



# Allen Street Mall Demapping

Lower East Side, Manhattan CD3

250306 MMM & N 250307 ZRM

Review Session | December 1, 2025



# Project Summary

**Applicant:** NYC Department of Parks and Recreation

**Project Location:** Allen Street between Delancey and Rivington Street, Lower East Side, Manhattan CD 3

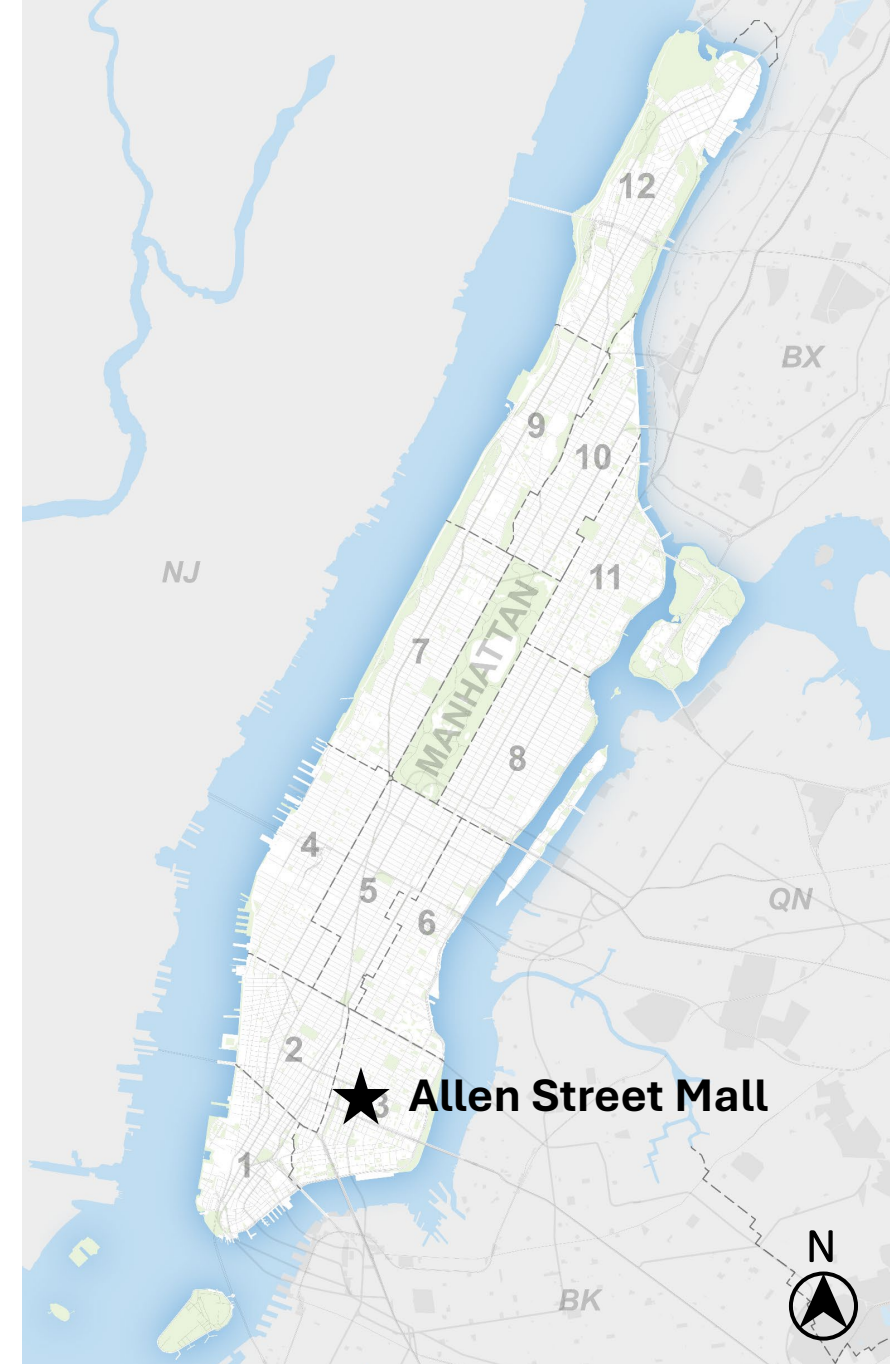
**Zoning District:** C4-4A, C6-2A

## Requested Actions:

- **City Map Amendment (MM)** to eliminate, discontinue and close of a portion of Allen Street between Delancey and Rivington Streets and map it as Park.
- **Zoning Text Amendment (ZR)** to preserve the current zoning regulations regarding lots fronting on a wide street for properties fronting Allen Street between Delancey and Rivington Streets.

## Proposed Development:

Designating the Project Area as a public park to give Parks full site control, including to repurpose the closed restroom as a concession to meet community needs.



# Project Background

## Allen Street Mall

- Allen Street between Delancey and Rivington Street is mapped at 138 feet wide and is City-owned right-of-way under Department of Transportation (DOT).
- The malls are divided into nine sections from East Houston to East Broadway totaling ~1.6 acres.
- Allen Street mall was built in mid-1920s under Borough President supervision.
- Since 1929, DPR has maintained the Allen Street malls per an agreement with the then-Manhattan Borough President, Julius Miller.



*Allen Street looking south from Rivington Street to Delancey Street (1929)*  
Source: NYC Department of Records & Information Services



# Project Background

## Restroom

- In 1930s, a 1,075 square foot restroom facility was built under the Borough President.
- In 1938, the Board of Estimate approved a resolution to transfer restroom facilities from the Borough President to the Commissioner of Parks.
- In 1950, the restroom was closed and the building has remained shuttered since.

## Reactivation

- CB 3 has called on Parks to reactivate the building for neighborhood use.
- DOT and Parks determined demapping ROW and mapping as parkland is required.
- In 2015, DOF issued Block 415, Lot 150 to the mall.
- Parks will continue to work with the community to identify a specific use for the site.





# Surrounding Area

## Project

- Project Area
- Rezoning Area

- Proposed Street to be Demapped
- Development Site
- 600 Foot Radius

## Zoning

- Zoning District

C1-1  
C1-2  
C1-3  
C1-4  
C1-5  
C2-1  
C2-2  
C2-3  
C2-4  
C2-5

- Special Purpose District

## Land Use

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

## Transportation

- Subway Stop
- Subway Entrance



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<https://applicantmaps.planning.nyc.gov/projects/PV/bbAD5Y0VV11aUbusK/edit/map/edit>

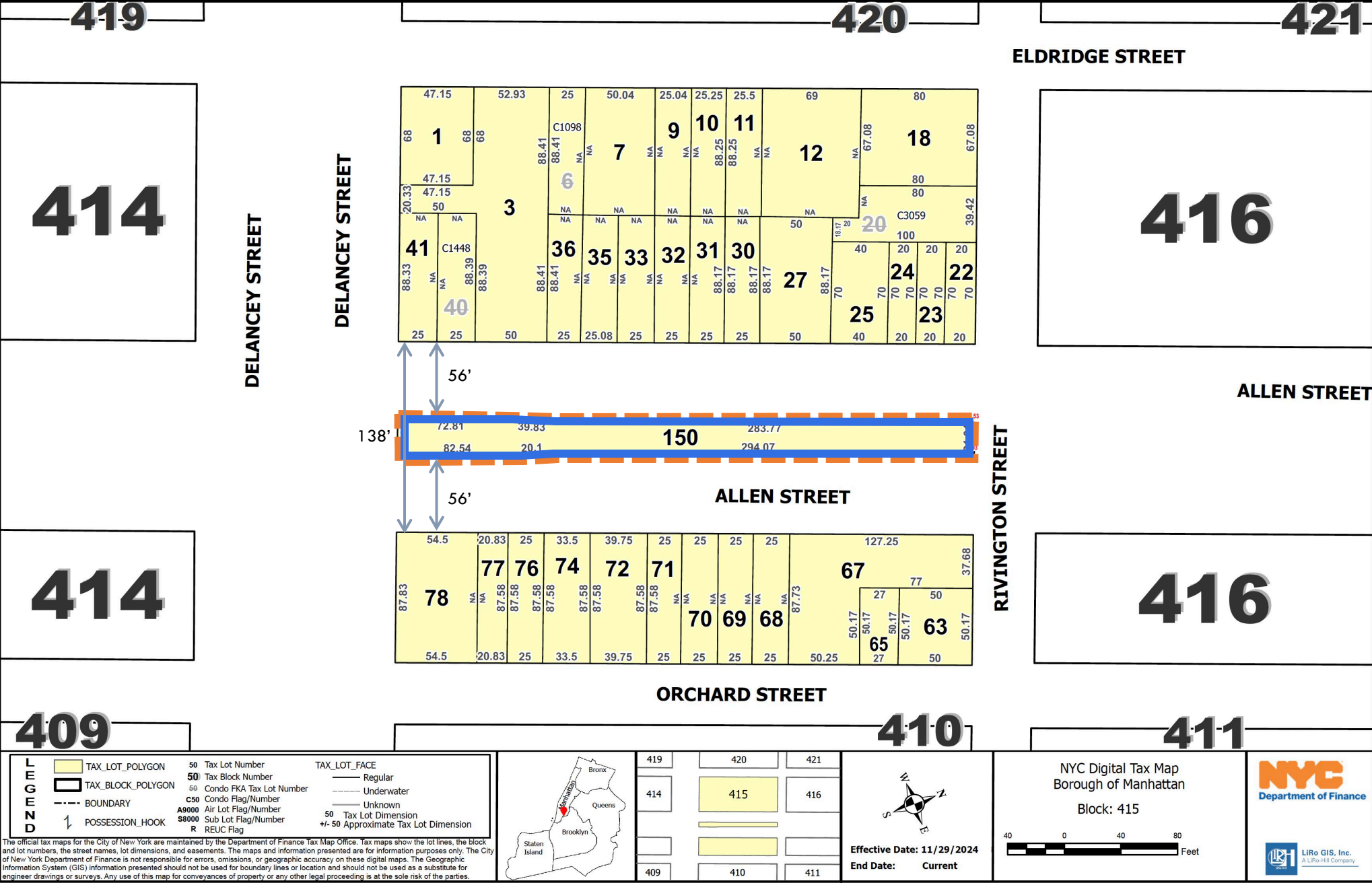


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PLANNING







# Project Area



- Development Site
- Street Proposed to Be Demapped and Established as Park



# Project Area

-  Development Site
-  Street Proposed to Be Demapped and Established as Park





# Site Photos

1

View of the street to be demapped facing northeast from Delancey Street.





# Site Photos

2

View of Allen Street Mall facing northwest.





# Site Photos

View of the mid-portion of Allen Street Mall to be demapped.





# Actions

City Map Amendment (MM): to **eliminate, discontinue and close** of a portion of Allen Street between Delancey and Rivington Streets and **establish it as parkland**.









# Summary of Requested Actions

**Applicants:** NYC Department of Parks and Recreation

## Requested Actions:

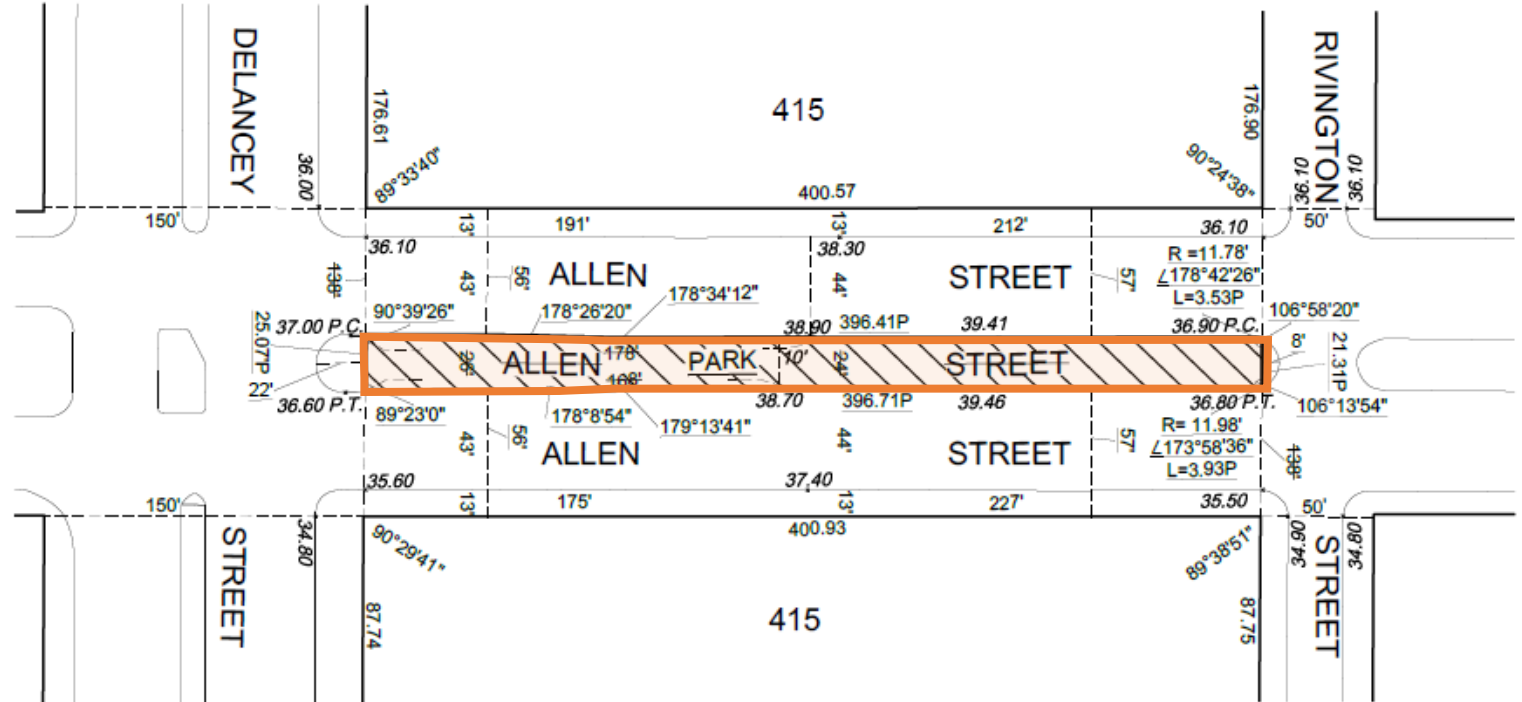
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## Proposed Development:

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Street proposed to be demapped and established as Park



## LEGEND

	Indicates street line heretofore established and hereby retained.
	Indicates street line hereby established.
400.92	Indicates dimension heretofore established and hereby retained.
397.50	Indicates hereby established.
437.74	Indicates dimension heretofore established and hereby eliminated.
40.09	Indicates elevation heretofore established and hereby retained.
21.31P	Indicates Park dimension hereby established.
607	Indicates tax block number.
	Indicates Park hereby established.



# Thank You!

