

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 100036 ZMX
THE CROSSINGS AT SOUTHERN BOULEVARD
8/9/10

DOCKET DESCRIPTION

CD # 2-ULURP APPLICATION NO: C 100036 ZMX-IN THE MATTER OF AN application submitted by Crossing Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. Eliminating from within an existing R7-1 District a C2-4 District bounded by Southern Boulevard, Hunts Point Avenue, Bruckner Boulevard, a line 200 feet northeasterly of Barretto Street, a line midway between Southern Boulevard and Bruckner Boulevard, and a line 300 feet northeasterly of Barretto Street; and
2. Changing from an R7-1 District to a C4-5X District property bounded by Southern Boulevard, East 163rd Street, Bruckner Boulevard, a line 200 feet northeasterly of Barretto Street, a line midway between Southern Boulevard and Bruckner Boulevard, and a line 400 feet northeasterly of Barretto Street;

As shown in a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E-258.

BACKGROUND

The proposed rezoning would create a C4-5X zone at the intersection of Southern Boulevard, Bruckner Boulevard, and Hunts Point Avenue at Cramers Square, facilitating the development of a 277,000 square foot retail, office and residential development. The current zoning is R7-1/C2-4. The site comprises four parcels at Block 2735, Lots 17, 19, 20 & 28. The project will contain 136 units in 133,000 square feet of residential space, 91,000 square feet of retail space, 48,000 square feet of office space, and 170 parking spaces. The retail portion will wrap around the site, utilizing the first two floors. The residential portion will rise eight stories above the retail uses along Southern Boulevard and Hunts Point Avenue, totaling ten stories, while the office portion will rise four stories above the retail uses along Bruckner Boulevard, totaling six stories. The retail make-up of the site will include smaller, local retailers facing Southern Boulevard and Hunts Point Avenue ranging from 1,000 to 5,000 square feet, while retail along Bruckner Boulevard will be aimed at "mid-box" retailers between 15,000 - 40,000 square feet.

The change in zoning will increase the residential Floor-to-Area Ratio (FAR) from 4.0 to 5.0, commercial FAR from 2.0 to 4.0, and community facility FAR from 4.8 to 5.0. C4-5X is a contextual zone and caps the building height at 125 feet, with a setback between 60-85 feet.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQRA and CEQR. An Environmental Assessment Statement was prepared for this application and designated as an Unlisted action, receiving a Conditional Negative Declaration. The City Planning Commission certified this application as complete on June 7th, 2010.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #2 held a public hearing and approved this application on July 1st, 2010 with a vote of 27 in favor, zero against, and six abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on July 30th, 2010. Representatives of the applicants were present and spoke in favor of this application. Two members of the public, including the Executive Director and Chairperson of the Southern Boulevard Business Improvement District, were present and spoke in favor of the applicant.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

This rezoning would allow what is currently a gas station at the center of the Hunts Point and Longwood's business district, to become a beacon of the revitalization that has taken place in this once devastated neighborhood. Located on a prominent corner, this curved, 13-story structure has an attractive design that would provide a mix of uses, with architectural features that echo The Bronx' Art Deco legacy. I am pleased the developer took into account my office's recommendation to include residential in this development, as it now stands to be a striking piece of urban design. I support the diverse retail uses the developer has proposed by focusing on local retailers, but providing for larger, "mid-box" retailers that would complement the success of the Southern Boulevard and East 163rd Street shopping strips. I also appreciate the 48,000 square feet of office space along Bruckner Boulevard, which can be used either for offices for local businesses, or institutional uses, such as a school or community center.

As a matter of principle, I urge the developer to create a mixed-income community in the residential portion of the building, and if the market allows for it, homeownership. I want successful residents of Hunts Point and Longwood to feel that they have the opportunity to move up, without moving out. I also urge the developer to "Buy Bronx," by hiring local businesses to construct this project.

Finally, I ask the developer to seek green building certification, through either LEED or Enterprise Green Communities.

I recommend approval of this application.