

An aerial photograph of a dense urban neighborhood, likely Harlem, showing a mix of brick and modern buildings. A large blue rectangular overlay is centered on the image, containing white text. The text is arranged in three lines: the first two lines are large and stylized, and the third line is smaller and more straightforward. The background shows a grid of streets, trees, and various building heights and colors.

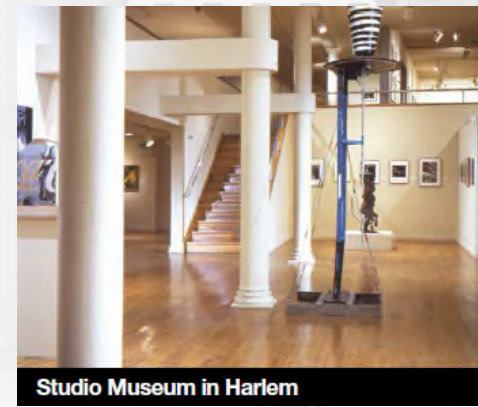
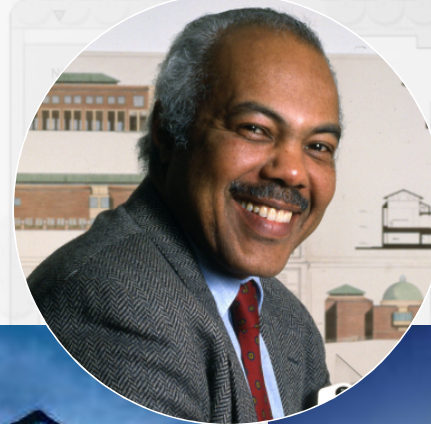
# LENOX TERRACE UPDATED PLAN

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BUILDING ON 60 YEARS OF HARLEM HISTORY

# A PLAN MORE THAN 15 YEARS IN THE MAKING

- Lenox Terrace constructed in late 1950's
- Has remained largely unchanged for 60 years
- Revitalization planning began in 2003
- Max Bond (of Davis, Brody, Bond) hired as master-planner
- Initial plan was developed, then refined over the years in response to resident and community concerns



# LENOX TERRACE UPDATED PLAN

- **Will strengthen the core of existing Lenox Terrace**
  - over 6 acres of new, landscaped open space
  - improvements to existing apartments
  - renovations to existing building lobbies & corridors
  - new building amenities for all to use



# LENOX TERRACE UPDATED PLAN

- Will strengthen the core of existing Lenox Terrace
- **Will enliven the streets around Lenox Terrace**
  - five new buildings at corners of the property
  - new street-level retail throughout



*All project renderings for illustrative purposes only and subject to change*

# LENOX TERRACE UPDATED PLAN

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- Will enliven the streets around Lenox Terrace
- **The existing and the new will rise together**
  - upgrades to existing buildings **cannot** happen without development of new buildings
  - development of new buildings **will not** happen without upgrades to existing buildings

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- **Olnick's commitments will be memorialized through an enforceable Tenant Benefits Agreement with the existing residents**

# NEW DEVELOPMENT: RESPONSIVE TO FEEDBACK

- Five new tower buildings at corners (reduced from six towers)
- No building higher than Harlem Hospital (reduced from 310+ feet)
- Low-rise building along Lenox/Malcom X (tower at Lenox & 133<sup>rd</sup> eliminated)
- Always a minimum of 60' from existing to new buildings
- 1,600+ new housing units (with mixed incomes ensured)
- 400+ units of affordable housing (increased from 20% to 25-30%)



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# OPEN SPACE PLAN

Existing Paved Interior



6+ Acres of Open Space



# NEIGHBORHOOD RETAIL PLAN



**Existing Sidewalk/Retail Experience**



**New Sidewalk/Retail Experience**

# LOBBY AND APARTMENT RENOVATIONS



**Lobby Renovation Concept**

## Kitchen/Bathroom Renovation Concept



# ECONOMIC BENEFITS

- \$700+ million in construction spending
- 4,700+ total direct and generated construction jobs (2,700+ on-site)
- \$450+ million in direct and generated construction wages
- 300+ permanent jobs
- Millions in new wages



# APPROVAL PROCESS & SCHEDULE

- Community Board hearing Thursday
- City Planning Commission hearing late-2019
- City Council hearing early-2020
- Construction begins late-2020, early-2021



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# LENOX TERRACE UPDATED PLAN

BUILDING ON 60 YEARS OF HARLEM HISTORY