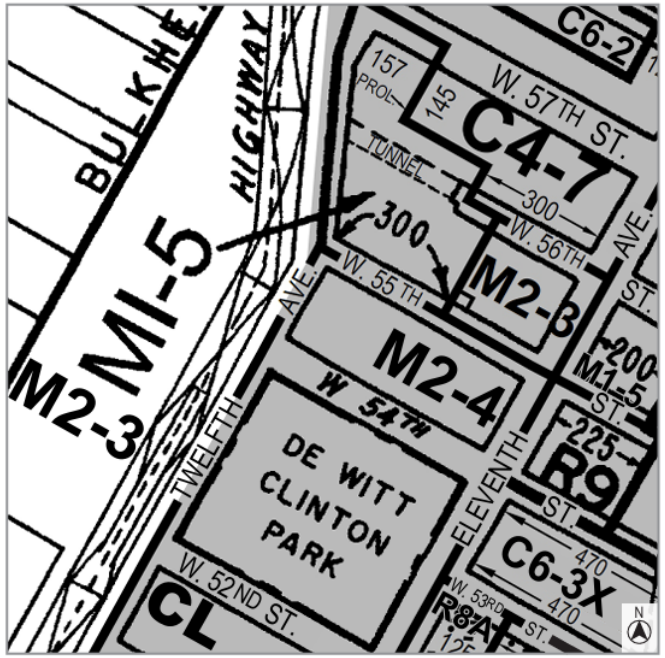
- ZR 89-00 (Special Hudson River Park District) to modify use and bulk modifications and designate the granting and receiving sites
- Appendix F to designate the Development Site as MIH area (Options 1 and 2)
- ZR 96-02 to reconcile the HRP requirements with the Special Clinton District (CL)

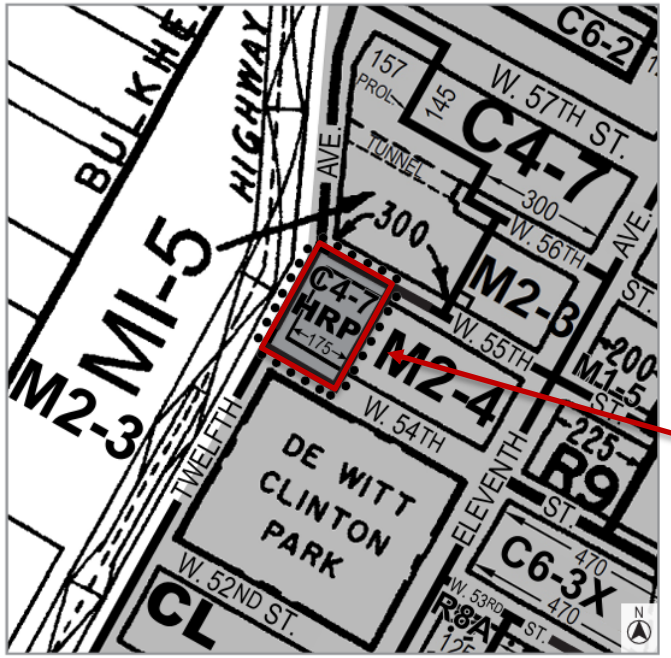
SPECIAL PERMIT (ZR 89-21)

- Allows floor area from granting sites to be transferred to receiving sites
- Allows bulk regulations to be modified for developments located on receiving sites

Zoning Map Amendment

Zoning Map Amendment to rezone the proposed rezoning area from M2-4 (CL) to C4-7 (CL, HRP)





M2-4 District	
Max Commercial FAR	5
Max Community Facility FAR	N/A
Max Manufacturing FAR	5
Max Residential FAR	N/A

C4-7 District	
Max Commercial FAR	10
Max Community Facility FAR	10
Max Manufacturing FAR	N/A
Max Residential FAR	10 12 with MIH

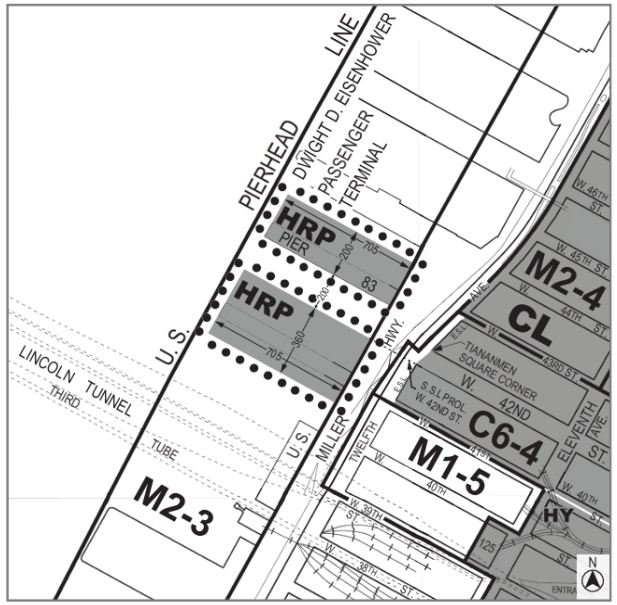
Establishing Special Hudson River Park District

Establish Special Hudson River Park District (HRP) on **Granting Sites**

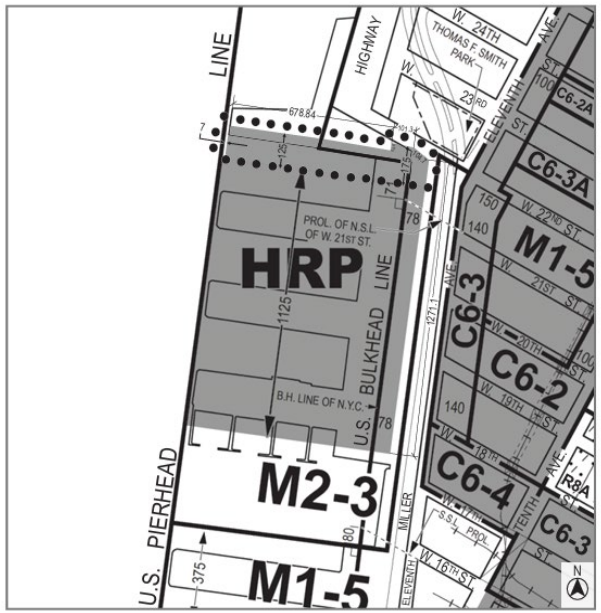
Pier 98



Piers 81 and 83

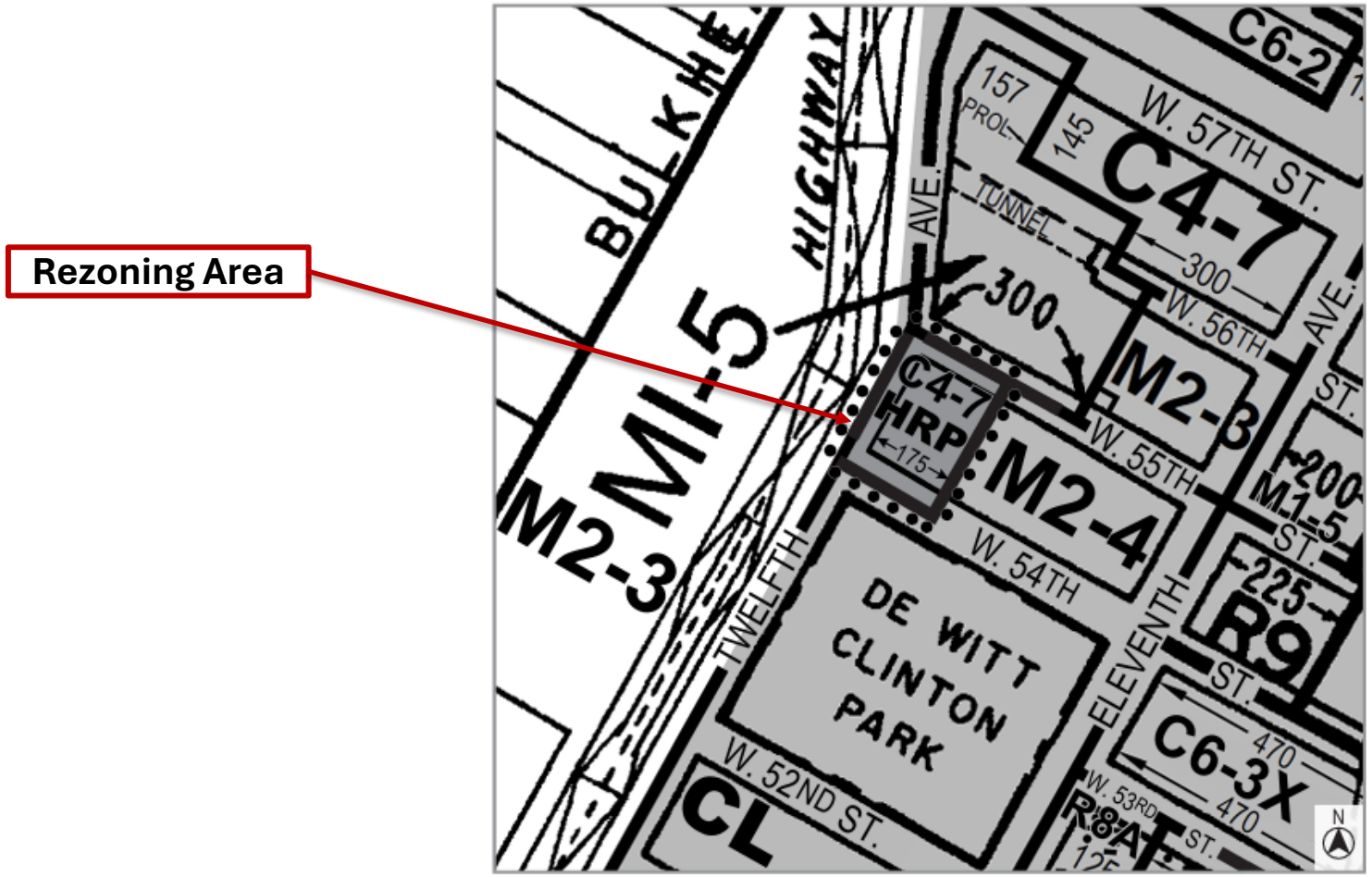


Chelsea Piers



Establishing Special Hudson River Park District

Establish Special Hudson River Park District (HRP) on **Rezoning Area**



Designation of Granting and Receiving Sites

- **Text Amendment to ZR 89-00 designate certain piers as Granting Sites for Special Hudson River Park District TDR**
- **Text amendment to ZR 89-00 designate 629 West 54th Street as a Receiving Site for Special Hudson River Park District TDR**

Proposed Granting Site Subarea	Granting Site	Floor Area Available to be Granted
B-G1	Pier 98	65,891 sf
B-G2	Piers 81 and 83	211,167 sf
B-G3	Chelsea Piers	289,154 sf

Proposed Receiving Site Subarea	Receiving Site Address	Floor Area to be Received
B-R4	**629 West 54th Street**	**84,349 sf**



Granting Sites

Receiving Site (629 West 54th Street)

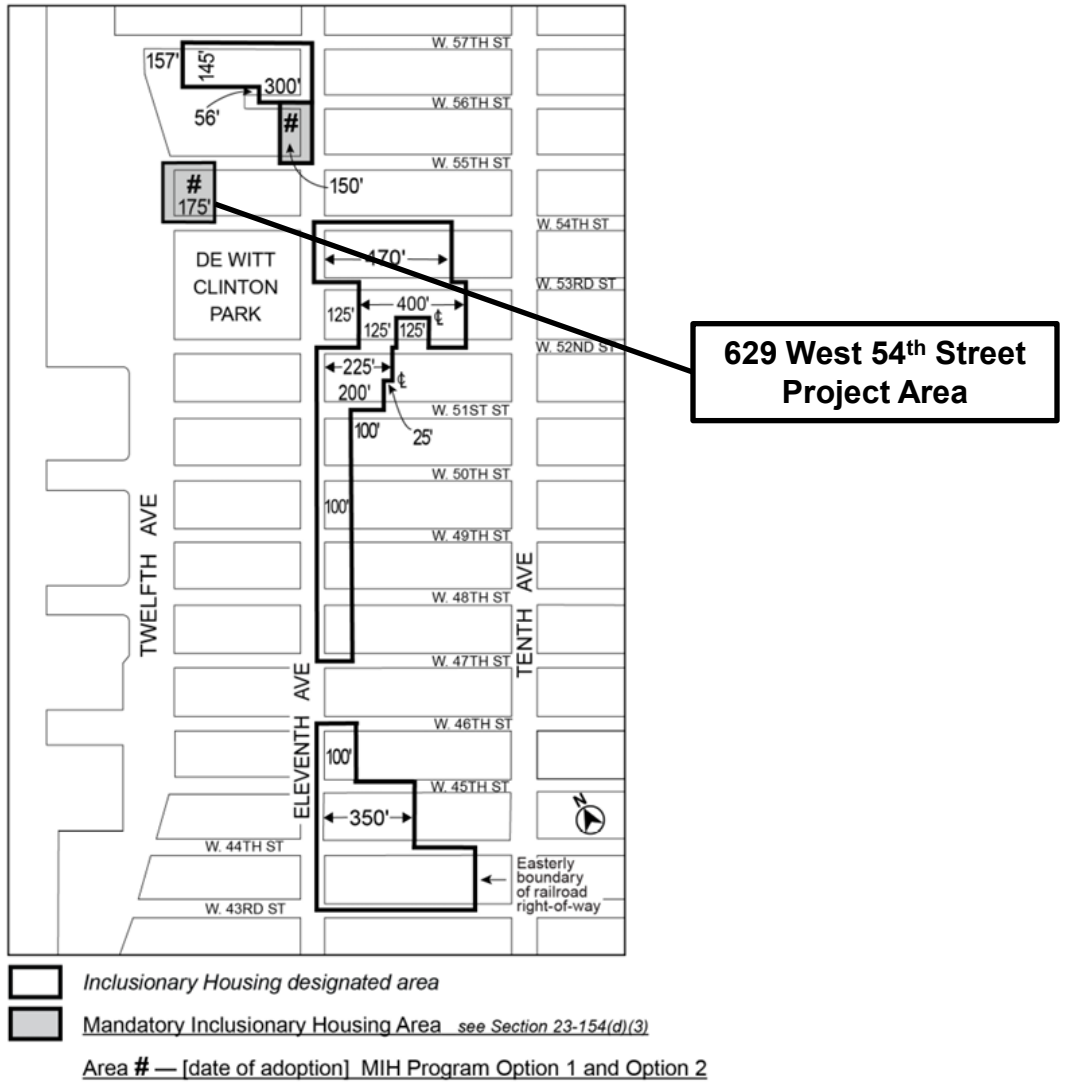
Modification of Use and Bulk Regulations

ZR 89-11 Use and Bulk Regulations on Receiving Sites

- Modification of use and bulk regulations consistent with previous applications of the Special Hudson River Park District – absent the grant and election of the Special Permit, the use and bulk regulations of the proposed C4-7 zoning district do not apply
- Modification of use regulations in C4-7 districts to allow for automobile dealers (Use Group VI) including repair services or preparation of vehicles for delivery to locate on the development site.

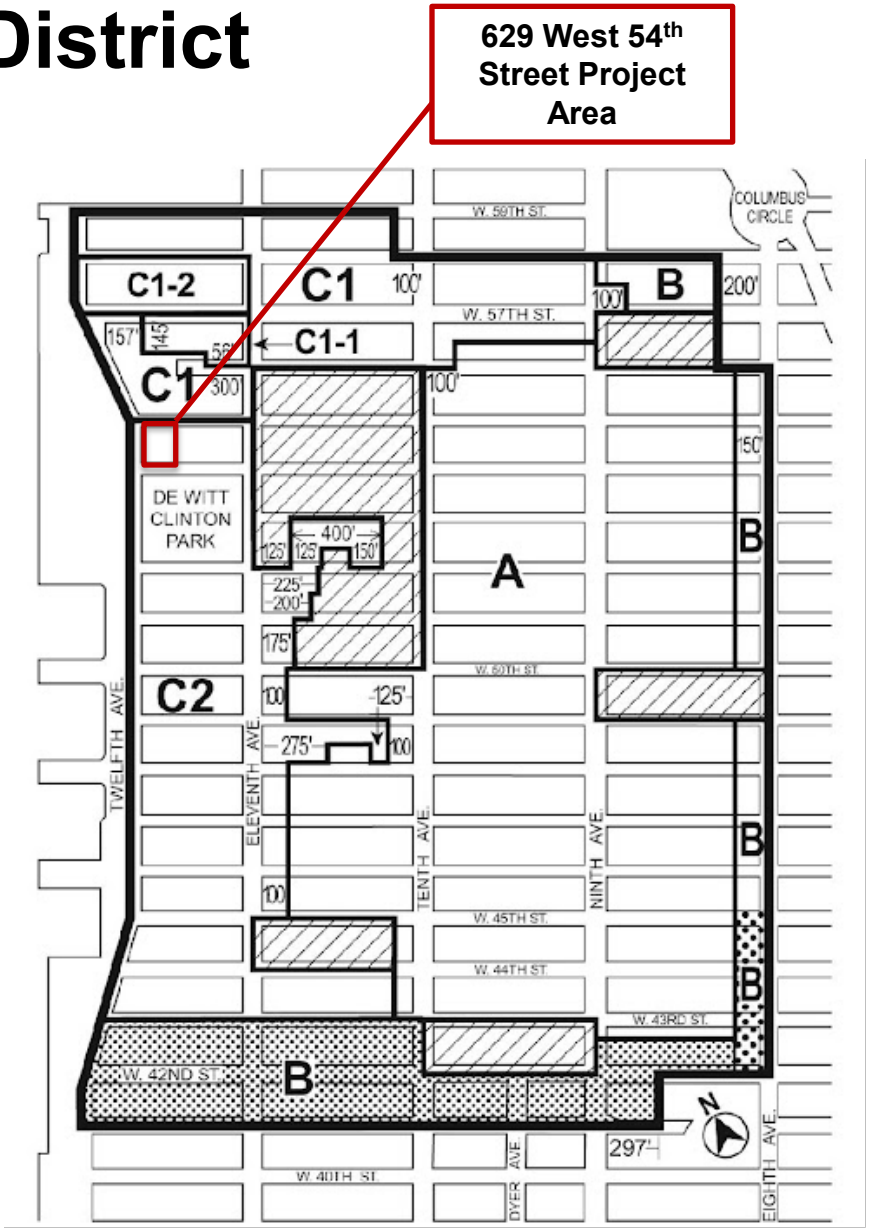
Designation of Project Area as an MIH Area

Text amendment to Appendix F to designate the Development Site as MIH area (Options 1 and 2)



Text amendment to the Special Clinton District

Amendment to ZR Section 96-02 to clarify that the requirements of the Special Hudson River Park District apply to areas that are within both the Special Clinton District and the Special Hudson River Park District



ZR 89-21 Special Permit – Floor Area Transfer

Special Permit to allow 84,349 square feet of floor area to be transferred from granting sites to the development site

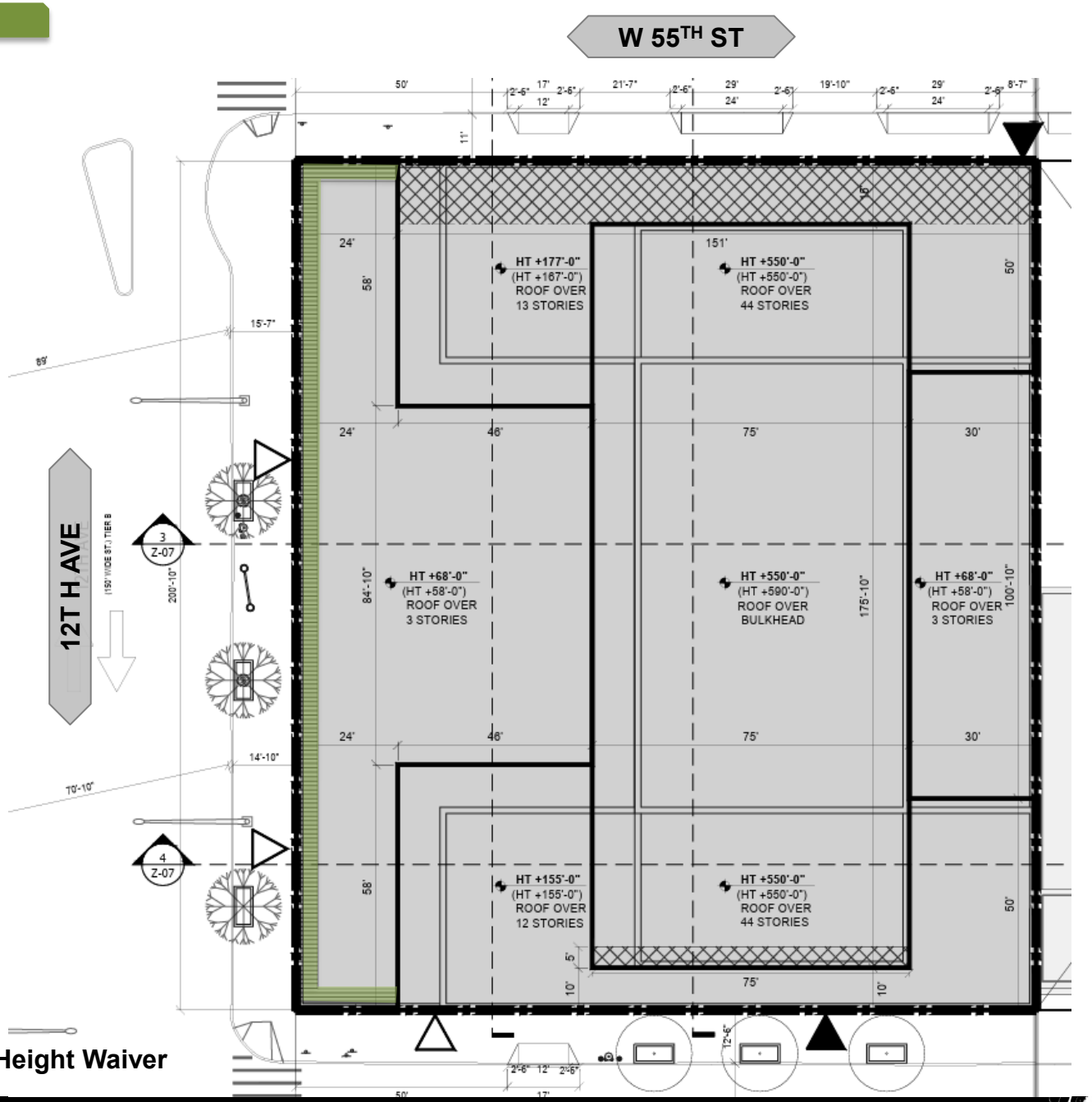
	Existing Zoning Districts	Existing Zoning Max FAR	Proposed Zoning Districts	Proposed Zoning District Max FAR	Proposed HRP Transfer (sf)	Proposed Additional FAR from Transfer	Proposed Total FAR
Development Site	M2-4 CL	5.0	C4-7 CL, HRP	12.0	84,349	2.4	14.4

ZR 89-21 Special Permit

Special Permit for bulk modifications

Requesting waiver for:

- **Minimum Base Height:**
  - *Proposed: 20-foot base height*
  - *Required: 60-foot base height*



ZR 89-21 Special Permit

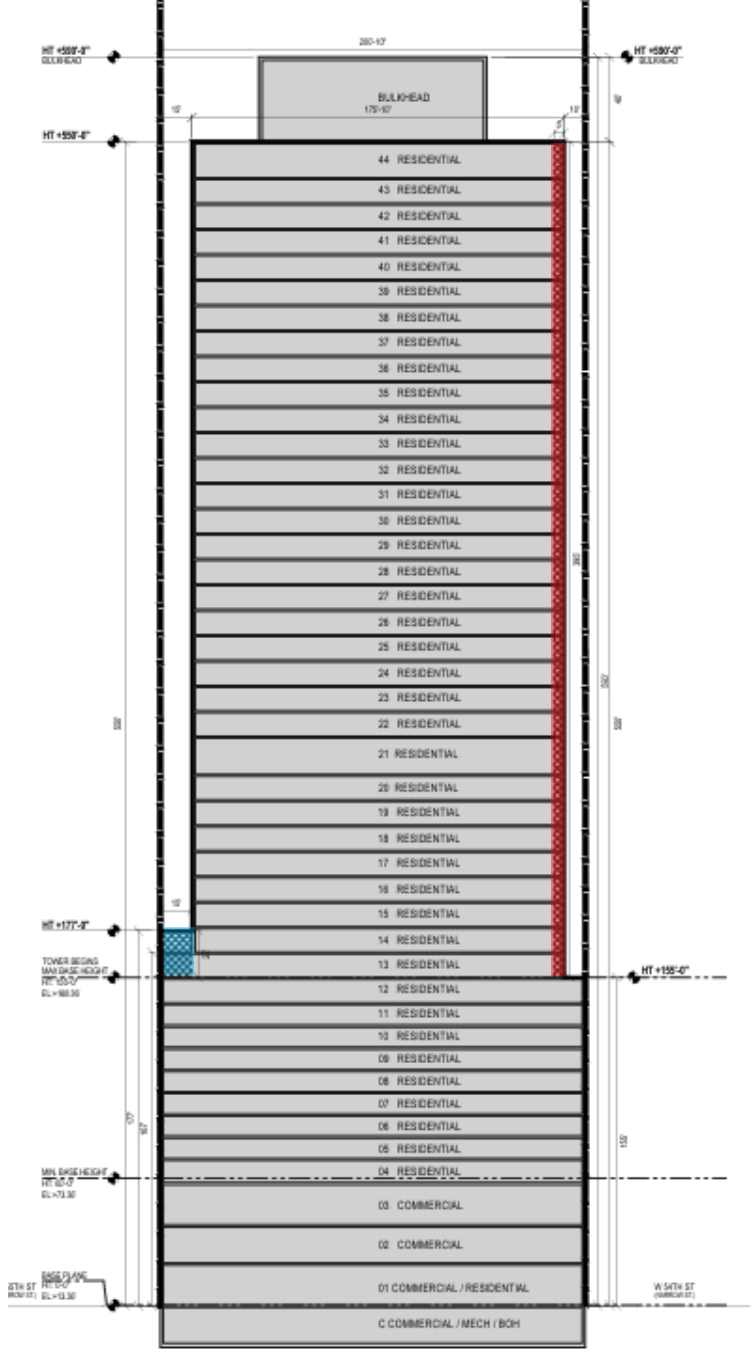
Special Permit for bulk modifications cont.

Requesting waivers for:

- **Maximum Base Height:**
  - *Proposed: 177-foot base height along West 55th Street*
  - *Required: 155-foot base height*
- **Required Setbacks:**
  - *Proposed: 10-foot setback on West 54th Street*
  - *Required: 15-foot setback*

Max Base Height Waiver

Setback Waiver



Proposed Improvements to Pier 76

Transfer of floor area from the Park to the development site will facilitate improvements on Pier 76 including:

- Removal of the existing pier and its replacement with a structure capable of supporting new park
- Installation of pier deck utilities
- Installation of pavement, paths, and perimeter railings
- Construction of park amenities (TBD – based on community input)
- Pedestrian esplanade connecting park areas to the north and south



View of Pier 76 looking southeast

Environmental Review

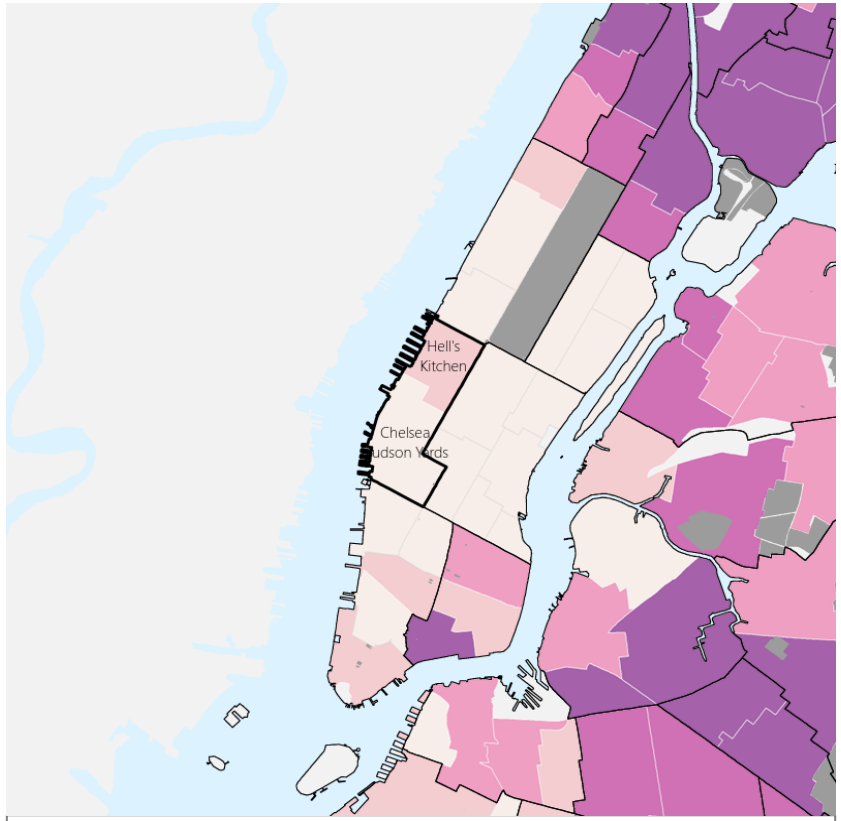
- Notice of Completion of Draft Environmental Impact Statement (DEIS) was issued on December 12, 2025.

- DEIS identified significant adverse impacts with respect to:
  - Transportation (Traffic and buses)
  - Construction (Traffic and Noise)

- No other significant adverse impacts were identified.

- Mitigation measures are identified in the DEIS and will be further explored in the FEIS.

Racial Equity Report



Annual Median Household Income:
$117,857
Chelsea and Hell's Kitchen: Public Use Microdata Area (PUMA) 4104
More than Manhattan and NYC

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2025)* Studio	Rent (2025)* 2-bedroom	Eligible Income (2025) ** 1-person HH	Eligible Income (2025) ** 4-person HH
Low Income	120	11%	60%	$1,630	$2,190	$68,000	$97,200
Low Income	88	8%	80%	$2,170	$2,920	$90,700	$129,600
Moderate Income	120	11%	100%	$2,720	$3,650	$113,400	$162,000
Not Income Restricted	766	70%	N/A	$4,000	$8,600	$160,000	$344,000
Total	1094	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

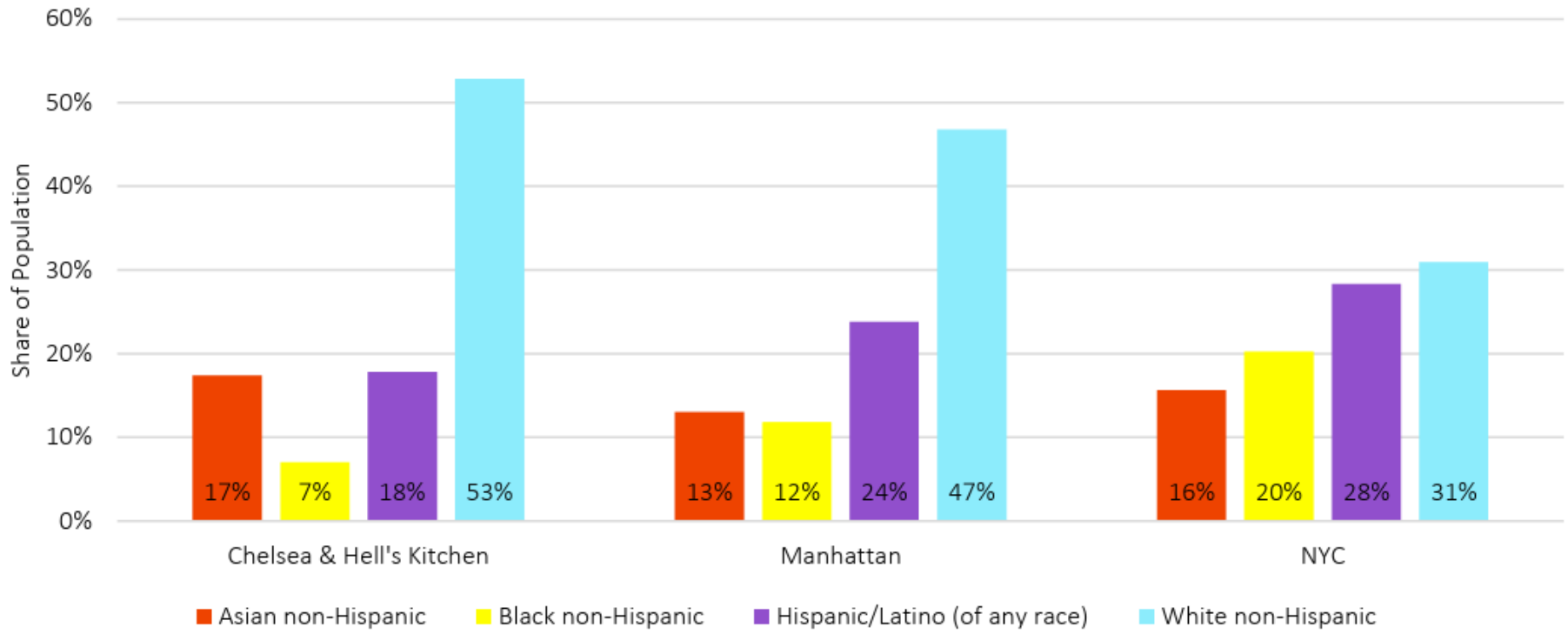


Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



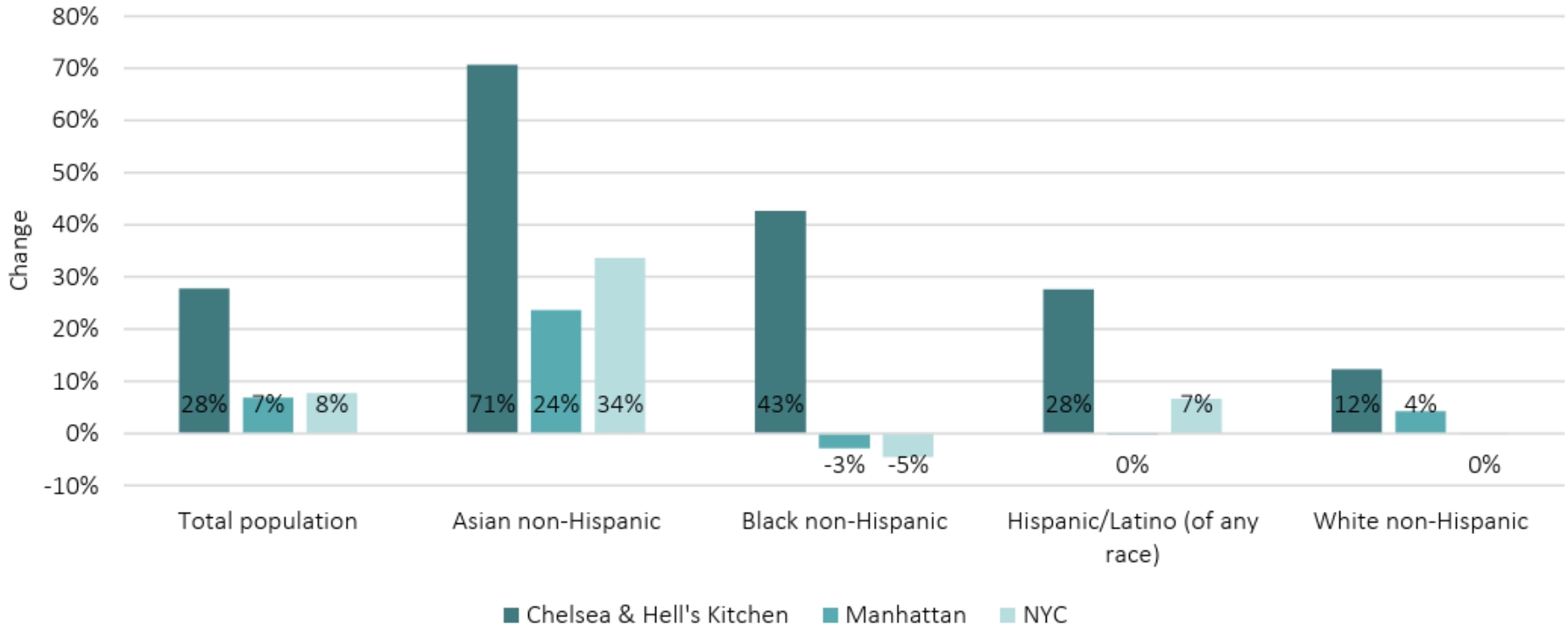
Source: Census 2020; Community Profile Table 1.01

Demographic Conditions

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



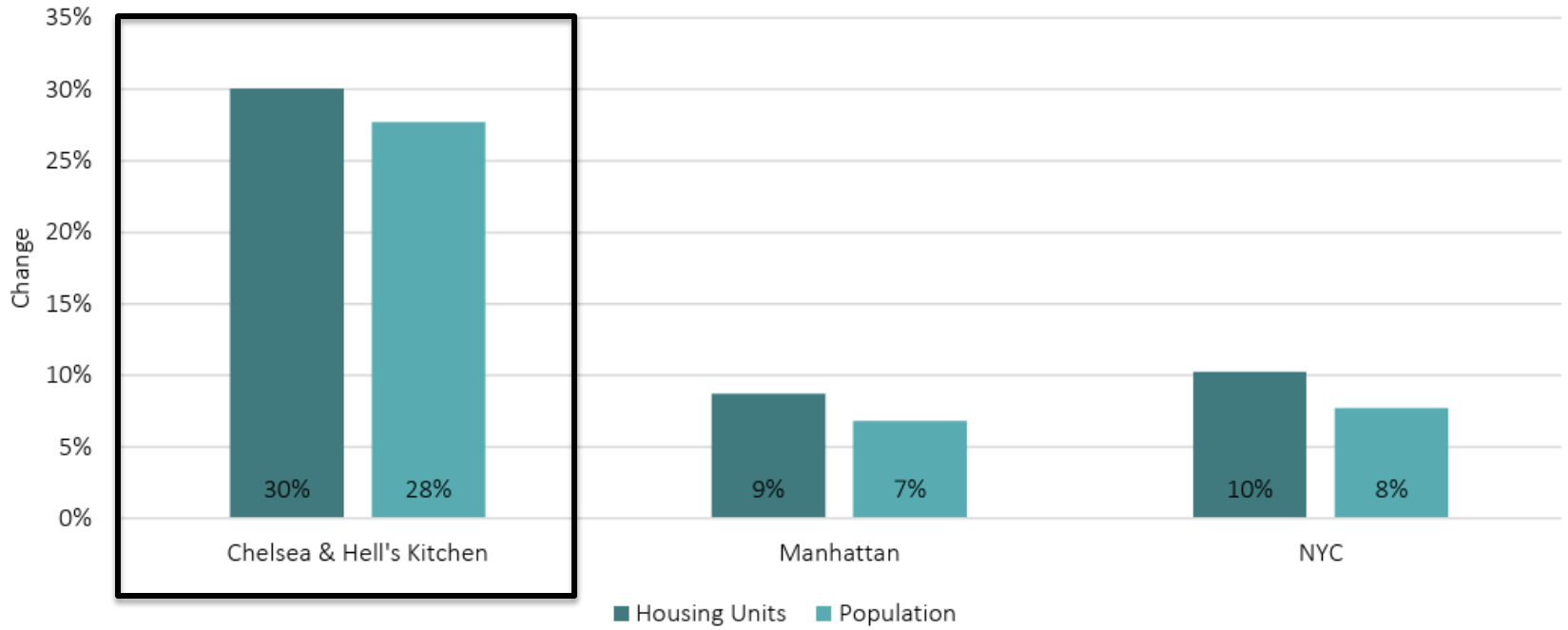
Source: Census 2010, 2020; Community Profile Table 1.01

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Project Overview

Applicant

760 12th LLC (Friedland)

Requested Actions:

- Zoning Map Amendments
- Zoning Text Amendments
- Special Permit pursuant to ZR Section 89-21

Proposed Development:

- 14.4 FAR mixed residential and commercial building
- ~ 590 feet tall
- Approximately 617-701 dwelling units (154-210 income-restricted w/MIH)

Location:

- 629 West 54th Street
- Manhattan, Community District 4



Appendix

Dewitt Clinton Park North Applications

- Two private applications with different owners under one EIS at the two blocks north of DeWitt Clinton Park

- Both projects are seeking:
  - To extend the Special Hudson River Park District
  - Zoning map amendments
  - Zoning text amendments
  - Special Permit pursuant to ZR 89-21

- Both projects are proposing 14.4 FAR mixed-residential and commercial developments



Illustrative rendering

Special Hudson River Park District (HRP)

- **2013** - State legislature adopted an amendment to the Hudson River Park Act to allow the Hudson River Park Trust to sell development rights to sites within one block east of the Park's boundary.

- **2016** – City Planning Commission established the Special Hudson River Park District (HRP) to facilitate the repair and rehabilitation of piers, bulkheads, and infrastructure in Hudson River Park.

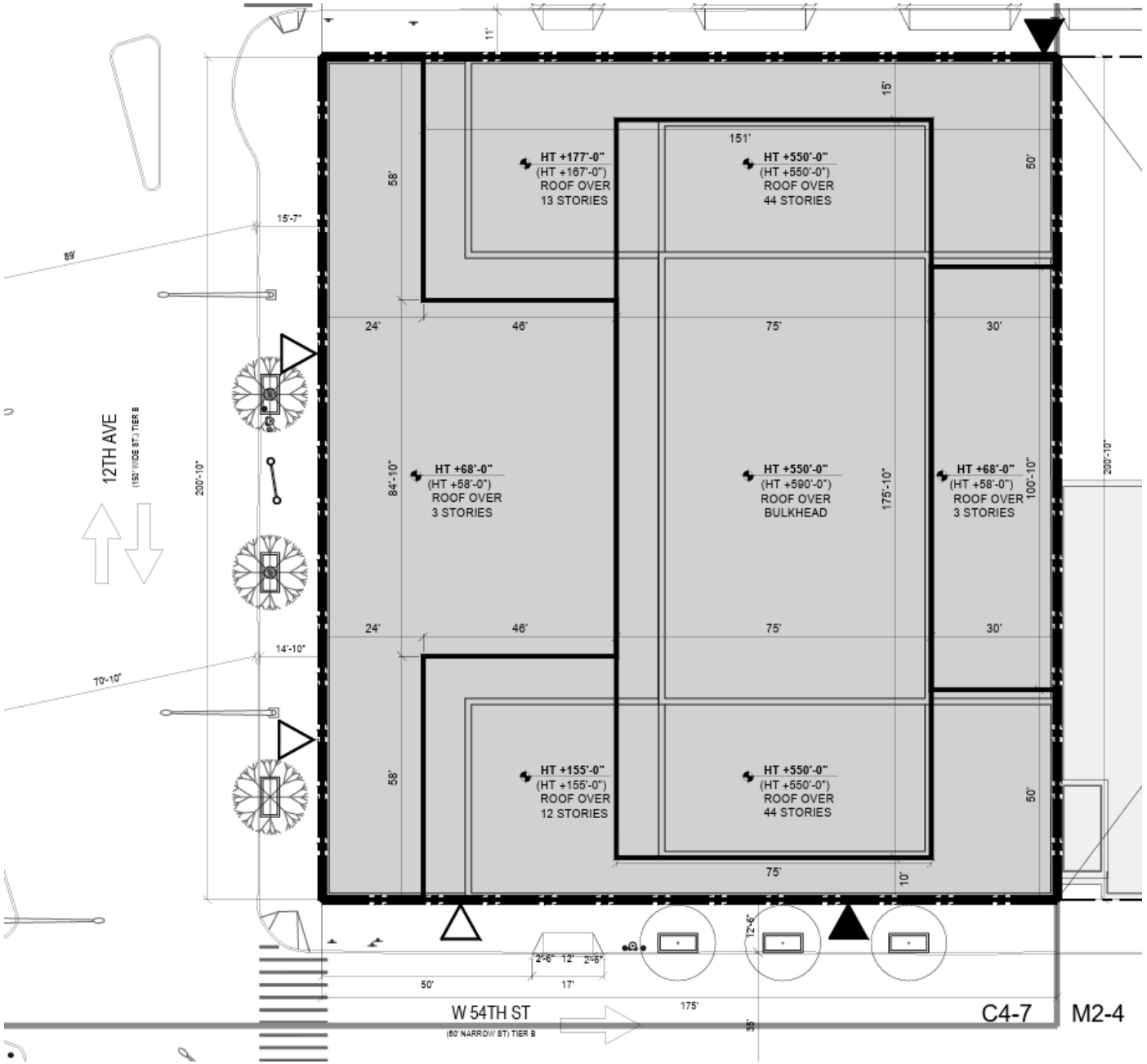
- **Application of HRP to date:**
  - 550 Washington Street (Block 596, Lot 7502) - N 160308 ZRM
  - Block 675/Douglaston (601 West 29th Street) – C 180129A ZSM
  - Block 675/Lalezarian (606 West 30th Street) - C 180152A ZSM



*Yellow highlighted area represents an approximate geographic applicability of the Special Hudson River Park District one block east of the boundaries of the park, as defined in the Hudson River Park Act

Drawing Set

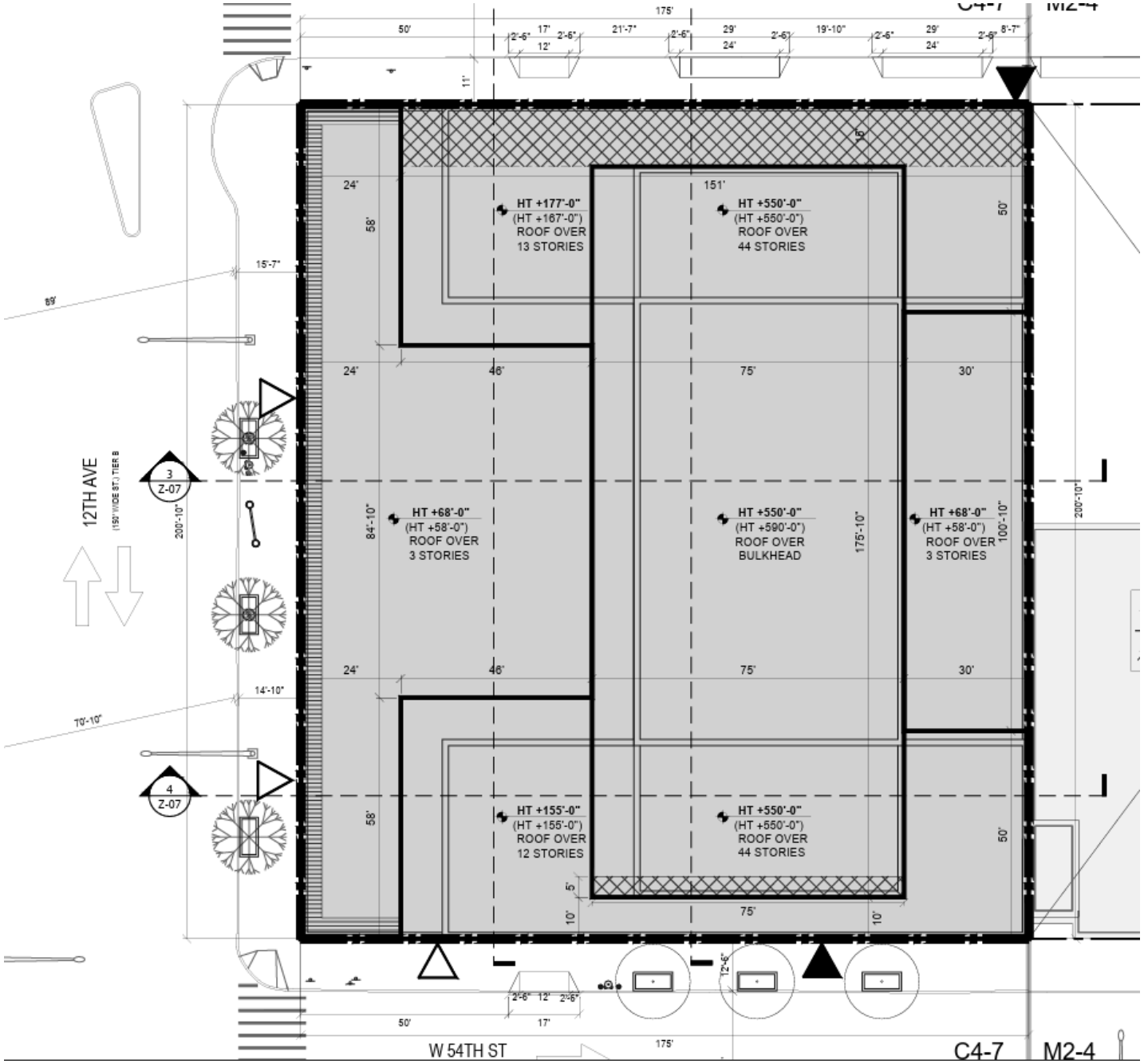
Zoning Lot Site Plan



N

Drawing Set

Waiver Plan



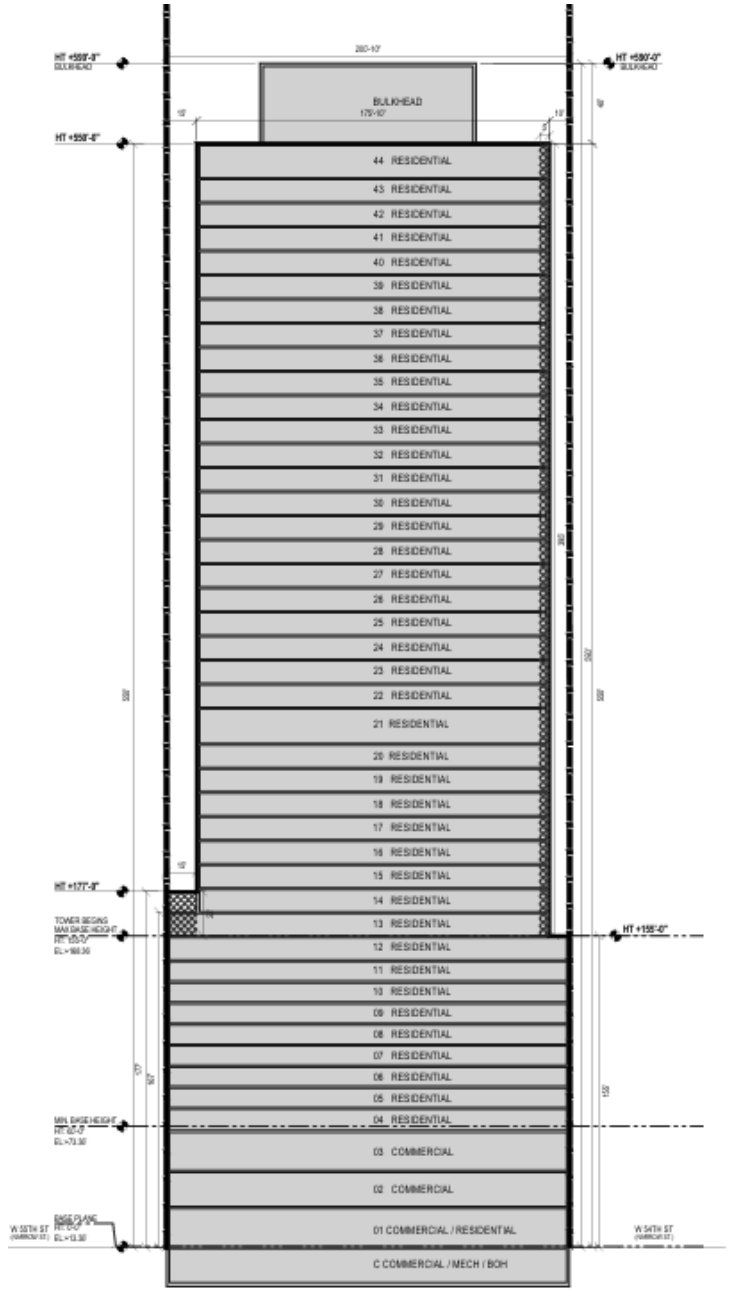
N

MINIMUM BASE HEIGHT WAIVER
ZR 35-632(a), ZR 23-432

HEIGHT AND SETBACK WAIVER
ZR 35-632, ZR 23-432, ZR 23-433

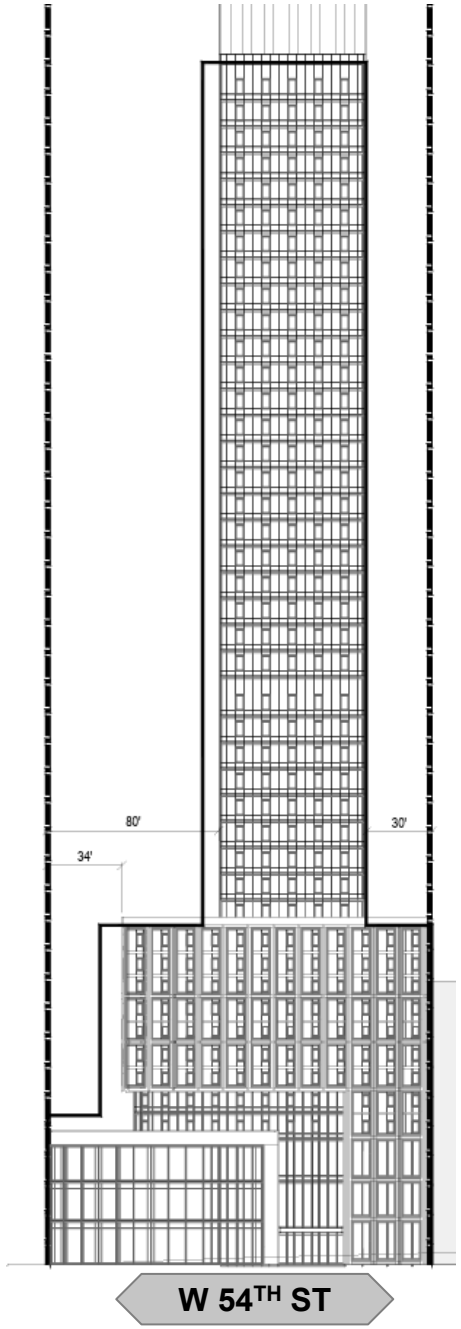
Drawing Set

Section



Drawing Set

West 54th Street Elevation



N

Drawing Set

12th Avenue Elevation

