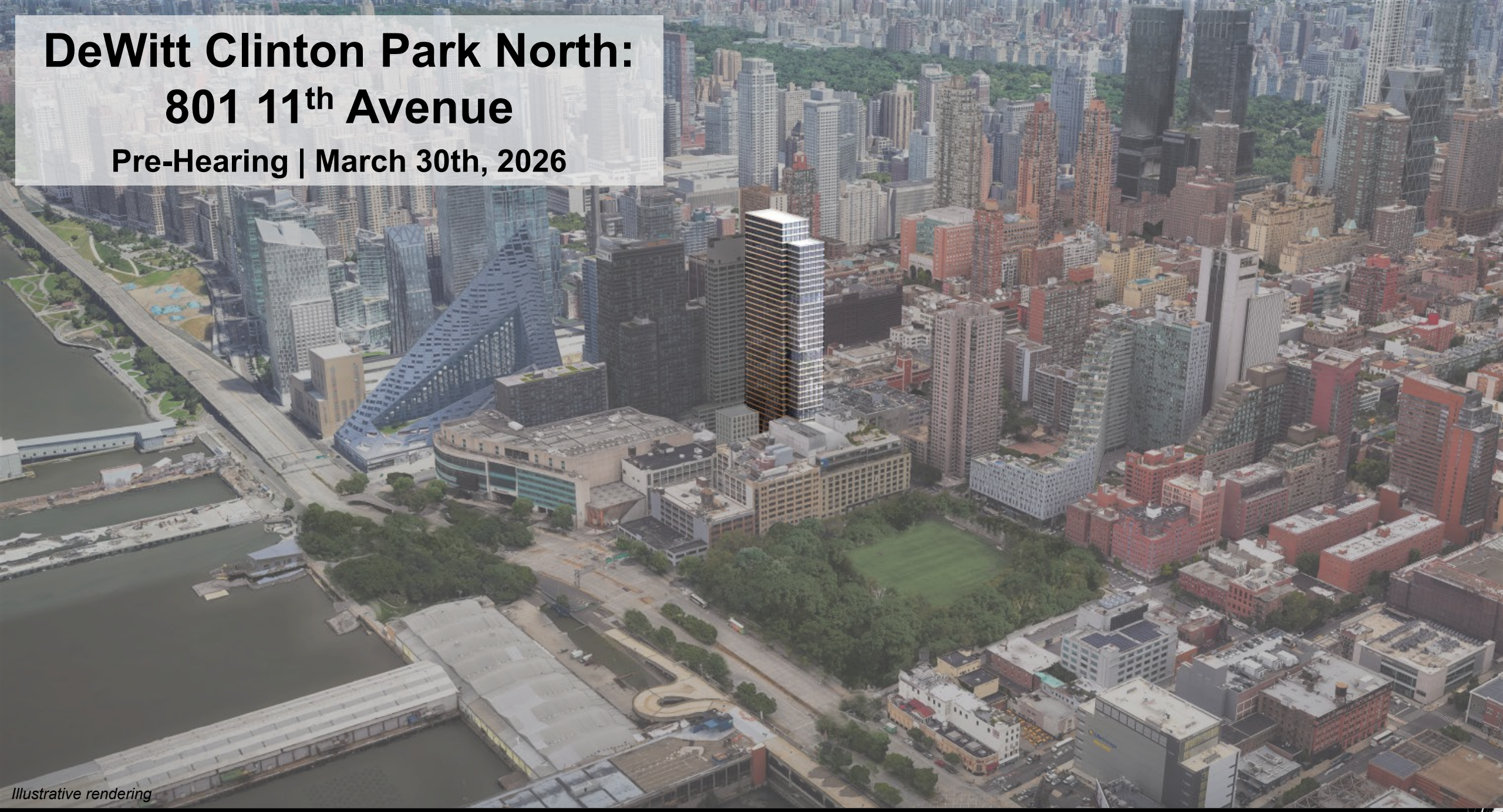
DeWitt Clinton Park North: 801 11th Avenue

Pre-Hearing | March 30th, 2026



Illustrative rendering

Project Overview

Applicant

801 11th Avenue., LLC (The Chapman Group)

Requested Actions:

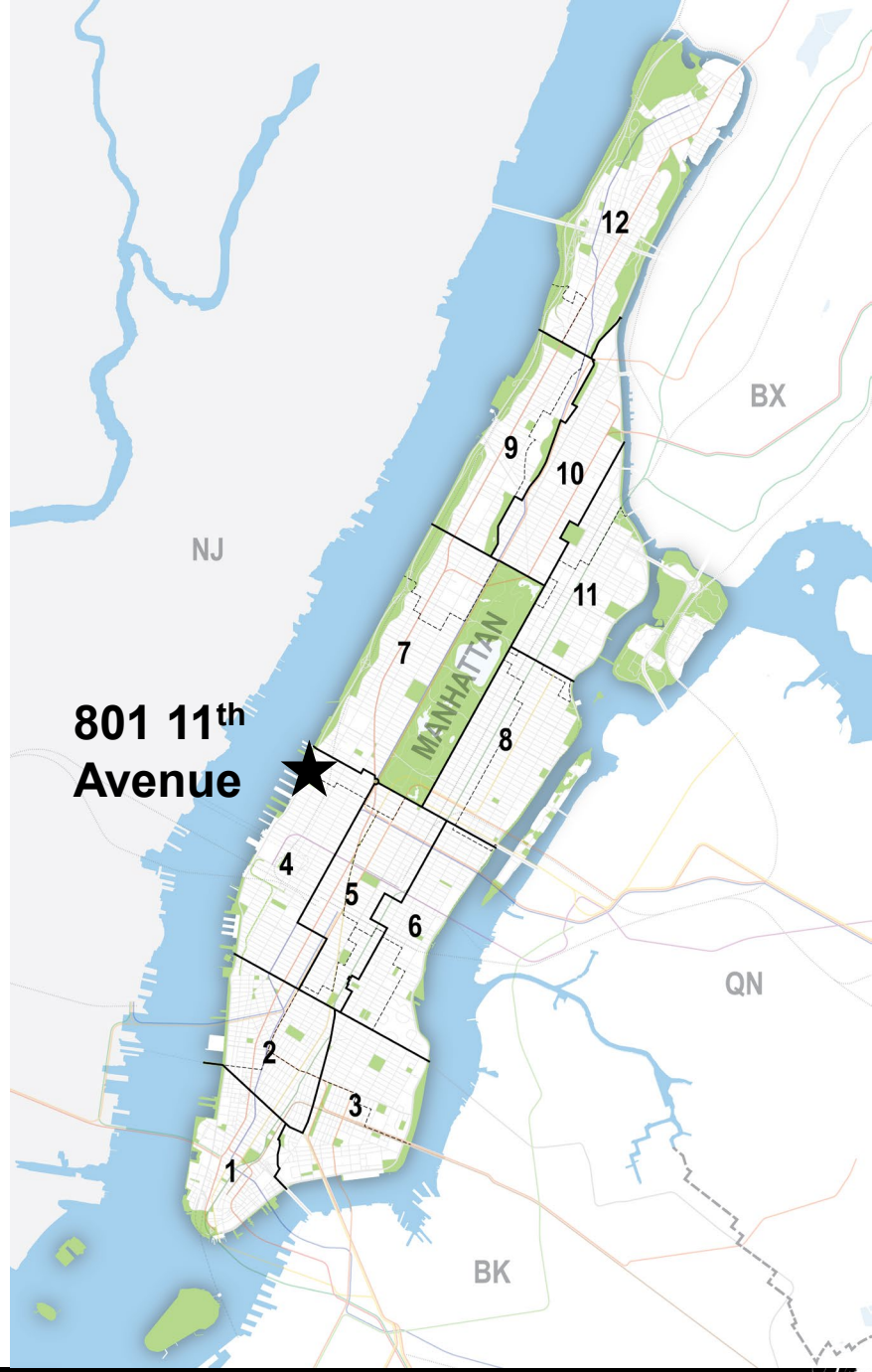
- Zoning Map Amendments
- Zoning Text Amendments
- Special Permit pursuant to ZR 89-21

Proposed Development:

- 14.4 FAR mixed residential and commercial building
- ~ 525 feet tall
- Approximately 477-541 dwelling units (119-162 income-restricted w/MIH)

Location:

- 801 11th Avenue
- Manhattan Community District 4



Proposed Development

- 386,350 sf mixed residential and commercial building (14.4 FAR)
- Max proposed height: 525 feet

Applicant is exploring several potential programs including:

- Up to 13.73 residential FAR
- Approx. 477-541 dwelling units
  - 119-162 permanently income-restricted (MIH)
- Up to 2.4 commercial FAR
- Auto sales and service center contemplated on the ground floor



Illustrative rendering of 801 11th Avenue looking north from 11th Avenue

Proposed Improvements to Pier 76

Transfer of floor area from the Park to the development site will facilitate improvements on Pier 76 including:

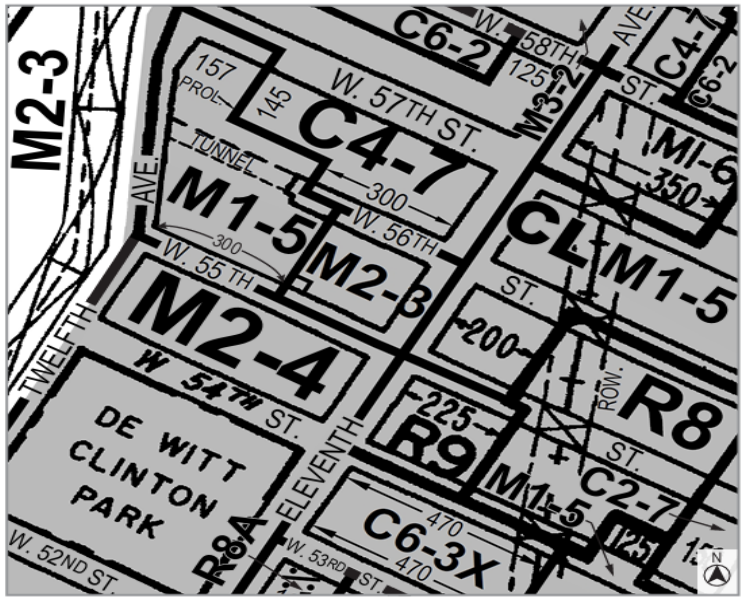
- Removal of the existing pier and its replacement with a structure capable of supporting new park
- Installation of pier deck utilities
- Installation of pavement, paths, and perimeter railings
- Construction of park amenities (TBD – based on community input)
- Pedestrian esplanade connecting park areas to the north and south

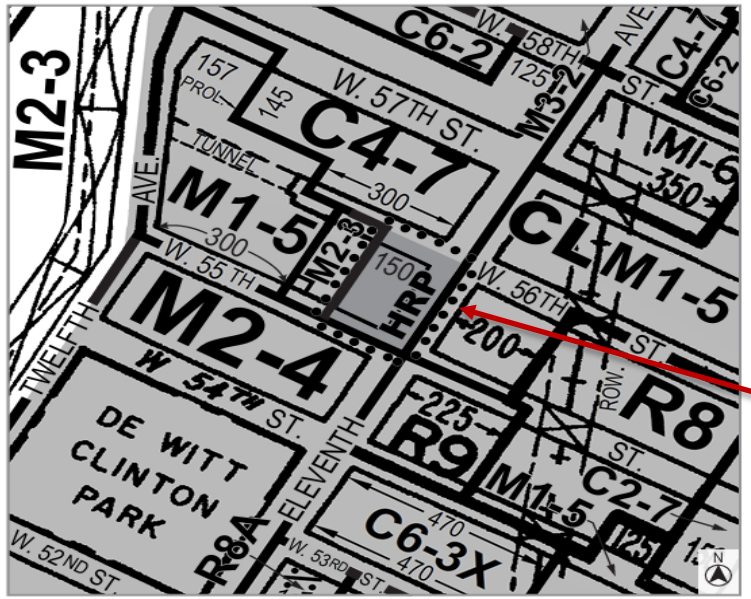


View of Pier 76 looking southeast

Zoning Map Amendment

Zoning Map Amendment to rezone the proposed rezoning area from M2-3 (CL) to C4-7 (CL, HRP)





N

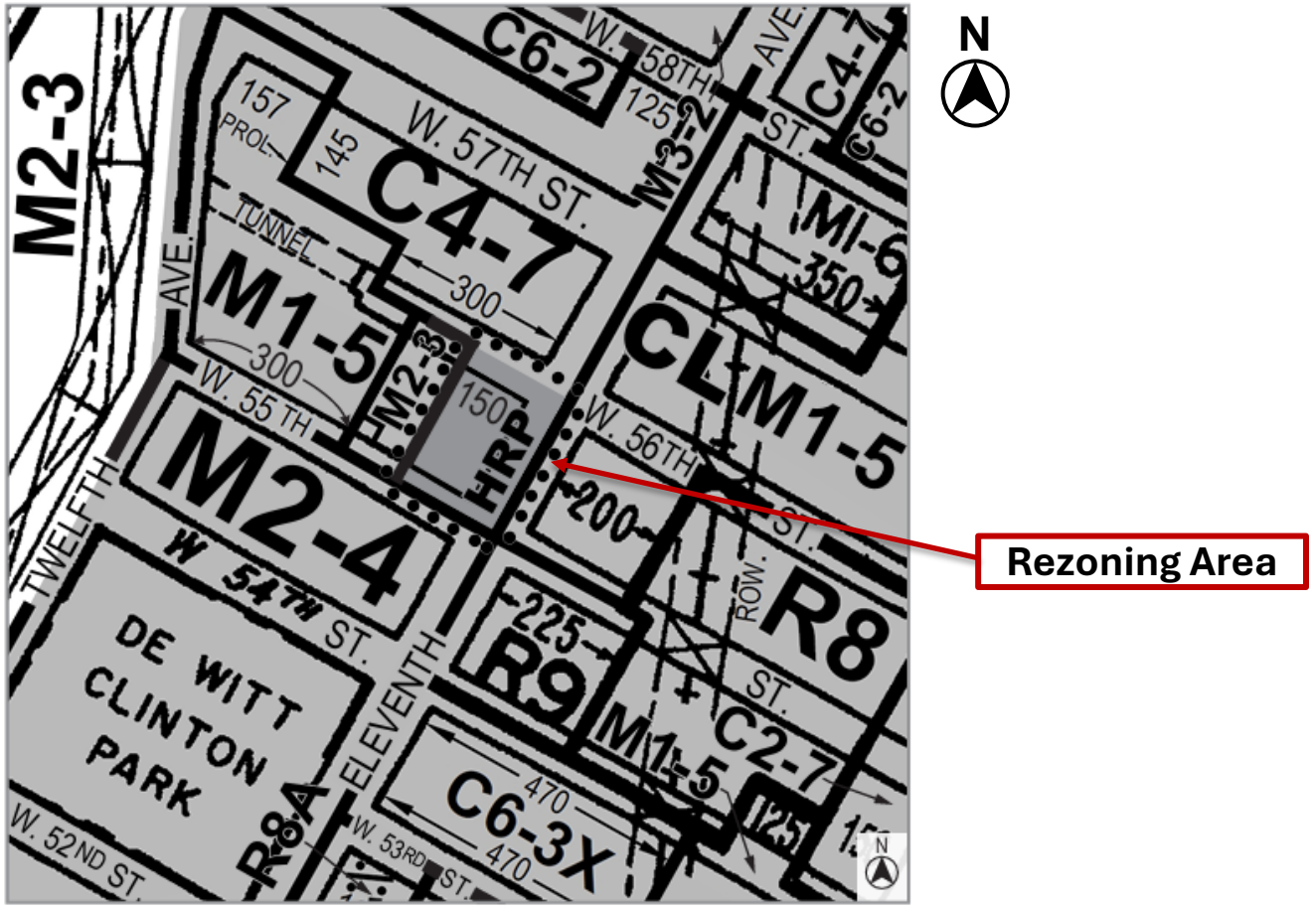
Rezoning Area

M2-3 District	
Max Commercial FAR	2
Max Community Facility FAR	N/A
Max Manufacturing FAR	2
Max Residential FAR	N/A

C4-7 District	
Max Commercial FAR	10
Max Community Facility FAR	10
Max Manufacturing FAR	N/A
Max Residential FAR	10 12 with MIH

Establishing Special Hudson River Park District

Establish Special Hudson River Park District (HRP) on **Rezoning Area**



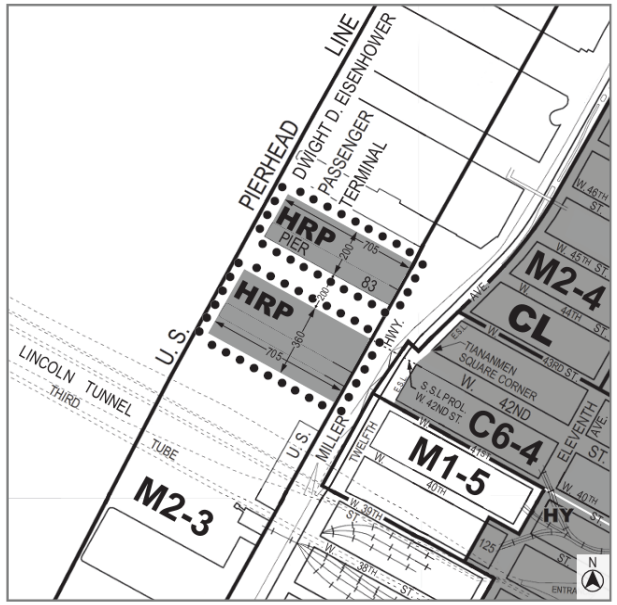
Establishing Special Hudson River Park District

Establish Special Hudson River Park District (HRP) on **Granting Sites**

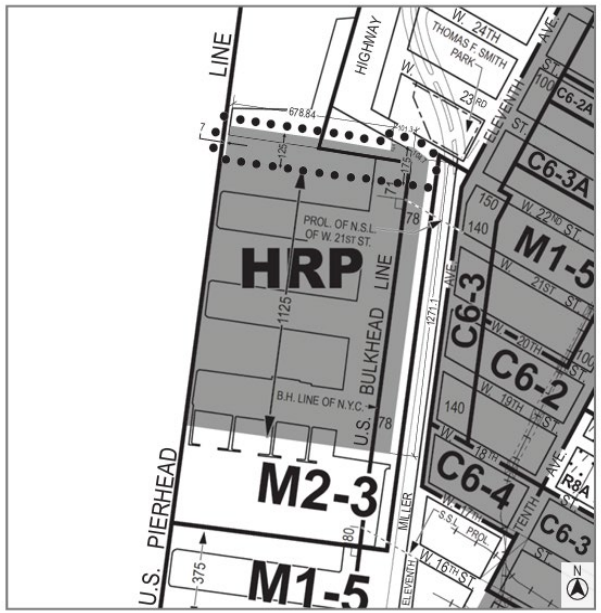
Pier 98



Piers 81 and 83



Chelsea Piers



Designation of Granting and Receiving Sites

- **Text Amendment to ZR 89-00 designate certain piers as Granting Sites for Special Hudson River Park District TDR**
- **Text amendment to ZR 89-00 designate 801 11th Avenue as a Receiving Site for Special Hudson River Park District TDR**

Proposed Granting Site Subarea	Granting Site	Floor Area Available to be Granted
B-G1	Pier 98	65,891 sf
B-G2	Piers 81 and 83	211,167 sf
B-G3	Chelsea Piers	289,154 sf

Proposed Receiving Site Subarea	Receiving Site Address	Floor Area to be Received
B-R3	**801 Eleventh Ave**	**64,392 sf**

Granting Sites

Receiving Site (801 11th Avenue)



Modification of Use and Bulk Regulations

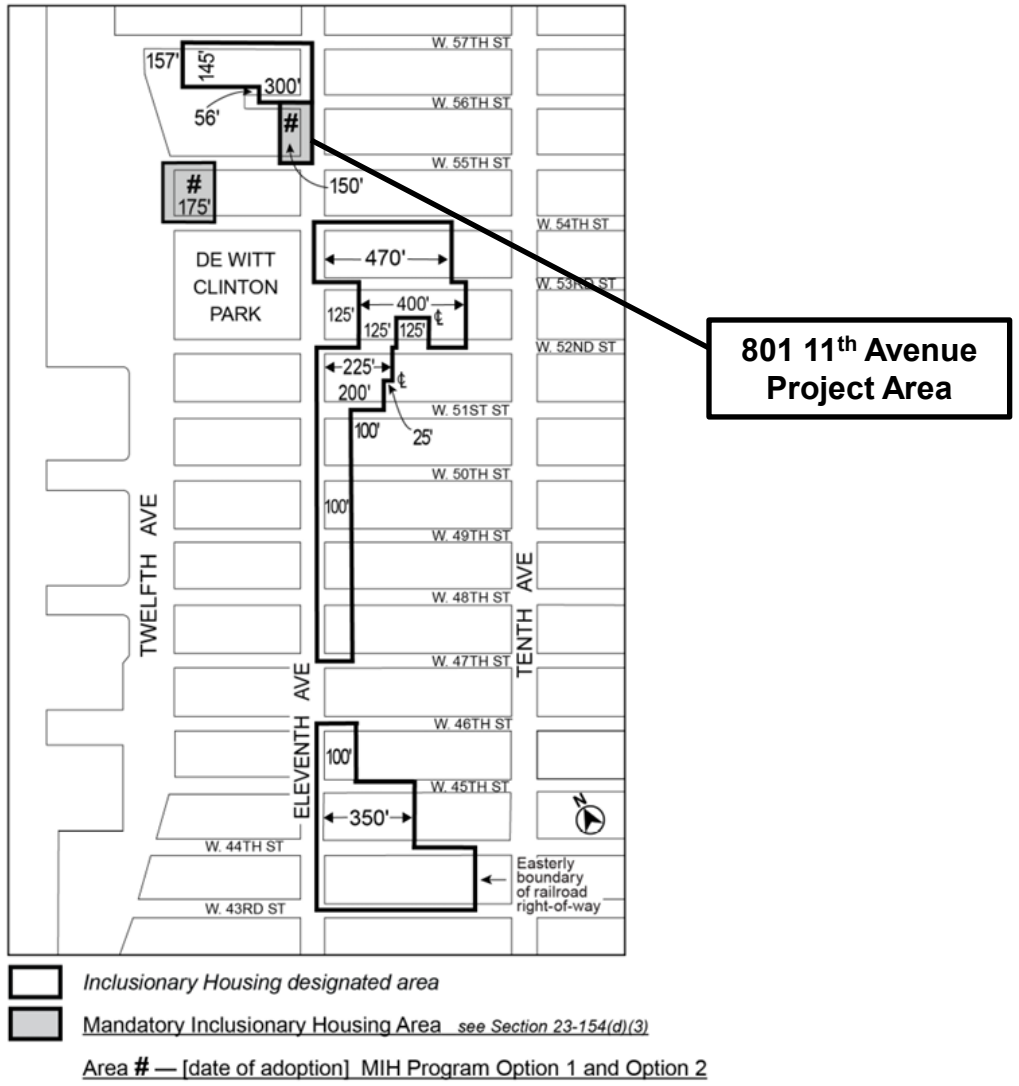
ZR 89-11 Use and Bulk Regulations on Receiving Sites

- Modification of use and bulk regulations consistent with previous applications of the Special Hudson River Park District – absent the grant and election of the Special Permit, the use and bulk regulations of the proposed C4-7 zoning district do not apply

- Modification of use regulations in C4-7 districts to allow for automobile dealers (Use Group VI) including repair services or preparation of vehicles for delivery to locate on the development site.

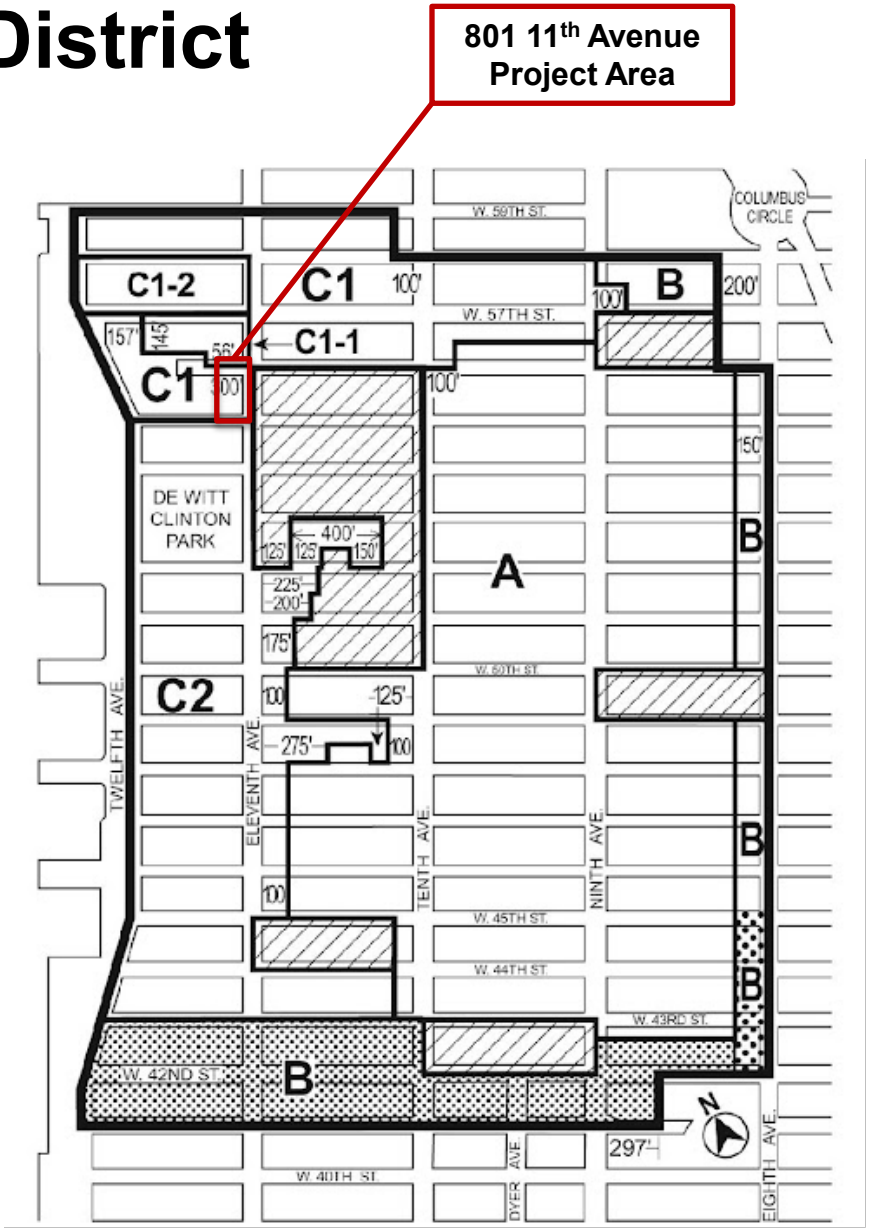
Designation of Project Area as an MIH Area

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



Text amendment to the Special Clinton District

Amendment to ZR Section 96-02 to clarify that the requirements of the Special Hudson River Park District apply to areas that are within <u>both</u> the Special Clinton District and the Special Hudson River Park District



ZR 89-21 Special Permit – Floor Area Transfer

Special Permit to allow 64,392 square feet of floor area to be transferred from granting sites to the development site

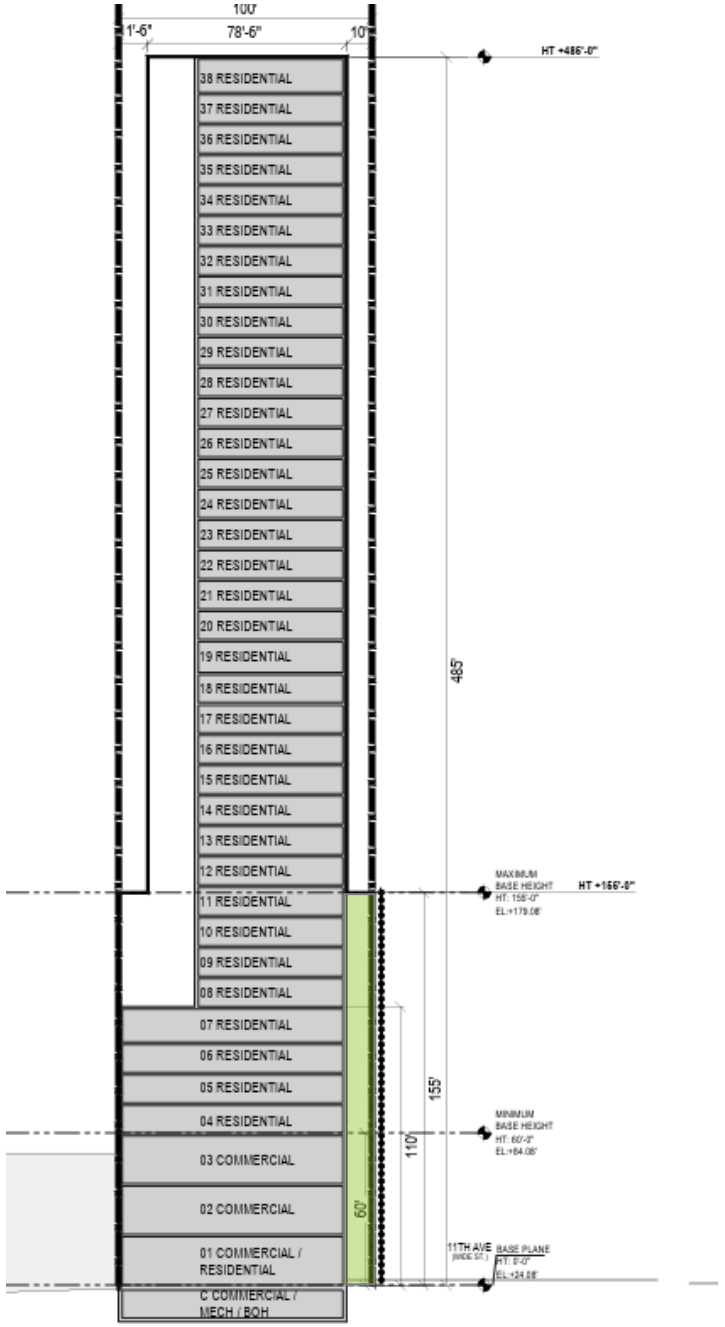
	Existing Zoning Districts	Existing Zoning Max FAR	Proposed Zoning Districts	Proposed Zoning District Max FAR	Proposed HRP Transfer (sf)	Proposed Additional FAR from Transfer	Proposed Total FAR
801 Eleventh Avenue	M2-3 CL	2.0	**C4-7** CL, **HRP**	12.0	64,392	2.4	**14.4**

ZR 89-21 Special Permit

Special Permit for bulk modifications

Requesting waiver for:

- **Street wall Location**
  - **ZR 35-631(a) –** to allow a portion of the street wall along Eleventh Avenue, within 66 feet of West 55th Street, to not be located at the street line



Bulk waiver

Development Site

N

Manhattan Community Board 4 Recommendation

On February 4th, 2026, Manhattan Community Board 4 voted to **deny the application** unless the following conditions are met:

1) Street wall waiver sought on 11th Avenue is not utilized
2) Approximately 40-50% of the façade be masonry, brick, or precast elements
3) 30% of the overall floor area, both residential and commercial, as affordable units.
4) Include apartment distribution of at least 20% 2-bedroom and/or 3-bedroom apartments
5) Commit to distribute affordable units on 80% of residential floors.
6) Agree to affordable and inclusive amenity spaces for affordable and market rate apartments.
7) Contributions are made for capital improvements to DeWitt Clinton Park.

Manhattan Borough President Recommendation

On March 25th, 2026, the Manhattan Borough President issued a recommendation to **approve the application** on the following conditions:

1. **Public Realm Improvements**
   a) Make streetscape improvements including introducing additional lighting and street trees or other green infrastructure, improving the sidewalk surface, minimizing curb cuts, and ensuring that intersections and crosswalks are visible and safe. Such improvements should be completed prior to issuance of a Temporary Certificate of Occupancy by the Department of Buildings;
2. **Maximize Affordable Housing and Equity**
   a) Provide at least 20% family-sized, two- to three- bedroom units;
   b) Distribute affordable units on at least 80% of residential floors;
   c) Provide identical finishes to market-rate units;
   d) Ensure that tenants of affordable units can afford to access amenity spaces;
   e) Explore creative financing opportunities to provide a higher proportion of affordable units than required by MIH
3. **Dewitt Clinton Park Improvements**
   a) Collaborate with DPR to advance capital improvements to the public restrooms and/or playground at DeWitt Clinton Park, which will serve as the backyard for future residents of the Proposed Projects.

Summary

ZONING MAP AMENDMENTS

- 801 Eleventh Ave Rezoning Area: Rezone from M2-3 to C4-7
- Establish Special Hudson River Park District (HRP) on Rezoning Areas and Granting Sites

ZONING TEXT AMENDMENTS

- ZR 89-00 (Special Hudson River Park District) for use and bulk modifications and to designate granting and receiving sites
- Appendix F to designate the Development Site as MIH area (Options 1 and 2)
- ZR 96-02 to reconcile the HRP requirements with the Special Clinton District (CL)

SPECIAL PERMIT (ZR 89-21)

- Allows floor area from granting sites to be transferred to receiving sites
- Allows bulk regulations to be modified for developments located on receiving sites



ZR 89-21 Findings

The Commission may grant the transfer of *floor area* and any associated *bulk* modifications, provided that:

- such transfer of *floor area* will facilitate the repair, rehabilitation, maintenance and development of Hudson River Park, including its piers, bulkheads and infrastructure;
- the transfer of *floor area* will support the completion of improvements to Hudson River Park as identified in the statement submitted to the Commission by the Trust as part of this application; and
- for the *receiving site*:
    - the proposed configuration and design of *buildings*, including any associated structures and open areas, will result in a superior site plan, and such *buildings* and open areas will relate harmoniously with one another and with adjacent *buildings* and open areas;
    - the location and quantity of the proposed mix of *uses* will complement the site plan;
    - the proposed transfer of *floor area* and any modification to *bulk* regulations will not unduly increase the *bulk* of any *building* on the *receiving site* or unduly obstruct access of adequate light and air to the detriment of the occupants or users of *buildings* on the *block* or nearby *blocks*, or of people using the public *streets* and other public spaces;
    - such transferred *floor area* and any proposed modifications to *bulk* are appropriate in relation to the identified improvements to Hudson River Park;
    - any *qualifying affordable housing* that is provided as part of the project will enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes; and
    - the Commission, in consultation with the Fire Department, determines that the amount of proposed floor space and the number of proposed parking spaces in such ambulance station is reasonable in order to provide a necessary service to the surrounding area.

Appendix

Dewitt Clinton Park North Applications

- Two private applications with different owners under one EIS at the two blocks north of DeWitt Clinton Park

- Both projects are seeking:
  - To extend the Special Hudson River Park District
  - Zoning map amendments
  - Zoning text amendments
  - Special Permit pursuant to ZR 89-21

- Both projects are proposing 14.4 FAR mixed-residential and commercial developments



Illustrative rendering

Project Overview

Applicant

801 11th Avenue., LLC (The Chapman Group)

Requested Actions:

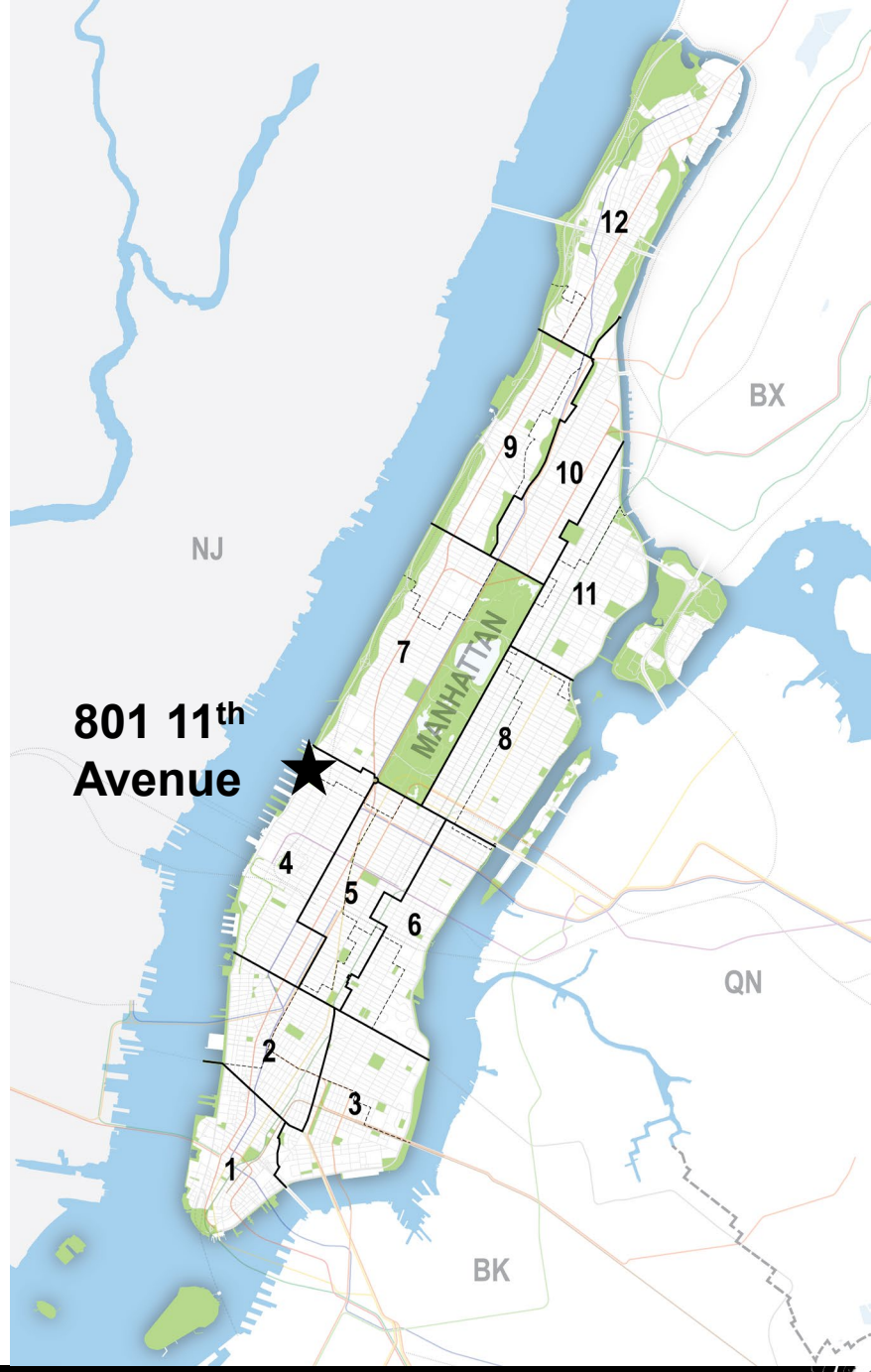
- Zoning Map Amendments
- Zoning Text Amendments
- Special Permit pursuant to ZR Section 89-21

Proposed Development:

- 14.4 FAR mixed residential and commercial building
- ~ 525 feet tall
- Approximately 477-541 dwelling units (119-162 income-restricted w/MIH)

Location:

- 801 11th Avenue
- Manhattan Community District 4

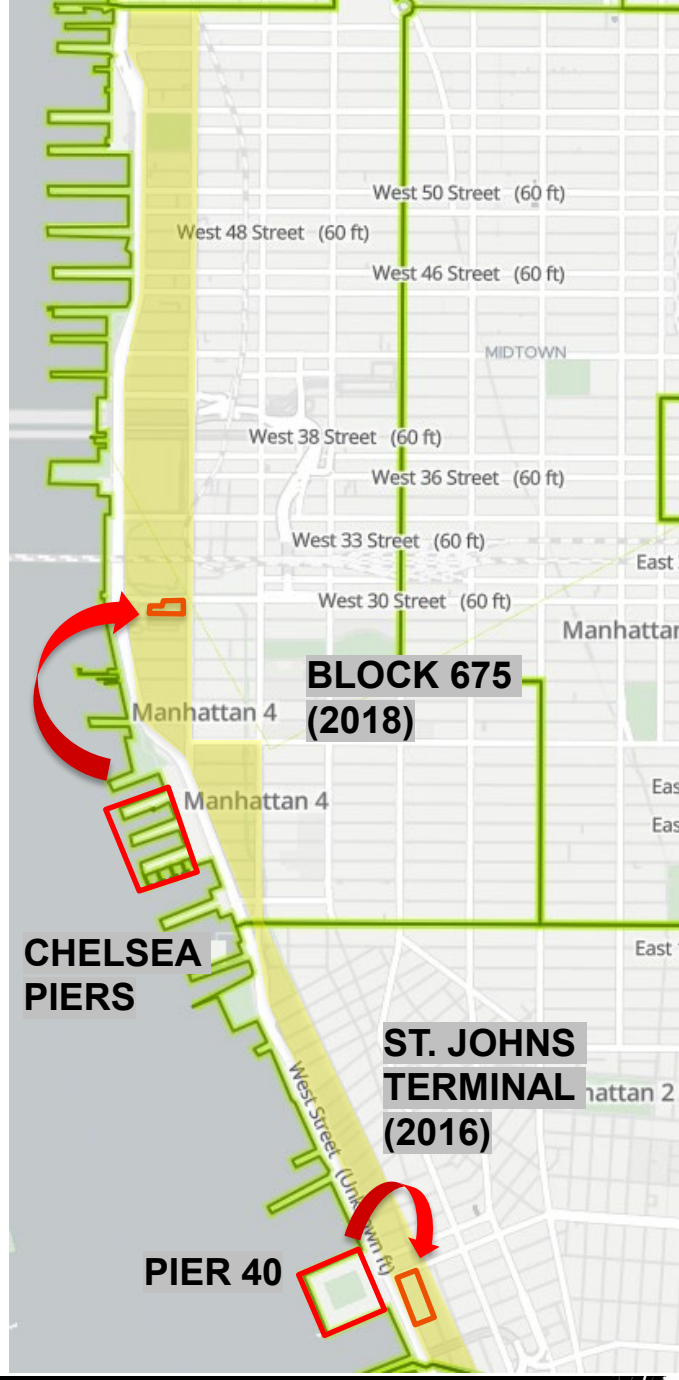


Special Hudson River Park District (HRP)

- **2013** - State legislature adopted an amendment to the Hudson River Park Act to allow the Hudson River Park Trust to sell development rights to sites within one block east of the Park's boundary.

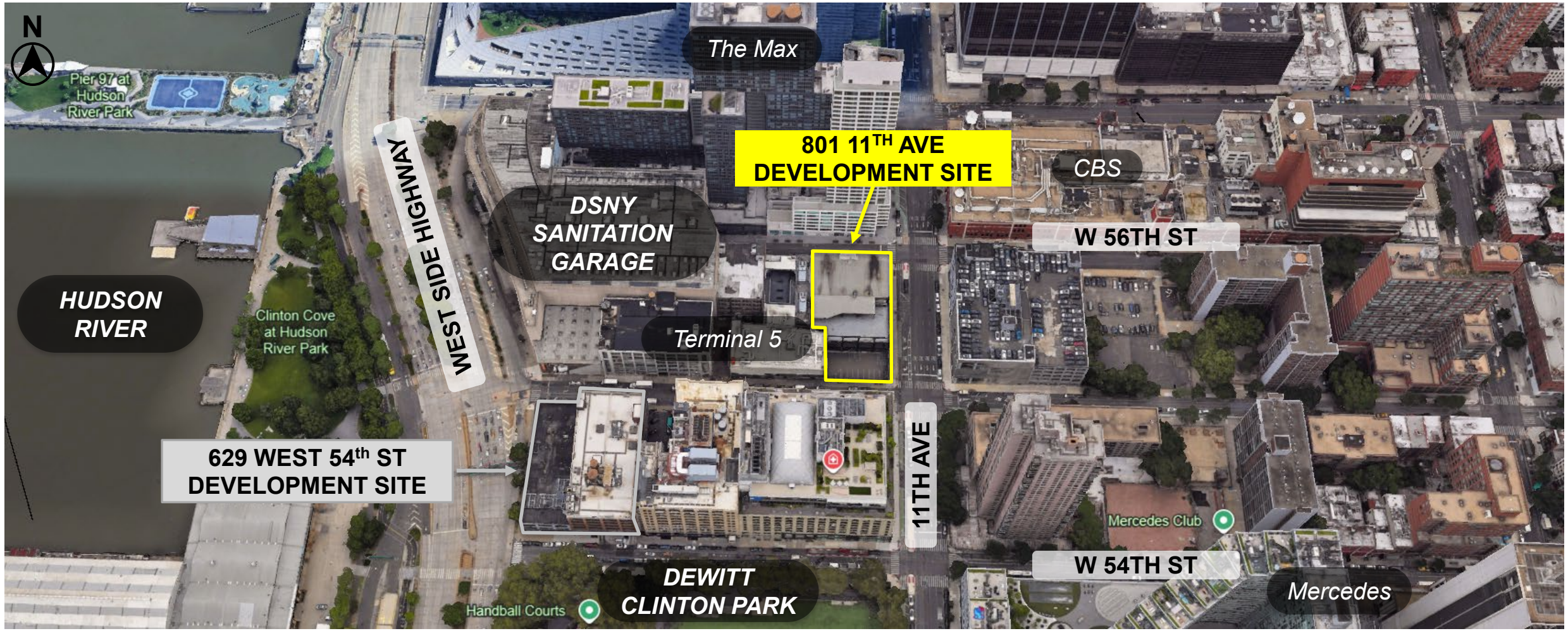
- **2016** – City Planning Commission established the Special Hudson River Park District (HRP) to facilitate the repair and rehabilitation of piers, bulkheads, and infrastructure in Hudson River Park.

- **Application of HRP to date:**
  - 550 Washington Street (Block 596, Lot 7502) - N 160308 ZRM
  - Block 675/Douglaston (601 West 29th Street) – C 180129A ZSM
  - Block 675/Lalezarian (606 West 30th Street) - C 180152A ZSM



*Yellow highlighted area represents an approximate geographic applicability of the Special Hudson River Park District one block east of the boundaries of the park, as defined in the Hudson River Park Act

Project Context: Both DeWitt Clinton Park North Applications

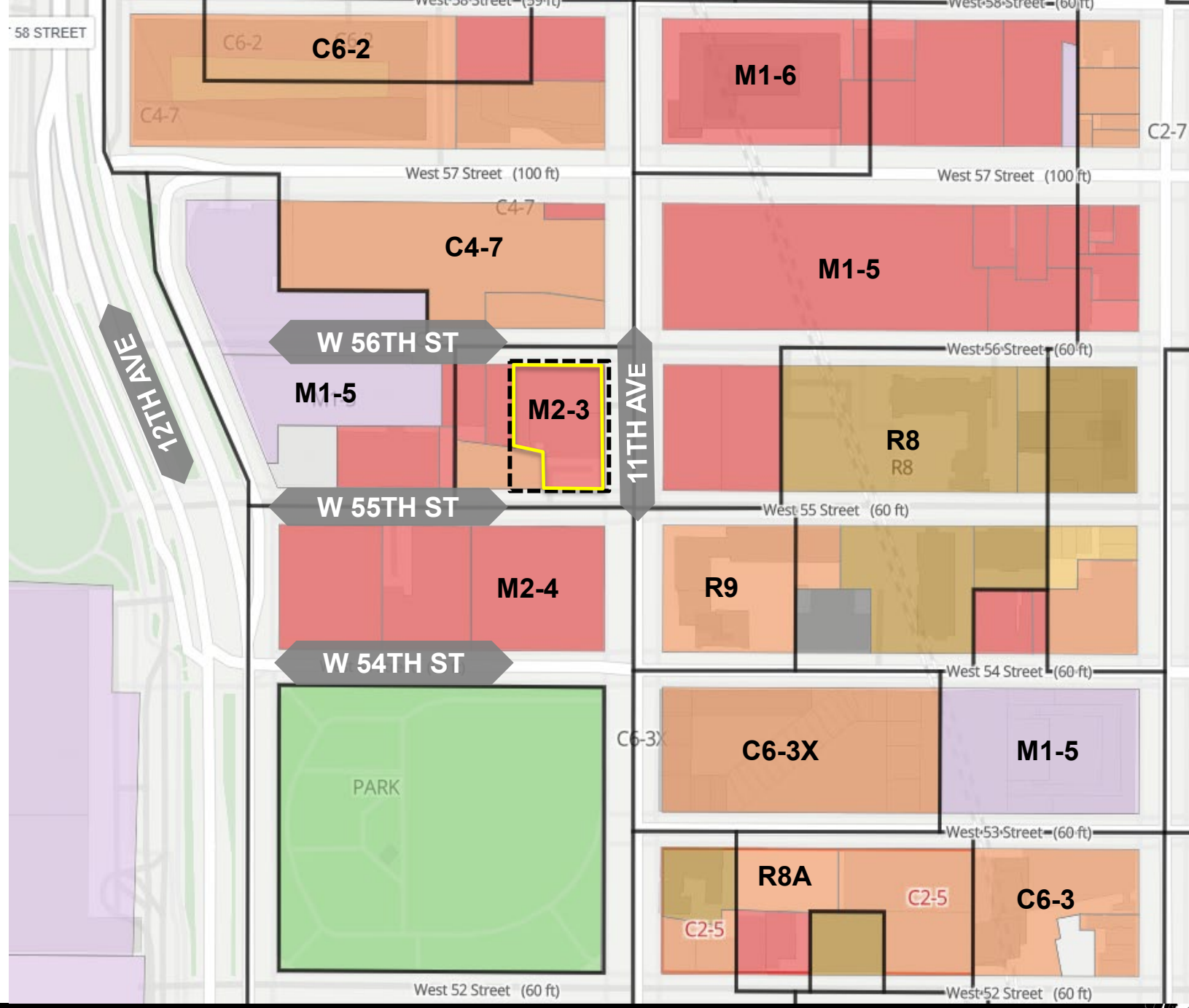


Surrounding Area

Development Site: Block 1103, Lot 36
Current Zoning: M2-3, Special Clinton District (CL)
Rezoning Area: Block 1103, Lot 36, p/o Lot 23

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



N

Development Site

Development Site: Block 1103, Lot 36

Area: 26,829.86 SF

Existing Condition:

- Improved with two-buildings, currently vacant
- Most recently operating as a commercial auto dealership



Development Site

Area Photographs

Development Site



View looking southwest from 11th Avenue



View looking northwest from 11th Avenue

Area Photographs

Development Site



View looking west on West 55th Street, development site on the right



View looking west on West 56th Street, development site on the left

Proposed Development

- 386,350 sf mixed residential and commercial building (14.4 FAR)
- Max proposed height: 525 feet

Applicant is exploring several potential programs including:

- Up to 13.73 residential floor area
- Approx. 477-541 dwelling units
  - 119-162 permanently income-restricted (MIH)
- Up to 2.4 commercial floor area
- Auto sales and service center contemplated on the ground floor



Illustrative rendering of 801 11th Avenue looking north from 11th Avenue

Requested Actions

ZONING MAP AMENDMENTS

- 801 Eleventh Ave Rezoning Area: Rezone from M2-3 to C4-7
- Establish Special Hudson River Park District (HRP) on Rezoning Areas and Granting Sites

ZONING TEXT AMENDMENTS

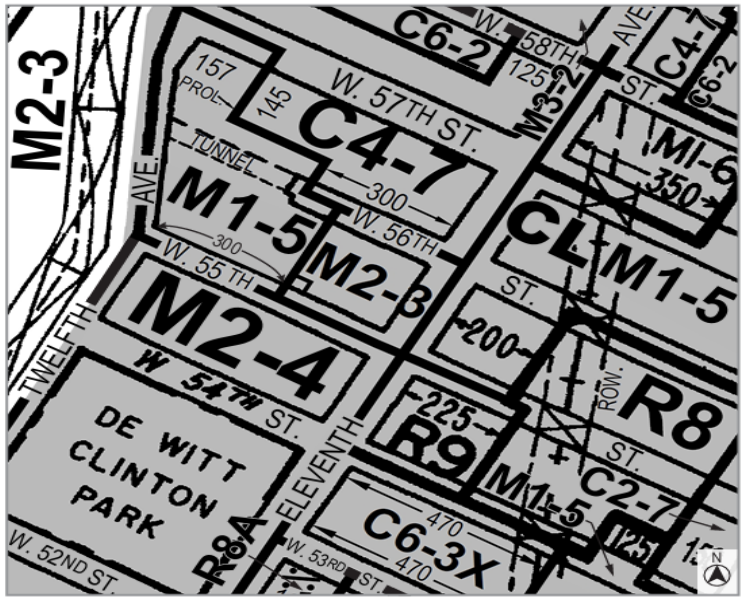
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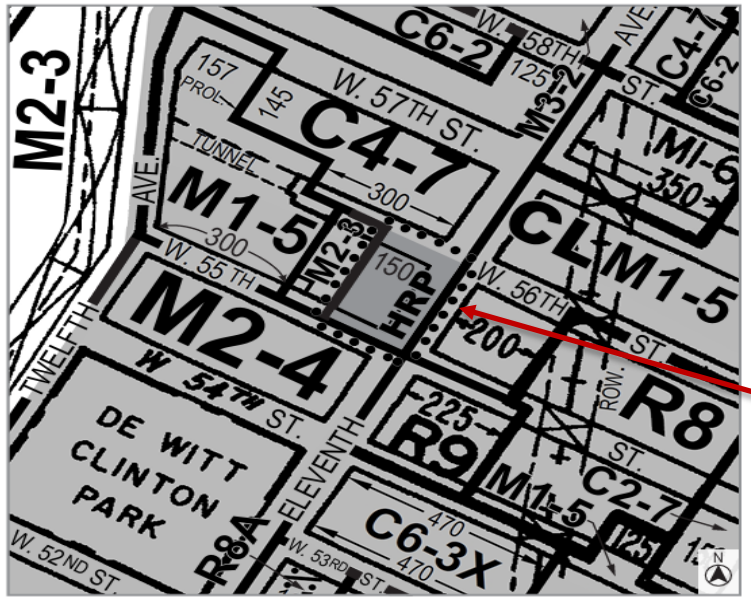
SPECIAL PERMIT (ZR 89-21)

- Allows floor area from granting sites to be transferred to receiving sites
- Allows bulk regulations to be modified for developments located on receiving sites

Zoning Map Amendment

Zoning Map Amendment to rezone the proposed rezoning area from M2-3 (CL) to C4-7 (CL, HRP)





N

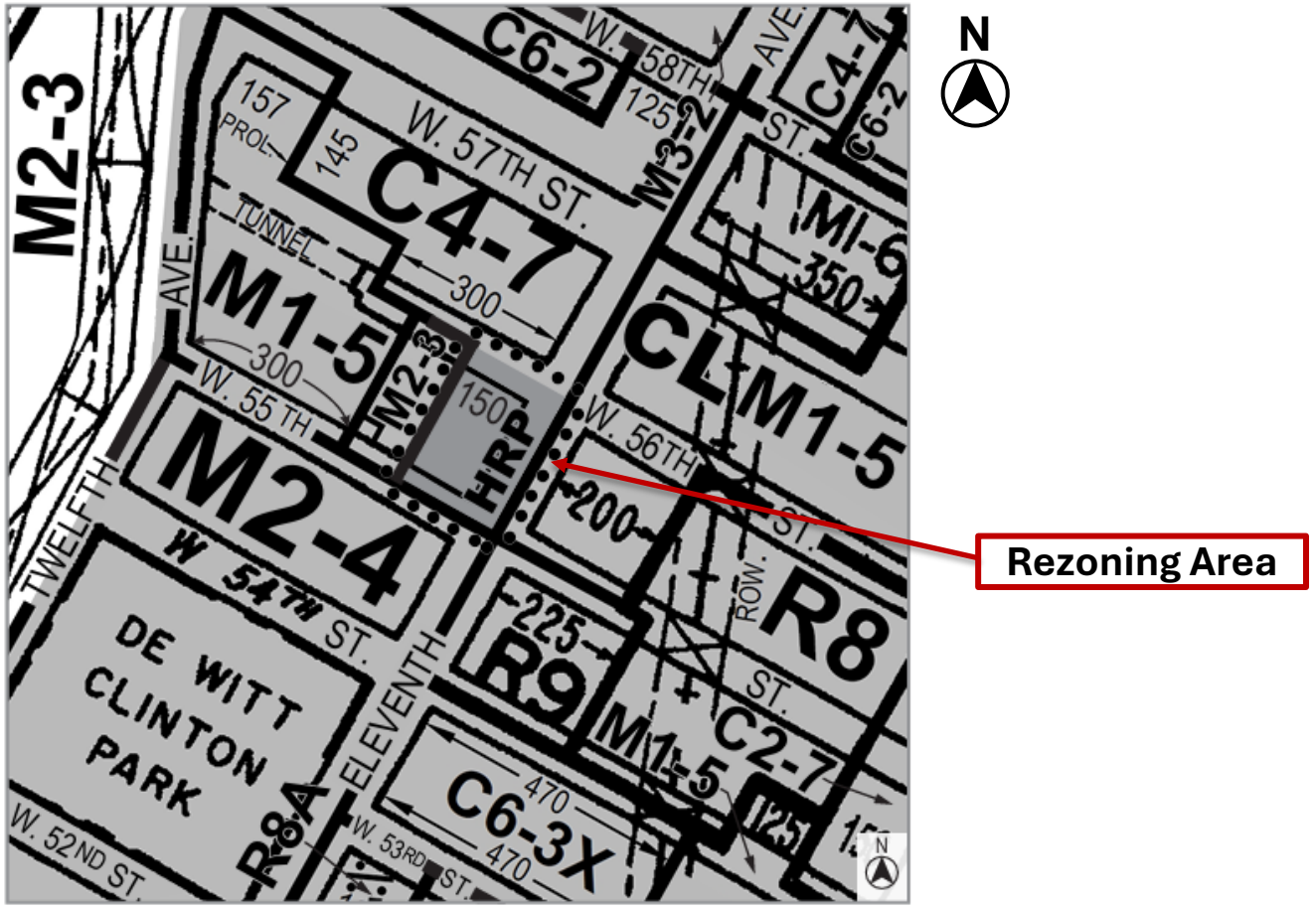
Rezoning Area

M2-3 District	
Max Commercial FAR	2
Max Community Facility FAR	N/A
Max Manufacturing FAR	2
Max Residential FAR	N/A

C4-7 District	
Max Commercial FAR	10
Max Community Facility FAR	10
Max Manufacturing FAR	N/A
Max Residential FAR	10 12 with MIH

Establishing Special Hudson River Park District

Establish Special Hudson River Park District (HRP) on **Rezoning Area**



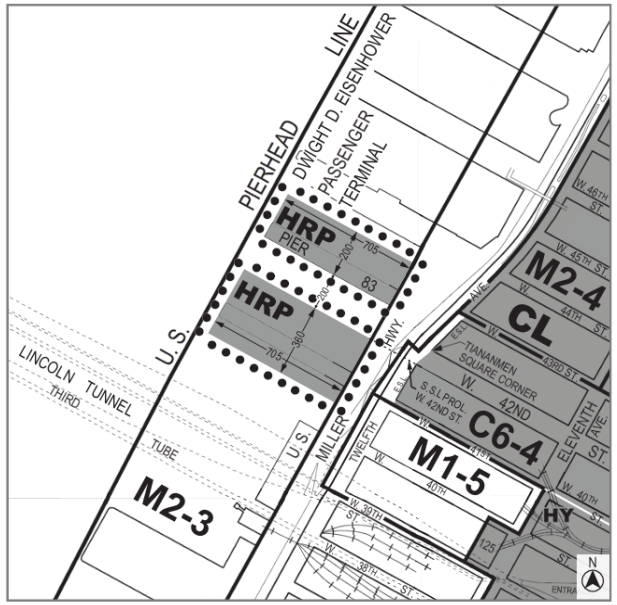
Establishing Special Hudson River Park District

Establish Special Hudson River Park District (HRP) on **Granting Sites**

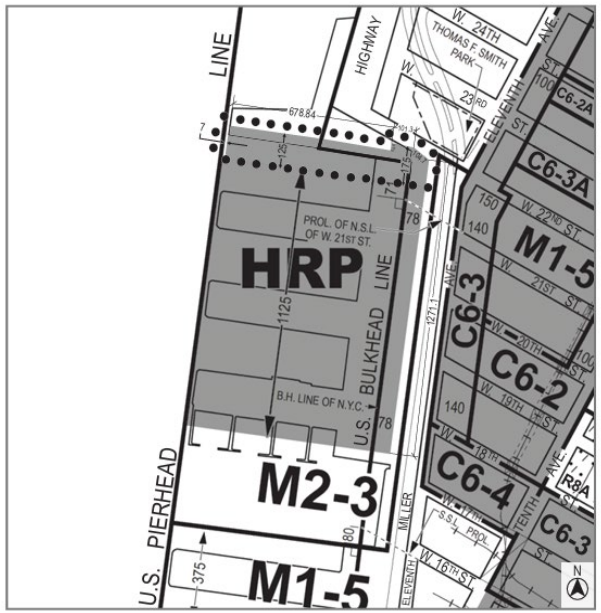
Pier 98



Piers 81 and 83



Chelsea Piers



Designation of Granting and Receiving Sites

- **Text Amendment to ZR 89-00 designate certain piers as Granting Sites for Special Hudson River Park District TDR**
- **Text amendment to ZR 89-00 designate 801 11th Avenue as a Receiving Site for Special Hudson River Park District TDR**

Proposed Granting Site Subarea	Granting Site	Floor Area Available to be Granted
B-G1	Pier 98	65,891 sf
B-G2	Piers 81 and 83	211,167 sf
B-G3	Chelsea Piers	289,154 sf

Proposed Receiving Site Subarea	Receiving Site Address	Floor Area to be Received
B-R3	**801 Eleventh Ave**	**64,392 sf**



Granting Sites

Receiving Site
(801 11th Avenue)

Modification of Use and Bulk Regulations

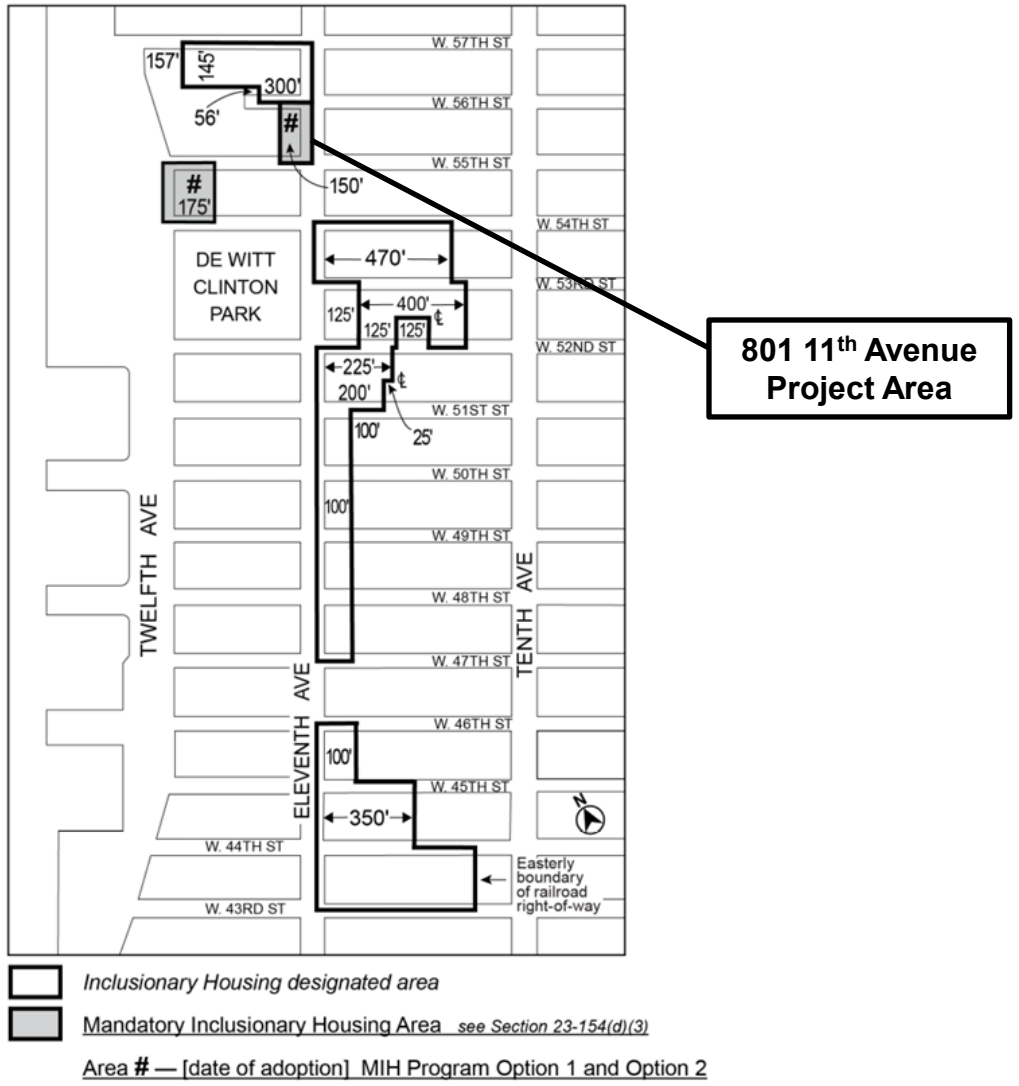
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- Modification of use regulations in C4-7 districts to allow for automobile dealers (Use Group VI) including repair services or preparation of vehicles for delivery to locate on the development site.

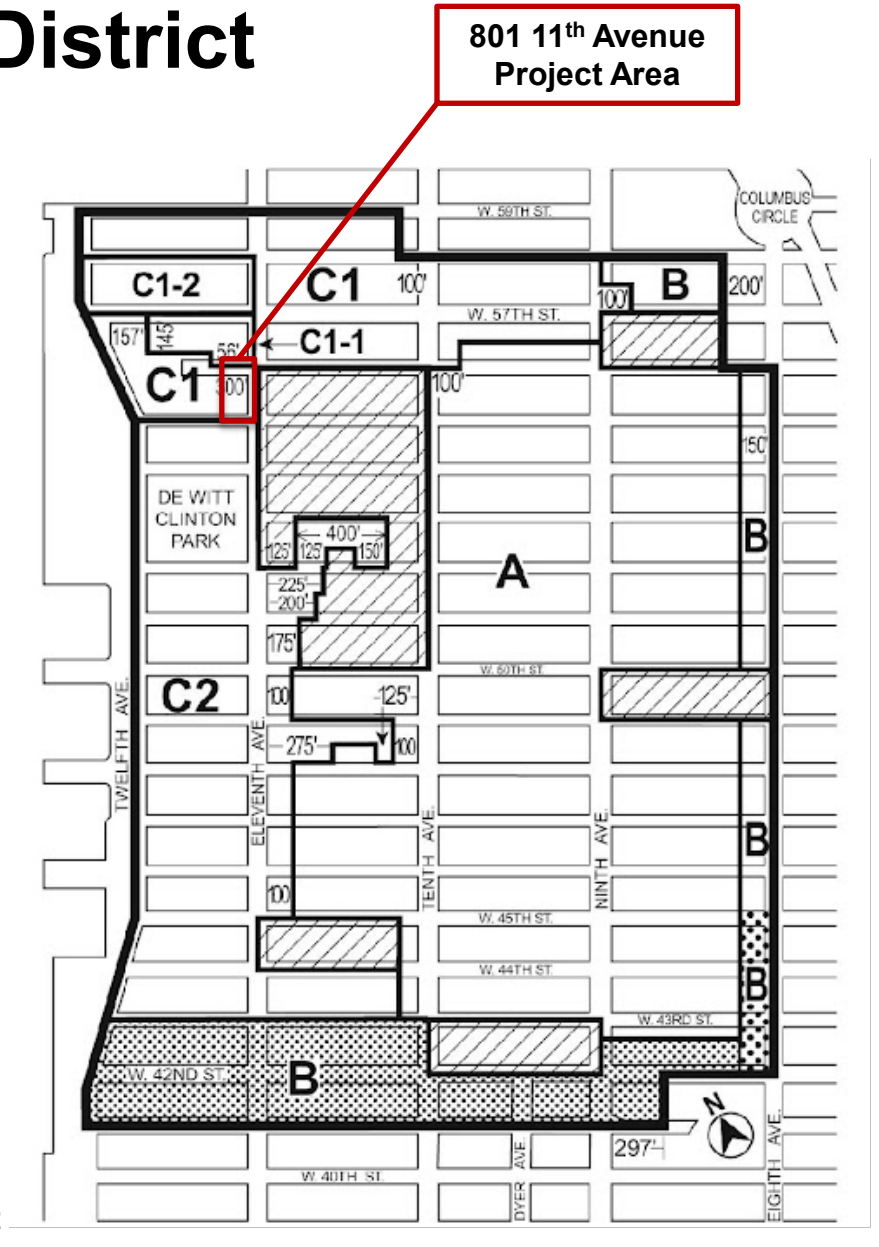
Designation of Project Area as an MIH Area

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



Text amendment to the Special Clinton District

Amendment to ZR Section 96-02 to clarify that the requirements of the Special Hudson River Park District apply to areas that are within <u>both</u> the Special Clinton District and the Special Hudson River Park District



ZR 89-21 Special Permit: Overview

The Special Permit may:

- Allow the transfer of floor area will support the completion of improvements to Hudson River Park as identified in the statement submitted to the Commission
- Allow for bulk modifications on the development site

Findings:

Commission may grant the transfer of floor area and any associated bulk modifications if:

- The floor area transfer **will facilitate the repair, rehabilitation, maintenance and development of and completion of improvements to Hudson River Park; and**
- The **receiving site** includes:
    - *A superior site plan with a complementary mix of uses*
    - *Adequate light and air from the transfer of floor area and bulk modifications*
    - *Appropriate bulk modifications in relation to the identified improvements to Hudson River Park; and*
    - *Qualifying affordable housing enhances neighborhood diversity.*

ZR 89-21 Special Permit – Floor Area Transfer

Special Permit to allow 64,392 square feet of floor area to be transferred from granting sites to the development site

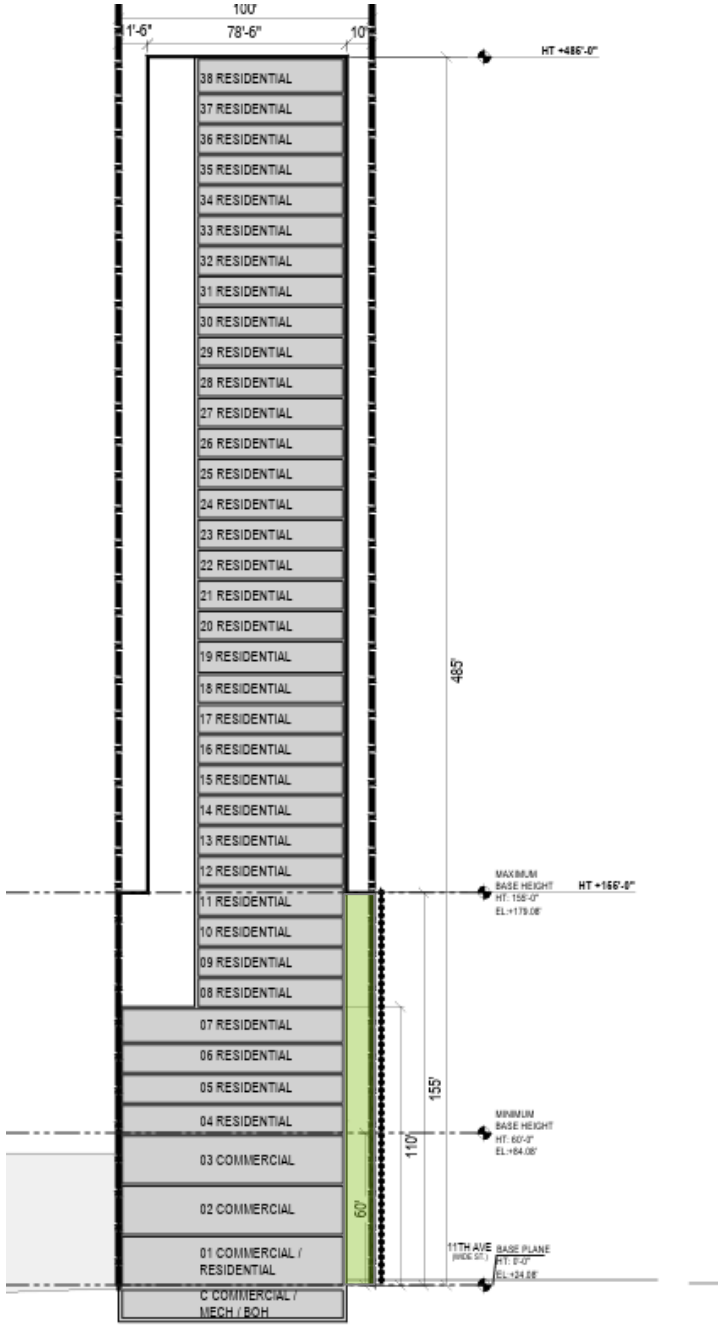
	Existing Zoning Districts	Existing Zoning Max FAR	Proposed Zoning Districts	Proposed Zoning District Max FAR	Proposed HRP Transfer (sf)	Proposed Additional FAR from Transfer	Proposed Total FAR
801 Eleventh Avenue	M2-3 CL	2.0	**C4-7** CL, **HRP**	12.0	64,392	2.4	**14.4**

ZR 89-21 Special Permit

Special Permit for bulk modifications

Requesting waiver for:

- **Street wall Location**
  - **ZR 35-631(a) –** to allow a portion of the street wall along Eleventh Avenue, within 66 feet of West 55th Street, to not be located at the street line



Bulk waiver

Development Site

N

Proposed Improvements to Pier 76

Transfer of floor area from the Park to the development site will facilitate improvements on Pier 76 including:

- Removal of the existing pier and its replacement with a structure capable of supporting new park
- Installation of pier deck utilities
- Installation of pavement, paths and perimeter railings
- Construction of park amenities (TBD – based on community input)
- Pedestrian esplanade connecting park areas to the north and south



View of Pier 76 looking southeast

Environmental Review

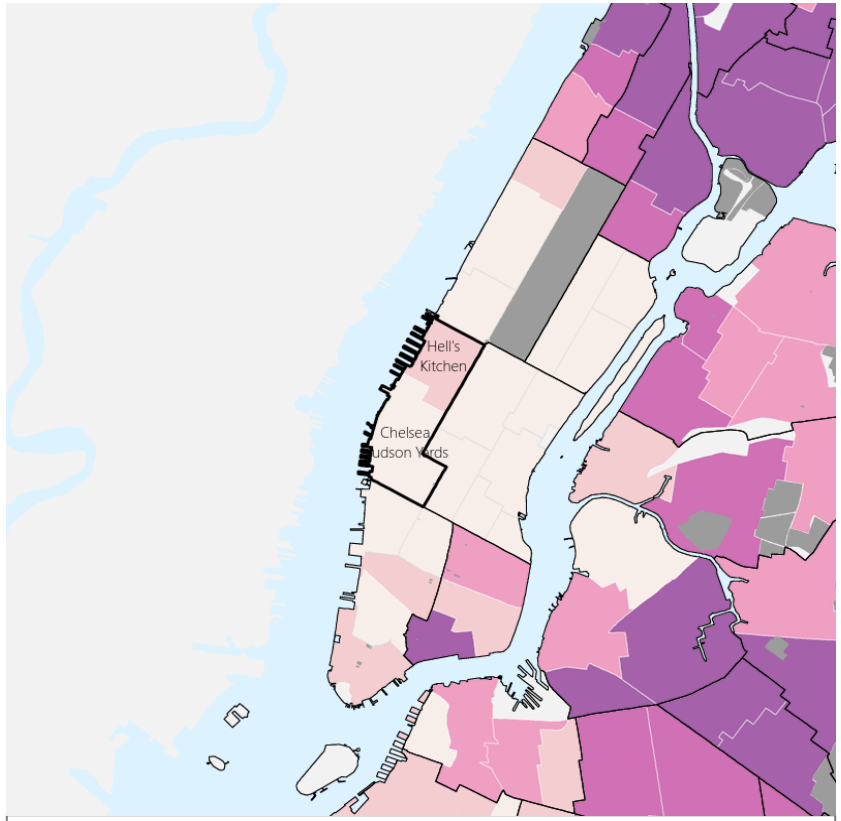
- Notice of Completion of Draft Environmental Impact Statement (DEIS) was issued on December 12, 2025.

- DEIS identified significant adverse impacts with respect to:
  - Transportation (Traffic and buses)
  - Construction (Traffic and Noise)

- No other significant adverse impacts were identified.

- Mitigation measures are identified in the DEIS and will be further explored in the FEIS.

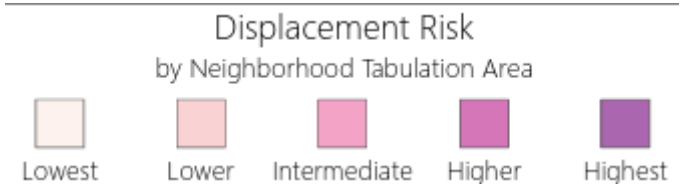
Racial Equity Report



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
Low Income	120	11%	60%	$1,630	$2,190	$68,000	$97,200
Low Income	88	8%	80%	$2,170	$2,920	$90,700	$129,600
Moderate Income	120	11%	100%	$2,720	$3,650	$113,400	$162,000
Not Income Restricted	766	70%	N/A	$4,000	$8,600	$160,000	$344,000
Total	1094	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 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.*

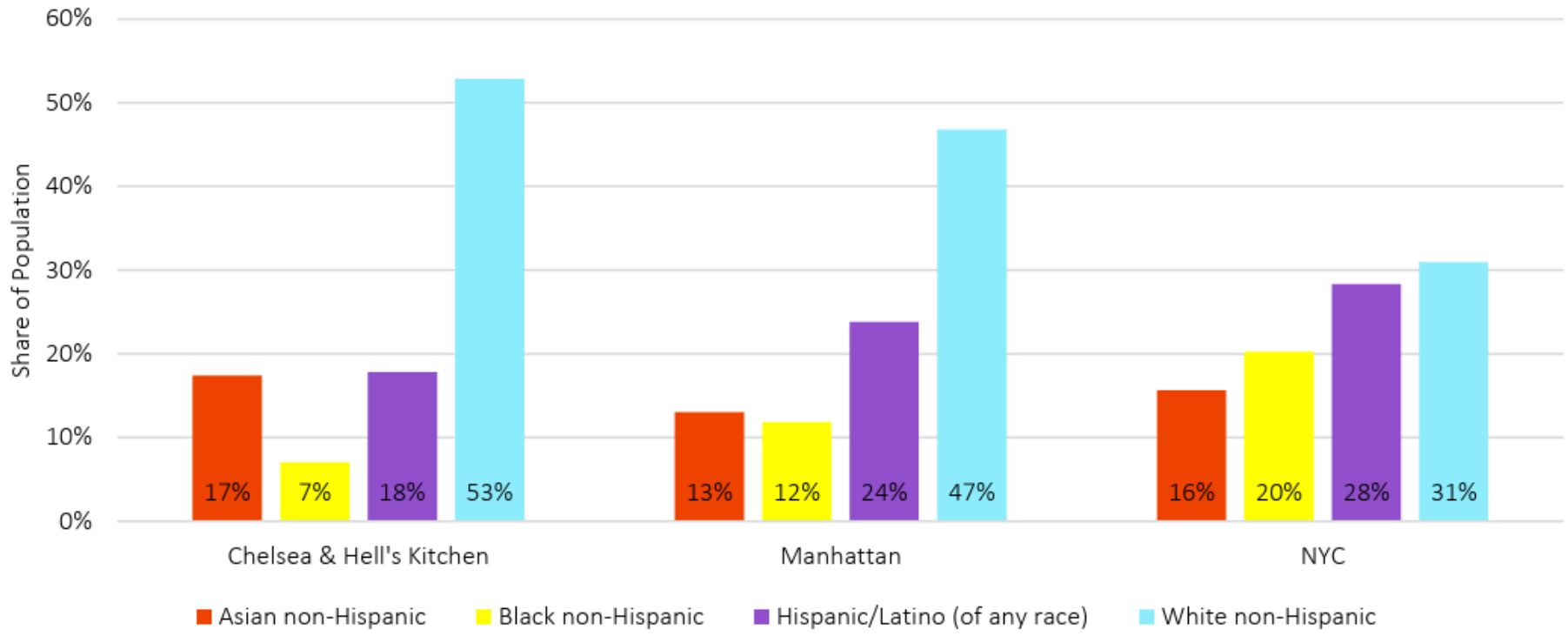


Demographic Conditions

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]."



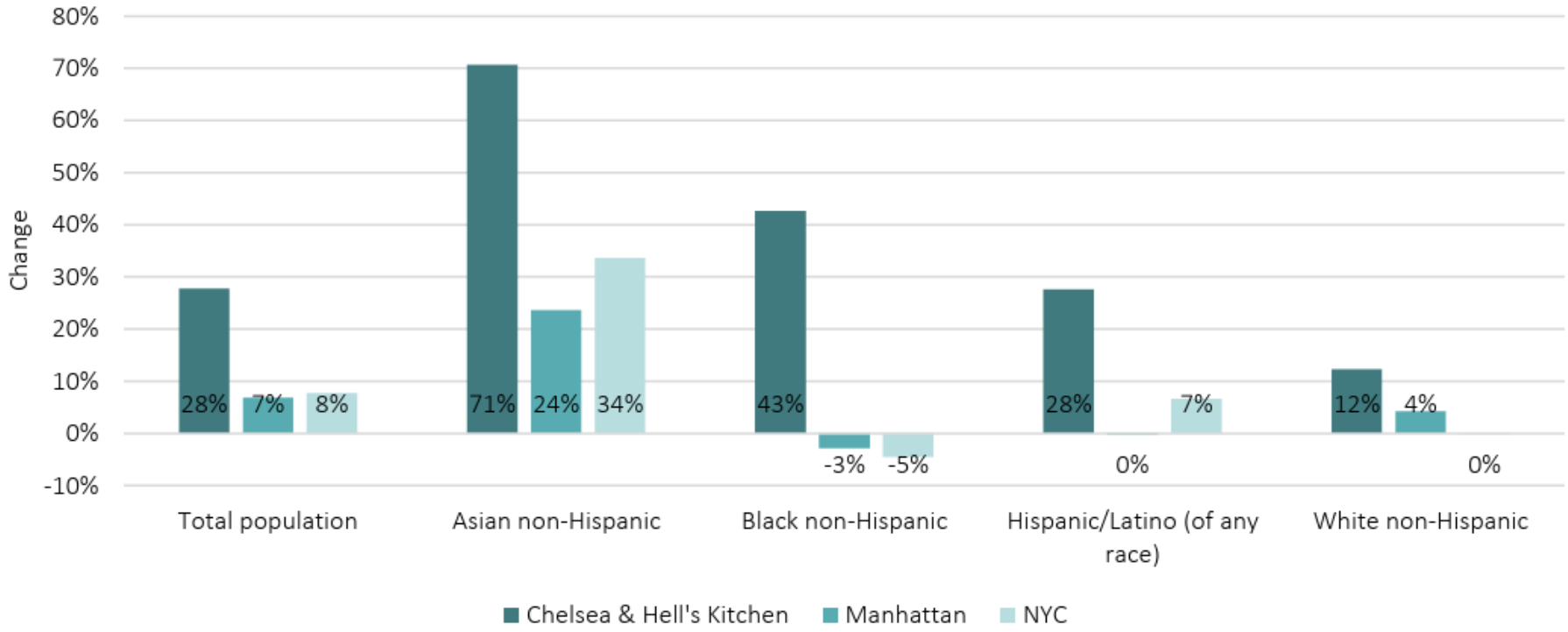
Source: Census 2020; Community Profile Table 1.01

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]."



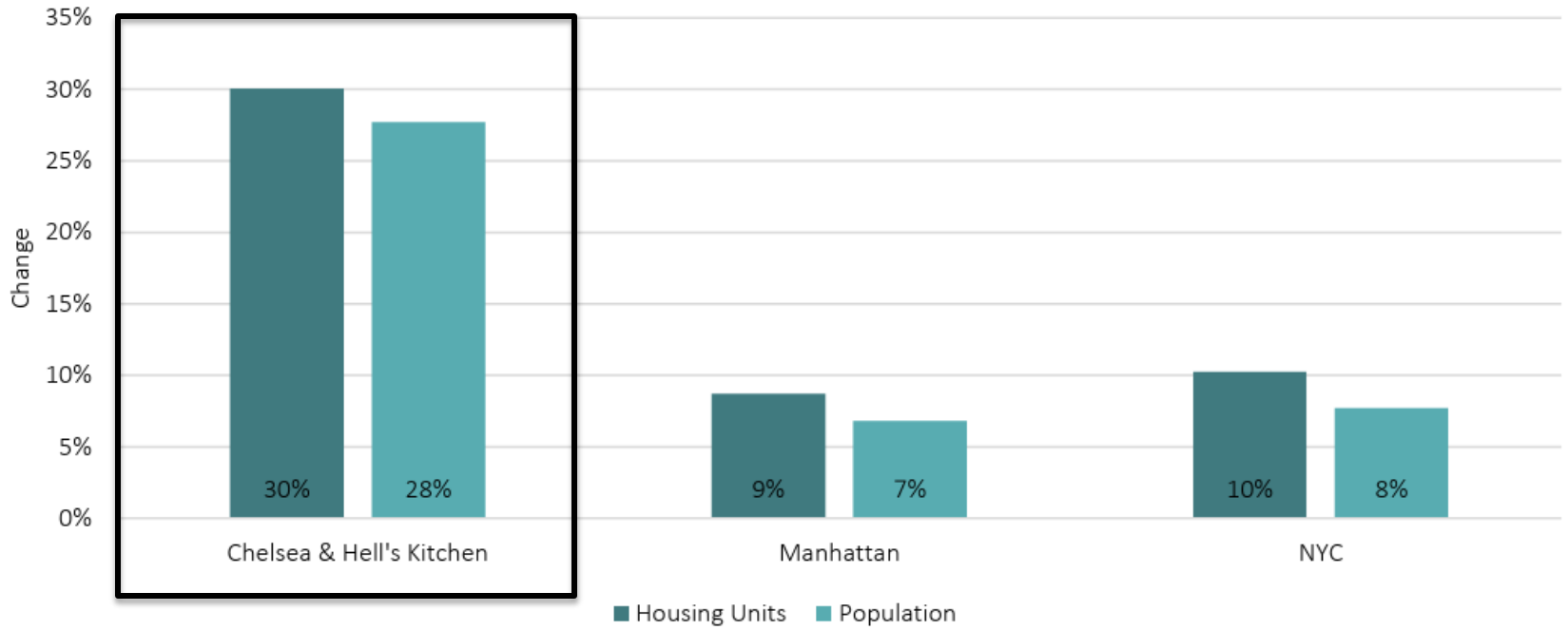
Source: Census 2010, 2020; Community Profile Table 1.01

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

Applicant

801 11th Avenue., LLC

Requested Actions:

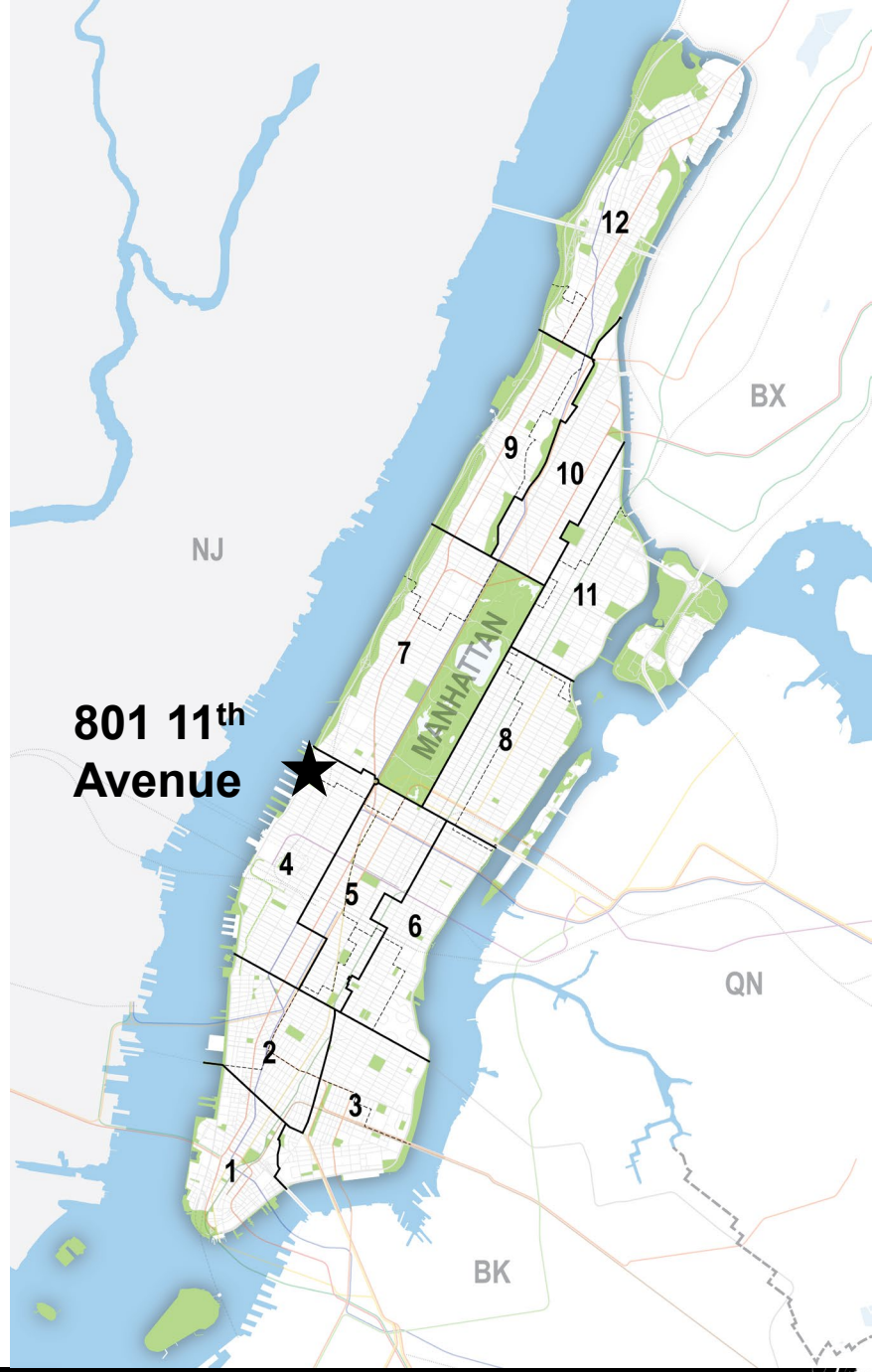
- Zoning Map Amendments
- Zoning Text Amendments
- Special Permit pursuant to ZR Section 89-21

Proposed Development:

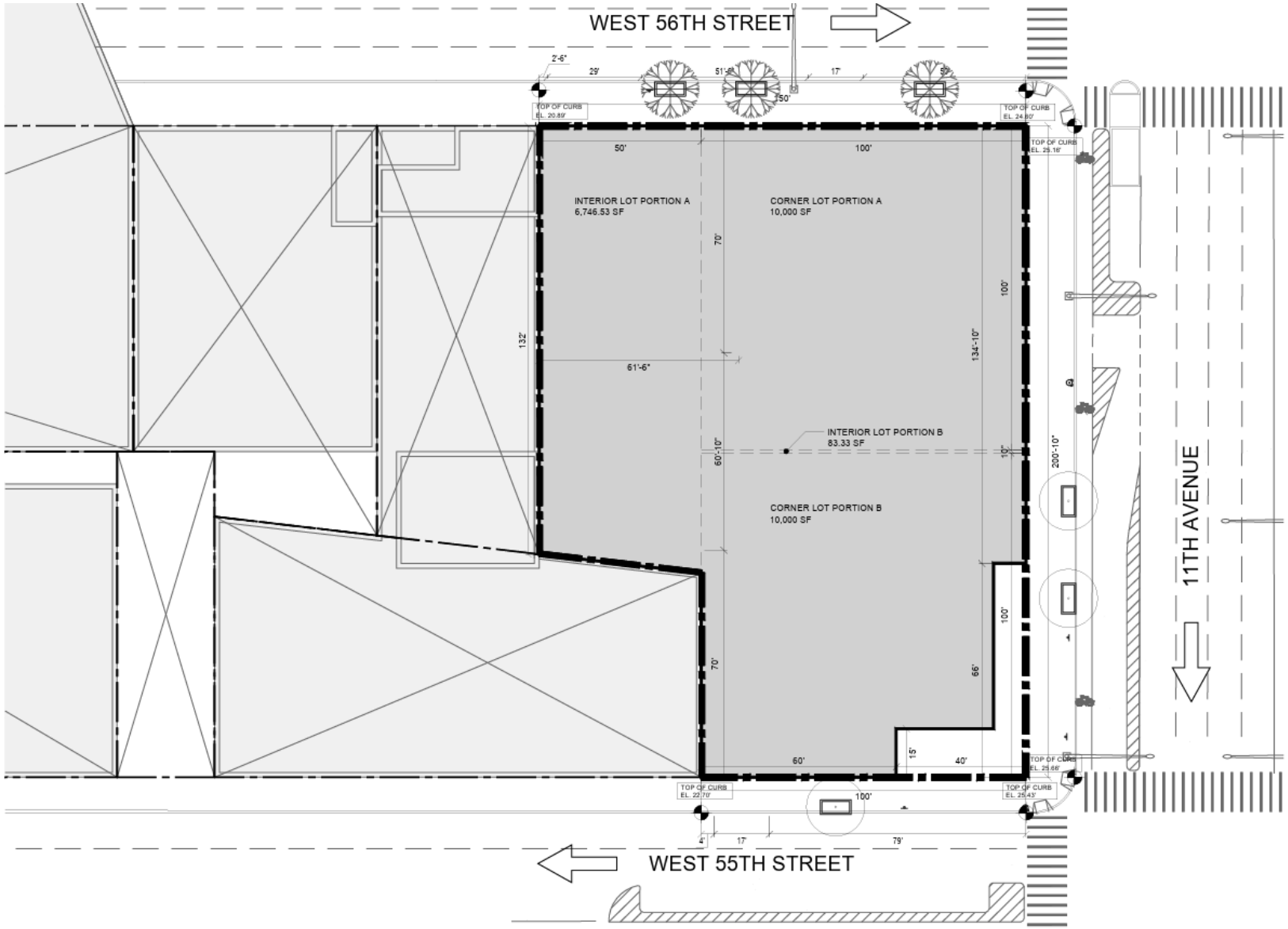
- 14.4 FAR mixed residential and commercial building
- ~ 525 feet tall
- Approximately 477-541 dwelling units (119-162 income-restricted w/MIH)

Location:

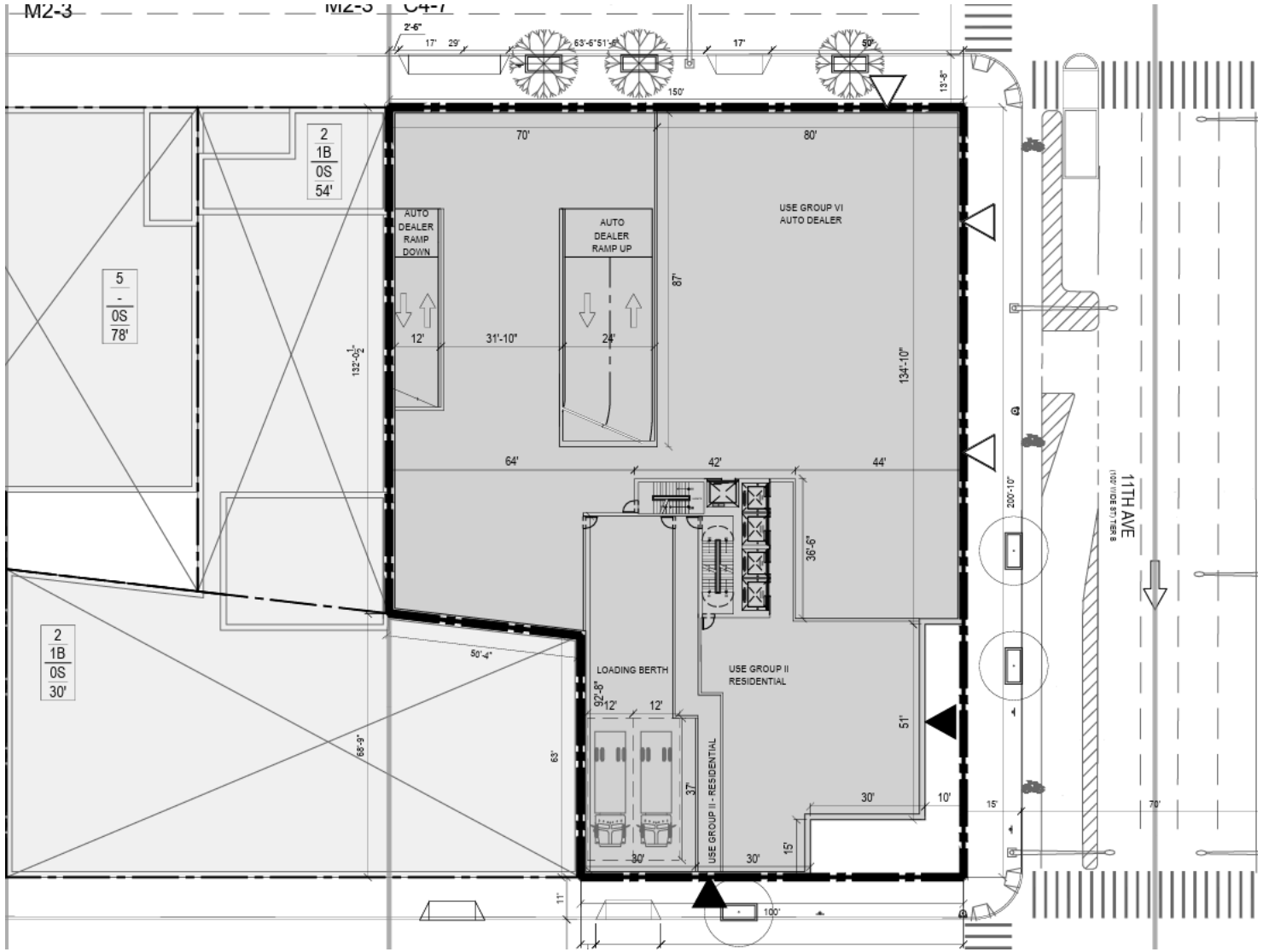
801 11th Avenue, Manhattan, CD 4



Base Plan


WEST 56TH STREET
INTERIOR LOT PORTION A
6,746.53 SF
CORNER LOT PORTION A
10,000 SF
INTERIOR LOT PORTION B
83.33 SF
CORNER LOT PORTION B
10,000 SF
11TH AVENUE
WEST 55TH STREET
N

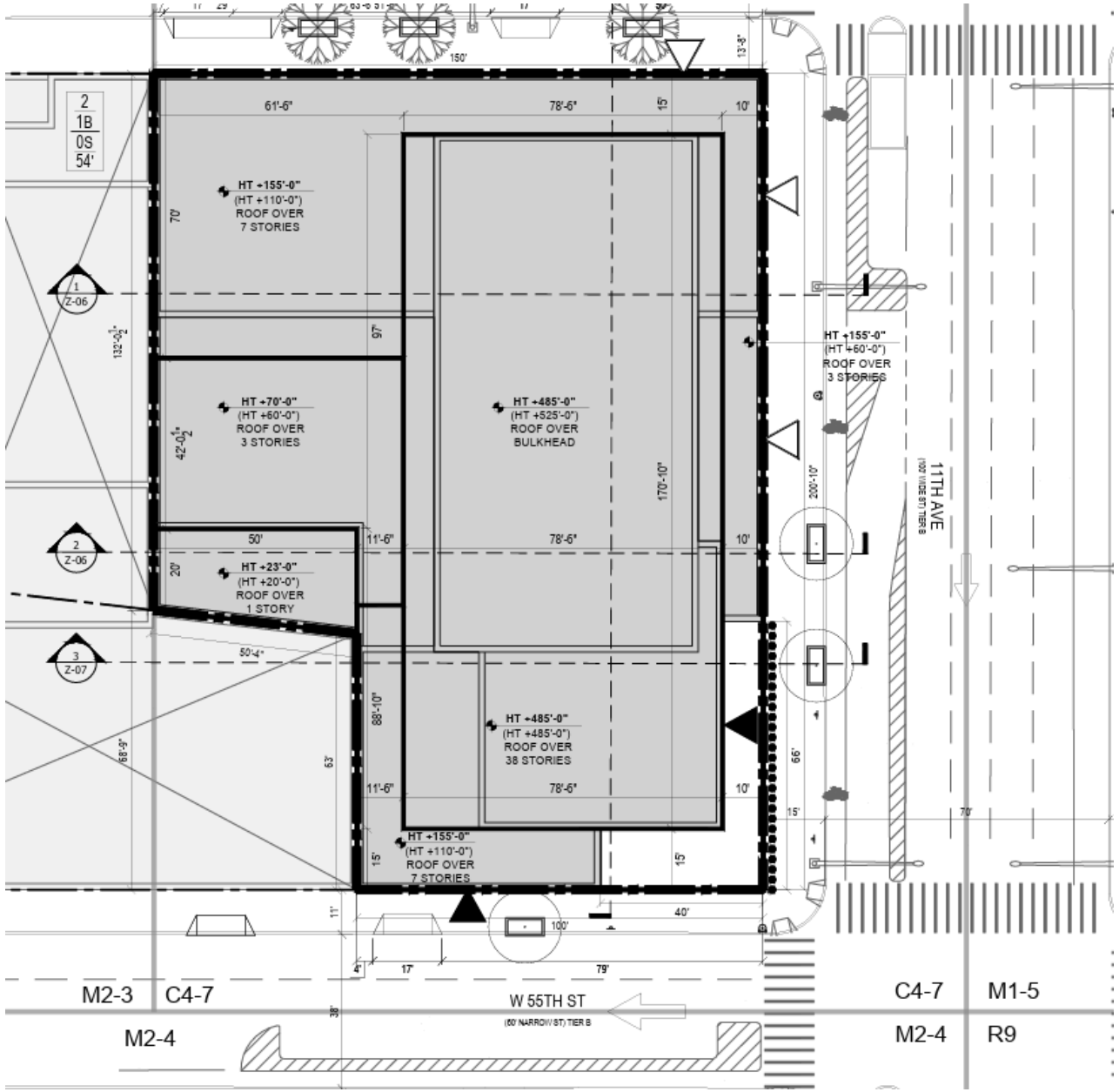
Ground Floor Plan - Illustrative



N

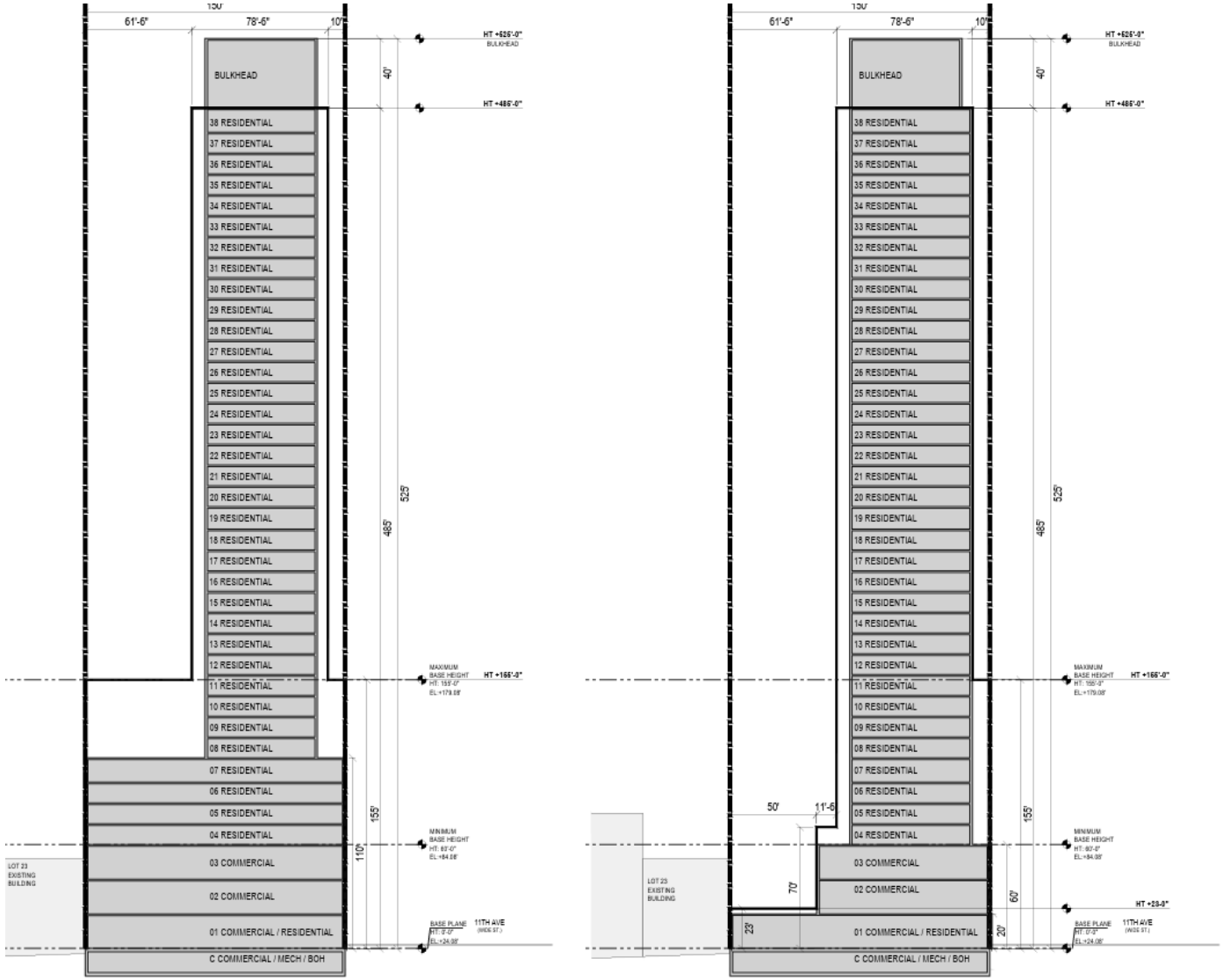
Drawing Set

Waiver Plan

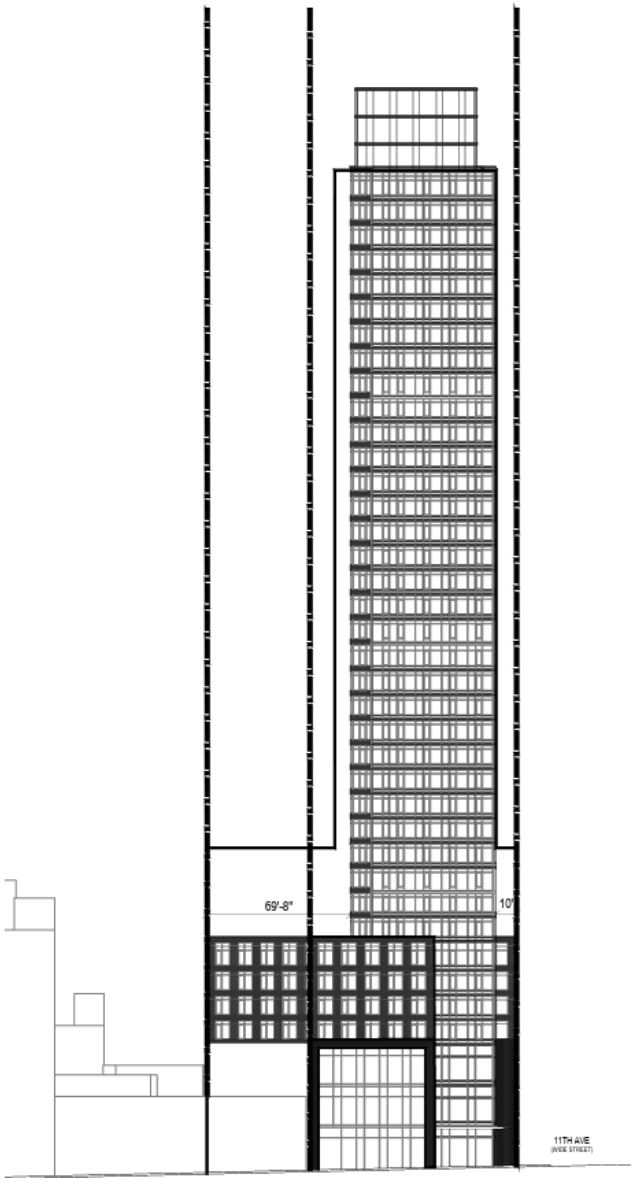


Street wall location waiver

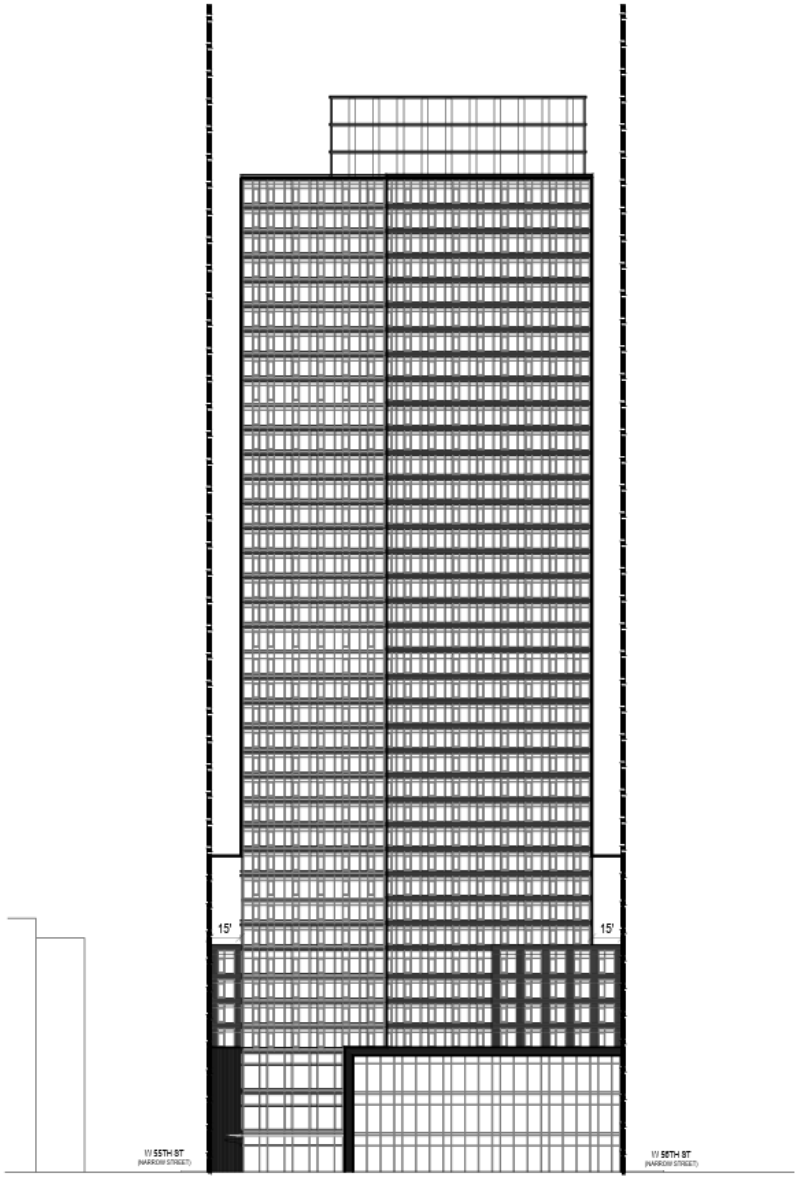
Section View



Elevations



West 55th Street



11th Avenue