Manhattan Office

Dan Garodnick, Director
Department of City Planning

December 12, 2024

To: One45 Lenox LLC
Paul Selver, Kramer Levin Naftalis & Frankel LLP
Valerie Campbell, Kramer Levin Naftalis & Frankel LLP

Re: **DCP Termination of Application C 250118 ZSM – ZR 74-532 | Reduction or waiver of parking requirements for accessory group parking facilities**
One45 for Harlem – C 250115 ZMM, N 250116 ZRM, C 250117 ZSM, ~~C 250118 ZSM~~ &
N 250119 ZCM
685 - 691 Lenox Avenue; 112 - 150 West 145th Street| Block 2013, Lot 29
Manhattan Community District 10

Dear One45 Team,

The Department of City Planning has terminated your application for a special permit to reduce parking requirements pursuant to zoning resolution section 74-532 (Reduction or waiver of parking requirements for accessory group parking facilities). This decision follows the City Council's adoption of the "City of Yes for Housing Opportunity" zoning text amendment on December 5, 2024, which has made the special permit application unnecessary, as parking is no longer required for the proposed development.

Now that the "City of Yes" amendment is in effect, the table below provides updated information on the district regulations that will apply if this project is approved. For your reference, the relevant sections regarding parking and loading requirements can be found in ZR Sections 36-21 and 25-21.

If you have any questions or concerns, please don't hesitate to contact me at jtrucios@planning.nyc.gov or 212-720-3255.

Best regards,

Jose Trucios
Planning Team Leader

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ZR 12-10 | Definitions
Transit Zone, Inner (12/5/24)

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; and

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

36-31 | General Provisions
C1 C2 C3 C4 C5 C6

In the districts indicated, #accessory# off-street parking spaces shall be required for #residences# in accordance with the regulations of the #Residence District# such #Commercial District# is mapped within, or has a #residential equivalent# of, in accordance with the provisions of Section 25-20, inclusive. **Separate requirements are set forth for #zoning lots# in the #Inner Transit Zone# pursuant to Section 25-21**, inclusive, the #Outer Transit Zone#, pursuant to Section 25-22, inclusive, and beyond the #Greater Transit Zone#, pursuant to Section 25-23, inclusive. However, for #Commercial Districts# in the #Greater Transit Zone#, no parking shall be required for #qualifying residential sites#.

For the purpose of determining the number of required #accessory# off-street parking spaces for such #residences# in C1-6, C2-6, C4-4, C4-5 and C6-1 Districts, the regulations of an R7-2 District shall apply. For C1 or C2 Districts mapped within R5A and R5B Districts, the number of required #accessory# off-street parking spaces for such #residences# shall be in accordance with an R5 District without a letter suffix. In all other districts, the #residential equivalent# shall be as determined in accordance with Section 34-112.

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.**

For #dwelling units# or #rooming units# in #multiple dwelling residences# for which a temporary or final certificate of occupancy was issued between July 20, 1950 and December 5, 2024, off-street parking spaces #accessory# to such #dwelling units# or #rooming units# shall continue to be provided in accordance with the calculation methods set forth in Section 25-212 (Existing parking requirements in the Inner Transit Zone).

The number of parking spaces required pursuant to Section 25-212 may only be reduced or eliminated pursuant to the provisions of Section 73-432 (Reduction of existing parking spaces for qualifying affordable housing) or Section 75-31 (Authorization to Remove Required Parking).

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CC: Erik Botsford, Director MNO
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	Existing Zoning C8-3		Existing Zoning R7-2/C1-4		Proposed Zoning C4-6(MIH)	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses						
Permitted Use Groups	22-10/ 32-10	I, III, IV-X	22-10/ 32-10	I-IV, VI-X	22-10/ 32-10	I-X
Maximum Floor Area Ratio (FAR)						
Residential	NA	NA	23-22	3.44 /4[1]/5.01[2]	23-22	12.00
Community Facility	33-123	6.50	24-11/ 33-121	6.50	33-123	10.00
Commercial	33-122	2.00	33-121	2.00	33-122	3.40
Manufacturing	NA	NA	NA	NA	NA	NA
Yards						
Minimum Front Yard	NA	NA	NA	NA	NA	NA
Minimum Side Yard	33-25	None or 8 ft	23-334/ 33-25	None or 5 ft (residential) None or 8ft (commercial)	33-25	None or 8 ft
Minimum Rear Yard [3]	33-26	20 ft	23-342/ 33-26	20 or 30 ft (Residential) 20 ft (Commercial)	33-26	20 ft
Height and Setbacks						
Minimum Base Height	NA	NA	23-432	40ft [1,2]	23-432	60ft[1,2]
Maximum Height of Front Wall	33-432	60 ft or 4 stories	33-431	60 ft or 4 stories	33-432	85 ft or 6 stories; 155 ft[1,2] or tower
Maximum Base Height	33-432	60 ft or 4 stories	23-432	75 ft[1]/65ft[2]	23-432	85 ft or 6 stories; 155ft[1,2] or tower
Maximum Building Height	33-432	Sky Exposure Plane	23-432	85 ft[1]/75 ft[2]	23-432	Sky Exposure Plane; 235ft[1,2] or tower
Sky Exposure Plane	33-432	2.7 to 1 (Narrow) 5.6 to 1 (Wide)	33-431	2.7 to 1 (Narrow) 5.6 to 1 (Wide)	33-432	2.7 to 1 (Narrow) 5.6 to 1 (Wide)
Setbacks from Narrow Street	33-432	20 ft	23-433/33-431	15ft (residential) 20 ft (commercial)	33-432	20 ft
Setbacks from Wide Street	33-432	15 ft	23-433/ 33-431	10 ft (residential) 15 ft (commercial)	33-432	15 ft
Lot Coverage						
Interior Lot/Through Lot	NA	NA	23-362	80%,50%-65%[4]	NA	NA
Corner Lot	NA	NA	23-362	80%,50%-65%[4]	NA	NA
Parking/Loading						
Residential Required Parking	36-21	None Required	25-21	None Required	36-21	None Required

[1] Values listed for lots located within 100 feet of a wide street.

[2] Values listed for lots or portions thereof on a narrow street beyond 100 feet of a wide street# or, for zoning lots with only #wide street# frontage, portions of such zoning lot# beyond 100 feet of the street line.

[3]Required rear yards are the same for every residential district. Minimum yard depths are 20 or 30 feet depending on building type and height and lot width. For more detail see ZR 23-342.

[4]Values listed for #eligible sites# as defined in 23-434(a). Eligible sites are generally large or irregularly shaped, making typical bulk massing difficult.

NA = Not applicable.

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