

Features

FROM THE NEW SKYLINE

First Look at Lexington Gardens II: New 390-Unit Residential Development Planned for East Harlem

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[Tahl Propp Equities](#) and [L + M Development Partners](#) have teamed up to propose a new mixed-use residential development in [East Harlem](#). The project, dubbed [Lexington Gardens II](#), would stand at 127 East 107th Street and encompass nearly the entire city block bound by 108th Street, 107th Street, Park Avenue, and Lexington Avenue.



Lexington Gardens II would bring 390 units of affordable housing to East Harlem.

The proposal calls for a development that would host 390 mixed-income and affordable apartments, designated for households earning between 47% and 130% of the Area Median Income. With 370,470 square feet of residential floor area, the units would range from studios to three-bedroom units, the majority of which would be one-bedrooms. Inside, residents would have access to a fitness center, laundry facilities, a restaurant/café, multiple rooftop terraces, and a landscaped courtyard.

The development would also designate three stories consisting of 35,000 square feet for the [Northside Center for Child Development's](#) new headquarters. Since its inception in 1946, the non-profit organization has worked to guide the children of East Harlem through various education, enrichment, and mental health services. The new location would allow Northside Center to expand its services and programs to benefit the 3,000 families and children it serves each year.

Lexington Gardens II would also host an additional 3,000 square feet of ground floor community facility space, a large portion of which would potentially be used by [Union Settlement](#). Founded in 1895, this association provides various programs for East Harlem residents of all ages, including early childhood education, youth development, college prep, job readiness, adult education, mental health counseling, senior center, Meals on Wheels, and small business development.

The remaining development space would be divvied up between space for retail and parking. The proposal calls for 4,500 square feet of ground retail along Lexington Avenue, including 1,000 square feet of mezzanine space. The site would also host two parking garages for 57 cars with entrances on Park Avenue and 107th Street. 31 spaces would be allocated to the city to make up for the site's current parking lot utilized by the HPD and NYPD.

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