TECHNICAL MEMORANDUM 001
PROPOSED CITY COUNCIL MODIFICATIONS OF DEWITT CLINTON PARK NORTH
(801 Eleventh Avenue & 629 West 54th Street)
CEQR Number: 25DCP049M
ULURP Nos: C260015ZSM, C260013ZMM, N260014ZRM, 260201LDM, 260202LDM, C260060ZMM; C260061ZSM; N260062ZRM; 260199LDM; 260200LDM
July 9, 2026

Introduction

The discretionary actions (the Proposed Actions) requested by the Applicants to facilitate DeWitt Clinton Park North (the Proposed Projects) are subject to Uniform Land Use Review Procedure (ULURP) through an application currently under consideration by the City Planning Commission (CPC). A Final Environmental Impact Statement (FEIS) was completed and published, and a Notice of Completion of the FEIS was issued, on April 30, 2026.

This technical memorandum summarizes the potential environmental effects of modifications to the approved DeWitt Clinton Park North project as compared to the program that was analyzed in the April 2026 *DeWitt Clinton Park North Final Environmental Impact Statement (FEIS)* (CEQR No. 25DCP049M). The potential modification under consideration by the City Council would reduce the height of the building on Development Site 1 by 30 (feet and would eliminate waiver of the street wall location requirement applicable to Development Site 2. The Modified Projects are described in detail below.

As set forth below, this Technical Memorandum concludes that the Modified Projects would not result in any new or greater significant adverse impacts not already identified in the FEIS.

Background

The DeWitt Clinton Park North FEIS analyzed the redevelopment of two sites in the Hell's Kitchen neighborhood of Manhattan Community District 4. The Applicants, 760 12th LLC and 801 11th Ave., LLC, are seeking zoning map amendments, zoning text amendments, and zoning special permits (collectively, the Proposed Actions) to facilitate the development of two buildings (collectively, the Proposed Projects)—a 44-story, mixed-use residential and commercial building at 629 West 54th Street (Manhattan Block 1102, Lot 11) (Development Site 1) and a 38-story, mixed-use residential and commercial building at 801 Eleventh Avenue (Manhattan Block 1103, Lot 36) (Development Site 2).

The Proposed Projects would contain a total of approximately 1,179,321 gross square feet (gsf; 892,442 zoning square feet [zsf]), including approximately 939,934 gsf (743,701 zsf) of residential floor area and 199,750 gsf (148,740.6 zsf) of commercial floor area across the two development sites. The building at 629 West 54th Street would contain up to approximately 617 dwelling units (DUs) and 113,990 gsf of commercial auto dealership space. The building at 801 Eleventh Avenue would contain 477 DUs and 85,760 gsf of commercial auto dealership space.

The Proposed Actions include a zoning text amendment, a zoning map amendment, and zoning special permits to facilitate a transfer of floor area from the Granting Sites (Chelsea Piers, Piers 81/83, and Pier 98) within Hudson River Park to the development sites. In addition to the Proposed Actions, the Board of Directors of Hudson River Park Trust must approve the sale of the floor area from the Granting Sites, which requires a Significant Action process pursuant to the Hudson River Park Act.

Memorandum

Description of the Modified Project

The City Council has proposed to modify the Proposed Projects as analyzed in the FEIS. The Modified Project consists of changes to Development Site 1 and Development Site 2. The height of the building on Development Site 1 would be reduced by 30 feet as compared to the building analyzed in the FEIS. Under the FEIS, the proposed building on Development Site 1 would rise to a maximum roof height of 550 feet, or 590 feet including a 40-foot mechanical bulkhead, with commercial use on the first through third floors and residential use above. Under the Maximum Residential Scenario analyzed in the FEIS, Development Site 1 was described as a 45-story building containing approximately 701 dwelling units and 50,118 gross square feet of auto dealership space. The Modified Project would reduce the height of the building on Development Site 1 from 550 feet (590 feet with bulkhead) to 520 feet (560 feet with bulkhead).

Additionally, the Modified Project would eliminate the waiver of the street wall location requirement for Development Site 2, resulting in a continuous streetwall along Eleventh Avenue and West 55th Street. The site plan for Development Site 2 presented in the FEIS showed building setbacks near the corner of Eleventh Avenue and West 55th Street; the Modified Project would eliminate these setbacks.

The proposed changes in building form at Development Site 1 and Development Site 2 would not alter the project's density, floor area ratio, dwelling unit count, commercial program, or overall development program, and the revised building massing would remain within the maximum building envelope analyzed in the FEIS. Because the FEIS analyzed a single maximum envelope (the Maximum Envelope) for each development site that encompassed the reasonable worst-case development scenarios for bulk, height, and massing, the FEIS already established an analyzed envelope for Development Site 1 and Development Site 2 against which the Modified Project may be compared. The Maximum Envelope for Development Site 2 considered a building built out to the street wall location required by the proposed zoning district.

Accordingly, the Modified Project would not change the amount of floor area, the number of dwelling units, the amount of affordable housing, or the commercial space analyzed in the FEIS.

This memorandum identifies whether the Modified Project would result in new impacts, change the magnitude of impacts identified in the FEIS, or result in similar or lesser environmental effects than those disclosed in the FEIS.

Because the Modified Project would not change the project's floor area, dwelling unit count, affordable housing component, commercial program, or overall population and worker increments relative to the FEIS, and because the Modified Project would remain entirely within the maximum development envelope already analyzed in the FEIS, the principal consideration for the technical areas addressed herein is whether the altered massing and reduced height at Development Site 1 would result in effects not already disclosed in the FEIS.

The Modified Project would not affect the conclusions of the following CEQR Technical Areas: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Community Facilities and Services, Open Space Resources, Shadows, Urban Design and Visual Resources, Hazardous Materials, Water and Sewer Infrastructure, Transportation, Greenhouse Gas Emissions and Climate Change, Noise, Public Health, Neighborhood Character, Construction, Effects on Disadvantaged Communities, and Alternatives. The Modified Project would not alter the FEIS conclusions because those analyses are based on the project's development program, trip generation, construction staging, and overall approvals framework, none of which would change under the Modified Project, and therefore no further analysis is needed.

Memorandum

In the Air Quality technical area, where the FEIS heating, ventilation, and air conditioning (HVAC) and hot water system screening analysis for Development Site 1 was based on a stack height of at least 590 feet above grade, the Modified Project would reduce the stack height to 560 feet. Accordingly, updated detailed air quality analyses of HVAC and hot water system effects on nearby sensitive receptors is warranted for the Modified Project.

Table 1 summarizes the FEIS conclusions for each technical area and their respective changes based on the Modified Project.

Table 1: Summary of Technical Areas

Technical Area	FEIS Conclusion	Modified Project Conclusion	Additional Analysis Needed
Project Description	Two-building mixed-use project with analyzed maximum envelopes and RWCDSs.	Modified Project is a massing change to Development Site 1 only; does not alter development program assumptions.	No
Land Use, Zoning, and Public Policy	No significant adverse impacts.	No new or worsened impacts; similar effects.	No
Socioeconomic Conditions	No significant adverse impacts.	No new or worsened impacts; similar effects.	No
Community Facilities and Services	No significant adverse impacts.	No new or worsened impacts; similar effects.	No
Open Space	No significant adverse impacts.	No new or worsened impacts; similar effects.	No
Shadows	No significant adverse impacts.	No new or worsened impacts; similar or lesser effects because Modified Project remains within the Maximum Envelope.	No
Urban Design and Visual Resources	No significant adverse impacts.	No new or worsened impacts; similar or slightly lesser effects because Modified Project remains the within Maximum Envelope	No
Hazardous Materials	No significant adverse impacts with (E)-Designation and standard regulatory compliance.	No new or worsened impacts; same controls remain in place.	No
Water and Sewer Infrastructure	No significant adverse impacts.	No new or worsened impacts; similar effects.	No

Memorandum

Table 1: Summary of Technical Areas

Technical Area	FEIS Conclusion	Modified Project Conclusion	Additional Analysis Needed
Transportation	Significant adverse traffic and bus impacts; no significant impacts to parking, subways, pedestrians, or safety.	Same findings and same magnitude as FEIS.	No
Air Quality	No significant adverse impacts with HVAC conditions governed by (E)-Designation.	Same for non-HVAC pathways (mobile, parking, industrial, major sources); updated HVAC analysis warranted due to changed stack height.	Yes — HVAC only
Greenhouse Gas Emissions and Climate Change	No significant adverse impacts; consistent with City goals.	No new or worsened impacts; similar effects.	No
Noise	No significant adverse operational impacts with (E)-Designation	No new or worsened operational impacts; same controls remain in place.	No
Public Health	No significant adverse impacts.	No new or worsened impacts on a qualitative basis.	No
Neighborhood Character	No significant adverse impacts.	No new or worsened impacts; similar effects.	No
Construction	Significant adverse traffic and noise impacts during construction; no other significant construction impacts.	No material change to FEIS construction findings.	No
Effects on Disadvantaged Communities	No disproportionate burden.	No new or worsened effects; same conclusion.	No
Mitigation	Mitigation available for some but not all impacts.	Same mitigation framework remains applicable; no new mitigation measures required based on modified massing alone.	No
Project Permutations	If either site proceeds alone, some traffic/bus impacts would remain; DS1-only scenario would retain construction noise at R32, DS2-only would not.	Same qualitative permutation conclusions remain applicable.	No
Alternatives	No-Action avoids impacts but fails project goals; No Unmitigated Significant Adverse Impacts Alternative would overly compromise goals; No Special Permit Alternative meets goals to a lesser extent and still has similar impact categories.	Alternatives conclusions unchanged; comparative framework remains valid.	No

Memorandum

Table 1: Summary of Technical Areas

Technical Area	FEIS Conclusion	Modified Project Conclusion	Additional Analysis Needed
Unavoidable Significant Adverse Impacts	Unavoidable impacts may remain for certain construction traffic and construction noise conditions; operational traffic could remain only if mitigation is infeasible.	No change to FEIS unavoidable impacts conclusions.	No
Growth-Inducing Aspects	Proposed Actions would not induce significant new growth in the surrounding area.	Same conclusion.	No
Irreversible and Irretrievable Commitments of Resources	Long-term land and resource commitments would occur, offset by project benefits including housing and Hudson River Park support.	Same commitments and same basic benefit tradeoffs remain applicable.	No

Assessment of Modified Project

Air Quality

FEIS Findings

The FEIS analysis concluded that the Proposed Actions would not result in significant adverse air quality impacts from mobile sources at affected intersections, atypical mobile sources, industrial sources, or nearby major sources. It further concluded that the project's HVAC and hot water systems would not result in significant adverse impacts provided the project complied with an air quality (E)-Designation (E-869) specifying the use of natural gas fuel and minimum stack locations and heights. The FEIS conservatively used the Maximum Residential Scenario for the HVAC and hot water analysis because it was greater in square footage, and it found that Development Site 1 would pass the CEQR screening for natural gas for a stack height of at least 590 feet above grade.

Modified Project Assessment

The Modified Project would not change the trip generation and maximum building envelopes from the FEIS. The analyses affected by those parameters include the mobile source affected intersection, atypical source, industrial source, and major source analyses. Therefore, the FEIS conclusions would remain the same for those analyses, and the Modified Project would not result in new or worsened impacts from those sources.

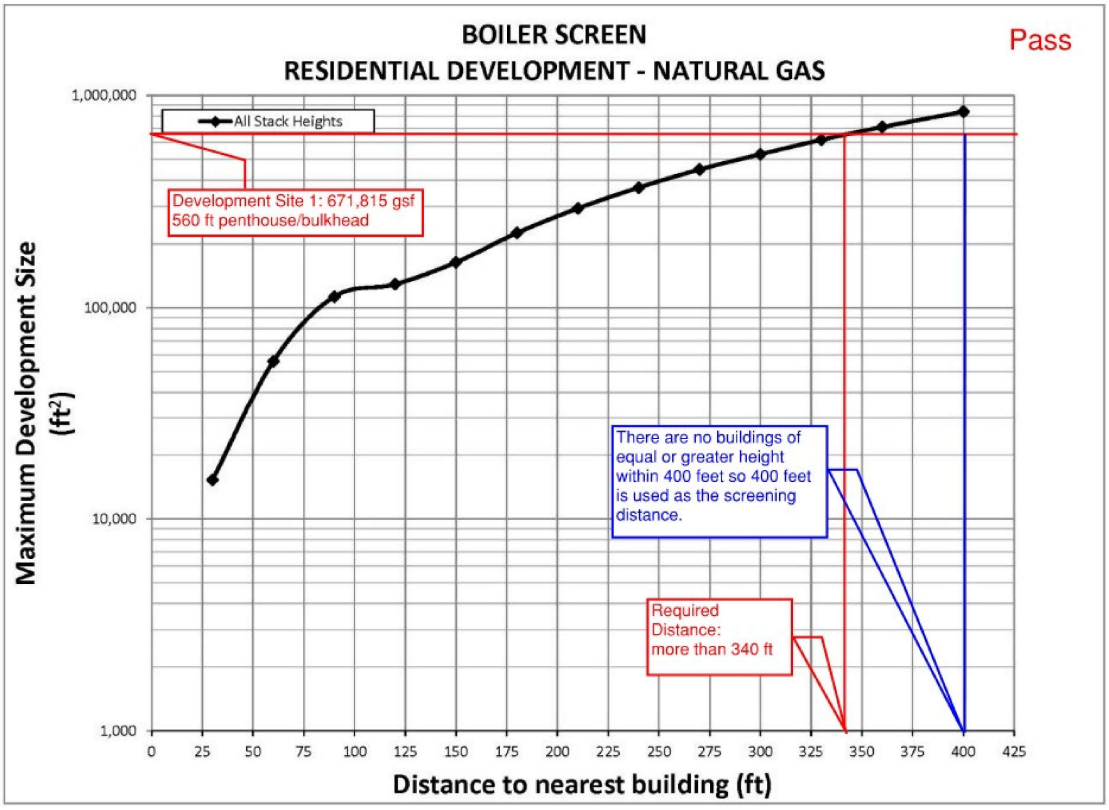
In contrast to the trip generation and building envelopes, the Modified Project would change the height of Development Site 1. The FEIS considered a roof height of 550 feet and a mechanical bulkhead height of 590 feet. Under the Modified Project, Development Site 1 would be reduced to a roof height of 520 feet, and a mechanical bulkhead height of 560 feet. The HVAC and hot water analysis results are contingent on parameters such as building

and stack height and building envelope among others. Therefore, although the Modified Project would remain within the FEIS-analyzed development envelope, as the Modified Project results in a lower building and stack height, the HVAC and hot water screening was re-evaluated for Development Site 1.

Development Site 1

No existing or future buildings of similar or greater height than Development Site 1's stack were identified within the study area. Receptors at Development Site 2 were also reviewed for potential project-on-project impacts. Development Site 2's bulkhead height of 525 feet and tallest receptor height of 485 feet are shorter than Development Site 1's penthouse height (560 feet). Since there are no buildings of similar or greater height to Development Site 1 within 400 feet, 400 feet was used as the screening distance. Based on the size of the Proposed Project, and assuming the use of natural gas for its HVAC and hot water systems, the minimum required distance to potential receptors for no adverse air quality impacts is more than 340 feet (see **Figure 11-1**). Since no receptors were identified within 400 feet, no significant adverse air quality impact is expected from Development Site 1's HVAC and hot water systems.

Figure 11-1 Development Site 1 Building Screening



Conclusion

The Modified Project would not result in new or worsened air quality impacts for mobile sources at affected intersections, atypical mobile sources, industrial sources, or major sources as compared to the FEIS. However, an

updated air quality analysis was warranted for the project's HVAC and hot water systems because the Modified Project would change Development Site 1's building and stack height compared to those of the FEIS. To ensure that there are no significant adverse impacts under the Modified Project, the (E)-Designation for Development Site 1 would be updated from that of the FEIS. The (E)-Designation text under the Modified Project would be as follows:

> **Block 1102, Lot 11 (Projected Development Site 1):**
>
> *Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning (HVAC) system and hot water equipment stack is located at the highest tier and at least 560 feet above grade to avoid any potential significant adverse air quality impacts.*

Effects on Disadvantaged Communities

The Modified Project would not change the project's population, employment, trip generation, or overall development program. Accordingly, as with the Proposed Actions, it would not impose a disproportionate pollution burden on disadvantaged communities.

As discussed above, the Modified Project would not alter FEIS conclusions for transportation, water and sewer infrastructure, greenhouse gases and climate change, operational noise, neighborhood character, or construction, except that updated detailed HVAC analysis would be warranted under Air Quality. Because the conclusion of the Air Quality analysis would not change, the Modified Project would not impose a disproportionate pollution burden on disadvantaged communities with respect to air quality.

The Modified Project would not disproportionately affect disadvantaged communities, nor would it cause or increase a disproportionate pollution burden beyond those that were previously identified in the FEIS.

Summary of Findings

The Modified Project would alter only Development Site 1 by reducing the building height from 550 feet, or 590 feet including the mechanical bulkhead, to approximately 520 feet, or 560 feet including the mechanical bulkhead—while maintaining the same density, floor area ratio, dwelling unit count, commercial program, and overall development program analyzed in the FEIS. Floor area would be redistributed to lower levels, resulting in a somewhat wider tower massing. However, no portion of the Modified Project would extend beyond the Maximum Envelope analyzed in the FEIS.

Because the FEIS analyzed a conservative Maximum Envelope for both development sites, and because the Modified Project does not change the project's program, population, or trip generation, the Modified Project would generally result in similar or lesser environmental effects than those disclosed in the FEIS. An update to Development Site 1's air quality HVAC and hot water systems analysis was required due to the change in its building height under the Modified Project. The analysis presented that no significant adverse air quality impacts are expected with the enforcement of an (E)-Designation that restricts the building's HVAC and hot water system fuel to natural gas and stack height to at least 560 feet above grade.

As described above, the Modified Projects under consideration would not result in any new or greater significant adverse impacts not already identified in the FEIS and mitigations would remain the same.