



# 601 Washington Street Parking Authorization

ULURP No: N240192ZAM

**Manhattan Community Board 2  
Land Use Committee  
April 10, 2024**

# Applicant Team

## **Applicant**

HADSW LLC

## **Legal**

Akerman LLP

## **Architects**

BKSK

Joseph Vance Architects

# Tax Map



## NYC Digital Tax Map

Effective Date : 09-04-2020 09:39:06  
 End Date : Current  
 Manhattan Block: 602



### Legend

- Streets
- Miscellaneous Text
- ↕ Possession Hooks
- - - Boundary Lines
- ↕ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- - - Development Site






# Area Map













## 601 Washington Street, Manhattan Land Use Map



Block: 602, Lot: 28

### Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned

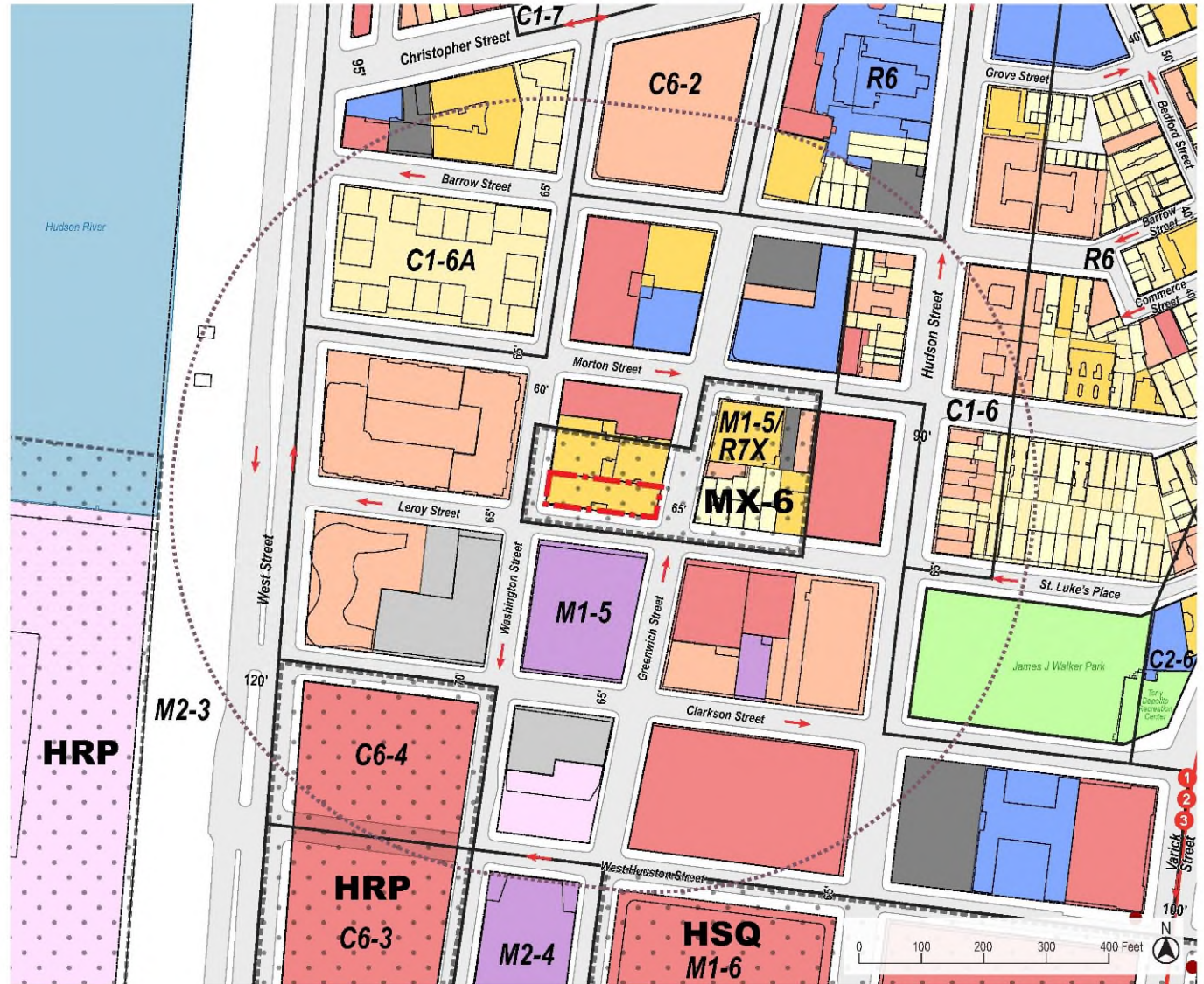
### Existing Commercial Overlays & Zoning Districts

- |  |  |   |
|--|--|---|
|  C1-1 |  C2-1 |  Zoning Districts  |
|  C1-2 |  C2-2 |  Special Districts |
|  C1-3 |  C2-3 |   |
|  C1-4 |  C2-4 |   |
|  C1-5 |  C2-5 |   |

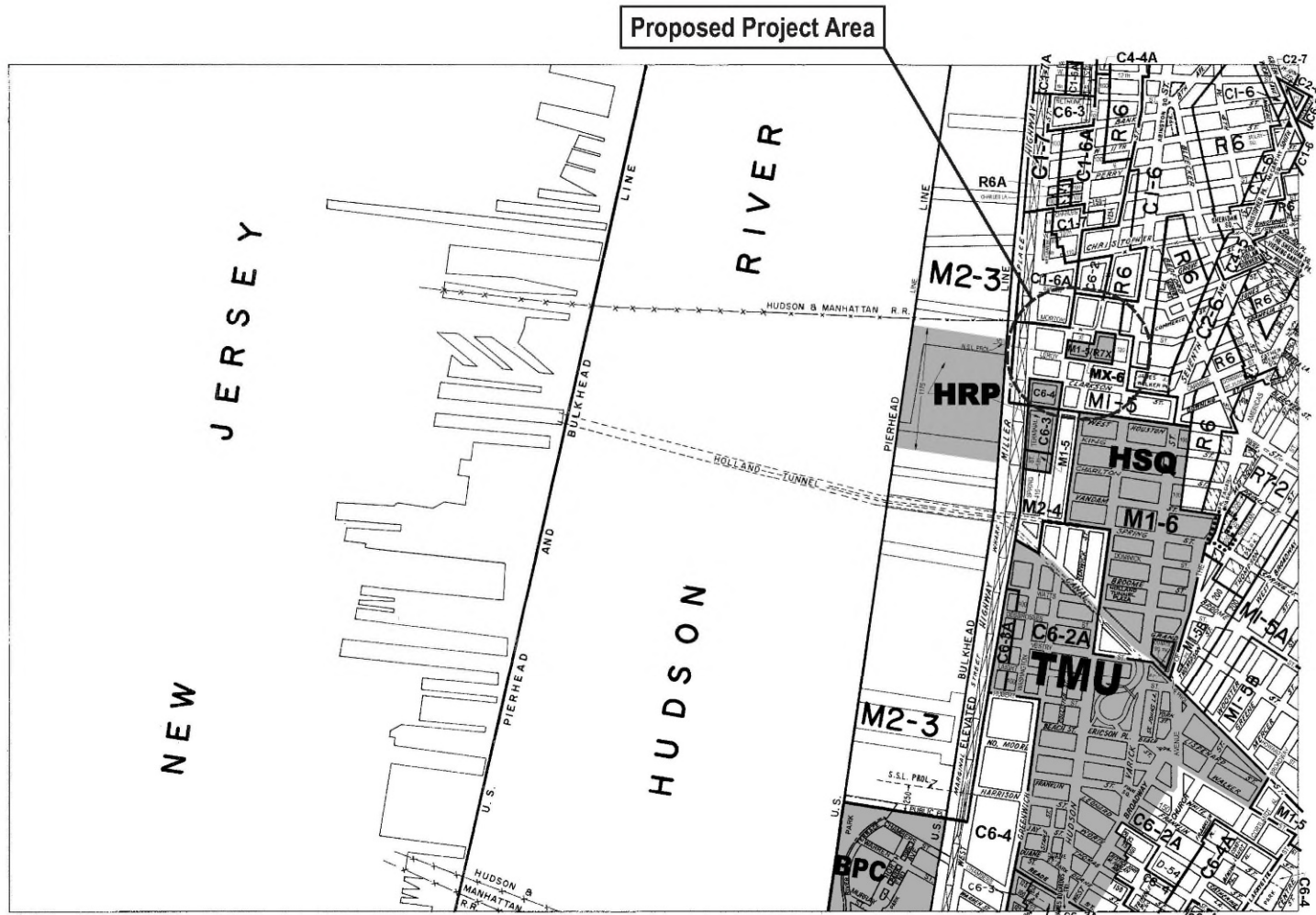
-  Subway Entries
-  Property Lines

### Land Uses

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other



# Zoning Map



**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:**  
06-28-2015 C 180170 ZMM

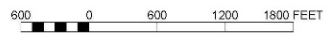
**Special Requirements:**  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "d" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

8b	8d
<b>12a</b>	12c
12b	12d

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**ZONING MAP 12a**

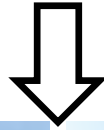


C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

**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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-5291.

# Existing Conditions



5. View of the Site facing northeast from the intersection of Washington Street and Leroy Street.



10. View of the Site facing northwest from the intersection of Greenwich Street and Leroy Street.

- 9-stories (124 feet)
- 44,583 square feet
- 4.99 FAR
- 10 dwelling units

# Proposed Action

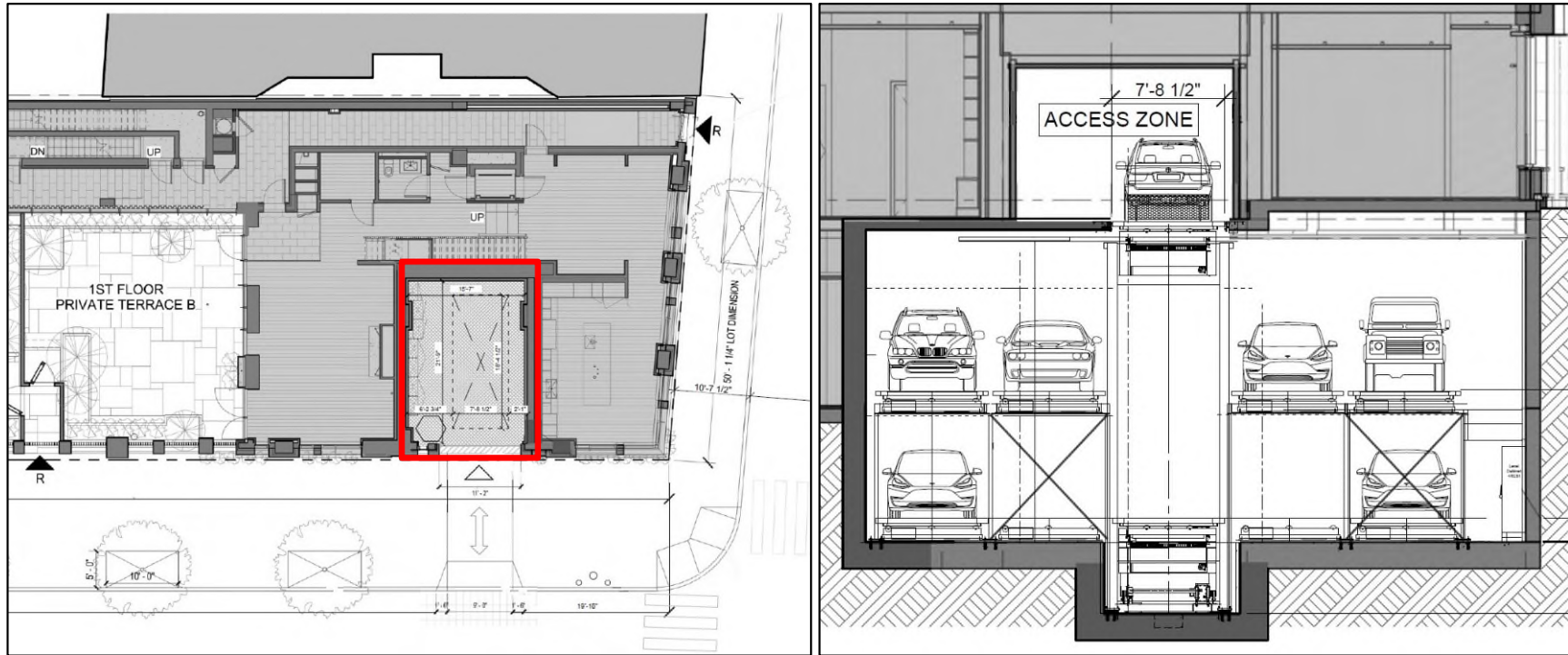
The Proposed Action is a zoning authorization in the Manhattan Core that seeks a limited increase in parking spaces pursuant to ZR 13-442.

- The proposed zoning authorization would facilitate the development of an automated parking garage with 7 accessory off-street parking spaces.
- The proposed parking facility is intended to provide residents of 601 Washington Street with a safe and convenient place to park.

## ZR 13-442(b) Findings

1. The location of the vehicular entrances and exits to the parking facility will not unduly interrupt the flow of pedestrian traffic associated with uses or public facilities, including access points to mass transit facilities, in close proximity thereto or result in any undue conflict between pedestrian and vehicular movements, due to the entering and leaving movement of vehicles;
2. The location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of streets, including any lanes designated for specific types of users or vehicles, due to the entering and leaving movement of vehicles;
3. That such use will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and
4. Such parking facility will not be inconsistent with the character of the existing streetscape.

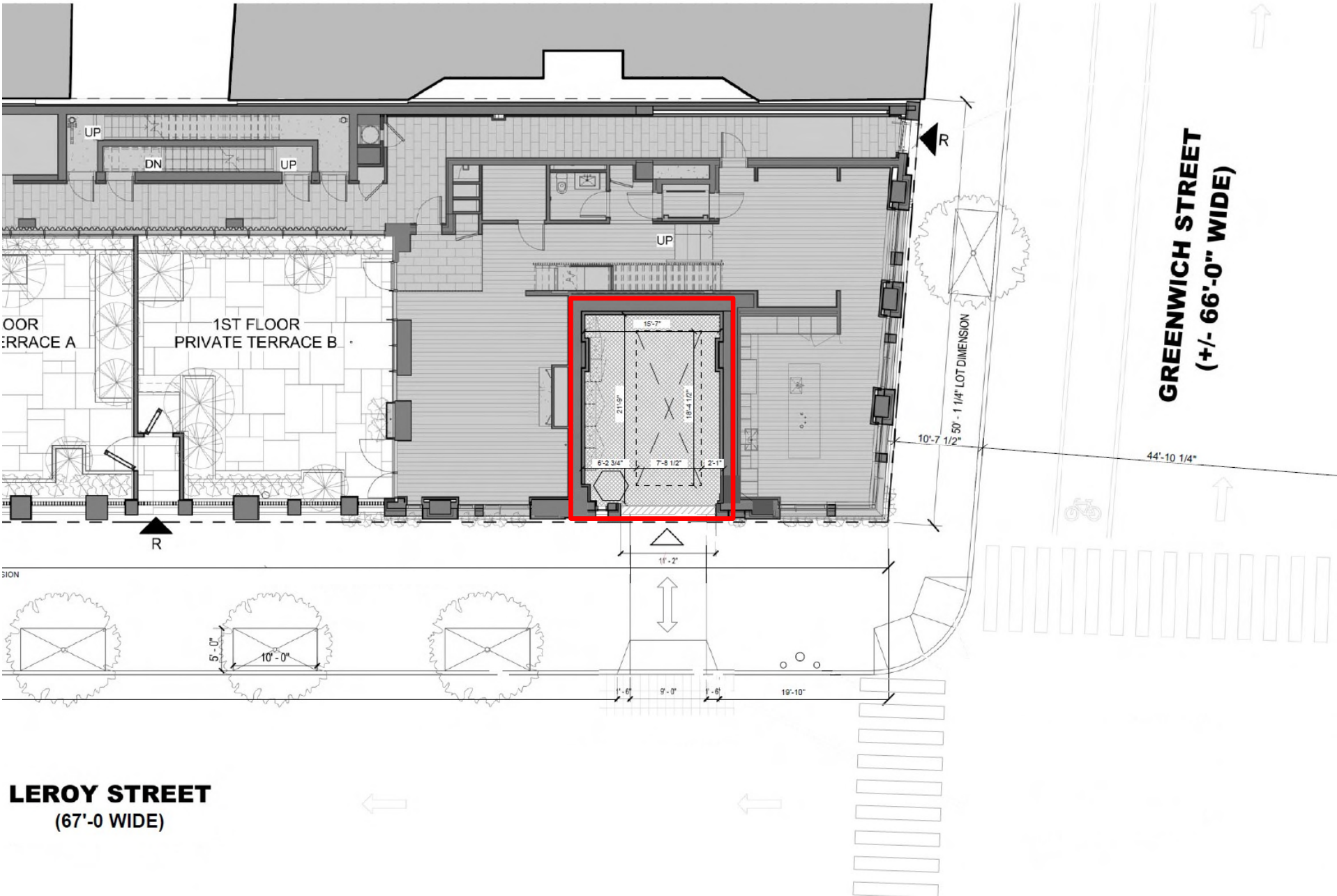
# Proposed Parking Conditions



- Automated parking garage with 7 accessory off-street parking spaces
- Garage access provided by a new 12'-0" curb cut on Leroy Street, which primarily serves local vehicular and pedestrian traffic and is not a major thoroughfare
- Fewer curb cuts (4 vs. 1) and lower traffic demand compared to previous site conditions
- ZRD1 has been obtained to allow the proposed curb cut within 50 feet of the intersection of Greenwich and Leroy Streets
- The location of the garage entrance will not interfere with the efficient functioning of Leroy Street



# Site Plan



# Section

