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CITY PLANNING COMMISSION CERTIFIES COMPREHENSIVE PROPOSAL FOR ZONING CHANGES IN CHELSEA

The City Planning Commission today certified a proposal for zoning changes for a substantial portion of the residential core of the Chelsea neighborhood in Manhattan, as well as several adjacent commercial and manufacturing districts, and to create a special mixed-use district in West Chelsea. These changes are intended to implement the recommendations of the Chelsea 197-a Plan, which was adopted in 1996.

The proposal was developed by the Department of City Planning. According to Joseph B. Rose, Chairman of the City Planning Commission and Director of the Department of City Planning, " This Chelsea Rezoning Plan is the product of close collaboration between the Planning Department and the local community. It should serve as a model for future community based planning in New York City."

The rezoning proposal represents a comprehensive and balanced strategy that will preserve Chelsea's existing built character while providing adequate opportunities for new housing development, as well as revitalize underutilized manufacturing land. The rezoning area is bounded generally by 14th Street, Sixth Avenue, 31st Street, and 11th Avenue.

In order to achieve the 197-a Plan and rezoning goals, the proposal contains the following elements:

- Maps contextual districts requiring a predictable built form;
- Reduces permitted density in areas generally west of Eighth Avenue, including the Chelsea Historic District;
- Maintains existing density in other areas, including the Ladies Mile Historic District;
- Increases permitted density in appropriate locations; and
- Rezones manufacturing areas to allow new residential development

The proposed zoning map and text amendments will be referred out to the affected Community Boards and the Borough President, and require approval by the City Planning Commission and the City Council.

Chelsea rezoning became effective on September 9, 1999. Consult the [Chelsea rezoning page](#) for an explanation of the rezoning.