



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD 10**

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**HENRIETTA LYLE**  
Chairperson

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June 5, 2013

**Resolution: Support of HPD's City Planning Commission Application for UDAAP Designation, Project Approval, Disposition of City Land and Zoning Map Amendment Regarding Harlem Dowling Affordable Housing Project**

**WHEREAS**, the Department of Housing Preservation and Development ("HPD") has submitted a Land Use Review Application to the New York City Department of City Planning for (a) approval of an Urban Development Action Area Plan ("UDAAP") designation and project approval, (b) the disposition of City-owned property, and (c) a zoning map amendment (the "Application") to facilitate the development of a mixed-use, affordable housing project in Central Harlem, to be known as "Harlem Dowling," at a site located at 2135-2139 Adam Clayton Powell Jr. Boulevard (between West 126<sup>th</sup> and 127<sup>th</sup> Streets)(Block 1911, Lots 61 and 62); and

**WHEREAS**, a Public Hearing on the Application was held before Manhattan Community Board 10 on June 5, 2013; and

**WHEREAS**, the Application described the Harlem Dowling development as, *inter alia*,

1. A 10-story building with a height of approximately 110 feet, with a 10-foot setback on Adam Clayton Powell Jr. Boulevard and a 15-foot setback on West 127<sup>th</sup> Street.
2. Containing approximately 60 affordable rental units with 8,771 square feet of community facility space on the ground level and 7,354 square feet of community facility space on the cellar level.
3. Including an 850 square-foot community room and 3,987 square feet of outdoor recreational space for residents.
4. Including 30 bicycle parking spaces in the basement and eight trees planted on-site.
5. Conforming to Quality Housing Project standards and featuring sustainable elements (such as water-saving fixtures, organic paints and adhesives, heating and cooling efficient ventilation, highly-efficient insulation and Energy Star Appliances) that will qualify the project for participation in the New York State Energy Research and Development Authority and Enterprise Green Communities program.

**THEREFORE, BE IT RESOLVED**, that on June 5, 2013 the Manhattan Borough Community Board 10 supports the above-described Application of the Department of Housing Preservation and Development with a vote of 27 in favor, 9 opposed and 2 abstentions.