515 West 57th Street Rezoning
Community District 4, Manhattan
April 7, 2026

1. Introduction

515 West 57th Street Leasehold LLC (the "Applicant") requests approval of the following actions affecting an area measuring approximately 70,291 square feet ("sf") in the Hell's Kitchen neighborhood of Manhattan, Community District 4:

1) A zoning map amendment to New York City Zoning Resolution ("ZR") Sectional Map 8c, to change Block 1086, Lots 28, 24, p/o 7501 (former Lot 13), and p/o 50 (the "Project Area") from an M1-5 zoning district within the Special Clinton District ("CL") to a C6-12 (CL) zoning district; and

2) A zoning text amendment to ZR Appendix F to designate the Project Area a Mandatory Inclusionary Housing Designated ("MIH") area for Options 1 and 2.

The applicant seeks to maintain the Special Clinton District designation within the Project Area to continue to make applicable the specific programs designed to achieve stated community goals that are unique to this area.

The proposed actions would facilitate the development of Block 1086, Lot 24 (the "Development Site") with a new mixed building with cellar comprising two 30-story (345 feet tall) towers and containing 377,970 sf of floor area (the "Proposed Development"). The Proposed Development would consist of 362,970 sf of residential floor area, 10,000 sf of commercial floor area, and 5,000 sf of community facility floor area. Accessory parking spaces would not be required for the Proposed Development. The Proposed Development would contain 394 dwelling units, including approximately 119 affordable units in accordance with MIH Option 2 (Option 2 requires at least 30 percent of the residential floor area to be provided at an average that does not exceed 80 percent of the area median income ("AMI").

The proposed zoning map change would increase permitted density and building height to facilitate the creation of new dwelling units, including permanently affordable housing, to help alleviate the housing crisis. The MIH text amendment is aligned with the land use policy of locating affordable housing near public transit. The map change would also facilitate the creation of new commercial uses along a commercial corridor and bring existing commercial buildings within the Project Area into compliance with applicable bulk regulations of the ZR. The existing manufacturing district designation does not reflect existing uses and the proposed commercial district represents a suitable zoning framework for new residential and commercial uses that are compatible with the surrounding area.

2. Background

The Project Area has been mapped within an M1-5 zoning district since December 15, 1961 and has been included in the northwestern edge of the Special Clinton District as of November 21, 1974. Among the goals of the Special District is the preservation and strengthening of residential character within the community and to permit new construction with the existing scale of the community and at rental levels that will not substantially alter the mixture of income groups currently residing in the area.

There have been several zoning map amendments within 600 feet of the Project Area (the "Surrounding Area"). The more recent rezonings in the Surrounding Area are listed below:

- The 2-10 West End Avenue zoning map amendment (030214 ZMM) was adopted on March 10, 2004, along with related actions, to change an area located northwest of the Project Area from an existing M1-6 district to C4-7 and C6-2 districts to facilitate the construction of a 31-story residential building with ground floor commercial uses. The rezoning reflected changing land use trends and would result in building forms compatible with the surrounding context.

- The W 60th St Project zoning map amendment (060104 ZMM) was adopted on February 28, 2007, along with related actions, to change an area located further northwest of the

Project Area from an existing M1-6 district to C4-7 and C6-2 districts to facilitate the construction of a general large scale development containing 342 residential units, ground floor retail, and community facility uses. The change recognized that the M1-6 designation no longer represented the area's growing institutional and residential land uses and its isolation from larger, more active manufacturing uses limited its viability as a future location for such growth.

- The TF Cornerstone - 606 West 57th Street zoning map amendment (130336 ZMM) was adopted on May 14, 2014, along with related actions, to change an area located west of the Project Area from existing M1-5 and M2-3 districts to a C4-7 district to facilitate the construction of a mixed use building with up to 1.2 million gross sf, including a maximum of 1,189 residential units, with affordable housing, about 42,000 sf of commercial or community facility floor area and up to 500 public parking spaces. The rezoning reflected a neighborhood transition from predominantly manufacturing, industrial and commercial uses to high-rise residential developments, commercial areas, and notable institutional uses.

3. Description of the Surrounding Area

The Surrounding Area is located in the Hell's Kitchen and Upper West Side neighborhoods of Manhattan. The Surrounding Area includes both Community Districts 4 and 7 (West 59th Street separates the two districts). A majority of the Surrounding Area is mapped within the Special Clinton District. Special regulations within the Special Clinton District are designed to achieve goals unique to the area between the western waterfront and eastern central business district. Among these objectives are to preserve and strengthen the residential character of the community, to permit new construction with the existing scale of the community at rental levels that will not substantially alter the mix of income groups residing in the area, and to promote the most desirable use of land. Map changes within the Special Clinton District reflect a change from predominantly manufacturing, industrial and commercial uses to high-rise residential developments. The Surrounding Area is located within the Manhattan Core, which is subject to comprehensive off-street parking and loading regulations.

The Special Clinton District is generally mapped within an area bounded by West 59th Street to the north, 8th Avenue to the east, West 41st Street to the south and 12th Avenue to the west. Special regulations applicable within the Special Clinton District modify certain use and bulk regulations in the underlying districts. The District Map for the Special Clinton District identifies specific areas comprising the special district: Area A (Preservation Area), Area B (Perimeter Area) and Area C (Other Areas). Special regulations in the Preservation Area modify underlying regulations to establish, among other requirements, maximum floor area ratio, demolition and alteration of buildings, and mandated certification of no harassment by the Department of Housing Preservation and Development ("HPD"). Special regulations in the Perimeter Area modify underlying regulations to establish, among other requirements, floor area regulations and mandated HPD certification of no harassment. Special regulations in Other Areas modify underlying regulations to establish special bulk and use regulations within specific underlying districts and subareas. The Northern Subarea C1 district, in which the Project Area is located, is generally bounded by 9th Avenue to the east, west 55th Street to the south, 12th Avenue to the west, and West 59th Street to the north. Within Areas C1-1 and C1-2 of Northern Subarea C1, certain automobile uses are permitted below the level of the lowest floor occupied by dwelling units. Within all areas of the Special Clinton District certain alteration work triggers tree planting requirements and the City Planning Commission is authorized to grant bulk modifications for public parking garages.

Underlying districts within the Surrounding Area are manufacturing and high-density commercial and residential districts, namely:

- An M1-5 district mapped over the Project Area and extending from West 54th to West 58th Street between 10th and 11th Avenues,
- An M1-6 district located west of the Project Area between West 57th and West 58th Streets,
- A small M2-3 district located west of 11th Avenue between West 56th and 55th Streets,
- A M3-2 district mapped over a single block located west of 11th Avenue between West 58th and 59th Streets,
- A C2-7 mapped along 10th Avenue from West 54th to West 59th Street,

- Large portions of C4-7 districts mapped to the west of the Project Area above West 56th Street and extending northwest and northeast of the Project Area,
- A C6-2 mapped in midblock areas west of the Project Area and immediately north of the Project Area, and
- R8 districts located at the midblock between West 54th and West 58th Streets and east of 11th Avenue between 56th and 58th Streets.

M1 zoning districts typically include light industrial uses, M2 districts are intended for uses falling between light and heavy industrial uses, and M3 districts are designed for heavy industries. Each of the three districts incorporate performance standards that limit the amount and type of industrial nuisances. Offices, houses of worship and most retail uses are permitted as-of-right in M1 districts; however, community facility, retail and service uses are prohibited in M2 and M3 districts.

C2-7 districts are commercial districts that are predominantly residential in character and are mapped along major streets in medium- and higher-density areas. C4-7 districts are mapped in densely built areas of Manhattan and allow most retail establishments. C6-2 districts permit a wide range of high-bulk commercial uses requiring a central location and typically include corporate headquarters, large hotels, department stores and entertainment facilities.

R8 is a high-density residential district allowing apartment buildings ranging from mid-rise, eight- to ten-story buildings to much taller buildings set back from the street on large zoning lots.

The Surrounding Area located to the north of the Project Area is generally characterized by taller 33- to 42-story mixed residential/commercial and commercial buildings on the west side of 10th Avenue, with a few smaller scale 5- 12- story multi-family buildings in the southeastern portion of the Surrounding Area.

John Jay College of Criminal Justice and Mount Sinai West Hospital are two major public facilities and institutions located immediately north and east of the Project Area, respectively. Large recreation areas are located within walking distance of the Project Area. The Hudson River Park's Pier 97 and Clinton Cove are located to the west of the Project Area. De Witt Clinton Park, a 5.83-acre public park with playground, is located to the south of the Project Area.

The Project Area is well-served by public transportation. The A, B, C, D, 1 and 2 trains are available at 59th St - Columbus Circle, and the N, Q, R and W trains are available at 57 St – 7 Ave, which are each located within a 1/2 mile of the Project Area. In addition, multiple bus lines (including the M57 and M31 buses) travel along 57th Street, and the M11 bus line provides service uptown and downtown along 10th and 9th Avenues, respectively.

4. Description of the Proposed Project Area

The Project Area consists of Block 1086, Lots 28, 24, p/o 7501 (former Lot 13), and p/o 50 in the Hell's Kitchen neighborhood of Manhattan, Community District 4. The Project Area comprises approximately 70,291 sf located at the midblock of a block bounded by West 57th Street to the south, Eleventh Avenue to the west, West 58th Street to the north, and 10th Avenue to the east. The Project Area is mapped within an M1-5 zoning district in the C1 Northern Subarea of the Special Clinton District.

The Project Area has approximately 350 feet of frontage on the north side of West 57th Street and the south side of West 58th Street. West 57th Street is a wide street with a mapped width of 100 feet and West 58th Street is a narrow street with a mapped width of 60 feet.

The Project Area is improved with a 3-story building with cellar and mezzanine used for offices and television production studios (on Lot 24), a 3-story building with cellar and basement used for autobody repair and car rentals (on Lot 28), two 10-story commercial condominium buildings with cellar having factory, office, warehouse and showroom uses (on Lot 7501 (former Lot 13)), and an 18-story hotel with cellar and sub-cellar containing 226 rooms (on Lot 50). Lots 28, p/o 7501 (former Lot 13), and p/o 50 are not owned by the applicant and no development is proposed on these sites. According to New York City's Zoning and Land Use Map (ZoLa), the buildings on Lot 7501 (former Lot 13) and Lot 50 have 332,376 sf of gross floor area on a 42,677 sf lot and

67,511 sf of gross floor area on a 10,042 sf lot, and appear to exceed the applicable maximum FAR.

5. Description of the Development Site

The Development Site (Block 1086, Lot 24) is an irregularly-shaped lot with through and interior lot portions, having 124.83 feet of frontage on West 58 Street and 100 feet of frontage on West 57 Street. The Development Site is mapped within an M1-5 zoning district in the C1 Northern Subarea of the Special Clinton District. The Development Site is improved with a 3-story building with cellar and mezzanine used for offices and television production studios that will be demolished prior to construction of the Proposed Development. The existing building has floor area of approximately 46,000 sf (approximately 2.19 FAR). There are no existing curb cuts or parking spaces at the Development Site.

6. Description of Proposed Development

The Proposed Development would be a mixed building with cellar comprising two 30-story (345 feet tall) towers and containing 377,970 sf of floor area. The Proposed Development would consist of 362,970 sf of residential floor area (394 dwelling units), 10,000 sf of commercial floor area and 5,000 sf of community facility floor area. Accessory parking spaces would not be required for the Proposed Development. The residential use would have a lobbies on West 57th and West 58th Streets. The commercial use would be a single ground floor establishment with cellar storage and an entrance on West 57th Street. The community facility use would also be located on the ground floor, with accessory space in the cellar, and would have an entrance on West 58th Street.

Approximately 119 dwelling units in the Proposed Development would be affordable to households earning a range of income levels (comprising at least 30 percent of the residential floor area) pursuant to the MIH program under Option 2. The unit distribution would be 97 studios, 164 one-bedroom units, 91 two-bedroom units, and 42 three-bedroom units. The Proposed Development would include recreational terraces with landscaping, outdoor cooking areas, and seating areas. Indoor recreational space would include lounge areas, a gymnasium, business center and screening rooms.

The Proposed Development would be all-electric, using heat pumps for heating and cooling as well as for domestic hot water. The Proposed Development would have a high-efficiency envelope for improved thermal performance. Sustainable interior components would include low- and zero-VOC materials. In addition, material and structural system selections would be made to minimize the carbon footprint of the building.

7. Actions Necessary to Facilitate the Project

The actions necessary to facilitate the Proposed Development are a zoning map amendment and zoning text amendment.

<u>Zoning Map Amendment</u>

The proposed zoning map amendment seeks to rezone the Project Area (Block 1086, Lots 28, 24, p/o 7501 (former Lot 13), and p/o 50) from an M1-5 (CL) to a C6-12 (CL) zoning district. The Project Area comprises 70,291 sf located at the midblock of a block bounded by West 57th Street to the south, Eleventh Avenue to the west, West 58th Street to the north, and 10th Avenue to the east.

The Project Area has been located within an M1-5 district for over 60 years, while the manufacturing district designation of nearby areas have been changed over time to allow for growth compatible with the area's commercial, institutional and residential uses.

C6-12 districts permit a wide range of high-bulk commercial uses in a central location. In C6-12 districts (residential bulk regulations of R12 districts apply in C6-12 districts), the maximum residential FAR is 15.00 for standard residences and 18.00 for qualifying affordable housing, and the maximum commercial and community facility FAR is 15.00. For buildings with standard residences in C6-12 districts, minimum base height is 60 feet, maximum base height is 155 feet,

and maximum building height is 325 feet. For qualifying affordable housing in C6-12 districts, minimum base height is 60 feet, maximum base height is 155 feet, and maximum building height is 395 feet (for eligible sites, a category that includes zoning lots with a minimum of 20,000 square feet, maximum building height is 495 feet). A setback with a depth of at least 10 feet shall be provided from any street wall fronting on a narrow street, and a setback with a depth of at least 15 feet shall be provided from any street wall fronting on a narrow street.

No front yard requirements apply in C6-12 districts and no side yards are required; however, if any open area is provided along a side lot line it must have a minimum width of five feet. For residential buildings, or residential portions of buildings, a rear yard measuring a minimum of 20 feet is required for buildings or portions thereof at or below a height of 75 feet, and a rear yard measuring a minimum of 30 feet is required for portions above 75 feet (with a specified reduction in depth allowed for shallow rear yards). For non-residential portions of buildings, a rear yard with a depth of at least 20 feet is required. On any through lot that is 190 feet or more in maximum depth from street to street, for buildings or portions thereof at or below a height of 75 feet, a rear yard equivalent consisting of an open area with a minimum depth of 40 feet shall be provided, and above a height of 75 feet, a rear yard equivalent of 60 feet shall be provided. A rear yard equivalent shall be provided midway, or within 10 feet of being midway, between the two street lines upon which the through lot fronts. No accessory parking is required within the Manhattan Core.

The Project Area has frontage on a wide street and adjoins districts that allow high density residential uses — a C2-7 district (R9 equivalent; 7.52 FAR for standard residences and 9.02 FAR for qualifying affordable housing) east of the Project Area, and a C6-2 district (R8 equivalent; 6.02 FAR for standard residences and 7.20 FAR for qualifying affordable housing) north of the Project Area. The proposed zoning map change would increase permitted density and building height to facilitate the creation of new dwelling units that is needed to help alleviate the housing crisis, including permanently affordable housing, as well as ground floor commercial and community facility uses that would reinforce the non-residential ground floor corridor along West 57th Street.

Zoning Text Amendment

The proposed zoning text amendment would establish an MIH area contiguous with the Project Area. Within the proposed MIH area, all housing developments, enlargements and conversions that meet MIH program criteria must comply with the requirements of MIH Option 1 or 2. MIH Option 1 requires at least 25 percent of the residential floor area to be provided at an average that does not exceed 60 percent of AMI, with at least 10 percent of residential floor area at 40 percent of AMI and no MIH unit may exceed 130 percent of AMI. MIH Option 2 requires at least 30 percent of the residential floor area to be provided at an average that does not exceed 80 percent of AMI, and no MIH unit may exceed 130 percent of AMI.

The proposed zoning map amendment would help facilitate the creation of much-needed affordable residential units. The development of new income-restricted housing in accordance with MIH Option 2 will help provide housing units affordable to households earning a range of income levels, and would be consistent with a stated goal of the Special Clinton District by providing new construction at rental levels serving a mix of income groups residing in the area. Within the MIH area, approximately 119 permanently affordable housing units would be created on the Development Site in accordance with MIH Option 2.

8. Conclusion

The proposed actions would facilitate the development of a new 30-story mixed building with commercial, community facility space, and multifamily residential use with 394 dwelling units (including approximately 119 affordable units), thereby helping further the City's goal of increasing the amount of affordable housing at a variety of income levels. The proposed map and text amendments would facilitate construction appropriate to the existing scale of the community and provide space for local services along a commercial corridor.