Dewitt Clinton Park North (629 West 54th Street)

CD 4 **C 260061 ZSM**

IN THE MATTER OF an application submitted by 760 12th LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 89-21* of the Zoning Resolution:

1. to allow the distribution of 84,348.6 square feet of floor area from granting sites (B-G1*, Block 1109, p/o Lot 25 and a portion of Marginal Street, Wharf or Place; B-G2*, Block 1107, p/o Lots 5 and 14; B-G3* Block 662, p/o Lots 11, 16, 19, and a portion of Marginal Street, Wharf, or Place) to a receiving site (B-R4*, Block 1102, Lot 11); and

2. to modify the minimum base height, maximum base height and setback requirements of Section 35-632 (Maximum height of buildings and setback regulations);

in connection with a proposed mixed use development on property located at 629 West 54th Street (Block 1102, Lot 11), in a C4-7** District, within the Special Hudson River Park District (HRP)** and the Special Clinton District (CL).

*Note: a Zoning Text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 260062 ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-4 District to a C4-7 District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application for a Zoning Map change (C 260060 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2023M0213, or at 120 Broadway, 31st Floor, New York, NY, 10271-0001.