

# \$100M - \$300M MEGA PROJECTS - RESIDENTIAL -

## *The Carolina* *L+M Development Partners*

The Carolina is an affordable, 475,000 square foot, mixed-use project in the East Harlem neighborhood of Manhattan, developed by L+M Development Partners and Tahl Propp Equities. The 15-floor building comprises 400 rental units affordable to very low, low, moderate, and middle-income households. It includes a state-of-the-art 28,000 square foot community facility hosting the Northside Center, a nonprofit with a long history of service to the Harlem community.

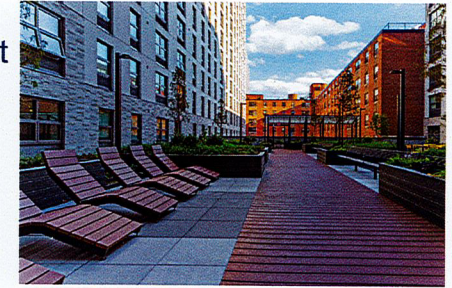


The project also includes a 3,000 square foot community facility for Union Settlement's mental health counseling programs for adults; 6,000 square feet of community facility space along 108th Street; and 4,000 square feet of space for local retail, which will front on Lexington Avenue.

This development's unique scale, massing, and program required careful planning and strategic solutions to resolve the functional plan, orientation, detail and finishes within strict budgetary requirements.



Located between Park and Lexington Avenues and East 107th and 108th Streets, The Carolina creates more than 825 linear feet of dynamic streetscape, two beautiful interior courtyards, much-needed green space in a dense urban environment, and an outdoor play deck.



The first project in Manhattan to be approved under the City's innovative Mandatory Inclusionary Housing program, The Carolina is the culmination of a large-scale general development.

To lower utility costs and help reduce the overall carbon footprint of the property, sustainability measures have been added, including energy- and water-efficient fixtures.

Amenities include an on-site superintendent, fitness centers, landscaped courtyards, roof terraces in the east and west buildings, on-site laundry, bicycle storage, and Amazon hub lockers. The developers also undertook street beautification projects, incorporating crucial greenery throughout the property.

The Carolina transformed a swatch of vacant land to create a development that benefits residents and the



neighborhood. The project not only delivers desperately needed affordable units, but also provides the community with valuable space for social services.