

One45 for Harlem

Harlem, Community District 10
ZM, ZR, ZS, ZC

250115 ZMM; 250116 ZRM;
250117 ZSM; 250118 ZSM; 250119 ZCM

Project Summary

Address:
685-691 Lenox Avenue | 112 - 150 West 145th Street
between Adam Clayton Blvd & Lenox Avenue

Applicant:
One45 Lenox LLC
Kramer Levin Naftalis & Frankel LLP (Applicant Rep)

Actions:
Zoning Map Amendment (ZM)
Zoning Text Amendment (ZR)
Zoning Special Permit (ZS)
Zoning Certification (ZC)

Proposed Development:
A 34-story, mixed-use development complex with approximately 825, 577 square feet of floor area (12.00 FAR) that would include residential, community facility, and commercial uses, and provide a total of **968 dwelling units** (291 permanently income-restricted units) to Harlem CD 10, Manhattan





Requested Actions

1. Zoning Map Amendment, from C8-3 and R7-2 / C1-4 zoning districts to a C4-6 zoning district
2. Zoning Text Amendment to modify Appendix F and designate the area under Mandatory Inclusionary Housing
3. Zoning Special Permit to ZR 74-743 to modify height and setback regulations of ZR 35-64(b)(3)
4. Zoning Special Permit to ZR 74-533 to modify the residential parking regulations of ZR 36-33 and 25-33
5. Zoning Certification pursuant to ZR 26-15 allow one additional curb cut on a narrow street and curb cut on a wide street

Area Map – Land Use

Project area:

Block 2013 | Lot: 29

Community District 10, Central Harlem

Council District 9, Yusef Salaam

- 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



Area Map – Zoning

Project area:

Block 2013 | Lot: 29

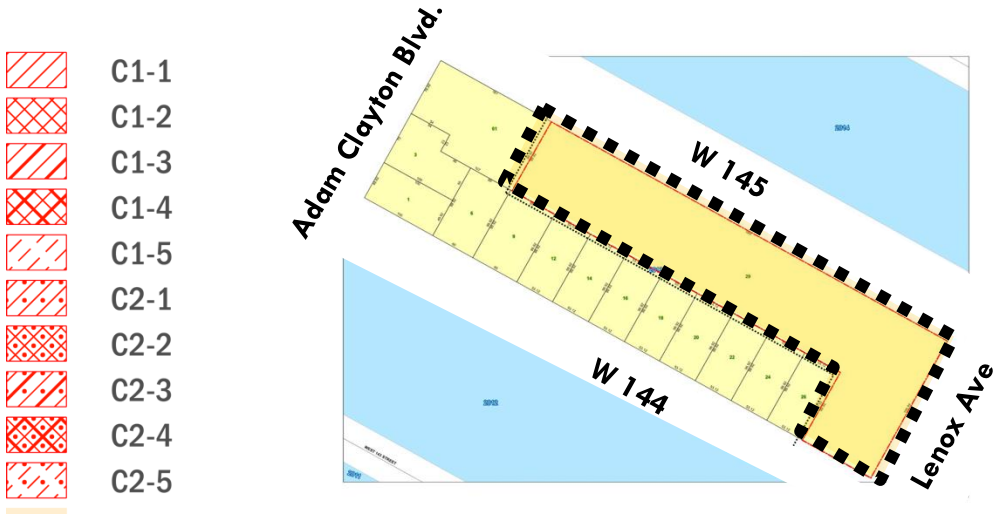
Zoning:

C8-3, R7-2 / C1-4

Transit and FRESH zones

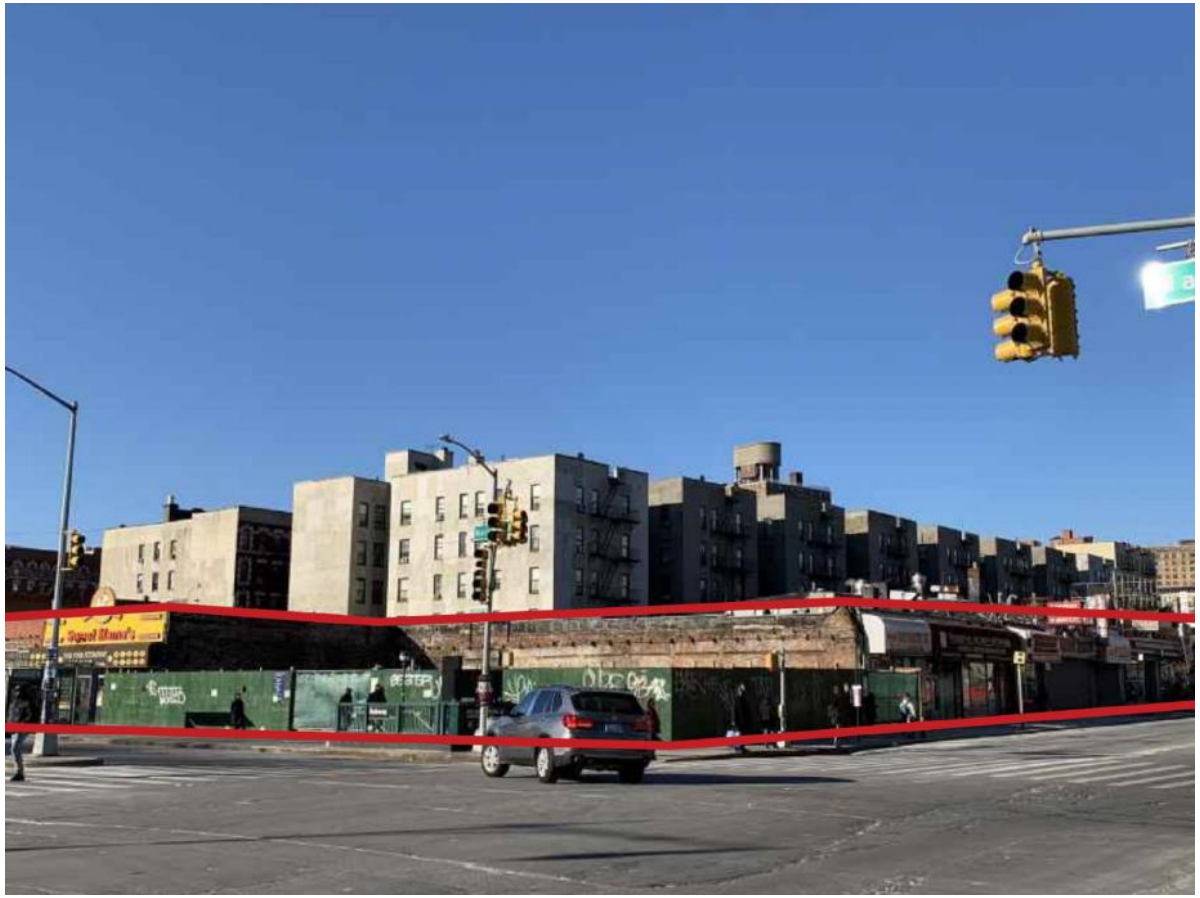
Coast zone boundary

Moderate-risk flood zone (0.2%)*





Existing Conditions – West 145th and West 144th Streets



Project area, looking southeast from W 145 Street
Intersection of W 145 St and Lenox Avenue



Project area, looking northeast from W 144 Street
Intersection of W 144 St and Lenox Avenue

Existing Conditions – West 145th Street



Project area, looking east from W 145 Street



Project area, looking west from W 145 Street
(Truck Depot, 2023)

Proposed Development

825k
Total sqft building

34
Stories

447 ft
Height (w/ bulkhead)

12.00
FAR

Mix-Use
Development

968
Dwelling units

40
Parking spaces

291
Income-restricted units



Proposed Development Continued…

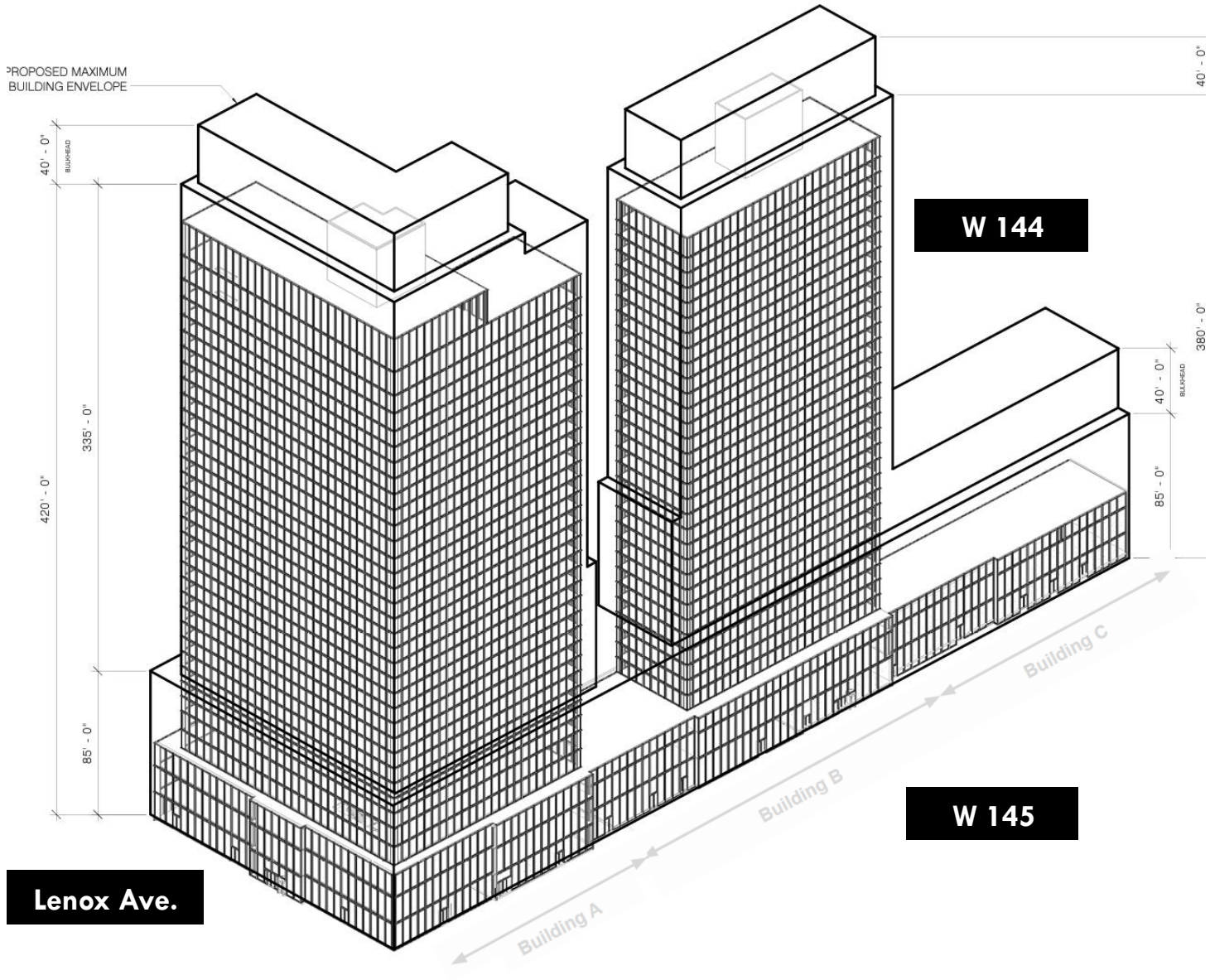
Building A - maximum height of 420 ft

Building B - maximum height of 380 ft

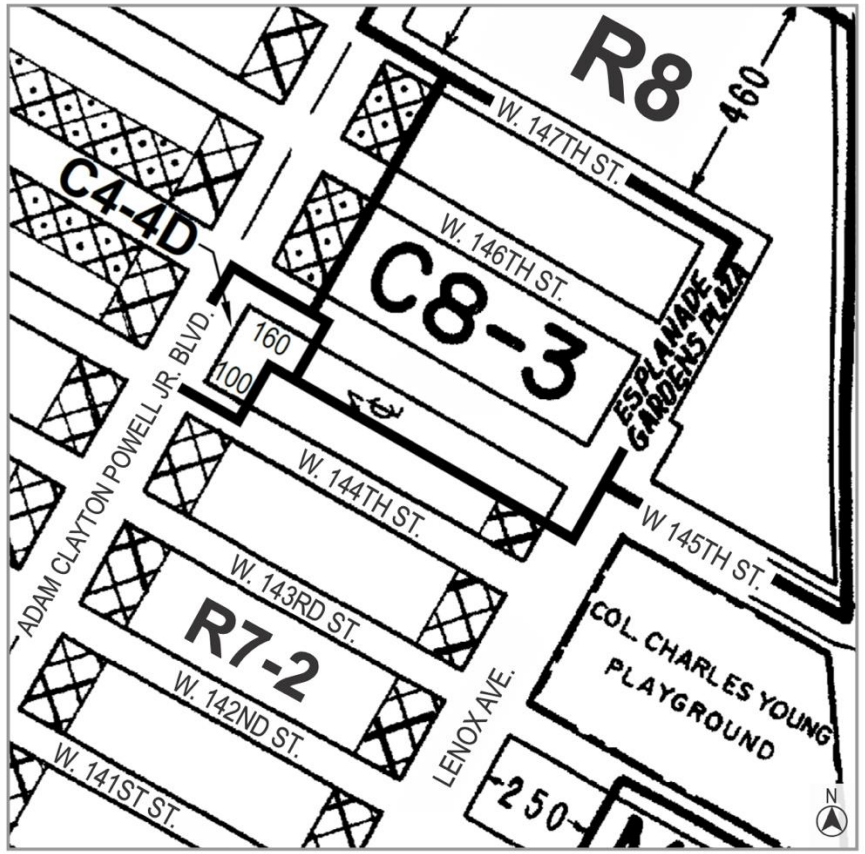
Building C - maximum height of 85 ft

Floor Area	Building A	Building B	Building C	% Floor Area
Residential	453,451	292,304	-	90%
Community Facility	-	6,563	-	1%
Commercial	50,249	14,984	8,714	9%
Total sqft	503,700	313,852	8,540	100%

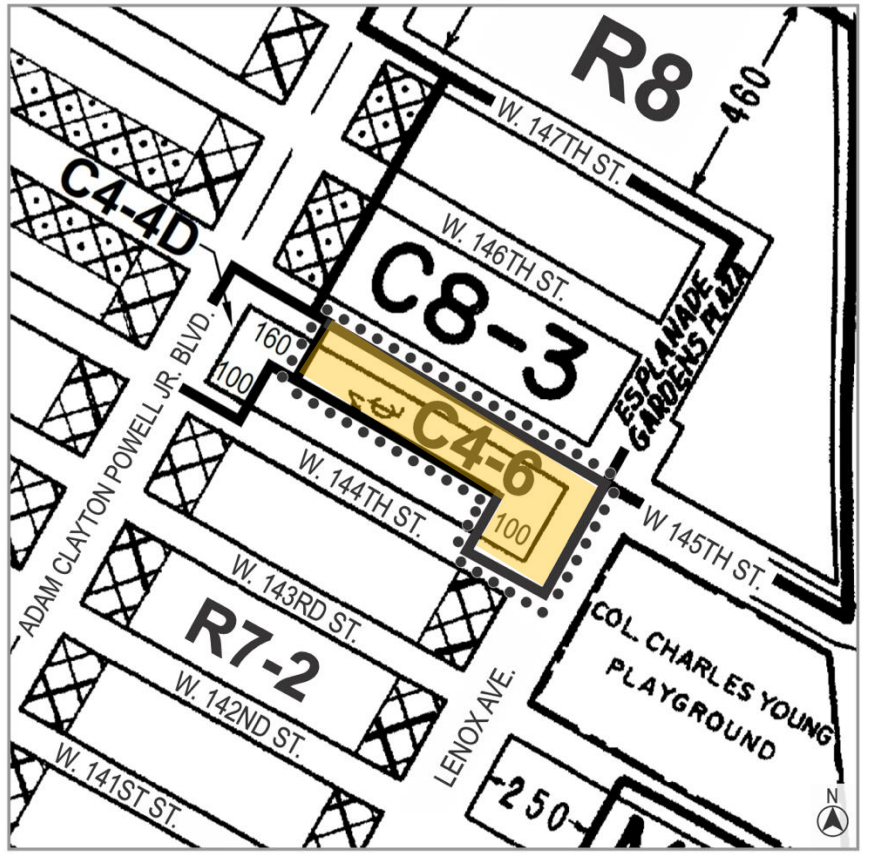
Unit Type	Building A	Building B	Total	% Units by Unit Type
Studio	108	156	264	27%
1 Bedroom	265	169	434	45%
2 Bedroom	135	72	207	21%
3 Bedroom	29	34	63	7%
Total Units	537	431	968	100%



Zoning Map Amendment



Existing Zoning map 6a



Proposed Zoning map 6a

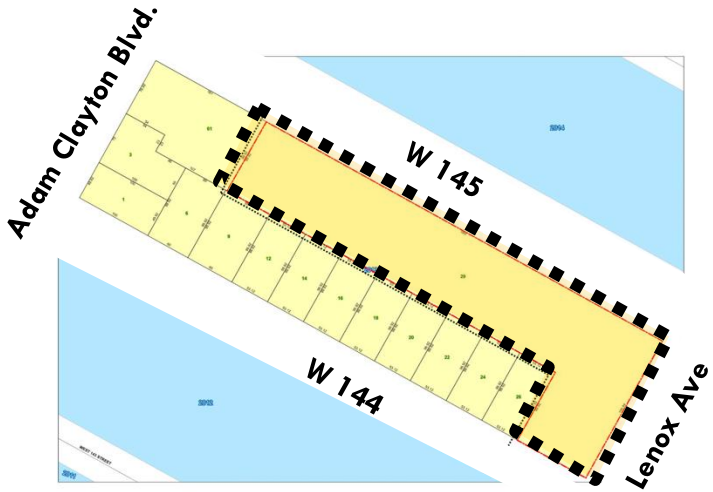
Rezoning from C8-3 to C4-6
Rezoning from R7-2/C2-4 to C4-6

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.

Zoning Map Amendment

Rezone the project area from the existing C8-3 and R7-2 / C1-4 zoning districts to a C4-6 zoning district



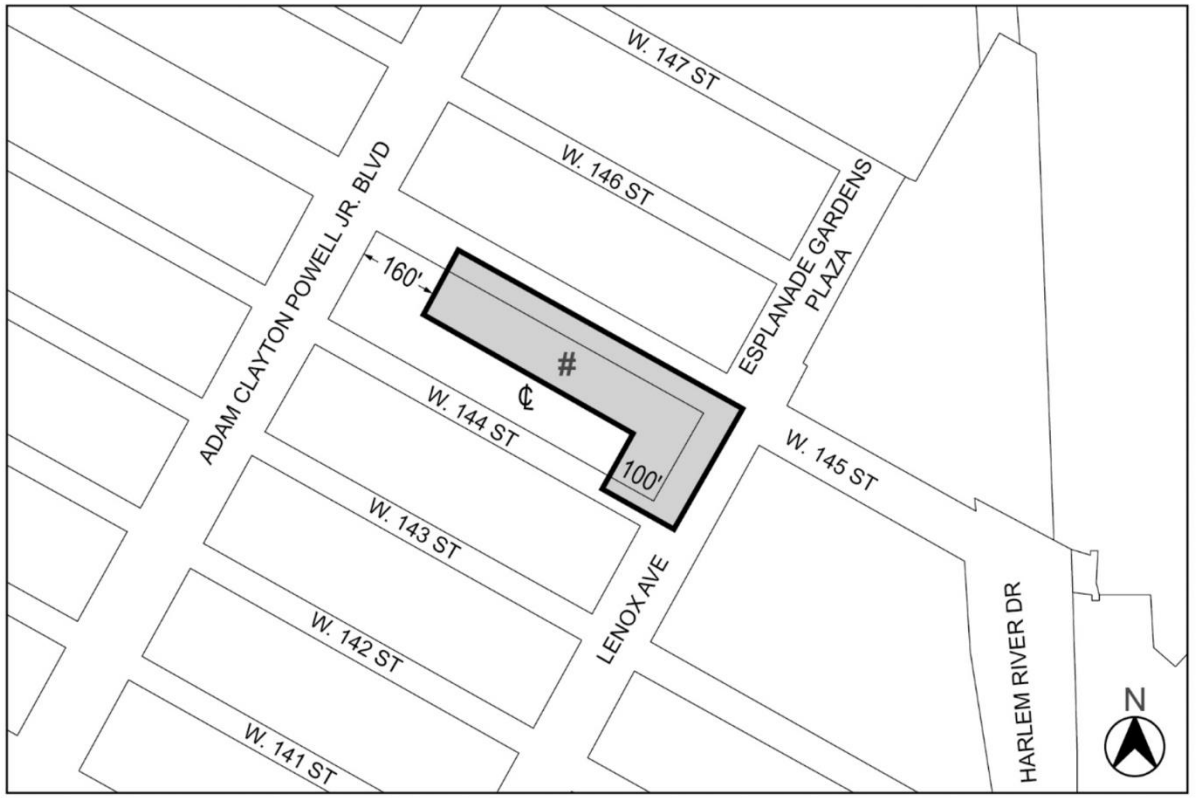
	C8-3	R7-2/C1-4	C4-6 (Proposed)
FAR			
Residential	N/A	0.87 - 3.44 (4.0 QH)	**12.0 (MIH)**
Community Facility	6.5	6.5	**10.0**
Commercial	2.0	2.0	**3.4**
USE GROUPS	IIIA, IIIB and IV VI, VII, VIII, IX and X	I and II, IIIA, IIIB and IV VI, and VII	**I and II** **IIIA, IIIB and IV** **VI, VII, VIII and IX**
Max Base Height	60’	40- 60’ (75’ QH)	**85’ (155’ QH)**
Max Bldg. Height	Sky Exp. Plane 5.6 to 1	75’ (QH) Height Factor	**Sky Exp. Plane*** **5.6 to 1**
Max Lot Coverage		65% (QH)	**70% (QH)**

Zoning Text Amendment

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

968 total dwelling units

- **MIH option 2: 291 (30% of units must be affordable to households earning 80% of AMI)**



Portion of Community District 10, Manhattan

* * *

Zoning Special Permit

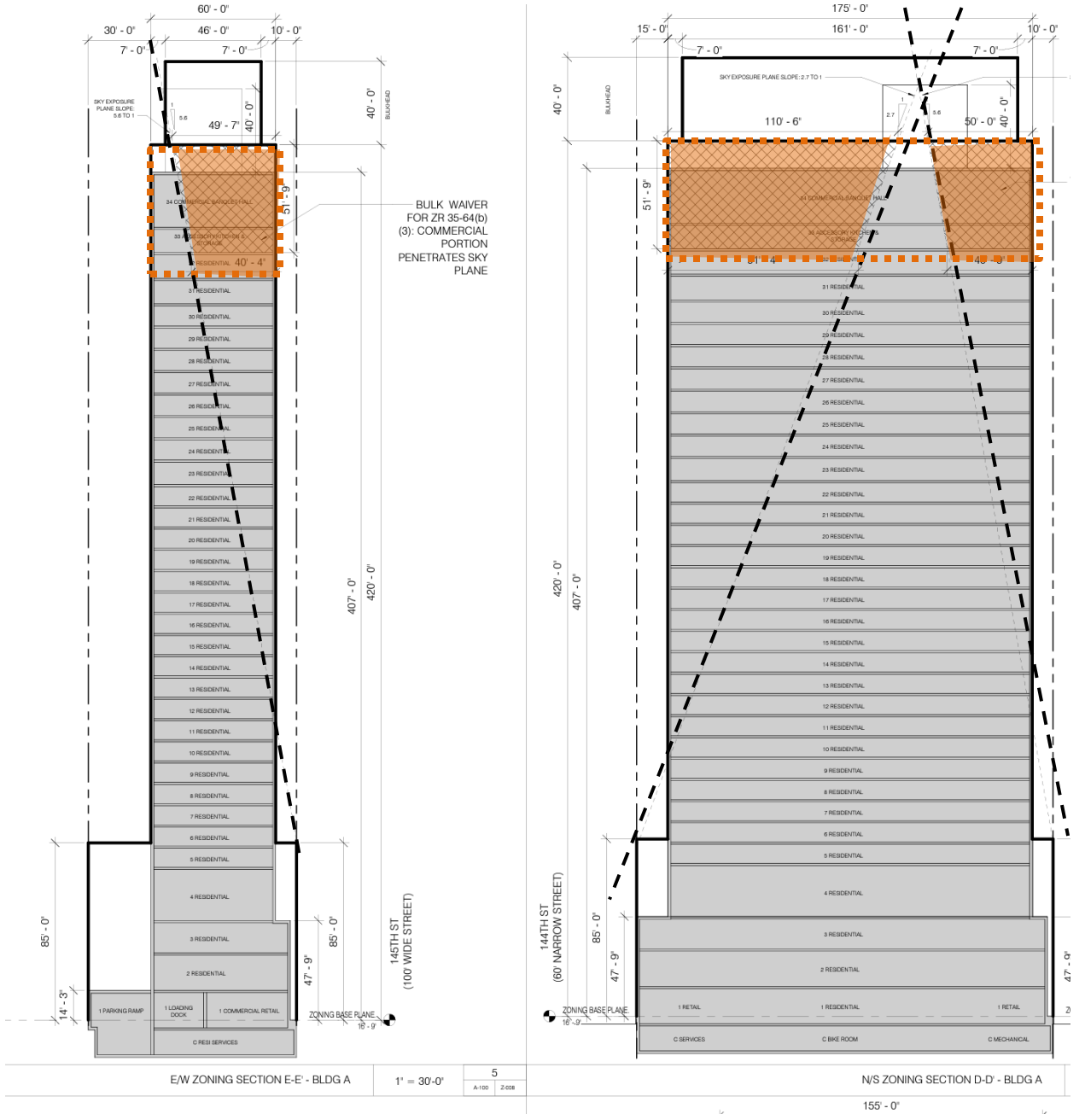
ZR 35-64 (Special Tower Regulations for Mixed Buildings)

(b) In C4-6, C5-1 or C6-3 Districts, the residential portion of a mixed building that in the aggregate occupies not more than 40 percent of the lot area of a zoning lot or, for zoning lots of less than 20,000 square feet, the percent set forth in Section 23-65, **may be constructed in conformance with the provisions of Section 23-652 (Standard tower), provided the following conditions are met:**

(1) at least 65% of the total allowable floor area on the zoning lot is in residential use;

(2) all uses within the building comply with the locational requirements of Section 32-42; and

(3) only the residential portion of the building penetrates the applicable sky exposure plane.



Zoning Special Permit, 74-743 Special provisions for bulk modification

(a) For a #large-scale general development#, the City Planning Commission may permit:

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

1. the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole; all uses within the building comply with the locational requirements of Section 32-42; and

2. The distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings in any one block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public streets;

4. Considering the size of the proposed #large-scale general development#, the #streets# providing access to such #large-scale general development# will be adequate to handle traffic resulting therefrom;

10. A declaration with regard to ownership requirements in paragraph (b) of the #large-scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission; and

Event Space - 34th Floor Building A

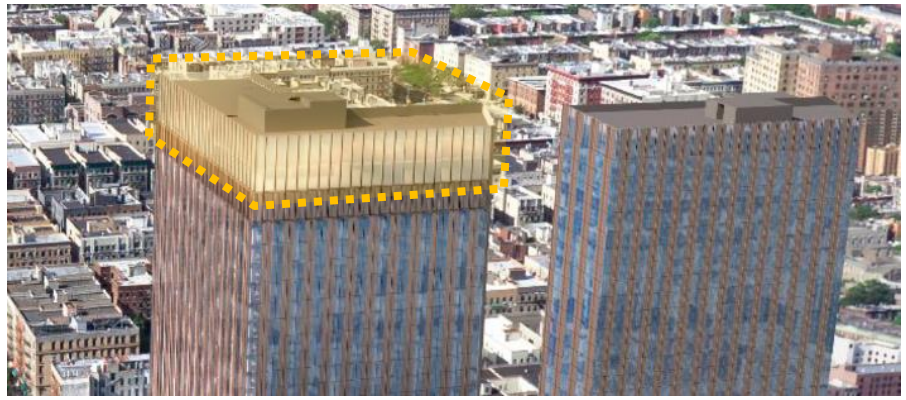
Commercial tower space -39,766 sf

Floor below event space as accessory kitchen, storage, staging

Small lobby entrance on ground floor

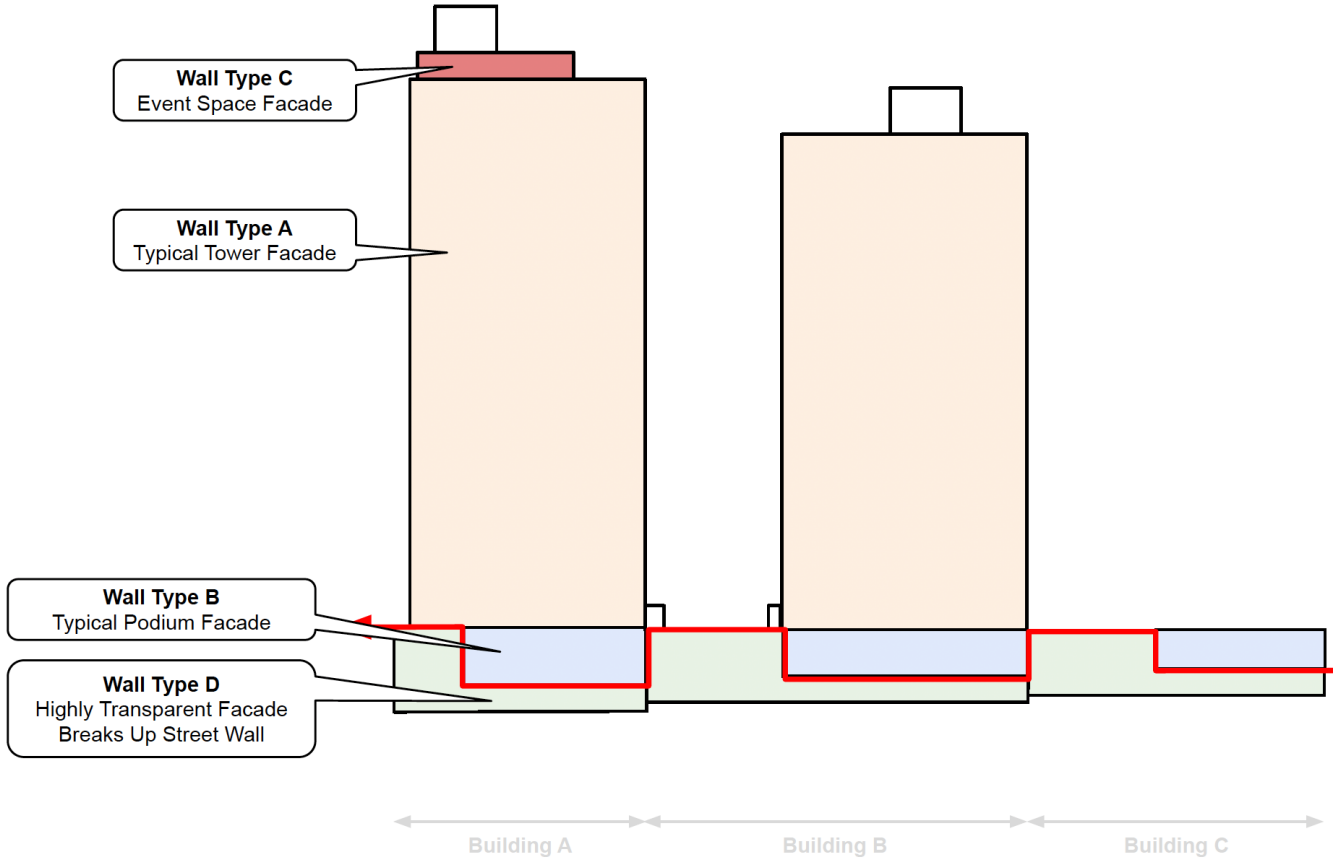
Flexible Spaces for Galleries, Meetings & Support Functions

Visible and public-facing from 145th St





Urban Design Considerations

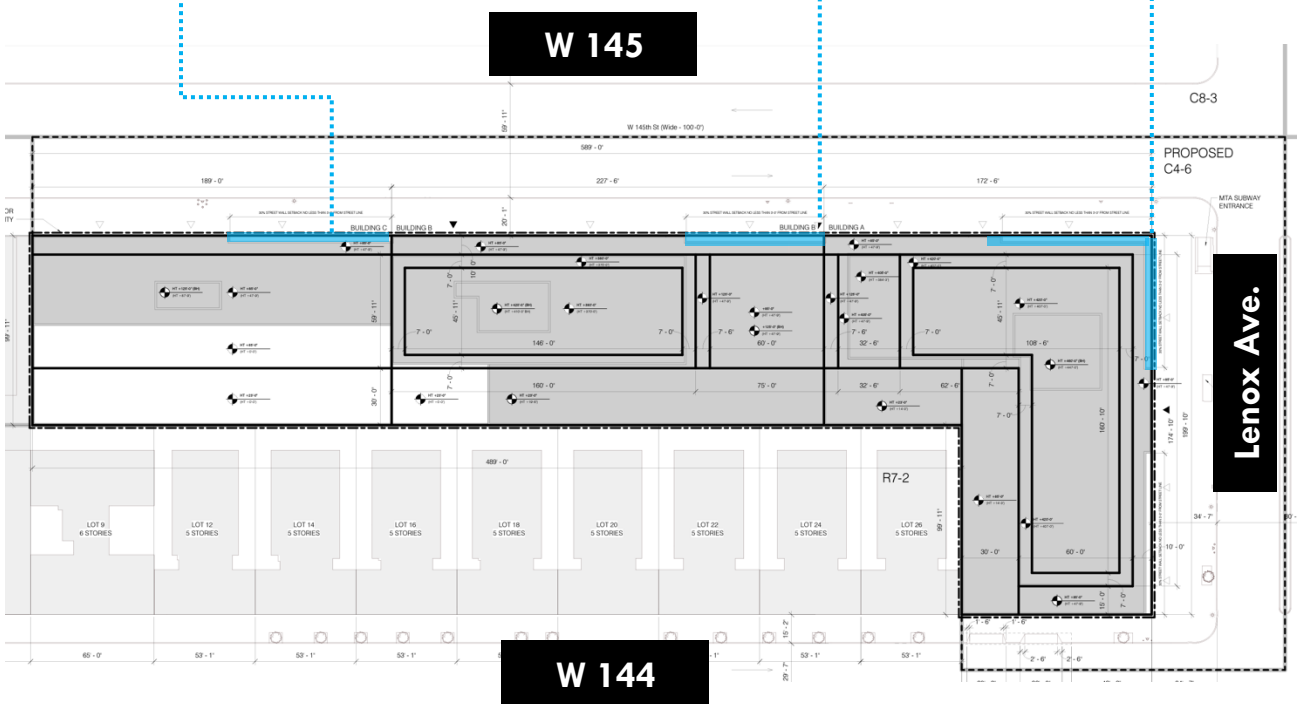


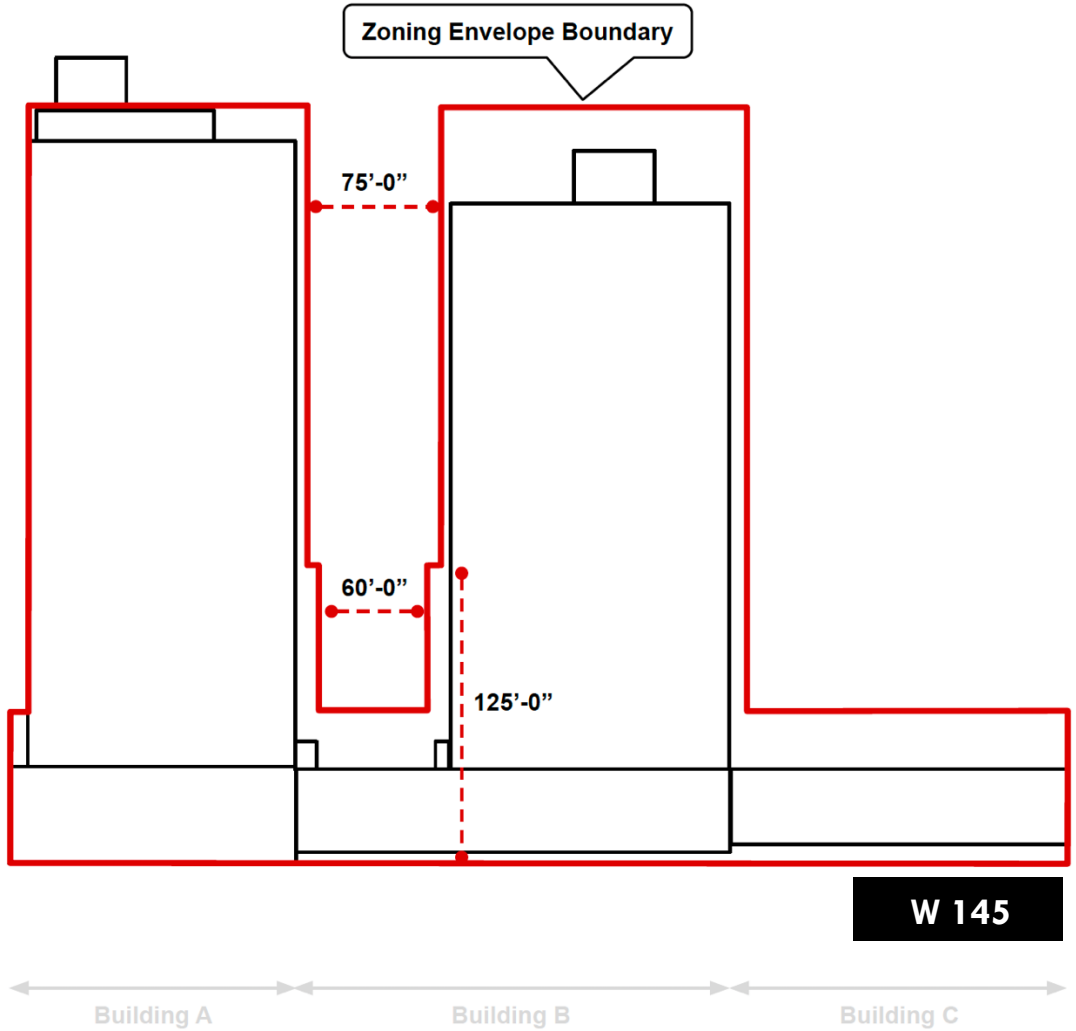




Urban Design Considerations

Setback Street Wall by 3’-0”





Zoning Special Permit, ZR 74-533 (Reduction of parking spaces to facilitate affordable housing)

Pursuant to ZR Section to modify the residential parking regulations of Section 36-33 and 25-23 (Requirements where group parking facilities are provided)

Within a C4-6 zoning district, 40% of new market-rate residential units require accessory off-street parking spaces.

*Transit Zone, no accessory off-street spaces are required for newly developed, income-restricted dwelling units

	# Parking Spaces w/o waiver	# Parking Spaces w/ waiver
C4-6 677 market units	271	**40**

Zoning Special Permit, ZR 74-533 (Reduction of parking spaces to facilitate affordable housing)

In all districts in the #Transit Zone#, the City Planning Commission may permit a waiver of, or reduction in, the number of required #accessory# off-street parking spaces for #dwelling units# in a #development# or #enlargement# that includes at least 20 percent of all #dwelling units# as #income-restricted housing units as defined in Section 12-10 (DEFINITIONS)…

(a) provided that the Commission finds that such waiver or reduction: (a) will facilitate such #development# or #enlargement#. Such finding shall be made upon consultation with the Department of Housing Preservation and Development;

(b) will not cause traffic congestion; and

(c) will not have undue adverse effects on residents, businesses or #community facilities# in the surrounding area, as applicable, including the availability of parking spaces for such #uses#.

Zoning Certification, ZR 26 (Curb cuts)

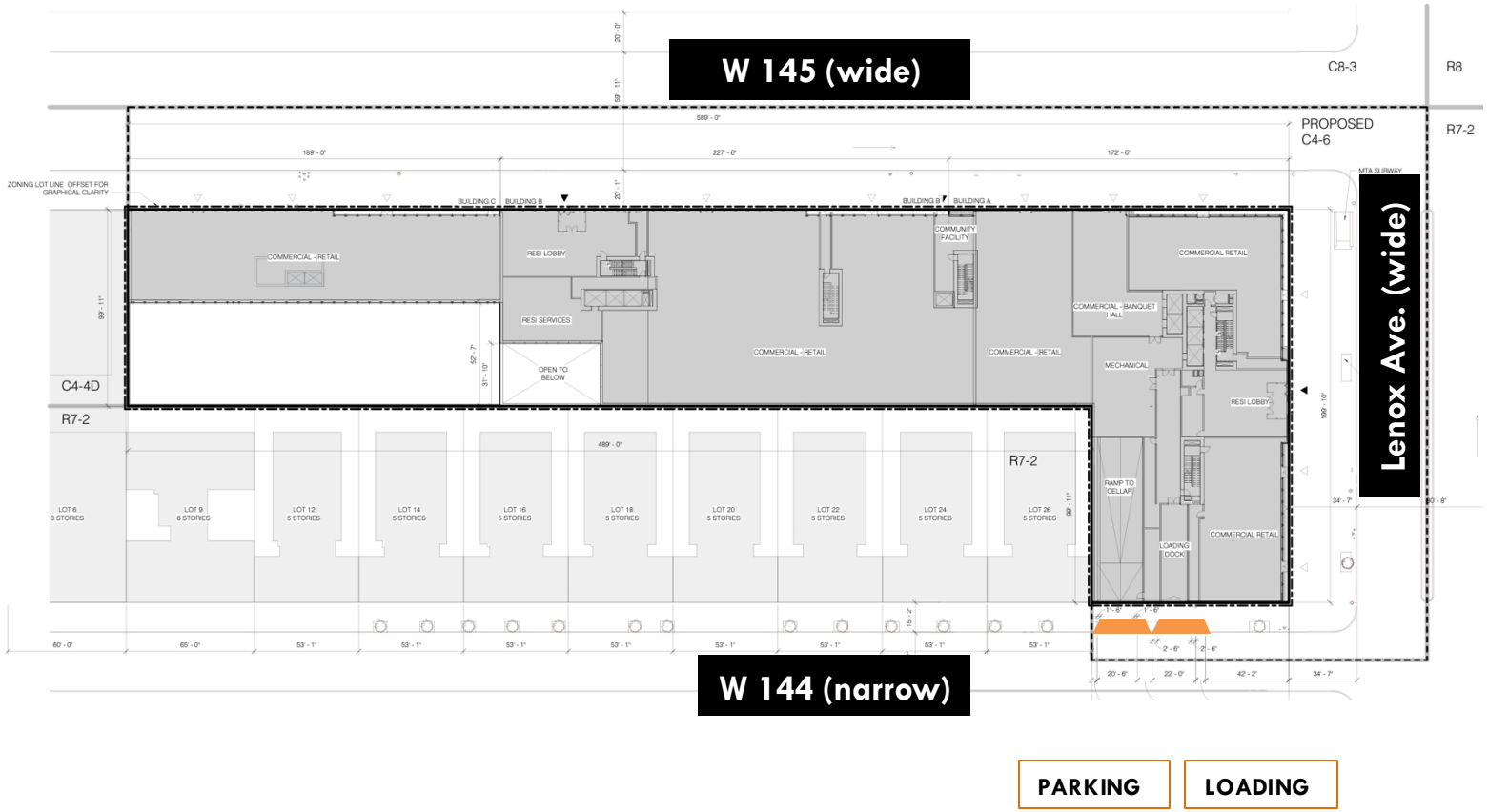
To allow one additional curb cut on a narrow street

26-15 | Curb Cuts

In C4-6, no curb cuts are permitted on wide streets and only one per zoning lot on narrow streets. The Proposed Development requires 2 curb cuts: One accessory loading berths and One accessory group parking facility

26-17 | Streetscape Modifications

The CPC may allow one additional curb cut on a narrow street provided the additional curb cuts will not result in conflict between pedestrian and vehicular circulation and will result in a good overall site plan



Applicant Data from Racial Equity Report on Housing and Opportunity

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Low Income	**291**	**30%**	**80%**	**$2,170**	**$2,800**	**$87,000**	**$124,200**
Not income-restricted	677	70%	N/A	$2,200	$3,800	$88,000	$152,000
Total	**968**	100%	*Rents are based on unit size. Rents shown are illustrative (based on 2024 AMI, rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.				

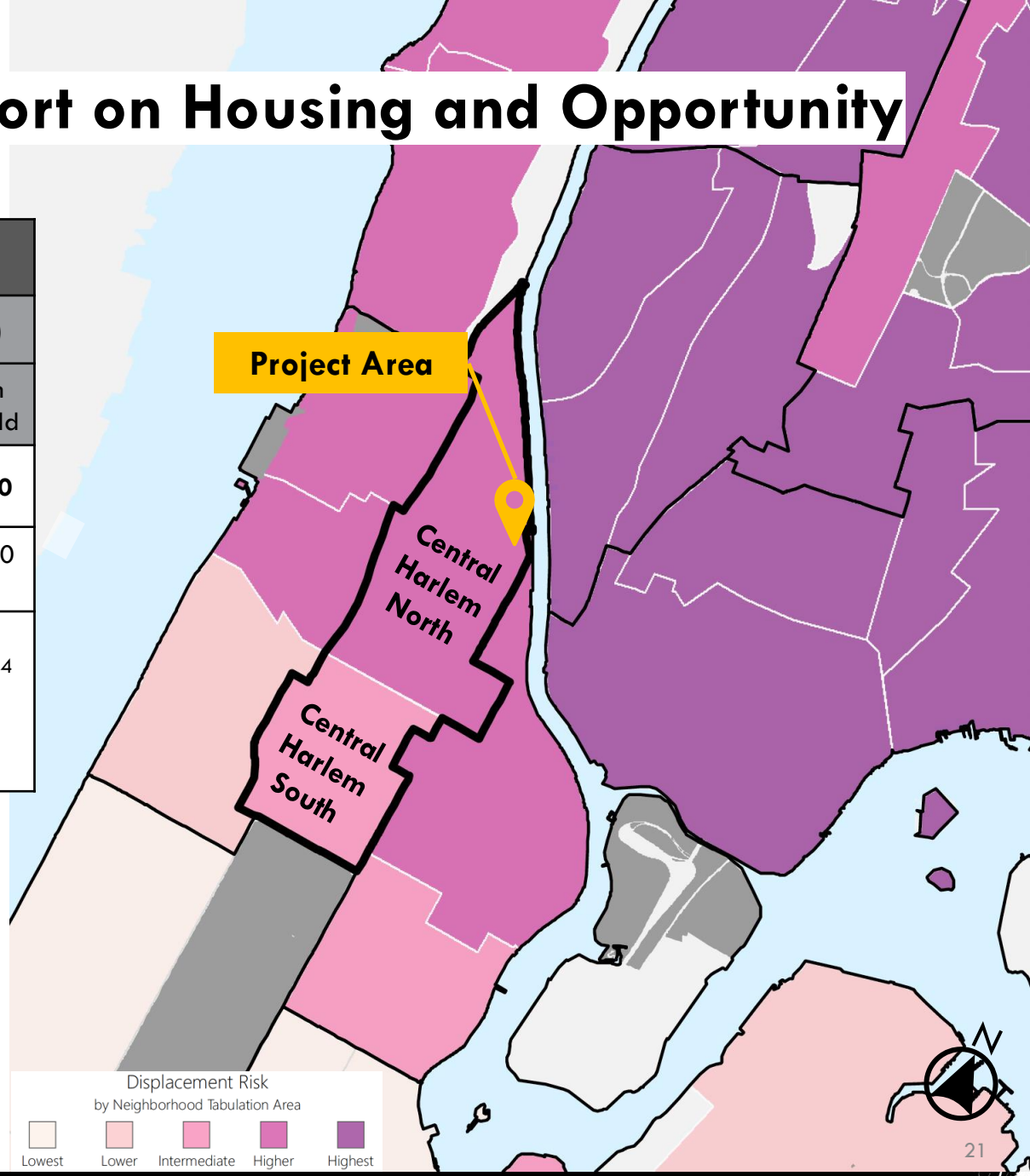
Central Harlem South

Median Household Income:

$52,932

Public Use Microdata Area (PUMA) 3803

Lower than Manhattan and NYC ($94,539 & $70,643)

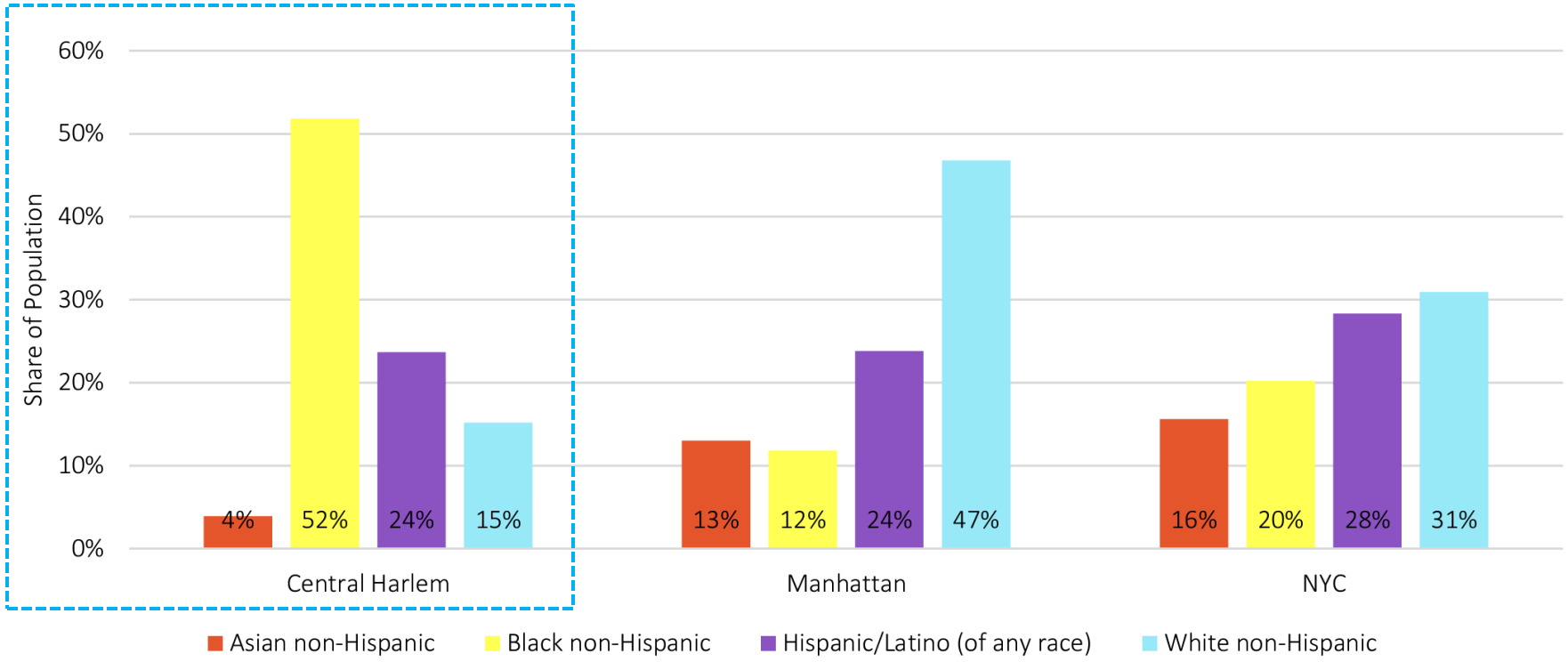


Applicant Data from Racial Equity Report on Housing and Opportunity

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

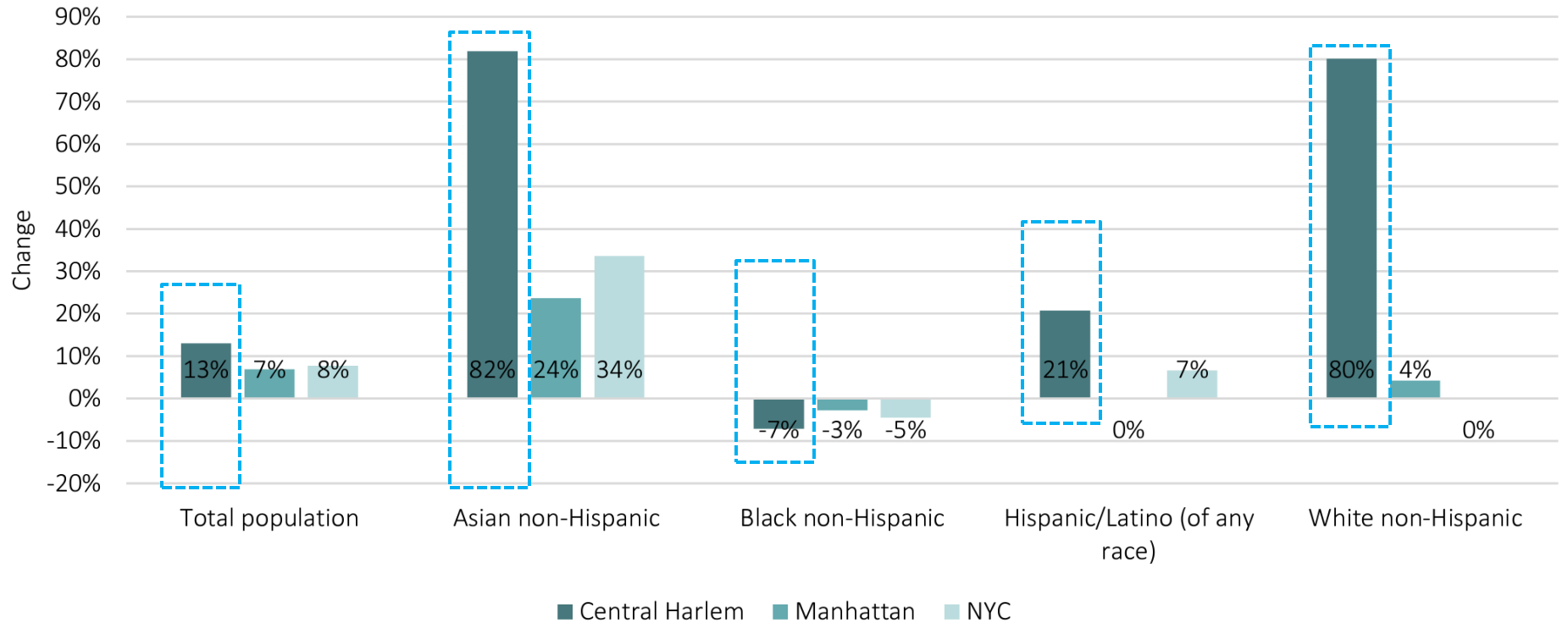


Source: Census 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.



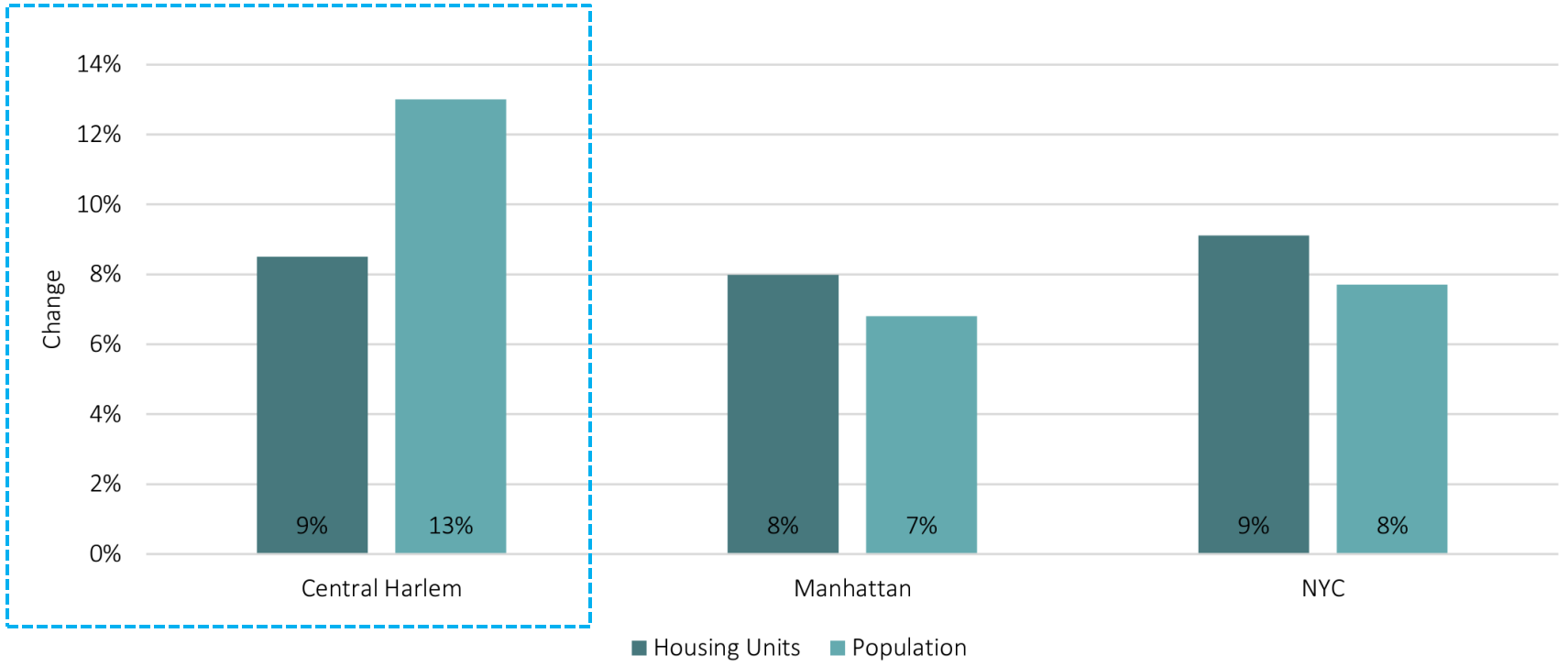
Source: Census 2010, 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Summary

A 34-story, mixed-use development complex providing a total of **968 dwelling units** (291 permanently income-restricted units) to Harlem CD 10, Manhattan

ZM to map a C4-6 zoning district

ZR to modify Appendix F and designate the area under Mandatory Inclusionary Housing

ZS to ZR 74-743 and modify height and setback regulations

ZS to ZR 74-533 and modify the residential parking regulations

ZC pursuant to ZR 26-15 and allow one additional curb cut on a narrow street



Thank you