# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 53 through 57**

**(Res. Nos. 211 through 215)**

**By Council Members Salamanca and Riley**

## SUBJECT

**MANHATTAN CB-10 – FIVE APPLICATIONS RELATED TO ONE 45/MUSEUM OF**

**CIVIL RIGHTS**

**C 220134 ZMM (L.U. No. 53)**

City Planning Commission decision approving 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 northwesterly 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 northwesterly 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 southeasterly of Adam Clayton Powell Jr. Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 15, 2021, and subject to the conditions of CEQR Declaration E-651.

**N 220135 ZRM (L.U. No. 54)**

City Planning Commission decision approving an application submitted by One45 Lenox, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 for the purpose of amending location of commercial use regulations, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 220136 ZSM (L.U. No. 55)**

City Planning Commission decision approving an application submitted by One45 Lenox, LLC, pursuant to Sections 197c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building (Building 1), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District.

**C 220137(A) ZSM (L.U. No. 56)**

City Planning Commission decision approving an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of special permits pursuant to:

1. Section 74-744(b) of the Zoning Resolution to modify requirements of Section 32-42 (Location Within Buildings) to allow commercial uses (banquet hall use & office amenity space) to be located above residential use, and to modify the requirements of Section 32-423 (Limitation on ground floor location) to allow Use Group 9 uses (banquet hall use) to be located within 50 feet of the street wall of a mixed-use building (Building 1); and
2. Section 74-744(c) of the Zoning Resolution to modify the signage regulations of Section 32-641 (Total Surface Area of Signs), 32-642 (Non-Illuminated Signs), 32-644 (Illuminated or Flashing Signs in C4, C5-4, C6 & C7 Districts), Section 32-652 (Permitted Projection in all other Commercial Districts) and Section 32-655 (Height of Signs in all other Commercial Districts);

in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District.

**C 220142 ZSM (L.U. No. 57)**

City Planning Commission decision approving an application submitted by One45 Lenox LLC pursuant to Sections197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the required accessory off-street parking spaces to 130 spaces (20%) for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6 District.

## INTENT

To approve the amendment to rezone the project area from C8-3 and R7-2/C1-4 zoning districts to a C4-6 zoning district; amend the zoning text to establish the project area as a Mandatory Inclusionary Housing (MIH) area and to allow, by a special permit, commercial uses above residential units; approve the special permit to modify the height and setback regulations; approve the special permit to modify supplementary use and sign regulations; approve the special permit to modify residential parking regulations to facilitate the development of a new 32-story, approximately 826,000-square-foot mixed-use building, with approximately 866 to 939 dwelling units; 80,431 to 135,581 square feet of commercial floor area; approximately 44,000 square feet of community facility floor area; and 130 to 141 off-street accessory parking spaces in the Central Harlem neighborhood of Manhattan Community District 10.

## PUBLIC HEARING

**DATE:** May 10, 2022

**Witnesses in Favor:** Nine **Witnesses Against:** Twenty-seven

## SUBCOMMITTEE RECOMMENDATION

**DATE:** May 31, 2022

The Subcommittee recommends that the Land Use Committee approve the motion to file pursuant to withdrawal of the applications by the Applicant on L.U. Nos. 53 through 57.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** June 1, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Rivera

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Kagan

Krishnan

Mealy

Sanchez

Borelli