

One45 for Harlem

Harlem, Community District 10

Pre-Hearing

C 250115 ZMM; C 250116 ZRM;
C 250117 ZSM; ~~C 250118 ZSM~~; N 250119 ZCM

Project Summary

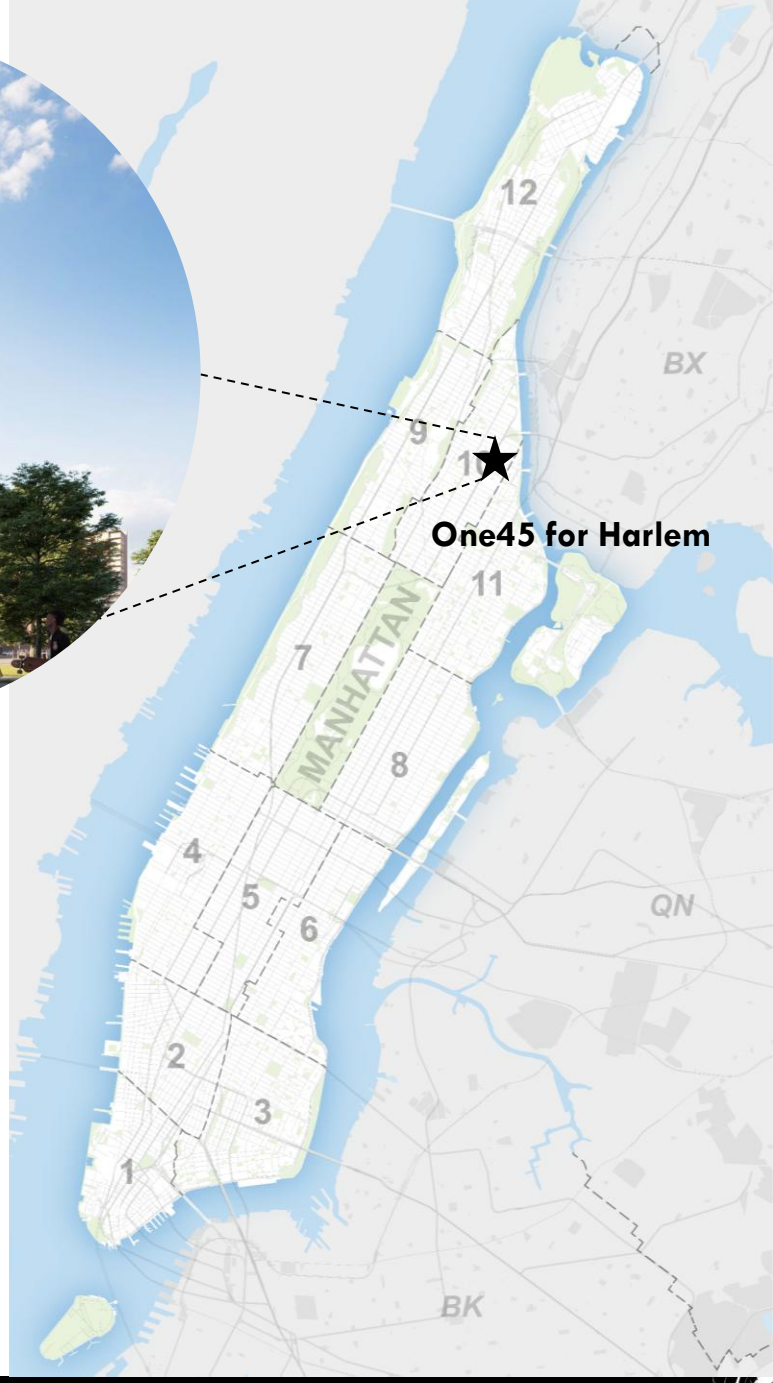
Address:
685-691 Lenox Avenue | 112 - 150 West 145th Street
between Adam Clayton Blvd & Lenox Avenue

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~~ (Terminated December 12, 2024)

5. Zoning Certification pursuant to ZR 26-15 allow one additional curb cut on a narrow street

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

Prior to the adoption of City of Yes for Housing Opportunity, pursuant to ZR the residential parking regulations of Section 36-33 and 25-23 (Required Parking) required accessory off-street parking spaces for 40% of new market-rate residential units

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

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

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

36-30 - Required Accessory Off-Street Parking Spaces for Residences When Permitted in Commercial Districts
25-20 - Required Accessory Off-Street Parking Spaces for Residences

25-211 | General Provisions

R1 R2 R3 R4 R5 R6 R7 R8 R9 **R10** R11 R12
In the districts indicated, within the #Inner Transit Zone#, no #accessory# off-street parking spaces shall be required for #dwelling units# or #rooming units# for which a temporary or final certificate of occupancy is issued after December 5, 2024

12-10 | Definitions

The "Inner Transit Zone" is the area:

a) within the boundaries of APPENDIX I of this Resolution that includes the following Community Districts:
   1. Community Districts 1 through 3, the portion of Community District 6 northeast of Hamilton Avenue, as well as Community Districts 7 and 8 in the Borough of Brooklyn;
   2. **Community Districts 9, 10 and 11 in the Borough of Manhattan; and**
   3. Community Districts 1 and 2, as well as the portions of Community Districts 3 and 4 west of 83rd Street and Baxter Avenue and north of Woodside Avenue, in the Borough of Queens;

b) and within Roosevelt Island in Community District 8 of Manhattan

Public Review – Manhattan Community Board 10

On February 05, 2025, Manhattan Community Board 10 voted **to disapprove the application** (C 250119 ZMM, N 250116 ZRM, C 250117 ZSM, and N 250119 ZCM) with the following conditions:

1. Whereas One45 Lenox LLC is proposing a height of 407 ft for Building A and B, CB 10 strongly recommends a height of 380 ft as the proposed height significantly exceeds the height of any development in the surrounding area and will create shadows and interfere with sunlight

2. Whereas One45 Lenox LLC is proposing a community space with approximately 6,550 sf that is insufficient for a development of this scale. CB 10 strongly recommends an increase to 15,000 sf in order to create a diverse space of community-based organizations and non-profit providers that would deliver comprehensive supports and services to the youth in Central Harlem

3. Central Harlem has a moderate risk of flooding. The One45 for Harlem development site is just outside of the floodplain. CB 10 strongly recommends the implementation of dry and wet floodproofing of mechanical systems and living spaces consistent with NYC's Zoning for Coastal Flood Resiliency in order to mitigate future flooding in the area.

4. Whereas One45 Lenox LLC is proposing 40 below grade parking spaces in Building A, they did not provide any definitive explanation regarding the assignment of these parking spaces. CB 10 strongly recommends that the development team outline use and designation of parking spaces

Public Review – Manhattan Community Board 10

5. All permanently affordable units should be equally distributed throughout both buildings to ensure equity in design, and to prevent stigma and bias

6. All tenants should have the same access to all building amenities

7. The development of a comprehensive, legally binding and enforceable Community Benefits Agreement

The resolution passed with a vote **of 19 in favor;** 10 opposed; 5 abstaining and 1 recusal

Public Review – Manhattan Borough President

On February 28, 2025, Manhattan Borough President recommended **to approve the application** (C 250119 ZMM, N 250116 ZRM, C 250117 ZSM, and N 250119 ZCM) with the following conditions:

1. Address the concerns and recommendations of the Community Board as outlined in their submitted recommendation

2. Execute a CBA with the approval of the Community Board, Council Member, Office of the Manhattan Borough President and relevant non-profits and City agencies that includes but is not limited to the following:

    - Increase the size of the community space to 15,000 square feet

    - Implement dry and wet floodproofing of mechanical systems and living spaces consistent with NYC's Zoning for Coastal Flood Resiliency in order to mitigate future flooding in the area

    - Construction and ongoing local hiring goals include the hiring of a MWBE for construction and a local business to market and manage the building upon completion as well as increasing the percentage of local hiring from and working with other organizations to train and hire local residents

    - Provide capital and professional services to address unfunded needs of the Brigadier General Charles Young Playground

Public Review – Manhattan Borough President

- Reserved rental space for local businesses
- Consistent communication with the local community on a quarterly basis
- Measurable goals and metrics of success

3. Use union workforce for construction of the project

4. Adherence to the executed Memorandum of Understanding (2/14/25)

    - Under this MOU, the applicant commits, at its sole cost, to negotiate with local government officials, the Department of Housing Preservation and Development, and non-profit partners to secure funding for the Enhanced Affordability Plan, potentially increasing affordable housing beyond the initial 300 units planned. The MOU also reaffirms Manhattan Borough President Mark Levine's support for the project and the Enhanced Affordability Plan

Proposed Development Continued…

Floor Area	Building A	Building B	Building C	Total sqft	% Floor Area
Residential	453,451	292,304	-	745,755	90%
Community Facility	-	6,563	-	6,563	1%
Commercial	50,249	14,984	8,540	73,947	9%
Total sqft	503,700	313,851	8,540	826,091	100%

Unit Type	Building A	Building B	Total	% 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%

Floor Area	Building A	Building B	Building C	Total sqft	% Floor Area
Residential	453,451	**288,673**	-	742,124	90%
Community Facility	-	**14,208**	-	14,208	1.7%
Commercial	50,249	**10,970**	8,540	69,759	8.4%
Total sqft	503,700	313,851	8,540	826,091	100%

Unit Type	Building A	Building B	Total	% Unit Type
Studio	**100**	156	256	26%
1 Bedroom	**253**	169	422	44%
2 Bedroom	**151**	72	223	23%
3 Bedroom	**33**	34	67	7%
Total Units	537	431	968	100%

Updated per public review recommendation

***The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.**

Tentative Unit Mix and Affordability

968 total dwelling units

MIH option 2:
291 income restricted housing units
(30% of units must be affordable to households earning on average 80% of AMI, No income band above 130% AMI)

Income Band	Percent of AMI
Extremely Low Income	0 – 30%
Very Low Income	31- 50%
Low Income	51- 80%
Moderate Income	81 - 120%
Middle Income	121 – 165%

***The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.**

Unit Type	40% AMI	80% AMI	120% AMI	Market Rate	Total	% Units by Unit Type
Studio	25	26	25	180	256	26%
1 Bedroom	42	43	42	295	422	44%
2 Bedroom	22	24	23	155	223	23%
3 Bedroom	6	8	6	47	67	7%
Total Units AMI	95	101	95	677	968	
% Units AMI	**10%**	**10%**	**10%**	**70%**	**100%**	

Family Size	40% AMI	80% AMI	120% AMI
1	$43,480	$86,960	$130,440
2	$49,720	$99,440	$149,160
3	$55,920	$111,840	$167,760

Family Size	40% AMI	80% AMI	120% AMI
Studio	$1,087	$2,174	$3,261
1	$1,165	$2,330	$3,495
2	$1,398	$2,796	$4,194
3	$1,615	$3,230	$4,845

Proposed Development

825k
Total sqft building

34
Stories

447 ft
Height (w/ bulkhead)

12.00
FAR

Mix-Use
Development

968
Dwelling units

40
Voluntarily provided parking spaces

291
Income-restricted units



Tentative Unit Mix and Affordability – Enhanced Affordability Plan

968
total dwelling units

591
income-restricted housing units

Unit Type	30% AMI	50% AMI	60% AMI	70%AMI	80% AMI	130% AMI	Market Rate	Total	% Units by Unit Type
Studio	110	15	17	18	7	21	76	264	26%
1 Bedroom	5	74	74	34	8	53	186	434	44%
2 Bedroom	12	22	25	20	6	27	95	207	21%
3 Bedroom	3	9	10	9	6	6	20	63	7%
Total Units #	130	120	126	81	27	107	377	968	
% Units AMI	**13%**	**12%**	**13%**	**8%**	**3%**	**12%**	**39%**	**100%**	

Income Band	Percent of AMI
Extremely Low Income	0 – 30%
Very Low Income	31- 50%
Low Income	51- 80%
Moderate Income	81 - 120%
Middle Income	121 – 165%

***The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.**

Family Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	130% AMI
1	$32,610	$54,350	$65,220	$76,090	$86,960	$141,310
2	$37,290	$62,150	$74,580	$87,010	$99,440	$161,590
3	$41,940	$69,900	$83,880	$97,860	$111,840	$181,740

Family Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	130% AMI
Studio	$815	$1,358	$1,630	$1,902	$2,174	$3,532
1	$873	$1,456	$1,747	$2,038	$2,330	$3,786
2	$1,048	$1,747	$2,097	$2,446	$2,796	$4,543
3	$1,211	$2,018	$2,4,22	$2,826	$3,230	$5,248

Energy, Sustainability and Resiliency



ENERGY STAR
Efficient Energy Star certified appliances



ENHANCED PLANTINGS
Rooftop planters for stormwater retention and native pollinator friendly plants



LOW-FLOW FIXTURES
Water efficient low-flow plumbing fixtures



STORMWATER CONTROL
Improved site stormwater and runoff mitigation greywater reuse for vegetation



COMMERCIAL COMPOSTING
On-site composting bins available to retail programs to enhance reuse strategies of city



BACKUP POWER
Emergency backup power for mechanical and life safety systems



ELECTRIFIED & SMART BUILDING SYSTEMS
Smart metering, all electric appliances, EV ready charging stations



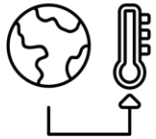
USE OF LOW EMISSIONS/ VOC MATERIALS
Use of materials conscious and chemically sensitive interior materials to promote healthy environments for occupants.



PASSIVE DESIGN
High U-value, Low-E, bird friendly glazing with efficient building enclosure, heat recovery systems



ROOFTOP SOLAR
Solar PV panels on non-terrace roof areas



GEOTHERMAL HVAC
Geothermal heat exchange beneath entire project reducing energy consumption of building systems



FLOOD RESILIENCE
All critical mechanical systems located above the design flood elevation

Community Benefits Agreement – CBA

- YOUTH INTERNSHIP & MENTORSHIP PATHWAYS TO A BETTER FUTURE
- CBO SPACE-IN-PLACE
- ONE45 COMMUNITY ADVISORY PARTNERS
- PARKS AND RECREATION
- ONE45 LOCAL ECONOMIC INVESTMENT INITIATIVE
- TURN HARLEM GREEN
- JOB TRAINING & PLACEMENT
- HIRE HARLEM

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

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



Appendix

Area Map – Land Use

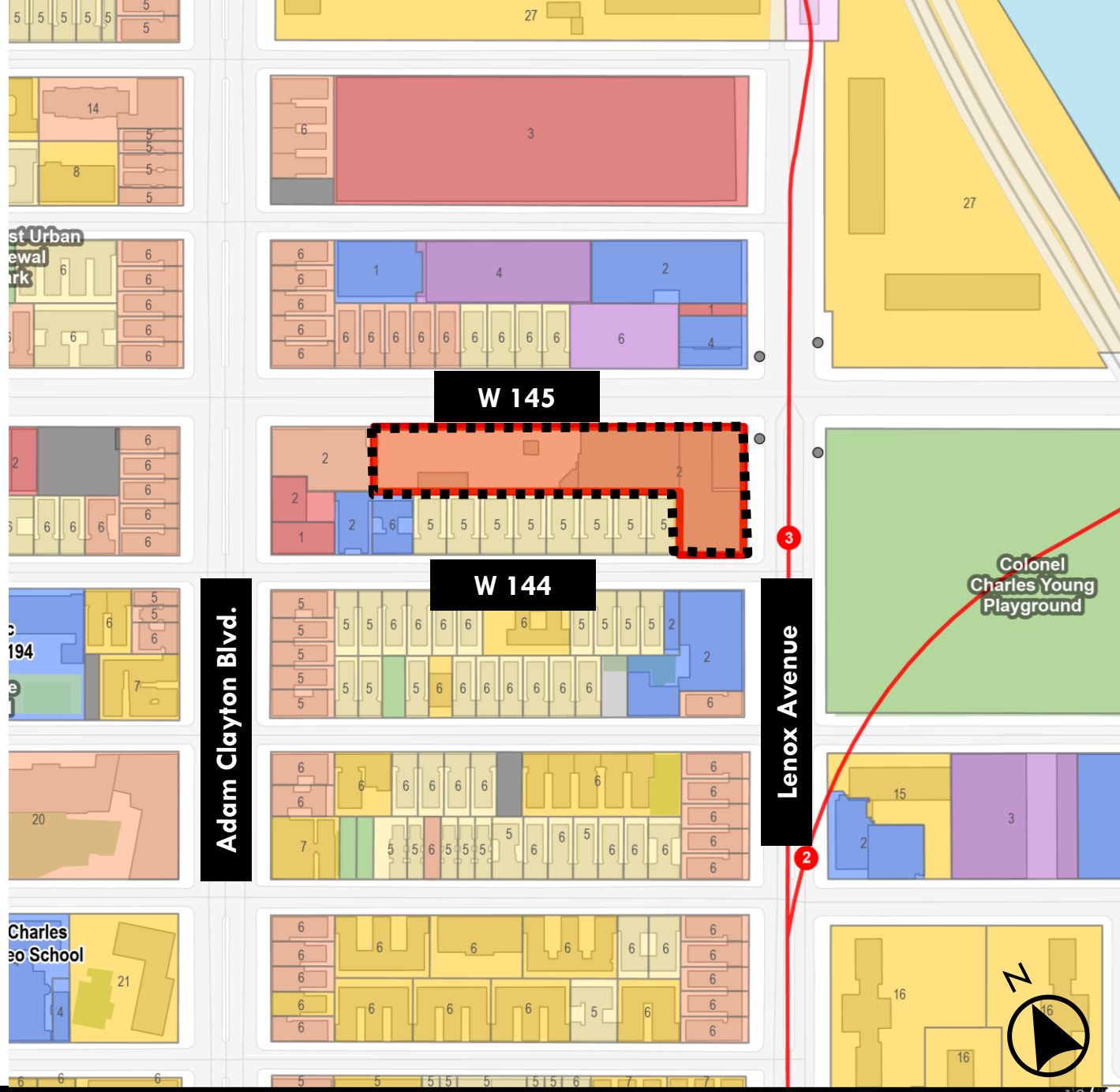
Project area:

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

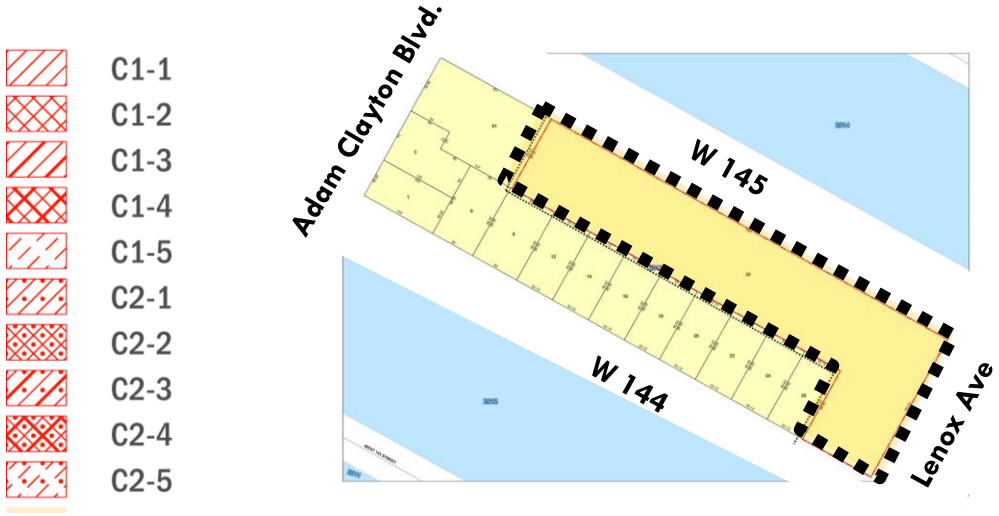
Zoning:

C8-3, R7-2 / C1-4

Transit and FRESH zones

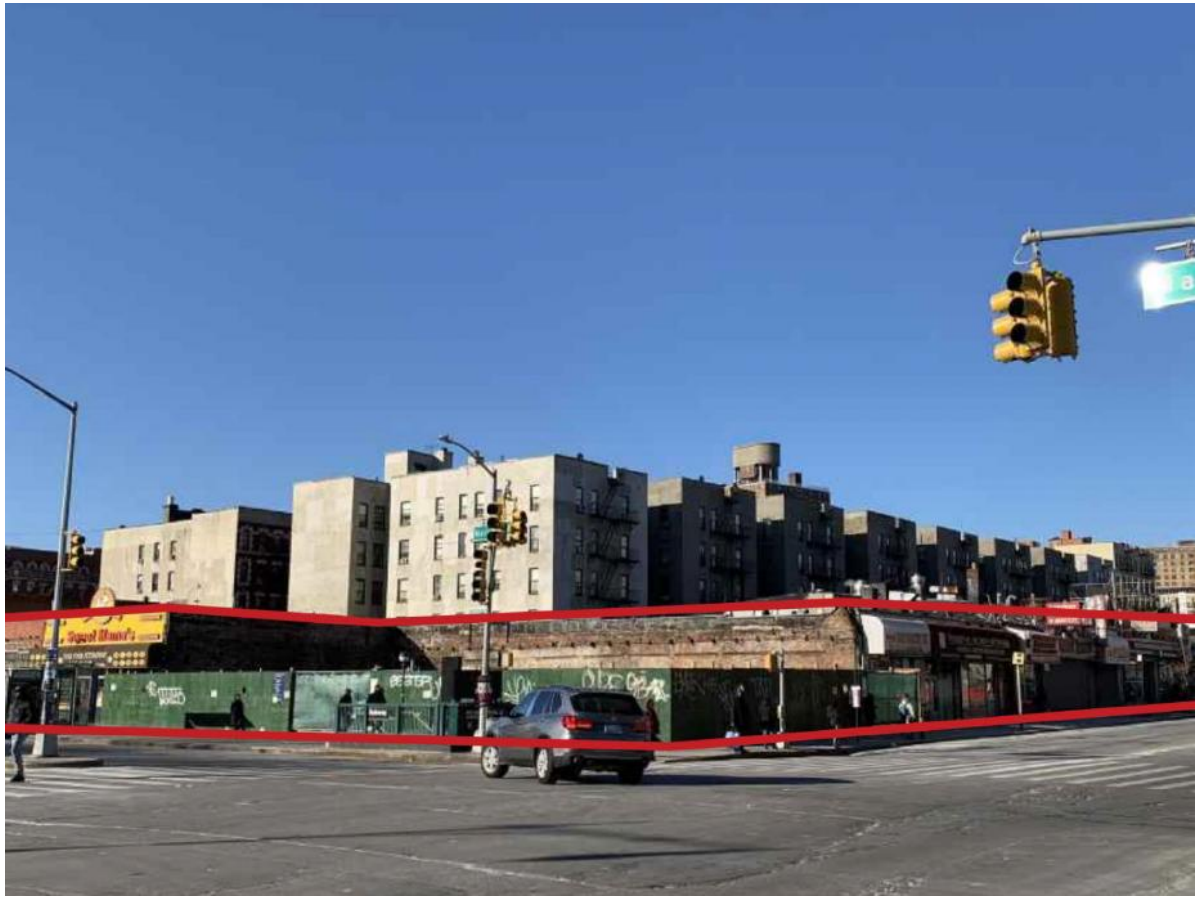
Coast zone boundary

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

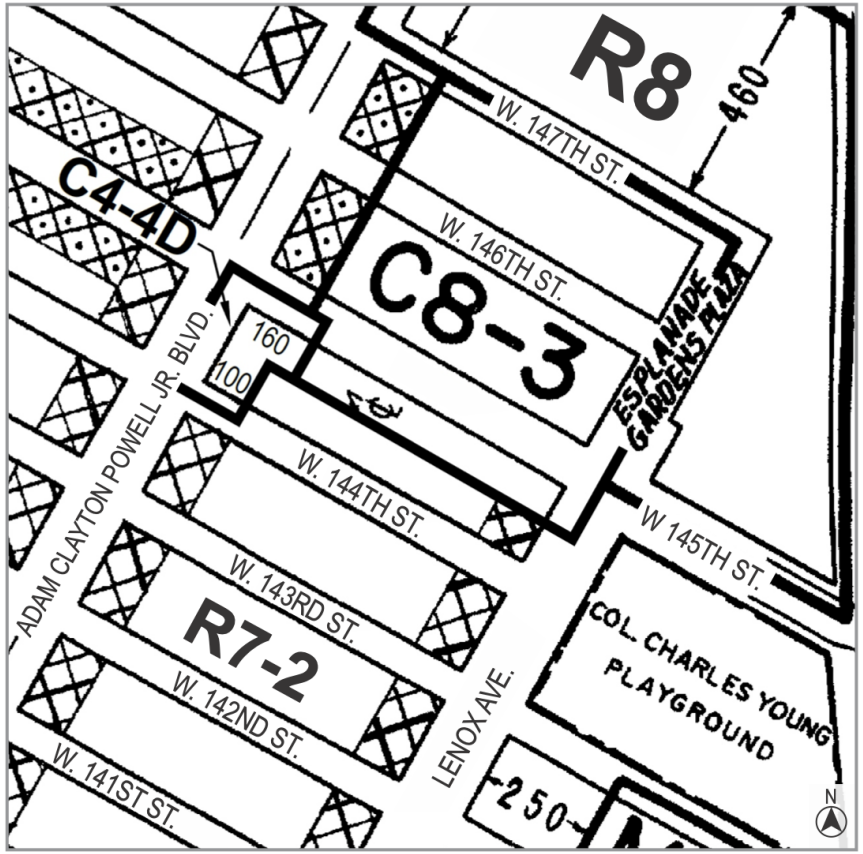


Project area, looking east from W 145 Street

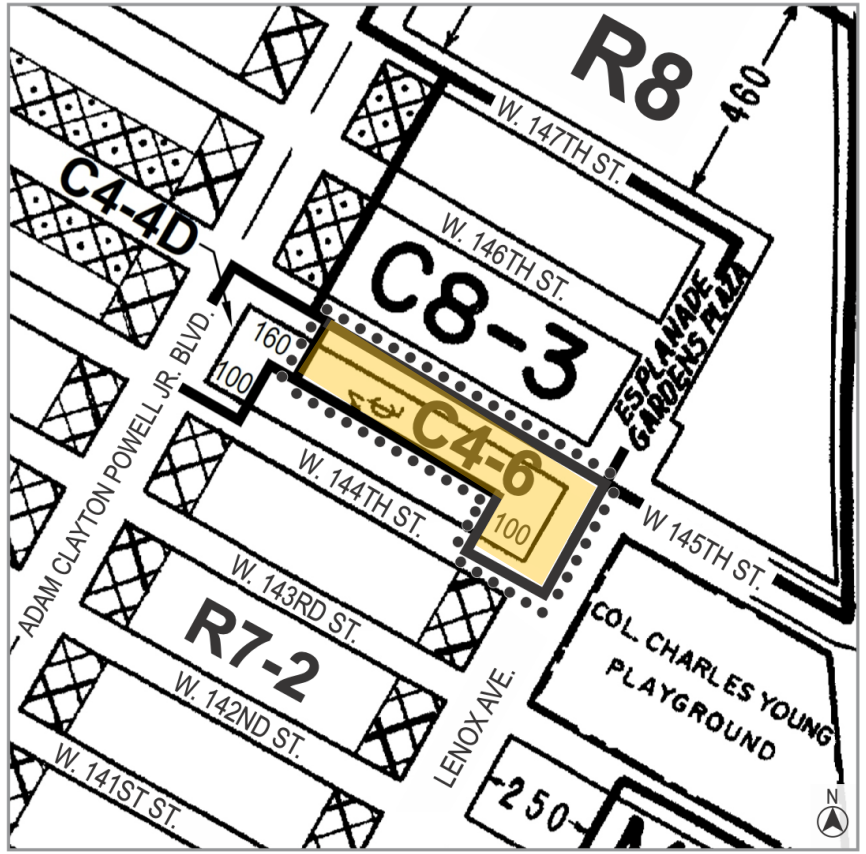


Project area, looking west from W 145 Street
(Truck Depot, 2023)

Zoning Map Amendment



Existing Zoning map 6a



Proposed Zoning map 6a

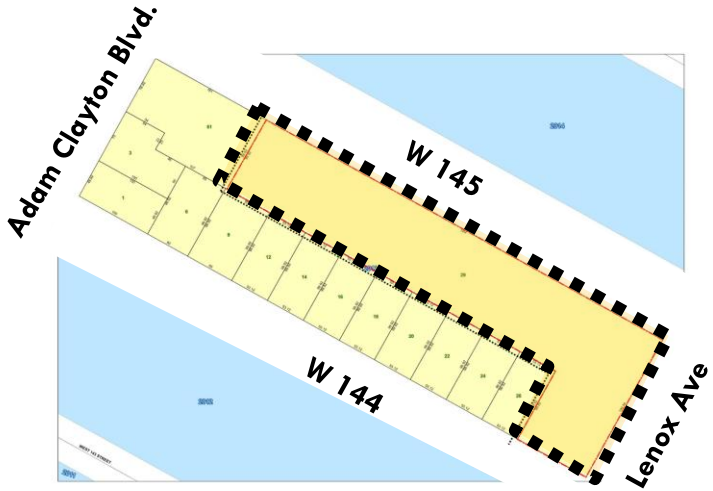
Rezoning from C8-3 to C4-6
Rezoning from R7-2/C2-4 to C4-6

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



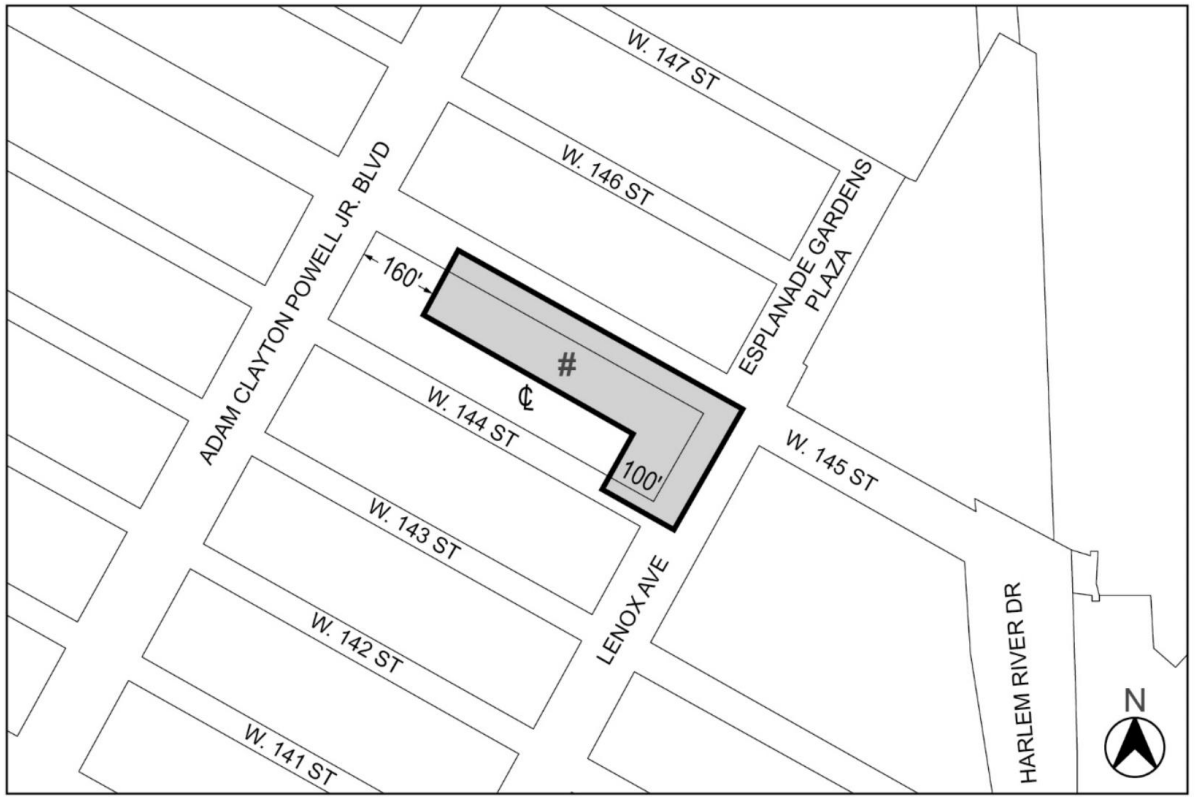
	C8-3	R7-2/C1-4	C4-6 (Proposed)
FAR			
Residential	N/A	0.87 - 3.44 (4.0 QH)	**12.0 (MIH)**
Community Facility	6.5	6.5	**10.0**
Commercial	2.0	2.0	**3.4**
USE GROUPS	IIIA, IIIB and IV VI, VII, VIII, IX and X	I and II, IIIA, IIIB and IV VI, and VII	**I and II** **IIIA, IIIB and IV** **VI, VII, VIII and 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

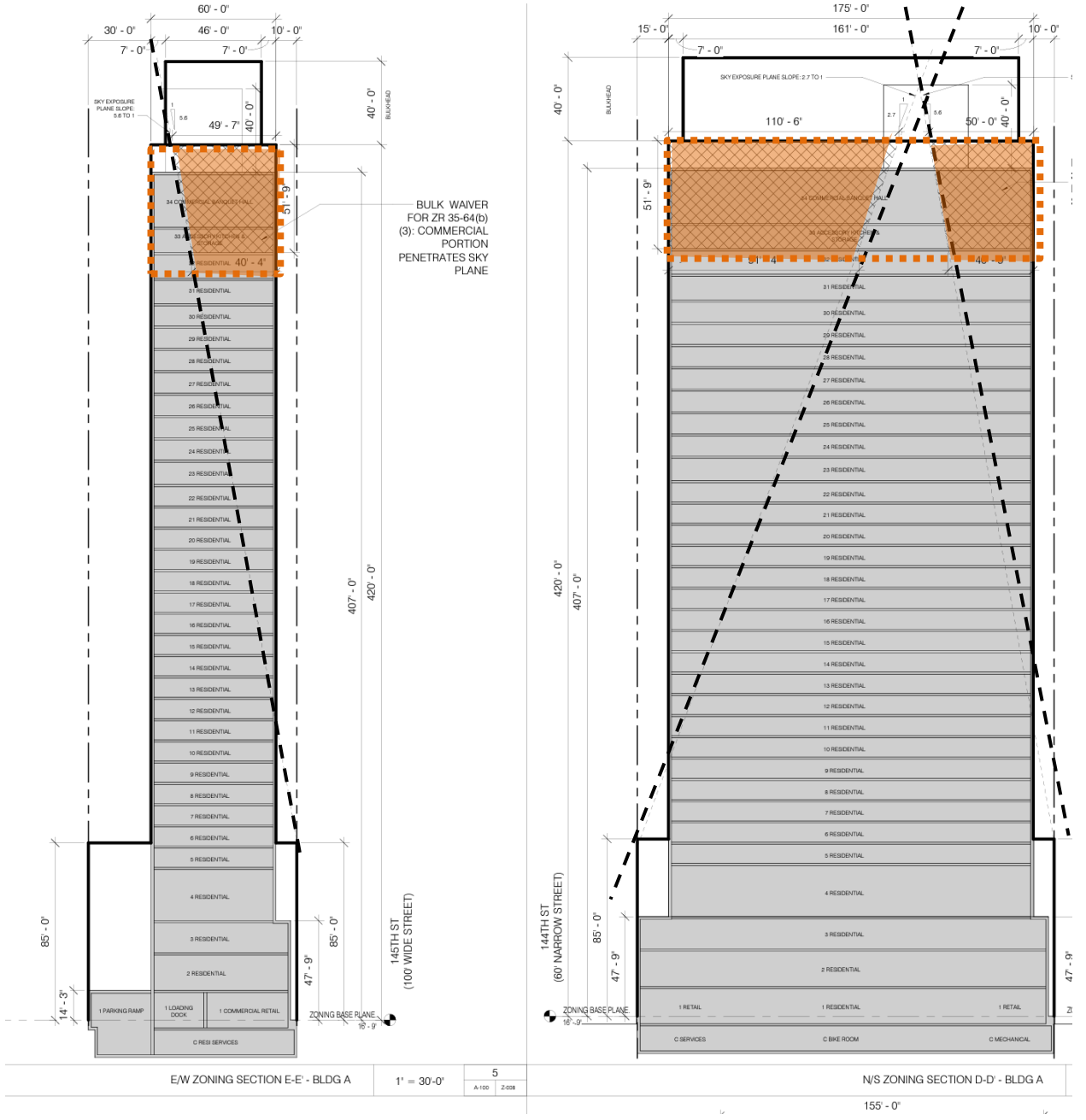
ZR 35-64 (Special Tower Regulations for Mixed Buildings)

(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

Gathering 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

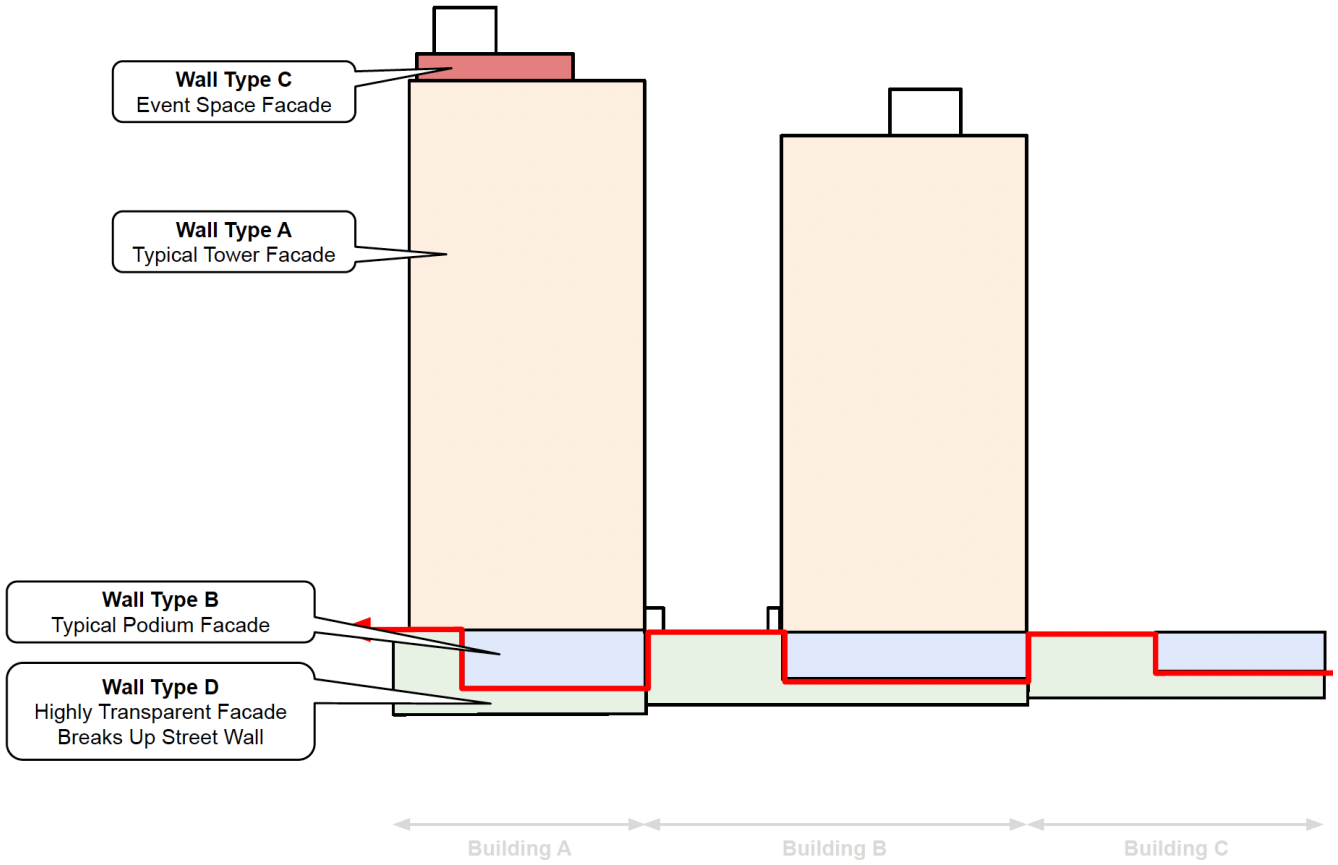
Flexible Spaces for Galleries, Meetings & Support Functions

Visible and public-facing from 145th St





Urban Design Considerations

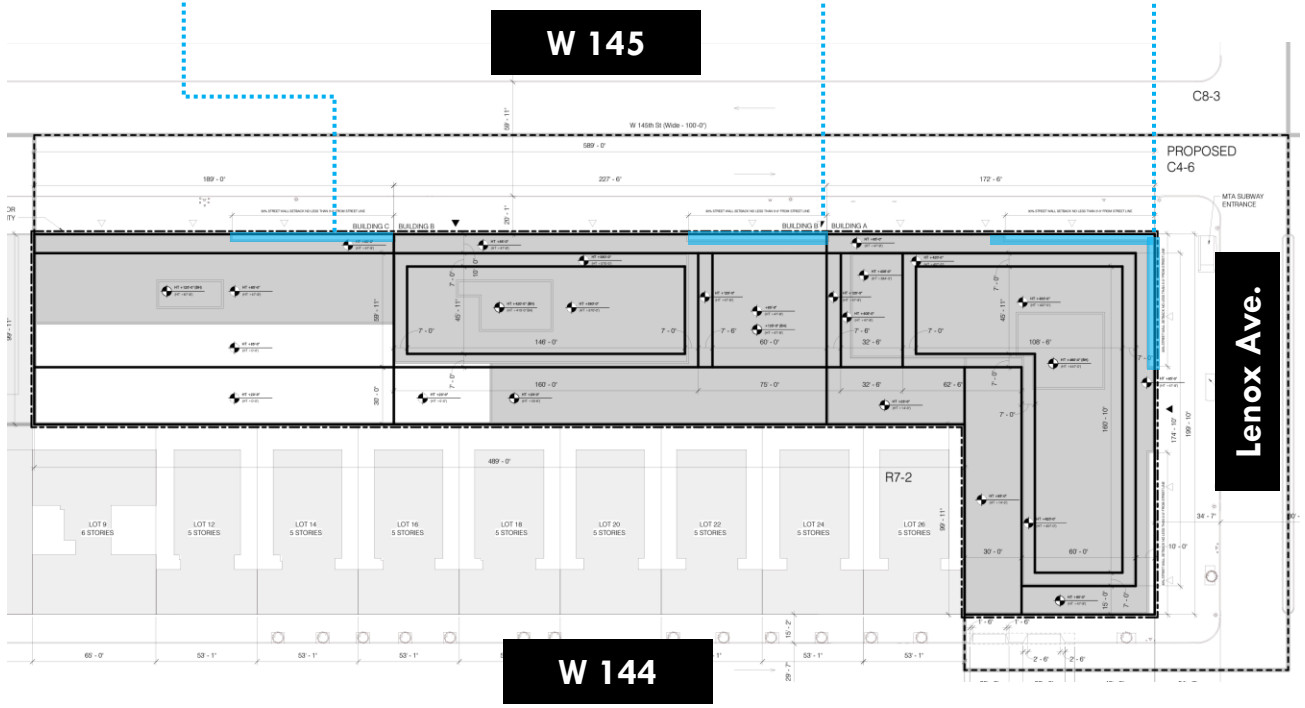


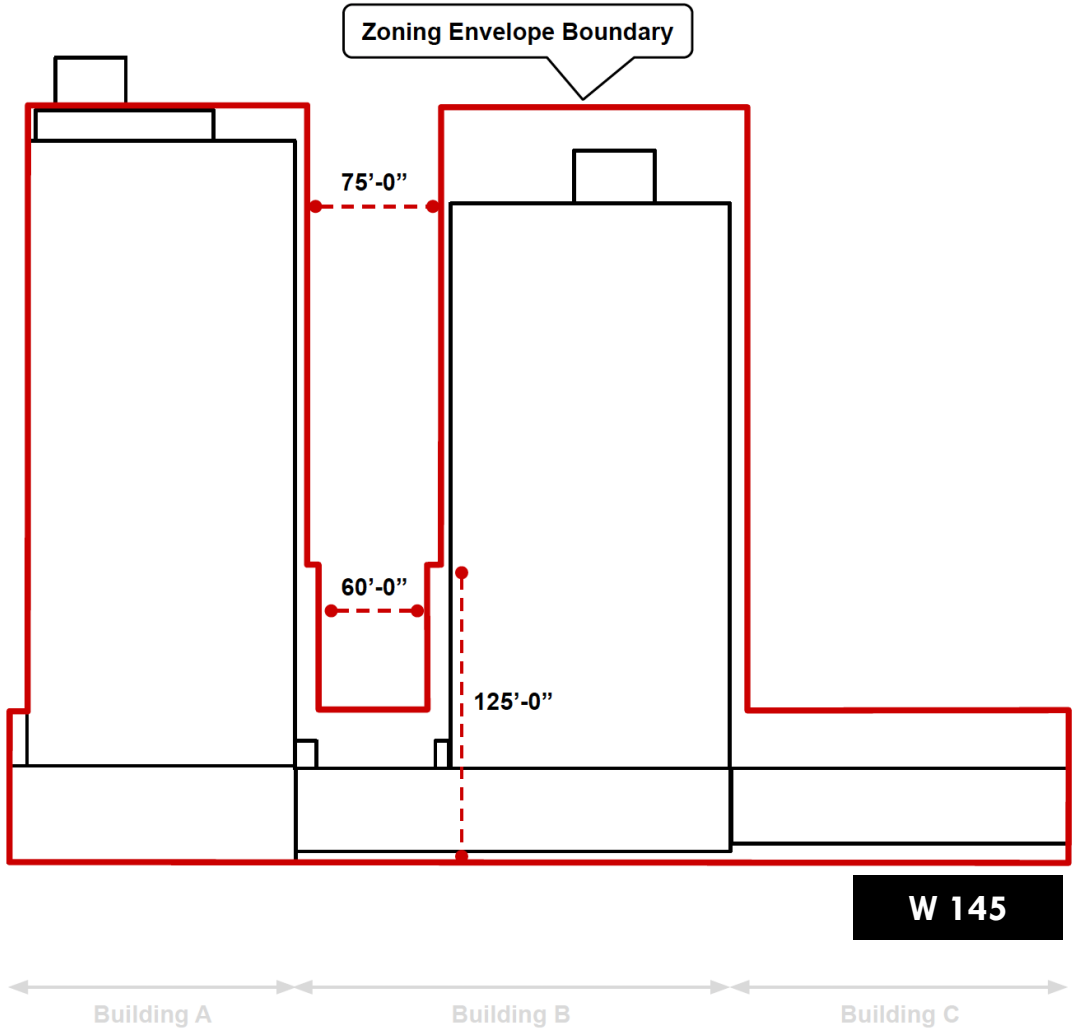




Urban Design Considerations

Setback Street Wall by 3’-0”





Zoning Certification, ZR 26 (Curb cuts)

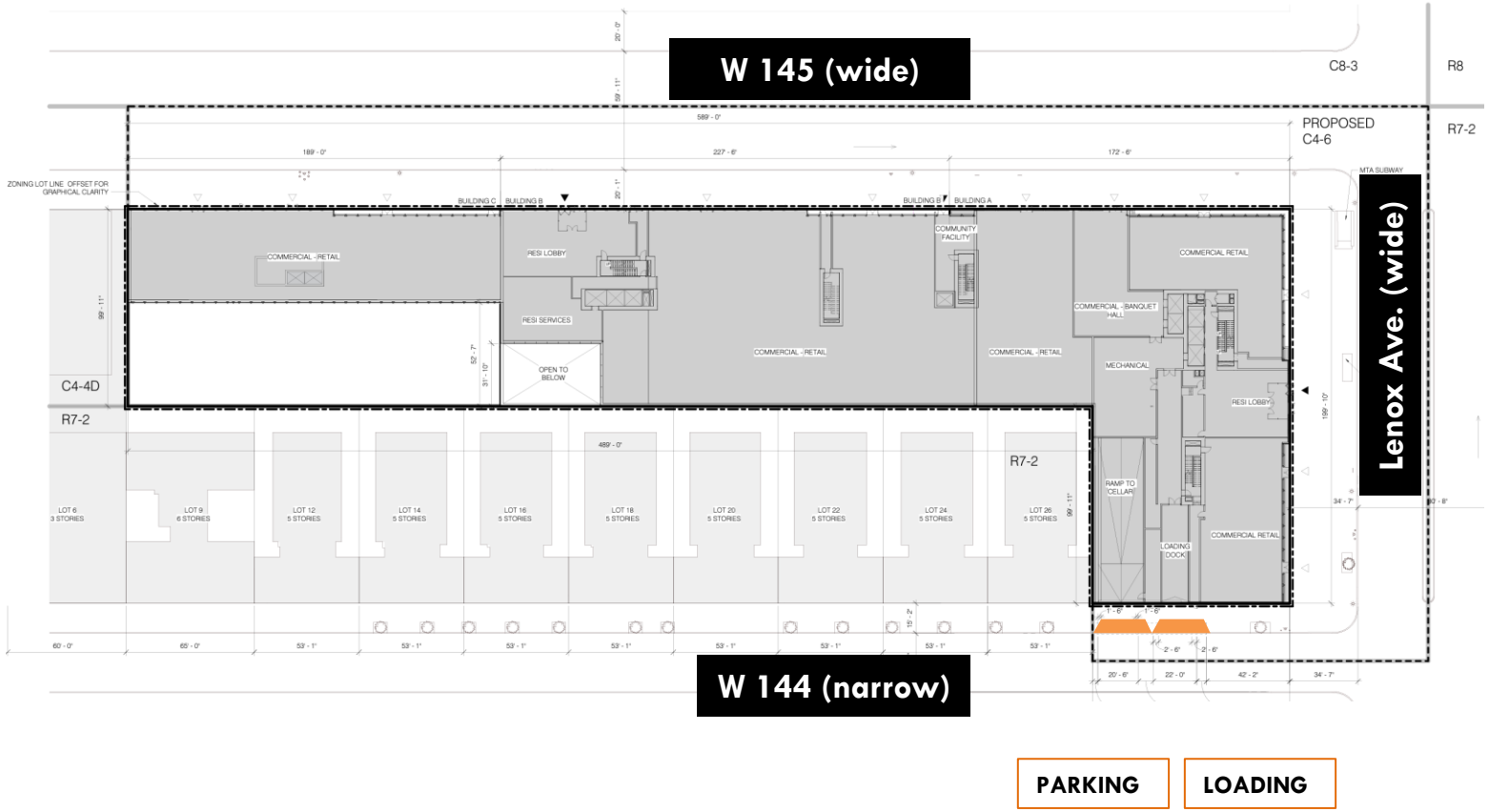
To allow one additional curb cut on a narrow street

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



Voluntarily Provided Parking Spaces

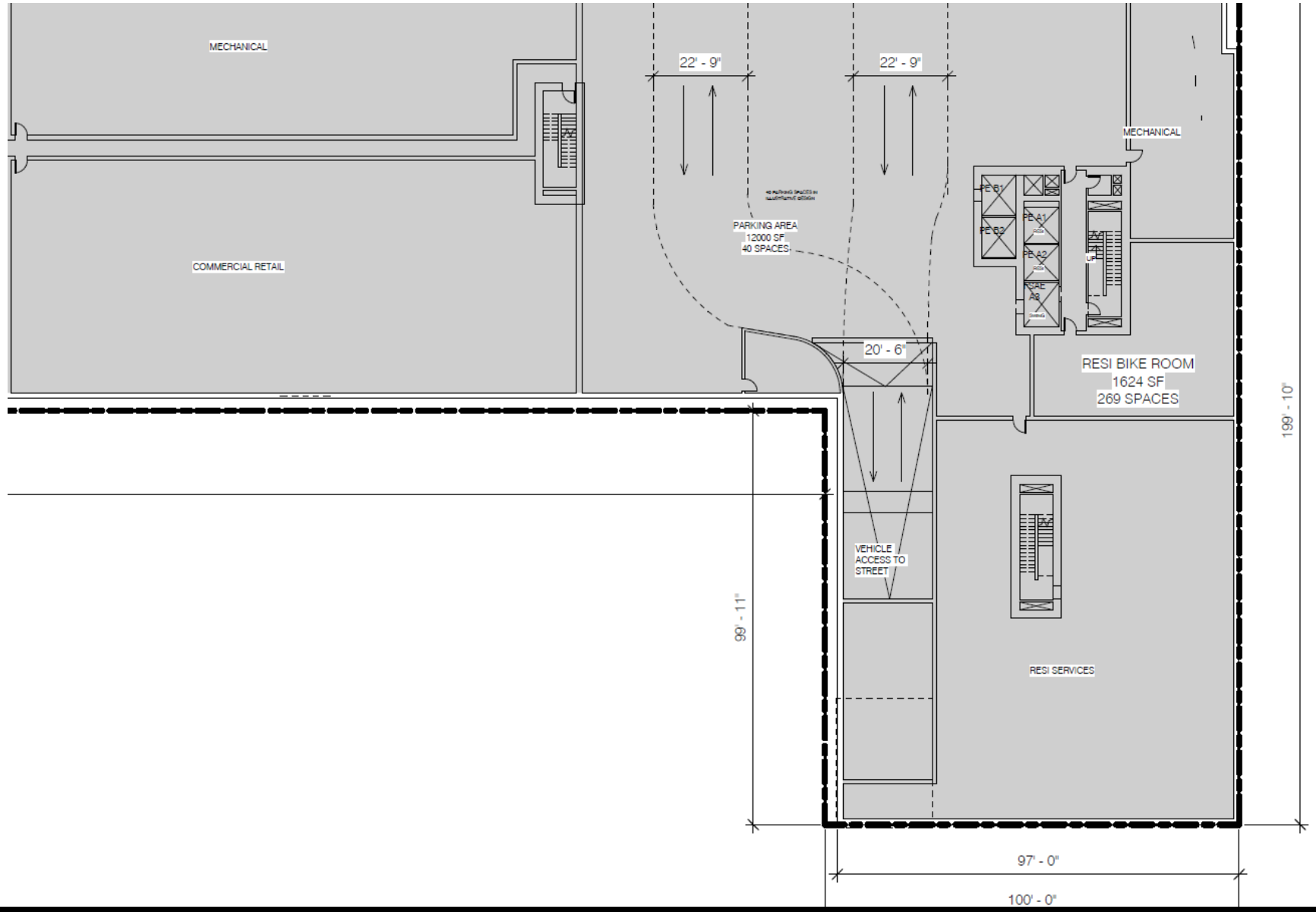
36-50 - Additional Regulations for Permitted or Required Accessory Off-Street Parking Spaces
36-521 - Size of spaces

a) Minimum maneuvering space
In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space…

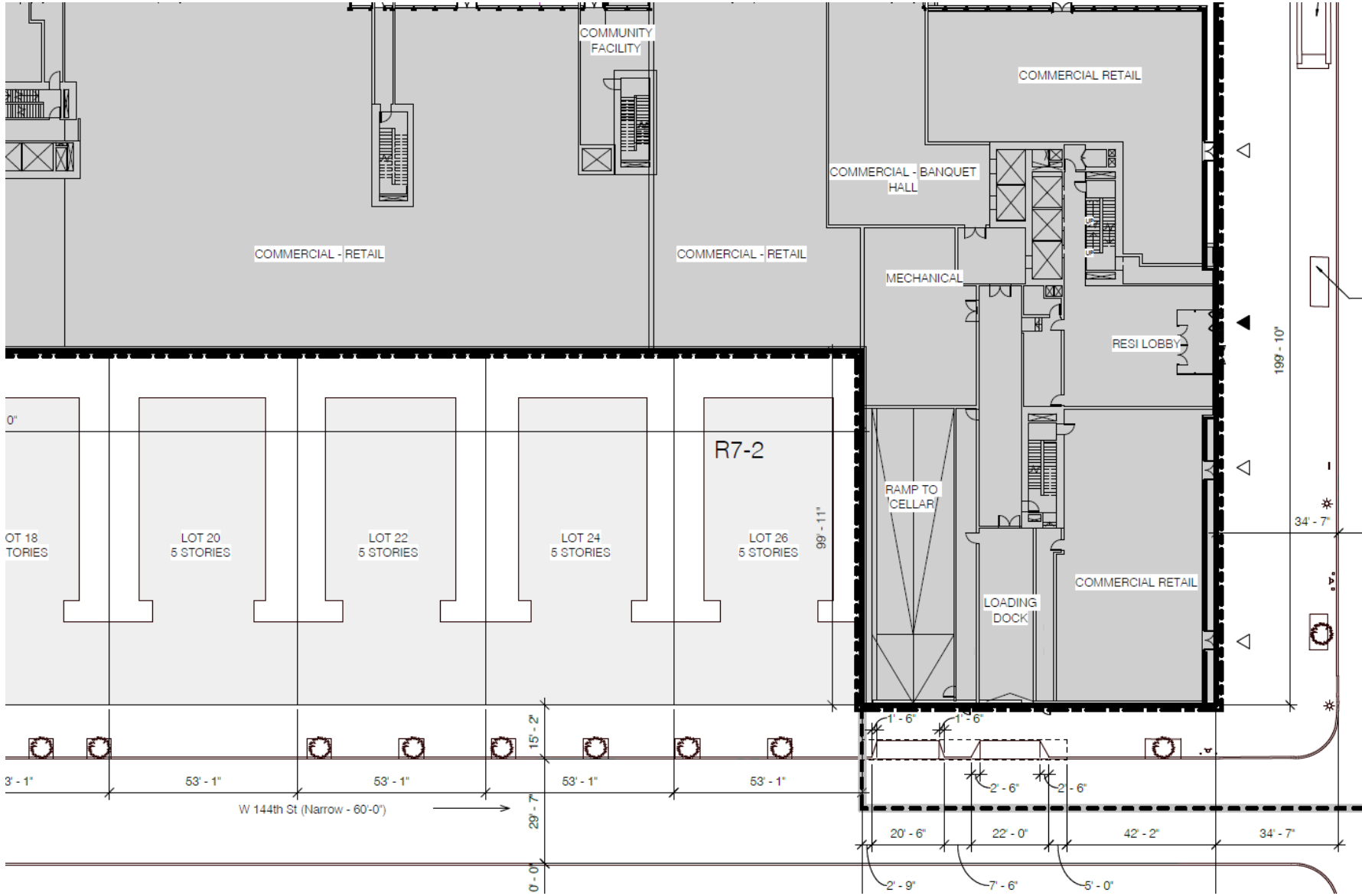
b) Driveway access
Driveways used to access required parking spaces must be unobstructed for a width of at least eight feet and a height of eight feet above grade and, if connecting to a #street#, such driveway may only be accessed by a curb cut

c) Minimum size for each parking space
In no event shall the dimensions of any parking stall be less than 18 feet long and 8 feet, 6 inches wide.

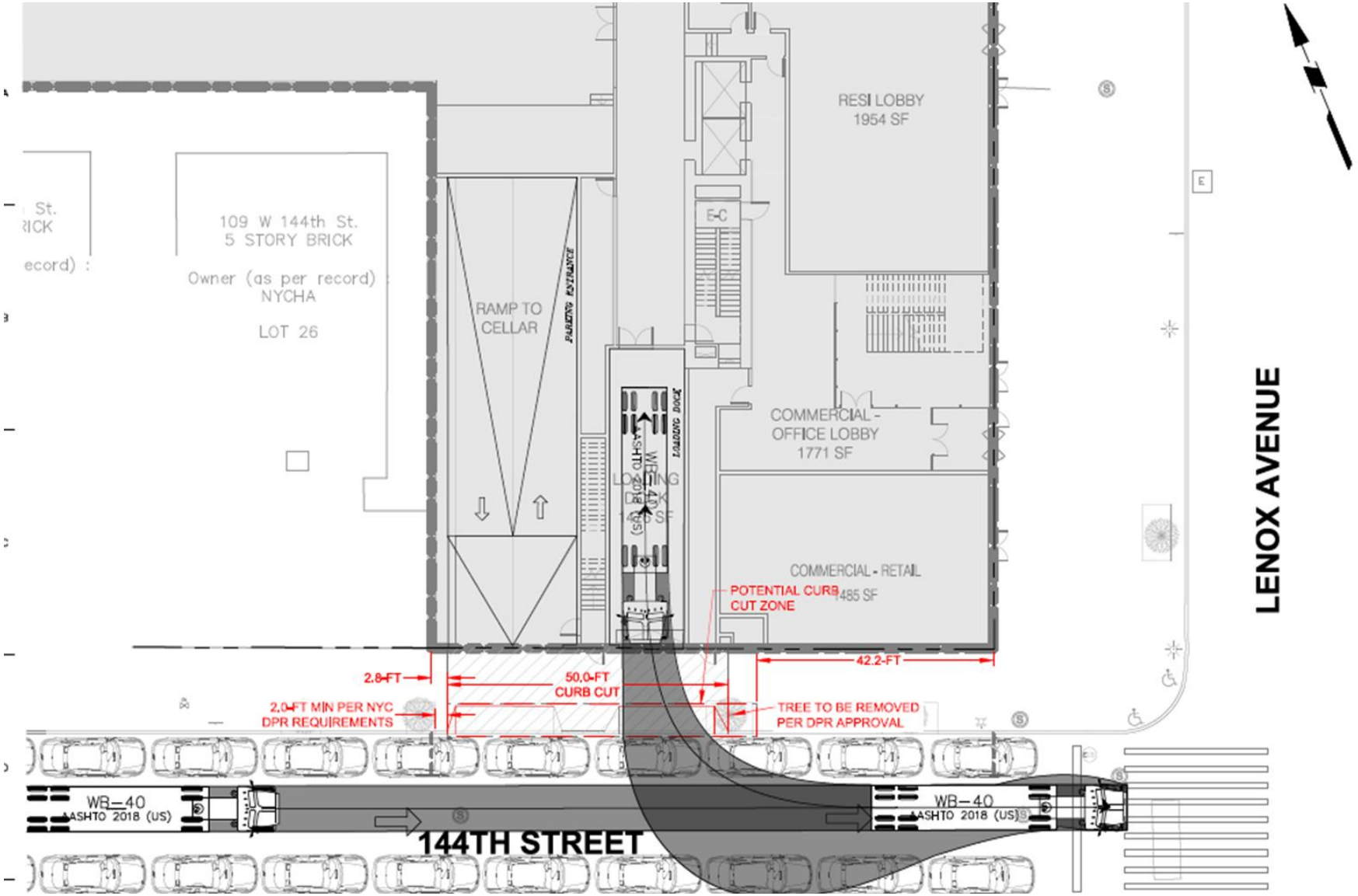
Parking – Cellar Plan



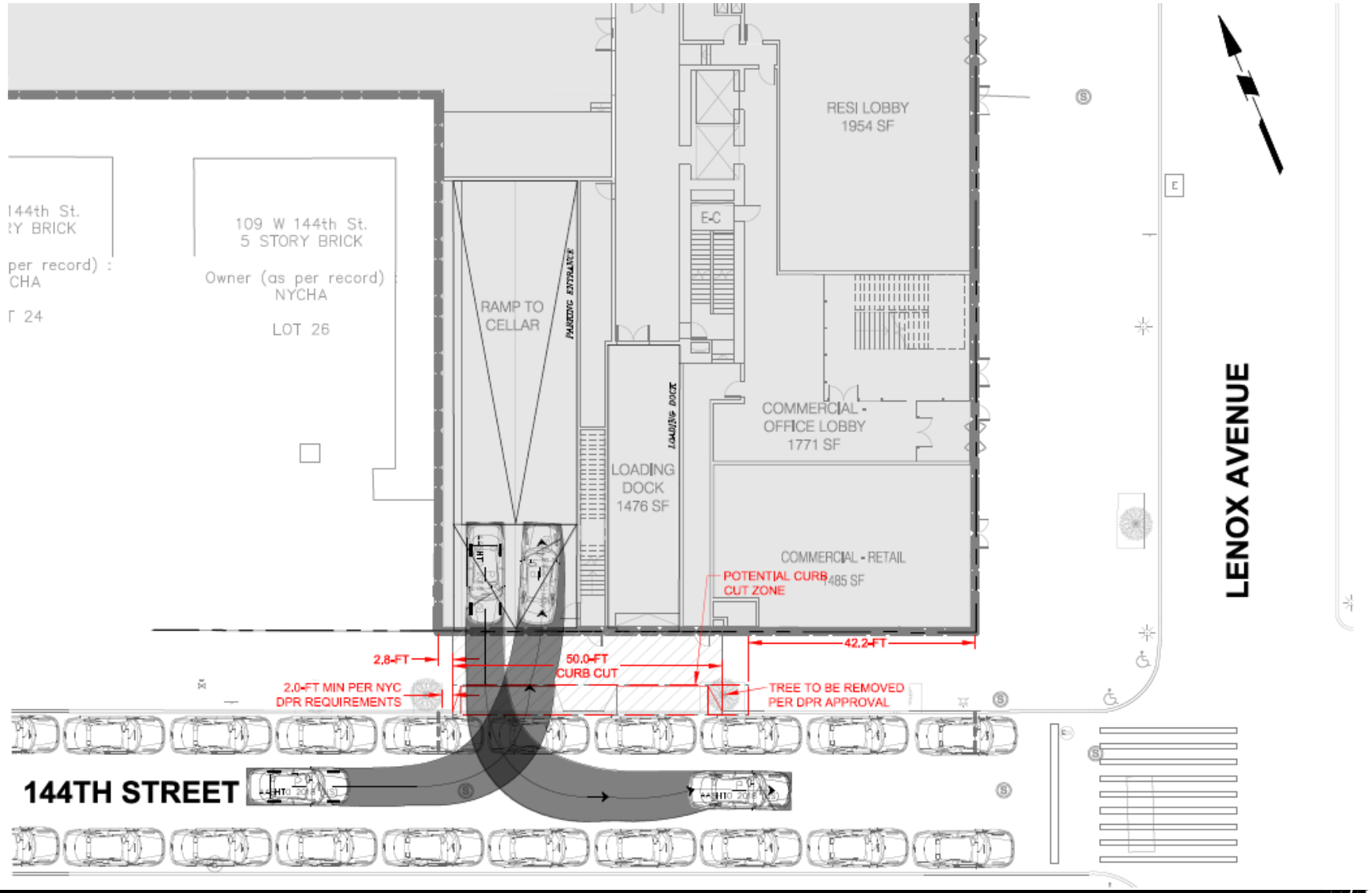
Parking – Ground Floor Plan



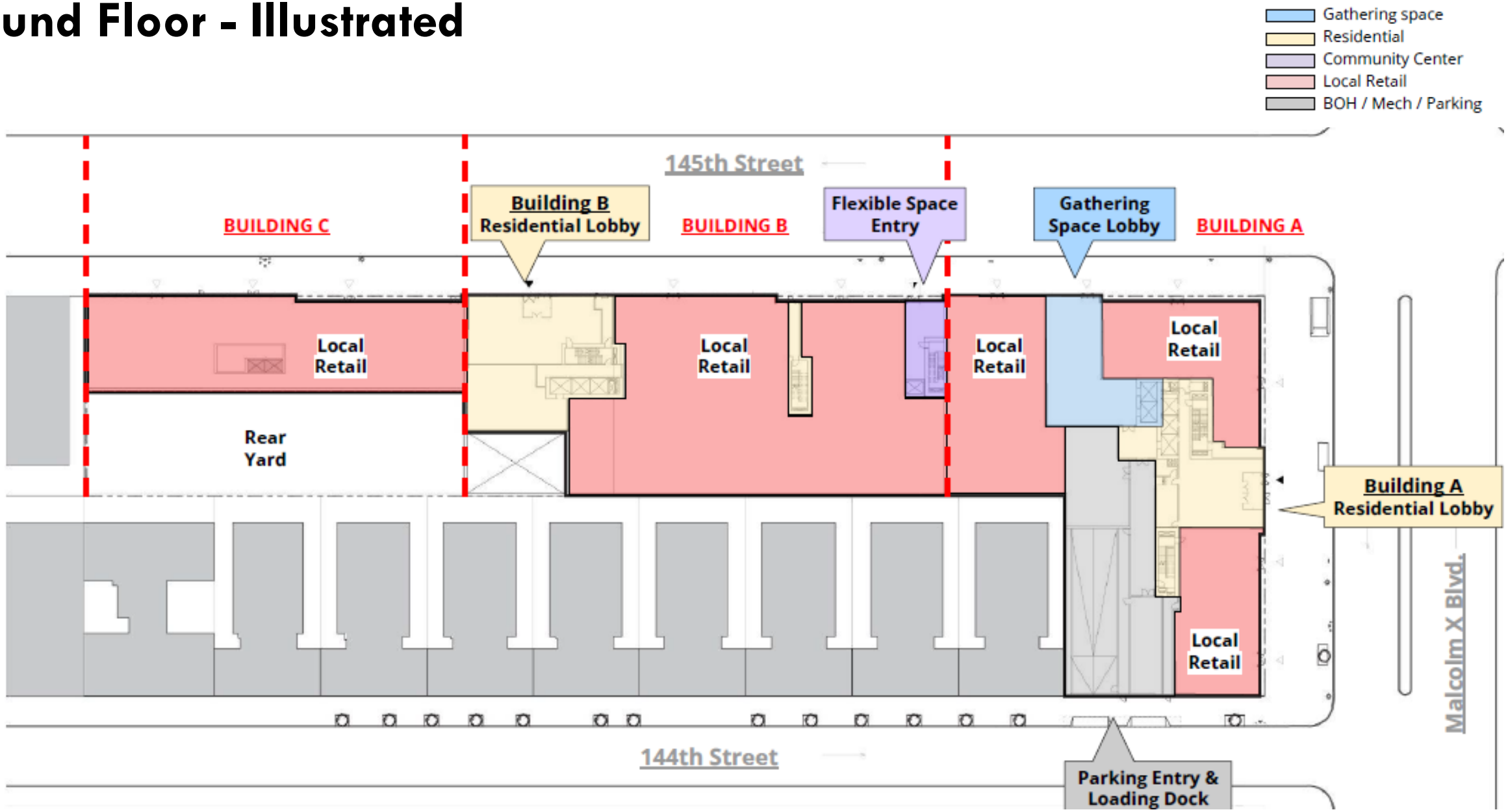
Parking - Loading



Parking – Vehicular Access



Ground Floor - Illustrated



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#.

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.				

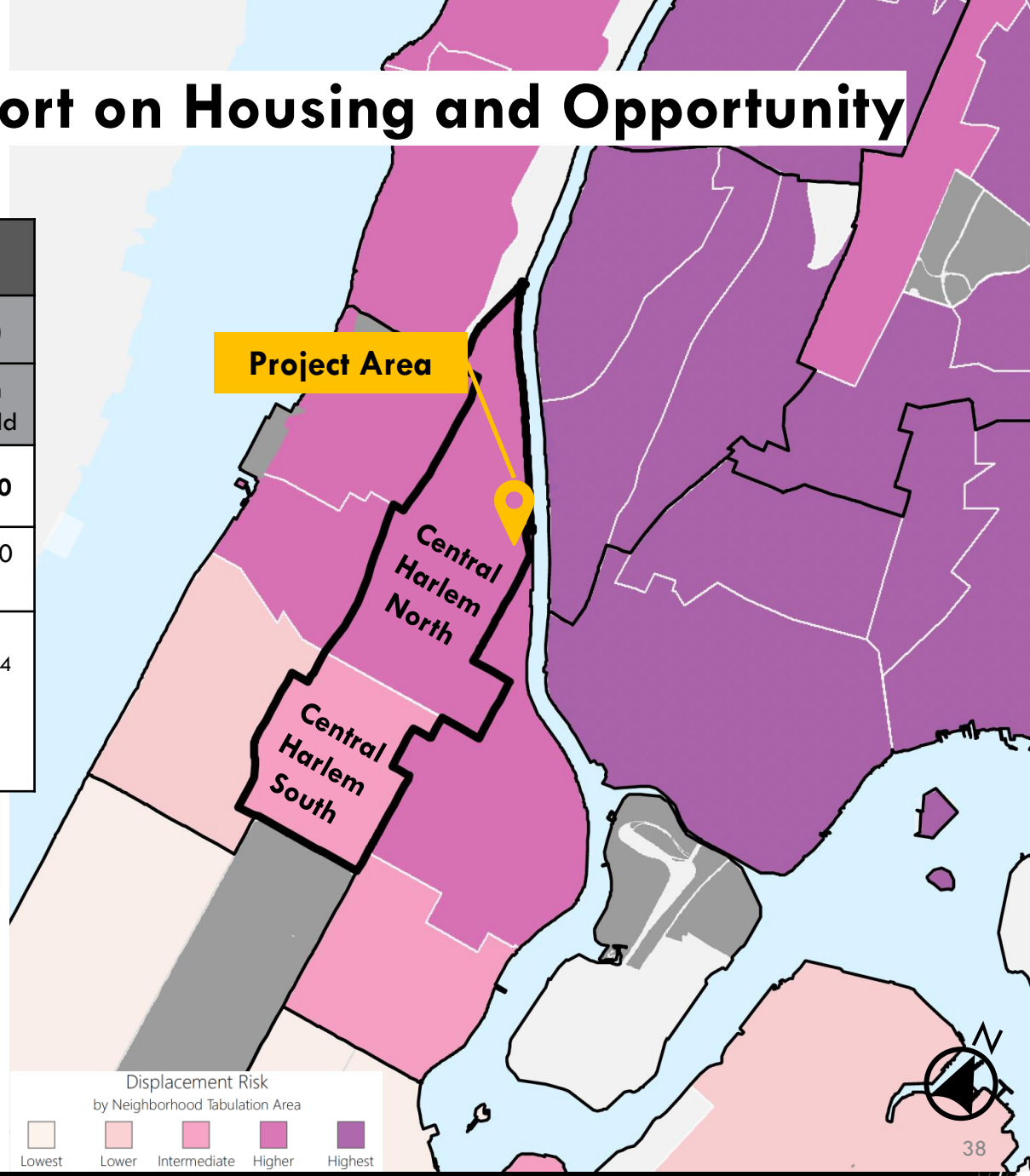
Central Harlem South

Median Household Income:

$52,932

Public Use Microdata Area (PUMA) 3803

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

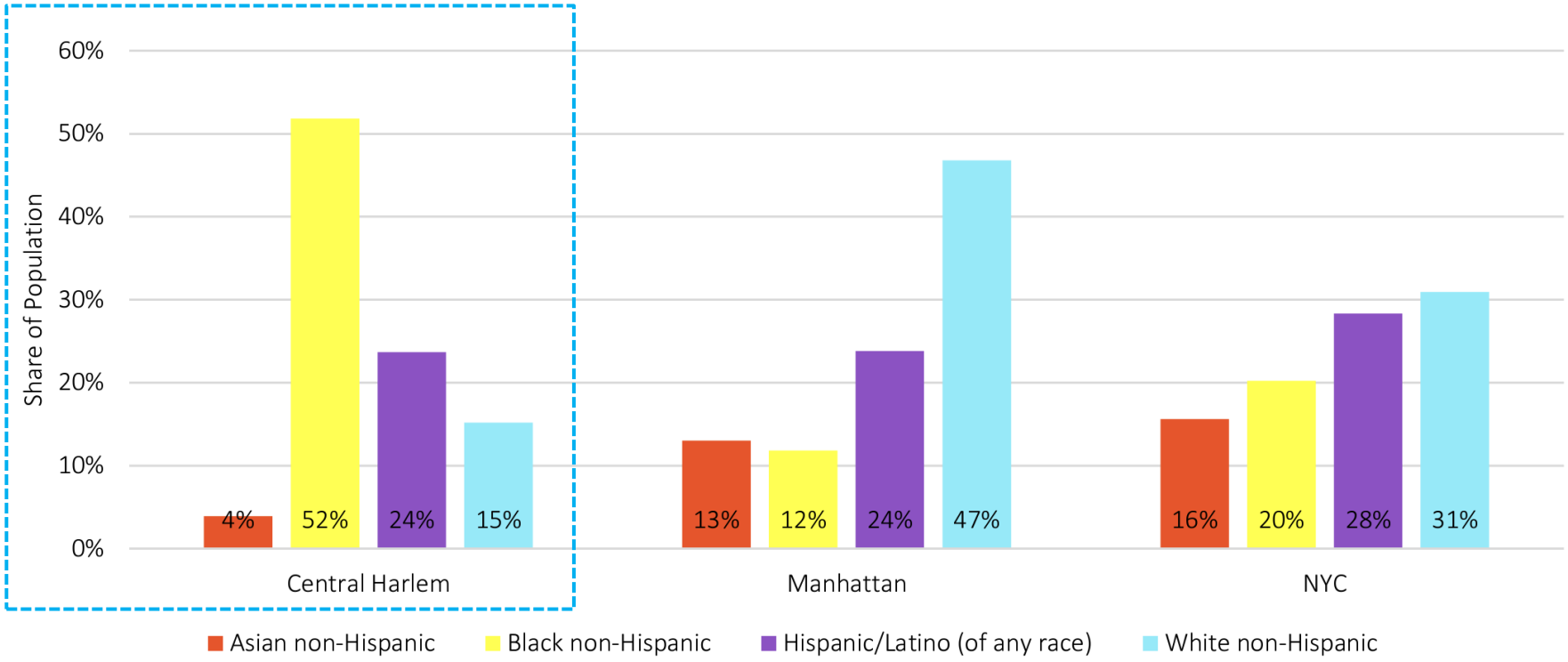


Applicant Data from Racial Equity Report on Housing and Opportunity

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.

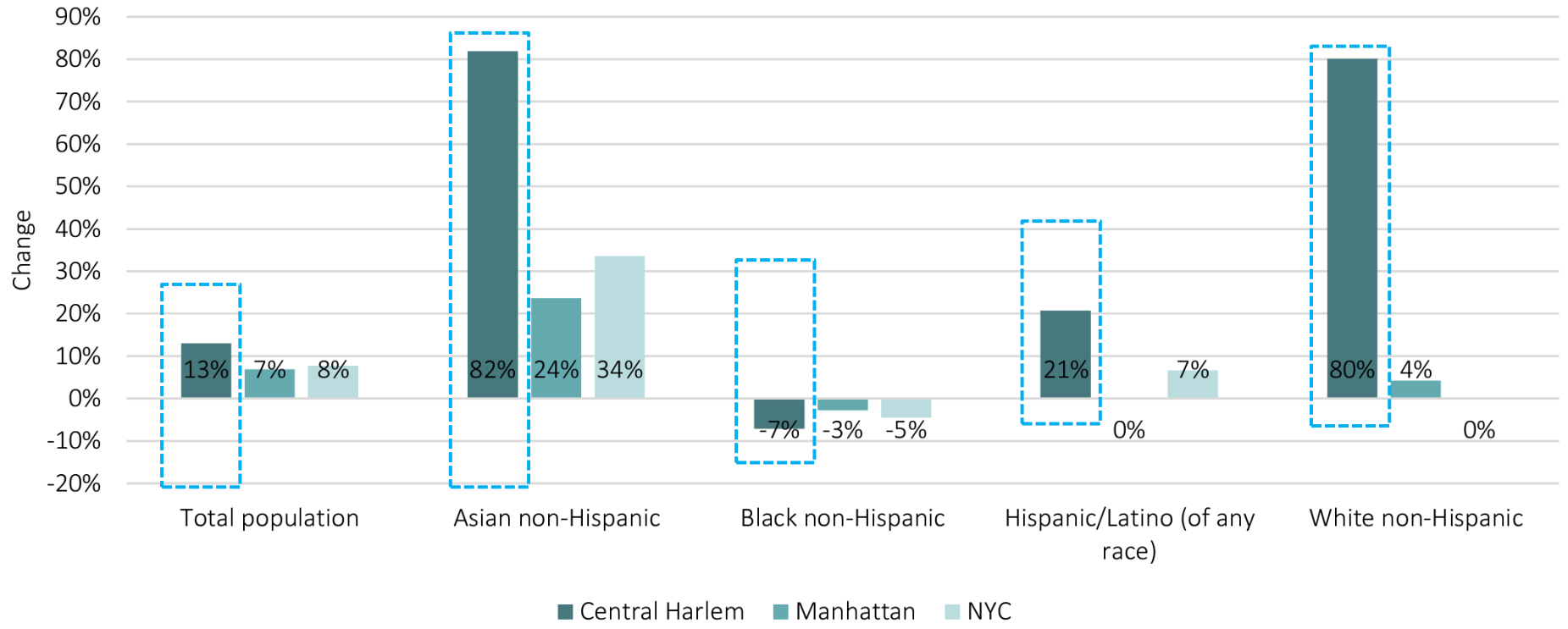


Source: Census 2020; Community Profile Table 1.01

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.



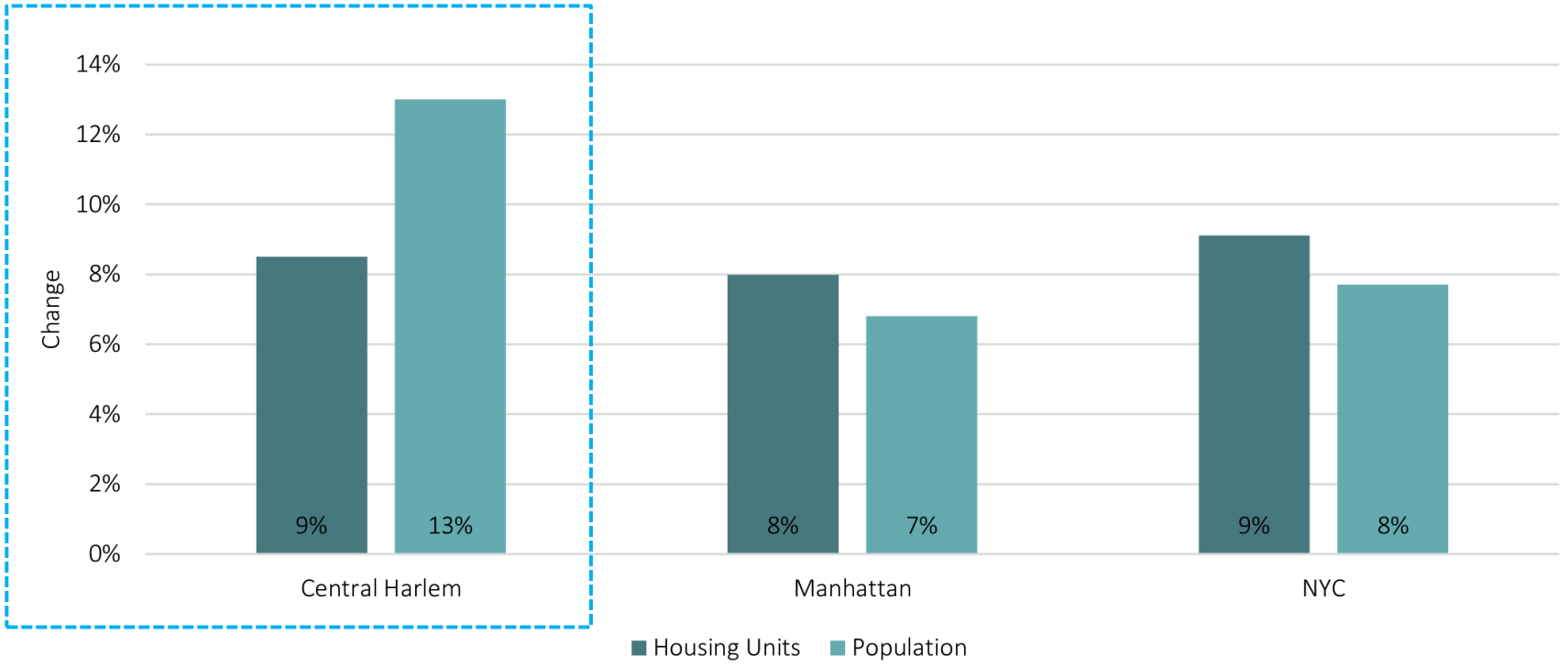
Source: Census 2010, 2020; Community Profile Table 1.01

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