515 West 57th Street Rezoning

Certification | August 10th, 2026



Project Overview

Applicant: 515 West 57th Street Leasehold LLC

Requested Actions:

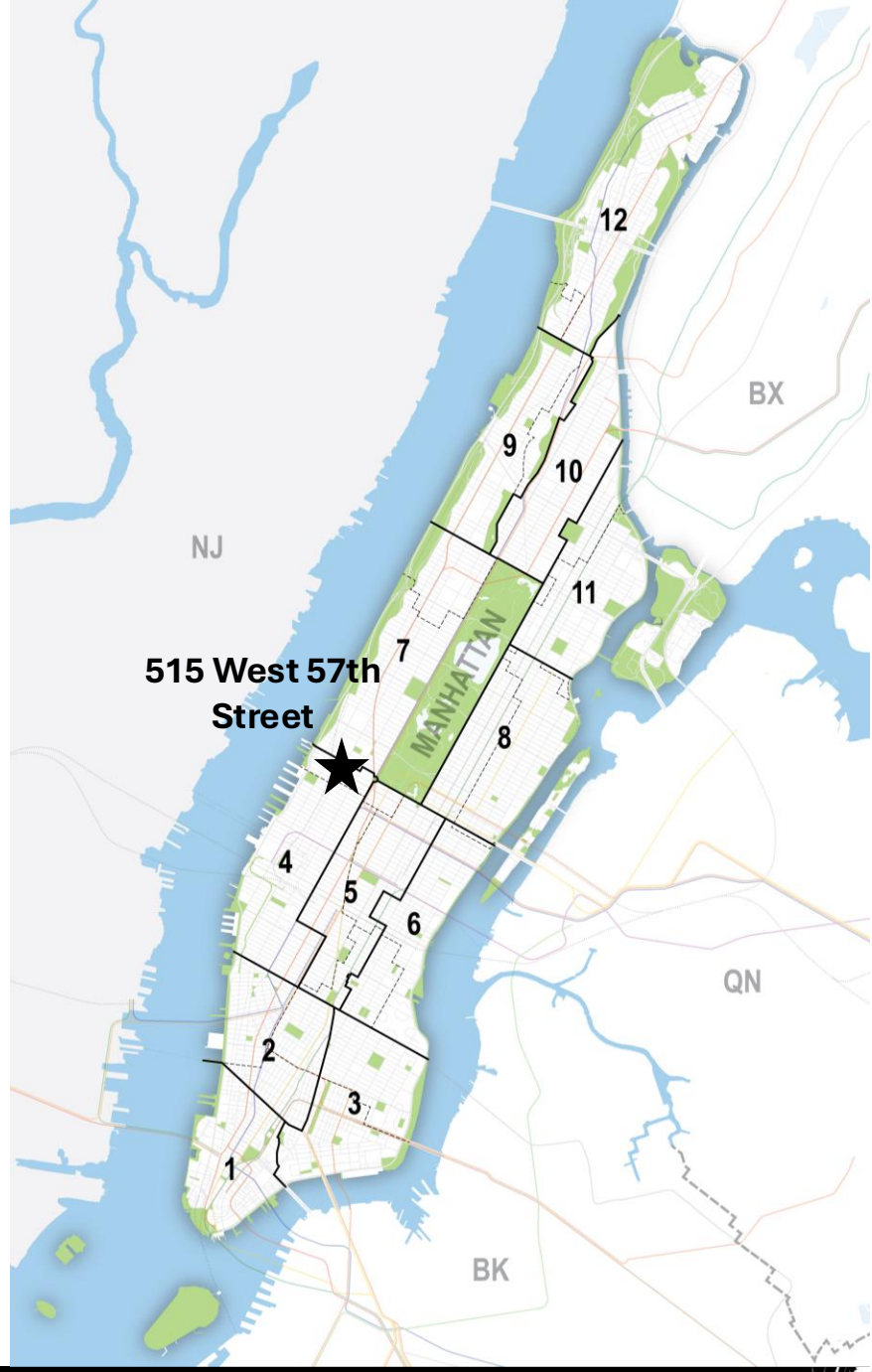
1. Zoning Map Amendment to rezone the rezoning area from an M1-5 (CL) to a C6-12 (CL)
2. Zoning Text Amendment to designate the project area as an MIH area for Options 1 and 2

Proposed Development:

- 30-story mixed commercial, community facility, and residential building
- Approximately 394 dwelling units (~100 income-restricted pursuant to MIH Option 1)

Location:

- West Clinton/Hell's Kitchen, Manhattan, Community District 4



Surrounding Context



Surrounding Area

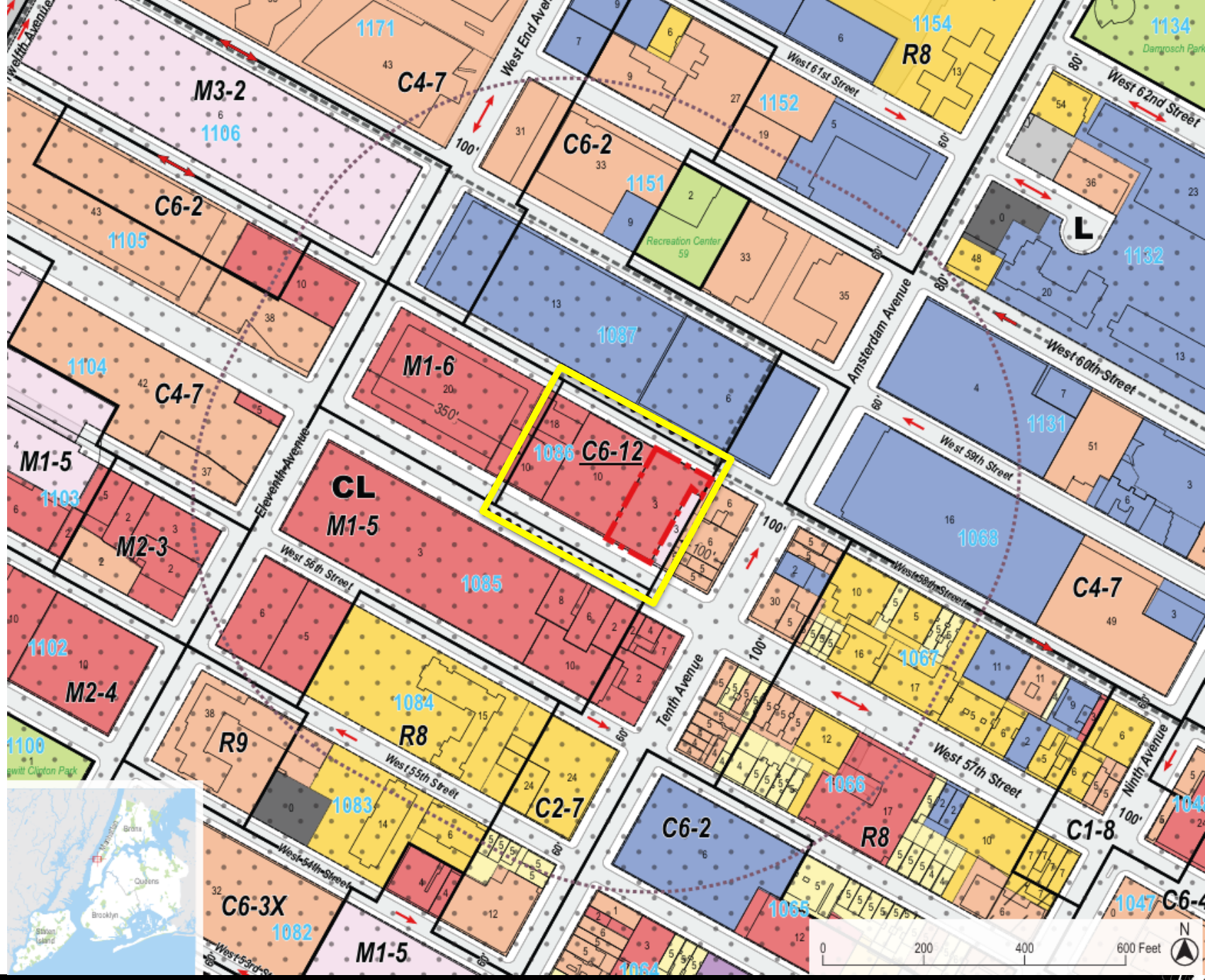
Rezoning Area
Block 1086, Lots 24, 28, p/0 50, p/o 7501

Development Site
Block 1086, Lot 24

Surrounding Area (600’ Radius)

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



NYC Industrial Plan

- 515 West 57th Street Rezoning Area is designated in a **Neighborhood Industrial Area**
- **Neighborhood Industrial Areas (NIAs)** are manufacturing districts that are often fully mixed use, supporting a variety of industrial, commercial, community facility, and even non-conforming residential uses.





Project Area

Rezoning Area: Block 1086, Lot 24, Lot 28, p/o 7501, p/o 50
70,291 square feet

Development Site: 21,009 square feet

Zoning: M1-5 (C1 Northern Subarea of the Special Clinton District)

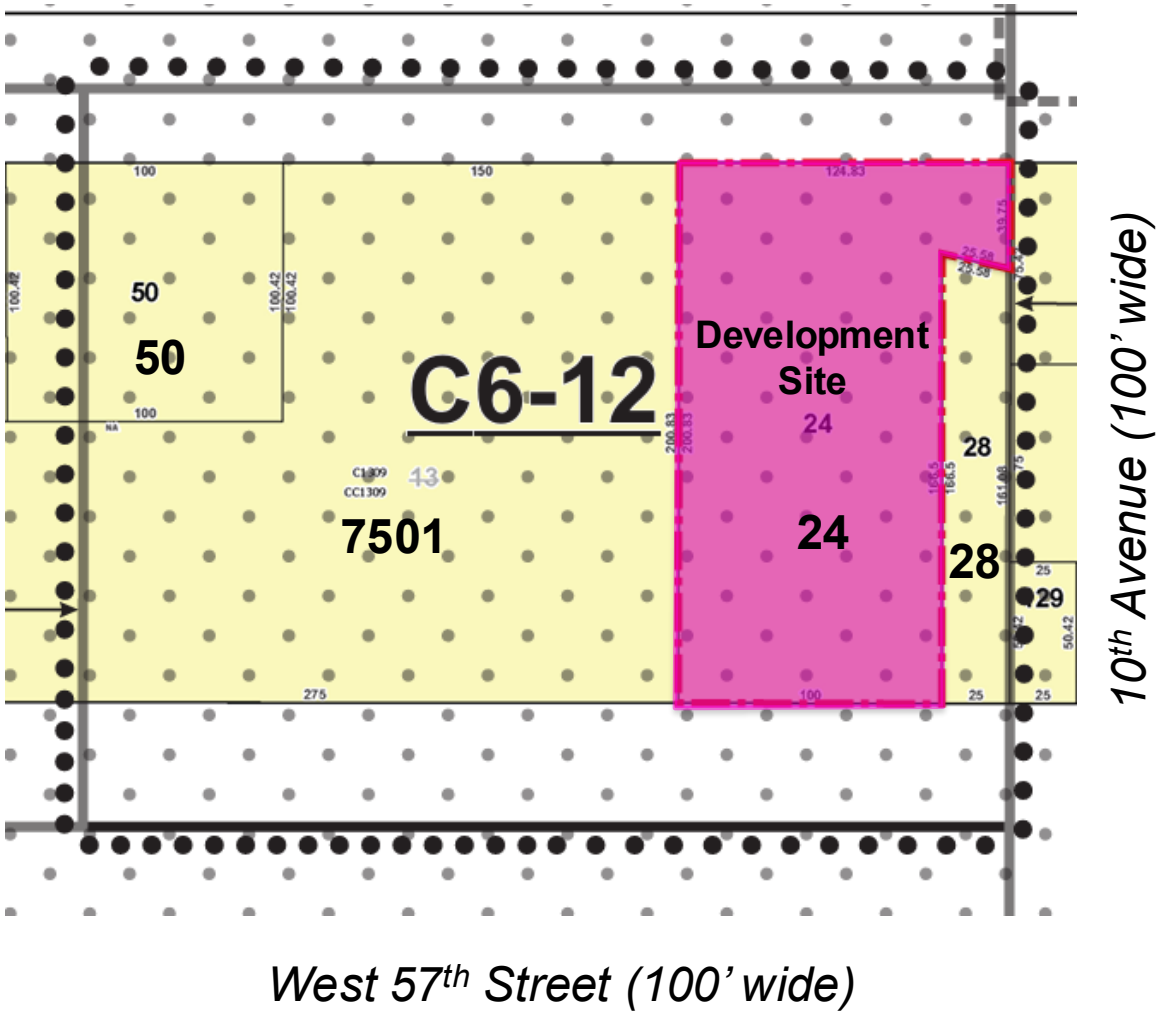
Existing Conditions:

<u>Development site</u>

- Lot 24: 3-story office and television production studio

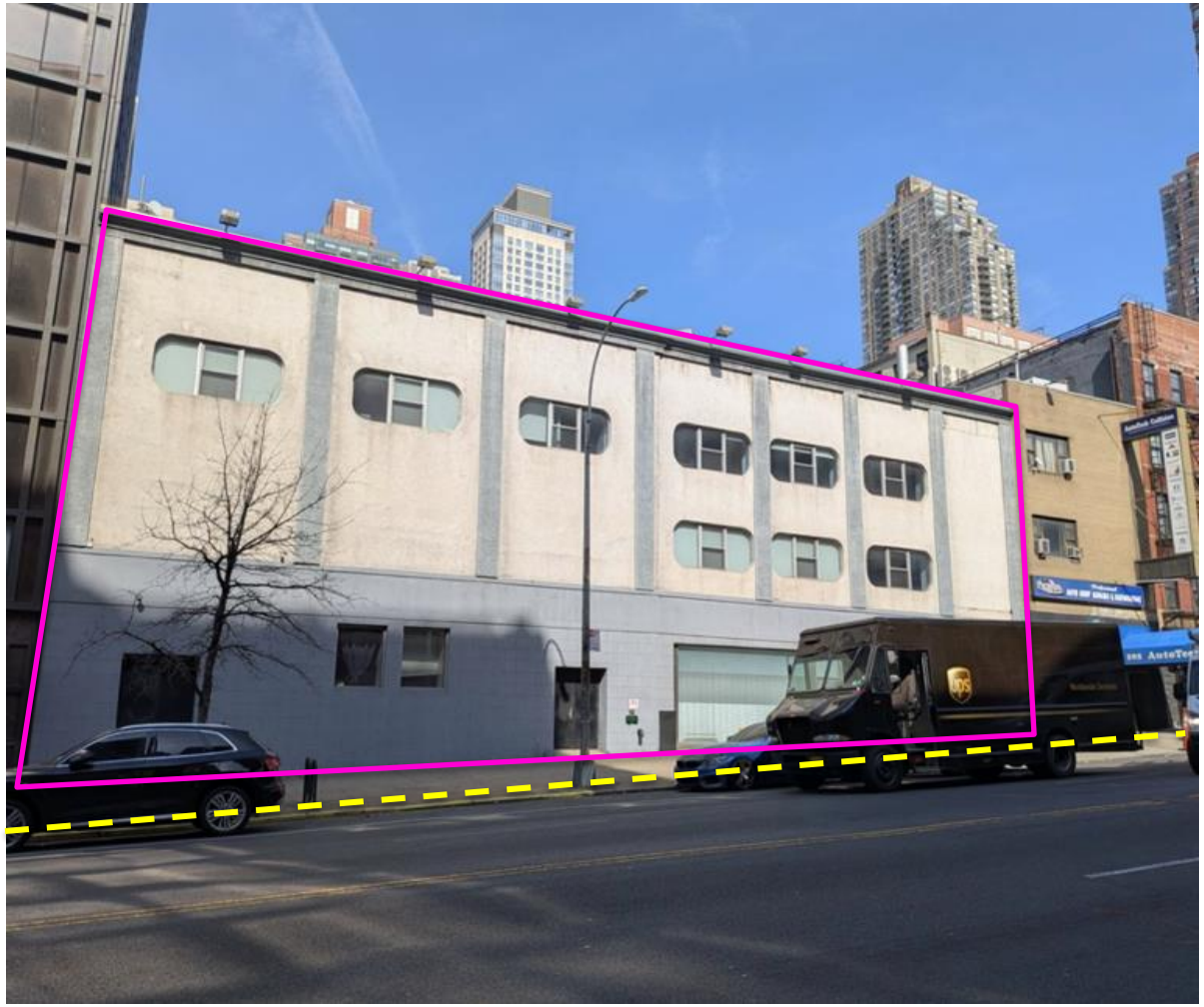
<u>Non-applicant owned</u>

- Lot 28: Autobody repair and car rental service
- Lot 7501: Two 10-story commercial buildings
- Lot 50: 18-story hotel

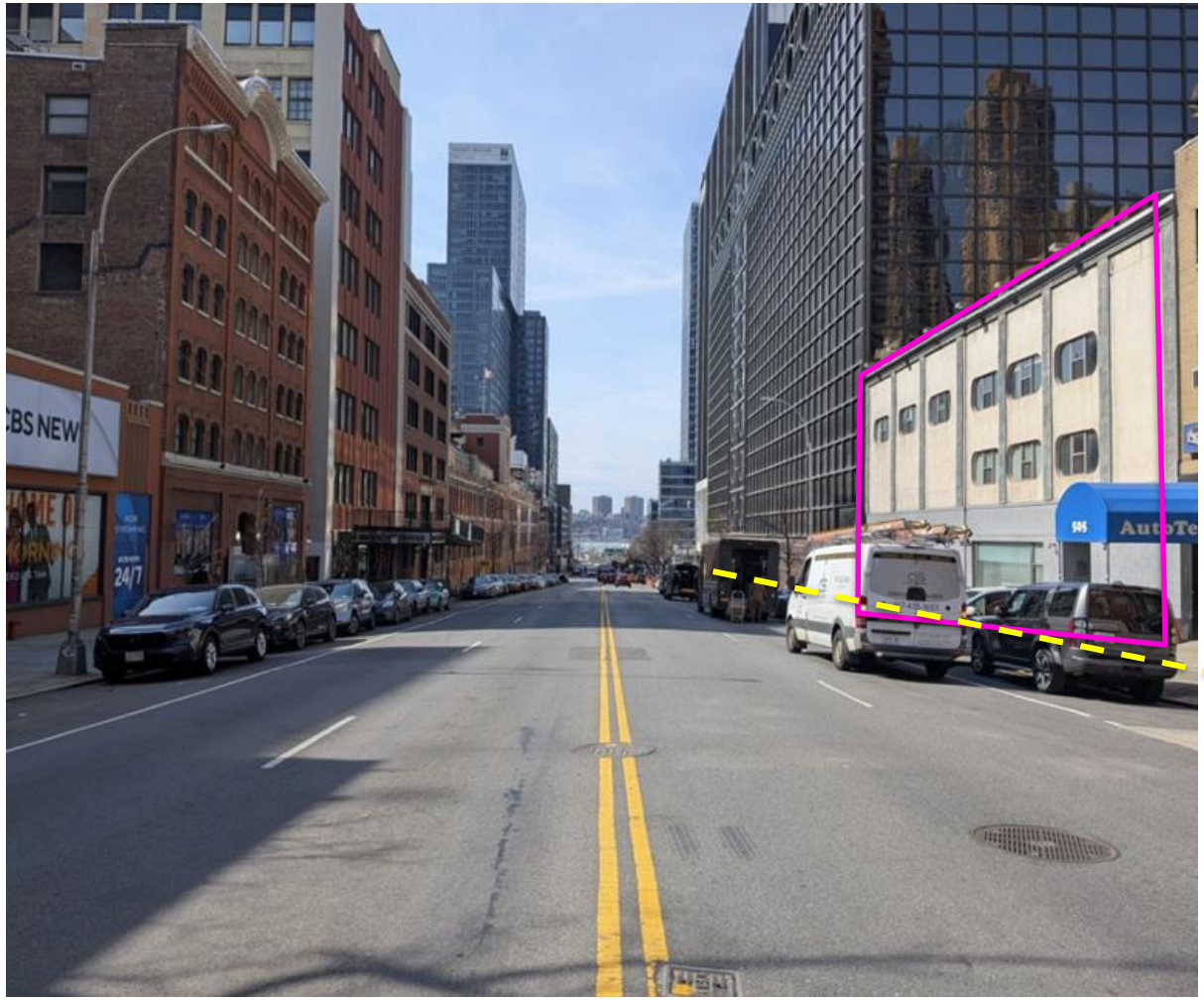


Photographs

Rezoning Area
Development Site



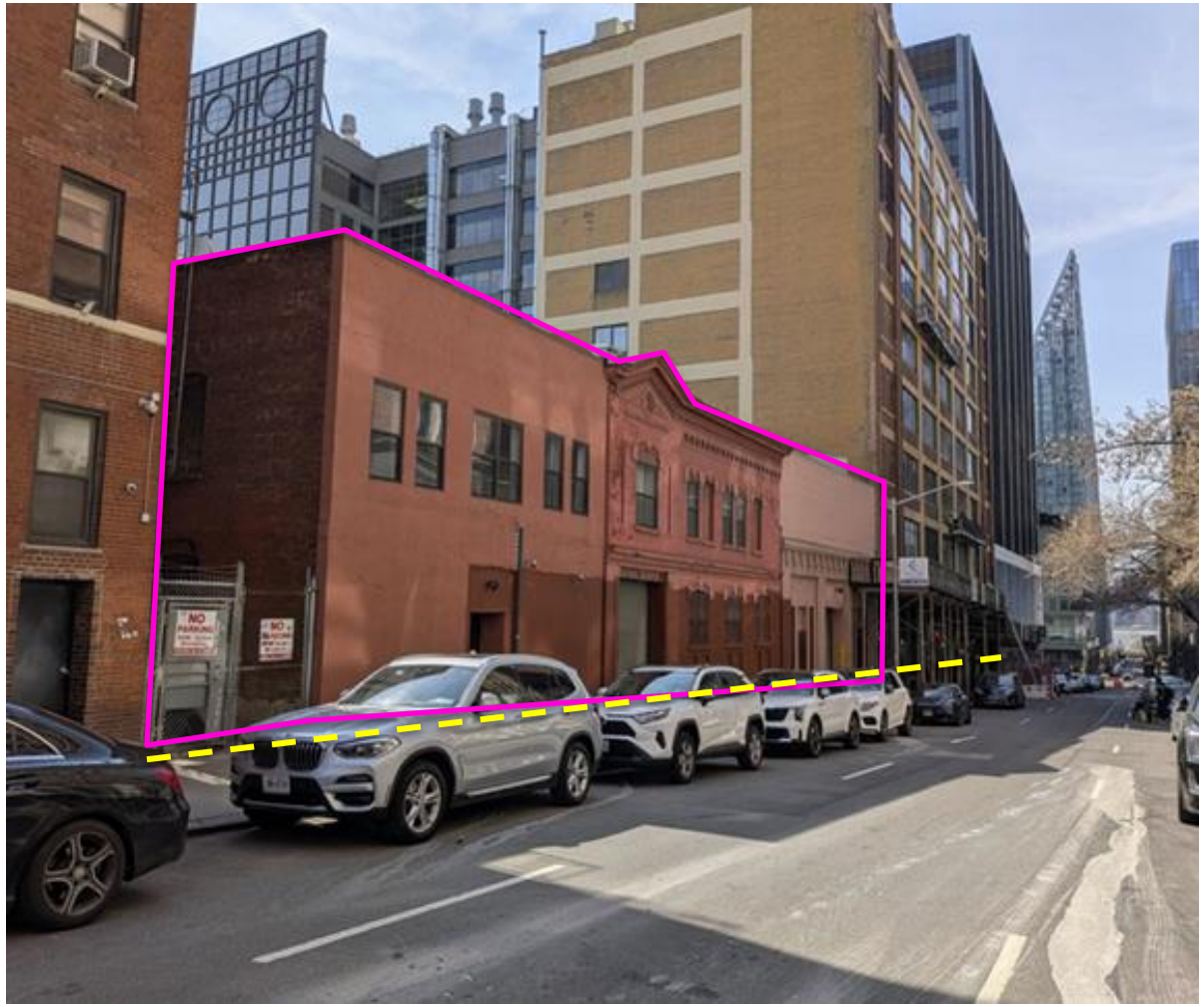
View of the development site facing northeast from West 57th Street



View of the development site facing northwest from West 57th Street

Photographs

Rezoning Area
Development Site



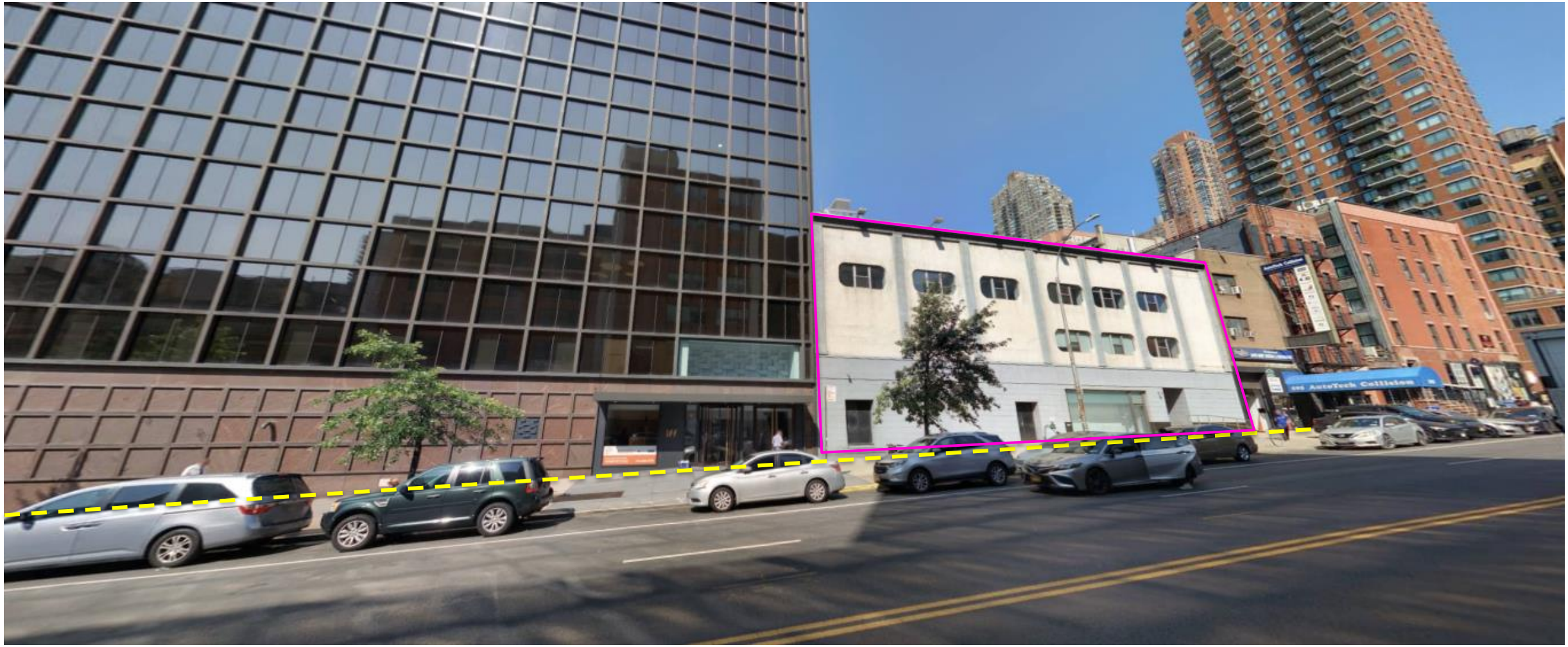
View of the development site facing west from West 58th Street



View of the development site facing east West 58th Street

Rezoning Area Photographs

Rezoning Area
Development Site



View of the rezoning area looking north on West 57th Street

Rezoning Area Photographs

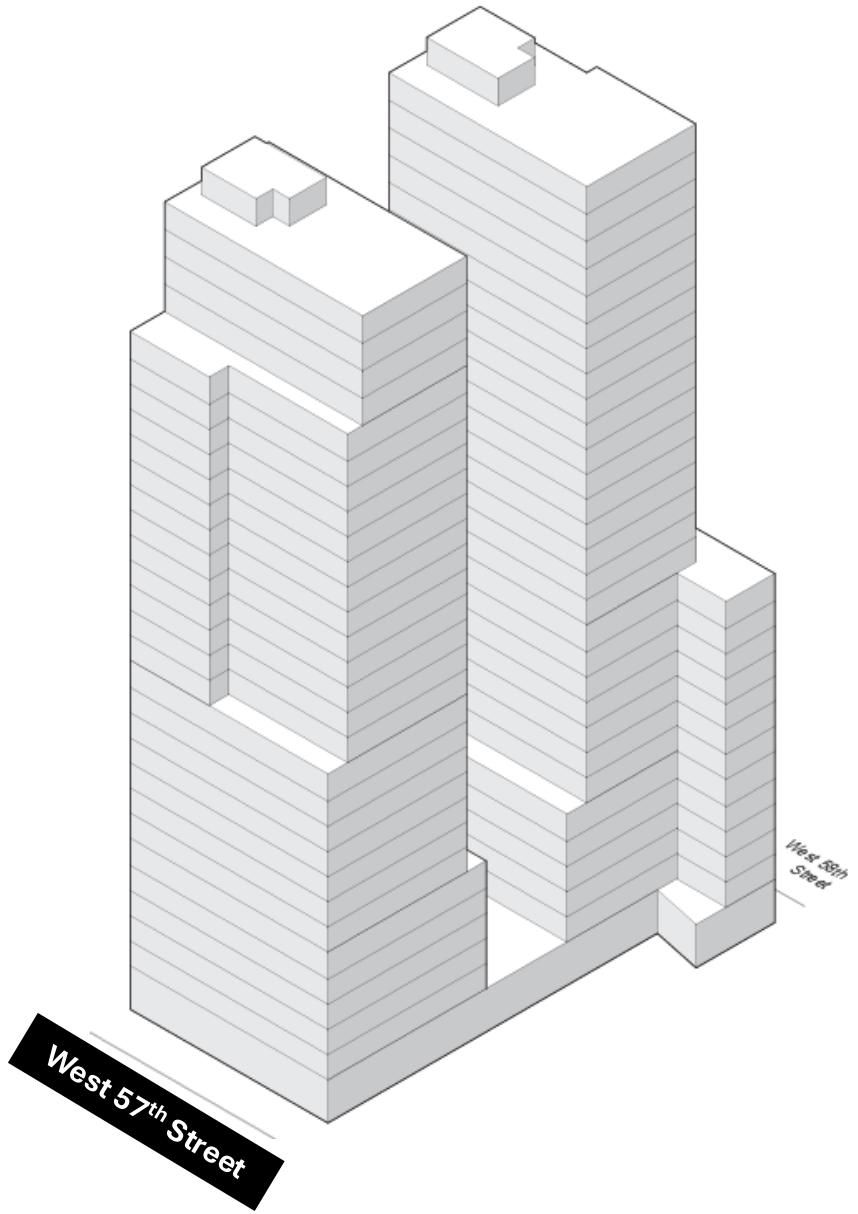
Rezoning Area
Development Site



View of the rezoning area looking east on West 58th Street

Proposed Development

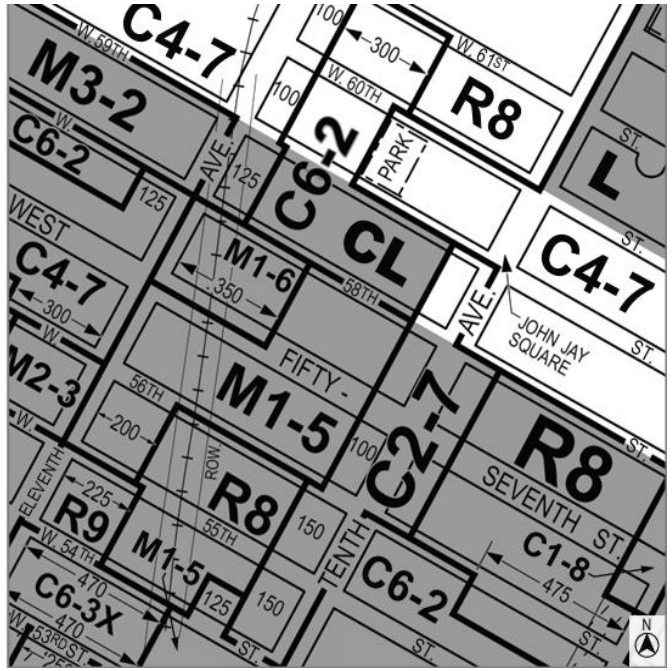
- Two 30-story towers (~345 feet tall) totaling 377,970 square feet of floor area
- 17.99 FAR
- Approx. 362,970 sf of residential floor area containing 394 dwelling units total
  - 100 income-restricted pursuant to MIH Option 1
- Proposed unit mix:
  - 97 studios
  - 164 one-bedroom units
  - 91 two-bedroom units
  - 42 three-bedroom units
- ~10,000 square feet of commercial floor area
- ~5,000 square feet of community facility floor area

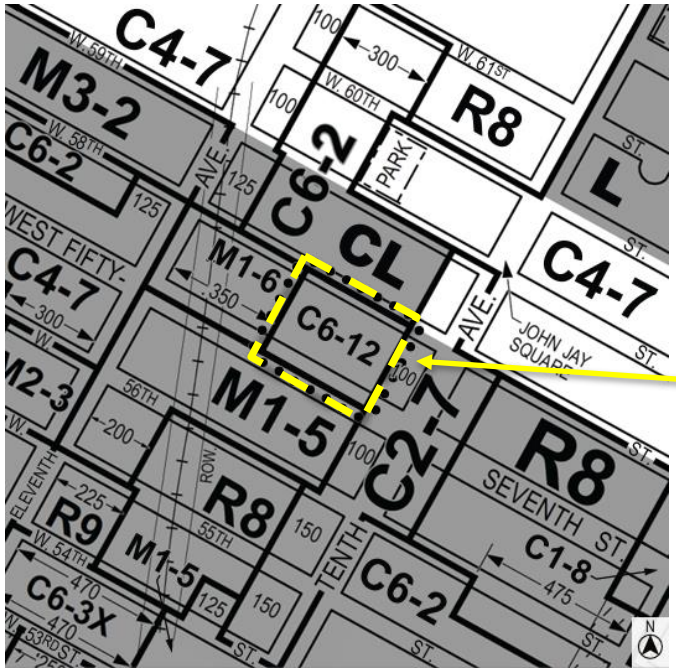


Requested Actions

1. Zoning map amendment to rezone the project area (Block 1086, Lots 28, 24, p/o 7501 and p/o 50) from an M1-5 (CL) to a C6-12 (CL) zoning district
2. Zoning text amendment to establish an MIH area contiguous with the Project Area (MIH Options 1 and 2)

Zoning Map Amendment





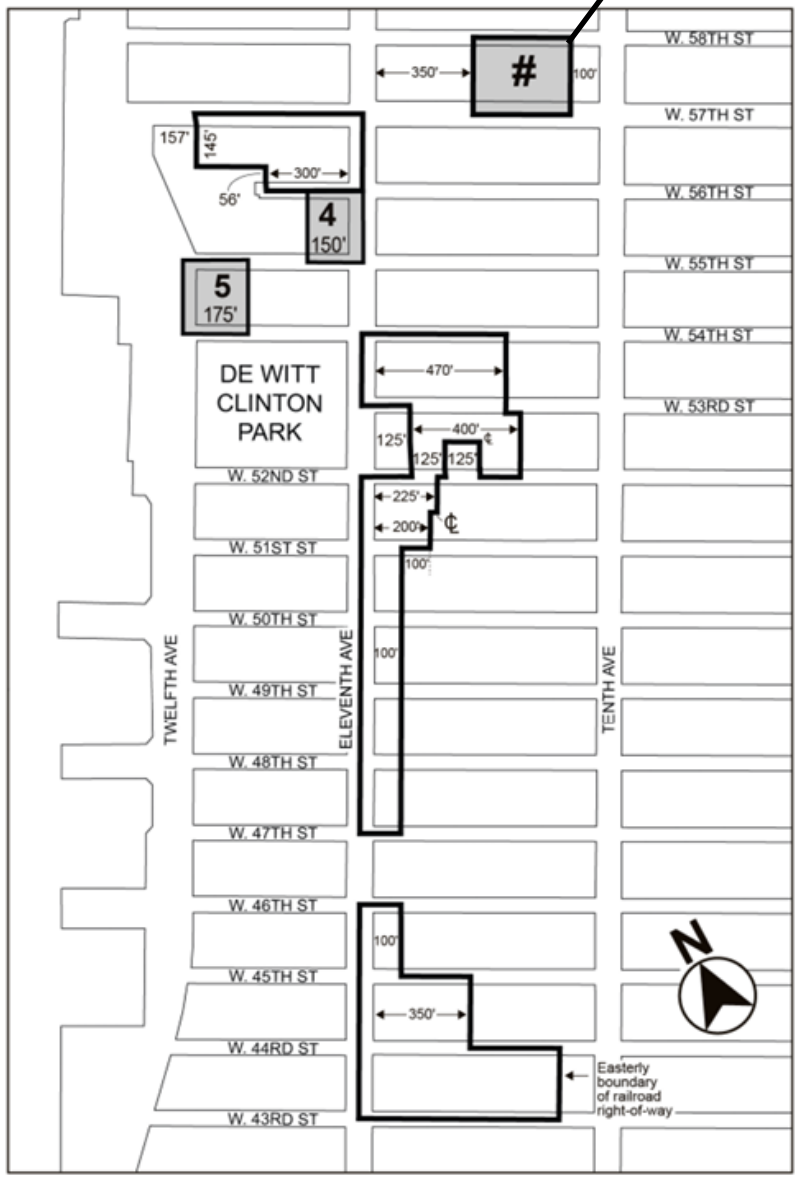
Rezoning Area

M1-5 District (CL)	
Max Commercial FAR	5
Max Community Facility FAR	6.5
Max Manufacturing FAR	5
Max Residential FAR	n/a

C6-12 District (CL)	
Max Commercial FAR	15
Max Community Facility FAR	15
Max Manufacturing FAR	n/a
Max Residential FAR	18 with qualifying affordable housing

Zoning Text Amendment

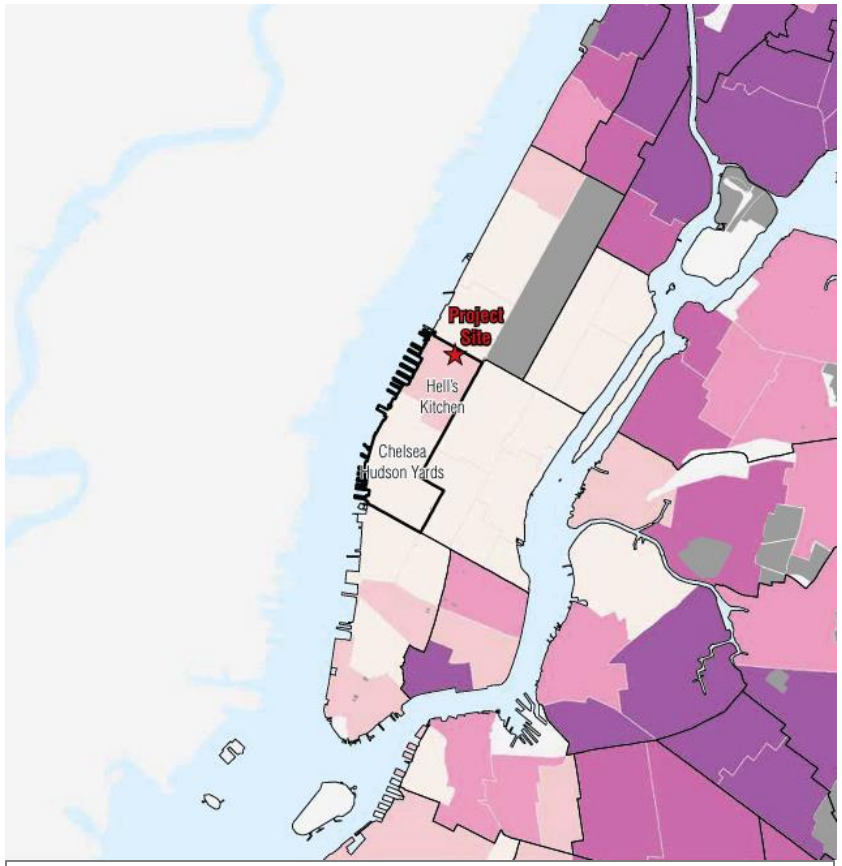
Text amendment to Appendix F to designate the Project Area as MIH area (Options 1 and 2)



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area **4** — 7/16/26 MIH Option 1 and Option 2
Area **5** — 7/16/26 MIH Option 1 and Option 2
Area **#** — [date of adoption] MIH Option 1 and Option 2

Racial Equity Report



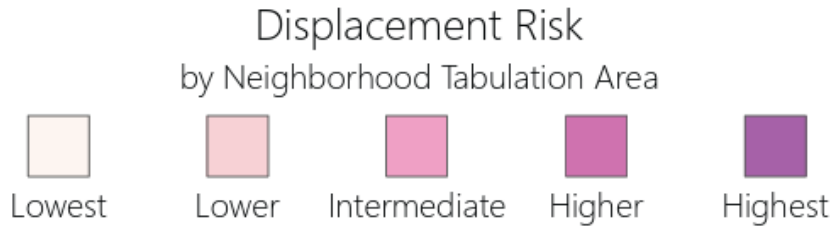
Annual Median Household Income:
$117,857
Chelsea and Hell's Kitchen: Public Use Microdata Area (PUMA) 4104
More than Manhattan and NYC

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
Not Income Restricted	294	75%	N/A	$3,710	$6,310	$148,400	$252,400
Very Low Income	40	10%	40%	$1,130	$1,460	$45,400	$64,800
Low Income	40	10%	60%	$1,700	$2,190	$68,000	$97,200
Low Income	20	5%	80%	$2,270	$2,920	$90,700	$129,600
Total	394	100%					

*Rents are based on unit size. Rents shown are illustrative (based on [2025] 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.

**Qualifying incomes are based on household size. Incomes shown are illustrative (based on [2025] AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

***Not Income Restricted rents are based on 2025 median asking rents for Studios and Two Bedrooms in Midtown West from StreetEasy.com.

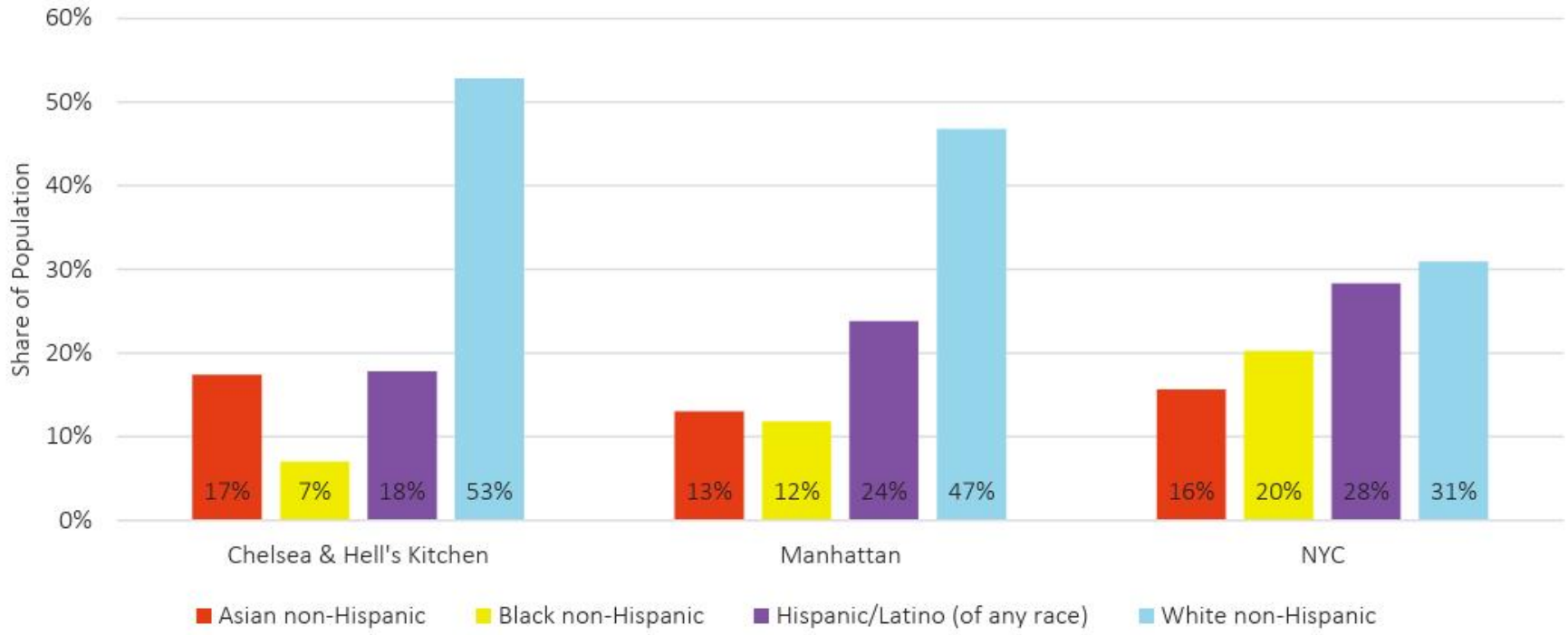


Demographic Conditions

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]."



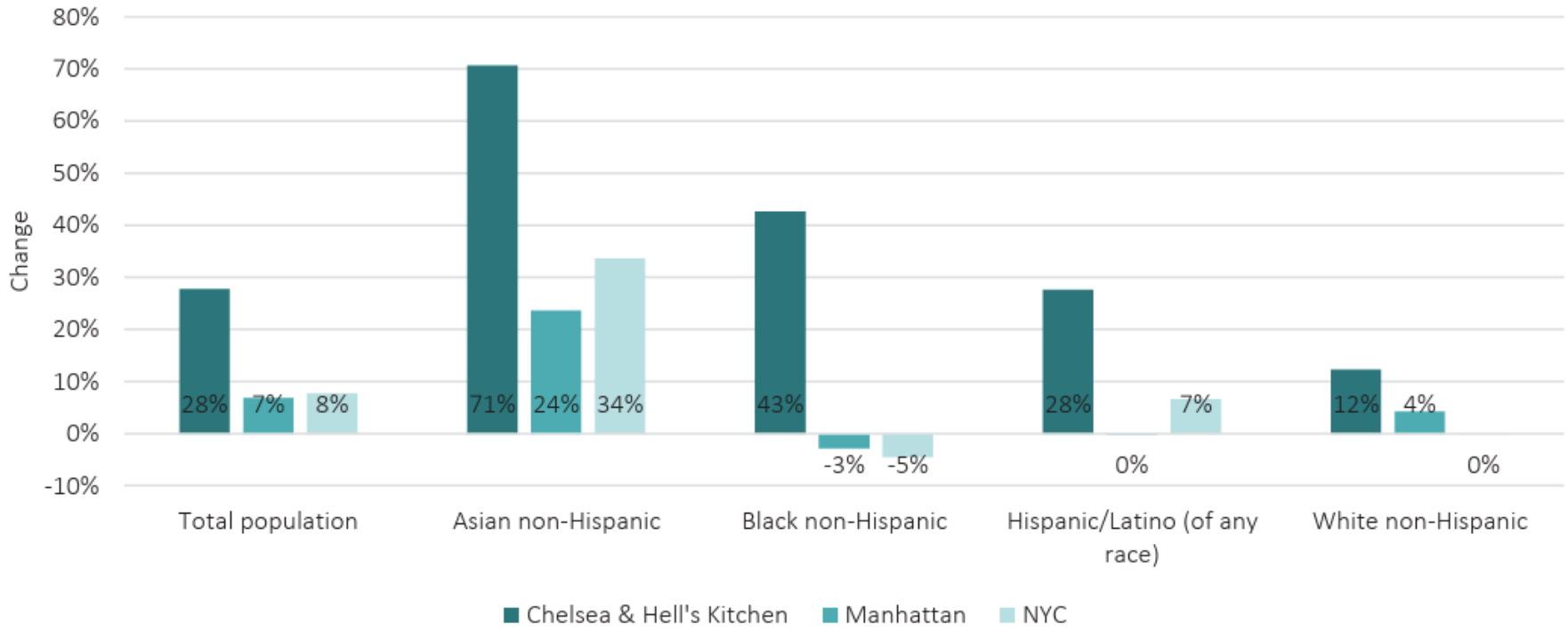
Source: Census 2020; Community Profile Table 1.01

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]."



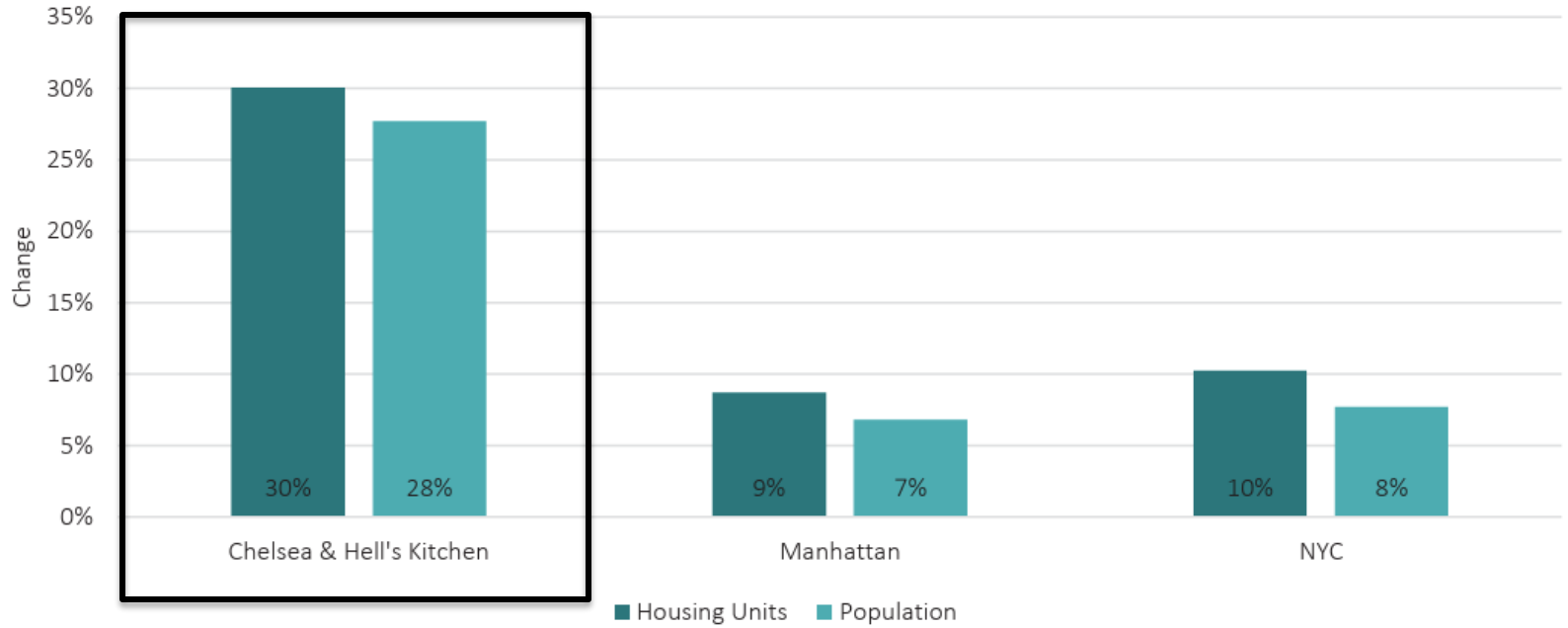
Source: Census 2010, 2020; Community Profile Table 1.01

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

Summary

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