

**General Board, January 17, 2008**

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**Community Board 9**

**Resolution for M.L. Wilson Boys and Girls Club/P.S. 186**

**Whereas**, the M.L. Wilson Boys and Girls Club of Harlem (BGCH), is engaged in a consultation process with CB9M in the development of PS 186 site (521 West 145<sup>th</sup> Street); and

**Whereas**, BGCH has selected a developer and has done significant work towards designing a project that provides the BGCH with a state-of-the-art community facility in a new LEED-certified “Silver” building; and

**Whereas**, CB9M has created a working group to review the BGCH proposal and to provide feedback to the development team; and

**Whereas**, **CB9M’s working group** has met several times since April 2007 to review the proposal and **has provided detailed feedback on community concerns** and needs, **including** the height of the building, the program of ground floor space, affordability of housing, and **the preservation of the existing building**; and

**Whereas**, there exists a deed restriction on the property imposed by the City of New York and the New York County Local Development Corporation mandating that 85% of any project to be developed on said site must be designed for community facility use; and

**Whereas**, in addition to a new gymnasium, offices and special programmatic spaces for BGCH, the proposal has been redesigned to provide retail space for a new post office and approximately 70 units of income targeted housing; and

**Whereas**, the inclusion of the post office and the income targeted housing reflect important community goals, but these uses are not classified as community facilities; and

**Whereas**, the BGCH is unable to move forward in further addressing in concrete financial and physical terms with the imposition of the deed restriction; and

**Whereas**, the BGCH will pursue all efforts to maintain the façade of the existing school structure building; and

**Therefore, Be It Resolved** that **CB9M conditionally agrees to open the process of amending the deed restriction** to allow the project to include a significant amount of non-community facility uses **with the condition** that the project includes a significant portion community income targeted housing that meets the needs of the community; **that all efforts are made to preserve the existing building**; and that BGCH engages in a consultation dialogue in partnership with CB9M throughout the development of the project until its completion.