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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

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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

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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