



One45

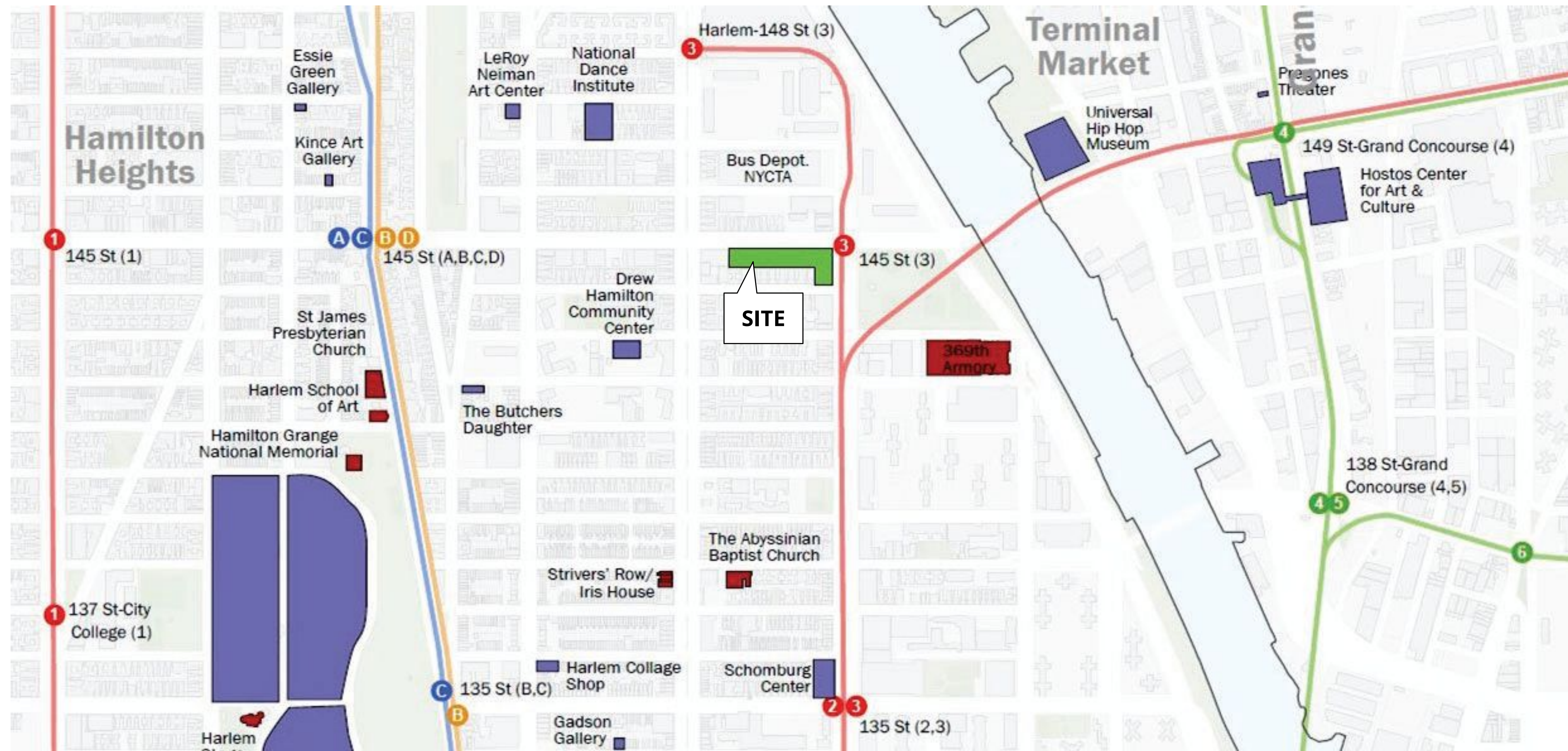
For Harlem

2023M0297

New York City Council
Subcommittee on Zoning and Franchises

May 20, 2025

Site Context Plan | One45 For Harlem



Project Location, Lot Description & Land Use of Existing Zoning | One45 For Harlem

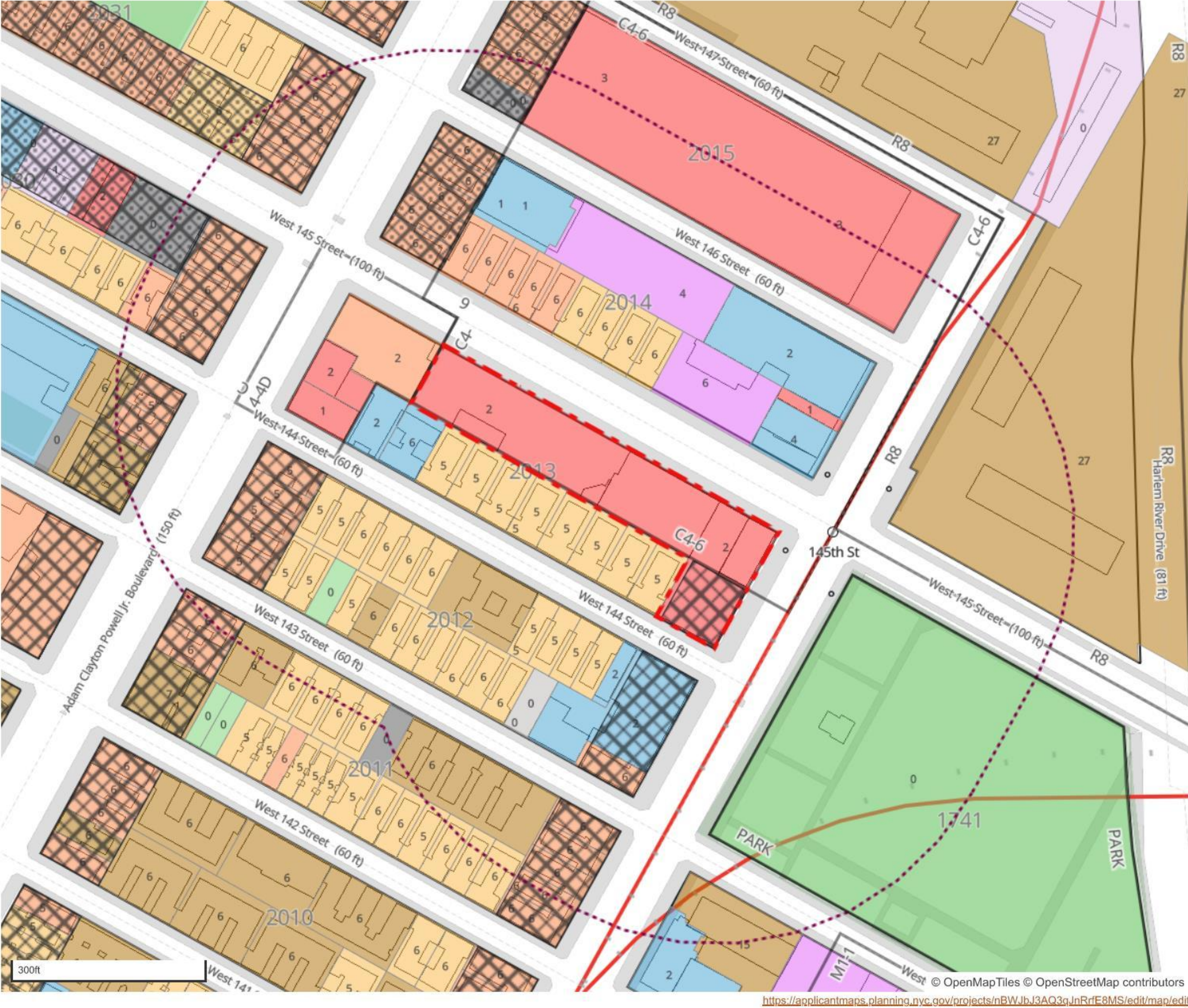
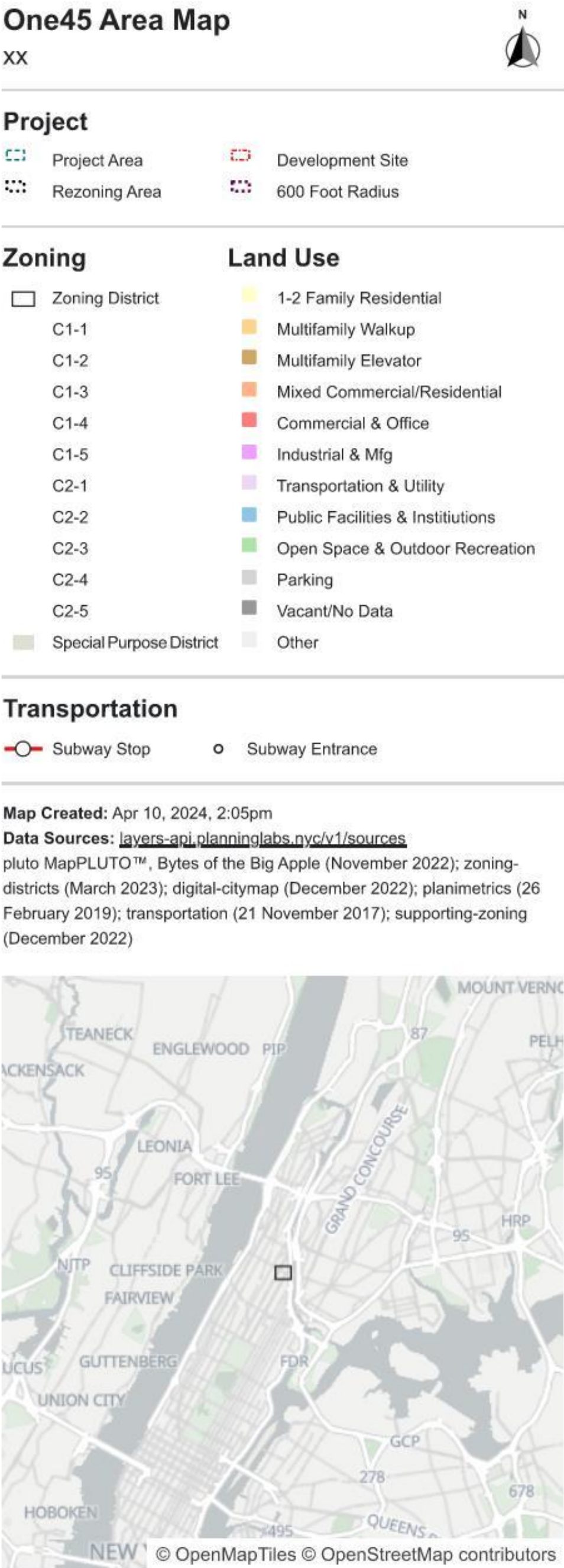
685-695 Lenox Avenue & 101-150 West 145th Street

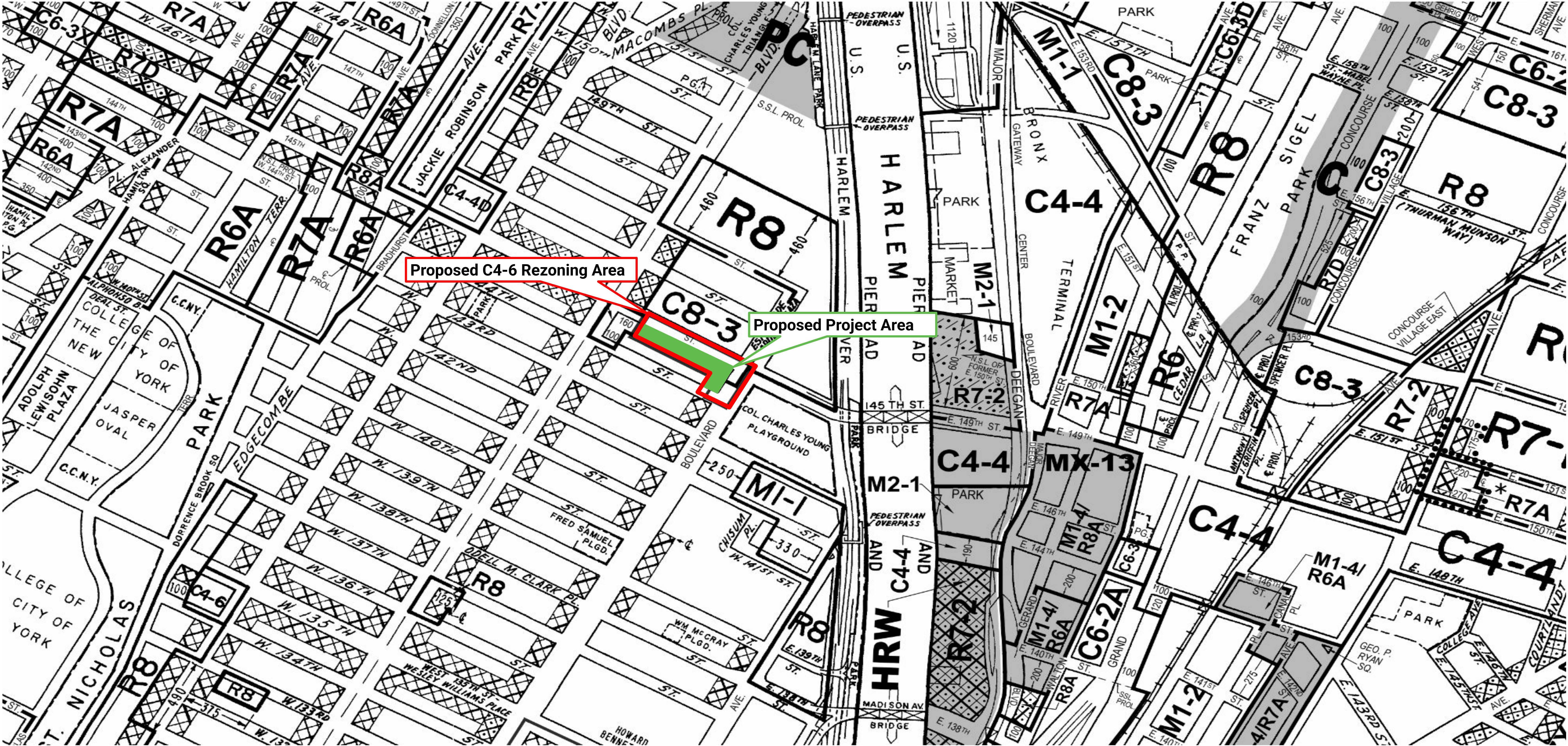
Block: 2013
Lot: 29
Area: 68,841 SF (1.58 acres)
Zoning: C8-3* & R7-2/C1-4

The existing C8-3 allowable uses include heavy commercial uses and self-storage facilities

Residential is only permitted in the R7-2 portion of the site - **with no affordable housing required**

Approx. **39,000 ZSF** of Residential is permitted as-of-right





Site Photographs & Existing Uses | One45 For Harlem

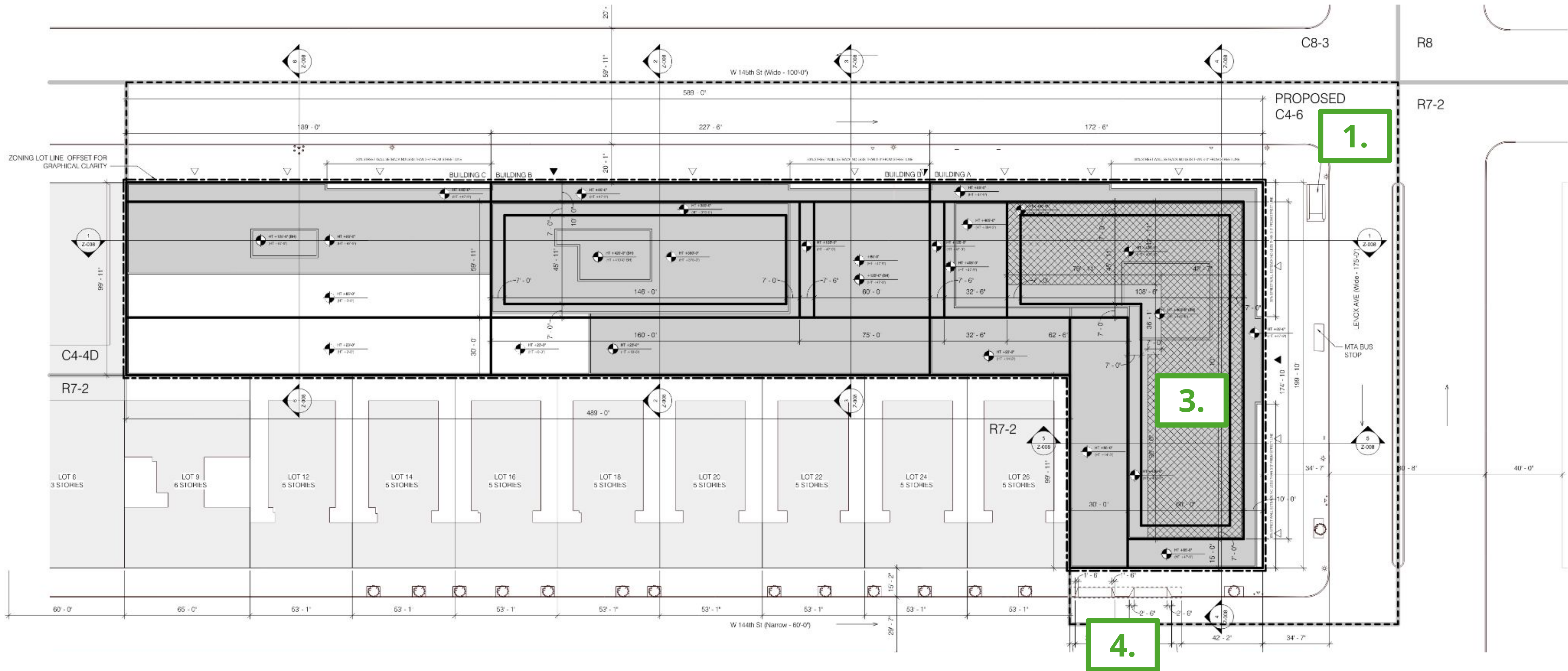
- Low-density, 1-story buildings
- Community Facility (8,000 SF)
 - National Action Network (NAN)
 - Afrikana - Non Profit
- Retail (24,654 SF)
 - Dunkin Donuts
 - Gas station
 - Deli Grocery
- Vacant Lot at NE corner
- **No Existing Residential Use**



Proposed Actions | One45 For Harlem

- 1. a zoning map amendment 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 program;
- 3. a special permit pursuant to Section 74-743 to modify the height and setback regulations of Section 35-64(b)(3); and
- 4. certification by the CPC pursuant to Section 26-15 to allow additional curb cuts.

Note: the application for a special permit pursuant to Section 74-532 to modify the residential parking regulations of Section 36-33 and 25-33 has been withdrawn because parking is no longer required for the project.



ONE⁴₅ FOR HARLEM

- 940,000 GSF
- 23,000 SF of Community Tech-Innovation Center “TN45” & space for Local CBOs (including 8,200 SF of exterior)
- 200-person gathering space
- 30,000 SF of Retail space targeting Fresh Food grocer & Local retail
- Below-grade parking (voluntarily)
- **968 Residential Units**
- Certified with MIH (Option 2)
- 30% Permanent Affordability (**291 Affordable Units**) -
to be distributed equally throughout buildings
- 10% at 40% AMI, 10% at 80% AMI, 10% at 120% AMI
- Target up to **30%** 2BR & 3BR (Family-sized units)
- Improvements to Brigadier General Charles Young Playground



Project Overview | DCP Certification Comparison - 2021 vs. Today

DCP Certified Application in 2021 (Voluntarily Withdrawn):

- 940,000 GSF
- 50,000 SF Civil Rights Museum
- 200-person gathering space
- Office
- Retail
- Below-grade parking
- **866 Residential Units**
- Certified with MIH (Option 2)
- 30% Affordability (**261 Affordable Units**)
- 10% at 40% AMI, 10% at 80% AMI, 10% at 120% AMI



PRIOR DESIGN

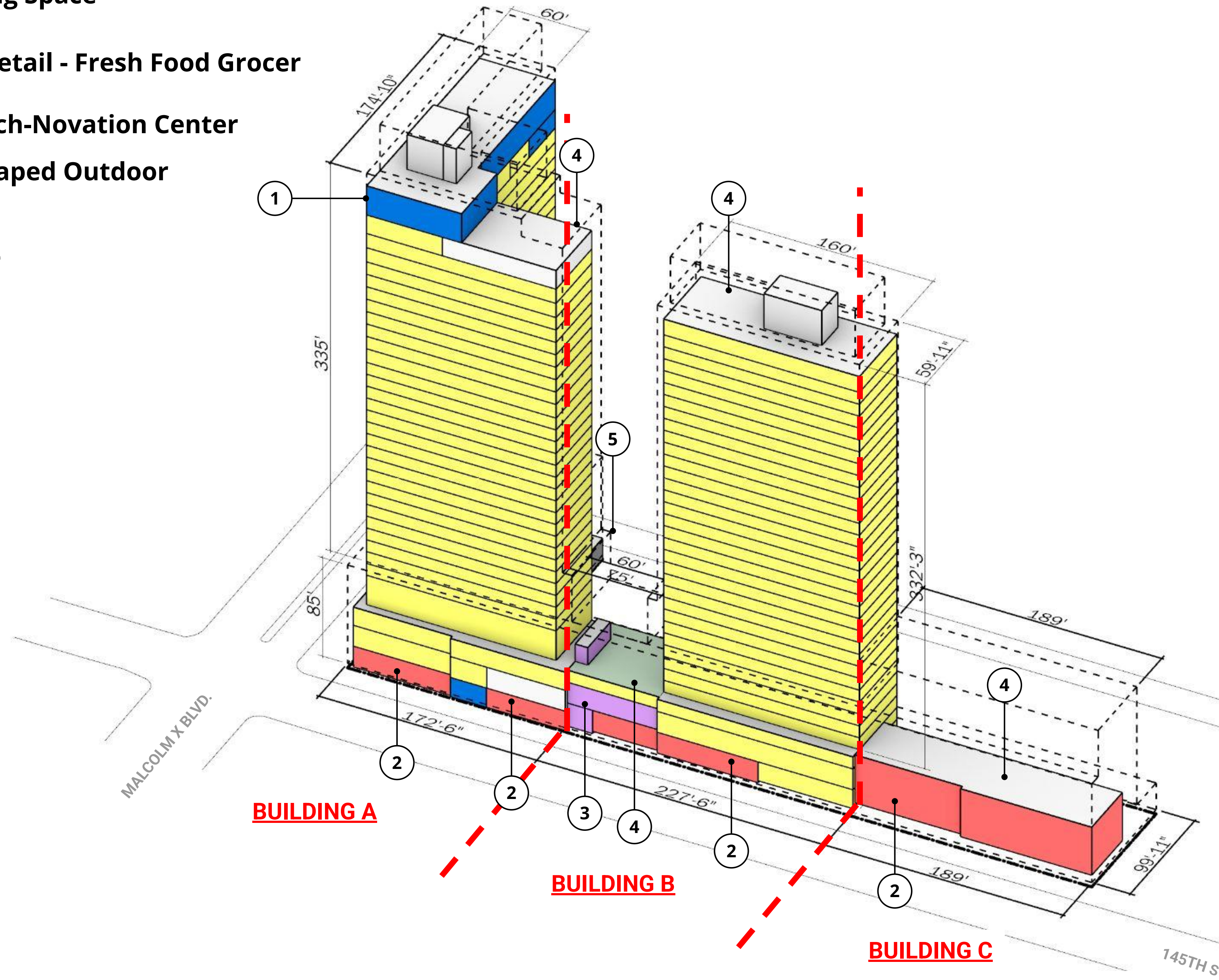
DCP Certified Application from December 2024:

- 940,000 GSF
- 23,000 SF of Community Tech-Innovation Center “TN45” & space for Local CBOs (including 8,200 SF of **Public Open Space**)
- 200-person gathering space
- 30,000 SF of Retail space targeting Fresh Food grocer & Local retail
- Below-grade parking (voluntarily)
- **968 Residential Units**
- Certified with MIH (Option 2)
- 30% Affordability (**291 Affordable Units**)
- 10% at 40% AMI, 10% at 80% AMI, 10% at 120% AMI
- More than 100 additional residential units
- Increase in the percentage of 2 and 3-bedroom family sized units
- **Community Benefits Agreement**
- Improvements and changes to the design
- No Museum
- No Office

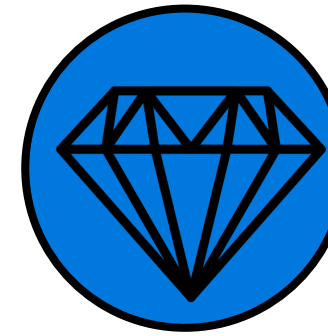


TODAY'S DESIGN

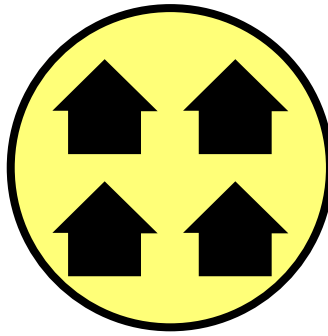
- 1 Rooftop Gathering Space
- 2 Space for Local Retail - Fresh Food Grocer
- 3 Community & Tech-Novation Center
- 4 Potential Landscaped Outdoor Roof Terraces
- 5 Parking Entrance



PROGRAM LEGEND



15,000 SF rooftop gathering space
with 200-person max capacity

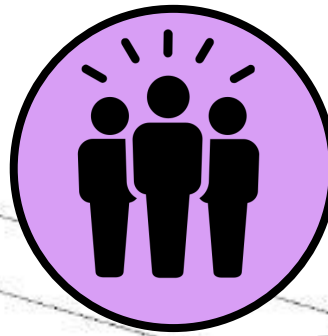


968 rental housing units

MIH Option 2 (30% affordability), includes 10% at 40% AMI, 10% at 80% AMI, 10% at 120% AMI



33,000 SF of retail and commercial space. Targeting fresh food grocers, healthcare & local retail



23,000 SF of Community & Tech-Innovation Center (including 8,200 SF of exterior space)



At least 40 parking spaces,
below-grade (voluntary)

Comparing the total number of affordable units built in CB10 between 40% AMI and 120% AMI

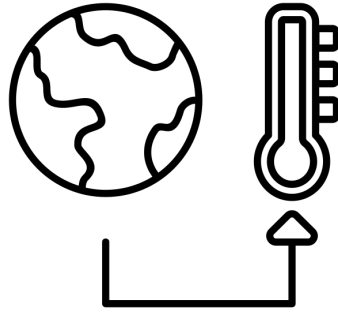
	<u>HPD</u> New Construction in CB10 (from 2014 - 2024)	<u>One45</u> New Construction
Total	715	291
Very low-income (31-50% AMI)	233	95
Low-income (51-80% AMI)	403	101
Moderate-income (81-120% AMI)	68	95

One45 For Harlem is building over **40%** of **ALL** affordable housing built over the past decade in CB 10 that was subsidized by HPD. (between 40 and 120% AMI)

Aerial View of Innovation & Technology Lab | One45 For Harlem

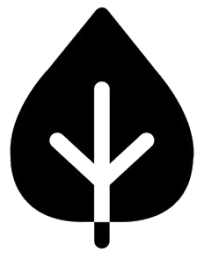
- 1 Tech-Novation Lobby & Cafe
- 2 Innovation & Technology Lab
- 3 “Training Use” Flex Space, Offices Lecture Space
- 4 Rooftop Community Garden & Terrace





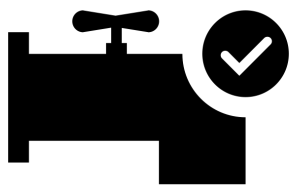
GEOTHERMAL HVAC

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



ENHANCED PLANTINGS

Rooftop planters for stormwater retention and native pollinator friendly plants



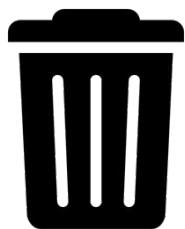
LOW-FLOW FIXTURES

Water efficient low-flow plumbing fixtures



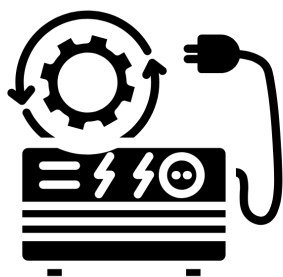
STORMWATER CONTROL

Improved site stormwater and runoff mitigation greywater reuse for vegetation



COMMERCIAL COMPOSTING

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



BACKUP POWER

Emergency backup power for mechanical and life safety systems



ENERGY STAR

Efficient Energy Star certified appliances



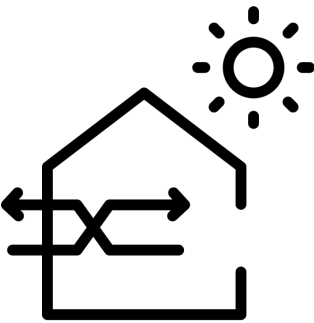
ELECTRIFIED & SMART BUILDING SYSTEMS

Smart metering, all electric appliances, EV ready charging stations



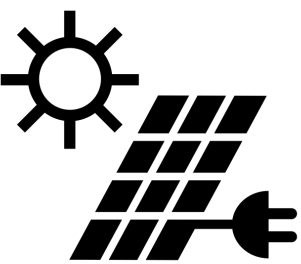
USE OF LOW EMISSIONS/ VOC MATERIALS

Use of materials conscious and chemically sensitive interior materials to promote healthy environments for occupants.



PASSIVE DESIGN

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



ROOFTOP SOLAR

Solar PV panels on non-terrace roof areas



FLOOD RESILIENCE

All critical mechanical systems located above the design flood elevation

Street View (143rd Street Looking North West) | One45 For Harlem



Thank You