



NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 150101 ZMM**

CEQR Number: 15DCP037M

Project Name: **Special West Chelsea District Expansion**

Borough(s): Manhattan

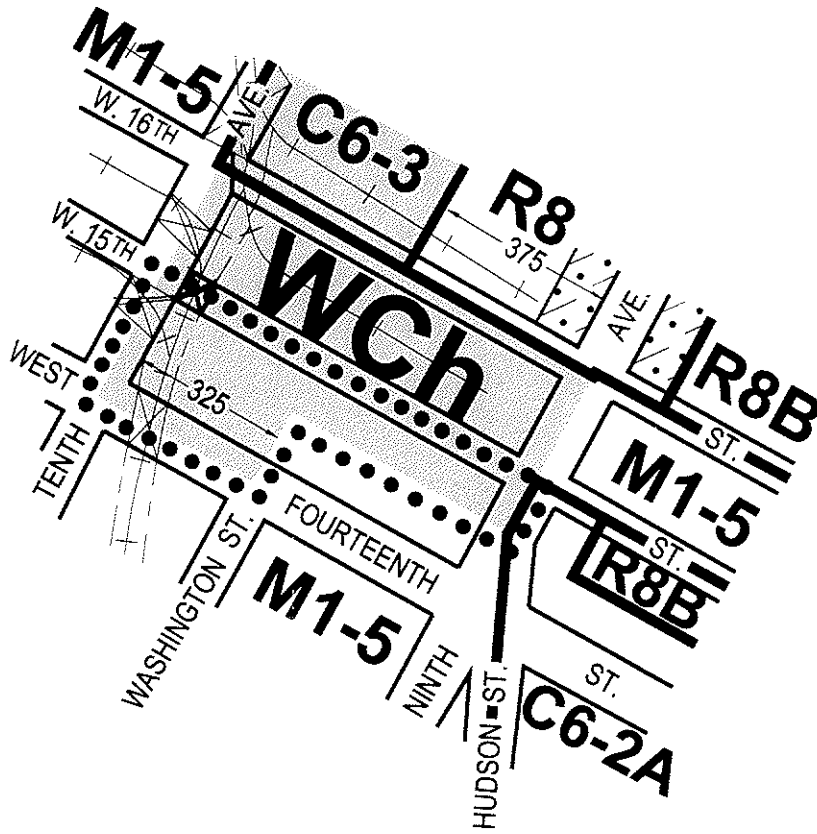
Community District Number(s): 4

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 15th Street, Ninth Avenue, a line midway between West 15th Street and West Fourteenth Street, a line 325 feet easterly of Tenth Avenue, West Fourteenth Street, and Tenth Avenue, Borough of Manhattan, Community District 4, as shown on a diagram (for illustrative purposes only) dated September 2, 2014, and subject to the conditions of CEQR Declaration E-350.

Related Applications:	N 150102 ZRM			
Applicant(s): Department of City Planning 22 Reade Street New York, NY 10007		Applicant's Representative: Karolina Grebowiec-Hall Department of City Planning 22 Reade Street New York, NY 10007		
Contact: <i>Address questions about this application to the following DCP office:</i> DEPARTMENT OF CITY PLANNING Manhattan Office Address: 22 Reade Street, 6th Fl. West, New York, NY 10007-1216 Phone: 212-720-3480 Fax: 212-720-3488				
Public Review Timeline: On September 2, 2014 the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on September 11, 2014 and must be completed by November 10, 2014				



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

8b



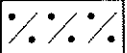

BOROUGH OF
MANHATTAN

New York, Certification Date
SEPTEMBER 02, 2014

Yvonne Sadko, P.E.
 For J. Miraglia, Director
 Technical Review Division



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by establishing a Special West Chelsea District (WCh).
-  Indicates a C2-5 District.
-  Indicates a Special West Chelsea District.



**NOTIFICATION OF
COMMUNITY/BOROUGH BOARD
PUBLIC HEARING**

Application #: **C 150101 ZMM**

CEQR Number: 15DCP037M

Project Name: **Special West Chelsea District Expans.**

Borough(s): Manhattan

Community District Number(s): 4

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Return this completed page at least fourteen (14) days before the scheduled hearing date by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include in the subject line: (CB or BB) Public Hearing Notice + (6-digit application number), e.g., "CB Public Hearing Notice #C100000ZSQ"
 - MAIL:** Calendar Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** to (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

Docket Description:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 15th Street, Ninth Avenue, a line midway between West 15th Street and West Fourteenth Street, a line 325 feet easterly of Tenth Avenue, West Fourteenth Street, and Tenth Avenue, Borough of Manhattan, Community District 4, as shown on a diagram (for illustrative purposes only) dated September 2, 2014, and subject to the conditions of CEQR Declaration E-350.

Applicant(s): Department of City Planning 22 Reade Street New York, NY 10007		Applicant's Representative: Karolina Grebowiec-Hall Department of City Planning 22 Reade Street New York, NY 10007	
Contact: <i>Address questions about this application to the following DCP office:</i> DEPARTMENT OF CITY PLANNING Manhattan Office Address: 22 Reade Street, 6th Fl. West, New York, NY 10007-1216 Phone: 212-720-3480 Fax: 212-720-3488			
Notification submitted by: Manhattan Community Board 4			
Date of Public Hearing:			Time:
Hearing Location:			
Name of CB/BB officer completing this form	Title	Date	



Land Use Review Application

Department of City Planning

16

150101ZMM

Received by Central Intake on August 27, 2014

N150102ZRM

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Department of City Planning

Karolina Grebowiec-Hall

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

APPLICANT'S PRIMARY REPRESENTATIVE

22 Reade Street

Department of City Planning

STREET ADDRESS

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York NY 10007
CITY STATE ZIP

22 Reade Street
STREET ADDRESS

New York NY 10007
CITY STATE ZIP

AREA CODE TELEPHONE # FAX#

212-720-3521

AREA CODE TELEPHONE # FAX#

khan@planning.nyc.gov

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE # FAX#

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

West 15th Street/
Special West Chelsea District Expansion
PROJECT NAME (IF ANY)

STREET ADDRESS

p/o Block 712 bounded by West 14th, West 15th streets, 9th and 10th avenues
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-5

8b

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

ZONING SECTIONAL MAP NO(S).

See attached

MN

4

TAX BLOCK AND LOT NUMBER

BOROUGH

COMM. DIST.

Gansevoort Market Historic District

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

Amendment to the Zoning Map to include partial block bounded by West 14th and West 15th streets, and Ninth and Tenth avenues in the Special West Chelsea District. Text amendments to allow unenclosed sidewalk cafes, reinforce street walls, clarify rear yard regulations and correct height provisions.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

- CHANGE IN CITY MAP.....MM \$ _____
- ZONING MAP AMENDMENT.....ZM \$ _____
- ZONING TEXT AMENDMENT.....ZR \$ _____
- ZONING SPECIAL PERMIT.....ZS \$ _____
- ZONING AUTHORIZATION.....ZA \$ _____
- ZONING CERTIFICATION.....ZC \$ _____
- PUBLIC FACILITY, SEL./ACQ.....PF \$ _____
- DISPOSITION OF REAL PROP.....PD \$ _____
- URBAN DEVELOP* T ACTION.....HA \$ _____
- URBAN RENEWAL PROJECT.....* \$ _____
- HOUSING PLAN & PROJECT.....* \$ _____
- FRANCHISE.....* \$ _____
- REVOCABLE CONSENT.....* \$ _____
- CONCESSION.....* \$ _____
- LANDFILL.....* \$ _____
- OTHER (Describe)

- MODIFICATION \$ _____
 - FOLLOW-UP \$ _____
 - RENEWAL \$ _____
 - OTHER \$ _____
- APPLICATION NO. _____
- APPLICATION NO. _____
- SPECIFY _____
- TOTAL FEE (For all actions) \$ 0.00**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

City agency

Has pre-application meeting been held? NO YES

If yes Karolina Hall

June 28, 2013

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY City Planning Commission

CEQR NUMBER 15DCP037M

TYPE OF CEQR ACTION:

Type II Type II category: Date determination was made:

Type I Has EAS been filed? Yes No

UNLISTED If yes, Date EAS filed: 08/27/2014

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration CND Positive Declaration Date determination made: (Attach Copy)

If Positive Declaration, has PDEIS been filed?

Has Notice of Completion (NOC) for DEIS been issued? If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? If yes, date issued:

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Erik Botsford, Deputy Director, Manhattan Office

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT

DATE 08/27/14

Department of City Planning

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED COMMISSION. ADDITIONAL INFORMATION

CITY PLANNING



Received by Central Intake on August 27, 2014

150101ZMM

1501022RM



City Map Change MM

Proposed City Map Change
(Check appropriate boxes)

APPLICATION NO.

1. ESTABLISH NEW..... STREET PARK PUBLIC PLACE GRADE

2. ELIMINATE..... STREET PARK PUBLIC PLACE GRADE

3. CHANGE E..... GRADE

4. EASEMENT
Delineate.....

5. RELATED.....

150101ZMM

Received by Central Intake on August 27, 2014

Zoning Map Change ZM

Proposed Zoning Map Change(s)

APPLICATION NO.

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

CHANGE #	FROM:	TO:
CHANGE #1	M1-5 EXISTING	M1-5 (WCh) PROPOSED
CHANGE #2	EXISTING	PROPOSED
CHANGE #3	EXISTING	PROPOSED
CHANGE #4	EXISTING	PROPOSED
CHANGE #5	EXISTING	PROPOSED

Zoning Text Amendment ZR

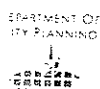
Affected Zoning Resolution (ZR) Sections

APPLICATION NO.

(If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
98-00	Appendix A: Special West Chelsea District and Subareas
98-423	Street wall location, min and max base heights and maximum building heights
98-41	Special Rear Yard Regulations
14-44	Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted
98-00	Appendix B: High Line Transfer Corridor Location

150102ZRM
Received by Central Intake on August 27, 2014

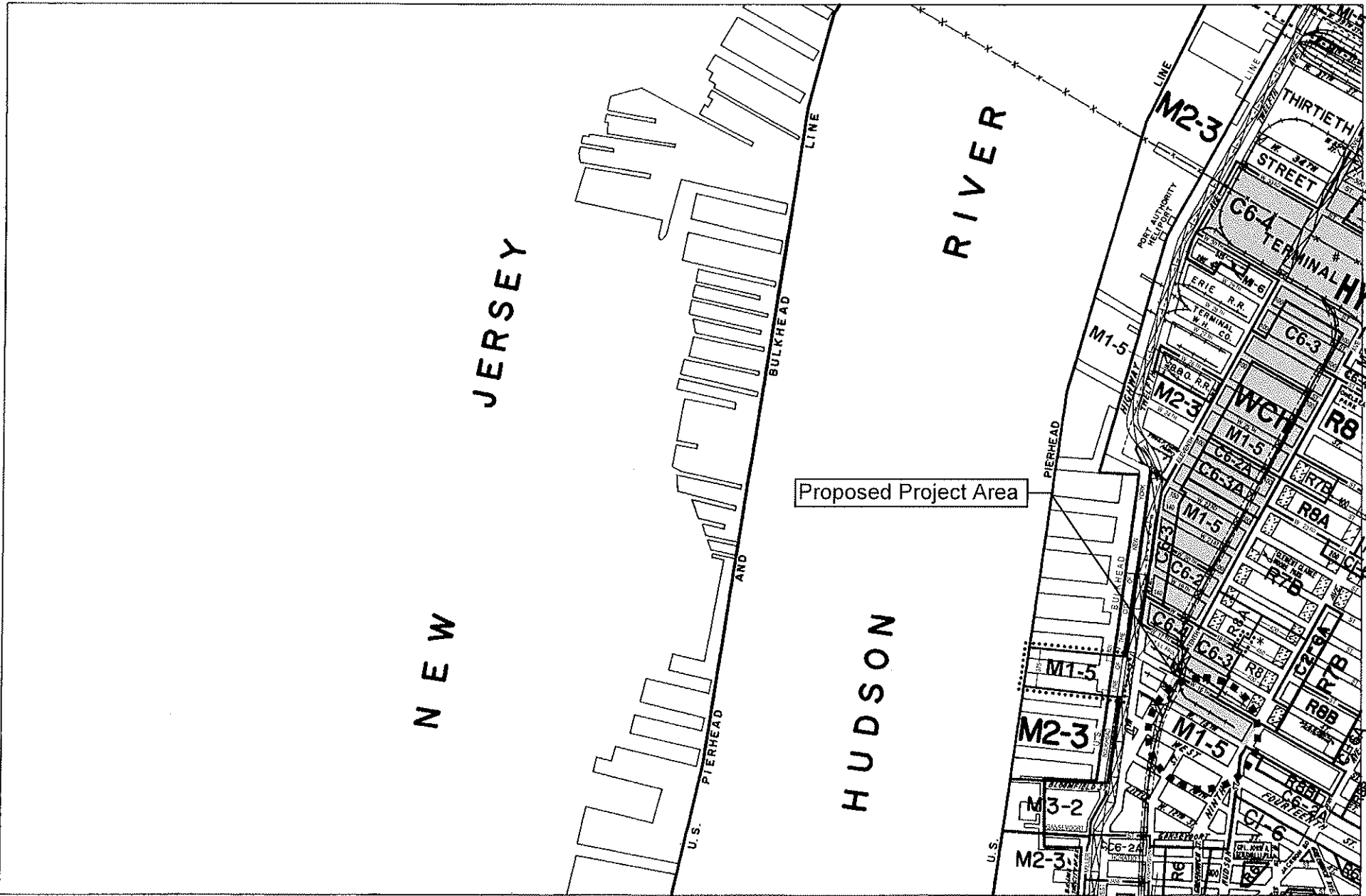


Land Use Review Application (LR) Item 2. Site Data

.....
 Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
712	36, 38	400-404 West 15th St.
712	40	408 West 15th St.
712	42	412-414 West 15th St.
712	46	422 West 15th St.
712	51	436 West 15th St.
712	11	440 West 15th St.
712	1	450 West 15th St.
712	6	461 West 14th St.
712	26	407 West 14 th St.
712	27	405 West 14 th St.
712	29	47-59 Ninth Ave.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

- *12-10-2013 C 140001 ZMM
- 04-09-2013 C 130100 ZMM

Special Requirements:

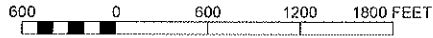
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

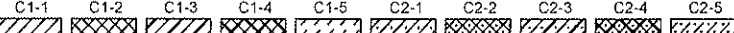
	8a	8c
	8b	8d
	12a	12c

© Copyrighted by the City of New York

ZONING MAP **8b**



NOTE: STREETS FOR THE STREET MAP CHANGE C 040508MM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website, www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3281.



NYC Digital Tax Map

Effective Date : 02-26-2014 15:25:48

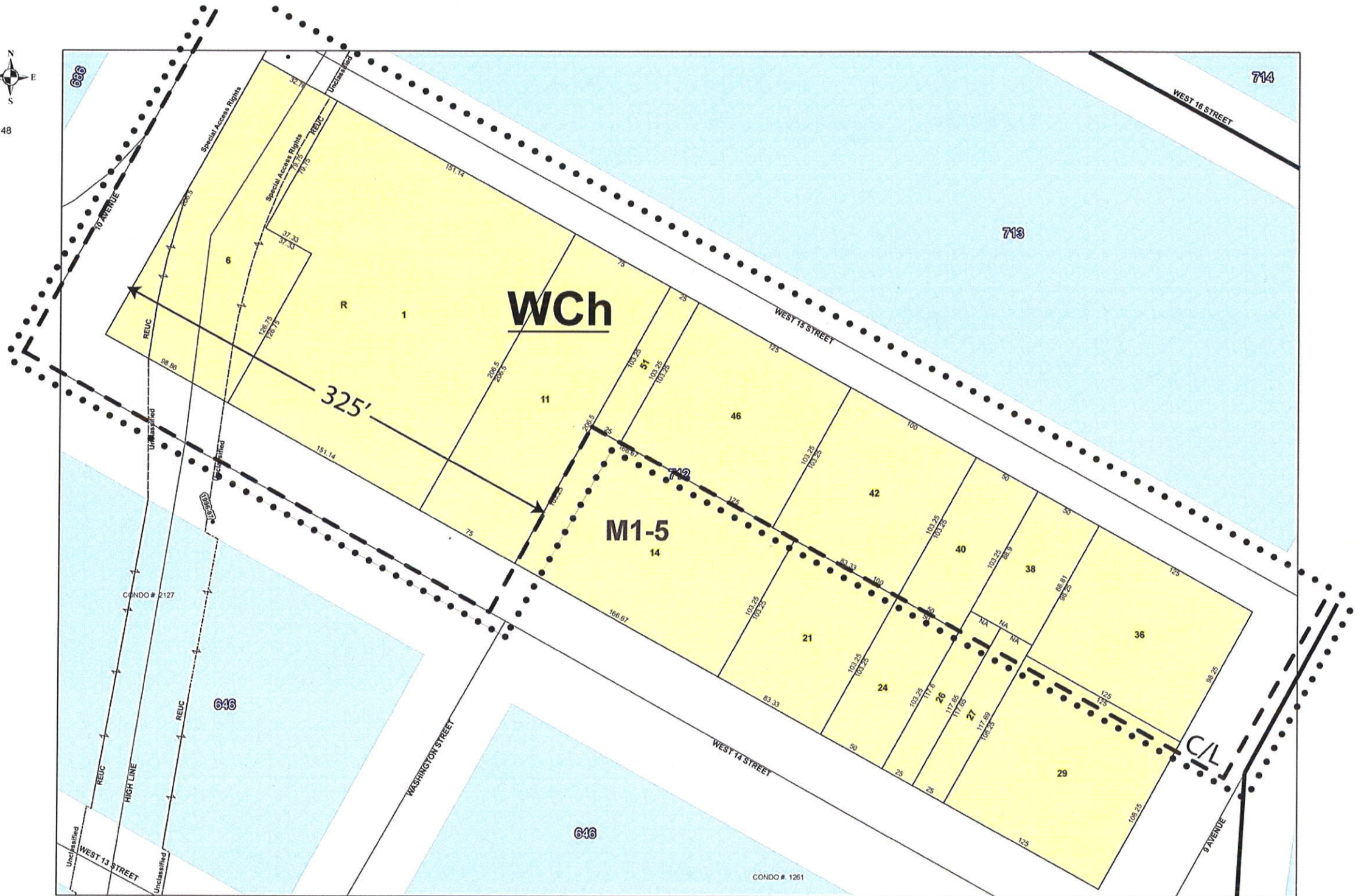
End Date : Current

Manhattan Block: 712



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Project Area
- Zoning District
- Special District



West 15th Street/Special West Chelsea District Expansion
Zoning Map Amendment and Zoning Text Amendment
August 27, 2014

This is an application by the Department of City Planning for a zoning map amendment and zoning text amendment to expand the Special West Chelsea District to include portions of a block bounded by West 15th Street, West 14th Street, Ninth and Tenth avenues ("Project Area") in the West Chelsea neighborhood in Manhattan Community District 4. The text amendment would modify street wall regulations for some corner lots, clarify rear yard provisions, correct the maximum building heights permitted in Subarea C and would allow unenclosed sidewalk cafés on wide streets in the Special West Chelsea District.

The area subject to the zoning map amendment is currently in an M1-5 district. The proposed map and text amendments will include this area in the Special West Chelsea District, but maintain the M1-5 zoning designation. The inclusion of this partial block in the special district will implement height and setback controls that are more consistent with envelope regulations governing adjacent blocks, the existing building stock and the surrounding built typology.

Background

The Special West Chelsea District was mapped in 2005 between West 16th and West 30th streets, and Tenth and Eleventh avenues, with two partial blocks at the southern end of the district on the east side of Tenth Avenue (N 050161A ZRM et al). Long characterized by light manufacturing, storage, and auto-related uses, West Chelsea experienced a proliferation of galleries, restaurants, bars and nightclubs beginning in the 1990s. The opening of Chelsea Piers and the Hudson River Park further strengthened the area as a destination and prospective residential district. As stated in the Zoning Resolution, the purpose of the special district is to:

- Encourage and guide the development of West Chelsea as a dynamic mixed use neighborhood;
- Encourage the development of residential uses along appropriate avenues and streets;
- Encourage and support the growth of arts-related uses;
- Facilitate the restoration and reuse of the High Line elevated rail line as an accessible, public open space;
- Ensure that the form of new buildings relates to and enhances neighborhood character and the High Line open space; and
- Create and provide a transition to the lower-scale Chelsea Historic District to the east and the higher-density Hudson Yards area to the north.

The special district was expanded in 2012 to include the full-block Chelsea Market complex between West 15th and West 16th streets, and Ninth and Tenth avenues (N 120142 ZRM, C 120143 ZMM), immediately north of the Project Area. Further to extending the district, the zoning map and text amendments established a subarea to include the site, allowed an increase in permitted density in the subarea and established bulk controls to govern the form of any expansion of the site.

This proposal follows the recommendation to extend the special district to include West 15th Street in the Study for the Potential Expansion of the Special West Chelsea District. The study was released in June 2013 by the Department in fulfillment of a commitment to the Council Speaker and Manhattan Community Board 4 to examine the expansion of the district.

Surrounding Area

The Project Area is situated at the border between the Gansevoort Market Historic District to the south and the Chelsea neighborhood to the north, east, and west. To the south, the Gansevoort Market Historic District (also referred to as the Meatpacking District) was developed in the 19th and early 20th centuries with six- or fewer-story wholesale meatpacking businesses and loft buildings that supported the Hudson River commercial waterfront. The historic value of this area was recognized by the Landmarks Preservation Commission in 2003 with designation of the Gansevoort Market Historic District. Many buildings have been adaptively reused for retail and office uses. One building in the Project Area, High Line Stages at 440 West 15th Street, is included in the Gansevoort Market Historic

District. The Project Area is additionally included in the 2007 State and National Register-listed Gansevoort Market Historic District.

Blocks to the north, east and west of the Project Area represent a variety of building types and uses, which contribute to West Chelsea's dynamic character. Immediately to the north of the Project Area are several large, full-block loft buildings, originally built for industrial purposes that have largely been converted to ground floor retail and offices on upper floors. Blocks further north and east include a predominance of residential and mixed residential-commercial buildings. These comprise attached townhouses, older elevator apartment buildings, more recently constructed residential buildings along Tenth Avenue and the Robert Fulton Houses. Ninth Avenue is host to a concentration of commercial uses nearest its intersection with West 14th Street, but becomes increasingly residential with ground floor retail uses on blocks to the north and south. Tenth Avenue continues to transition away from manufacturing and parking uses to office and retail uses.

With the adoption of the Special West Chelsea District in 2005, portions of the special district that were designated for residential and commercial growth continue to undergo active redevelopment. An example is the residential Caledonia at 450 West 17th Street. The conversion and expansion of existing buildings to include office space has also been prevalent among recent construction in the southern portions of the Surrounding Area, particularly loft buildings in the Meatpacking District, 111 Eighth Avenue, the High Line Building at 450 West 14th Street, and the approved expansion of the Chelsea Market.

The High Line elevated park extends from its southern terminus at Gansevoort Street to West 30th Street. It crosses from the east side to the west side of Tenth Avenue at West 17th Street. Hudson River Park runs along the west side of Route 9A.

The Surrounding Area includes a segment of the Special West Chelsea District. The district is mapped over approximately 17 blocks and includes the block immediately to the north of the Project Area. It comprises ten subareas with bulk regulations that respond to the unique conditions along the High Line and surrounding streets. Portions of the special district outside of subareas are also subject to special bulk and use controls that supersede the controls of the underlying zoning districts.

The M1-5 zoning district is mapped over the Project Area as well as a large part of the Surrounding Area. Outside of the Special West Chelsea District, M1-5 allows 5.0 FAR for permitted commercial and light manufacturing uses, or 6.5 for some community facility uses, with a base height maximum of 85 feet, or 6 stories, whichever is less, and an overall height dictated by the sky exposure plane. Above the building base, buildings are required to set back by 20 feet on narrow streets and 15 feet on wide streets. Residential uses are not permitted. Other zoning districts in the Surrounding Area include C6-2A (an R8A equivalent district) and R8B along West 14th Street and on residential blocks to the east of the Project Area, and R8 mapped over the Fulton Houses campus. There are two Special West Chelsea District subareas within the Surrounding Area. Subarea J encompasses the Chelsea Market complex and prescribes a building envelope with a 135-foot height cap on Ninth Avenue, 130-foot maximum height in the midblock and a maximum 230 feet on the Tenth Avenue portion. Immediately north is Subarea I, which also prescribes a specific building envelope that resulted in the construction of the Caledonia at 450 West 17th Street.

Proposed Project Area

The Project Area is subject to the proposed zoning map and zoning text amendment actions to include the partial block in the Special West Chelsea District. The Project Area is bounded by West 14th and West 15th streets, and Ninth and Tenth avenues, but excludes the segment of the block beyond 325 feet east of Tenth Avenue and south of the block centerline. It is occupied by seven properties, all of which have frontages on West 15th Street; three extend to West 14th Street.

- 400-404 West 15th St. (Block 712, Lots 36 and 38): a 16,731-SF parcel over two tax lots that consist of 3 one-story warehouses used as a lumber and construction material sales center. The warehouses are approximately 18', 25', and 23' in height. The site is built to 0.85 FAR.
- 408 West 15th St. (Block 712, Lot 40): a 5,163-SF lot that consists of five-story loft building with an eating/ drinking establishment on lower floors; upper floors are vacant. The built FAR is 4.85 and the building rises to 69' without setback.

- 412-414 West 15th St. (Block 712, Lot 42): a 10,330-SF lot where an approximately 110,000-SF hotel is being constructed. This property has been merged with adjacent lots, including properties in the Gansevoort Market Historic District, to produce a development of 24 stories and 264' in height. The density on the tax lot with the hotel will be approximately 10.5 FAR.
- 422 West 15th St. (Block 712, Lot 46): a 12,906-SF lot that consists of a six-story loft building that was used as a parking garage and auto repair facility. The built FAR is 5.81 and the building is 73' tall without setback. The building is currently being enlarged for office use, and is expected to rise to 135'.
- 436 West 15th St. (Block 712, Lot 51): a 2,581-SF lot that consists of a vacant single story former bar. The building is 13.5' tall and is built to an FAR of 0.97. The remaining unbuilt floor area has been distributed to 412 West 15th Street, the site of the anticipated hotel.
- High Line Stages, 440 West 15th St. (Block 712, Lot 11): a 15,487-SF through-lot improved with a building of three stories that includes sound stages and photography studios. The built FAR is 2.99 and the building rises to 70' without setback. This is the only site in the Project Area that is included in the Gansevoort Market Historic District.
- Milk Studios and site beneath the High Line, 450 West 15th St. and 461 West 14th St. (Block 712, Lots 1 and 6): this 51,625-SF zoning lot comprises two tax lots. Lot 1 consists of an eight-story building that rises to 111' without setback. The building houses several media and creative industry firms. Lot 6 is beneath the High Line and constructed with a new, single-story, 16, 558 SF retail space. The built FAR of the zoning lot is 5.0.

The entire Project Area is in the M1-5 zoning district. Under existing M1-5 regulations, 400-404 West 15th St., 436 West 15th Street and 440 West 15th St. are built to densities below the 5.0 FAR permitted. 436 West 15th Street has shifted unused floor area and 440 West 15th Street is in the historic district. 450 West 15th St. is the only building that currently exceeds the maximum permitted base height of 85 feet and penetrates the sky exposure plane.

Additionally, there are small portions of three properties that front West 14th Street that will be included in the expanded special district. These segments are adjacent to the block centerline and, as they are small, there is no effective change to the regulations that govern the larger lots. These lots are:

- 407 West 14th St. (Block 712, Lot 26): Approximately 350 SF of the rear portion of the tax lot will be included in the WCh.
- 405 West 14th St. (Block 712, Lot 27): Approximately 350 SF of the rear portion of the tax lot will be included in the WCh.
- 47-59 Ninth Ave. (Block 712, Lot 29): Approximately 625 SF of the tax lot will be included in the WCh.

Actions Necessary to Facilitate the Project

The Department of City Planning proposes zoning map and text amendments as follows:

- *Zoning map amendment* to include the Project Area in the Special West Chelsea District. The special district will be extended to include the block bounded by West 14th and West 15th streets, and Ninth and Tenth avenues, excluding the segment of the block beyond 325 feet east of Tenth Avenue and south of the block centerline. While the project area will be included in the special district, the zoning district designation will remain M1-5.
- *Zoning text amendments*
 - to Appendix A of Article IX, Chapter 8 to expand the Special West Chelsea District and Subareas map to include the Project Area, as described above;
 - to Appendix B of Article IX, Chapter 8 to expand the High Line Transfer Corridor Location map to include the Project Area, as described above;
 - to Section 98-423, Street wall location, minimum and maximum base heights and maximum building heights, to strengthen street wall requirements for corner lots with narrow street frontages by requiring that beyond 50 feet of an intersection with a wide street, street walls extend along the street line for at least 70% of narrow street frontage of the zoning lot up to at least the minimum base height in areas outside of a

- subarea; and to correct the maximum building height permitted in Subarea C for zoning lots with Tenth Avenue Frontage from 145' to 125';
- to Section 98-41, Special Rear Yard Regulations, to clarify that where rear yard equivalents are required, they shall be provided at the mid-block;
- to Section 14-44, Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted, to allow unenclosed sidewalk cafes on wide streets in the Special West Chelsea District.

In the Special West Chelsea District, M1-5 also allows an FAR of 5.0 for permitted commercial and light manufacturing uses, or 6.5 for some community facility uses. The envelope stipulations are different in that M1-5 in the special district requires a base height of between 50 and 95 feet, and a maximum building height of 135 feet. Above the building base, buildings are required to set back by 15 feet on narrow streets and 10 feet on wide streets. The inclusion of the Project Area in the Special West Chelsea District does not involve changes to existing permitted density or prohibit any currently permitted uses. The extension will permit museum and non-commercial gallery uses without a limitation on size as-of-right. This use provision was included in M1-5 provisions in the 2005 Special West Chelsea District rezoning to help bolster the growth of the established gallery district in the area's midblocks.

The Project Area's loft buildings retain much of the historic industrial waterfront character that contributed to the designation of the Gansevoort Market Historic District to the south. As an M1-5 zoning district without any additional regulations, this section of West 15th Street is vulnerable to development that could disrupt its cohesive built fabric. To appropriately transition from the primarily three-to-six story blocks south of the Chelsea Market to West Chelsea's varied building stock, it is appropriate to extend the special district to include the south side of West 15th Street. The Special West Chelsea District M1-5 envelope is consistent with bulk regulations prescribed to the Chelsea Market to the north, where the midblock portion of the building is limited to 130 feet in height, and the segment fronting Ninth Avenue is limited to 135 feet. The proposed zoning map and text amendments would not increase noncompliance or nonconformance in the Project Area.

The proposed text amendment to Section 98-423 will reinforce a strong and consistent street wall on corner lots with narrow and wide street frontages outside of subareas. The only developable corner with such a condition will be the south side of West 15th Street and Ninth Avenue should the special district be expanded as proposed. Currently, beyond 50 feet of an intersection with a wide street, street walls on narrow streets can rise to a minimum of 15 feet, rather than the minimum base height, for 50 feet. Beyond these 100 feet from an intersection with a wide street, the text is unclear about the proximity of the street wall to the street line. The amendment will ensure that the street wall meets the street line for the first 50 feet and extends along the street line for at least 70% of narrow street frontage up to at least the minimum base height.

The text amendment to Section 14-44 to allow unenclosed sidewalk cafes on wide streets will provide an opportunity to animate Tenth Avenue, Eleventh Avenue and West 23rd Street in the Special West Chelsea District where, until now, unenclosed sidewalk cafés have been prohibited. Community Board 4 has received proposals for sidewalk cafés that it believes are generally appropriate and would enliven segments of these wide streets where dimensional requirements can be met.

Matter in underline is new, to be added.

Matter in ~~strikeout~~ is to be deleted.

Matter with # # is defined in Section 12-10.

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

**Article 1
GENERAL PROVISIONS**

* * *

**Chapter 4
Sidewalk Cafe Regulations**

* * *

**14-40
AREA ELIGIBILITY FOR SIDEWALK CAFES**

* * *

**14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Manhattan		
* * *		
United Nations Development District	No	Yes
<u>West Chelsea District</u>	<u>No</u>	<u>Yes</u> ⁵

¹ #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

² #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

³ #Enclosed sidewalk cafes# are allowed in Subdistrict B

⁴ #Unenclosed sidewalk cafes# are allowed on the east side of Malcolm X Boulevard between West 125th and West 126th Streets, on the west side of Malcolm X Boulevard between West 124th and West 125th Streets and on the east side of Fifth Avenue between East 125th and East 126th Streets

⁵ #Unenclosed sidewalk cafes# are only allowed on #wide streets#

* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 8
Special West Chelsea District**

* * *

**98-40
SPECIAL YARD, HEIGHT AND SETBACK, AND MINIMUM DISTANCE BETWEEN
BUILDINGS REGULATIONS**

**98-41
Special Rear Yard Regulations**

The #yard# regulations of the underlying district shall apply, except as modified in this Section, inclusive. that In all districts, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions and such #zoning lot# occupies the entire #block# frontage of the #street#. Where a #rear yard equivalent# is required by either Section 23-532 (Required rear yard equivalents) or 43-28 (Special provisions for through lots), it shall be provided only as set forth in paragraph (a) of such Section, as applicable.

**98-42
Special Height and Setback Regulations**

* * *

**98-423
Street wall location, minimum and maximum base heights and maximum building heights**

The provisions set forth in paragraph (a) of this Section shall apply to all #buildings or other structures#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (g) of this Section.

- (a) On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along such entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in the table in this Section. On #corner lots# with both #wide# and #narrow street# frontages, beyond 50 feet of their intersection with a #wide street#, the #street wall# with a minimum height of 15 feet shall be located on the #narrow street line# between 50 and 100 feet from its intersection with a #wide street#. On #zoning lots# with only #narrow street# frontages, the #street wall# shall be located on the #street line# and extend along at least 70 percent of the #narrow street# frontage of the #zoning lot# up to at least the minimum base height specified in the table in this Section.

Where #street walls# are required to be located on the #street line#, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except that, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

* * *

MINIMUM AND MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT BY DISTRICT OR SUBAREA

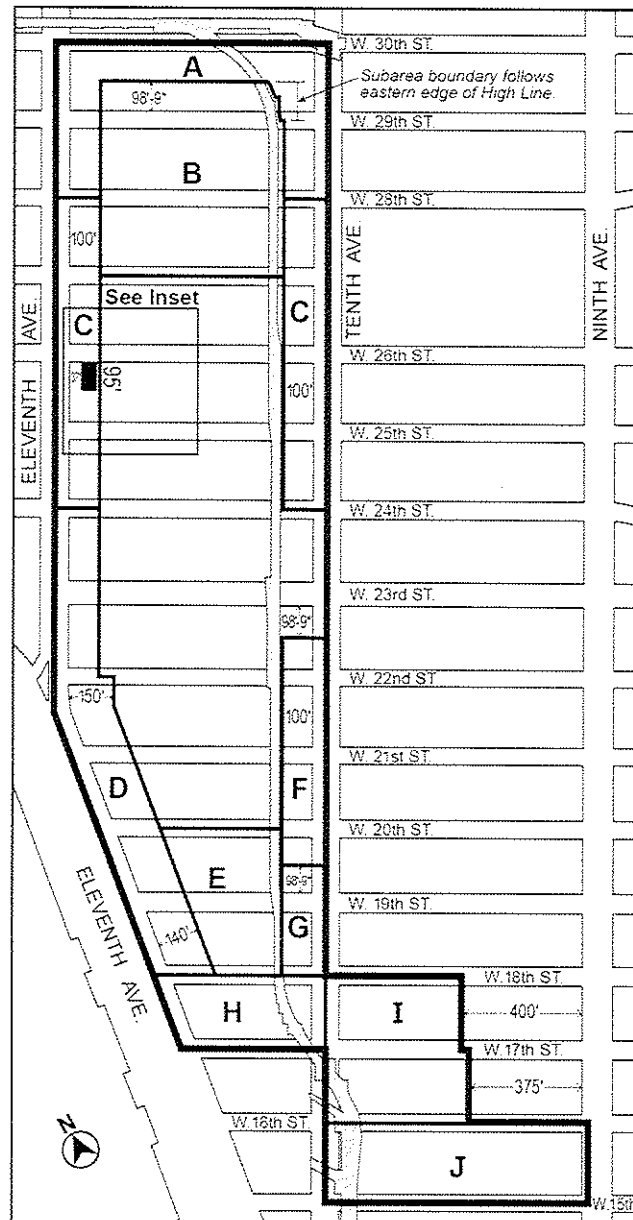
District or Subarea		Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum #Building# Height (in feet)
C6-2A		60	85	120
C6-3A		60	102	145
M1-5		50	95	135
Subarea A	within 50 feet of a #wide street#	60	85	— ¹
	between 50 and 100 feet of a #wide street#	15	85	— ¹
	for #zoning lots# with only #narrow street# frontage	40	60	— ¹
Subarea B		60	95	135
Subarea C	for #zoning lots# with only #narrow street# frontage	60	110	110
	for #zoning lots# with Tenth Avenue frontage	105 ²	125 ²	145 ¹²⁵ ²
	for #zoning lots# with Eleventh Avenue frontage	125 ²	145 ²	145 ²
Subarea D		60	90	250 ¹
Subarea E		60	105 ³	120 ³
Subarea F		60 ²	80 ²	80 ²
Subarea G	for #zoning lots# with only #narrow street# frontage	60	95	95
	for #zoning lots# with #wide street# frontage	105 ²	120 ²	120 ²
Subarea H		60 ⁴	85 ⁴	— ⁴
Subarea I	within 300 ft. of Tenth Ave. between W. 16th St. & W. 17th St.	60	85	120 ⁵
	all other areas	60	105	135
Subarea J	Midblock Zone	NA	110 ⁶	130 ⁶
	Ninth Avenue Zone	NA	130 ⁶	135 ⁶
	Tenth Avenue Zone	NA	185 ⁶	230 ⁶

1 see Section 98-423, paragraph (b)
 2 see Section 98-423, paragraph (c)
 3 see Section 98-423, paragraph (d)
 4 see Section 98-423, paragraph (e)
 5 see Section 98-423, paragraph (f)
 6 see Section 98-423, paragraph (g)

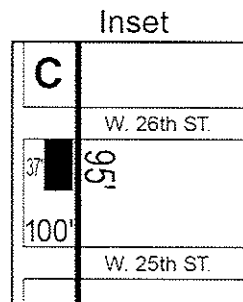
* * *

[Text map to be deleted]

Appendix A
Special West Chelsea District and Subareas (98A)

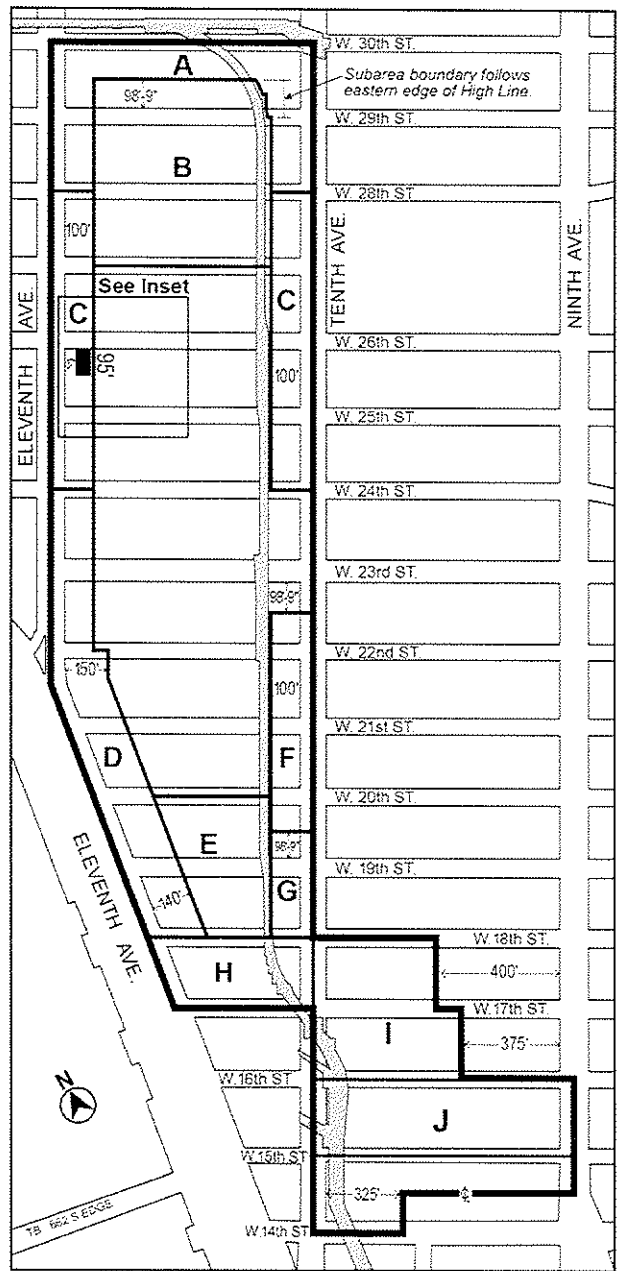






- Special West Chelsea District boundary
- Subarea boundary
- High Line
- Transit Facility

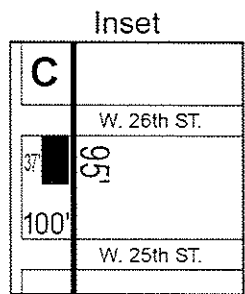


[Text map to be added]

Appendix A
Special West Chelsea District and Subareas (98A)

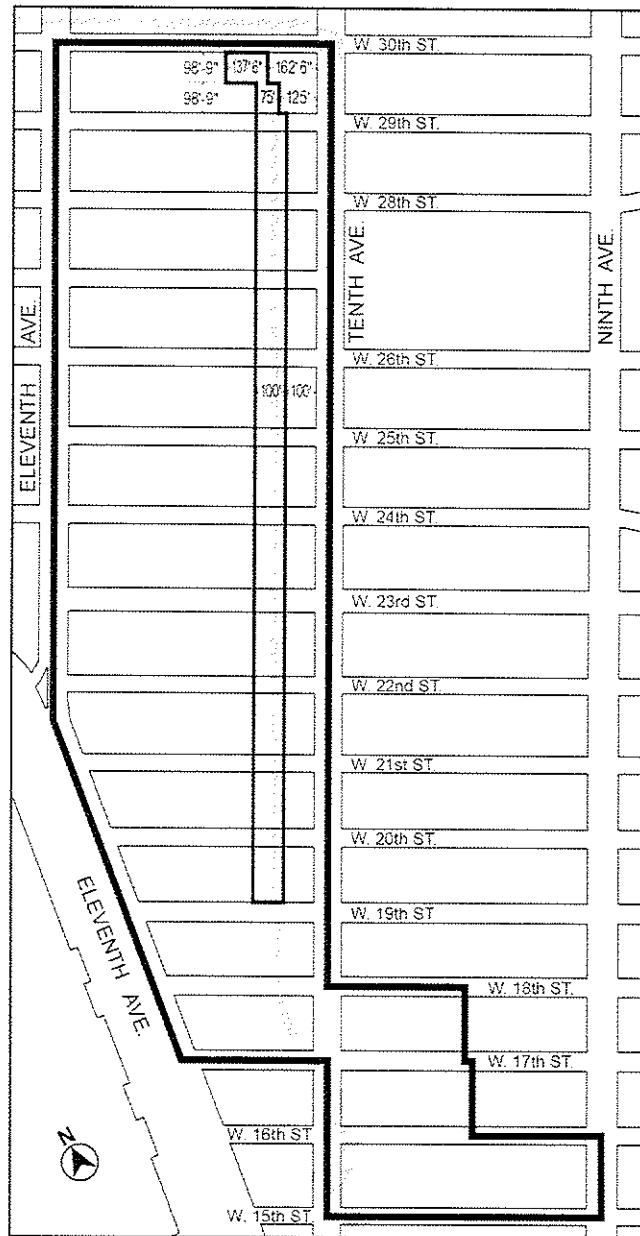





-  Special West Chelsea District boundary
-  Subarea boundary
-  High Line
-  Transit Facility



[Text map to be deleted]

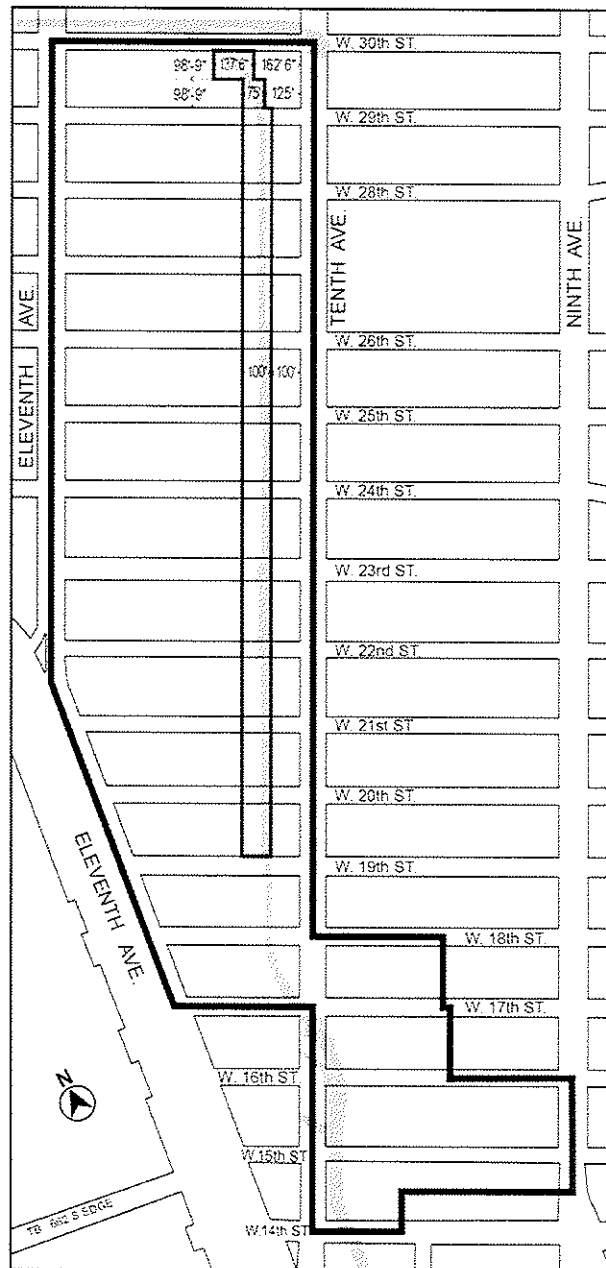
Appendix B
High Line Transfer Corridor Location (98B)






-  Special West Chelsea District
-  High Line Transfer Corridor
-  High Line

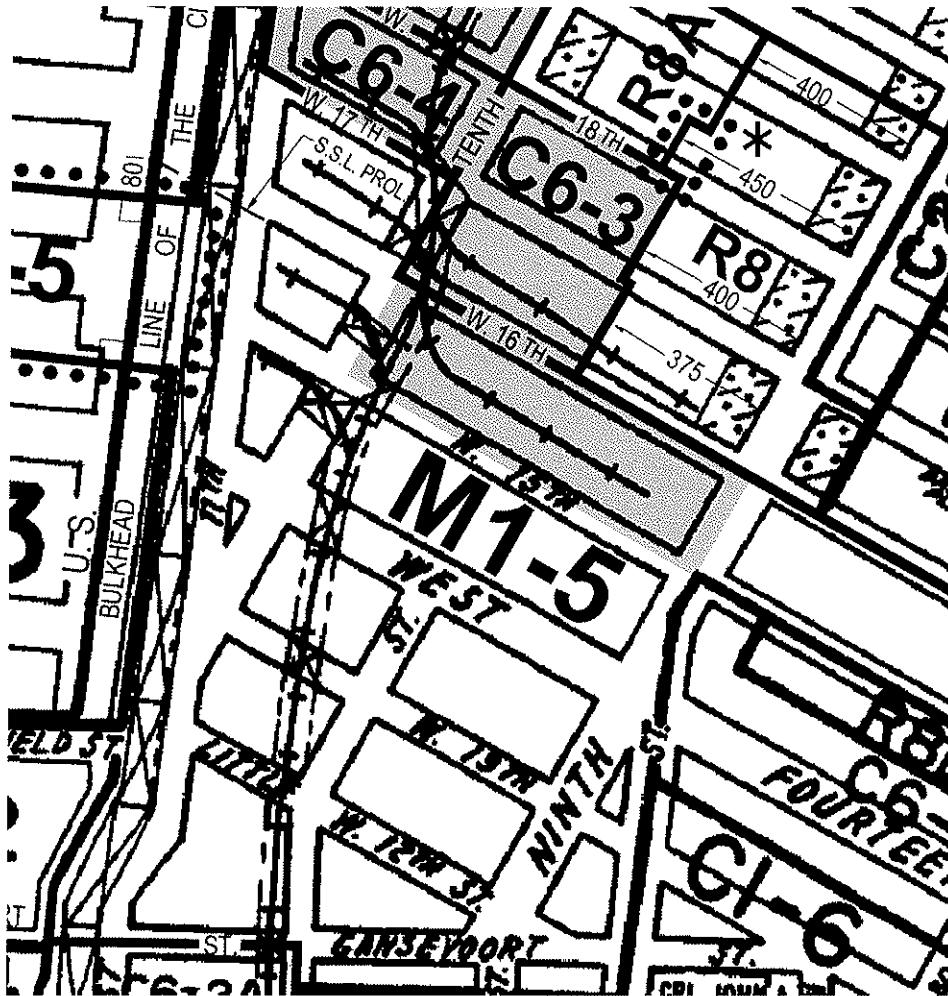
[Text map to be added]

Appendix B High Line Transfer Corridor Location (98B)

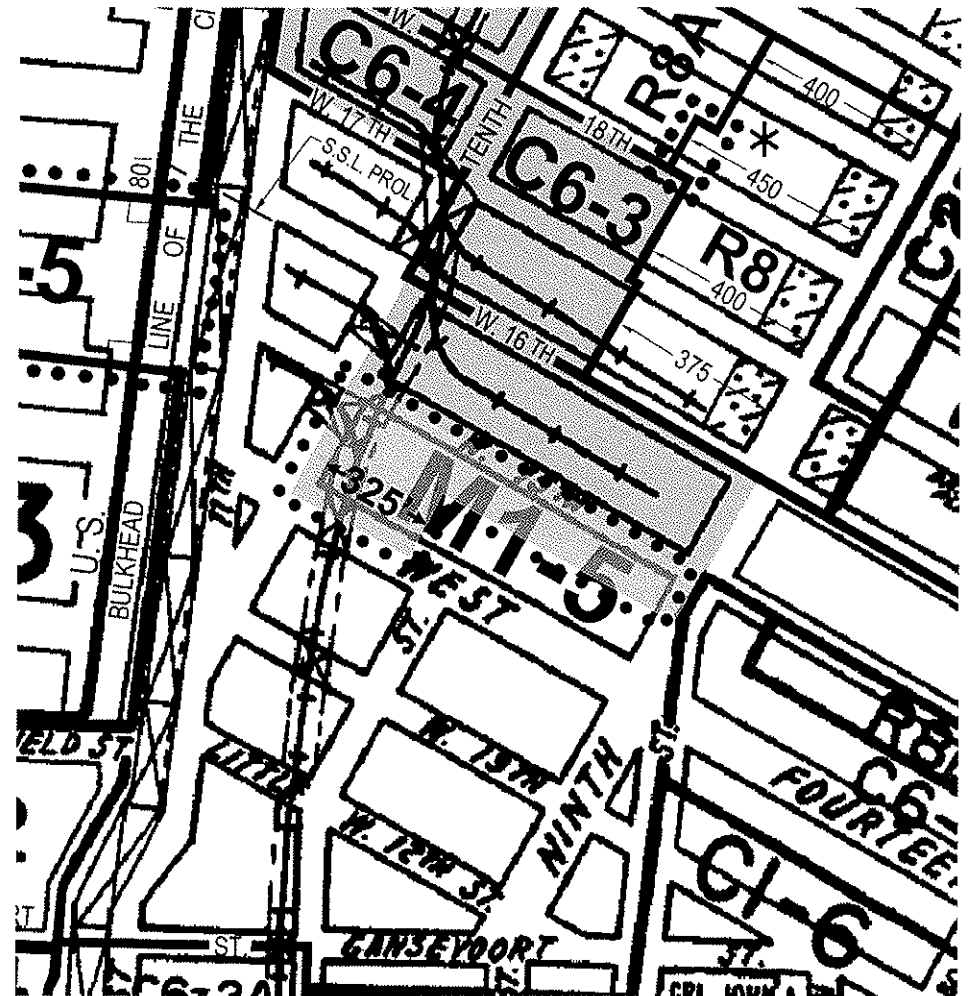


-  Special West Chelsea District
-  High Line Transfer Corridor
-  High Line

Zoning Change Map



CURRENT ZONING MAP



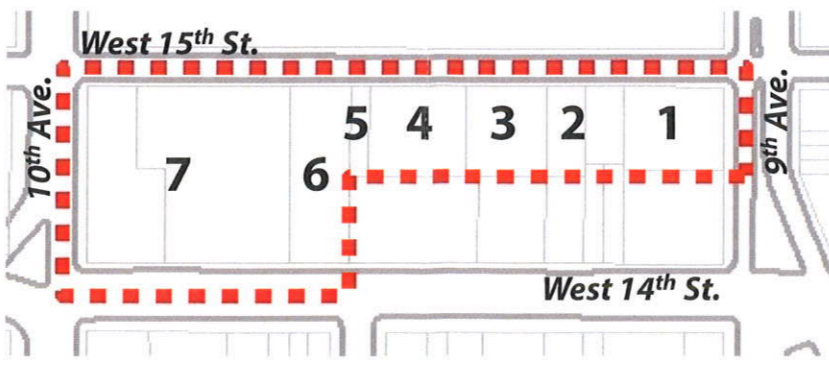
PROPOSED ZONING MAP

Area being rezoned is outlined with dotted lines

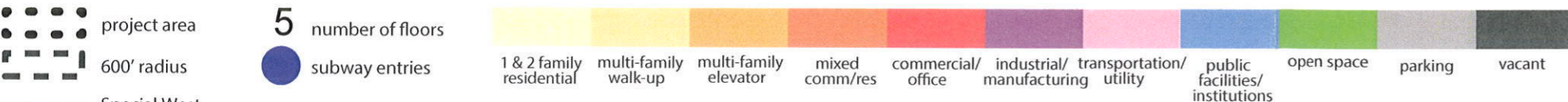
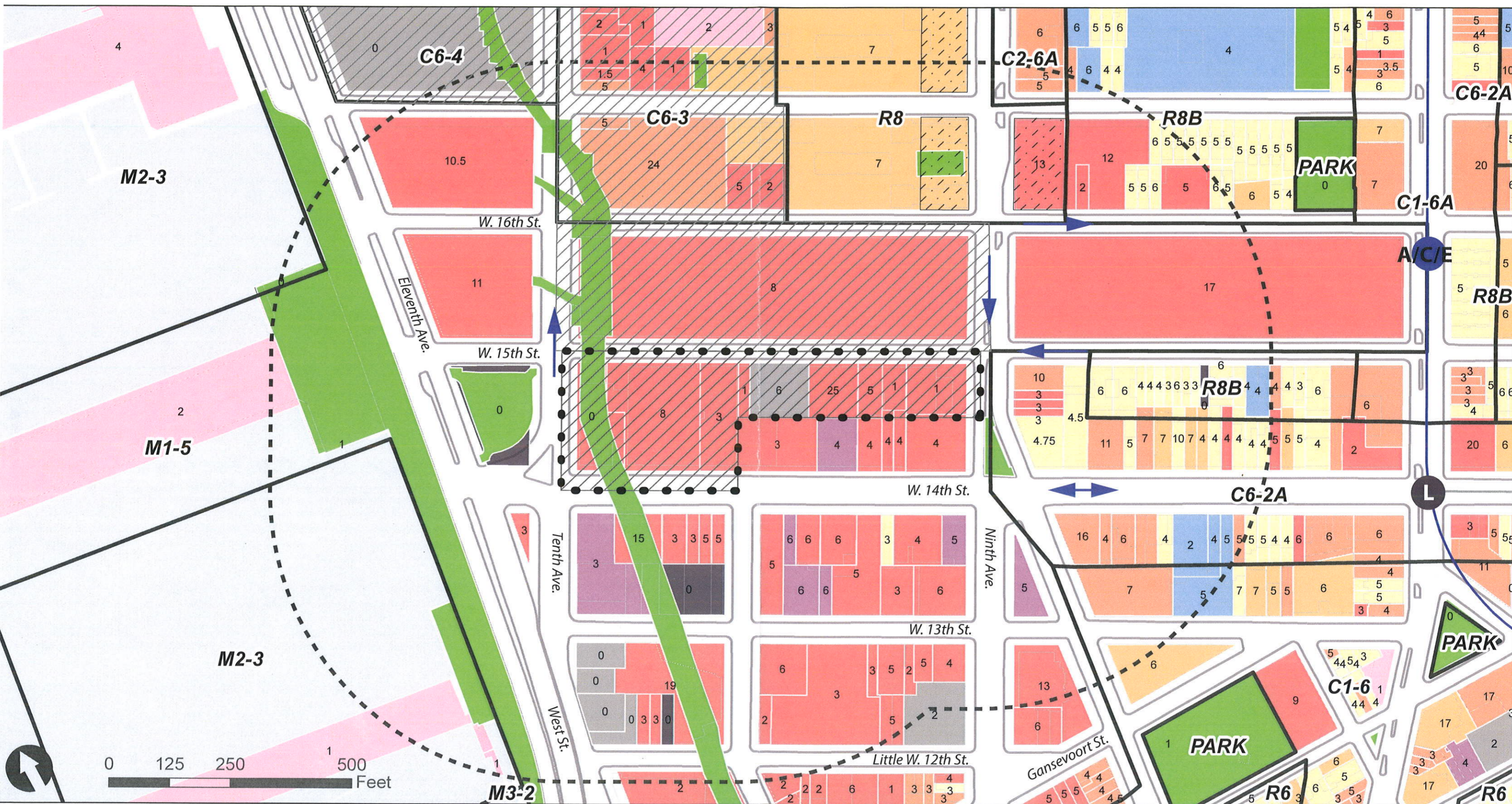
Changing an M1-5 district to an M1-5 (WCh) district

West 15th Street/Special West Chelsea District Expansion

Zoning Comparison Table				
	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	M1-5	ZR Section #	M1-5 (WCh)
USE GROUPS	42-11, 42-12	4-14, 16, 17	42-11, 42-12, 98-13	3-14, 16, 17
Maximum FAR (Total)				
Residential	Not permitted	0.0	Not permitted	0.0
Community Facility	43-122	6.5	43-122	6.5
Commercial	43-12	5.0	43-12	5.0
Manufacturing	43-12	5.0	43-12	5.0
YARDS				
Front Yard	N/A	N/A	N/A	N/A
Side Yard	43-25	None	43-25	None
Rear Yard	43-26	20'	43-26, 98-41	20'
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A	N/A
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	43-43	85' or 6 stories	98-423	95'
Maximum Building Height	43-43	None	98-423	135'
Sky Exposure Plane	43-43	2.7:1	N/A	N/A
Setbacks from Narrow Streets	43-43	20'	98-423	15'
Setbacks from Wide Streets	43-43	15'	98-423	10'
DENSITY	N/A	N/A	N/A	N/A
PARKING AND LOADING				
Parking	13-10	Not required	13-10	Not required
Loading	44-50, 13-30	Depends on use	44-50, 13-30	Depends on use



*West 15th Street/
Special West Chelsea District Expansion
Project Area Photos*



**West 15th Street/
Special West Chelsea District Expansion
Area Map**