

ONE45

ECO-Green Quad

E=GQ⁴

*Better a diamond with a flaw,
than a pebble without.*

—Confucius



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*Great things are never done by
one person, they are done by a
team of people.*

—Steve Jobs

One45 Project Team

Applicant: One45 Lenox, LLC

Developer: Pointsfive

Lead Agency: Department of City Planning

Consultants:

Architect: SHoP Architects

Environmental Planning and Engineering: AKRF, Inc.

Land Use and Environmental Counsel: Kramer Levin Naftalis & Frankel, LLP

Green Energy: REDI

Jobs Coordinator: Positive Workforce

Government Relations: Kasirer

Digital Consultant: Berlin Rosen

Anchor Tenants:

National Action Network (NAN)

...what keeps society vibrant permanently is jobs, industry, business, and stuff like that. It pays for everything else. If you just build affordable housing, and those people don't have jobs, it'll no longer be affordable soon...

—Jamie Dimon

Action expresses priorities.
—Mahatma Gandhi

One45 is Much More than an Apartment Building

Building Back Better is not just the Federal Government's job.
State and local officials in partnership with the private sector must be part of the solution.

NYC can lead the way and show how it is done.

How?

By reinvesting in communities that were the hardest hit and creating opportunities for those who were struggling before Covid and are in even greater need now.

By promoting and enabling private investment in traditional and emerging industries that will spur job growth and stimulate economic activity.

By supporting One45, which is a \$700,000,000 private dollar investment in Harlem, jobs, infrastructure , Green Energy, Youth Mentorship, MWBE's and housing.

Symbolically, ONE45 will send a powerful message of opportunity and hope. Practically, it will demonstrate that NY is coming back, moving forward and building back better!

*Where there is no vision, there is
no Hope.*
—George Washington Carver

One45 is...
E=GQ⁴

- 1. Affordable Housing**
- 2. Environmental Justice**
- 3. Economic Development: Jobs and Careers**
- 4. Youth Empowerment and Mentorship Initiative**
- 5. Harlem Based Small Business Preference Program**
- 6. Community Space**
- 7. New Headquarters for the National Action Network**
- 8. Unprecedented Private Investment in Harlem**

One45: What it will mean for Harlem Today and in the Future

*The way to get started is to quit
talking and to begin doing.*
—Walt Disney

1. AFFORDABLE HOUSING

The creation of nearly 370 Affordable Housing Units.

One45 will increase the amount of new affordable housing created under City programs in the last 6 years by nearly 37% and the total amount of housing created in CD10 since 2010 by approximately one-third.

2. ENVIRONMENTAL JUSTICE

Make Harlem Green by creating the country's first Green Energy District which will directly improve the health and well-being of residents in and around Central Harlem.

3. ECONOMIC DEVELOPMENT, JOBS AND CAREERS

According to DCP metrics One45 will create 1,150 jobs, including over 550 permanent jobs in construction and related business.

We are partnered with **POSITIVE WORKFORCE** - a Harlem-based workforce and training nonprofit that has produced over **20,000** jobs for its trainees over 30 years.

4. YOUTH EMPOWERMENT AND MENTORSHIP PROGRAM

A first of its kind program to give local youth internships, training and career opportunities in: Architecture, Design, Engineering, Construction, Green Infrastructure, Government Relations, Marketing, and Finance in positions with the world-class consultants and businesses involved in developing the project.

5. HARLEM-BASED SMALL BUSINESS PREFERENCE INITIATIVE

45,000 SF of top-quality retail space where Harlem-based MWBEs will be given preference, discounted rent, and other incentives to locate at the site.

6. COMMUNITY SPACE

Various open, accessible, and free public and educational spaces, and offer additional space on site for the use and benefit of local community organizations.

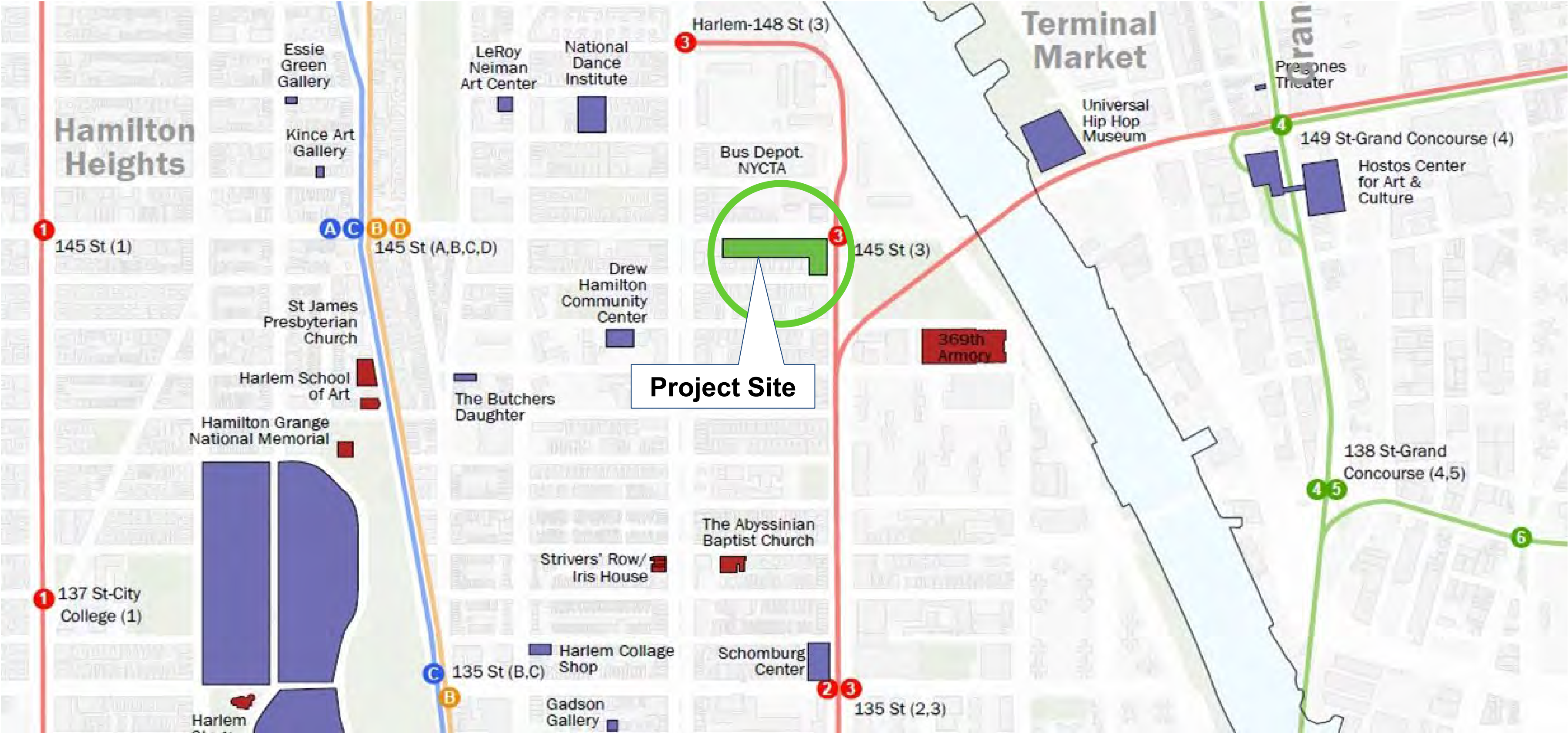
7. NEW HEADQUARTERS FOR THE NATIONAL ACTION NETWORK

A brand-new, world-class 10,000 SF headquarters for the one of the nation's preeminent civil rights activist organization, including a 400-person occupancy House of Justice civic center for community gatherings.

8. UNPRECEDENTED PRIVATE INVESTMENT IN HARLEM

One of the largest investments in Central Harlem's history, which demonstrates our belief that it is a place that deserves, merits, and welcomes **private** investment for the benefit of current residents, and for generations yet to come.

Site Plan Context



Existing Conditions

- 100% commercial and community facility use
- No residential housing currently on site
- Low-density, 1-story buildings
- Community Facility (±8,000 SF)
 - National Action Network (NAN) Headquarters
 - Timbuktu Islamic Center
- Retail (24,654 SF)
 - Restaurants, 99-cent store, laundromat, food stores, nail salon, liquor store
 - Gas station
 - Vacant gas station
 - Two vacant storefronts
 - Vacant lot

When urbanity decays, civilization suffers and decays with it.

—James Norman Hall



145th Street Looking Southwest



145th Street Looking East



Lenox Ave. / Malcolm X Blvd. Looking South



145th Street Looking Northwest

*It is better to look ahead and
prepare, than to look back and
regret.*

—Jackie Joyner-Kersey

Proposed Design

Certified Development

The current design certified by the City Planning Commission is only 363' tall - a reduction in maximum height of over 150' from prior designs.

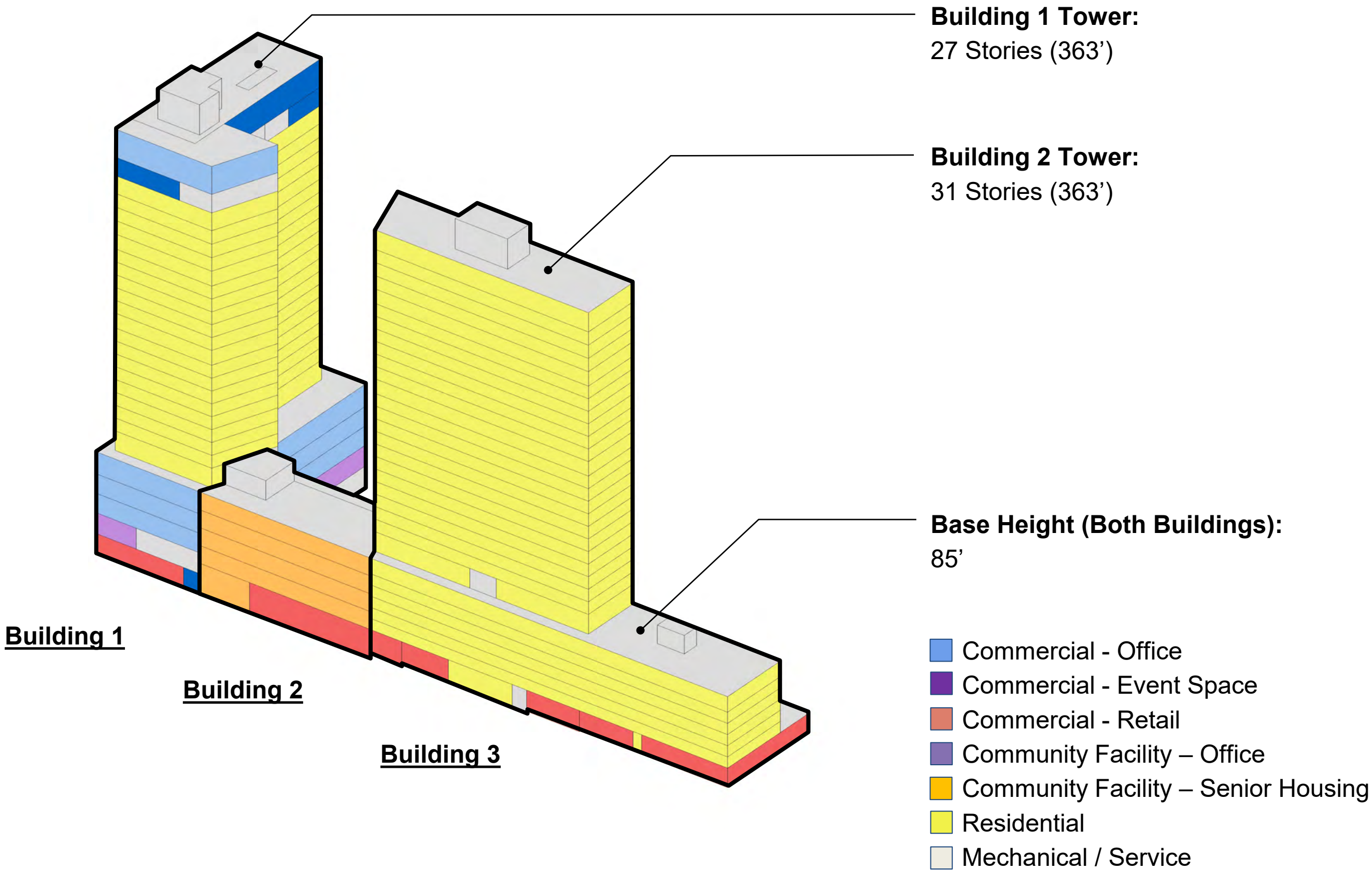
- 826,092 SF (12.0 FAR with MIH)
- 866-939 Housing Units (217-282 Permanently Affordable Units)
- 9,000-80,400 SF Commercial Office Space
- 48,000 SF Community Facility Space
- Tower Top Event Space for Private Events as well as Community Gatherings (17,000 SF)
- New Headquarters for the National Action Network (NAN)
- Ground Floor Retail Spaces (42,000 SF Total)
- 130-141 Spaces of Below-Grade Parking



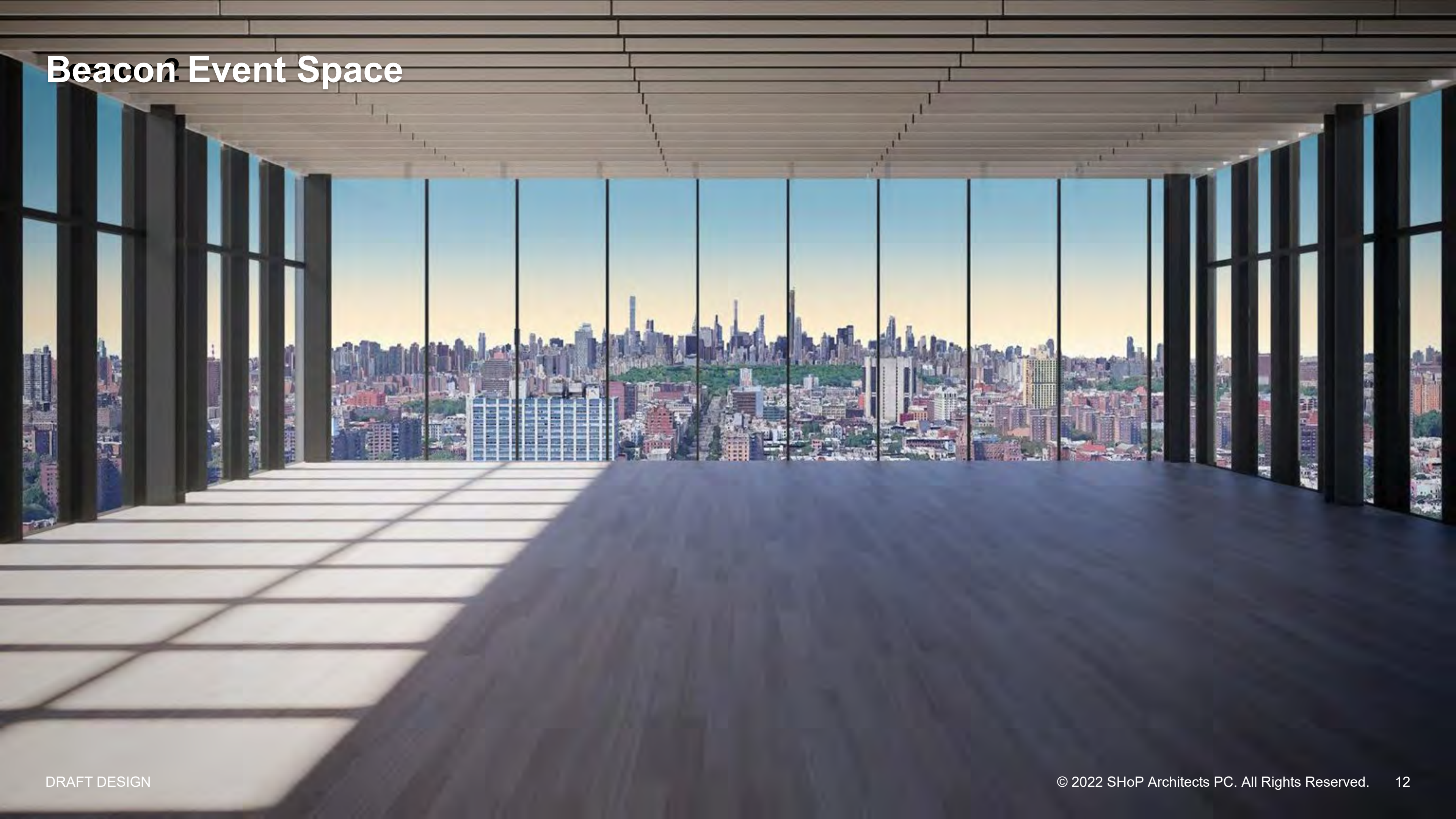
Proposed Program

Proposed Setbacks:
10' Setback Above the Maximum Base
(Wide Street)

Proposed Setbacks:
15' Setback Above the Maximum Base
(Narrow Street)



Beacon Event Space



Beacon Community Programming Space



Beacon Event Space



We need to intentionally invest in health, in home ownership, in entrepreneurship, in access to democracy, in economic empowerment. If we don't do these things; we shouldn't be surprised that racial inequality persists because inequalities compound.
—Pete Buttigieg

Community Benefits

ECO-Green Quad

$$E=GQ^4$$

$$\mathbf{E=GQ^4}$$

An ECO-green Quad is a geographically defined mixed-use area which is powered by clean energy infrastructure designed to reduce carbon emissions, promote long-term economic equity in the new green economy, create higher paying jobs, provide vocational and educational training as part of a re-imagined and an integrated plan to build back better.

The Quad is a new development concept that prioritizes equity, climate justice, clean energy careers, plentiful housing, better health and the transition to the new Green economy.

Climate Change = Jobs

When I think of climate change, the word I think of is “jobs.”

—President Joe Biden

$$E=GQ^4$$

- Investing in infrastructure and creating more jobs as part of the transition to a clean energy economy is a national imperative.
- “Connecting workers with skills, training, and career opportunities that will combat climate change will not only support more jobs, but also power a more equitable and enduring recovery.” – Brookings Institute
- “Policy makers need to recognize and invest in careers that offer equitable wages, promote transferrable skills, and pose lower formal education barriers to entry. Clean energy jobs offer all three benefits.” – Brookings Institute

A Green Recovery = Build Back Better

$$E=GQ^4$$

- A green recovery is an economic plan that is designed around reducing greenhouse gas emissions to create jobs, increase the resiliency of infrastructure and communities, and to prioritize equity.
- A green recovery takes the form of investments in a transition to green energy infrastructure and systems, which will reduce carbon emissions and create jobs.
- “Leadership and organizations at the municipal level should be prioritizing this work and integrating it into recovery funds.” – Yale Sustainability

Racial Justice, Gender Equality, Prioritizing Equity

$$E=GQ^4$$

- “Current hiring, training, and retention policies are not delivering the gender and racial diversity we need.” – Brookings Institute
- “...leaders should seize our current moment and create long-term platforms for economic growth, centered around a more diverse range of workers in the clean energy economy...” – Brookings Institute
- “...programs must meet the needs of disconnected youth...there must be a focus on work-based learning through internships, pre-apprenticeships, and mentorships, which can expose students and prospective workers to clean energy careers...” – Brookings Institute
- “We see energy as a civil rights issue.” – NAACP at GreenAmerica.org
- “We see this not only as a way to have clean air, clean water, and healthier communities, but we also see this as being intersectional with our economic justice and democracy agenda.” – NAACP at GreenAmerica.org
- “Energy justice is about ensuring our communities benefit fully from green jobs, clean air, and an energy independent future.” – NAACP at GreenAmerica.org

Creating Permanently Affordable Housing

If we can give developers and builders incentives and cut down on regulatory barriers...then we might be able to address the needs of affordable housing.

— Former HUD Secretary Alphonso Jackson



- One45 will increase the amount of new affordable housing created under City programs in the last 6 years by nearly 37% and the total amount of housing created in CD10 since 2010 by approximately one-third
- 40% of units will be rent regulated, consisting of:
 - Over 200 units (25%) at an average of 60% AMI (\$80K income for two-income family with 4 residents)
 - 90+ very and extremely low-income senior housing units
 - 70 middle-income, union-targeted workforce units
- We will build nearly 370 affordable housing units
- Those units will be distributed throughout the project and will have the same entrance as market rate units
- Currently we are expecting approximately 30% of units to be family-sized units (2 and 3 bedroom)
- The site currently has NO residential units

Environmental Justice - Turning Harlem Green

Sustainable Development is a pathway to the future we want for all. It offers a framework to generate economic growth, achieve social justice, exercise environmental stewardship and strengthen governance.

—Ban Ki-moon

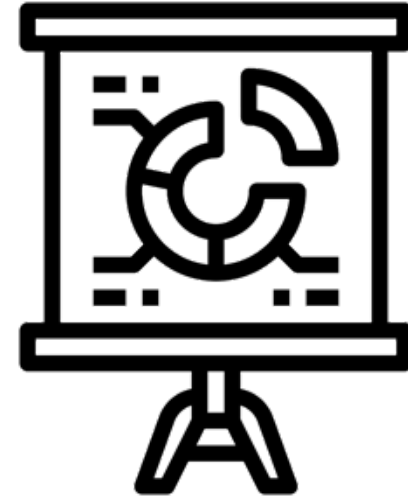


- Creation of NYC's first Green Energy District (GRID) which will produce much cleaner energy and reduce carbon emissions, which will mean safer, cleaner, healthier air for Harlem residents
- The proposed District Energy Plan will mean that residents in NYCHA and other housing communities will benefit from reliable and more comfortable heating and cooling in a much more environmentally friendly way
- Improve resilience in the neighborhood to prevent catastrophic flooding

Commitment to Community Investment

*Someone's sitting in the shade today,
because someone planted a tree a long
time ago.*

—Warren Buffett



- Will actively hire local Harlem residents who live in and around CB10
- MWBE hiring and contracting standards, including at executive levels
- Hired **Positive Workforce**, who will work with other local organizations to provide local construction employment and workforce opportunities with emphasis on recruiting and training of local black men and women

Workforce Partners



Positive Workforce

- Non for-Profit Workforce Development Organization based in Harlem for over 30 years
- Organization Mission: to advocate for equal employment opportunities for minorities and women in the construction industry
- Organization has provided over 20,000 jobs to program participants through its' construction training, job referral and job placement programs
- Positive Workforce has constant rolling enrollment, therefor training, referral and job placement created by One45 extends to projects beyond this one.



Local 79

- Local 79 currently has over 10,000 active and retired members and is the largest Laborers' Local in North America
- Local 79 has hundreds of members in Harlem and the south Bronx who will benefit from One45

100 BLACK MEN OF AMERICA, INC.®

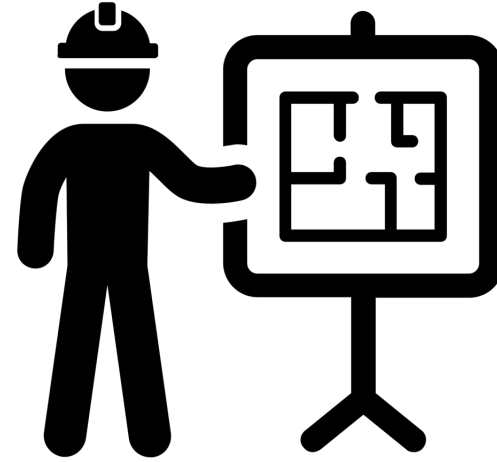
100 Black Men

- The 100 Black Men of America, Inc. is recognized as the nation's top African American-led mentoring organization, delivering educational and empowerment programs that address specific needs in local communities

Youth Mentorship and Empowerment Initiative

The most important thing is to try and inspire people so that they can be great in whatever they want to do.

—Kobe Bryant



- Creating an internship and mentorship program in those areas that are needed to build this development; construction, design, engineering, government relations, marketing, leasing, green energy, and more
- Creating fully funded opportunities for Harlem youths to be employed in many high-growth fields
- Consulting and working with local leaders and community-based organizations to identify those who will benefit from this initiative
- Creating a mentorship program for Harlem youth and high school students, who we will connect with leaders in the business community so that a new generation of Harlem youth can learn from those with experience
- The firms that we are working with to build, plan, and design One45 have agreed to participate in this plan

Harlem-based Small Business Preference Program

*Small opportunities are often beginning
of great achievements.*

—Demosthenes



- We are working extensively with existing tenants so that they can either stay at the new One45 development or find other locations in Harlem
- Detailed Community-based retail and business incentive program to provide below market rent and preferential space for Harlem business
 - Discount on market rents
 - Portion of retail space for local businesses
 - No big box retail
- Incentive Program will be actively marketed to local and black businesses in partnership with local commerce organizations
- Focus on attracting retail tenants that add value or are lacking in the neighborhood like healthcare services, healthy foods, and necessity goods

Inclusive Flexible Spaces for Community Use

*The more successfully a city mingles
everyday diversity of uses and users in its
everyday streets, the more successfully...
its people thereby enliven and support [it].*
—Jane Jacobs



- Openly accessible public realm
- Flex space which will be made available for community groups at nominal rent
- NAN's 400-person capacity House of Justice community gathering room
- The Beacon event space
- New office space for Harlem businesses

*The future is green: sustainability,
and renewable energy.*
—Arnold Schwarzenegger

Green Energy Improvement District GRID

Turning Harlem Green

Environmental Justice

We propose to build a **Green Energy District** as the model for modern green development, consistent with the environmental imperative of our time. The combination of scale and diverse deployment of green technology will demonstrate the viability of green new deal concepts for communities throughout the country

Turning Harlem Green

What is District Energy?

An energy district is a network of integrated systems that provide heating, cooling and electricity from clean energy

Synergies between the systems result in much less total energy use than if the buildings were serviced individually

An energy district is highly efficient - it uses natural energy flows, recovers and re-purposes energy, and saves building owners and occupants cost

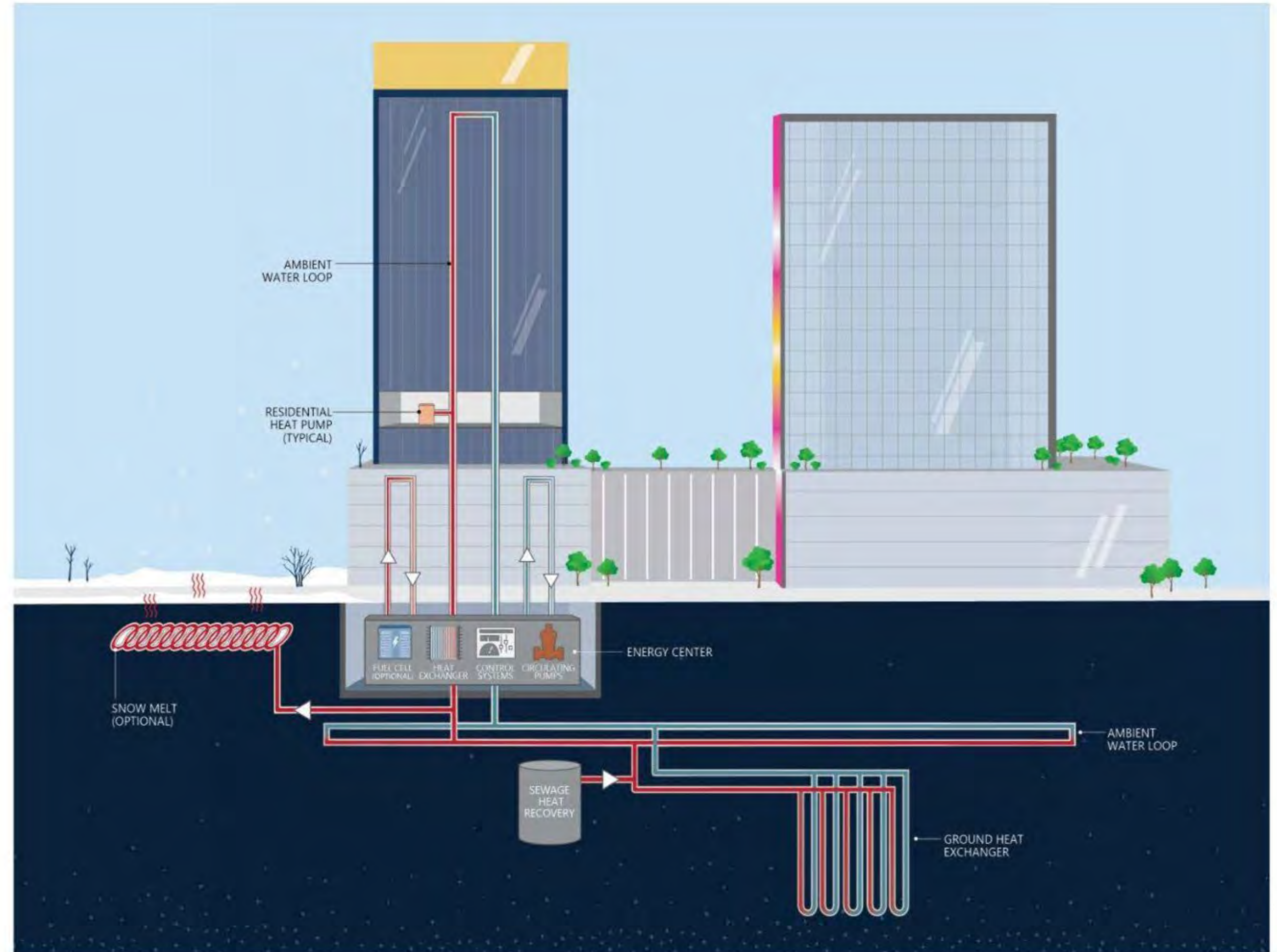
Turning Harlem Green

We are developing a high-performance energy system based on geothermal technology. Throughout the design process additional green energy technologies can be integrated with infrastructure, including:

- Fuel cells
- Solar Energy
- Battery Storage
- Wastewater Energy Recovery
- Snow melt

The highly efficient system for the One45 site alone -even without a broader district system- provides a broad set of community benefits

- Improved public health and cleaner air
- Improved HVAC performance , thermal comfort, and air quality for tenants.
- Reduced rates of long-term illness such as asthma associated with particulate emissions
- Reduction of 1,000 Tonnes of Carbon emissions annually; equivalent to eliminating 1.5 Million vehicle miles annually



Turning Harlem Green

Q: Who benefits?

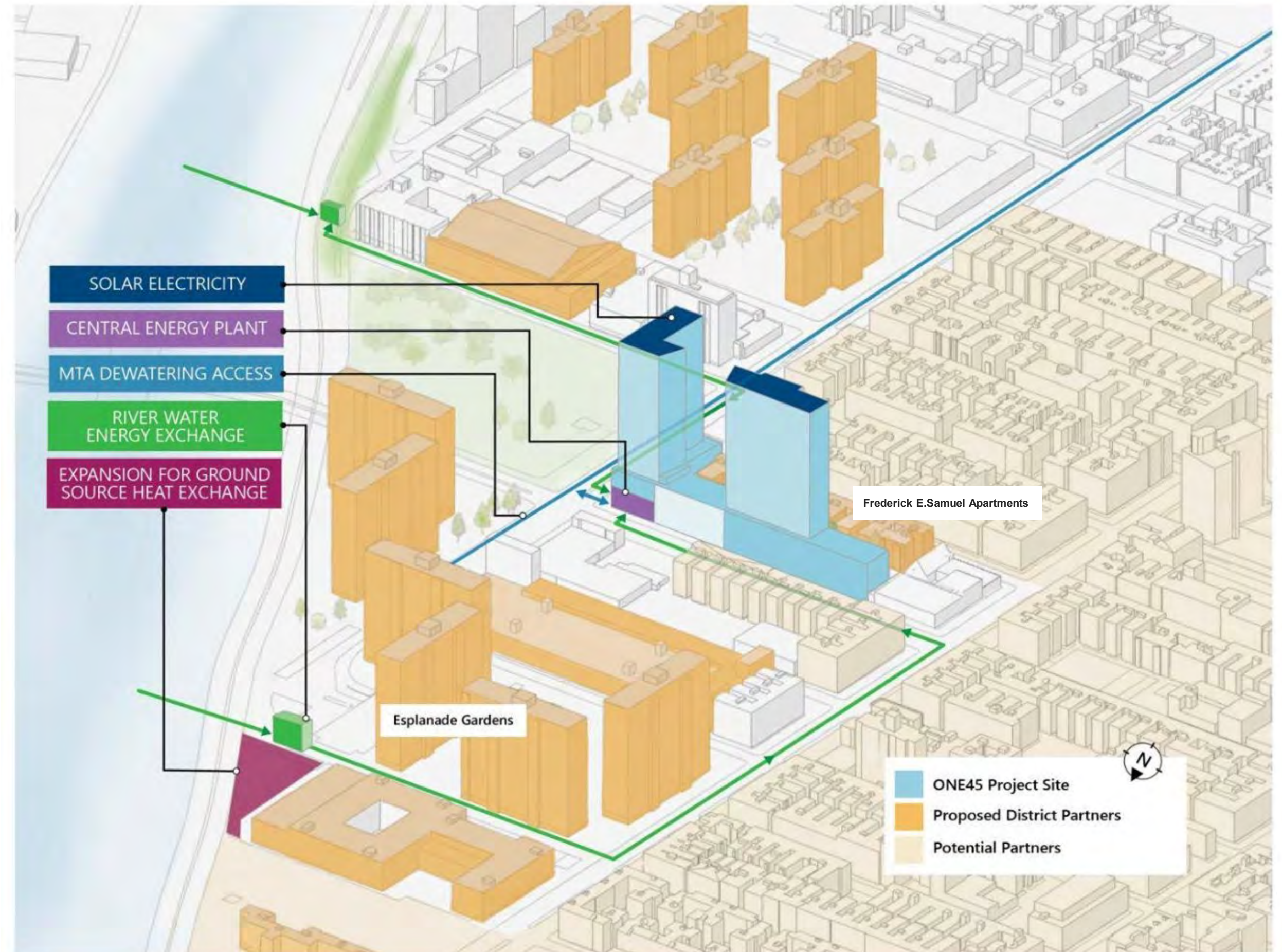
A: Occupants at One45, existing residents throughout CB10 and those who live at NYCHA

District Energy at One45

One45's proposed district energy system utilizes a diverse set of energy sources to provide heating and cooling throughout the community. This advanced electrification strategy utilizes state-of-the-art pump technology to achieve premium efficiencies and virtually eliminate greenhouse gas emissions.

Energy Sources include:

- Ground Source Heat Exchangers ('geothermal')
- Water Source Heat Exchangers via
 - Subway de-watering system
 - River water intake system
 - Waste water intake system
- Fuel Cell Energy
- Solar Electricity



A Green New Deal for Harlem

What does the Green New Deal mean for me?

- Harlem will be the first residential urban community in the country to use a District Wide Green Energy system.
- Cleaner air and water, healthier communities, higher paying jobs, economic development and empowerment, infrastructure upgrades, resiliency and equity.
- Green, renewable energy produced by the “GRID” will eventually lower energy costs for Harlem residents and protect them against sudden and dramatic increases from Con Ed.
- It will reduce the need to burn fossil fuels which will lower carbon emissions in and around Harlem.
- It will help meet the challenges of climate change, which disproportionately affect low-income, minority communities, like Harlem.
- Clean energy will lower the rates of asthma, cancer, and heart disease, which are higher in Harlem (and other minority communities) than in other more affluent neighborhoods.

A Green New Deal for Harlem

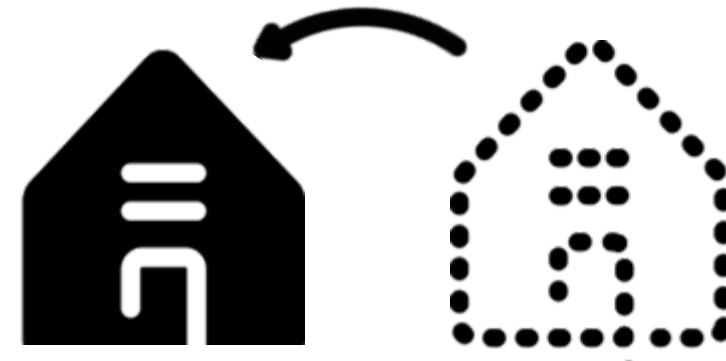
How does this GRID help us economically?

- Clean, Green Energy jobs are among the fastest growing segments of the US economy. These jobs are on average, higher paying and have better benefits. The next decade will bring an explosion of job and business growth in the clean energy sector. Harlem needs to be at the forefront of this opportunity!
- It will expose young residents of Harlem to new green technologies, and it will lead to new career opportunities in high-paying careers and professions like engineering, architecture, and urban planning, for Harlem residents.
- Green energy jobs in NYC pay 21% higher wages than the median State average.
- Blacks represent 13% of the US workforce, but only about 7% in clean energy jobs. So, Black workers are underrepresented by nearly 40% in the clean energy sector. That number increases to 50% in New York State.
- Hispanic/Latinos and other minority groups are also underrepresented in clean energy jobs nationally and in NYS.

Residential Displacement? Who Will Benefit from One45?

Pessimists see the difficulty in every opportunity and optimists see the opportunity in every difficulty.

—Winston Churchill



- City policies and programs have not worked to stimulate development in Community District 10 .
CD 10 has generated:
 - 73 housing units from the MIH program, with a total of approximately 160 units approved and in planning
 - Only about 1,000 units of publicly-funded affordable housing since 2016
 - Approximately 2,750 units of all housing categories built since 2010
- **One45 will increase the amount of new affordable housing created under City programs in the last 6 years by nearly 37% and the total amount of housing created in CD10 since 2010 by approximately one-third!**

- Approximately 75% of CD 10's rental housing stock is regulated¹ (NYCHA, Mitchell-Lama, or similar), which protects them from any displacement. And for the remaining tenants:
 - Tenant protections created by State regulation laws created in 2019 reduce, if not entirely eliminate the potential threat of secondary displacement
 - There is NO displacement on the site because there are NO residential tenants
 - Overwhelming consensus among academic scholars is that market rate housing does not increase the rate of displacement in low-income neighborhoods.²

- One45's Market rate housing will be available to other existing Harlem residents who don't qualify for affordable housing, but who want to remain in Harlem.
 - 36% (approximately 20,000) of households in CD 10 make over \$75,000/year in income, and 26% (approximately 14,250) of households in CD make over \$100,000 in income.³
 - Higher earning residents will be more likely remain in the neighborhood instead of moving elsewhere in the city if there are housing accommodations and community amenities that they find attractive.

★ Lance Freeman - [Displacement and destinations among residents of gentrifying neighborhoods](#)
★ Raj Chetty - [The Impacts of Neighborhoods on Economic Opportunity New Evidence and Policy Lessons](#)

1) Various sources including NYC DCP, NYC Open Data
2) Vigdor 2002; Freeman 2004, 2005, 2005, 2021; McKinnish et al.; Ellen & O'Reagan 2015; Ding, Hwang, Divringi 2016; Philadelphia Fed 2019
3) NYC Department of City Planning

The best way to overcome joblessness is to create a social contract between the public and private sectors to provide decent jobs. The decaying infrastructure of our cities is in urgent need of repair and restoration.

—Martin Luther King III

ONE45


We are investing hundreds of millions of dollars in Harlem that will benefit existing residents around One45 today and in the future because:

- For decades, banks, private capital providers, and the government have either ignored or given short shrift Central Harlem, which has hurt existing residents and businesses, and led to the lack of investment and infrastructure upgrades that other communities have enjoyed.
- One45 will lead to more direct private AND public investment, spending & lending, which will be used to help EXISTING residents and businesses in the form of credit provision, business loans, infrastructure upgrades, and expanded economic opportunities. This will start to address enduring problems like congestion, public, health, schools, redlining, and more that have long been ignored.
- Our investment in Central Harlem will benefit existing residents now. Our commitment will mean short- and long-term benefits to the community, and our project will pay respect to the Harlem's past, meet its current needs and lay the groundwork for its future.
- And ONE45, which will create the 1st ECO-green Quad can be replicated all across NYC in underserved communities that have been disproportionately hurt by Covid. Our Plan prioritizes equity, diversity, economic empowerment, environmental justice and the transformation to the new Green economy which will benefit New Yorkers not just in Harlem, but all around the City.

A Green New Deal for Harlem

How will the GRID improve our community's resiliency and infrastructure?

- One key factor in bridging the divides of eco-apartheid and achieving an equitable economy focused on human and environmental well-being is investment.
- It means a more resilient and flexible source of energy for Harlem residents which protects against disruptions, often a result of weather conditions like floods, bad snow, or wind storms.
- It will save Harlemites money that is now spent on costly treatments for illnesses created by environmental factors.
- It will deliver more reliable heat and cooling to consumers – so Harlemites can keep their homes warm in the winter and cool in the summer, reliably, predictably, and eventually for less \$. This is an especially acute issue for residents living in NYCHA buildings.
- It will save Harlemites money that is now spent on costly treatment for illnesses created by environmental factors.



I had seen the photographs of Harlem in its glory days, stylish men in bespoke suits, women so well dressed that they'd put the models in 'Vogue' to shame. I knew that Harlemites loved to dance, to pray, and to eat.

—Marcus Samuelson

*Those who say it can't be done
are usually interrupted by those
who are doing it.*
—James Baldwin

Appendix A

National Action Network

NAN Headquarters

There's no reason why children in inner cities or rural areas do not receive the same quality education or opportunities as this in the suburbs or wealthy neighborhoods. IF we truly believe in giving all citizens a chance to pursue happiness and pursue their goals, then we cannot continue to marginalize entire groups of people

—Rev. Al Sharpton

The existing NAN headquarters currently located on the site will be replaced by a brand new 10,000 SF facility that will serve as an invaluable resource for both the local community and the broader social justice movement.

Highlights:

- Approximately 3,000 SF “House of Justice” gathering space for weekly rallies and broadcasts, youth events, and community organizing.
- State-of-the-art office space for NAN staff and volunteers overlooking Colonel Charles Young Playground.



NAN Headquarters

We all have dreams. But in order to make dreams come into reality, it takes an awful lot of determination, dedication, self-discipline and effort.

—Jesse Owens

