Dewitt Clinton Park North FEIS Foreword[1]

This document is the Final Environmental Impact Statement (FEIS) for the proposed Dewitt Clinton Park North (801 Eleventh Avenue & 629 West 54th Street) project.

The Applicants, 760 12th, LLC and 801 11th Ave., LLC, are seeking zoning map amendments, zoning text amendments, and zoning special permits (collectively, the Proposed Actions) to facilitate the development of two buildings (collectively, the Proposed Projects)—a 44-story, mixed-use residential and commercial building at 629 West 54th Street (Manhattan Block 1102, Lot 11) (Development Site 1) and a 38-story, mixed-use residential and commercial building at 801 Eleventh Avenue (Manhattan Block 1103, Lot 36) (Development Site 2).

The Proposed Projects would contain a total of approximately 1,179,321 gross square feet (gsf; 892,442 zoning square feet [zsf]), including approximately 939,934 gsf (743,701 zsf) of residential floor area and 199,750 gsf (148,740.6 zsf) of commercial floor area across the two development sites. The building at 629 West 54th Street would contain up to approximately 617 dwelling units (DUs) and 113,990 gsf of commercial auto dealership space. The building at 801 Eleventh Avenue would contain 477 DUs and 85,760 gsf of commercial auto dealership space.

The Proposed Actions include a zoning text amendment, a zoning map amendment, and zoning special permits to facilitate a transfer of floor area from the Granting Sites (Chelsea Piers, Piers 81/83, and Pier 98) within Hudson River Park to the development sites. In addition to the Proposed Actions, the Board of Directors of Hudson River Park Trust must approve the sale of the floor area from the Granting Sites, which requires a Signification Action process pursuant to the Hudson River Park Act.

[1] This foreword is new to the FEIS.

The New York City Department of City Planning (DCP) acting in its role as lead agency, determined the Draft Environmental Impact Statement (DEIS) for the Proposed Actions to be complete and issued a Notice of Completion for the DEIS on December 12, 2025.

Public notices of the DEIS public hearing were published in the *City Record*, the *Environmental Notice Bulletin*, and *The New York Daily News* on March 16, 2026. The public hearing on the DEIS was held on April 1, 2026, at the City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, 10271 at 10:00 AM. The public hearing was accessible to view and participate both in-person and remotely via the teleconferencing application Zoom. The period for submitting written comments remained open through 5:00 PM on Monday, April 13, 2026.[2]

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in a new chapter, **Chapter 24, Response to Comments**. Written comments on the DEIS are included in a new **Appendix E**. Changes to the text from the DEIS were made in this FEIS, as necessary. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- The FEIS has been universally updated to the standards of the *2025 CEQR Technical Manual*
- Revisions to **Chapter 2, Land Use, Zoning, and Public Policy**, replacing the analysis of housing policy with language stating that analysis of housing policy is not warranted because the Proposed Actions would increase the City's housing supply, in line with *2025 CEQR Technical Manual* guidance.
- Revisions to **Chapter 3, Socioeconomic Conditions**, reorganizing the chapter in line with new *2025 CEQR Technical Manual* guidance for the indirect residential displacement analysis. The analysis now concludes after Step 1 with a determination that no significant adverse impacts would occur because the Proposed Actions would not increase the population of the study area by five percent or more.
- Revisions to **Chapter 4, Community Facilities and Services, Chapter 5, Open Space Resources, Chapter 6, Shadows, and Chapter 7, Urban Design and Visual Resources** to bring screening language up-to-date with the *2025 CEQR Technical Manual*.
- Revisions to **Chapter 8, Hazardous Materials**, to reflect site investigations conducted between the Draft and Final EIS and clarify compliance with regulatory requirements relating to ACM, LBP, and/or PCB-containing building materials.
- Revisions to **Chapter 10, Transportation**, to reflect recent New York City Department of Transportation (NYCDOT) safety improvements along Eleventh Avenue south of West 57th Street.
- Revisions to **Chapter 18, Mitigation, Chapter 19, Project Permutations, and Chapter 21, Unavoidable Significant Adverse Impacts,** clarifying that implementation of proposed signal timing mitigation measures by NYCDOT would preclude significant adverse traffic impacts.
- **Appendix E** has been created to include the comments received during the public comment period for the DEIS.

[2] This application was referred for information and review by the affected community board and borough president in accordance with the procedures for referring Zoning Resolution amendments as described in the Rules of the City of New York and Section 200 of the Charter.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~strikethroughs~~ in this FEIS. No underlining is used for the **Foreword** or **Chapter 24, Response to Comments**, both of which are entirely new.