DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *Director*
Department of City Planning

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 25DCP049M)

Dewitt Clinton Park North (801 Eleventh Avenue & 629 West 54th Street)

Project Identification
CEQR No. 25DCP049M
ULURP Nos. C260013ZMM; C260060ZMM; N260014ZRM; N260062ZRM; C260015ZSM; C260061ZSM; 260201LDM; 260202LDM; 260199LDM; 260200LDM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Contact Person
Evren Ulker-Kacar, AICP, Deputy Director (212) 720-3493
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on December 12, 2025 for a Draft Environmental Impact Statement (DEIS) for the Dewitt Clinton Park North proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, April 1, 2026, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271, in conjunction with the CPC's public hearing pursuant to ULURP. To continue to allow for broad public participation, the Department of City Planning (DCP) will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom.**

To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: https://www.nyc.gov/content/planning/pages/calendar. To comment remotely, please visit the "City Planning Commission" page on the Department's website and select "Participate and Comment:" https://www.nyc.gov/content/planning/pages/commission.

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)
(888) 788-0099 (Toll-free)
(213) 338-8477 (Toll)
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the DCP Calendar site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found in the above referenced DCP Calendar site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday, April 13, 2026. They can be submitted via email to 25DCP049M_DL@planning.nyc.gov or mailed to Evren Ulker-Kacar, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division at the above address, by calling (212) 720-3493 or by emailing eulker@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/2024M0244. To view the Dewitt Clinton Park North Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the Dewitt Clinton Park North project page in ZAP and select Public Documents, then “Final Scope of Work,” “DEIS Notice of Completion" and "DEIS_25DCP049M".

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting by Tuesday, March 17, 2026.

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), including approximately 939,934 gsf of residential floor area and 199,750 gsf of commercial floor area across the two development sites.

The building on Development Site 1 would contain a total of approximately 664,245 gsf, including up to approximately 529,581 gsf of residential space (617 DUs, of which 154 to 185 would be designated as permanently affordable pursuant to MIH) and 113,990 gsf of commercial auto dealership space. The building on Development Site 2 would contain a total of approximately 515,076 gsf, including up to approximately 410,353 gsf of residential space (477 DUs, of which 119 to 143 would be designated as permanently affordable pursuant to MIH) 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.

A reasonable worst-case development scenario (RWCDS) has been established for the Proposed Action for a 2029 analysis year. Under the RWCDS, the Proposed Projects would be constructed pursuant to the proposed zoning map amendment, zoning text amendment, and special permit. Given the range of programs that could result from the Proposed Actions, two reasonable worst-case development scenarios (RWCDS)

were assessed to ensure conservative analyses. The Maximum Commercial Scenario assessed the Proposed Projects with a more conservative mix of commercial retail and office uses instead of auto dealership space. The Maximum Residential Scenario assessed a development scenario in which the Applicants instead maximize the residential floor area that could be developed on each development site.

As with the Proposed Projects, under the Maximum Commercial Scenario, the Applicants would construct two new mixed-use buildings with residential towers, each on a three-story commercial base. Rather than three stories of auto dealership, however, the commercial uses in each building would include retail on the ground floor and office on the second and third floors. Under this scenario, Development Site 1 would be redeveloped with a new, 44-story, 664,245-gsf building with approximately 617 DUs, 65,364 gsf of commercial office space, and 48,626 gsf of ground-floor and cellar retail space, while Development Site 2 would be redeveloped with a new, 38-story, 515,076-gsf building with approximately 477 DUs, 47,350 gsf of commercial office space, and 38,410 gsf of ground-floor and cellar retail space. The total number of DUs (1,094 DUs, of which 219 to 328 would be permanently affordable under MIH) would be the same as in the Proposed Projects.

Under the Maximum Residential Scenario, the Applicants would construct two new mixed-use buildings containing ground-floor and cellar-level auto dealership space, with residential in lieu of auto dealership space on the second and third floors of both development sites. As such, Development Site 1 would be redeveloped with a new, 45-story, 671,815-gsf building with approximately 701 DUs and 50,118 gsf of auto dealership space, while Development Site 2 would be redeveloped with a new, 39-story, 522,558-gsf building with 541 DUs and 38,441 gsf of auto dealership space.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies potential significant adverse impacts related to transportation (traffic and transit(buses)), and construction (traffic and noise). Potential mitigation measures to address those impacts, where feasible and/or practical, are proposed in the DEIS. DCP, as the Lead Agency, will continue to further examine and refine these recommended measures between the DEIS and FEIS. If no feasible and practicable mitigation can be identified, the impacts would remain an unavoidable significant adverse impact of the Proposed Actions.

The DEIS considers three alternatives to the Proposed Actions: (1) a No-Action Alternative, (2) a No Special Permit Alternative, and (3) a No Unmitigated Significant Adverse Impacts Alternative. None of these alternatives would meet the primary objectives of the Proposed Actions, and no feasible alternatives are available that would result in no unmitigated impacts and meet the Proposed Actions' goals.