

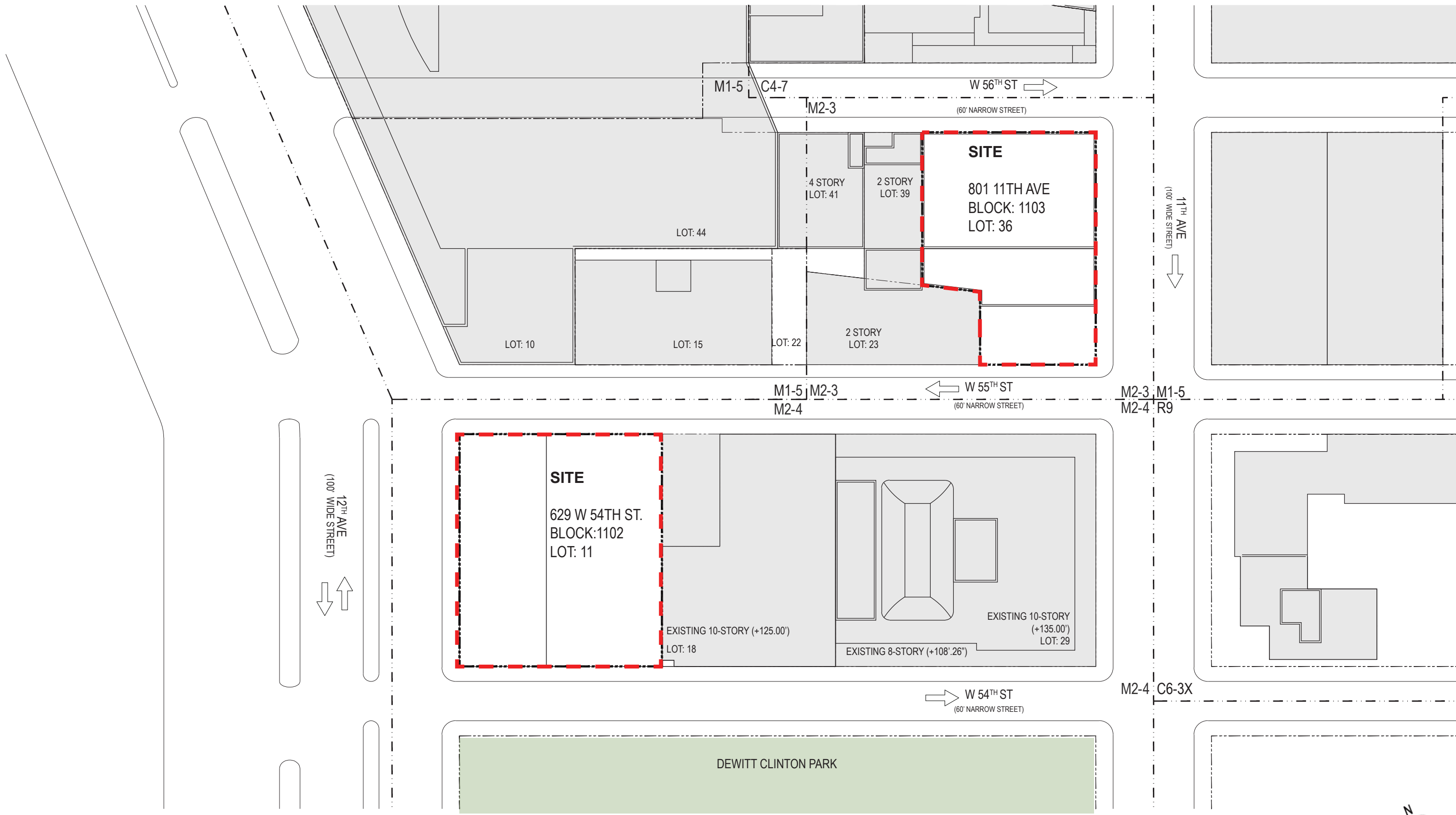
DEWITT CLINTON PARK NORTH

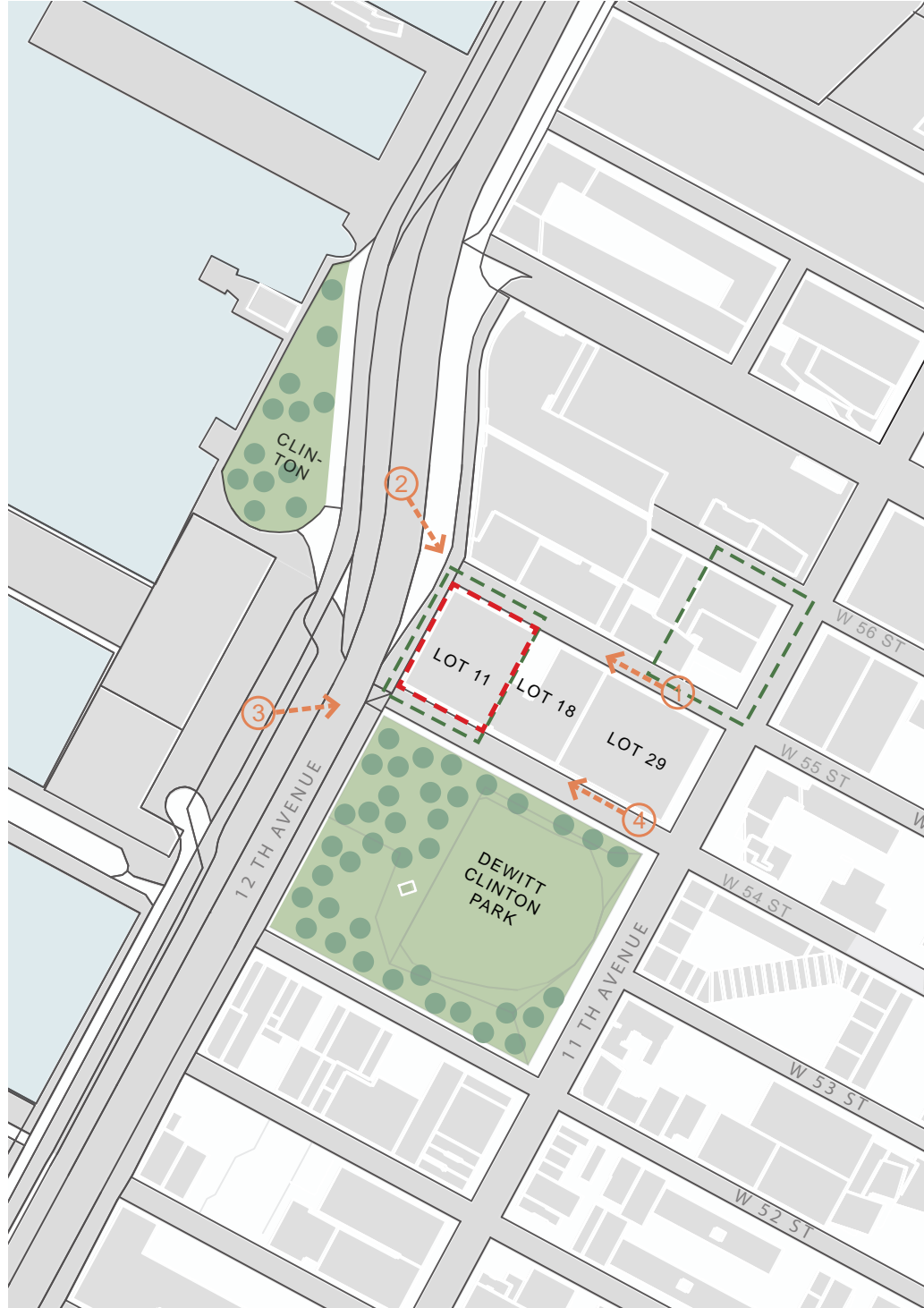
629 WEST 54TH STREET / 801 11TH AVENUE

L.U. Nos. 0072-2026 - 0077-2026

CPC Application Nos.

C 260013 ZMM, N 260014 ZRM, C 260015 ZSM,
C 260060 ZMM, N 260062 ZRM, C 260061 ZSM





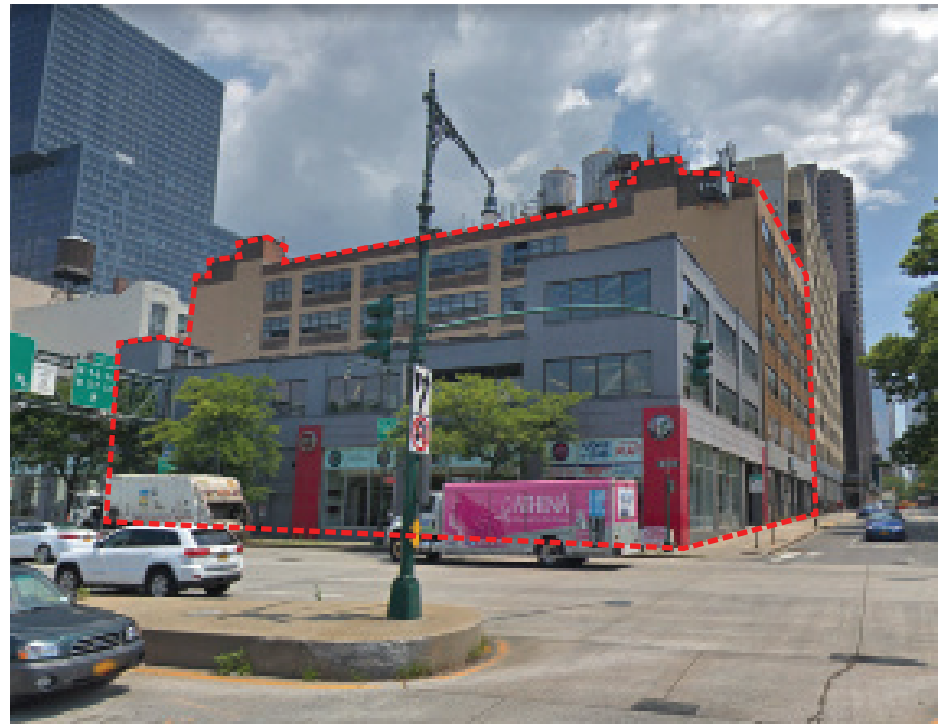
- DEVELOPMENT SITE
- AREA OF REZONING



1. VIEW FROM W 55TH ST



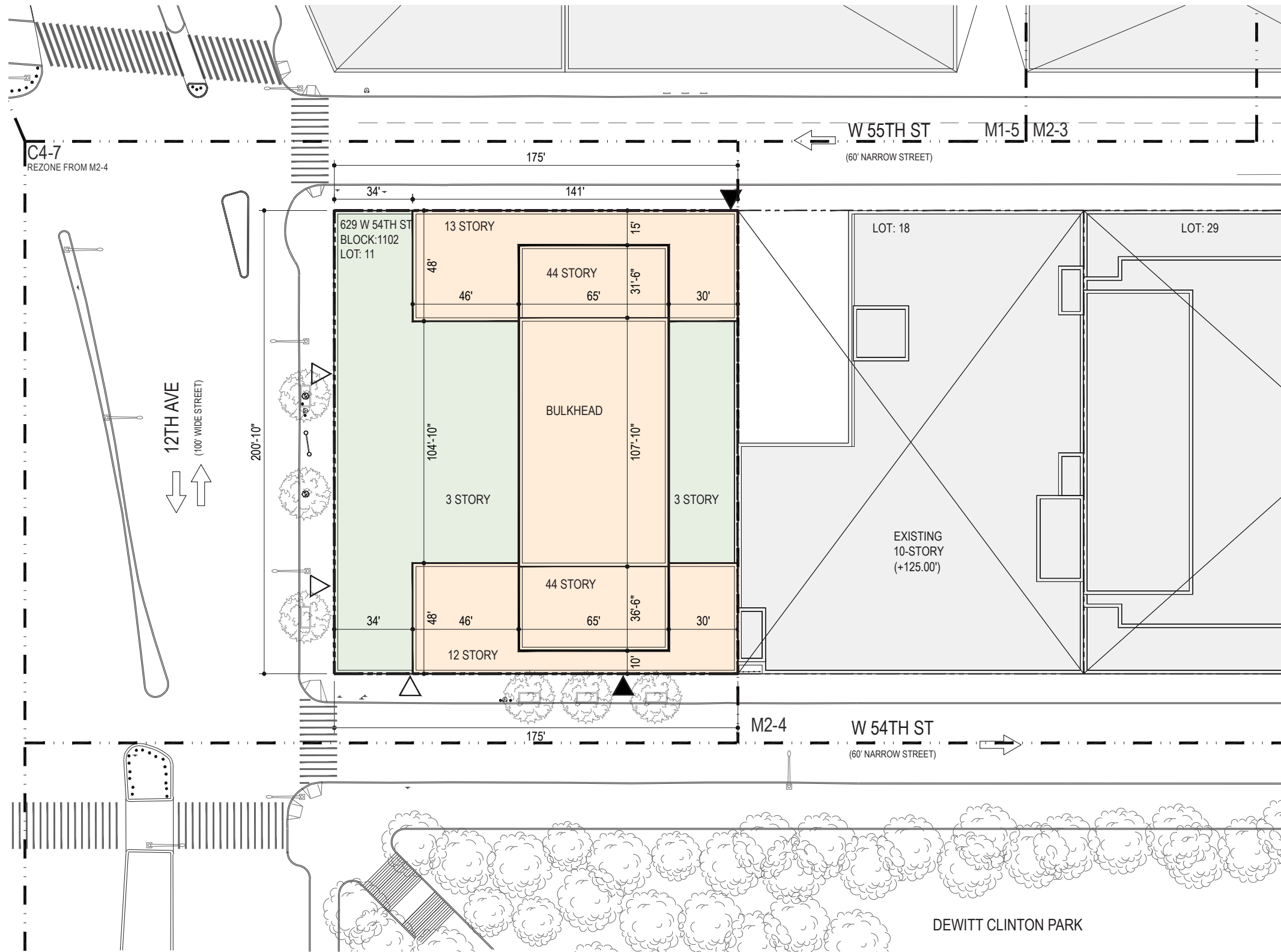
2. VIEW FROM 12TH AVE N



3. VIEW FROM 12TH AVE S



4. VIEW FROM W 54TH ST



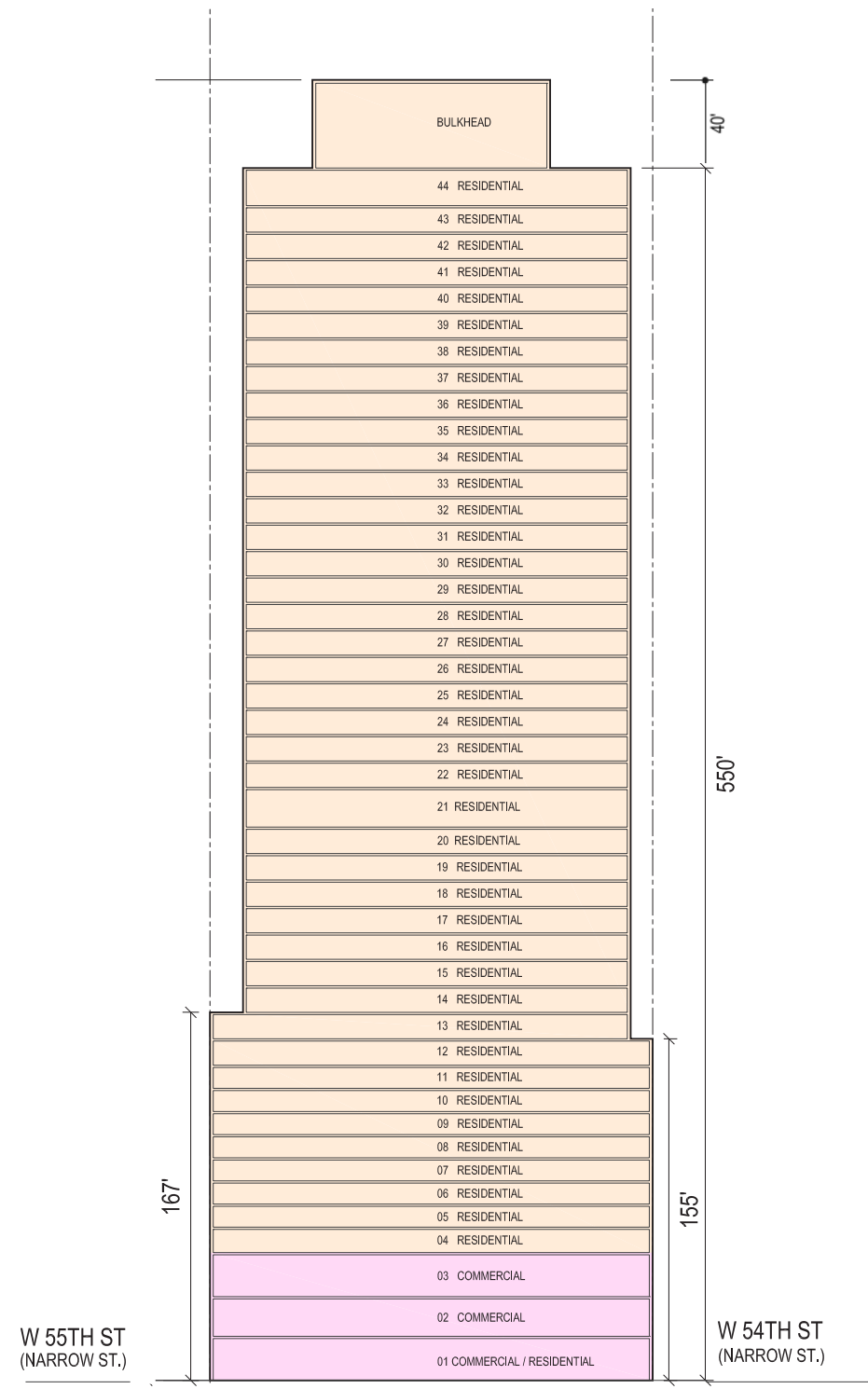
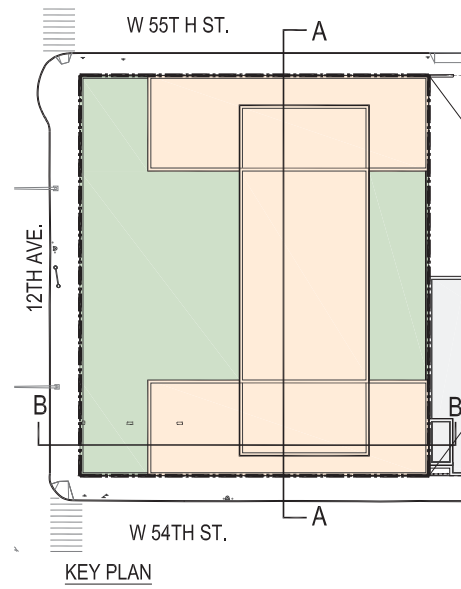
Proposed Zoning Floor Area

Residential: 421,743 SF
 Commercial: 84,349 SF
 Total: 506,092 SF

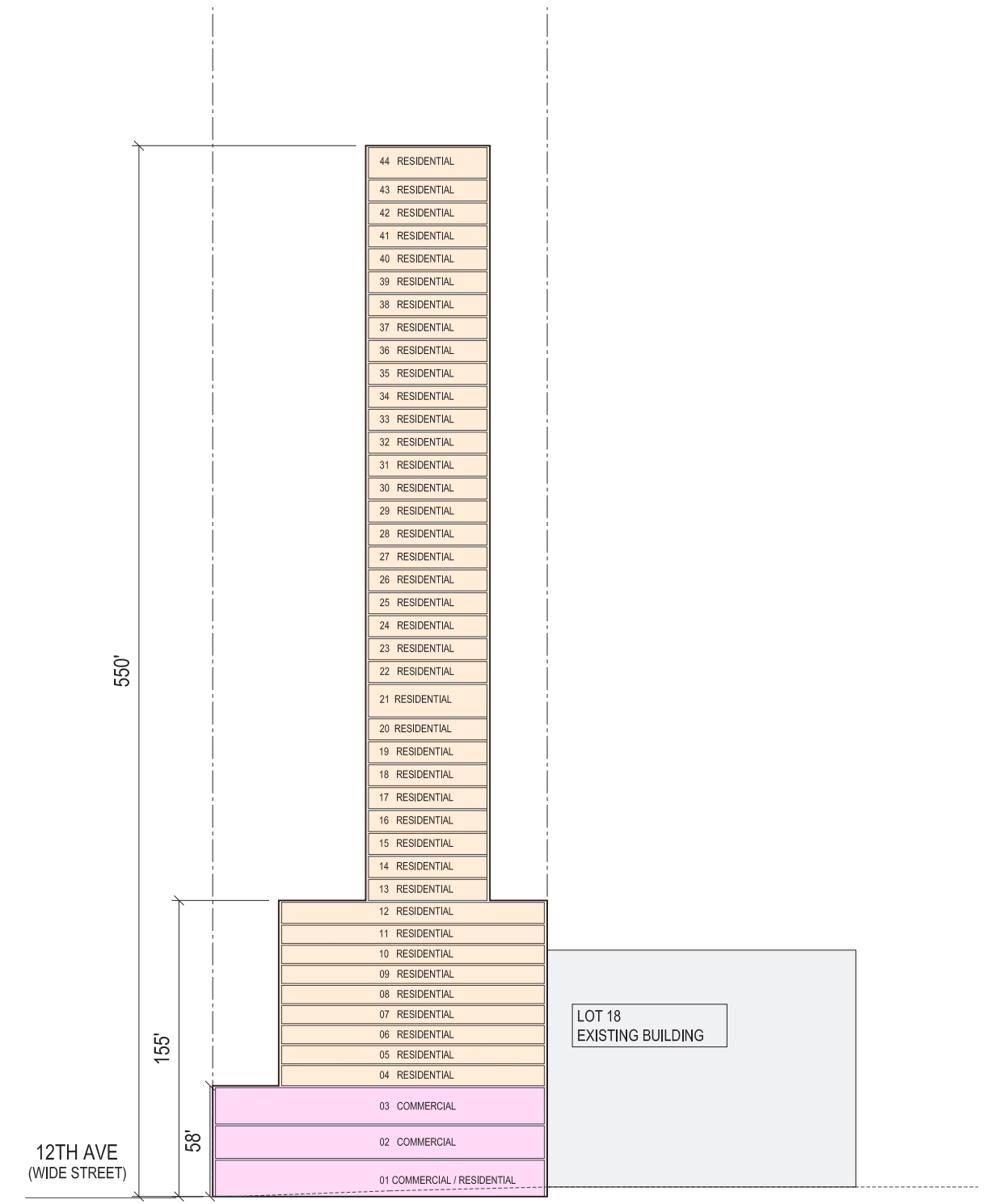
Proposed Number of Units

Affordable: 154 Units
 Market rate: 463 Units
 Total: 617 Units

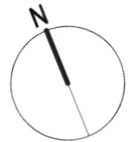
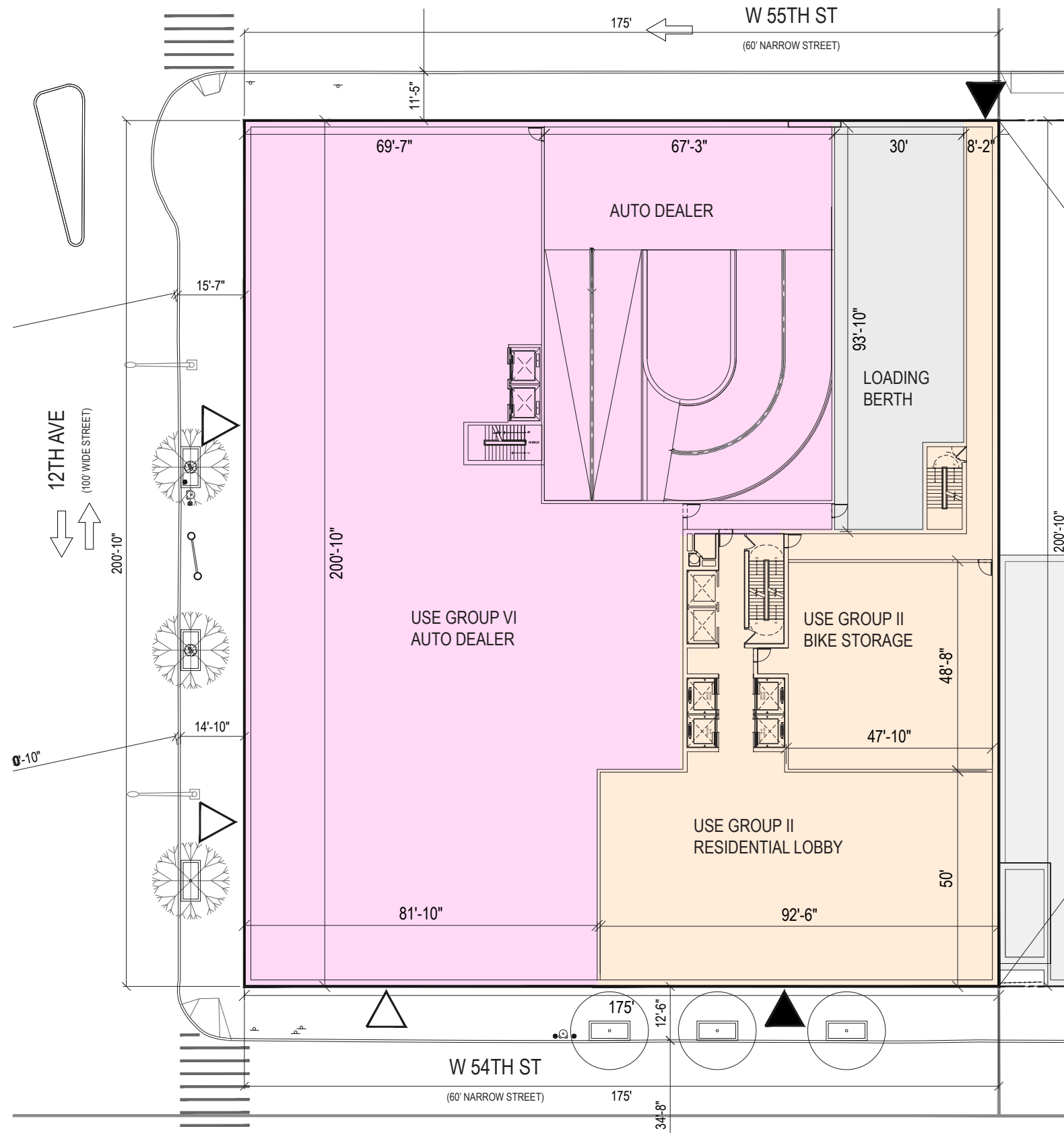
1 SITE PLAN
 SCALE: 1"=50'



1 SECTION A-A
SCALE: 1"=80'



2 SECTION B-B
SCALE: 1"=80'





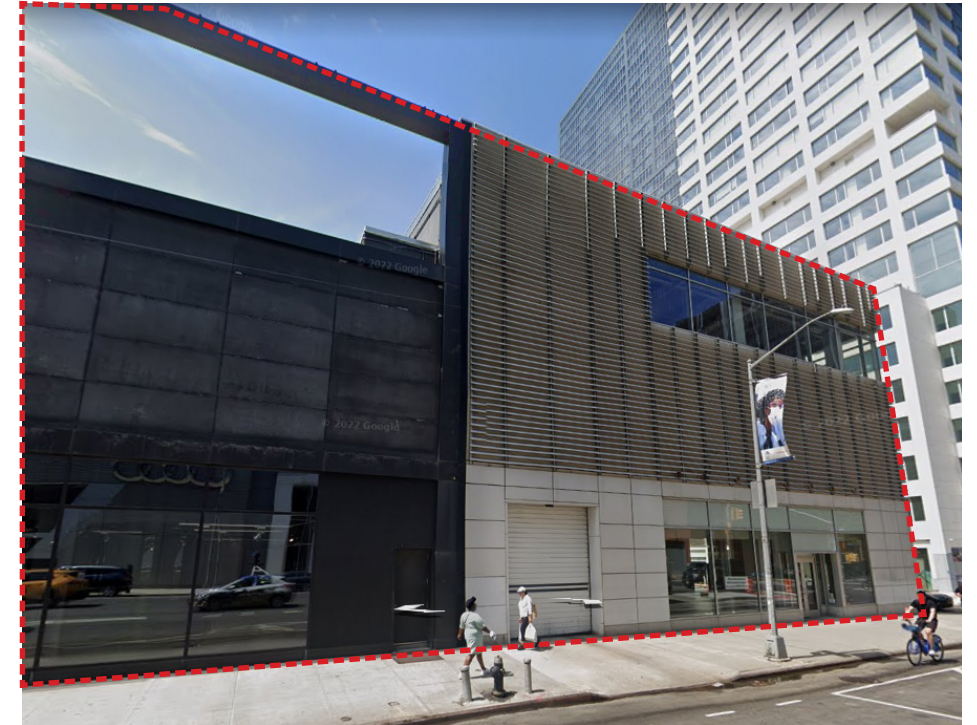




- DEVELOPMENT SITE
- AREA OF REZONING



1. VIEW FROM 11TH AVE S



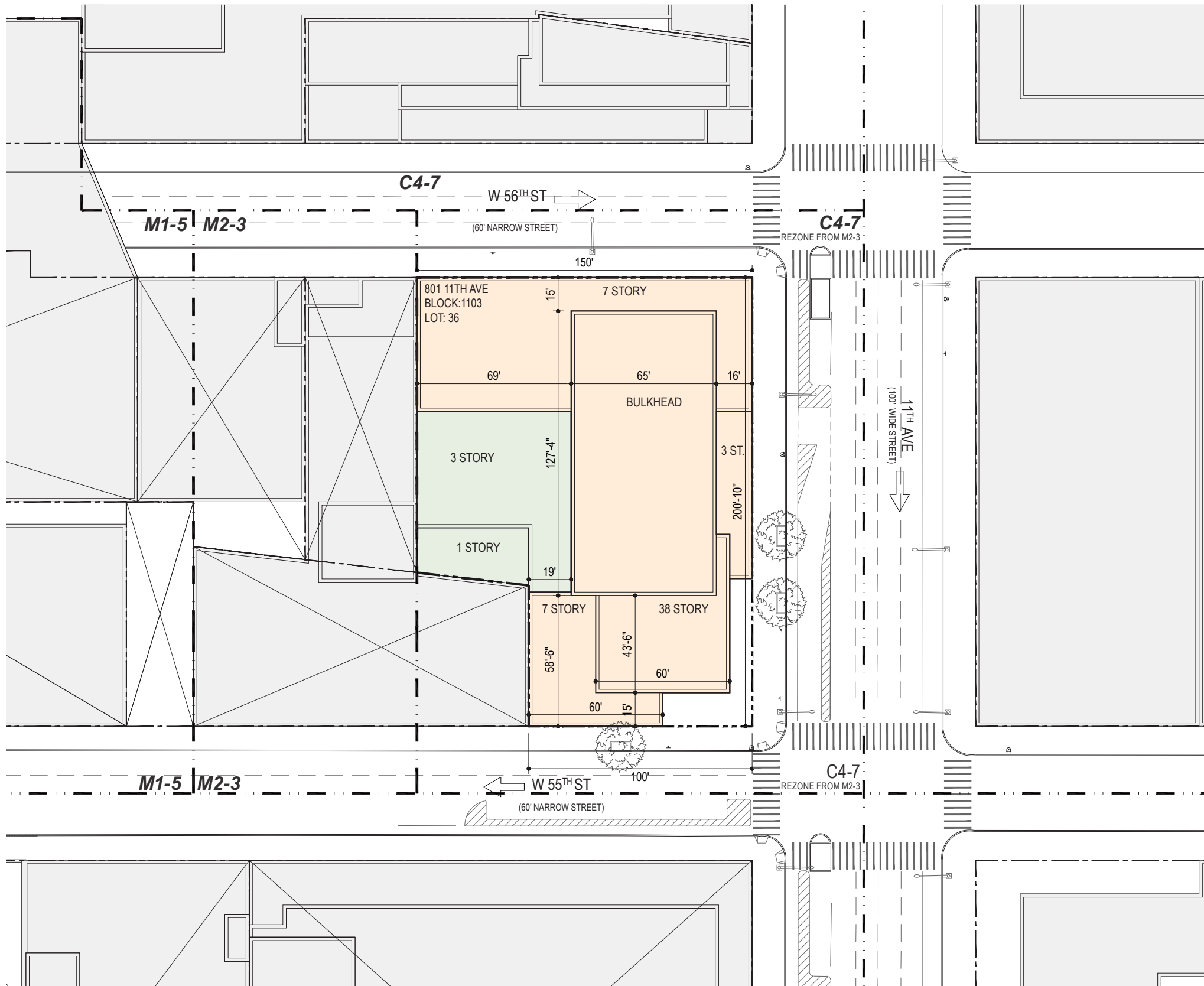
2. VIEW FROM 11TH AVE NE



3. VIEW FROM 11TH AVE N



4. VIEW FROM W 55TH ST SW



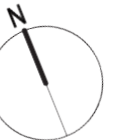
Proposed Zoning Floor Area

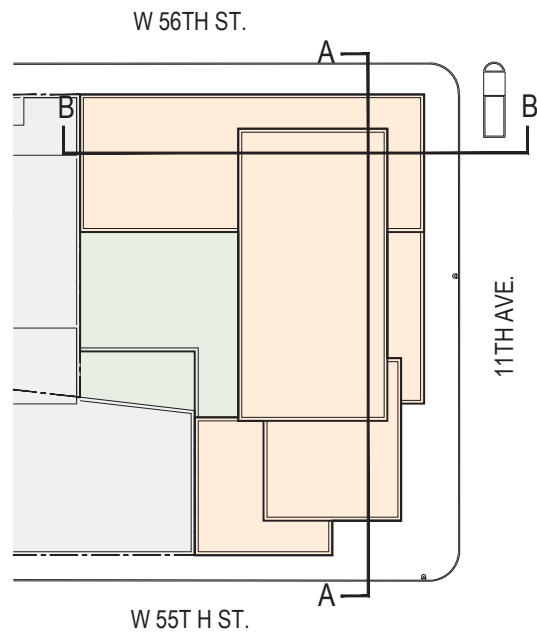
Residential: 321,958 SF
 Commercial: 64,392 SF
 Total: 386,350 SF

Proposed Number of Units

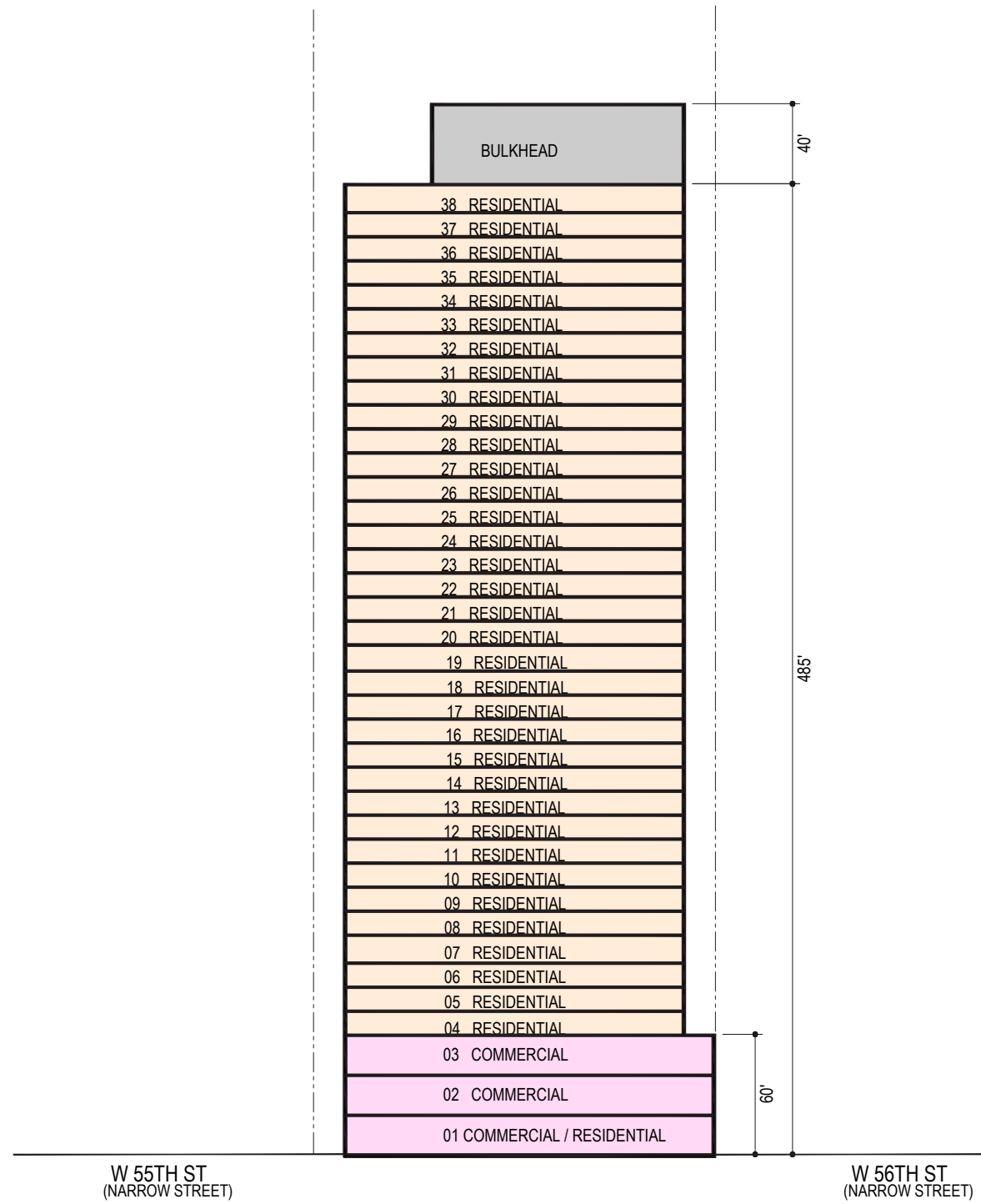
Affordable: 119 Units
 Market rate: 358 Units
 Total: 477 Units

1 SITE PLAN
 SCALE: 1" = 50'

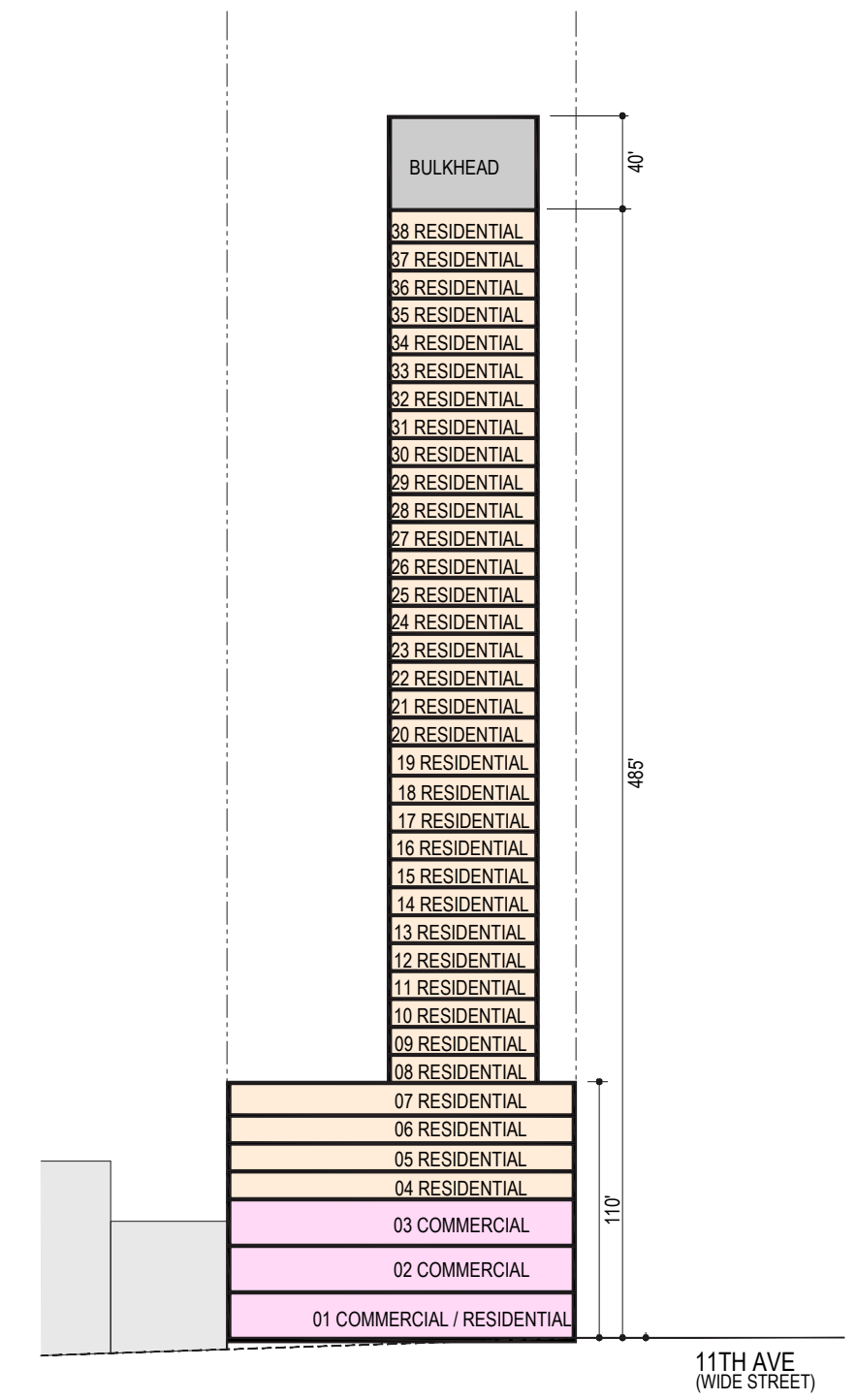




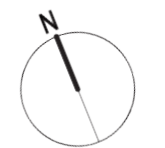
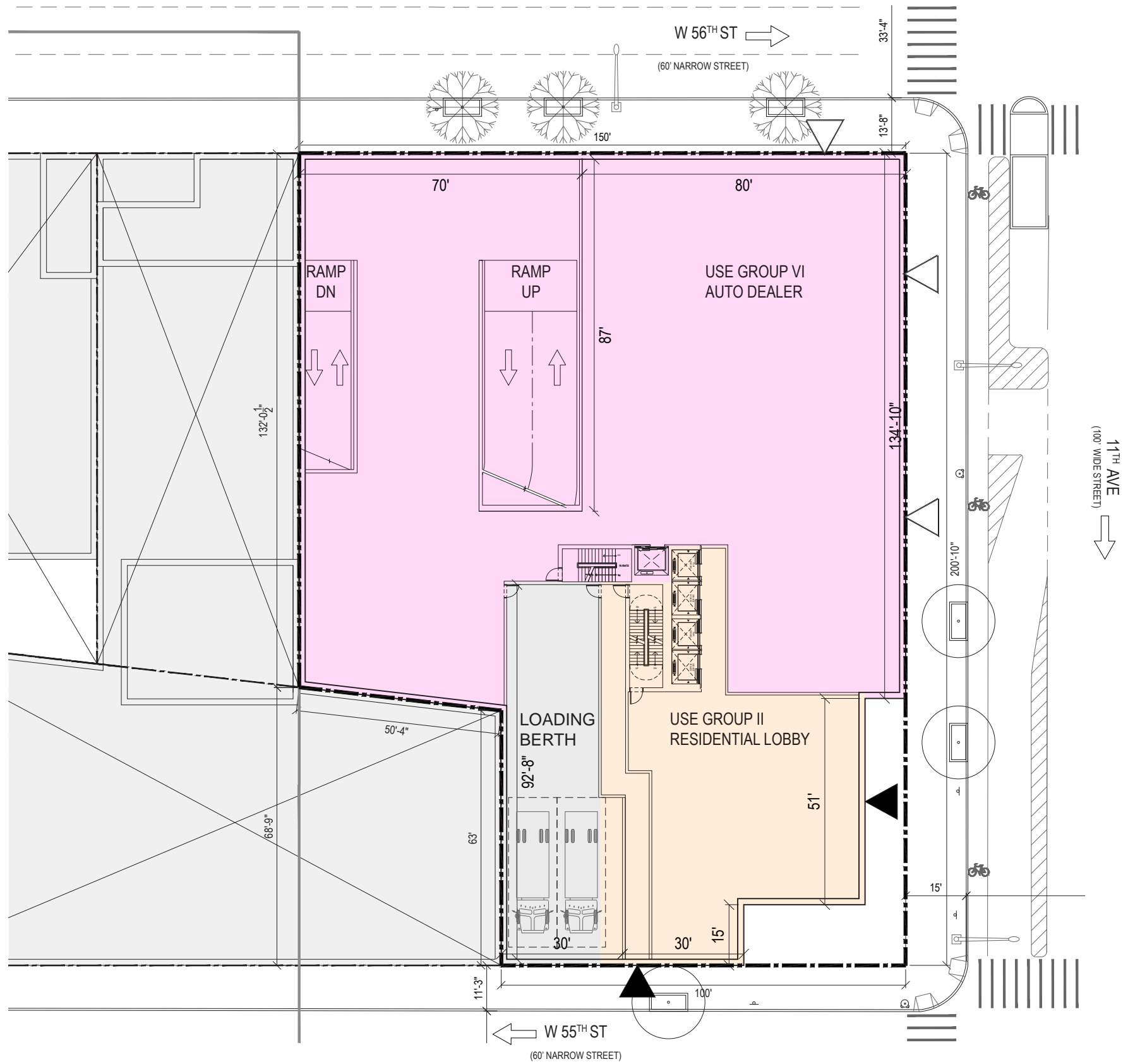
KEY PLAN



1 SECTION A-A
SCALE: 1"=80'

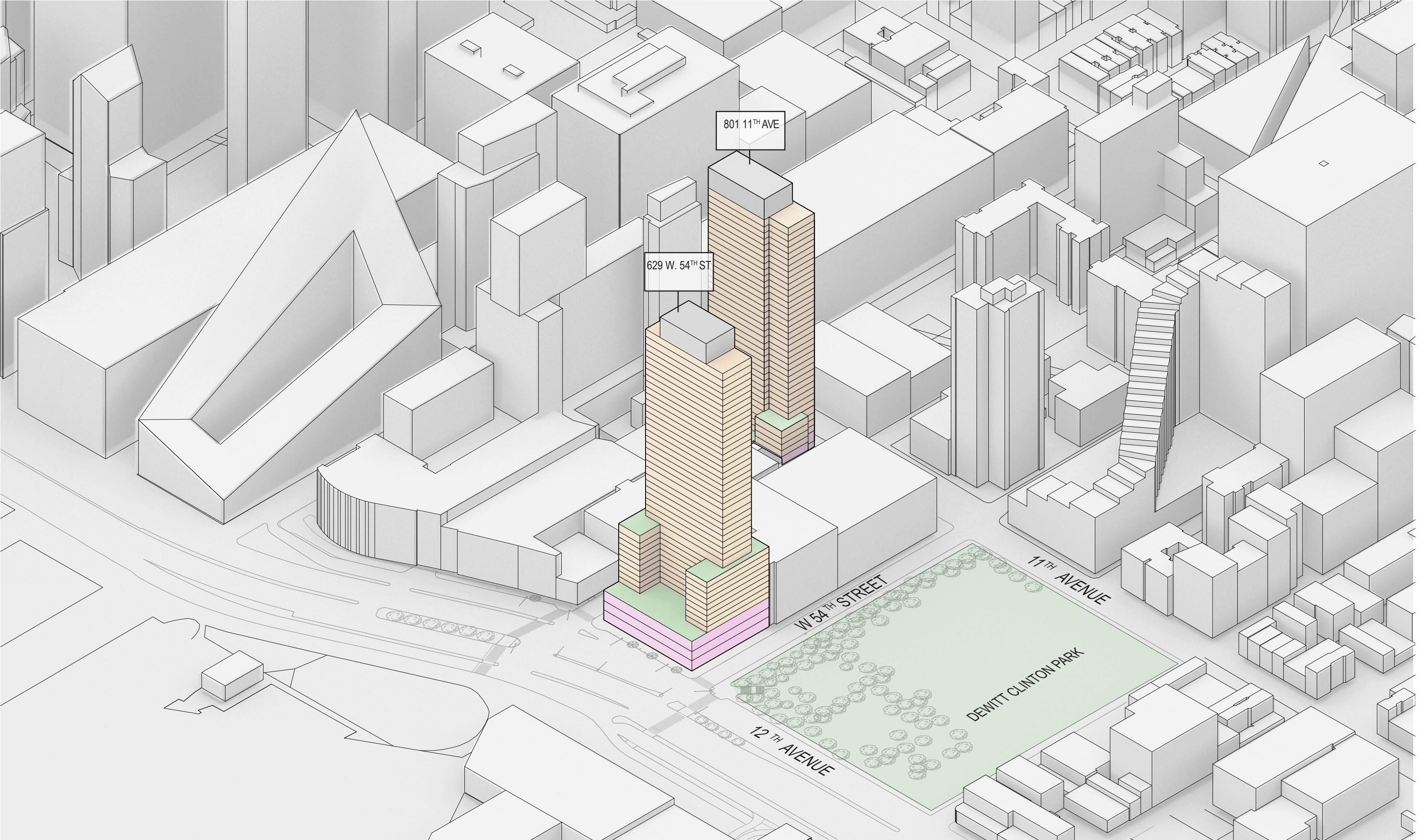


2 SECTION B-B
SCALE: 1"=80'









PROPOSED ACTIONS

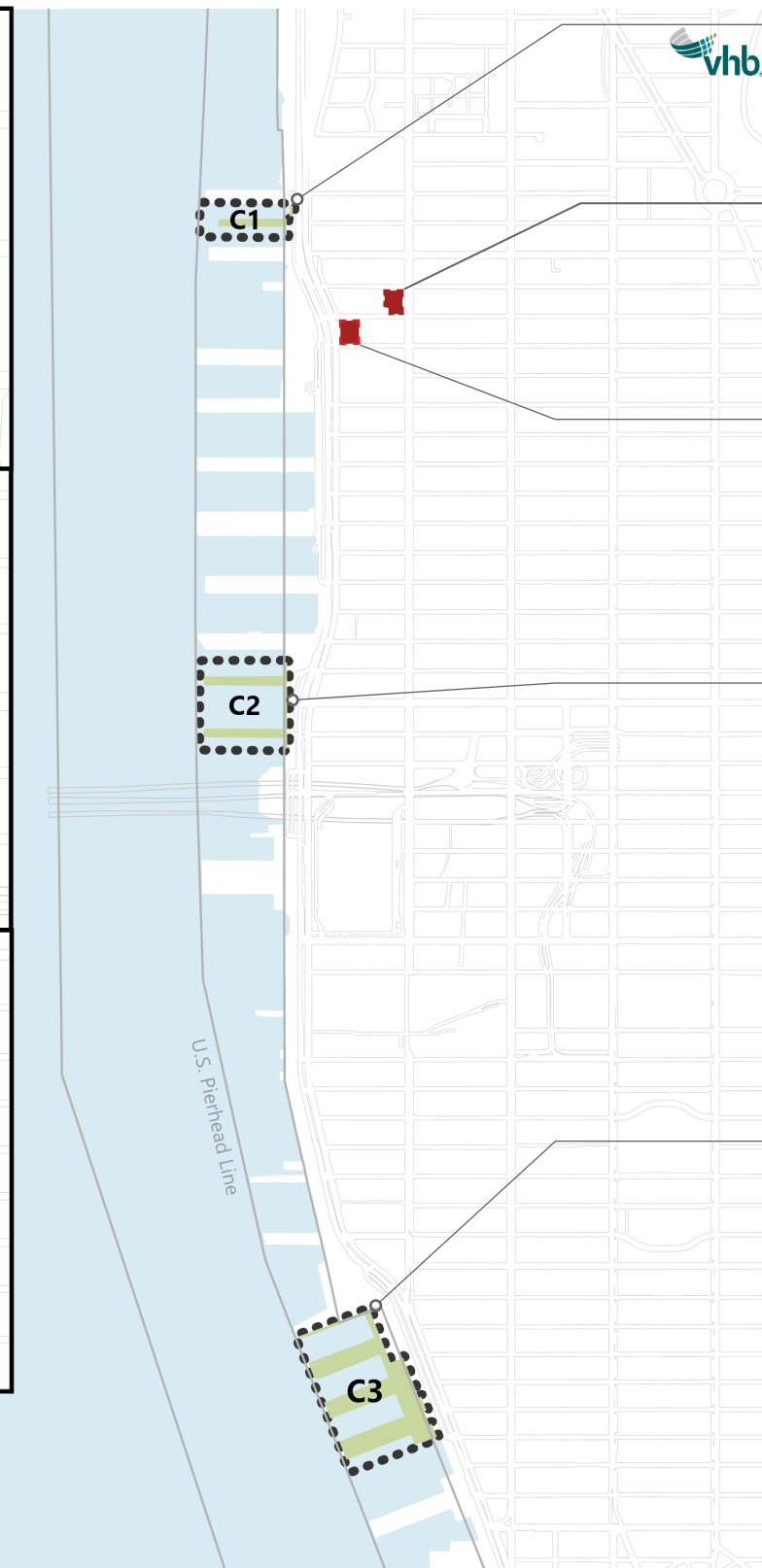
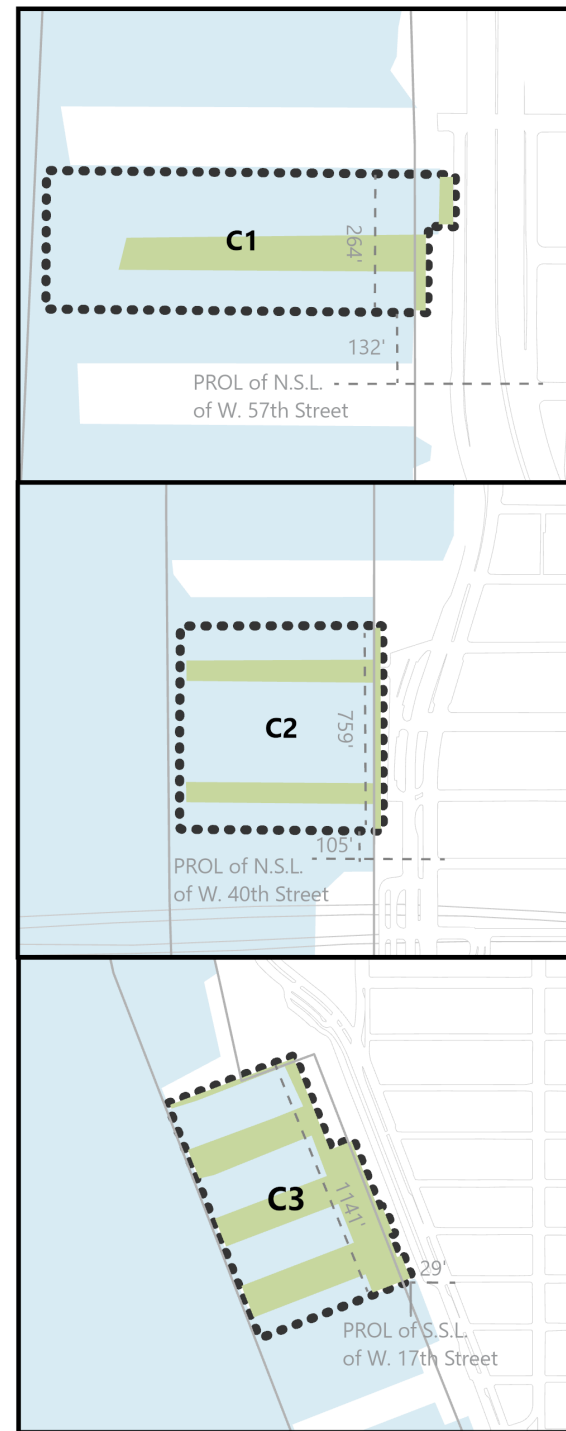
629 West 54th Street

1. Zoning Map Amendment:
 - Rezone from M2-4 to C4-7 district
 - Map development site and granting sites within the Special Hudson River Park District (HRP)
2. Zoning Text Amendment:
 - Define granting and receiving site in HRP
 - Designate MIH area
 - Allow for auto repair use in connection with auto showroom
 - Modify floor area regulations where special permit granted for HRP transfer
3. Special Permit (ZR 89-21):
 - Transfer of 84,349 SF from granting site in HRP
 - Modification of minimum base height, maximum base height and minimum setback.

801 11th Avenue

1. Zoning Map Amendment:
 - Rezone from M2-3 to C4-7 district
 - Map development site and granting sites within the Special Hudson River Park District (HRP)
2. Zoning Text Amendment:
 - Define granting and receiving site in HRP
 - Designate MIH area
 - Allow for auto repair use in connection with auto showroom
 - Modify floor area regulations where special permit granted for HRP transfer
3. Special Permit (ZR 89-21):
 - Transfer of 64,392 SF from granting site in HRP
 - Modification of street wall location.

GRANTING SITES



GRANTING SITE:
CON ED PIER
PIER 98

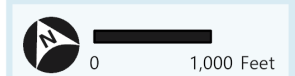
DEVELOPMENT SITE:
801 11TH AVE

DEVELOPMENT SITE:
629 WEST 54TH ST

GRANTING SITE:
CIRCLE LINE PIERS
PIER 81 & 83

GRANTING SITE:
CHELSEA PIERS
PIER 59, 60, 61

Path: \\vhb.com\gis\proj\NewYorkCity\22359.00 Garage Mgmt Co-629 W 54th Project\GISMapping_2021.aprx (bjeffery, 12/2/2024)



Special Hudson River Park District

Granting Site

ANTICIPATED HUDSON RIVER PARK IMPROVEMENTS

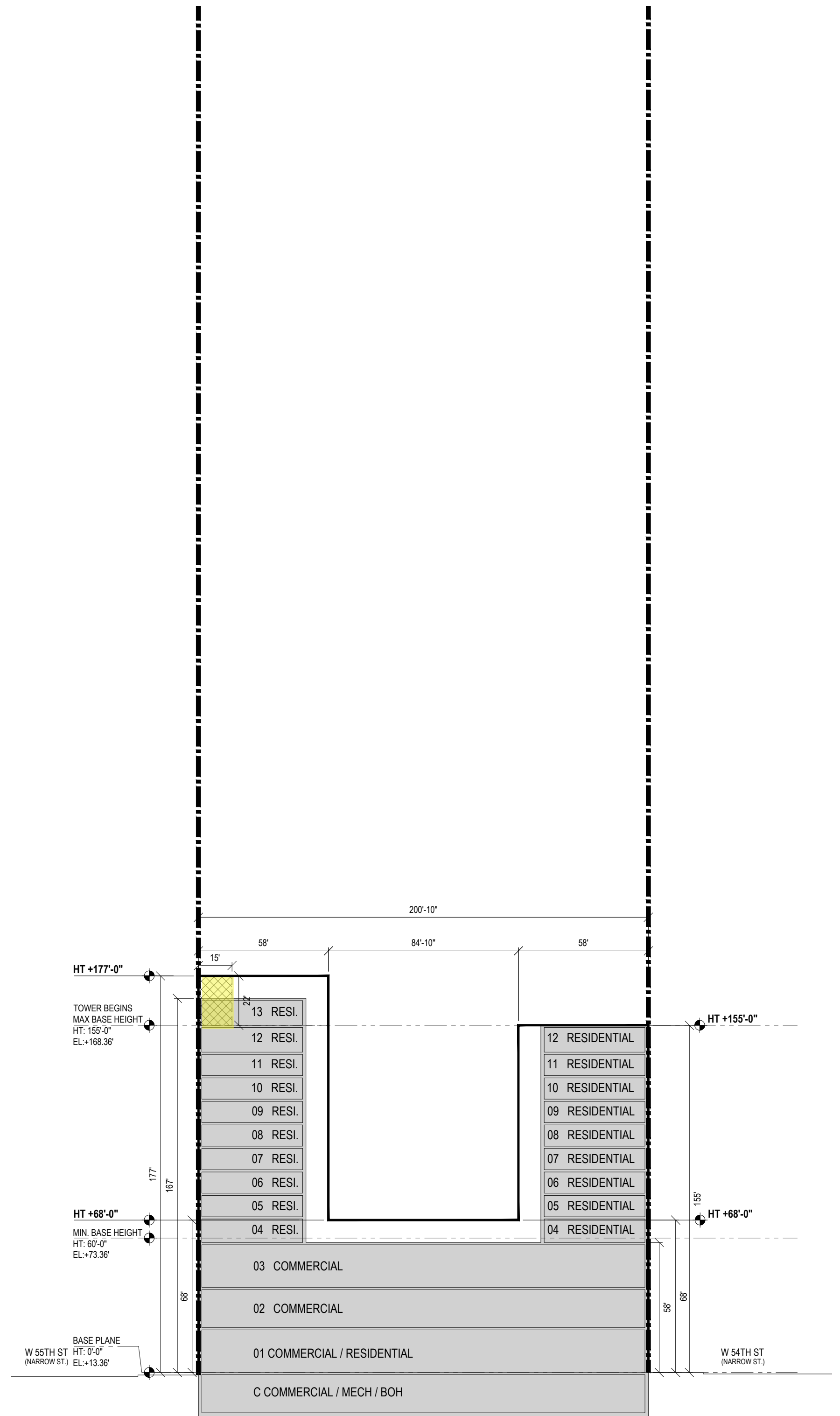
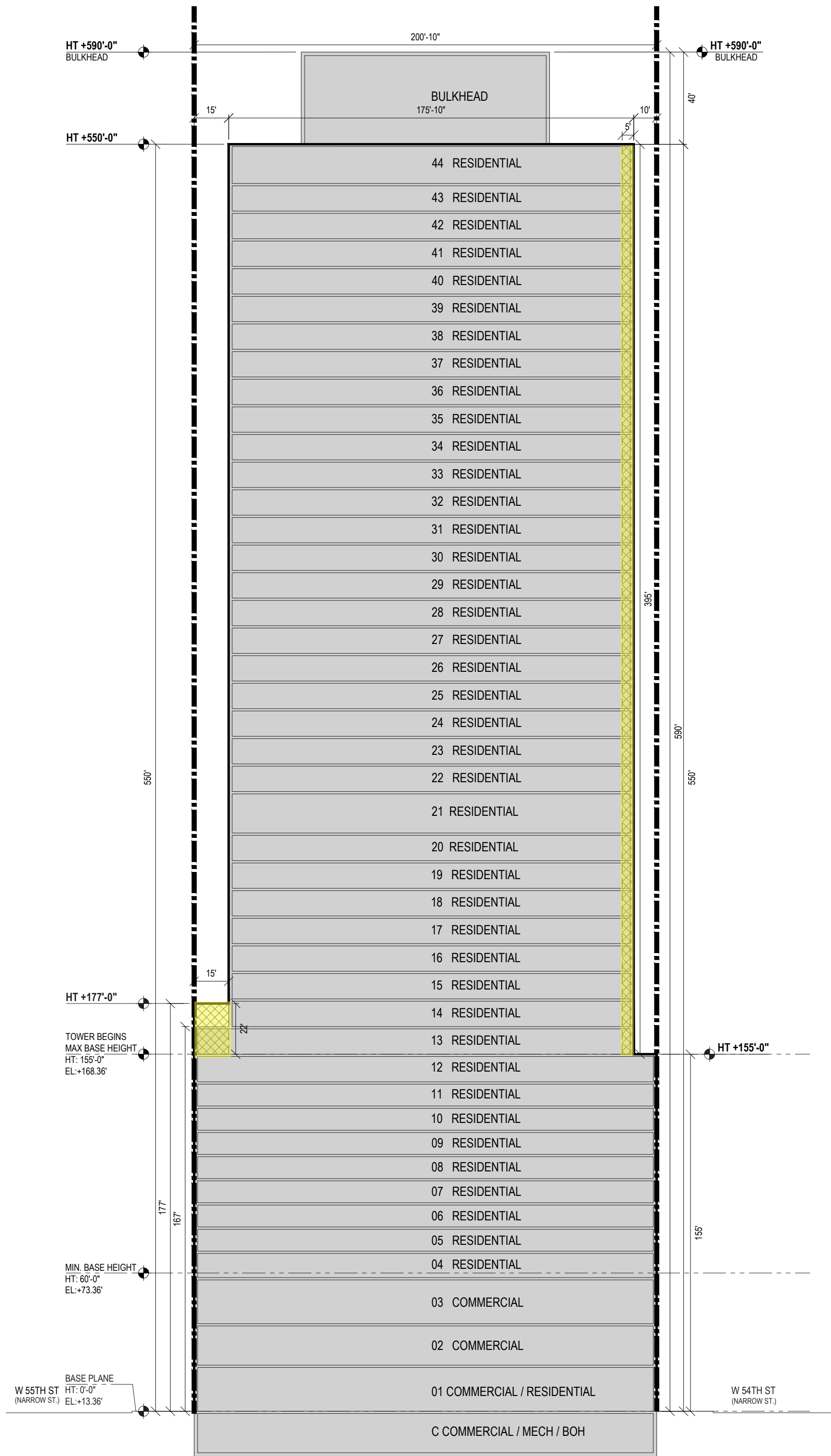




THANK YOU
DEWITT CLINTON PARK NORTH
629 WEST 54TH STREET / 801 11TH AVENUE

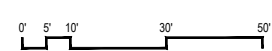
APPENDIX

DEWITT CLINTON PARK NORTH



1 SECTION
SCALE: 1/16" = 1'-0"

2 SECTION
SCALE: 1/16" = 1'-0"



LEGEND:

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- MINIMUM BASE HEIGHT WAIVER
ZR 35-432(A), ZR 23-432
HEIGHT AND SETBACK WAIVER
ZR 35-432, ZR 23-432, ZR 23-433

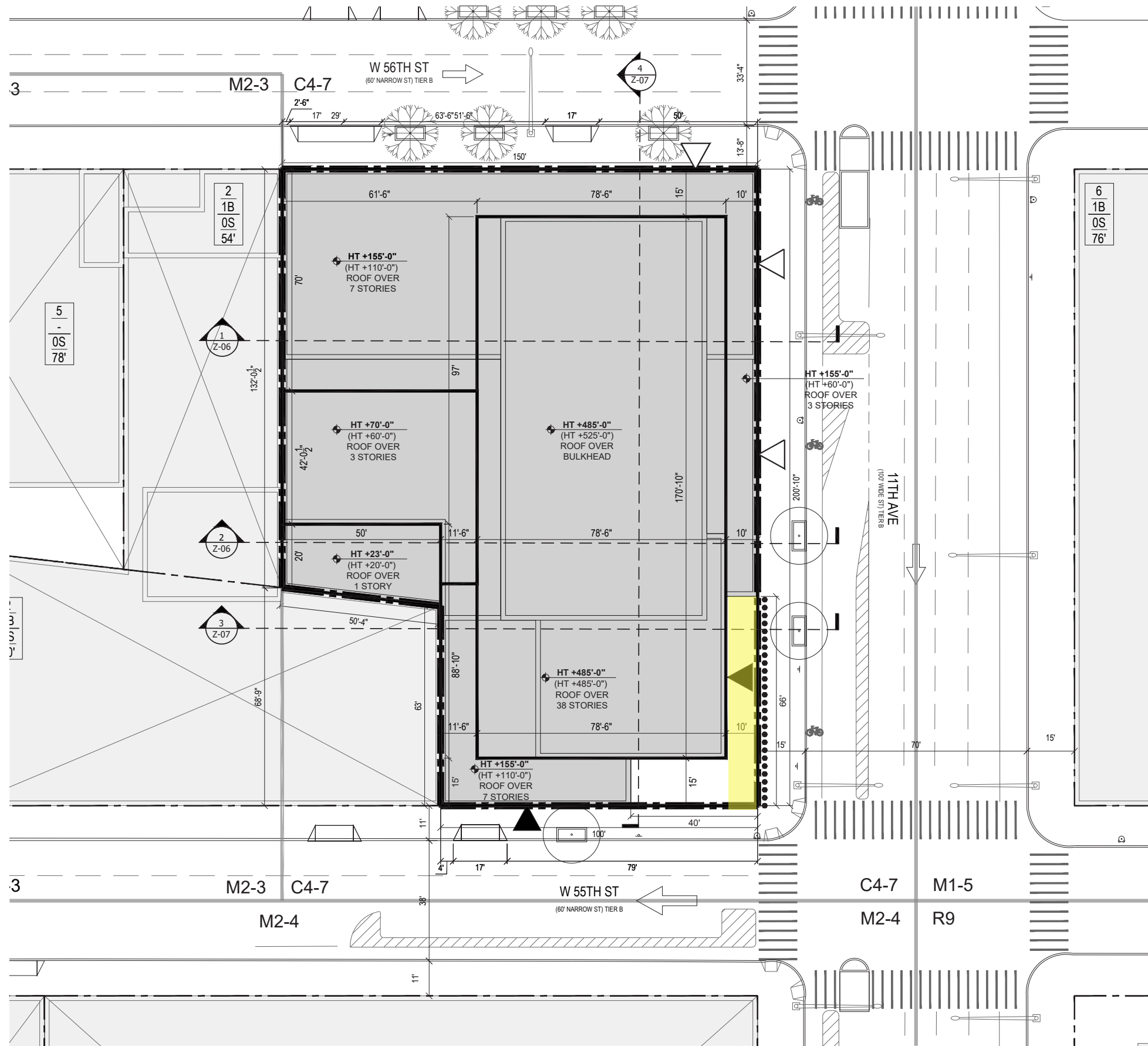
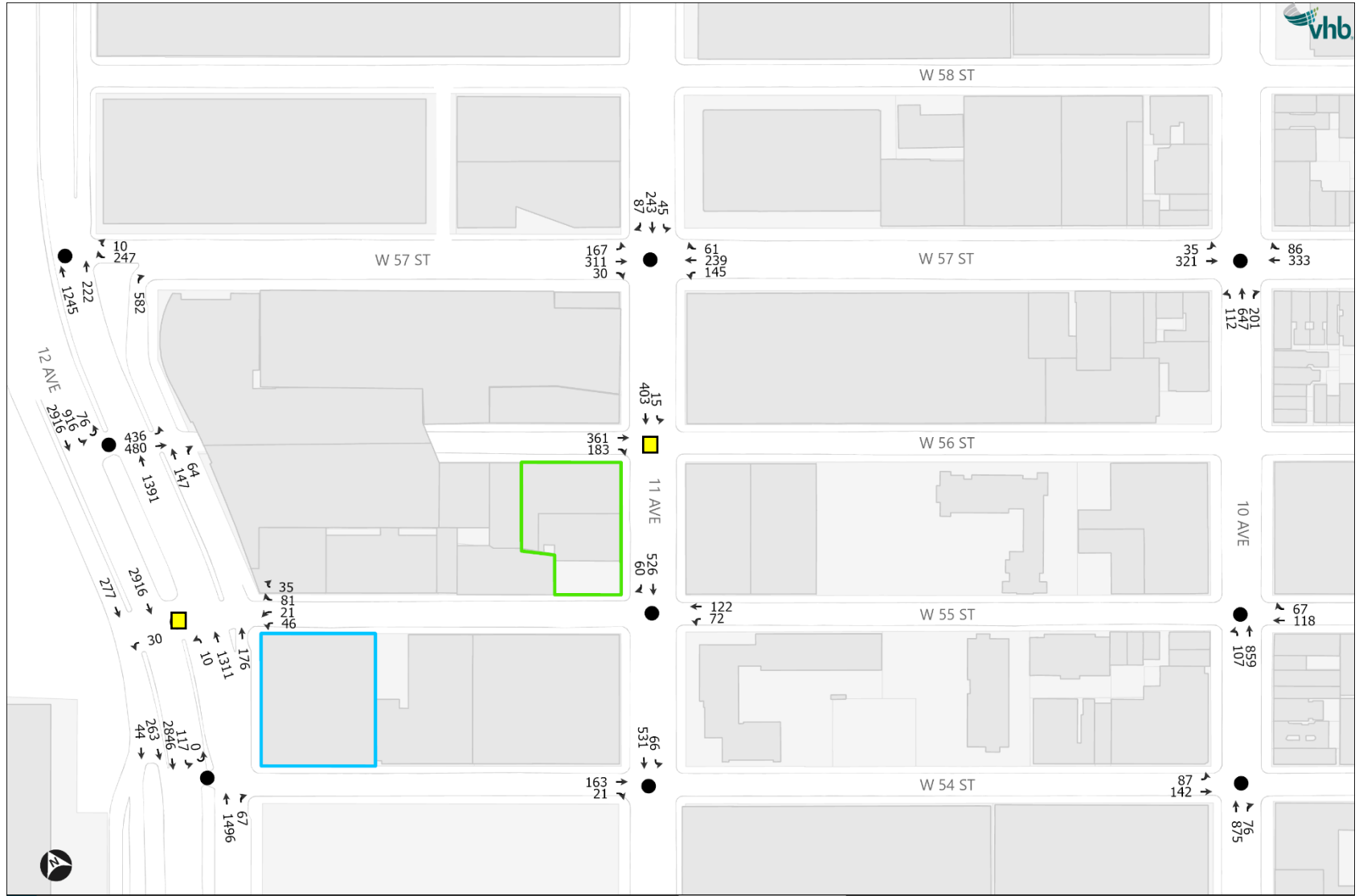


Figure 10-11 Transit Study Area

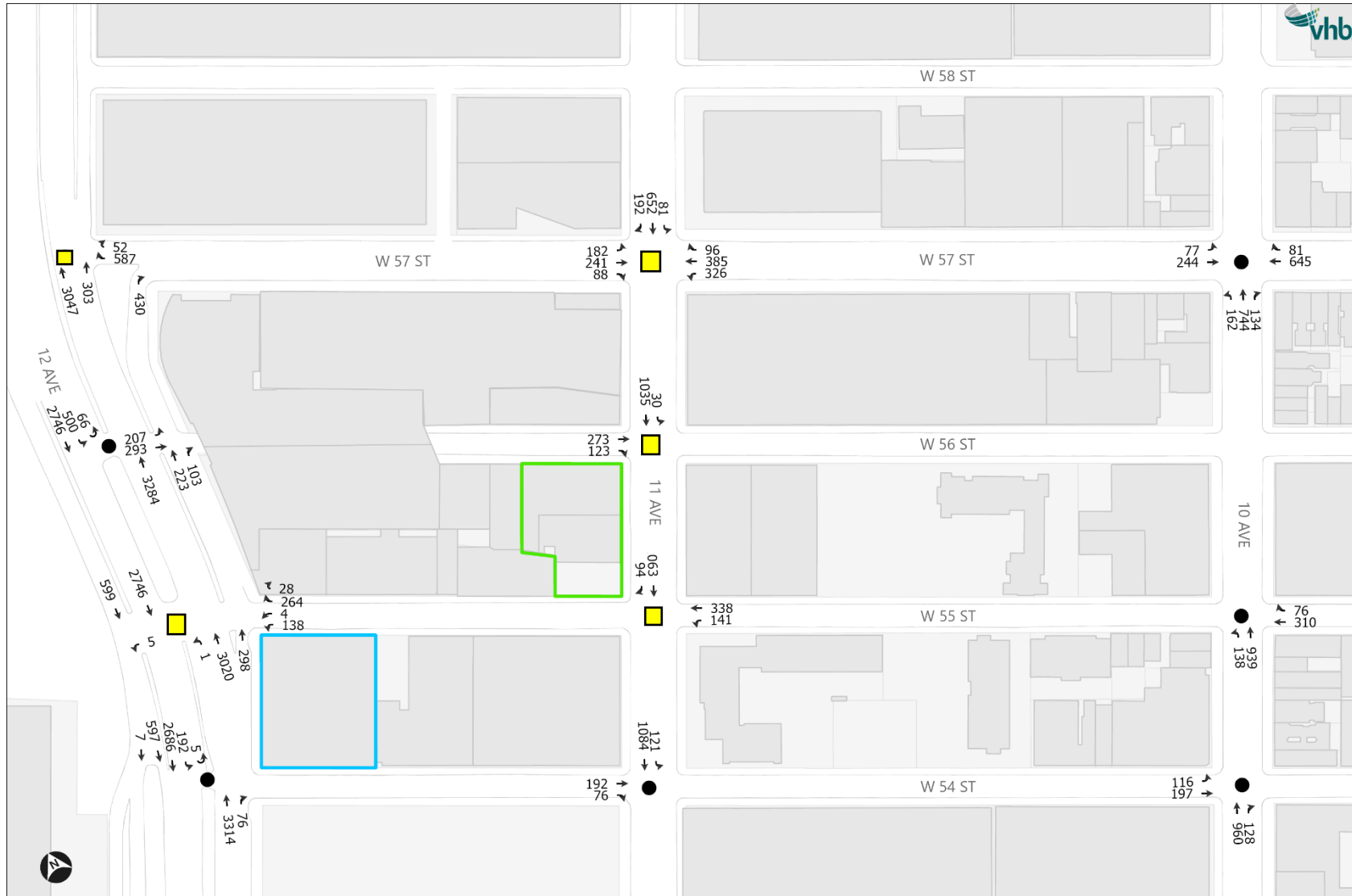


Construction With-Action Traffic Volumes – AM Peak Hour



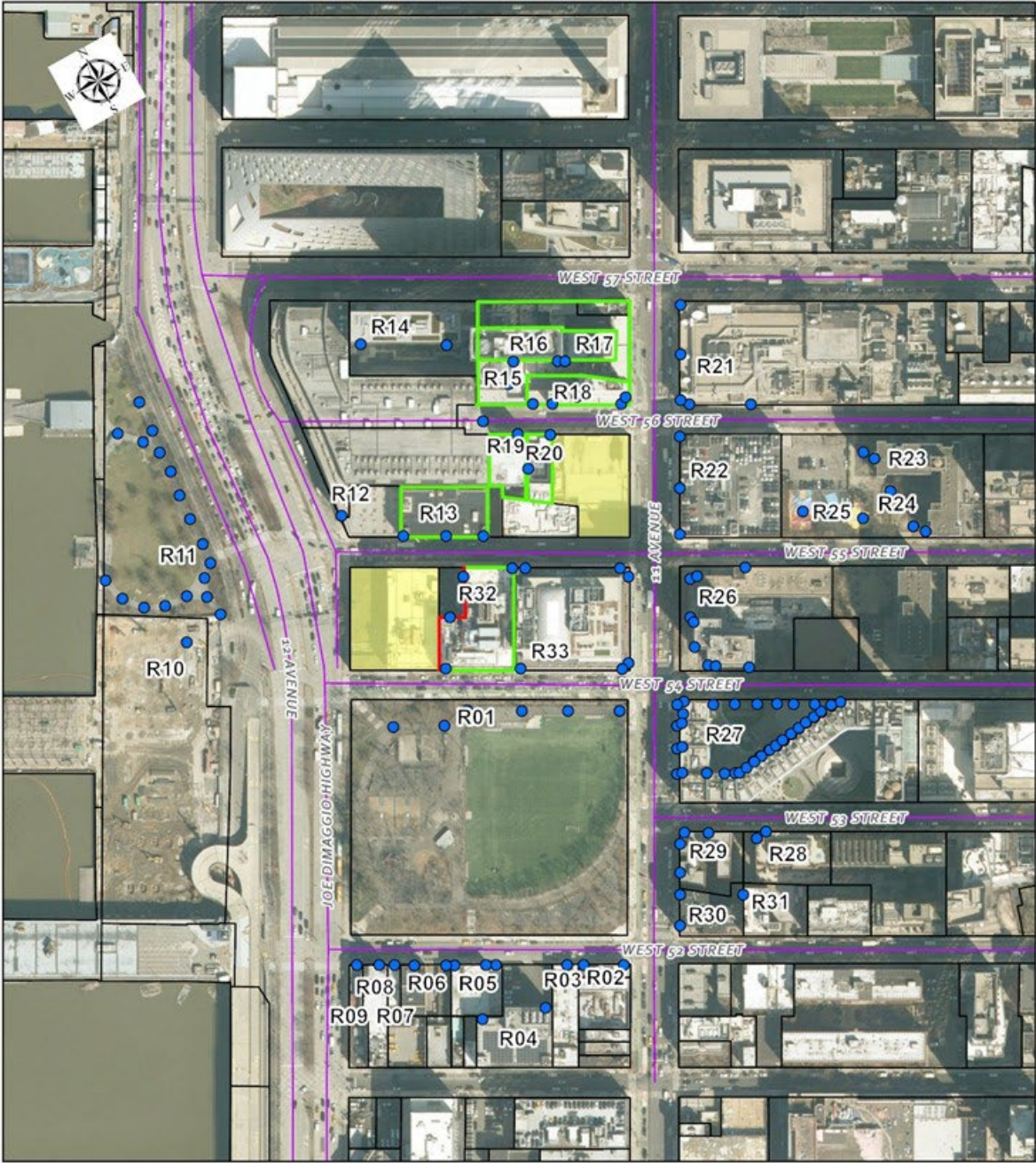
- Development Site 1
- Development Site 2
- Construction Traffic Study Intersections
- Impact location
- Construction Traffic Volumes

Construction With-Action Traffic Volumes – PM Peak Hour



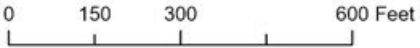
- Development Site 1
- Development Site 2
- Construction Traffic Study Intersections
- Impact location
- Construction Traffic Volumes

Construction Noise Impact



Legend

- Receptors
- Construction Site
- Lots
- Roadways
- No Impact
- Impact



Source: VHB, 2025