Dewitt Clinton Park North Applications | CPC Scope Determination for City Council Modifications

Applicants

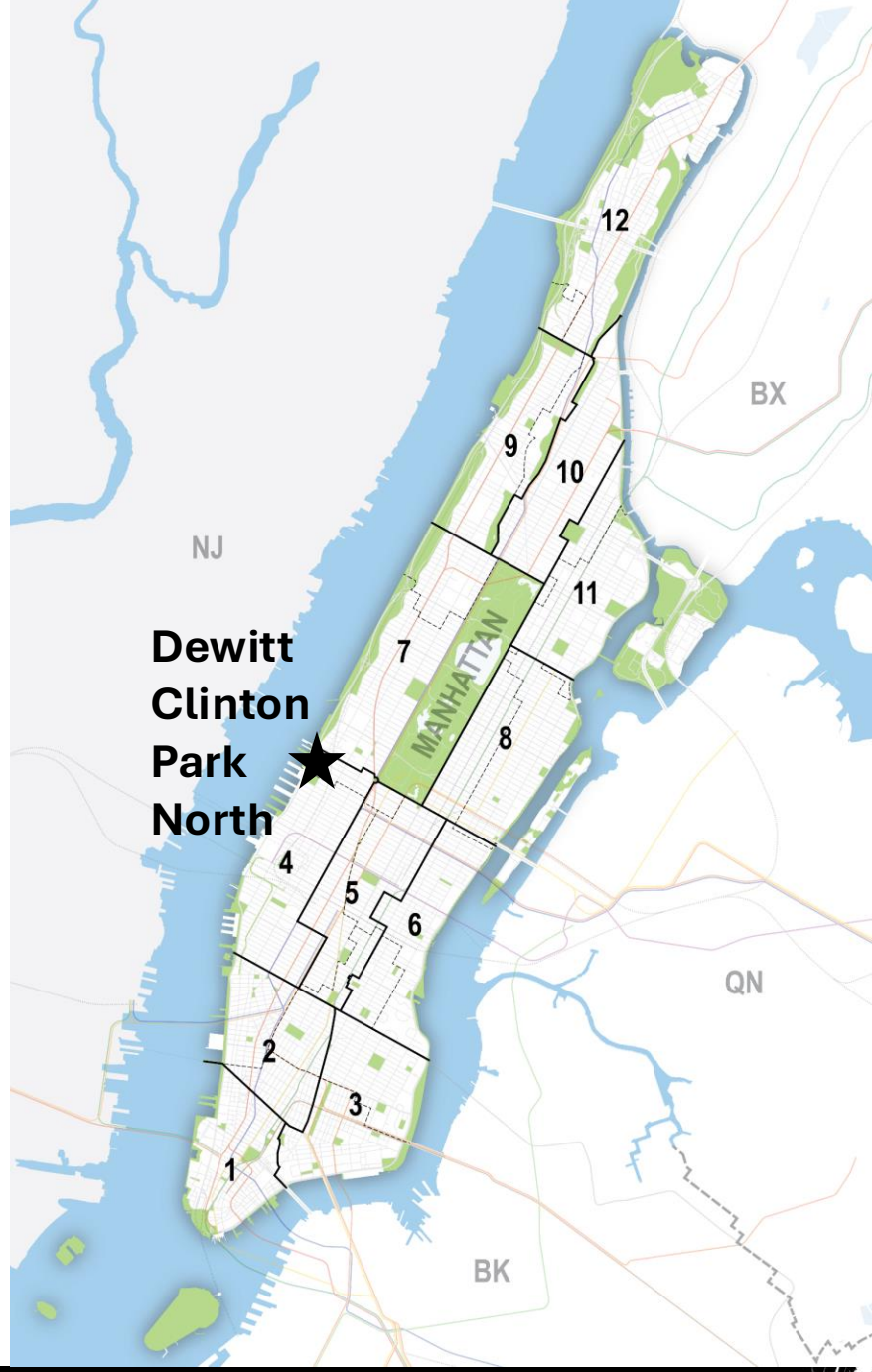
- 801 11th Ave., LLC (The Chapman Group)
- 760 12th LLC (Friedland)

Actions

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

Location

- 801 11th Avenue and 629 West 54th Street
- Manhattan Community District 4
- City Council District 6 (Gale Brewer)



City Council Proposed Modifications Summary

- **<u>629 West 54 Street:</u> Reducing the overall building height** of the building from **550 feet to 520 feet**
  - Maintaining the CPC-approved density of the building at 14.4 FAR
- **<u>801 Eleventh Ave:</u> Removal of the street wall location waiver CPC granted** along 11th Avenue to allow a portion of the street wall within 66 feet of West 55th Street to not be located at the street (ZR 35-631(a), Street wall location)

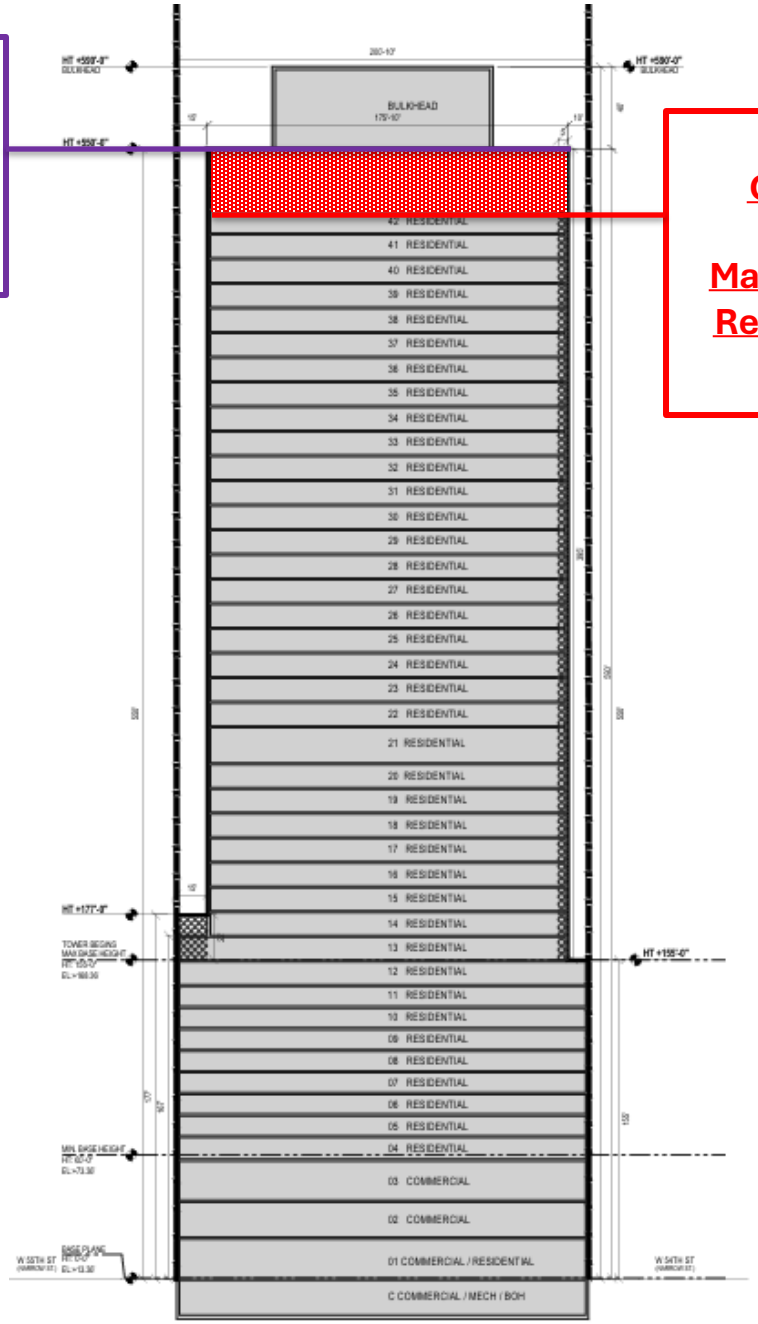


Applicant rendering for illustrative purposes only

629 West 54th Street Proposed Height Reduction

CPC Approved Maximum Height 550'

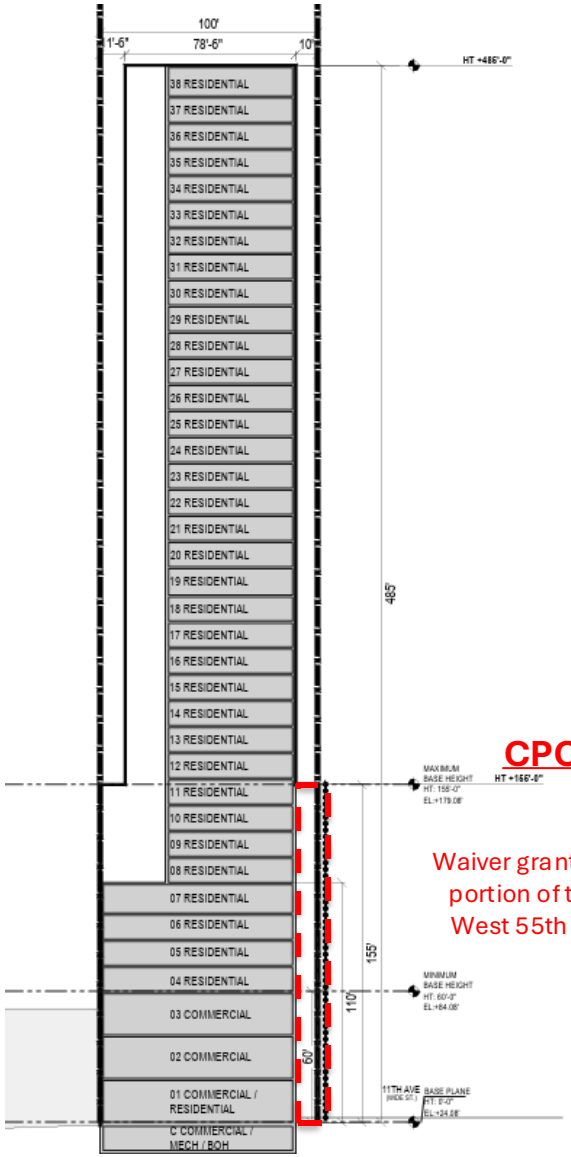
City Council Proposed Maximum Height Reduced to 520'



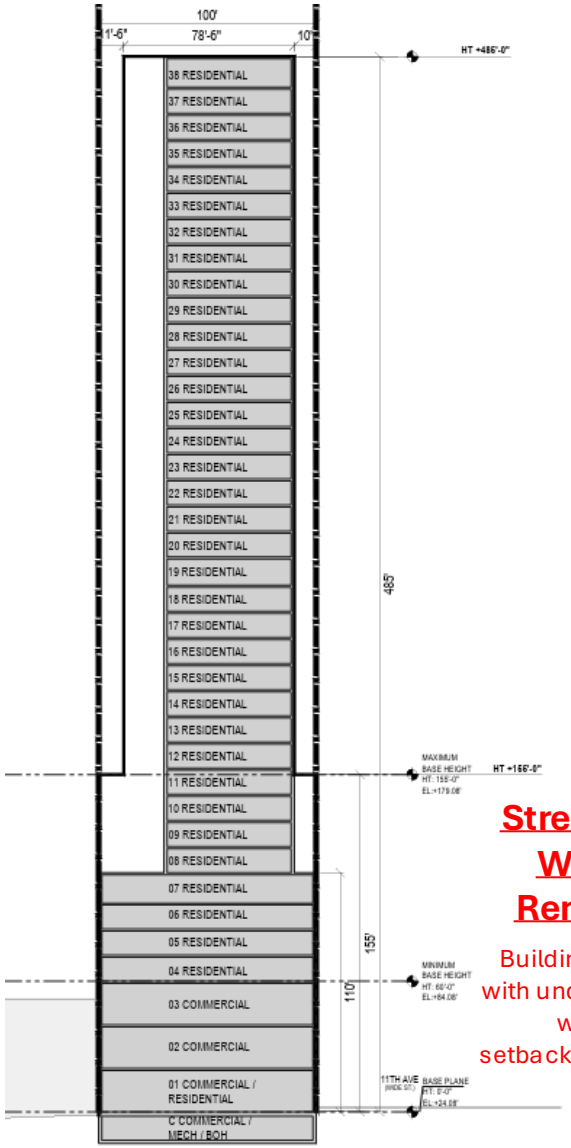
Buildings are for illustrative purposes only, labels are approximate

801 11th Avenue Envelope Comparison

CPC Approved Envelope



City Council Proposed Modified Envelope



CPC Approved Street Wall Waiver

Waiver granted along 11th Avenue to allow a portion of the street wall within 66 feet of West 55th Street to not be located at the street

Street Wall Waiver Removed

Building to comply with underlying street wall and setback requirements

Buildings are for illustrative purposes only

Environmental Impact Statement

A Notice of Completion of the Final Environmental Impact Statement was issued on **April 30th, 2026.**

The FEIS identified significant adverse impacts with respect to:

- Construction (Traffic and Noise)
- Transportation (Traffic and Buses)

Mitigations were explored in the FEIS

A Technical Memorandum was issued on **July 9th, 2026,** to assess the proposed City Council Modifications.

The Technical Memorandum concludes that these proposed modifications would not result in any new or greater significant adverse impacts not already identified in the FEIS.

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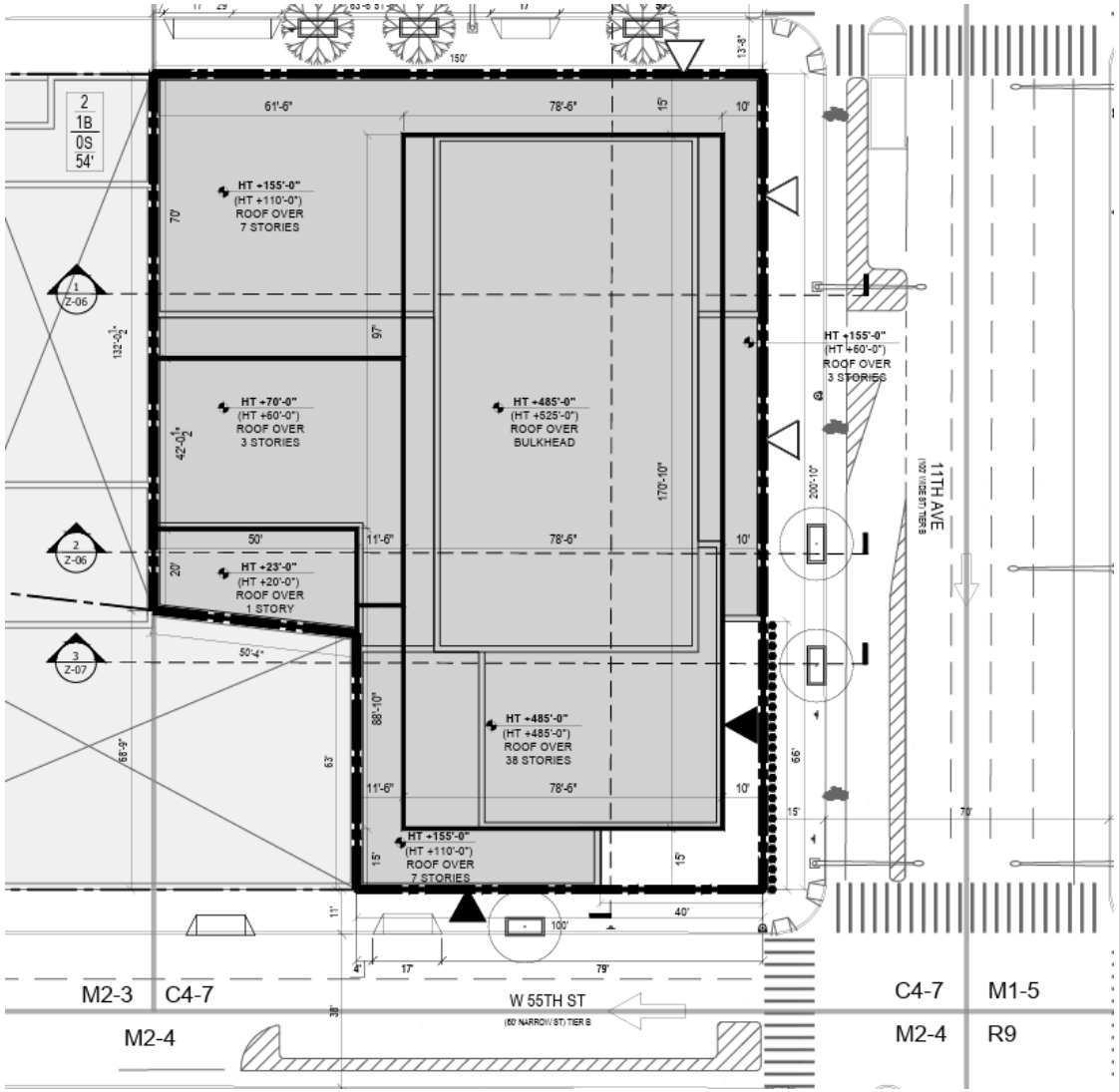
Appendix

Drawing Set

801 11th Avenue: CPC Approved Waiver Plan



Street wall location waiver

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801 11th Avenue: City Council Proposed Waiver Removal

