515 West 57th Street Rezoning
Community District 4, Manhattan
July 21, 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 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 proposed actions would facilitate the development of Block 1086, Lot 24, which comprises 21,009 square feet of lot area (the "Development Site"), with a new mixed building with cellar comprising two 30-story (345 feet tall) towers and containing 377,970 square feet of floor area (the "Proposed Development"). The Proposed Development would have a floor area ratio ("FAR") of 17.99. The Proposed Development would consist of 362,970 square feet of residential floor area, 10,000 square feet of commercial floor area, and 5,000 square feet of community facility floor area. The Proposed Development would contain 394 dwelling units, including approximately 100 affordable units in accordance with MIH Option 1, which requires at least 25 percent of the residential floor area to be provided at an average that does not exceed 60 percent of the area median income ("AMI"). Accessory parking spaces would not be required for the Proposed Development.

The proposed zoning map change would increase permitted density and maximum building height to facilitate the creation of new dwelling units, including permanently affordable housing, to help alleviate the housing crisis. 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 unique to this area. Together with the MIH text amendment, the map 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 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"). Recent applications include:

- The Dewitt Clinton Park North (801 Eleventh Avenue) (C260015ZSM, C260013ZMM, N260014ZRM, 260201LDM and 260202LDM) and Dewitt Clinton Park North (629 West 54th Street) (N260062ZRM, C260060ZMM, C260061ZSM, 260199LDM and 260200LDM) approved with modifications by City Council that seek zoning map amendments changing M2 districts to C4 districts, text amendments and special permits to allow the transfer of development rights from sites located with the Hudson River Park to development sites. These applications affect areas located in, and just beyond, the southwestern corner of the Surrounding Area that would facilitate Hudson River Park

improvements and the development of 38-story and 44-story buildings, including multiple units of affordable housing pursuant to MIH within the rezoning areas.

- The TF Cornerstone - 606 West 57th Street zoning map amendment (130336 ZMM) adopted on May 14, 2014, along with related actions, to change an area located west of the Project Area from 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 square feet 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.

- The W 60th St Project zoning map amendment (060104 ZMM) adopted on February 28, 2007, along with related actions, to change an area located further northwest of the Project Area from an 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 that the area's isolation from larger, more active manufacturing uses limited its viability as a future location for such growth.

- The 2-10 West End Avenue zoning map amendment (030214 ZMM) adopted on March 10, 2004, along with related actions, to change an area located northwest of the Project Area from an 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 allow building forms compatible with the surrounding context.

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). The Surrounding Area is located within the Manhattan Core, which is subject to comprehensive off-street parking and loading regulations. 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. Recent map changes within the Special Clinton District reflect a change from predominantly manufacturing, industrial and commercial uses to high-rise residential developments.

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.

The Surrounding Area is a dense mixed-use neighborhood improved with commercial/office buildings, public facilities and institutions, mixed residential and commercial buildings, multi-family residential elevator buildings, and a large utility site. Tall buildings are scattered throughout the Surrounding Area, with 30- and 40-story buildings generally located to the north and west of the Project Area.

The Surrounding Area is mapped within manufacturing and high-density commercial and residential districts. C6-2, M1-6 and C2-7 districts immediately adjoin the Project Area, which is mapped within an M1-5 district, and M2-3, M3-2 and R8 districts occupy the remainder of the Surrounding Area. An M1-5 district extends from West 55th to West 58th Street between 10th and 11th Avenues and an M1-6 district is located on 11th Avenue between West 57th and West 58th Streets. M1 zoning districts typically include light industrial uses and offices, houses of worship and most retail uses are permitted as-of-right in M1 districts. A small area mapped in an M2-3 district is located west of 11th Avenue between West 56th and 55th Streets and an M3-2 district is mapped west of 11th Avenue between West 58th and 59th Streets. M2 districts are intended for uses falling between light and heavy industrial uses, and M3 districts are designed for heavy industries. Community facility, retail and service uses are prohibited in M2 and M3 districts. A C2-7 district is mapped along 10th Avenue from West 55th to West 59th Street. 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 along 11th Avenue between West 56th and West 58th Street, as well as along Amsterdam Avenue between West 58th and West 60th Street. C4-7 districts are mapped in densely built areas of Manhattan and allow most retail establishments. C6-2 districts are mapped between West 58th and West 60th Street, as well as west of 10th Avenue and south of West 56th Street. 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 districts are located between 11th and 10th Avenues and West 55th and West 56th Streets, as well as east of 10th Avenue between West 56th and West 58th Streets. 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.

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 IRT Powerhouse building, which operates as a Con Edison co-generation plant, is located in the northwest corner of the Surrounding Area in the block between West 58th and 59th Streets and 11th and 12th Avenues.

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 square feet (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 square feet of floor area. The Proposed Development would consist of 362,970 square feet of residential floor area (394 dwelling units), 10,000 square feet of commercial floor area and 5,000 square feet 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 two ground floor establishments 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 100 dwelling units in the Proposed Development would be affordable to households earning a range of income levels (comprising at least 25 percent of the residential floor area) pursuant to the MIH program under Option 1. 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 comprising 70,291 square feet from an M1-5 (CL) to a C6-12 (CL) zoning district. The Project Area has been mapped in an M1-5 district for over 60 years, where residential uses are not permitted. As-of-right development of buildings is limited by modest FARs of 6.5 for community facility uses and 5.0 for commercial and manufacturing uses.

In contrast to the existing M1-5 district, C6-12 (R12 equivalent) districts permit a wide range of high-bulk commercial and residential uses that are appropriate along a wide street within a dense mixed-use neighborhood. C6-12 districts allow a maximum residential FAR of 18.00 for qualifying affordable housing and the maximum commercial and community facility FAR of 15.00. C6-12 districts allow the type of commercial/office buildings, public facilities and institutions, mixed residential and commercial buildings, multi-family residential elevator buildings that already exist within the Surrounding Area.

C2-7 (R9 equivalent) and C6-2 (R8 equivalent) districts that allow high density residential uses (9.02 FAR and 7.20 FAR for qualifying affordable housing, respectively) are located immediately north and east of the Project Area. Accordingly, development within the proposed C6-12 district would be compatible with uses and building envelopes within neighboring districts.

Within the Surrounding Area, manufacturing districts have been changed over time to high density commercial districts to allow for commercial, institutional and residential growth. The proposed zoning map change would facilitate the creation of new dwelling units to help alleviate the housing crisis, including permanently affordable housing. The proposed district would also enable new commercial and community facility uses to 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 1 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 100 permanently affordable housing units would be created on the Development Site in accordance with MIH Option 1.

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 100 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.