



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**WEST CLINTON ZONING – CONFIRMATION OF CB4 POSITION**  
**Revised – June 6, 2007**

The western area of the Special Clinton District beyond the boundary of the Preservation Area is primarily zoned for light or medium industrial uses. As the Special Hudson Yards District and the West Side Rail Yards are slated for development of extraordinary density, unprecedented development pressure is expected on the core residential area of the Special Clinton District. In order to preserve the low-rise, mixed income character of the Hell's Kitchen/Clinton community, plans for development in the southern portion of the district must be coupled with an expanded commitment to preserve the core of the community north of the 42<sup>nd</sup> Street Corridor.

By the time of the Hudson Yards rezoning in January 2005, Eleventh Avenue had attracted significant interest by real estate developers, and a number of large projects, primarily residential but also commercial, were in the planning stage. This caused the Board to establish, in June 2005, its own priorities for development in the area. Since then, development pressures have continued to increase, the area has also attracted interest by the nightlife industry, and the Department of City Planning has undertaken work on a framework for development that shares many of our goals.

In anticipation of zoning and other regulatory applications in the area, the Board now wishes to remind itself and others of its basic position for the area. The following statement, which was approved by the Board in June 2005, is hereby confirmed:

*The Board supports a rezoning of the western area of the Special Clinton District to create a mid-rise residential corridor along both sides of Eleventh Avenue and preserve industrial uses west of that corridor. The rezoning would contain the following elements:*

- *Extend R-8 zoning west to Eleventh Avenue between 43<sup>rd</sup> and 55<sup>th</sup> Streets*
  - *FAR 6.02 within 100 feet of Eleventh Avenue*
  - *FAR 4.2 from 100 feet east of Eleventh Avenue to present R-8 boundary*
- *Extend Preservation Area boundary west to 100 feet east of Eleventh Avenue*
- *Create MX zoning district west of Eleventh Avenue from 43<sup>rd</sup> to 57<sup>th</sup> Streets, allowing residential uses along the Eleventh Avenue blockfronts and surrounding DeWitt Clinton Park, and preserving industrial uses throughout the district, particularly those that serve the theater district and other midtown businesses and residents*

- FAR 6.02 within 100 feet of Eleventh Avenue
- FAR 5.0 from 100 feet west of Eleventh Avenue to Twelfth Avenue
- Industrial retention mechanisms (to be developed)

• To preserve existing loft character of Eleventh Avenue and avoid blocking Preservation Area core from the waterfront:

- Limit street-walls on 11<sup>th</sup> Ave to 150 feet, and overall building height to 180 feet
- Developments occupying most of an Eleventh Avenue blockfront require lowered street-walls for 25 to 30 percent of the Eleventh Avenue frontage

• Allow ground floor commercial uses on Eleventh Avenue that serve area residents

• Limit clubs and adult uses

• Pedestrian bridge over Route 9A from DeWitt Clinton Park to Hudson River Park

This position will be further developed as discussions with the City about a rezoning progresses.