



April 23, 2025 / Calendar No. 15

C 250115 ZMM

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from an existing R7-2 District a C1-4 District bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, and a line 100 feet westerly of Lenox Avenue - Malcolm X. Boulevard;
2. changing from an R7-2 District to a C4-6 District property bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, and a line 100 feet westerly of Lenox Avenue - Malcolm X. Boulevard; and
3. changing from a C8-3 District to a C4-6 District property bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated December 2, 2024, and subject to the conditions of CEQR Declaration E-823.

This application (C 250115 ZMM) for a zoning map amendment was filed by One45 Lenox LLC on November 20, 2024. This application, in conjunction with a series of related actions, would facilitate the development of a new mixed-use complex comprising approximately 826,000 square feet of total floor area with a 12.00 floor area ratio (FAR), including approximately 742,000 square feet of residential floor area yielding 968 dwelling units, of which approximately 291 units would be permanently income-restricted pursuant to Mandatory Inclusionary Housing (MIH) Option 2; approximately 14,000 square feet of community facility space; and approximately 70,000 square feet of commercial space, of which about 37,000 square feet would be designated under Use Group VIII for a rooftop gathering space and 40 below-grade voluntary provided accessory parking spaces in Central Harlem, Community District 10, Manhattan.

Following the certification of this application, the City Council adopted the City of Yes for Housing Opportunity (CHO) zoning text amendment (N 240290 ZRY) on December 5, 2025. This text amendment introduced measures to address housing shortages and promote growth, including

the elimination of mandatory parking requirements, rendering the related special permit application (C 250118 ZSM) obsolete. Consequently, on December 12, 2025, the Department of City Planning terminated the special permit action pursuant to Zoning Resolution Section 74-532, which had sought to reduce or waive accessory parking spaces.

RELATED ACTIONS

In addition to the zoning map amendment application that is the subject of this report (C 250115 ZMM), implementation of the proposed development also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently:

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| N 250116 ZRM | Zoning text amendment to establish the project area as a MIH area |
| C 250117 ZSM | Special permit to modify the height and setback regulations |
| N 250119 ZCM | Zoning certification to allow additional curb cuts |
| C 250118 ZSM | Special permit to modify residential parking regulations (terminated) |

BACKGROUND

Applicant One45 Lenox LLC is requesting a zoning map amendment to rezone an area from its current C8-3 and R7-2/C1-4 zoning district to a C4-6 zoning district to enable the construction of a new, approximately 826,000-square-foot (12.00 FAR) mixed-use complex (the proposed development) located at 685-691 Lenox Avenue and 112-150 West 145th Street in Central Harlem, Manhattan Community District 10.

The proposed development, comprising three buildings, would include approximately 742,000 square feet of residential space, creating roughly 968 dwelling units—about 291 of which would be permanently income-restricted pursuant to MIH Option 2—along with 14,000 square feet of

community facility space and 70,000 square feet of commercial space. Of the total commercial space, 37,000 square feet would be specifically designated under Use Group VIII for a rooftop gathering space. Additionally, the proposed development would include 40 below-grade accessory parking spaces.

The project area, coterminous with the development site and rezoning area, encompasses the entirety of Lot 29, situated on the northeast side of Block 2013. Spanning approximately 69,000 square feet, it features roughly 580 feet of frontage along West 145th Street, 200 feet along Lenox Avenue, and 100 feet along West 144th Street. Block 2013 is bounded by Adam Clayton Powell Jr. Boulevard to the west, West 145th Street to the north, Lenox Avenue to the east, and West 144th Street to the south. Lot 29 is governed by a zoning lot certification dated January 22, 2022 (CRFN 2022012001111002) and a zoning lot development and ownership statement dated January 14, 2022 (CRFN 2022012001111003). These documents merged Lots 29, 33, 38, 44, and 50, consolidating them as Lot 29, which is expected to be developed as a single zoning lot.

Lot 29 is currently occupied by four one- and two-story buildings containing approximately 25,000 square feet of commercial space—including two vacant storefronts and two gas stations, one of which has been vacant since 2015—and about 8,000 square feet of community facility space. The community facility space includes the headquarters of the National Action Network House of Justice, Afrikana, and the Timbuktu Islamic Center. The northeastern portion of Lot 29, formerly a truck depot that opened in 2023, closed in early 2025 and is now also vacant. Six curb cuts along West 144th Street, West 145th Street, and Lenox Avenue provide access to the existing businesses and gas station entrances.

Central Harlem is a culturally rich and dynamic neighborhood with a storied past and robust transit access. Its growth accelerated in the late 19th century as the New York & Harlem Railroad, established in the 1830s, spurred development across Harlem, followed by the arrival of the elevated Second and Third Avenue lines in the 1870s and 1880s along the neighborhood's eastern edges. These transit links drew early Irish and German immigrants, followed by Italian and Jewish communities, transforming Central Harlem into a dense residential enclave. By the early 20th

century, during the Great Migration, it became a global hub of African American life, with the Harlem Renaissance cementing its legacy through landmarks and institutions like the Apollo Theater, the Abyssinian Baptist Church, Harlem Hospital Center, and the Drew Hamilton Community Center—anchors of cultural and community life for over a century. The mid-20th century brought challenges: the dismantling of elevated rail lines in the 1950s, urban renewal projects in the 1960s that displaced residents, and redlining that curbed investment. Today, Central Harlem retains significant amounts of public housing but has seen less concentration of social service facilities than nearby East Harlem, per the City Comptroller’s 2023 Fair Share report. Commercial corridors like 116th and 125th Streets thrive as bustling hubs of activity, drawing shoppers and businesses, while 145th Street, despite its potential, has not experienced the same level of investment. Recent revitalization efforts signal a shift around 685-691 Lenox Avenue and 112-150 West 145th Street in Manhattan’s Community District 10.

Within Community District 10, recent land use actions and developments in the surrounding area reflect a focus on increasing residential density and fostering vibrant street character along major thoroughfares and transit hubs through both City-sponsored and private applications. The establishment in 2008 of the Special 125th Street District (N 080100(A) ZRM and C 080099(A) ZMM) aimed to revitalize the 125th Street corridor, a vital cultural and commercial spine in Harlem. This rezoning introduced a C4-7 zoning district along key intersections on 125th Street, permitting a maximum 12.00 FAR for residential uses that include affordable housing, while offering incentives for performing arts and entertainment uses to honor Harlem’s cultural heritage.

Although located south of 125th Street in East Harlem, the Special East Harlem Corridors District (C 170358 ZMM, N 170359 ZRM, and C 170360 HUM), approved by the CPC in 2017, provides relevant context. It introduced C4-6 and R10 districts along Park and Third Avenues, allowing up to 12.0 FAR for residential uses with affordable housing components and permitting mixed-use towers without height limits in certain areas. This rezoning sought to boost affordable housing, preserve neighborhood character, enhance pedestrian experiences, and create commercial and manufacturing space for job growth. Smaller-scale rezonings have shaped the surrounding area as

well. La Hermosa (N 190434 ZMM) permitted up to 12.0 FAR for residential uses pursuant to MIH and a tower reaching approximately 340 feet. In 2007, four lots on the western edge of Block 2013 were rezoned to C4-4D (C 050414 ZMM) to allow an 11-story mixed-use building, though it remains unbuilt.

The City of Yes initiative, adopted between 2023 and 2025, represents an extensive update to New York City's Zoning Resolution, the most significant since 1961. City of Yes for Carbon Neutrality (N 230113 ZRY), adopted by the City Council on December 6, 2023, modernized regulations to support climate goals and new technologies. City of Yes for Economic Opportunity (N 240010 ZRY; N 240011 ZRY), adopted on June 6, 2024, removed outdated limits to bolster growing industries and thriving commercial corridors. City of Yes for Housing Opportunity (N 240290 ZRY), adopted on December 5, 2024, relaxed restrictive rules to address the housing shortage, projected to enable over 80,000 new homes over the next 15 years. This initiative reinforces citywide efforts to align zoning with the urgent need for housing, economic vitality, and sustainability, shaping opportunities for growth within Community District 10 and the city.

Within this framework, the project area lies in the Inner Transit Zone, as mapped in Appendix I of the Zoning Resolution, where parking requirements are waived for new housing development and most commercial and community facility uses, though specific exceptions may apply. It also falls within a FRESH Zone, pursuant to Article VI, Chapter 3, promoting access to fresh food retail. These updates and the area's context define the zoning districts and surroundings of the project area, described below.

The surrounding area is predominantly residential, characterized by five- to 10-story buildings in R7-2 and R8 zoning districts. Ground-floor retail and occasional second-floor commercial uses are located on major streets like West 145th Street, Adam Clayton Powell Jr. Boulevard, and Frederick Douglass Boulevard, with small churches, schools, and community facilities scattered throughout.

Prominent high-rises dot the landscape: the 21-story Drew Hamilton Houses (2660-2690 Frederick Douglass Boulevard), managed by NYCHA, stand between West 142nd and 143rd Streets, while

further south, within the Special 125th Street District, the 27-story Victoria Theater redevelopment (between Adam Clayton Powell Jr. and Frederick Douglass Boulevards, with 400 hotel rooms and residential units) opened in early 2023. Northeast of the project area, the 27-story Esplanade Gardens towers (Adam Clayton Powell Jr. Boulevard and West 147th Street), a Mitchell-Lama development, join the four 6-story Dunbar Apartments (226 West 150th Street) and the 16-story Savoy Park Apartments (45 West 139th Street) within a five-block radius.

Public transit accessibility is robust, with the A, B, C, and D lines accessible five blocks west at 145th Street and St. Nicholas Avenue, and the 3-train line at the 145th Street subway station adjacent to the project area at Lenox Avenue. Bus routes include the M1, M7, and M102 along Lenox Avenue to the East Village and 14th Street, and the Bx19 along West 145th Street to the New York Botanical Garden in the Bronx. Four CitiBike hubs, including one at West 144th Street and Lenox Avenue, enhance local mobility. The project area is near several parks and open spaces. Jackie Robinson Park (12.7 acres with a recreation center) lies three blocks northeast, Brigadier General Charles Young Playground (6.42 acres with sports facilities) sits directly east across Lenox Avenue, Renaissance Playground (1.34 acres) is two blocks southwest near P.S. 194, and Robert L. Clinkscales Playground and Community Garden (0.44 acres) is two blocks northeast. The 369th Regiment Armory, a designated landmark (LP-1390, 1985) at 2360 Fifth Avenue, stands four blocks southeast.

The majority of the surrounding area is zoned R7-2, which typically allows for medium-density residential developments (Use Groups I and II) and community facility uses (Use Groups IIIA, IIIB, IV), with a residential FAR of 3.44 (or 4.0 on wide streets) and community facilities at 6.5. Buildings rise to 80 feet with a sky exposure plane, requiring no front or side yards but a 20-30-foot rear yard, depending on lot and building type, yielding mid-rise apartment buildings. To the north and east, R8 zoning districts allow high-density residential development and community facility uses, with a residential FAR of 6.02 (or 7.20 on wide streets) and community facilities at 6.5. Buildings reach 120 feet with a sky exposure plane, needing no front or side yards and a 20-30-foot rear yard, as seen in the Dunbar and Savoy Park complexes. One block east, across the

Harlem River, the Special Harlem River Waterfront District includes a C4-4 zoning district just south of the 145th Street Bridge, permitting residential, commercial, and community facility uses with a commercial FAR of 3.4 and a residential FAR of 6.02 (or 7.20 on wide streets), supporting mid- to high-rise mixed-use development near major roadways like the Harlem River Drive and the 145th Street Bridge, linking to the Major Deegan and Cross Bronx Expressways. The western portion of the project area's block is zoned C4-4D, blending residential, commercial, and community facility uses with a commercial FAR of 3.4, a residential FAR of 6.02 (or 7.20 on wide streets), and a community facility FAR of 6.5. Heights reach 120 feet controlled by a sky exposure plane, often resulting in mid- to high-rise mixed-use buildings.

Within the project area, the southern portion—roughly 10,000 square feet—is zoned R7-2 with a C1-4 commercial overlay, enhancing the residential and community facility uses with local retail and service uses (Use Group VI). Residential FAR reaches 4.0 within 100 feet of a wide street and 3.44 beyond, with community facilities at 6.5 and commercial uses at 2.0. Buildings rise to 80 feet with a sky exposure plane, requiring no front or side yards but a 20-30-foot rear yard, typically yielding mid-rise apartment buildings with ground-floor retail. Most of the project area, along with the two blocks immediately north, is zoned C8-3, tailored for automotive and heavy commercial services. It permits community facility uses (Use Groups IIIA, IIIB, IV), commercial uses (Use Groups VI, VII, VIII, X), and semi-industrial uses (Use Group X) as-of-right, while prohibiting residential uses. The maximum FAR is 6.5 for community facilities and 2.0 for commercial or semi-industrial uses, with buildings rising to a 60-foot base height followed by a sloping sky exposure plane. C8-3 zoning districts typically fosters auto-oriented development—repair shops, gas stations, warehouses, and retail—in low- to mid-rise buildings with ample parking or open storage. A gas station at 232 West 145th Street, about a block west, complements another active gas station within the project area, with additional auto-related businesses lining West 145th Street to the east.

The proposed development is a mixed-use complex spanning approximately 826,000 square feet (12.00 FAR) and comprising three buildings: A, B, and C. Together, these buildings would provide

about 742,000 square feet of residential space (10.78 FAR), accommodating roughly 968 dwelling units. Of these, approximately 291 units would be permanently income-restricted pursuant to Mandatory Inclusionary Housing (MIH) Option 2. The project would also include approximately 14,000 square feet of community facility space (0.21 FAR), 70,000 square feet of commercial space (1.01 FAR)—divided between ground-floor and below-grade retail and above-ground commercial areas—and 40 below-grade accessory parking spaces. In total, the three buildings would feature approximately 36,741 square feet of ground-floor and below-grade commercial retail use (0.46 FAR).

Buildings A and B would be designed pursuant to the tower regulations of ZR sections 35-64 (Special Tower Regulations for Mixed Buildings) and 23-65 (Tower Regulations), as modified by a proposed special permit (described in further detail below). These buildings would feature a base height of approximately 47 feet 9 inches—equivalent to about three stories—with setbacks of 10 feet along wide streets and 15 feet along the narrow street. An approximate distance of 85 feet would separate the two towers. Building C, located at the far end of the site along West 145th Street, would rise to a maximum height of 85 feet without setbacks and include 8,540 square feet of retail space.

Building A, reaching 34 stories and a maximum height of 420 feet, would be situated at the corner of Lenox Avenue and West 145th Street. It would include approximately 453,451 square feet of residential floor area (537 dwelling units), 12,482 square feet of retail space, 37,766 square feet dedicated to a rooftop gathering space (including circulation areas), and 40 accessory residential parking spaces. The Use Group VIII rooftop gathering space would occupy the top story, with the floor below serving as an accessory kitchen, storage, and staging area, and possibly an additional annex to the rooftop gathering space. Vertical transportation elements and a small ground-floor lobby entrance would also be included. Accessory parking spaces would be located at the cellar level in a fully attended garage equipped with stackers. One curb cut for parking access would be provided along West 144th Street, approximately 80 feet west of its intersection with Lenox Avenue, with an additional loading berth immediately east of the parking facility entrance. The

top 17 stories of the east tower of Building A would penetrate the sky exposure plane along West 145th Street, while the top 18 stories would penetrate the sky exposure planes along West 144th Street and Lenox Avenue. These upper floors would be occupied by residential uses, except for the top two floors, which would house the Use Group VIII rooftop gathering space and accessory areas.

Building B, also 34 stories with a maximum height of 380 feet (plus rooftop mechanical equipment up to 40 feet in height), would be located mid-block along West 145th Street. It would include approximately 288,500 square feet of residential floor area (431 dwelling units), 14,000 square feet of community facility space, and 10,000 square feet of retail space. The community facility space would be allocated to a community center proposed to be named “Technovation 45” or “TN45,” operated by a not-for-profit organization serving the local Harlem community. This center would feature state-of-the-art facilities, including meeting and conference rooms, a design and skills training lab, a technology and artificial intelligence (AI) center, open recreation areas, and outdoor leisure spaces.

To facilitate the proposed development, the applicant seeks a zoning map amendment, a zoning text amendment, a zoning special permit, and a CPC zoning certification. Pursuant to ZR Section 11-47 (Applications for Certain Approvals Filed Prior to December 5, 2024), the proposed development would adhere to the Zoning Resolution regulations in effect before December 5, 2024, as modified by the proposed actions. This framework governs all regulations outlined below.

Zoning Map Amendment (C 220134 ZMM)

The applicant proposes a zoning map amendment to Zoning Sectional Map 6a, rezoning the project area (Block 2013, Lot 29)—spanning roughly 580 feet along West 145th Street, 200 feet along Lenox Avenue, and 100 feet along West 144th Street—from its current C8-3 and R7-2/C1-4 districts to a C4-6 district, equivalent to an R10 residential zoning district. Pursuant to the Zoning Resolution in effect before December 5, 2024, this C4-6 district permits residential uses (Use Groups I and II), community facility uses (Use Groups III and IV), and commercial uses (Use

Groups V, VI, VIII through X, and XII) as-of-right, supporting residential development, community facilities, and increased commercial density. The maximum FAR would be 12.0 for developments with qualifying affordable housing or senior housing, 10.0 for community facilities, and 3.4 for commercial uses. Buildings could rise to 235 feet, with base heights of 125 to 155 feet and a 10-foot setback on wide streets. Tower regulations per ZR Sections 35-64 (Special Tower Regulations for Mixed Buildings) and 23-65 (Tower Regulations), as they stood pre-December 5, 2024, apply a 5.6-to-1 sky exposure plane on wide streets. Front walls are limited to 85 feet with a 15-foot setback, and residential towers may penetrate the plane if they occupy no more than 40 percent of the lot area, account for at least 65 percent of the total floor area, and comply with supplemental use rules.

Zoning Text Amendment (N 250116 ZRM)

The applicant requests a text amendment to Appendix F, designating the project area as a Mandatory Inclusionary Housing (MIH) Area pursuant to Option 2, requiring that at least 30 percent of the residential floor area be permanently affordable for households earning an average of 80 percent of the Area Median Income (AMI), with incomes not exceeding 130 percent of AMI.

Zoning Special Permit (C 250117 ZSM)

The applicant seeks a special permit pursuant to ZR Section 74-743 (Special Provisions for Bulk Modification), as defined before December 5, 2024, to modify ZR Section 35-64(b)(3). In Building A, approximately 363 feet tall, the top two stories are designated for a rooftop gathering space and accessory amenity space above residential floors. This non-residential use requires the permit, as ZR Section 35-64(b)(3) pre-December 5, 2024, limited the sky exposure plane penetration to only residential uses. The proposed development would also comply with ZR Section 32-42 (Location Within Buildings) and ZR Section 32-422 (Location of Floors Occupied by Commercial Uses), as they existed before December 5, 2024.

CPC Zoning Certification (N 250119 ZCM)

The applicant requests a certification pursuant to ZR Section 26-15 (Curb Cuts), in effect before December 5, 2024, for additional curb cuts. ZR Section 32-62 (Required Accessory Off-street Loading Berths), as it stood pre-December 5, 2024, mandates two loading berths (Loading Requirement Categories-B) and a separate curb cut for a parking facility in Building A. While ZR section 26-15 typically allows only one curb cut on narrow streets like West 144th Street and none on wide streets, this certification would permit two curb cuts on West 144th Street. A third curb cut, however, cannot be placed there without violating ZR Section 36-63 (Location of Access to the Street), pre-December 5, 2024, which prohibits curb cuts within 50 feet of an intersection or 30 feet of a residential district, thus the applicant plans to request a certification from the Commissioner of the Department of Buildings pursuant to ZR Section 36-63.

This proposal builds upon and updates an earlier land use application submitted by the applicant in 2021 for a mixed-use development on the same site, which the City Planning Commission (CPC) approved on April 27, 2022. Following the CPC approval, the applicant withdrew the application from consideration by the New York City Council (C 220134 ZMM, N 220143 ZCM, N 220139 ZCM, N 220138 ZCM, C 220142 ZSM, C 220137(A) ZSM, C 220136 ZSM, N 220135 ZRM). The current proposal differs from the 2021 application, which proposed a 363-foot-tall mixed-use development with two connected towers containing residential units, retail, commercial office space, a proposed Museum of Civil Rights, a banquet hall/event space, and over 200 accessory parking spaces. That earlier plan featured a zoning envelope with an 85-foot base and towers rising to 363 feet each. In contrast, the updated proposal increases the tower heights to 420 feet (Building A) and 380 feet (Building B), reduces the number of zoning actions from 10 to 4, eliminates the office and museum components, adds approximately 100 residential units (including 75 additional income-restricted units), and reduces parking to 40 spaces.

The Notice of Completion for a Final Environmental Impact Statement (FEIS) was issued on April 22, 2022. The FEIS identified significant adverse impacts related to open space and construction noise and outlined proposed mitigation measures to minimize or eliminate these impacts. Any

potential significant adverse impacts concerning hazardous materials, air quality, and noise would be addressed through the placement of an (E) designation (E-823) on the development site (Block 2013, Lot 29). To evaluate whether the current proposal would introduce new or different significant adverse environmental impacts not previously identified in the 2022 FEIS, a Technical Memorandum (“Technical Memorandum 002”) was issued on November 27, 2024. The applicability of the Technical Memorandum is described in further detail below within the Environmental Review section of this report.

ENVIRONMENTAL REVIEW

This application (C 250115 ZMM) in conjunction with the related applications (C 250117 ZSM, N 250116 ZRM, N 250119 ZCM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP167M. The lead is the City Planning Commission.

Application (C 250115 ZMM) in conjunction with the related applications (C 250117 ZSM, N 250116 ZRM, N 250119 ZCM) builds upon and updates an earlier land use application submitted by the applicant in 2021 for a mixed-use development on the same site, which the City Planning Commission (CPC) approved on April 27, 2022. (C 220134 ZMM, N 220143 ZCM, N 220139 ZCM, N 220138 ZCM, C 220142 ZSM, C 220136 ZSM, N 220135 ZRM). At the time, it was determined that the proposed actions may have a significant effect on the environment and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on April 9, 2021, and distributed, published and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on April 9, 2021. A public scoping meeting was held on the Draft Scope of Work on May 10, 2021, and the Final Scope of Work was issued on November 12, 2021.

The applicant prepared a DEIS and the Notice of Completion for the DEIS was issued on

November 12, 2021. Pursuant to SEQRA regulations and the CEQR procedures a joint public hearing was held on the DEIS on March 2, 2022, in conjunction with the public hearing on the related Uniform Land Use Procedure (ULURP) items (C 220134 ZMM, N 220143 ZCM, N 220139 ZCM, N 220138 ZCM, C 220142 ZSM, C 220136 ZSM, N 220135 ZRM). The public hearing also considered modifications to the proposed actions (the amended application, C 220137(A) ZSM). A Final Environmental Impact Statement (FEIS) reflecting the comments made during the public hearing was completed and a Notice of Completion for the FEIS was issued on April 14, 2022.

The FEIS identified significant adverse impacts with respect to open space (passive and active space) and construction activities related to noise and the identified proposed mitigation measures were summarized in Chapter 20, “Mitigation” of the FEIS. Significant adverse impacts related to hazardous materials, air quality and noise would be avoided through the placement of an (E) designation (E-823).

Following the City Planning Commission (CPC) approval on April 27, 2022, and the issuance of the FEIS, the applicant withdrew the application. And on November 20, 2024, the applicant filed a new land use application with slightly revised actions, seeking a zoning map amendment, a zoning text amendment, a zoning special permit, and a CPC zoning certification (C 250115 ZMM, C 250117 ZSM, N 250116 ZRM, N 250119 ZCM). In addition to these revised actions, the consolidation of Lot 29—pursuant to a zoning lot certification and a zoning lot development and ownership statement—prompted an evaluation of the previously approved FEIS to assess whether these changes would introduce new or significantly different adverse environmental impacts beyond those identified in the 2022 FEIS. As outlined in the New York State Department of Environmental Conservation’s (NYSDEC) SEQRA regulations (6 NYCRR §617.9(a)(7)(i)(a), (b), and (c)) and the 2021 CEQR Technical Manual, a lead agency may require a supplemental Environmental Impact Statement (EIS) if significant adverse environmental impacts—unaddressed or inadequately addressed in the original EIS—arise from changes to the project,

newly discovered information, or shifts in circumstances, such as the project’s schedule or background conditions. To evaluate whether the current proposal would introduce new or different significant adverse environmental impacts not previously identified in the 2022 FEIS, a Technical Memorandum (“Technical Memorandum 002”) was issued on November 27, 2024. This memorandum analyzed the proposed project modifications, including changes in background conditions for the newly anticipated build year of 2032. It concluded that the modified proposal would not result in any significant adverse impacts beyond those identified in the FEIS, with the significant adverse impacts on open space resources and construction noise persisting. Significant adverse impacts related to hazardous materials, air quality and noise would be avoided through the placement of an (E) designation (E-823). Commitments to mitigation measures would be formalized in a Restrictive Declaration.

WATERFRONT REVITALIZATION PROGRAM

This application (C 250115 ZMM) in conjunction with the related applications (C 250117 ZSM, N 250116 ZRM, N 250119 ZCM), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 20-015.

UNIFORM LAND USE REVIEW

On December 02, 2024 this application (C 250115 ZMM), in conjunction with related application (C 250117 ZSM) was certified as complete by the Department of City Planning and duly referred to Manhattan Community Board 10 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related applications for a zoning text amendment and zoning certification (N 250116 ZRM, N 250119 ZCM), which were referred for information and review in accordance with the

procedures for non-ULURP matters.

Community Board Public Hearing

Manhattan Community Board 10 held two public hearings on this application (C 250115 ZMM) and related actions (C 250117 ZSM, N 250116 ZRM, N 250119 ZCM) on December 19, 2024, and January 16, 2025, and organized an additional public forum on January 25, 2025, to gather further community input. These efforts, engaged over 500 Harlem residents, and along with follow-up discussions with the applicant and the Department of City Planning staff informed their resolution. On February 5, 2025, by a vote of 19 in favor, 10 opposed, with 5 abstentions and 1 recusal, the board adopted a resolution recommending disapproval of the application with the following conditions:

- “ a. Whereas One45 Lenox LLC is proposing a height of 407 ft for Building A and B, CB10 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
- b. Whereas One45 Lenox LLC is proposing a community space with approximately 6,550 sf that is insufficient for a development of this scale. CB10 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
- c. Central Harlem has a moderate risk of flooding. The One45 for Harlem development site is just outside of the floodplain. CB10 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.
- d. 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. CB10 strongly recommends that the development team outline use and designation of parking spaces.

- e. All permanently affordable units should be equally distributed throughout both buildings to ensure equity in design, and to prevent stigma and bias.
- f. All tenants should have the same access to all building amenities.
- g. The development of a comprehensive, legally binding and enforceable Community Benefits Agreement.”

Borough President Recommendation

This application (C 250115 ZMM) in conjunction with the related applications (C 250117 ZSM, N 250116 ZRM, N 250119 ZCM) was considered by the Manhattan Borough President, who, on February 23, 2022 issued a recommendation to approve the application 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:
- a. Increase the size of the community space to 15,000 square feet.
 - b. 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.
 - c. 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.

- d. Provide capital and professional services to address unfunded needs of the Brigadier General Charles Young Playground.
 - e. Reserved rental space for local businesses.
 - f. Consistent communication with the local community on a quarterly basis.
 - g. Measurable goals and metrics of success.
3. Use union workforce for construction of the project.
4. Adherence to the executed Memorandum of Understanding (MOU).”

The MOU referred to in the Borough President’s conditions was executed on February 14, 2025. Under this MOU, the applicant commits, at its sole cost, to negotiating with local elected officials, government representatives, the NYC Department of Housing Preservation and Development, other relevant City agencies, and nonprofit partners to secure funding for the Enhanced Affordability Plan, aiming to expand affordable housing beyond the initial 291 MIH Option 2 income-restricted units. The MOU also reaffirms Manhattan Borough President Mark Levine’s support for the project and the Enhanced Affordability Plan. The Borough President further explained this recommendation in a resolution letter dated February 18, 2025, attached to this report.

City Planning Commission Public Hearing

On March 5, 2025 (Calendar No. 7), the City Planning Commission scheduled a public hearing for this application (C 250115 ZMM) on March 19, 2025. The hearing was duly held on that date (Calendar No. 23) in conjunction with the related applications (C 250117 ZSM; Calendar No. 25,

N 250116 ZRM; Calendar No. 24, N 250119 ZCM). A total of 41 speakers testified, with 32 in favor (including six members of the applicant team) and nine in opposition.

Six members of the applicant team, including representatives from the developer, land use counsel, environmental consultant, and project architect, spoke in favor of the proposed One45 for Harlem development. The presentation provided an overview of the proposed development, detailing existing site conditions, specifics of the land use actions, and projected community benefits. A robust question-and-answer session with the commission followed, preceding the opening of the floor for public testimony.

The applicant's land use counsel outlined the actions: a zoning map amendment to rezone the site from C8-3 and R7-2/C1-4 districts to C4-6; a zoning text amendment to designate the rezoning area as a Mandatory Inclusionary Housing (MIH) area pursuant to Appendix F; a special permit pursuant to ZR Section 74-743 to modify height and setback regulations for a rooftop gathering space; and a certification under ZR Section 26-15 for an additional curb cut on West 144th Street. The C8-3 zoning, covering most of the site, was described as outdated, limiting residential use and favoring automotive or self-storage industrial uses, while the R7-2/C1-4 portion allows minimal housing without affordability mandates. The proposed C4-6 district was presented as suitable for a high-density, transit-rich area, for a mixed-use development with market-rate and affordable housing.

A representative of the developer team provided more details of the proposed development, emphasizing the actions' role in facilitating 968 total units, including 291 permanently affordable units (30 percent of the total pursuant to MIH option 2) across two towers, with 30 percent as family-sized units. The special permit was highlighted as necessary for the rooftop gathering space with a maximum capacity for 200 people, while the curb cut certification would support a loading bay and below-grade parking. Additional features for the proposed development include a 25,000-square-foot Technology and Innovation Center replacing the prior museum use proposal, 30,000 square feet of ground-floor retail, and playground improvements. The applicant team noted that the Technology and Innovation Center, dubbed "Technovation 45," was a unique response to

community demands for youth and adult opportunities. It would offer AI and tech training, green energy job pathways, and outdoor spaces, with no direct precedent but the potential to serve as a citywide model. The applicant team emphasized that the proposed development and action address community needs, with the proposed zoning actions allowing the creation of a significant amount of housing and affordable housing units—over 20% of Manhattan Community District 10’s total in the last decade.

In response to questions from the Commission about how the current proposal differed from the prior version approved for the site in 2021, the applicant team noted an increase of housing units from 866 to 968, complete removal of commercial office space, replacement of the Civil Rights Museum with the Technology and Innovation Center, and the addition of a Community Benefits Agreement (CBA) with oversight by local residents, organizations, and elected officials.

In response to questions from the Commission regarding apartment sizes and affordability levels of the proposed development. The team highlighted a 30 percent allocation for two- and three-bedroom units—double the typical 15 percent for similar projects—adding about 60 units based on community feedback. Though they mentioned market demand limits further shifts, the applicant team expressed willingness to adjust within the market-rate and MIH framework, potentially revisiting family-sized unit ratios and MIH Option 3 if requested by the City Council. They also confirmed a year-long effort with an affordable housing partner to make Building B 100 percent affordable (enhanced affordability plan), pending HPD subsidies via ELLA or supportive housing at 40 percent AMI, while the certified plan distributes 291 affordable units across both towers.

In response to questions from the Commission regarding the Community Board and Borough President concerns about the proposed development height and potential shadow impacts on nearby areas, particularly the Brigadier General Charles Young Playground, the applicant team referenced a shadow study included in the Environmental Impact Statement, showing minimal effects—mostly late-day summer shadows on the playground—and maintained that the proposed height balances housing density with adequate provision of air and light between buildings, aligned with the proposed C4-6 zoning district.

In response to questions related to the mitigation for the playground and assurance on the committed playground improvements. The applicant team confirmed these would be locked in via a Restrictive Declaration, ensuring completion of the improvements or alternate mitigation measures, with negotiations ongoing with the Department of Parks & Recreation including a renovated children’s play area, for the Brigadier General Charles Young Playground prior to securing a Temporary Certificate of Occupancy with the Department of Buildings.

The Commission inquired about flood mitigation and sustainability, focusing on stormwater risks on Lenox Avenue and geothermal strategies. The applicant team detailed elevating vital systems above the Design Flood Elevation, dry-flood proofing lower levels despite minimal flood zone overlap, and a geothermal system backed by expert research, and agreed to provide additional information on energy impacts and integration with solar and heat recovery systems to showcase resilience tied to the actions.

In response to questions from the Commission related to past tensions over the prior proposal withdrawal, involving a truck depot at the site, referencing press reports that framed it as an “ultimatum” to the community if the actions weren’t approved. The applicant team clarified that no threat was made, disputing the press portrayal as a misrepresentation, and noted the depot use was discontinued after community pushback, with a public commitment against its return—framing the current zoning actions as a collaborative shift.

The Commission noted that the current proposal reflects revisions addressing prior community concerns, such as deeper affordability and more family-sized units, raised in earlier iterations of the project. The applicant team acknowledged a multi-year collaborative process with elected officials and stakeholders, incorporating feedback to increase affordable and family-sized units, as reflected in the CBA, and emphasized that the revised plan better aligns with community priorities.

Following the applicant team’s presentation and Q&A, the commission heard testimony from 35 speakers, with 26 in support and 9 in opposition to the proposed One45 for Harlem development.

Supporters included representatives from SEIU Local 32BJ, the Frederick Samuel Residents

Association, the A. Philip Randolph Square Neighborhood Alliance, Afrikana, and Parents Support NY, alongside local business owners, residents, and community advocates. Supporters framed the project as aligning with the City of Yes initiative, addressing a housing crisis with a 1.4% vacancy rate, and beautifying a dilapidated area saturated with social services.

A union representative highlighted the creation of 14 to 15 prevailing-wage property service jobs, offering benefits and a middle-class pathway, emphasizing the need for housing to prevent displacement amid rising rents.

A residents' association leader praised the 291 affordable units as a lifeline for a community in desperate need, noting plans by some NYCHA residents to apply for them, and cited revitalization of 145th Street with retail and safer streets.

Several business owners and a nonprofit leaders underscored the economic boost, projecting tens of millions in activity, alongside retail opportunities and the Technology and Innovation Center's focus on AI, green energy training, and youth career pathways.

A resident and advocate shared a personal story of homelessness near the site, arguing the nearly 1,000 new units—including 300 affordable—offer hope over shelters or storage, while others lauded the developer's responsiveness, citing free space and financial support provided to local organizations.

Opponents included the Community Board 10 First Vice Chair, residents of Esplanade Gardens, and other local individuals and advocates. The Community Board representative reaffirmed their resolution opposing the certified plan, citing its failure to secure funding for the enhanced affordability plan beforehand, insufficient family-sized units (23% two-bedroom, 7% three-bedroom), and unaddressed environmental risks like soil liquefaction near the Dyckman and 125th Street faults—areas seismologists flag as prone to a potential magnitude-5 earthquake. They criticized the lack of a draft scoping hearing for environmental assessments and questioned an advisory committee MOU unseen by the community, calling it a conflict of interest.

An Esplanade Gardens resident opposed the project's scale—two 470-foot towers—arguing it

exacerbates congestion near bus and train depots, worsening traffic, air quality, and health for existing residents, and suggested libraries or eco-friendly gardens instead. Multiple speakers raised gentrification concerns, noting the 120% AMI threshold (potentially \$300,000 for a family of three in five years) and 60% studio mix exclude most Harlem families, where 60% of households earn \$30,000 or less and 33% fall below the poverty line, potentially violating the Fair Housing Act and Voting Rights Act through racial and economic displacement.

Others pointed to infrastructure strain—overcrowded 3-train line station, combined sewer overflows impacting waterways, and wildlife disruptions from glass facades—while questioning the developer’s transparency on the unenforceable CBA and the uncertified enhanced plan’s reliance on unsecured HPD funding.

A resident proposed 50% affordability at 30%-80% AMI with more two- and three-bedroom units, citing multi-generational housing needs, while another recalled past truck depot tensions as evidence of punitive developer tactics, despite its removal.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application for a zoning map amendment (C 250115 ZMM), in conjunction with related applications (C 250117 ZSM, N 250116 ZRM, N 250119 ZCM), as modified herein, is appropriate.

Together, these actions will facilitate the development of a 420-foot-tall mixed-use complex spanning approximately 826,000 square feet across three buildings (A, B, and C) on Block 2013, Lot 29 in Harlem, Manhattan Community District 10. The proposed development, One45 for Harlem, would provide approximately 968 dwelling units, including 291 permanently income-restricted units under Mandatory Inclusionary Housing Option 2, alongside 14,000 square feet of community facility space, 70,000 square feet of commercial space (ground-floor and below-grade retail plus above-ground commercial areas), and 40 below-grade accessory parking spaces.

The Commission notes that, while this application aligns with elements of the City of Yes initiatives—such as *sustainable features like passive design and electrified systems* in City of Yes for Carbon Neutrality (N 230113 ZRY), *mixed-use flexibility with commercial space above residential floors* in City of Yes for Economic Opportunity (N 240010 ZRY; N 240011 ZRY), and *reduced parking alongside simpler tower regulations* in City of Yes for Housing Opportunity (N 240290 ZRY)—One45 for Harlem’s certification predates their approval on December 5, 2024. Consequently, the proposed development will be developed under the Zoning Resolution provisions in effect prior to that date, as adjusted by the proposed actions.

The proposed zoning map amendment (C 250115 ZMM) will change the project area from C8-3 and R7-2/C1-4 zoning districts to a C4-6 zoning district, a change the Commission deems appropriate. Unlike the adjacent C4-4D district to the west (FARs of 3.4 to 7.2, supporting mid-to-high-rise mixed-use buildings), the existing C8-3 zoning prohibits residential use, and the R7-2/C1-4 overlay, covering a small portion of the project area, would yield fewer than 50 as-of-right dwelling units without affordability requirements. Established in 1961, these outdated designations no longer suit the area’s potential. The C4-6 district, with its higher density (up to 12.0 FAR with qualifying affordable housing or senior housing), aligns with the site’s strategic location—fronting two wide streets (West 145th Street and Lenox Avenue), near open spaces like Brigadier General Charles Young Playground and the Harlem River waterfront, and steps from the MTA 3-train 145th Street Station and robust transit networks. Surrounded by medium- and high-density residential buildings, the project area is primed for increased housing and commercial density, consistent with city initiatives like Housing Our Neighbors: A Blueprint for Housing and Homelessness, Get Stuff Built, Where We Live NYC, and Housing New York 2.0. The Commission recognizes that the proposed development will redevelop underutilized land—currently occupied by a vacant lot, one-story retail stores, outdated one-story office spaces, and two gas stations (one vacant)—into a substantial mixed-use complex. This redevelopment will expand commercial and retail floor area beyond the existing footprint and deliver much-needed affordable housing, contributing to economic growth in Harlem.

At the CPC public hearing, participants expressed concerns about the proposed development's height and its potential impact on transit circulation and congestion in the surrounding area. The Commission notes that the proposed height of 420 feet for the two towers aligns with neighboring structures, such as Esplanade Gardens and the Bronx Point development across the Harlem River in the Bronx, within a surrounding context that includes a mix of tower-in-the-park typologies, NYCHA campuses, and bulkier medium-density buildings. Given the development's proximity to transit and its substantial share of affordable units, the Commission recognizes that the project is located at a prominent Harlem intersection, directly adjacent to the MTA 3-train 145th Street Station and served by multiple bus routes. The Commission further notes that the environmental review process determined the proposed development would not result in significant adverse impacts on traffic, transit, pedestrians, parking, or vehicular and pedestrian safety. Coupled with recent local trends of reduced car ownership, this location supports the finding that the development will not unduly burden existing parking infrastructure or automobile traffic. However, the Final Environmental Impact Statement identified significant adverse impacts related to open space (both passive and active) and construction noise, which will be addressed through an (E) designation (E-823), with mitigation commitments formalized in the Restrictive Declaration.

Consequently, mapping a C4-6 zoning district—with its increased residential, commercial, and community facility density—triggers the designation of a Mandatory Inclusionary Housing (MIH) area, facilitated by the proposed zoning text amendment (N 250116 ZRM). One45 for Harlem will map MIH Option 2 across the project area, requiring that at least 291 of the 968 total residential units remain permanently income-restricted at 80 percent of the Area Median Income (AMI). The Commission recognizes the significant opportunity this site offers to provide 968 housing units, including 291 permanently affordable units, supporting Harlem with much-needed low- and moderate-income housing and fostering neighborhood economic diversity. While cognizant of the substantial affordable housing contribution under MIH, the Commission also acknowledges concerns raised in Manhattan Community Board 10's resolution, the Manhattan Borough

President’s recommendation, and public testimony—both written and at the hearing—urging an increase in affordable units and a greater share of family-sized units. The Commission is encouraged by the applicant’s ongoing discussions with the New York City Department of Housing Preservation and Development (HPD) to explore options for the implementation of the enhanced affordability plan while ensuring financial feasibility. The Commission urges the applicant to advance the Enhanced Affordability Plan, working with local officials, HPD, and nonprofit partners to secure funding beyond MIH Option 2’s baseline requirements.

The Commission considers the special permit (C 250117 ZSM) to modify the height and setback regulations of ZR Section 35-64(b)(3) (Special Tower Regulations for Mixed Buildings), pursuant to ZR Section 74-743 (Special Provisions for Bulk Modification), to be appropriate. This special permit will allow the two proposed towers to penetrate the sky exposure plane, enabling more efficient floorplates and permitting Building A to have its top two stories as a rooftop gathering space and accessory amenity space above the residential floors. To utilize ZR Section 74-743 and gain greater flexibility for improved site planning while protecting the present and future use and development of the surrounding area, the proposed development must qualify as a large-scale general development. A large-scale general development is defined as a development or enlargement in a medium- or high-density commercial or manufacturing district, containing uses permitted by the underlying zoning, and situated on a tract of land at least 1.5 acres (65,340 square feet). The project area meets this threshold, spanning approximately 69,000 square feet. Under this provision, the City Planning Commission must determine that redistributing bulk and open space will yield a superior site plan and enhance the relationship between buildings, open areas, and the surrounding neighborhood compared to what the underlying zoning would allow. As detailed in the applicant’s Statement of Findings, the proposed development maintains the same bulk envelope as currently proposed (420-foot-tall mixed-use complex spanning approximately 826,000 square feet across three buildings (A, B, and C), ensuring no change in access to light and air for nearby residents and the surrounding area. The Commission finds the requested bulk and use waiver appropriate, as it facilitates a better site plan and building envelope, effectively

balancing the needs of the site's unique uses with the surrounding built context. The waiver will neither result in an undue increase in bulk or height nor unduly obstruct access to light and air for adjacent streets and buildings.

The Commission further notes the applicant's efforts to lessen possible adverse effects between commercial and residential uses within Building A through acoustic and vibration measures. These include acoustical flooring systems and an intervening story—containing accessory amenity space with a kitchen, storage, and staging area—designed to separate residential floors from noise and vibration generated by the rooftop gathering space. The applicant has also proposed using shielding materials in the residential units to further reduce noise impacts. Access to the rooftop gathering space and accessory amenity space will be provided via two dedicated elevators with a separate entrance and lobby on West 145th Street, minimizing disruption to other building uses.

The Commission recognizes that the rooftop gathering space and accessory amenity use will provide a commercial space suitable for private events and conferences, contributing to the project's design and functionality. Without this special permit, the rooftop gathering space would need to be located on a lower floor, reducing its potential as a distinct feature. Regarding concerns about alternate commercial uses beyond the currently considered Use Group VIII (banquet, function, or reception halls) for this rooftop gathering space, the Commission notes that a Restrictive Declaration will restrict the space to Use Group VIII with a maximum capacity of 200 occupants. This limitation ensures the proposed development will align with the intended scope and use of the rooftop gathering space.

The Commission finds the proposed certification to allow an additional curb cut on a narrow street, West 144th Street, appropriate (N 250119 ZCM). The proposed development's commercial and residential uses will necessitate three curb cuts across the zoning lot to accommodate loading demands. Two of these will be located on West 144th Street—a narrow street with less automobile and pedestrian traffic than West 145th Street and Lenox Avenue. One West 144th Street curb cut will provide access to an accessory loading berth for off-street

deliveries, move-ins, and loading for the residences, commercial spaces, and rooftop gathering space, reducing double parking and street congestion. The second will serve a below-grade group parking facility, operated by a garage operator, with spaces available to the public, including residents and users of the retail and rooftop gathering space. The Commission acknowledges the applicant's efforts to minimize conflicts between pedestrians and vehicles, including the commitment to install audiovisual equipment at the parking garages and loading berths to alert both drivers and pedestrians. Furthermore, the elimination of all ten existing curb cuts on West 145th Street will reduce congestion and enhance pedestrian safety. Given these measures, the Commission does not believe the additional curb cut on West 144th Street will adversely affect the surrounding streetscape or pedestrian experience.

The Commission acknowledges the deep interconnection of land use, housing, population, and demographic trends in Harlem and its surrounding areas. The project area along West 145th Street comprises underutilized parcels, while nearby neighborhoods feature established residential communities—many with larger postwar apartment buildings (often rent-stabilized), alongside smaller market-rate apartments and one- to two-family rowhouses. Over recent decades, these areas have experienced significant demographic shifts and housing pressures, worsened by “contextual” rezonings and historic district designations that limit new construction. The population within a quarter-mile of the project area declined 29 percent from 1970 to 1980, stabilizing and rising modestly from 2010 to 2020 but never recovering its peak. Since 1990, historic districts and contextual zoning across Harlem have preserved neighborhood character but restricted housing supply, intensifying demand on existing stock. The Racial Equity Report highlights Harlem's higher displacement risk, a renter-dominated market (89 percent renter-occupied, 69 percent not income-restricted), and widespread rent burden (40 to 50 percent of households). Demographically, CD 10's Black non-Hispanic population (52 percent in 2020) has declined as White non-Hispanic (9.5 percent) and Asian populations rise, potentially highlighting shifts in neighborhood composition.

The Commission views One45 for Harlem as a vital step toward addressing these challenges,

though not a complete solution to the housing crisis. By providing 968 units—including 291 permanently affordable units—the project reduces displacement pressure in a vulnerable area and expands housing options for low- and moderate-income residents (median household income in CD 10: \$52,932, with Black non-Hispanic at \$45,542 vs. White non-Hispanic at \$116,327). It leverages a non-city-owned site to advance equitable development in a context where past zoning decisions—often favoring wealthier, well-resourced areas with low-density protections—have shifted housing demand northward, placing additional pressure on Upper Manhattan (Community Districts 9, 10, 11, 12) and outer boroughs. While affluent neighborhoods secure such safeguards through costly consultants, lower-income areas face heightened development pressure without comparable resources, an imbalance underscored by the Racial Equity Report’s findings on Manhattan Community District 10’s moderate-income majority amid adjacent high-market-pressure zones. Approving this application demonstrates a commitment to equitable housing distribution, challenging the practical and symbolic inequities of uneven zoning policies.

The Commission welcomes the applicant’s commitment to creating a Community Benefits Agreement (CBA) with oversight from local residents, organizations, and elected officials. The CBA will include, but not be limited to, initiatives to support local retail and businesses, prioritize hiring Harlem residents, provide youth internship and mentorship programs, and establish a Green Energy District. The Commission encourages the applicant to continue carefully developing proposed community benefits and to work closely with Manhattan Community Board 10, other local organizations, and elected officials to ensure their effective integration into the project.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed zoning map amendment and proposed development to be appropriate, adopts the following resolution:

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on April 14, 2022, and subsequent Technical Memorandum 002, issued on November 27, 2024, with respect to this application (CEQR No. 21DCP167M), the

City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations, have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, adopted herein is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable;
2. The adverse environmental impacts disclosed in the FEIS and subsequent Technical Memorandum 002 will be minimized or avoided to the maximum extent practicable by incorporating, as conditions to the approval, pursuant to the Restrictive Declaration attached as Exhibit A to City Planning Commission report for C 250115 ZMM, those project components related to environment and mitigation measures that were identified as practicable;
3. Development pursuant to this resolution shall be allowed only after the Restrictive Declaration attached as Exhibit A, dated as April 17, 2025, executed by One45 Lenox LLC or its successor, the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

The report of the City Planning Commission, together with the FEIS and subsequent Technical Memorandum, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further.

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 6a:

1. eliminating from an existing R7-2 District a C1-4 District bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, and a line 100 feet westerly of Lenox Avenue - Malcolm X. Boulevard;
2. changing from an R7-2 District to a C4-6 District property bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, and a line 100 feet westerly of Lenox Avenue - Malcolm X. Boulevard; and
3. changing from a C8-3 District to a C4-6 District property bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard;

Borough of Manhattan, Community District 10, as shown on a diagram (for illustrative purposes only) dated December 2, 2024, and subject to the conditions of CEQR Declaration E-823.

The above resolution (C 250115 ZMM), duly adopted by the City Planning Commission on April 23, 2025 (Calendar No.15), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

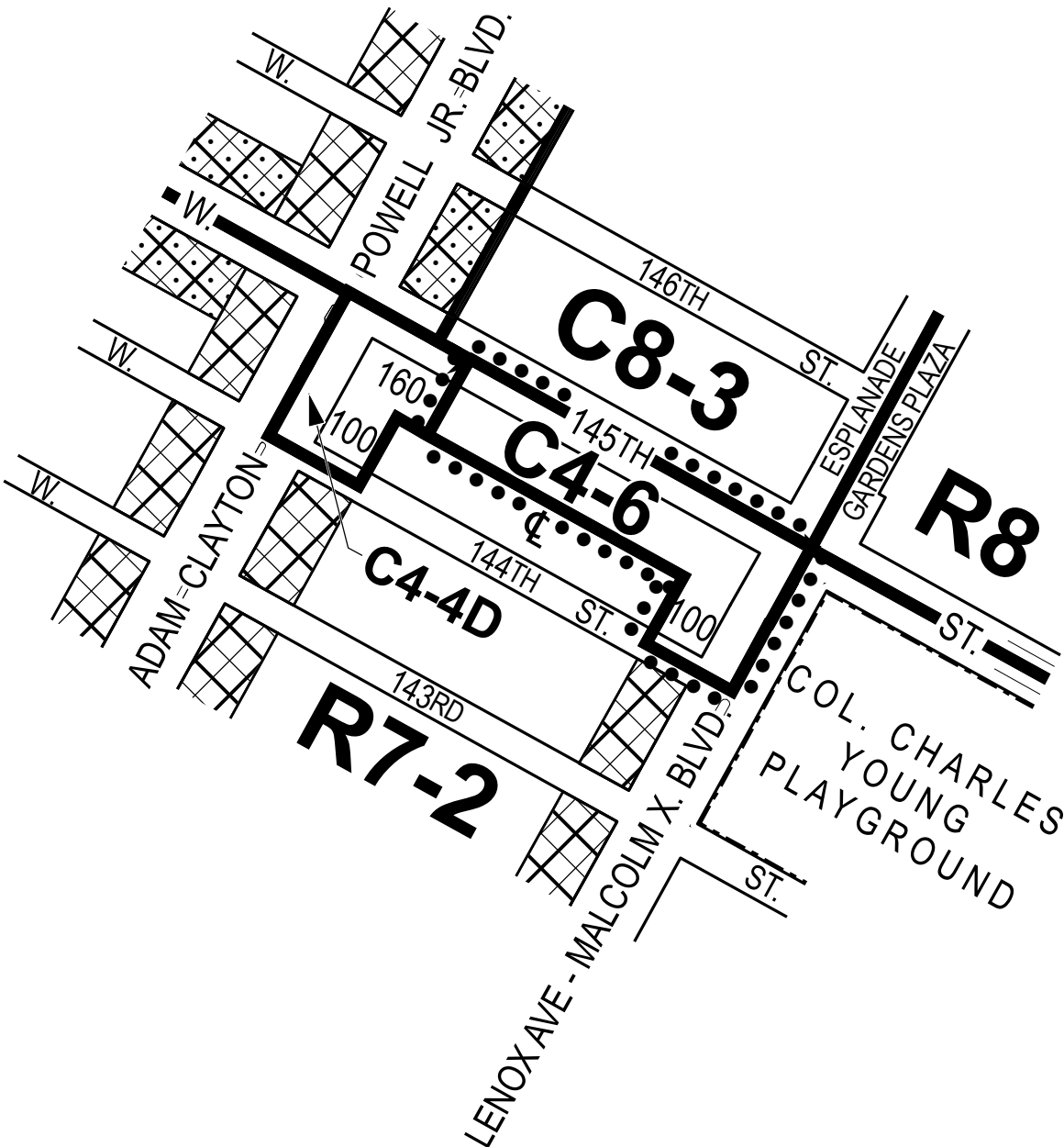
DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO III, ESQ., ANTHONY W. CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE, RAJU MANN,

ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*



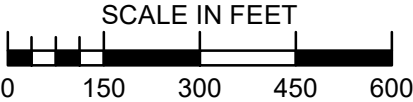
CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP

6a
BOROUGH OF
MANHATTAN

S. Lenard
S. Lenard, Director
Technical Review Division



New York, Certification Date:
December 02, 2024



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-4 District from within an existing R7-2 District, and by changing R7-2 and C8-3 Districts to a C4-6 District.

- Indicates a C1-4 District
- Indicates a C2-4 District



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: One45 for Harlem			
Applicant: One45 Lenox LLC		Applicant's Primary Contact: Valerie Campbell	
Application # 250115ZMM		Borough:	
CEQR Number: 21DCP167M		Validated Community Districts: M10	

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Unfavorable			
# In Favor: 19	# Against: 10	# Abstaining: 5	Total members appointed to the board: 35
Date of Vote: 2/5/2025 12:00 AM		Vote Location: Adam Clayton Powell State Office Building	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 12/19/2024 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Touro College - 231 West 124th Street, 2nd Floor ; Zoom Webinar ID: 811 2496 3222 ; Registration Link: https://us06web.zoom.us/webinar/register/WN_bG8Ok5yLTOeHdRs9nKRjQg

CONSIDERATION:		
Recommendation submitted by	MN CB10	Date: 2/7/2025 7:04 PM



CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

Hon. Marquis A. Harrison
Chairperson
Minah Whyte
District Manager

215 West 125th Street, 4th Floor New York, NY 10027
T: 212-749-3105 F: 212-662-4215
Website: <https://cbmanhattan.cityofnewyork.us/cb10/>

One45 For Harlem Resolution Manhattan Community Board 10

RESOLUTION: To disapprove with conditions the private application by One45 Lenox LLC for a zoning map amendment, a zoning text amendment to modify Appendix F, two zoning special permits (ZS) to change height and setback regulations, and a zoning certification (ZC) to allow additional curb cuts to facilitate the development of a 34-story mixed use complex with approximately 968 units of which 291 units will be permanently affordable. The development will be located at 685-691 Lenox Avenue and 112-150 West 145th Street in Manhattan Community District 10.

WHEREAS, One45 Lenox LLC development group is seeking approval of a Uniform Land Use Review Process (*hereafter known as "ULURP"*) application for C250115ZMM, N250116ZRM, C250117ZSM, C250118ZSM, and N250119ZCM for a zoning map amendment to rezone the area from a C8-3 and R7-2/C1-4 to a C4-6, a zoning text amendment to modify Appendix F in order to designate the development site in the Mandated Inclusionary Housing (MIH) program, two zoning special permits, and a CPC zoning certification to allow additional curb cuts; and

WHEREAS, the C250115ZMM application is seeking approval for a zoning map amendment to rezone the area from a C8-3 and R7-2/C1-4 to a C4-6 zone with 10.83 residential floor area, and maximum commercial FAR of 3.4; and

WHEREAS, the N250116ZRM application seeks approval for a zoning text amendment to Appendix F of the Zoning Resolution mapping a Mandatory Inclusionary Housing ("MIH") area Option 2, by proposing that 30% (291 apartments) of the units will be permanently affordable with an average 80% of AMI (area median income); and

WHEREAS, the C250117ZSM application seeks a special permit pursuant to Section 74-743 to modify the height and setback regulations for the banquet hall located on the top floor of Building A, and a C250118ZSM application seeking a special permit to waive residential parking regulations is terminated due to the recently approval of the City of Yes for Housing Opportunity eliminating parking requirements in Manhattan Community Board 10; and

WHEREAS, the N250119ZCM applications seeks a CPC certification to add additional curb cuts: and

WHEREAS, the development site will consist of three buildings, two residential buildings and one commercial building. Building A will have 537 dwelling units, 12,482 sf of retail space, a 37,766 sf banquet hall/meeting space located on the top floor, and 40 below-grade accessory residential parking spaces. Building B will have 431 dwelling units, 14,984 sf of retail space, and 6,563 sf of community facility space. Building C would provide 8,540 sf of retail space. As previously stated the project would

be located at 685-691 Lenox Avenue and 112-150 West 145th Street in Manhattan Community District 10; and

WHEREAS, the project will include 968 residential units of which 291 will be designated permanently affordable. This is an increase of 138 units due the removal of the Museum of Civil Rights from the current proposal. Of the 291 units, 29 units will be studios, 131 are one-bedrooms, 61 are two-bedrooms, and 20 are three-bedrooms - representing a slight increase from the project previously proposed wherein the total number of two and three bedroom units was 60; and

WHEREAS, the permanently affordable units will be at AMI levels ranging from 40% to 120% with an average of 80 %. The community remains concerned that existing AMI levels do not adequately reflect the needs of community residents including single occupancy middle class households that are excluded from the income bands proposed, leaving them with only market rate residential options; and

WHEREAS, the One45 Lenox LLC development group also presented an uncertified Enhanced Affordability Plan that highlighted their partnership with Concern Housing and West Harlem Group Assistance Inc. to develop 591 affordable units of the total 968 dwelling units. The enhanced affordability plan included the following:

1. Building B will be 100% affordable - all 430 units will range from 30% to 80% of AMI;
2. Building A will have 160 affordable units;
3. 130 units of supportive housing with no income requirement;
4. 107 units at 130% of AMI will target workforce housing;
5. 310 of the units will be at AMI levels below 80%;
6. Building B will be managed and operated by Concern Housing and West Harlem Group Assistance, Inc. The building will include on-site amenities such as a fitness center, library, computer room, laundry facility, multiple community meeting spaces, outdoor spaces, and free Wi-Fi throughout apartments and community spaces;
7. Staffing would include a Director, Supervisor, Case Managers, Counselors, Property Management & Maintenance Staff. Program staff would primarily focus on supportive housing residents but would be available to assist all residents. Priority will be given to hire local and minority candidates for operational positions.

WHEREAS, One45 Lenox LLC development group presented a draft community benefits agreement (CBA) that included the following:

- Youth Internship & Mentorship Pathways - Developer to work in partnership with the Workforce Development and Training division of the New York State Research and Development Authority (“NYSERDA”) to create a Green Energy Incubator and Training Lab that will educate, train and offer career opportunities in the Green Energy space to local residents. Green Energy is the fastest growing, highest-paid blue collar business sector in New York State and is dramatically underrepresented by minorities and low-income citizens – our goal is to help change that in Harlem.

- One45 Community Advisory Partners – will be created and is composed of local stakeholders who will work with the development team in an advisory capacity to ensure that the CBA and the project is done according to the agreed-upon Plan.
- Local Economic Empowerment Initiative – Innovative concept designed to create opportunities for community residents and businesses. At least 20% of the commercial space will be occupied by businesses or residents, at least 50% of retailers must be minority owned enterprises, local retailers will be offered rent discounts from prevailing market rates at the time of the lease, with no single retailer occupying more than 20,000 sf of ground floor space.
- Career and Job Training – will partner and contract with Positive Workforce, a Harlem based non-profit, to provide career training and job placement to residents. The goal is to train up to 200 construction site safety trainees, 90 general construction laborers, 30 plumbers, and 30 electricians over a 2-3 year period
- Hire Harlem – will hire locally, setting aside 10% of construction and related jobs, as well as jobs related to the building's ongoing operation, to Harlem residents.
- Community Based Organization Space – reserve 2,500 sf of space at discounted rent for locally based non-profits
- Parks & Recreation – provide capital and professional services to address unfunded needs of the Brigadier General Charles Young Playground.
- Turn Harlem Green – build a Green Energy District in Central Harlem in order to reduce carbon emissions in the community

WHEREAS, New York City recently approved the CITY OF YES FOR HOUSING OPPORTUNITY with various modification, the need for housing throughout the city and in Manhattan Community Board 10 cannot be understated; and

WHEREAS, between 2014 and 2024 only 1,073 newly created affordable housing units were developed at the same AMI levels proposed in this project in Manhattan Community Board 10; and

WHEREAS, Manhattan Community Board 10 understands the need for the development of all housing units especially affordable housing units, we recognize that the district has a limited number of vacant spaces for development. As such, in order to address the housing needs of the community, projects with greater density must be considered; and

WHEREAS, Manhattan Community Board 10 has 60 days to review the One45 for Harlem ULURP application and render an opinion, which such time to review began on December 11, 2024; and

WHEREAS, Manhattan Community Board 10 facilitated two public hearings on 12/19/24 and 1/16/25 wherein the One45 Lenox LLC development group conducted presentations, received comments from the CB 10 board, community members, and elected representatives, as well provided verbal and written responses to questions. Manhattan Community Board 10 also facilitated a community forum on 1/25/25 to afford the community a final opportunity to provide feedback; and

WHEREAS, Manhattan Community Board 10 members and the community had the following concerns:

- a. Central Harlem needs new affordable housing units.
- b. **Affordable Units/Affordability** – 291 permanently affordable units is not sufficient to meet the needs of the community. The certified project would add 677 market rate units to the community. Some residents supported the uncertified enhanced affordability plan.
- c. According to the 2024 NYU Furman Center, the median household income in Central Harlem in 2022 was \$52,000 compared to a citywide median household income of \$78,000.
- d. The AMI levels outlined for the permanently affordable units are based on income levels that are too high for Harlem residents and not a true reflection of the actual income of residents of our District as opposed to an income average of persons outside of the District.
- e. **Increased Density/Transportation Concerns** – Building A and Building B will be 34 stories each, taller than any building in the surrounding area. Based on the number of residential units (968), it is estimated that 2000 to 3000 new residents will be added to this area. This increased density will impact the existing public transportation systems in the area.
- f. The IRT#3 train station at 145th Street and Malcom X. Blvd. is a short station that only affords five subway cars to open on the platforms on Northbound and Southbound trains.. The existing transportation hubs are not equipped to support the increased density. This can result in an increase in traffic caused by taxis, rideshare companies, and personal-use vehicles.
- g. Contextual Inconsistencies with surrounding community
- h. **Environmental** - part of the development site is a brownfield and dangerously close to an established flood zone.
- i. **Displacement** - Project will result in the further displacement of Harlem residents who can no longer afford to live in the community and accelerate the gentrification of the community.
- j. **Community Benefits** presented do not adequately meet the needs of the community, fail to concretely outline measurable, targeted goals, and do not include formal plans for oversight and methods of accountability that are legally binding and enforceable.
- k. The site is in poor condition and requires revitalization.

WHEREAS, on January 29, 2025, The Executive Committee voted **16 Yes, 7 No, 1 Abstention**, and **1 Recusal** to approve the application with conditions.

WHEREAS, on February 5, 2025, at the General Board Meeting, the Board did not approve the recommendations of the Executive Committee, with **17 Yes, 17 No, 1 Abstention**, and **1 Recusal**.

THEREFORE, BE IT RESOLVED; Manhattan Community Board 10 **DISAPPROVED with CONDITIONS** C250119ZMM, N250116ZRM, C250117ZSM, C250118ZSM, and N250119ZCM applications for zoning map and zoning text amendments, special permits, and CPC certifications to facilitate the mixed-use development known as One45 for Harlem during the February 5, 2025 General Board Meeting, the board voted **19 Yes, 10 No, 5 Abstention, and 1 Recusal**.

BE IT FURTHER RESOLVED; Manhattan Community Board 10 approves the application with the following conditions:

- a. 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.
- b. 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
- c. 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.
- d. 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.
- e. All permanently affordable units should be equally distributed throughout both buildings to ensure equity in design, and to prevent stigma and bias.
- f. All tenants should have the same access to all building amenities.
- g. The development of a comprehensive, legally binding and enforceable Community Benefits Agreement.

BE IT FURTHER RESOLVED; Manhattan Community Board 10 recommends the following:

- a. Securing pro-bono legal representation to work with community board, Harlem residents, and local organizations to create a legally binding and enforceable community benefits agreement.
- b. One45 Lenox LLC to create a fund to financially support the various elements to be outlined in the community benefits agreement that will be created with the community board, community stakeholders, and elected officials. A percentage of revenue from the banquet hall should be used to fund aspects of the Community Benefits Agreement.
- c. Including more specific, measurable targets and goals and timeline for results in the community benefits agreement.
- d. Increase the amount of community space to 15,000 sf in order to support comprehensive programming for youth and their families. Reduce the amount of retail space throughout the development site in order to increase the amount of community space
- e. Outline measurable, targeted goals for the youth internship and mentorship initiative that includes the number of youth to be served, the length of the program, the scope of services, and the list of committed partners.
- f. Community benefits should include technology that brings economic opportunities, education, healthcare, digital inclusion, civic engagement, and empowerment to the community.
- g. Increase the percentage of local hiring from 10% to 50%. While Positive Workforce will train some residents on various jobs, One45 Lenox LLC should engage other companies with a successful track record of hiring local residents.

- h. Hire a MWBE for construction and a Harlem based business to market and manage One45 for Harlem.
- i. Outline the brownfield remediation efforts for the site and return to the community board to provide periodic updates.
- j. One45 Lenox LLC to acknowledge that the creation, operation and maintenance of a truck stop along the West 145th Street corridor has had a negative impact on the members of that community suffering from respiratory illnesses such as Asthma, and to create a fund to support the study and remediation of the same.
- k. Outline plans to mitigate the environmental impacts during the construction phase such as increased dust, noise, and traffic congestion.
- l. Include green spaces and/or environmental amenities which are critical to community health especially in light of historic health disparities and injustices.
- m. Although the development is just outside of the floodplain, the development site should include all wet and dry floodproofing options identified in NYC's Zoning for Coastal Flood Resiliency as Central Harlem has a moderate risk for flooding in this area.
- n. Representatives of One45 Lenox LLC will return to the Land Use Committee throughout the project to provide quarterly updates on the progress and how the developer is tracking against benchmarks for housing units, rents/affordability, and metrics outlined in the Community Benefits Agreement.

BE IT FURTHER RESOLVED, if funding is secured from NYC and/or any other government program to develop the enhanced affordability plan, Manhattan Community Board 10 demands the following:

- 1. Concern Housing and West Harlem Group Assistance, Inc. should return to the Manhattan Community Board 10 to review development plans and solicit further input from the community as to its supportive and affordable housing needs and the overall planned project during its further planning stages and once funded and/or approved.
- 2. At least one representative from both Concern Housing and West Harlem Group Assistance, Inc. will serve as a member of the One45 Community Advisory Partners.
- 3. Concern Housing and West Harlem Group Assistance, Inc. will adhere to the same Hire Harlem parameters as One45 Lenox LLC (at minimum 10% and ideally 50% of those involved in the construction and ongoing operation of the project will come from Harlem).
- 4. Concern Housing and West Harlem Group Assistance, Inc. should outline the location of the amenities previously mentioned in the development and provide clarity regarding use of the Community Center.
- 5. One45 Lenox LLC, Concern Housing and West Harlem Group Assistance, Inc. will ensure that supportive and affordable units are distributed throughout both buildings in the development.
- 6. Outline plans to mitigate the environmental impacts during the construction phase such as increased dust, noise, and traffic congestion.
- 7. Concern Housing and West Harlem Group Assistance, Inc. will maintain communication with the community board throughout the development of the project to ensure that proposed elements of the project are completed.
- 8. Establish an independent oversight committee composed of the community board, Harlem residents, local organizations, and elected officials to monitor and evaluate commitments made under the CBA.



BOROUGH PRESIDENT RECOMMENDATION

Project Name: One45 for Harlem	
Applicant: One45 Lenox LLC	Applicant's Administrator: Valerie Campbell
Application # 250116ZRM	Borough: Manhattan
CEQR Number: 21DCP167M	Validated Community Districts: M10

Docket Description:
--

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable
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Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: 		
Recommendation submitted by	MN BP	Date: 2/18/2025 4:34 PM



OFFICE OF THE

MANHATTAN BOROUGH PRESIDENT

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Mark Levine, Borough President

February 18, 2025

**Recommendation on ULURP Application No. C250115ZMM, N250119ZCM,
C250117ZSM, N250116ZRM**

One45 for Harlem

By One45 Lenox LLC

PROPOSED ACTION

One45 Lenox LLC, the owner of 685-691 Lenox Avenue and 112-150 West 145th Street (Manhattan Block 2013, Lot 29, 61) (“the Development Site”) is seeking the following zoning actions to facilitate the development of 968 new dwelling units inclusive of 291 permanently affordable units and a community center, across two mixed-use buildings and one retail building.

- (1) a zoning map amendment (Zoning Sectional Map 6a) to rezone the Rezoning Area from the existing C8-3 and R7-2 / C1-4 zoning districts and to a C4-6 zoning district;
- (2) a zoning text amendment to modify Appendix F to designate the Rezoning Area as included in the Mandatory Inclusionary Housing (“MIH”) program;
- (3) a special permit pursuant to Section 74-743 to modify the height and setback regulations of Section 35-64(b)(3);
- (4) a special permit pursuant to Section 74-532 to modify the residential parking regulations of Section 36-33 and 25-33;
- (5) a certification by the CPC pursuant to Section 26-15 to allow additional curb cuts.

BACKGROUND

The Development Site currently consists of vacant land, one-story retail buildings, a one-story office building, and two gas stations, one of which is unused. The majority of the Development Site (roughly 85%) is currently zoned C8-3, which was enacted under the 1961 Zoning Resolution and allows for no residential FAR, with the remainder being zoned R7-2 with a C1-4 commercial overlay. The proposal would rezone the Development Site to C4-6 zoning, which allows for maximum of 12 residential FAR. Additionally, the rezoning actions would designate the Development Site as a Mandatory Inclusionary Housing Area, and the applicant seeks special permits related to height, setback and parking requirements, as well as a City Planning Commission (“CPC”) certification to allow additional curb cuts.

Proposed Development

No. C250115ZMM, N250119ZCM, C250117ZSM, N250116ZRM

The proposed development consists of three buildings to be constructed at 685-691 Lenox Avenue and 112-150 West 145th Street in Manhattan. Building A, located at the corner of Lenox Avenue and West 145th Street, would be 34 stories tall and include approximately 453,451 square feet of residential space (537 dwelling units), 12,482 square feet of retail space, a 37,766 square foot banquet hall/meeting space on the top floor, and 40 accessory residential parking spaces. Building B, also 34 stories tall, would be located on the mid-block along West 145th Street and contain 292,304 square feet of residential space (431 dwelling units), 14,984 square feet of retail space, and 6,563 square feet of community facility space. Building C, located at the far end of the site along West 145th Street, would provide 8,540 square feet of retail space.

In total, the proposed development would contain 745,755 square feet of residential floor area (10.83 FAR) with 968 dwelling units, including approximately 291 permanently affordable units under Mandatory Inclusionary Housing Option 2. The project would include 36,006 square feet of retail floor area, 37,766 square feet of event space at the top of Building A, and approximately 6,563 square feet of community facility floor area. The development would be served by 40 off-street accessory residential parking spaces in a below-grade facility.

During the public review process, the Applicant presented an “Enhanced Affordability Plan” to the community that was not certified by the City Planning Commission. This plan increased the number of proposed permanently affordable housing units from 291 to 591 units ranging from 30% to 130% of AMI. In the “Enhanced Affordability Plan,” building B would be entirely affordable and operated and managed by Concern Housing and West Harlem Group Assistance, LLC. The Applicant presented this plan to the community as an alternative that they were currently pursuing with the Department of Housing Preservation and Development.

Area Context

The proposed development site is located in central Harlem in Manhattan, within Community District 10. The surrounding area is characterized by a mix of residential and commercial uses, with multi-family apartment buildings and ground-floor retail along the main thoroughfares of Lenox Avenue and Adam Clayton Powell Jr. Boulevard.

The site is very well served by public transit, being adjacent to the 145th Street subway station with 3 train service located on 145th Street and Lenox Avenue. Several bus routes also run along Lenox Avenue and West 145th Street, including the M1, M7, M102 and Bx19 buses providing connections throughout Harlem and to other parts of Manhattan and the Bronx. The site is also close to entrances to the Harlem River Drive and the 145th Street Bridge, providing access to major highways.

There are several prominent parks and open spaces in the immediate vicinity, including Brigadier General Charles Young Playground directly across from the site, as well as Renaissance Playground and Robert L. Clinkscales Playground just a few blocks away.

The majority of the two blocks to the north of the site are zoned C8-3, which only allows for a mix of commercial and manufacturing uses and has a maximum FAR of 2.0. However, there are R8 districts to the north and east of the Development Site that permit residential development up to 6.02 FAR, or 7.2 FAR with the Quality Housing program. Several large, high-rise residential complexes are located in these R8 districts, including the Dunbar Apartments and Savoy Park Apartments.

COMMUNITY BOARD RESOLUTION

On January 29th, the Manhattan Community Board 10 Executive Committee voted to approve the proposed project with conditions with a vote of 16 in favor, 7 against, and 1 abstention. On February 5th, at the General Board Meeting, the Board voted not to approve the application with conditions with a vote of 19 in favor of the motion, 10 against, 1 abstention and 1 recusal. The vote not to approve the recommendation of the Executive Committee was extremely close, with 17 in favor, 17 against, 1 abstention and 1 recusal.

Community board members' concerns centered around the need for additional affordable units, the mix of the affordable units, project density, concerns about transportation capacity, need for measurable, impactful community benefits and potential impacts on the environment and on residents' displacement. The board recommendation include conditions to reduce the height of the proposed buildings by 27 feet to 380 feet, designate more space for the community center, implement dry and wet flood proofing, designate additional (?) parking spaces, equally distribute affordable housing units throughout the development, allow access to the top building amenities for all building residents, and develop a comprehensive, legally binding Community Benefits Agreement. In addition to these conditions, the community board made a series of recommendations to strengthen the community benefits agreement, mitigate environmental impacts and ensure meaningful communication between the Applicant and community members. Finally, the community board issued a series of recommendation related to the Applicant's "Enhanced Affordability Plan."

BOROUGH PRESIDENT'S COMMENTS

We are in the midst of the worst affordable housing crisis in our city's history. Rental prices have reached an average of over \$5,000 in Manhattan, a 4.9% increase year over year, while the vacancy rate remains below 2%.¹ New Yorkers are being left unable to afford a home in the communities they have long called home.

There is no getting around the fact that we must create more housing, including affordable housing, to meet the need we see across the city. This site, which currently serves as a truck stop near a major transportation hub, is ripe for the creation of housing. The proposal presents a chance to create 968 dwelling units, including approximately 291 permanently affordable units at a range of income levels.

Throughout the public review process, Harlem community members voiced the need for housing that is accessible to those at a range of incomes. While some community members spoke about their desires to see extremely low-income units added to the neighborhood, others raised concerns about middle-income housing that would be suitable for growing families. We need both in order to stabilize our communities and combat displacement.

I encourage the Applicant to address the community board's feedback, outlined in their recommendation, in regard to concerns about transportation capacity, measurable, impactful community benefits and potential impacts on the environment. I, too, would like to see the

¹ https://www.elliman.com/resources/sites/resources/commonresources/static%20pages/images/corporate-resources/q4_2024/rental-12_2024.pdf

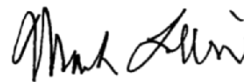
No. C250115ZMM, N250119ZCM, C250117ZSM, N250116ZRM

commercial space in this development populated by local businesses in order to encourage a thriving local economy that supports the needs of community members. Additionally, we have executed a Memorandum of Understanding that outlines how the Applicant will work in good faith with the relevant agencies and non-profit development partners to deepen the affordability provided by the project in accordance with the “Enhanced Affordability Plan.” Improved affordability at this project will mean this site would become more accessible for New Yorkers who are struggling to pay the rent, at a time when people are being priced out of the borough.

BOROUGH PRESIDENT’S RECOMMENDATION

I therefore recommend **approval of Application No. C250115ZMM, N250119ZCM, C250117ZSM, N250116ZRM 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:**
 - a. Increase the size of the community space to 15,000 square feet.**
 - b. 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.**
 - c. 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.**
 - d. Provide capital and professional services to address unfunded needs of the Brigadier General Charles Young Playground.**
 - e. Reserved rental space for local businesses.**
 - f. Consistent communication with the local community on a quarterly basis.**
 - g. Measurable goals and metrics of success.**
- 3. Use union workforce for construction of the project.**
- 4. Adherence to the executed Memorandum of Understanding.**



Mark Levine
Manhattan Borough President

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("**MOU**") is dated as of February 14, 2025, by and between One45 Lenox LLC, represented by Mr. Bruce Teitelbaum ("**Developer**") and Mark Levine, in his capacity as the Manhattan Borough President (the "**MBP**").

There is a housing crisis in New York City. Demand exceeds the available supply of suitable housing for all New Yorkers, across the income spectrum. The need to build more apartments in New York City and in particular Manhattan is obvious and urgent. Without significant investment in new construction and the revitalization of underutilized or vacant properties, the housing crisis will only worsen. These challenges have prompted the passage of the City of Yes zoning text amendments, among others. There is a broad consensus now around the need to build more housing and to preserve and rehabilitate the existing housing stock to address this exigent crisis.

The One45 for Harlem Project will make a significant impact in addressing the City's housing crises. The Developer seeks to construct nearly 1,000 desperately needed homes, representing one of the largest private residential development investments in the history of Harlem. As currently contemplated, The One45 for Harlem Project will include approximately 300 permanently affordable income-target homes for generations by community members. However, as described in this MOU, there is a possibility for even more affordable units to be constructed by virtue of a proposed Enhanced Affordability Plan, as described below.

Subject to New York City Council approval and conclusion of the ULURP process, the One45 For Harlem Project, as currently contemplated, will consist of two residential buildings (i) "**Building #1**" (the corner lot) and "**Building #2**" (mid-block lot), as certified by the City for re-entitlement, which is referred to herein as the Mandatory Inclusionary Housing Plan, or ("**MIH Plan**").

In the interest of potentially bringing even more affordable housing to NYC and the community, the Developer and the MBP have discussed the possibility of an alternate development plan in which the Developer would retain and develop Building #1 in accordance with the MIH Plan, but in lieu of developing Building #2, Developer would convey a portion of the project site to a not-for profit affordable housing developer, which would then construct Building #2 as an 100% affordable development (the "**Enhanced Affordability Plan Development**");

The Developer has been meeting with local government officials and community members to promote the Enhanced Affordability Plan Development, and to discuss the availability of public assistance, subsidies, and financing for the not-for-profit affordable housing developer in connection with the proposed Enhanced Affordability Plan Development.

The purpose of this MOU is to document the MPS's commitment to support the project as reflected in the MBP's recommendation as well as the Developers commitment to The One45 for Harlem Project and the pursuit of the Enhanced Affordability Plan Development with the Department of Housing Preservation and Development, and the Developer's not-for-profit partners.

The Developer hereby re-affirms its commitment during the ULURP process, at its sole cost and expense, to continue discussions and negotiations with local government officials, the Department of Housing

Preservation and Development, and the Developer's not-for-profit partners in good faith and on mutually agreeable terms to secure the necessary funding and execute the necessary agreements and sales to facilitate the Enhanced Affordability Plan Development.

The parties have caused this MOU to be executed and effective as the day and year first written above:

ONE45 LENOX LLC

By: *Bruce J. Teitelbaum*

Bruce Teitelbaum, Developer

MANHATTAN BOROUGH PRESIDENT

By: 

Mark Levine, Manhattan Borough President