



**IN THE MATTER OF** an application submitted by 760 12th LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending provisions of ARTICLE VII, Chapter 9 (Special Hudson River Park District) and ARTICLE IX, Chapter 6 (Special Clinton District) and amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

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This application for a zoning text amendment (N 260062 ZRM) was filed by 760 12<sup>th</sup> LLC on December 12, 2025. The proposed zoning text amendment would modify the regulations of the Special Hudson River Park District, define new granting and receiving sites within the special district, modify the use and bulk regulations for sites within C4-7 districts in the special district, modify the regulations of the Special Clinton District to reconcile the Special Clinton District with the Special Hudson River Park District, and designate a Mandatory Inclusionary Housing (MIH) area on the receiving site that is subject to the requested actions.

Along with the related actions, the proposed zoning text amendment would facilitate the redevelopment of 629 West 54<sup>th</sup> Street (Block 1102, Lot 11) with a mix of commercial and residential uses totaling approximately 506,000 square feet of floor area. The actions would also enable a transfer of floor area to support certain intended improvements and capital maintenance in the Hudson River Park within Community District 4.

## **RELATED ACTIONS**

In addition to the zoning text amendment (N 260062 ZRM) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission

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<sup>1</sup> This report (N260062ZRM) was administratively corrected on March 15, 2026. The original report inadvertently referenced an incorrect Calendar No. 20.

(CPC) on the following applications, which are being considered concurrently with this application:

- C 260060 ZMM**      Zoning map amendment to change the M2-4(CL) zoning district to a C4-7 (CL) district and establish the Special Hudson River Park District
- C 260061 ZSM**      Special permit to transfer floor area and modify bulk regulations in connection with the proposed mixed-use development.

## **BACKGROUND**

A full background discussion and description of this application appear in the report for the related special permit (C 260061 ZSM)

## **ENVIRONMENTAL REVIEW**

The application (N 260062 ZRM), in conjunction with the related applications for a zoning map amendment (C 260060 ZMM) and a zoning special permit (C 260061 ZSM), was reviewed pursuant to New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* And the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is: 25DCP049M. The lead is the CPC. A summary of the environmental review and the Final Environmental Impact Statement appear in the report for the related zoning special permit (C 260061 ZSM).

## **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY**

This application (N 260062 ZRM), along with the related applications for a zoning map amendment (C 260060 ZMM) and a zoning special permit (C 260061 ZSM), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is: 23-225.

## **PUBLIC REVIEW**

The application (N 260062 ZRM) was referred to Manhattan Community Board 4 and the Manhattan Borough President for information and review on December 23, 2025 in accordance with the procedures for non-ULURP matters along with the related actions (C 260061 ZSM and C 260060 ZMM), which were certified as complete by the Department of City Planning on December 15, 2025, and duly referred to Manhattan Community Board 4 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York Section 202(b).

### **Community Board Review**

Manhattan Community Board 4 held a public hearing on the application (N 260062 ZRM) on February 4, 2026, and on February 23, 2026, submitted a recommendation to disapprove the application with conditions by a vote of 33 in favor, 1 against, and 1 abstaining. A summary of the Community Board's conditions and recommendations appears in the report for the related special permit (C 260061 ZSM).

### **Borough President Recommendation**

The application (N 260062 ZRM) was considered by the Manhattan Borough President who issued a recommendation on March 25, 2026, recommending approval of the application with conditions. A summary of the Borough President's conditions and recommendations appears in the report for the related special permit (C 260061 ZSM).

### **City Planning Commission Hearing**

On March 18, 2026 (Calendar No. 6), the CPC scheduled April 1, 2026, for a public hearing on this application (N 260062 ZRM) and the related actions (C 260061 ZSM and C 260060 ZMM). The hearing was duly held on April 1, 2026 (Calendar No. 16), in conjunction with the public hearings on the applications for the related actions (C 260061 ZSM and C 260060 ZMM). Thirteen speakers testified for the proposed project, two speakers were in conditional opposition, and eleven speakers were in support.

A summary of the CPC Public Hearing appears in the report for the related special permit (C 260061 ZSM).

## **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (N 260062 ZRM), in conjunction with the related zoning special permit (C 260061 ZSM) and zoning map amendment (C 260060 ZMM), is appropriate. A full consideration and the reasons for approving this application appear in the report for the related special permit (C 260061 ZSM).

## **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on April 30, 2026, with respect to this application (CEQR No. 25DCP049M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and
2. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable by incorporating as conditions to approval, pursuant to the Restrictive Declaration, attached to this report, those project components related to the environment and mitigation measures that were identified as practicable and the placement of (E) designation ( E-869) for hazardous materials, air quality and noise; and
3. Development pursuant to this resolution shall be allowed only after the attached restrictive declaration dated May 13, 2026, executed by 760 12th LLC, the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 200 of the New York City Charter that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Sections 12-10 or 89-02;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

## **ARTICLE VIII**

### **SPECIAL PURPOSE DISTRICTS**

#### **Chapter 9**

#### **Special Hudson River Park District**

#### **89-00**

#### **GENERAL PURPOSES**

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#### **89-02**

#### **Definitions**

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in this Section.

## Granting site

Within the #Special Hudson River Park District#, a “granting site” is a #zoning lot#, or a portion of a #zoning lot#, within ~~the areas~~ Area A, identified as “A1”, ~~or “B1”~~ or within Area B, identified as “B-G1”, “B-G2” or “B-G3”, on the map in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# within an area

that shares the same letter designation. For example, a #granting site# within ~~area~~ Area A1 may transfer #floor area# to a #receiving site# within ~~area~~ Area A2, but not to a #receiving site# within ~~area B2~~ Area B.

## Receiving site

Within the #Special Hudson River Park District#, a “receiving site” is a #zoning lot#, within ~~the area~~ Area A, identified as “A2”, ~~“B2”~~, ~~or “B3”~~ or within Area B, identified as “B-R1”, “B-R2” or “B-R4” on the maps in the Appendix to this Chapter, to which #floor area# of a #granting site# may be transferred.

\* \* \*

## 89-10

### USE AND BULK REGULATIONS

## 89-11

### Use and Bulk Regulations on Receiving Sites

The #use# and #bulk# regulations applicable to a #receiving site# shall be modified as follows:

- (c) C6-4 Districts

Within Area A2 on the maps in the Appendix to this Chapter, the #use# and #bulk# regulations of the underlying C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within ~~Areas B2 and B3~~ Area B-R1 and Area B-R2, the #use# and #bulk# regulations of the underlying C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

- (c) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the underlying C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

(c) C4-7 Districts in Area B-R4

The #use# and #bulk# regulations of the underlying C4-7 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C4-7, C6-3, C6-4, or M1-5 District shall only apply to such approved #development#, #enlargement# or #conversion#. However, in C4-7 Districts, automobile dealers and all other motor vehicle dealers, as listed in Use Group VI, may include these additional #uses# only: repair services or preparation of vehicles for delivery.

## **89-12**

### **Special Floor Area Regulations Within Areas ~~B2 and B3~~ B-R1 and B-R2**

Within Areas ~~B2 and B3~~ B-R1 and B-R2 on the maps in the Appendix to this Chapter, where a special permit by the City Planning Commission on a #receiving site# is sought pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), and the #bulk# regulations of the underlying C6-4X District apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites), the #floor area ratio# for #qualifying affordable housing# shall be 10.0 within a #Mandatory Inclusionary Housing area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only, as set forth in Section 89-21.

## **89-13**

### **Special Floor Area Regulations Within Area B-R4**

Within Area B-R4 on the maps in the Appendix to this Chapter, where a special permit by the City Planning Commission on a #receiving site# is sought pursuant to Section 89-21 (Transfer of Floor Area from Hudson River Park), and the bulk regulations of the underlying C4-7 District apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites), the #floor area ratio# for #qualifying affordable housing# shall be 12.0 within a

#Mandatory Inclusionary Housing area#, and such maximum residential #floor area ratio# may be increased to a maximum of 14.4 as set forth in Section 89-21.

\* \* \*

## **89-20**

### **SPECIAL PERMITS**

## **89-21**

### **Transfer of Floor Area from Hudson River Park**

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations, except #floor area# regulations, for a #development#, #enlargement#, or #conversion# located on such #receiving site#. In addition, for #receiving sites# within Area ~~B2~~ B-R1 on the maps in the Appendix to this Chapter, the Commission may exempt floor space from the definition of #floor area# in a #building# that contains an ambulance station and may increase the maximum number of #accessory# off-street parking spaces permitted for such station.

\* \* \*

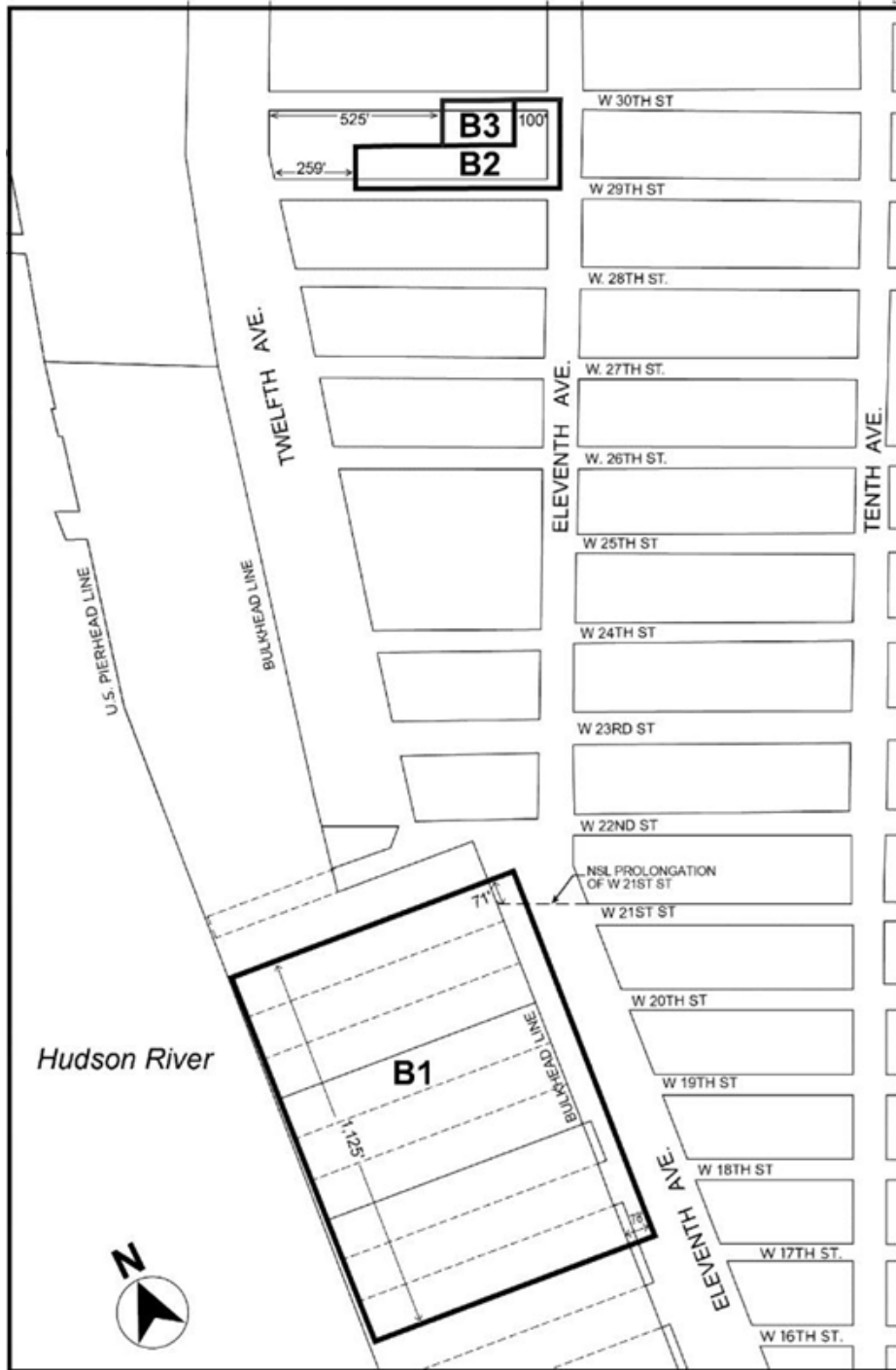
## **APPENDIX**

### **Special Hudson River Park District Plan**

\* \* \*

Map 2. Transfer of Floor Area — Granting and Receiving Sites within ~~Areas B1, B2~~  
and ~~B3~~ Area B


[EXISTING MAP]



- Special Hudson River Park District
- B1** Area within which a *granting site* may be located
- B2** Area within which a *receiving site* may be located
- B3** Area within which a *receiving site* may be located

[PROPOSED MAP]



 Special Hudson River Park District

**B-G** Area within which a *granting site* may be located

**B-R** Area within which a *receiving site* may be located

\* \* \*

**ARTICLE IX**  
**SPECIAL PURPOSE DISTRICTS**

**Chapter 6**  
**Special Clinton District**

**96-00**  
**GENERAL PURPOSES**

\* \* \*

**96-02**  
**General Provisions**

Except as modified by the express provisions of this Chapter, the regulations of the underlying districts, or as modified by the #Special Midtown District#, remain in effect.

The #Special Midtown District# and its regulations, where applicable in the #Special Clinton District#, shall also apply and shall supplement or supersede regulations as set forth in this Chapter pursuant to Section 96-22 (Special Regulations for Eighth Avenue Perimeter Area). In the event of any conflict or discrepancy between the regulations, the more restrictive regulations shall apply in accordance with Section 11-22 (Application of Overlapping Regulations). This portion of the Special Purpose District is designated on the #zoning map# by the letters “CL-MiD.”

Wherever the #Special Clinton District# includes an area which also lies within the #Special Hudson River Park District#, the requirements of the #Special Hudson River Park District#, as set forth in Article VIII, Chapter 9, shall apply.

In #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood

Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

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**APPENDIX F**

**Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas**

\* \* \*

**MANHATTAN**

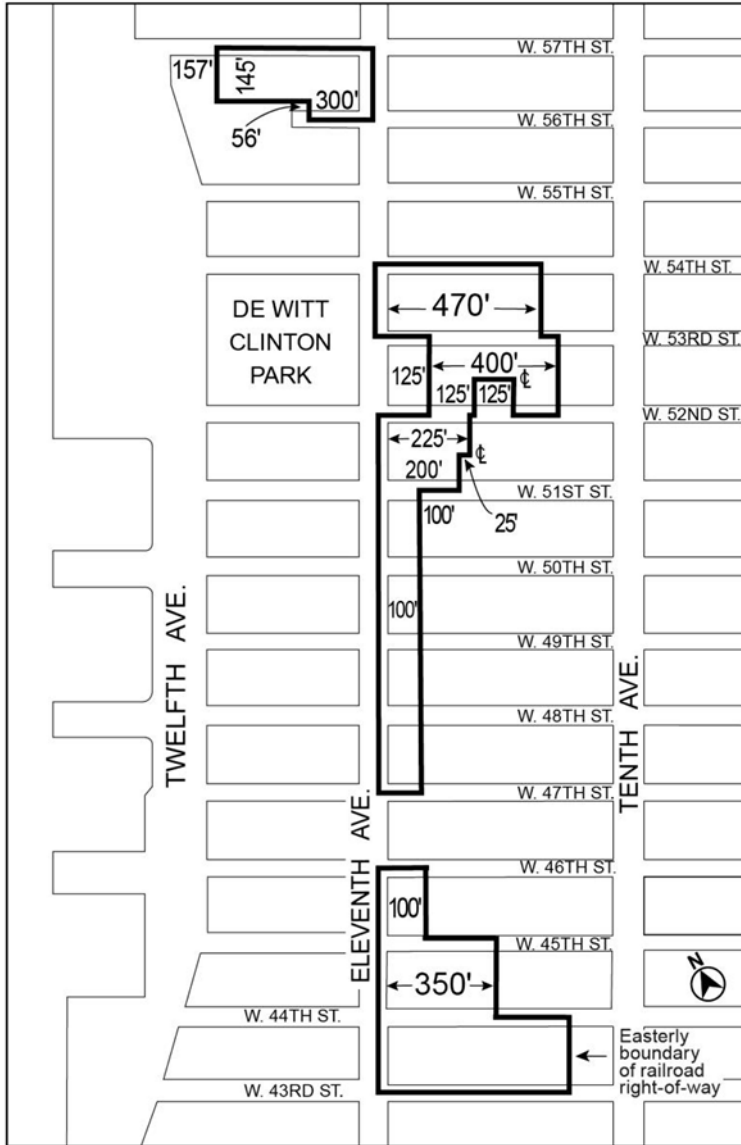
\* \* \*

**Manhattan Community District 4**

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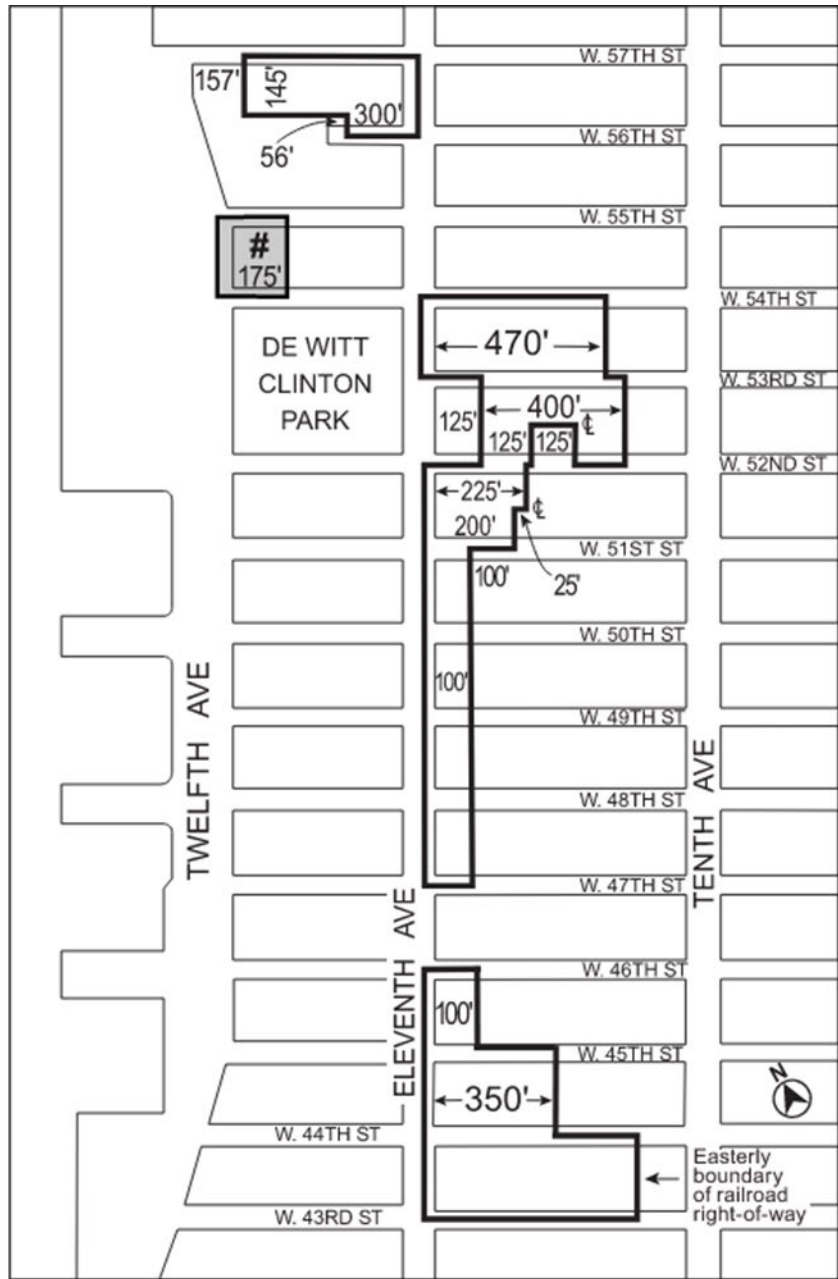
Map 2 – [date of adoption]



[EXISTING MAP]



 *Inclusionary Housing designated area*

[PROPOSED MAP]



-  Former Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Area
- Area # — [date of adoption] — MIH Option 1 and Option 2

Portion of Community District 4, Manhattan

\* \* \*

The above resolution (N 260062 ZRM), duly adopted by the City Planning Commission on May 13, 2026 (Calendar No. 21), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**SIDEYA SHERMAN, *Chair***

**KENNETH J. KNUCKLES, Esq., *Vice Chairman***

**GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,**

**ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,**

**RASMIA KIRMANI-FRYE, DAVID GOLD, Esq.,**

**RAJU MANN, ORLANDO MARÍN,**

**RAJ RAMPERSHAD, *Commissioners***

**LEAH GOODRIDGE, Esq., *Commissioners*, VOTING NO**