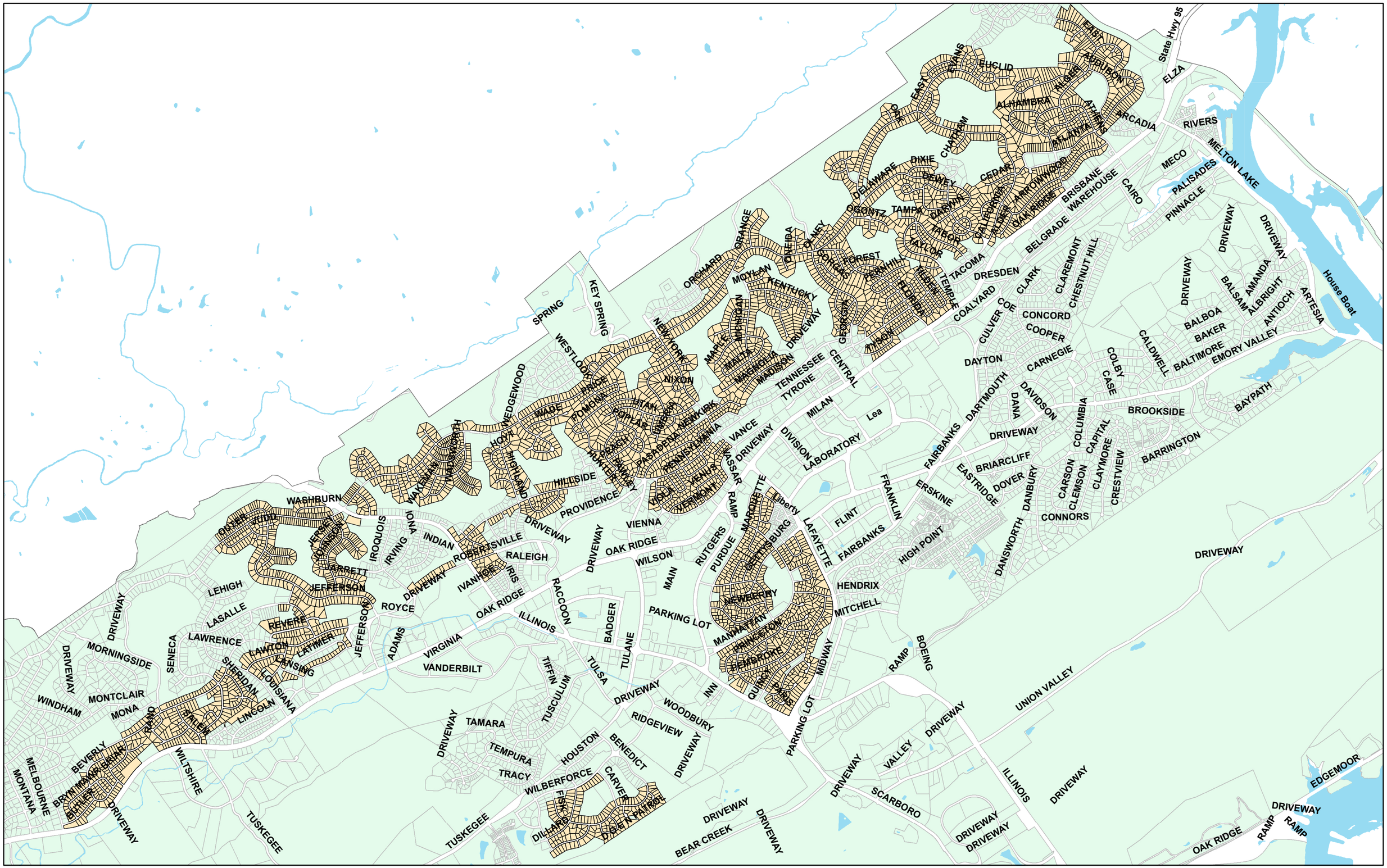ESMS Manhattan District Overlay Sustainable Housing Program