



# CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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## 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 145<sup>th</sup> 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 disapproves 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.

1. 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.