

June 14, 2010

Bronx Community Board #2  
1029 East 163rd Street, Rm. 202  
Bronx, New York 10459

RE: Southern Boulevard (H) strongly supports The Crossings at Southern Blvd. Project

Dear Member of Community Board #2:

On behalf of the membership and Board of the Southern Boulevard Business Improvement District (BID), I am writing to offer our strong support for the proposed Crossings at Southern development project.

The Southern Boulevard BID was established with the overall objective of promoting the economic growth and stability of our local business community, with specific goals that include helping to attract and retain new shoppers to the area and beautifying and securing our shopping district. We are confident that The Crossings at Southern, as a high-quality, long-awaited anchor for the southern end of the Southern Boulevard retail district, will help us to meet all of these goals and fulfill our important mandate. Furthermore, the expected expansion of the boundaries of the BID to incorporate this new development will provide significant new revenue for BID programs and initiatives that benefit area businesses and residents alike.

With 90,000 square feet of new retail space (including a mix of both mid-box and local retail on the street front) and 170 parking spaces in a modern, secure underground garage, The Crossings will serve as a strong draw for shoppers to our retail district. This will not only provide a benefit for area consumers, but also will directly assist our existing businesses by serving as a magnet for new customers to the neighborhood. The possible inclusion of affordable housing and/or office space would also be a positive addition to the community.

The project developers have already pledged to work in partnership with the BID and the Workforce 1 Hunts Point Career Center on issues ranging from local hiring to outreach to fellow businesses, and we look forward to what will no doubt be a productive working relationship. Therefore, for all of the above reasons, we once again offer our full support for The Crossings at Southern and urge the members of Community Board #2 to vote to approve their application.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Feldman".

William Feldman  
President

A handwritten signature in black ink, appearing to read "Medina Sadig".

Medina Sadig  
Executive Director

## **Crossings at Southern Boulevard – ULURP Hearing at City Council**

### **10-5-10 Testimony**

Good morning councilmembers, chair Weprin. My name is Ethan Goodman and I'm with the firm of Wachtel & Masyr. We represent the applicant: Crossings Partners LLC, which is seeking approval for the rezoning of an approximately 55,000 square foot area at the intersection of Southern Boulevard, Hunts Point Avenue and Bruckner Boulevard in the Longwood Section of the Bronx. The application proposes to change the site's zoning from its current R7-1 with commercial overlay to a C4-5X district.

This is a high-visibility site in the South Bronx. It sits directly across the street from the subway and at the end of the Southern Boulevard retail corridor. It's also a greatly-underutilized site. Currently, the land is occupied by a one-story retail building, a gas station, and a large vacant lot that's been that way for more than 10 years.

The rezoning will facilitate construction of what is currently envisioned to be an approximately 277,000 square foot mixed-use project: with two floors of small- and mid-sized retail users totaling about 90,000 square feet; four stories of office uses along Bruckner Blvd totaling about 48,000 square feet; and eight stories of housing containing approximately 136 residential dwelling units.

The project has been met with a great deal of enthusiasm both locally and boroughwide. In June, Bronx Community Board 2 voted unanimously to recommend approval of the rezoning. In July, the Bronx Borough President issued a recommendation to approve the project, stating that the rezoning would allow the site to “become a beacon of the revitalization that has taken place in this once devastated neighborhood”. And in September, the City Planning Commission voted unanimously to approve the rezoning.

The project is also supported wholeheartedly by the local business community, as it will serve as an anchor to the local retail strip and allow local residents to shop locally.

I’m joined here by the developer, Andrew Katz, and we’d be happy to take any questions you may have. Thank you very much for your time.



The City of New York

# Manhattan Community Board 1

Julie Menin CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

## COUNCIL OF THE CITY OF NEW YORK

### THE LAND USE COMMITTEE

#### SUBCOMMITTEE ON ZONING AND FRANCHISES

October 5, 2010

#### Testimony of Manhattan Community Board #1

Thank you Mr. Chair and members of the Subcommittee for convening this public meeting and giving us the opportunity to review the North Tribeca Rezoning. I am pleased to present the testimony of Manhattan Community Board #1.

In 1995, the City Planning Commission rezoned South Tribeca, with the aim of preserving neighborhood character and encouraging elements that would make it a successful and vital community. Northern Tribeca has greatly changed over the past 15 years. The residential population has increased tremendously, and what was once a center for manufacturing has become a vibrant mixed-use neighborhood. We believe that North Tribeca now merits the same protection and consideration to preserve its character and encourage qualities that will make it a successful mixed-use residential community.

With this in mind, we began a study of the area several years, with the aim of reviewing the zoning in North Tribeca and making recommendations to the Department of City Planning (DCP) about important elements to include in their comprehensive plan for the area. We are grateful for the productive discussions we had with DCP on North Tribeca Rezoning, and for their incorporation of many of our recommendations.

In examining how rezoning could evolve with the neighborhood, we identified a number of key qualities we wanted to ensure would be preserved:

- (1) Mitigating the potential negative impacts to quality of life that liquor-selling establishments can have;
- (2) Limiting so-called big box chain stores and bolstering small businesses, including those which survived and continued to serve the community after 9/11;
- (3) Preventing the proliferation of high-density development throughout the neighborhood;
- (4) Enabling numerous illegal dwellings, especially lofts, to seek legal statuses;

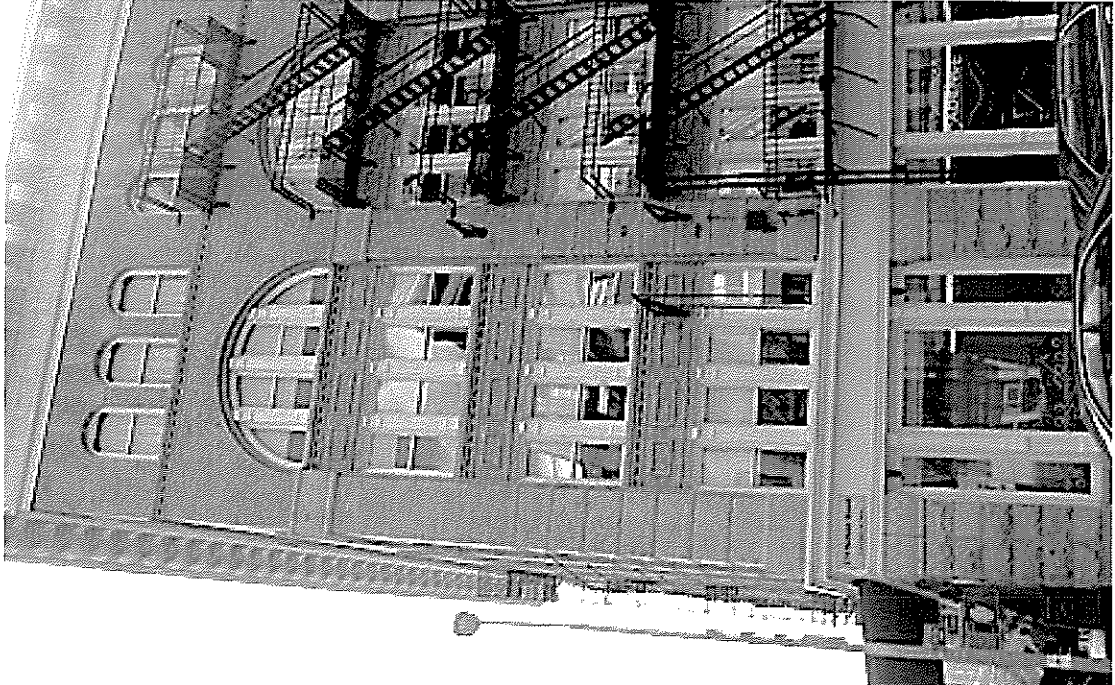
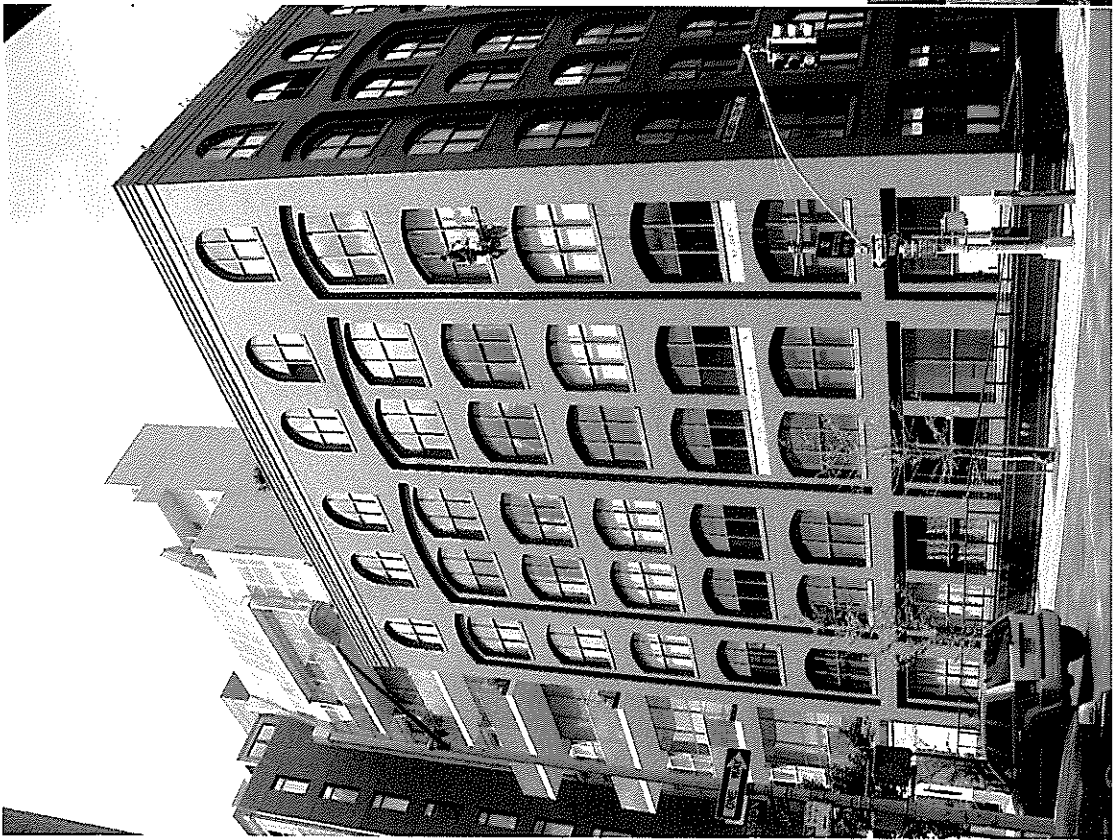
- (5) Allowing zoning to conform with the more mixed-use residential neighborhood it has become and limiting the manufacturing uses currently allowed but inappropriate and inconsistent with the character of the neighborhood; and
- (6) Encouraging the development of affordable housing in new residential buildings.

To this end, Community Board #1 has passed a number of resolutions in support of specific rezoning FAR, height limits, and setbacks and requesting that certain uses be limited to encourage particular types of retail and light manufacturing uses.

We were very pleased to see most of these recommendations incorporated in City Planning's proposal for rezoning the M1-5A area to C6-2A within Special Tribeca Mixed Use District. In resolutions adopted in 2009 and 2010, we expressed our support for the proposed rezoning, which would (1) limit the size of ground floor retail establishments and hotels; (2) restrict the consolidation of ground floor spaces in separate buildings for certain use groups and along certain street frontages; (3) require that a City Planning Commission special permit be obtained to create a hotel with more than 100 rooms or to have a retail establishment larger than 5,000 square feet on narrow streets and 10,000 square feet on wide streets; (4) replace existing loft dwelling requirements and eliminating restrictions on dwelling use in enlargements; and (5) eliminate any special permit, authorization, or minor modification that involves the ability to convert from manufacturing use to loft dwelling use, as residences would be allowed as-of-right under the proposed zoning.

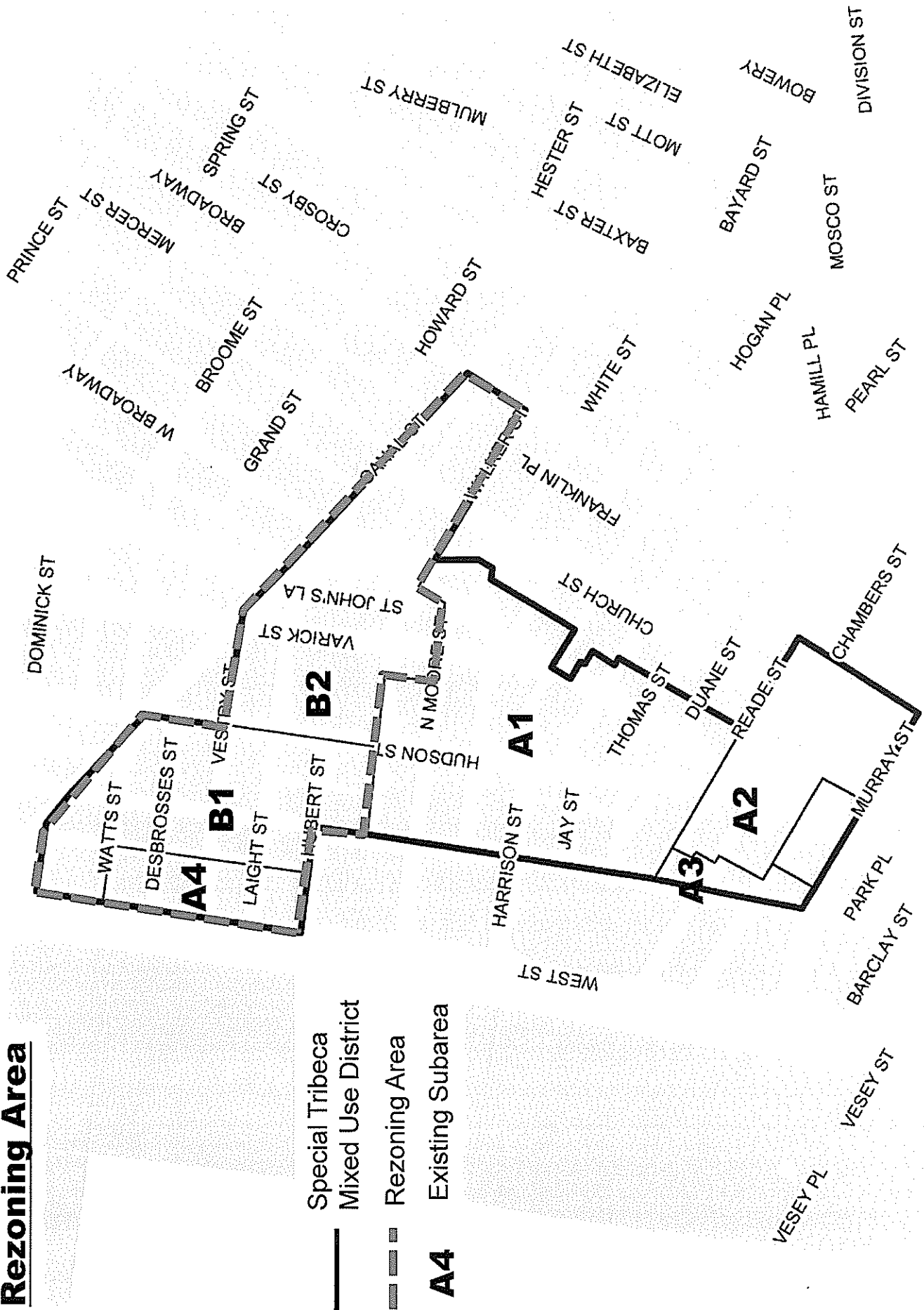
Once again, we sincerely appreciate the cooperation of DCP and its willingness to converse with the community on these many issues over the years. We therefore support the proposed rezoning of North Tribeca. And thank you for the opportunity to comment today.

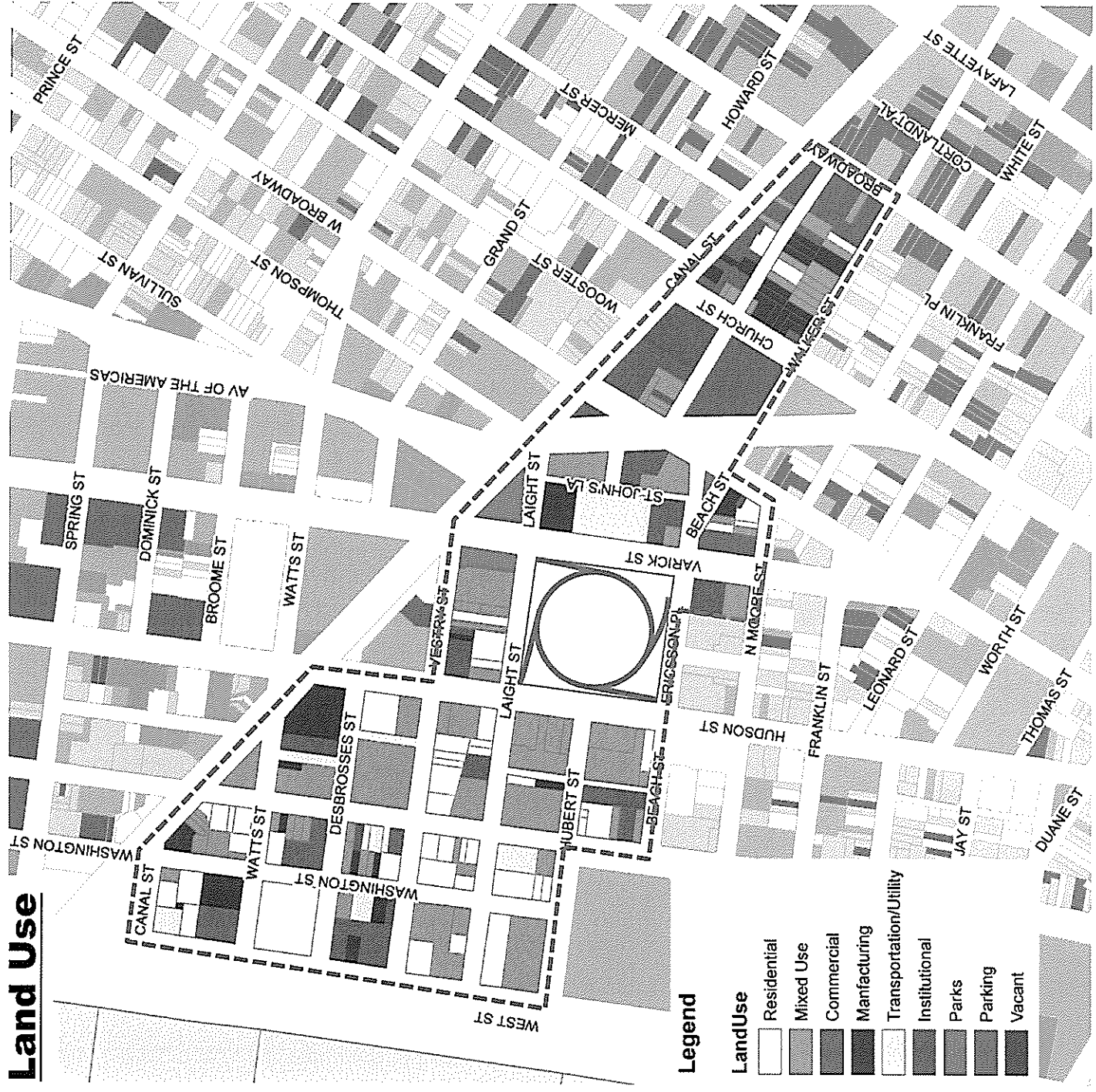
# North Tribeca Rezoning



# Rezoning Area

- Special Tribeca
- Mixed Use District
- Rezoning Area
- Existing Subarea



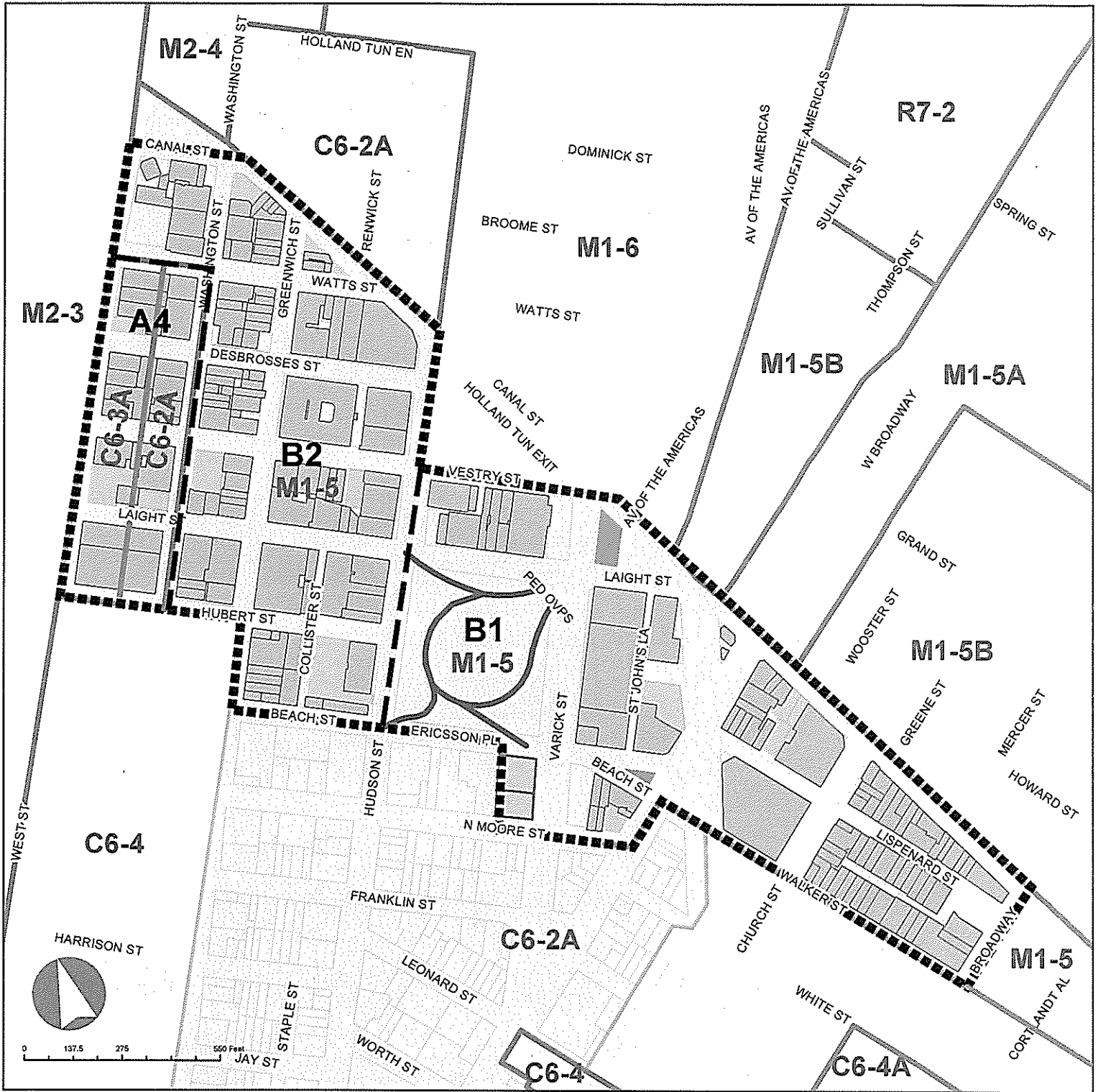


# Land Use

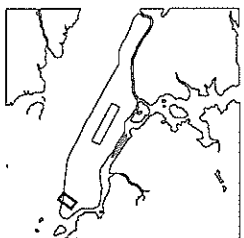
## Legend

Land Use	
[White Box]	Residential
[Light Gray Box]	Mixed Use
[Medium Gray Box]	Commercial
[Dark Gray Box]	Manufacturing
[Dotted Box]	Transportation/Utility
[Diagonal Lines Box]	Institutional
[Horizontal Lines Box]	Parks
[Vertical Lines Box]	Parking
[Cross-hatched Box]	Vacant









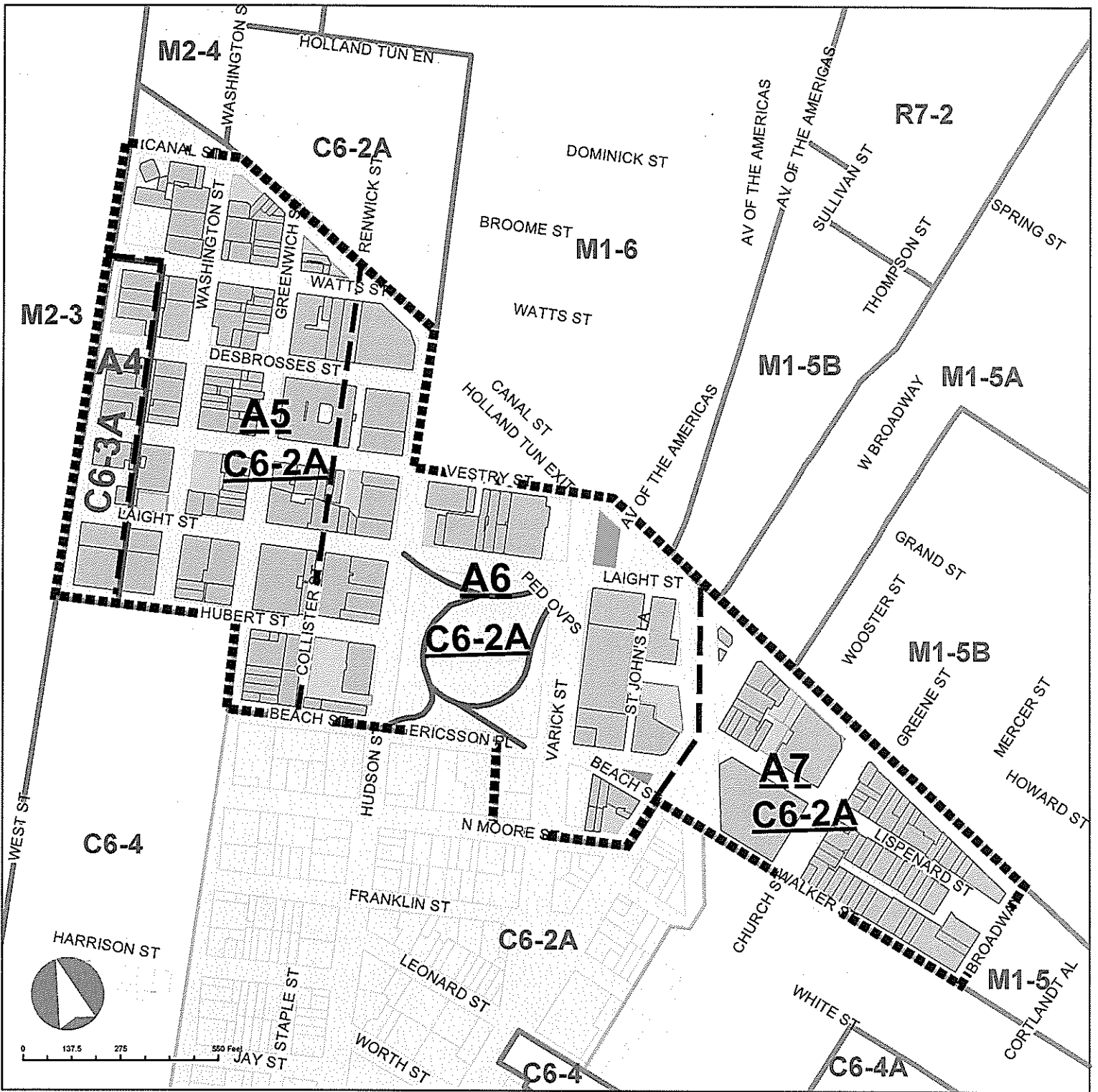
## North Tribeca Rezoning Existing Zoning



DEPARTMENT OF CITY PLANNING  
City of New York MANHATTAN OFFICE

Base Map: NYC Department of City Planning Map PLUTO 09v2  
Map Generated: March 2010

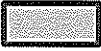
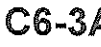
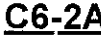



-  Existing Special Tribeca Mixed Use District
- C6-4** Existing Zoning District
- B1** Existing Subarea
-  Subarea Boundary
-  Buildings in Rezoning
-  Rezoning Boundary



## North Tribeca Rezoning Proposed Zoning

SUBAREA	A4	A5	A6	A7
DISTRICT	C6-3A	C6-2A	C6-2A	C6-2A
FLOOR AREA RATIO	6.5	5.5	5.4, WITH IH BONUS 7.2	5.0
HEIGHT	150'	110'	120'	120'
STREET WALL	60' - 70'	60' - 70'	60' - 85'	60' - 85'

### Legend

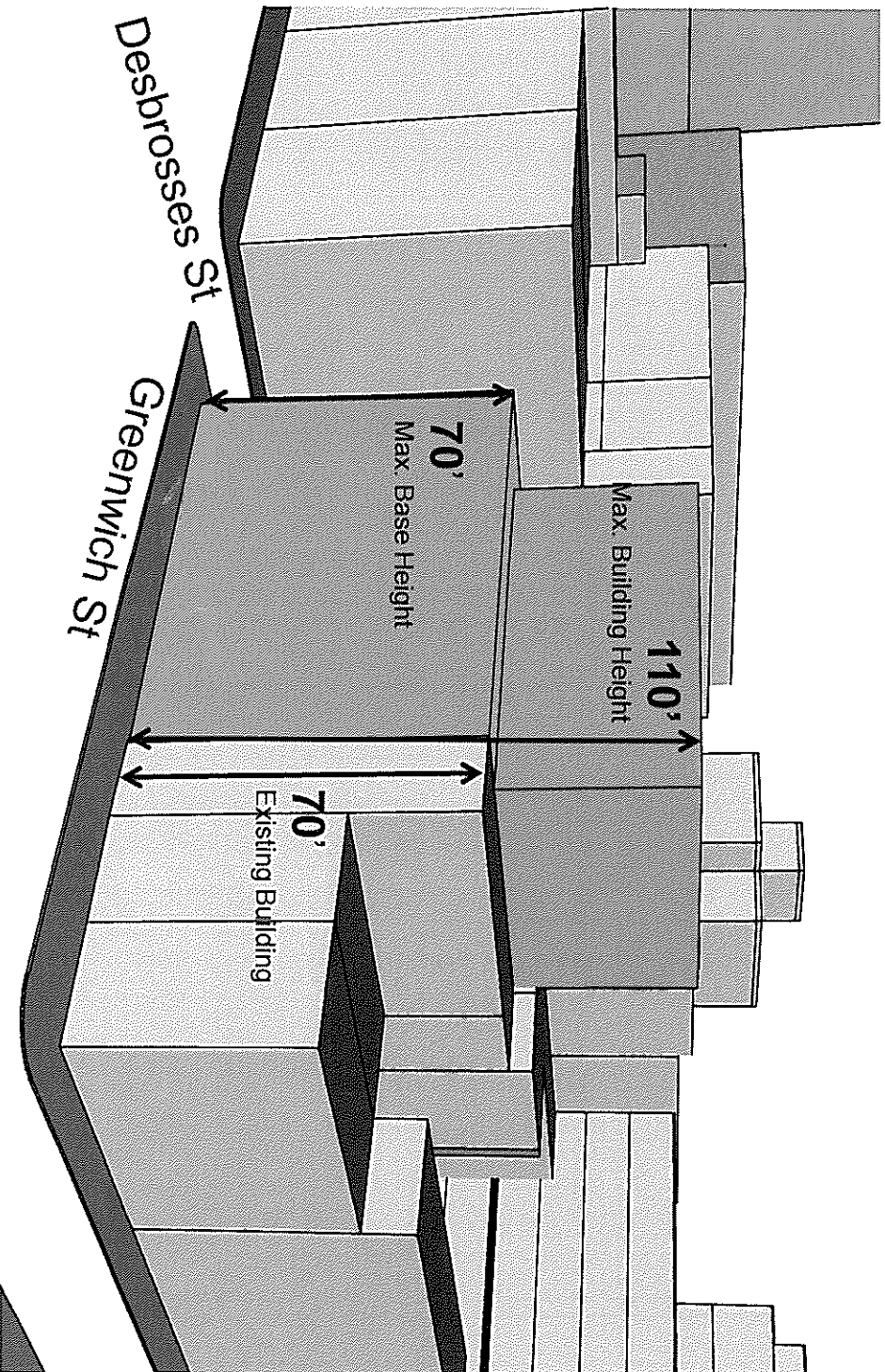
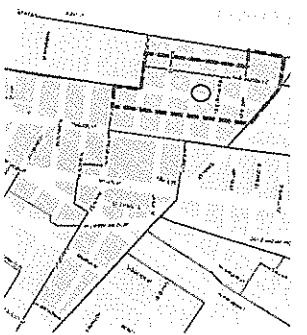
-  Existing Special Tribeca Mixed Use District
-  Existing Zoning/Subarea
-  Proposed Zoning/Subarea
-  Proposed Subarea Line
-  Buildings in Rezoning
-  Rezoning Boundary

DEPARTMENT OF CITY PLANNING  
City of New York  
MANHATTAN OFFICE  
100 Nassau St., 10th Floor, New York, NY 10038  
Tel: (212) 312-3200



**Washington and Greenwich Street Area (A5): Proposed C6-2A Bulk Envelope**

FAR: 5.5  
Maximum Building Height: 110'  
Street wall: 60' to 70'



Example (view looking south-west)

**Holland Rotary Area (A6): Proposed C6-2A Bulk Envelope**

FAR:

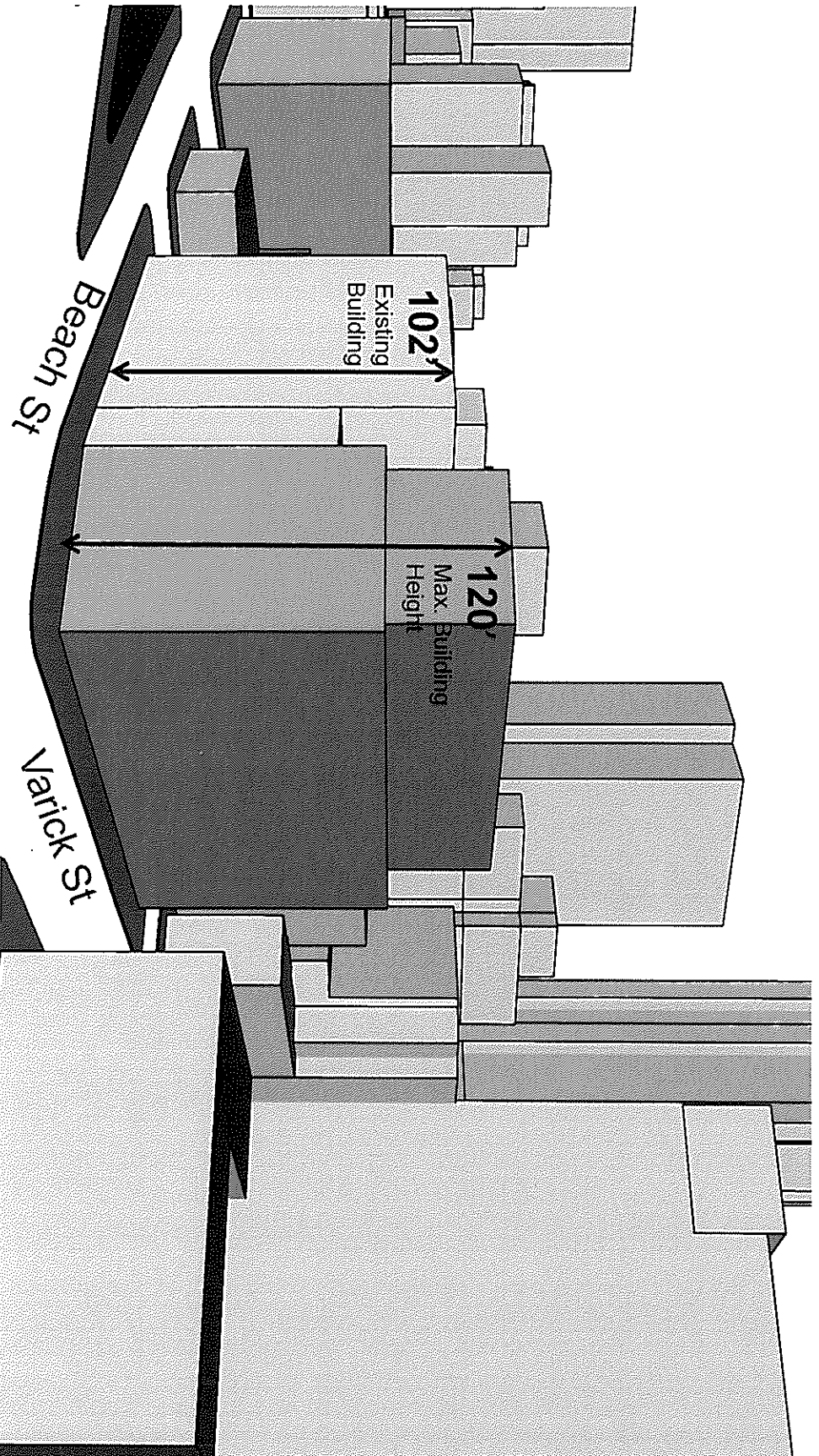
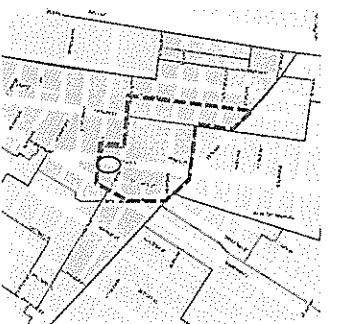
5.4, up to 7.2 with Inclusionary Housing

Maximum Building Height:

Bonus (for new construction)

Street wall:

120'  
60' to 85'

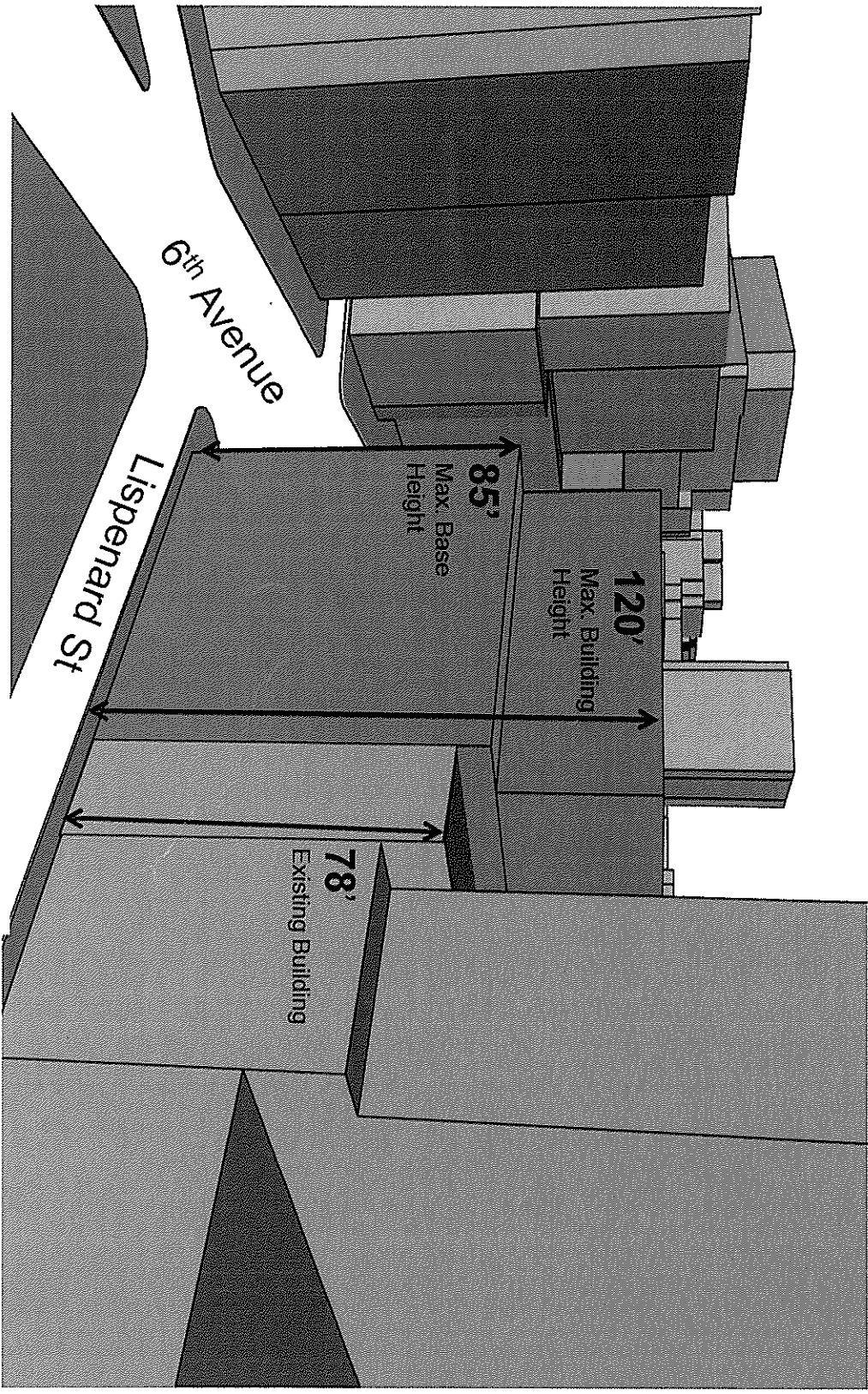
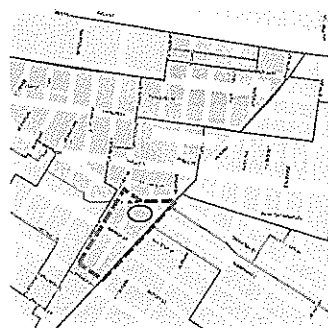


Example (view looking south-west)



**Lispenard Street Area (A7): Proposed C6-2A Bulk Envelope**

FAR: 5.0  
Maximum Building Height: 120'  
Street wall: 60' to 85'



Example (view looking north-west)

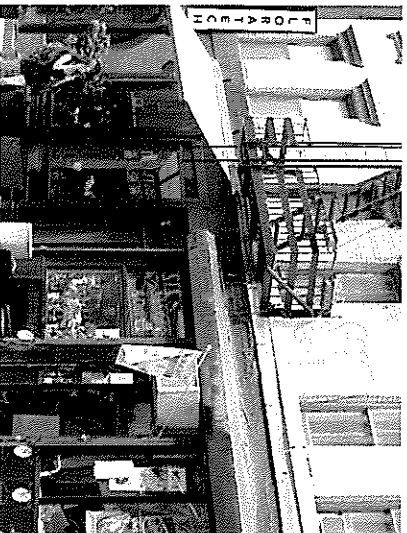
## Other text amendments

### Commercial establishment restrictions:

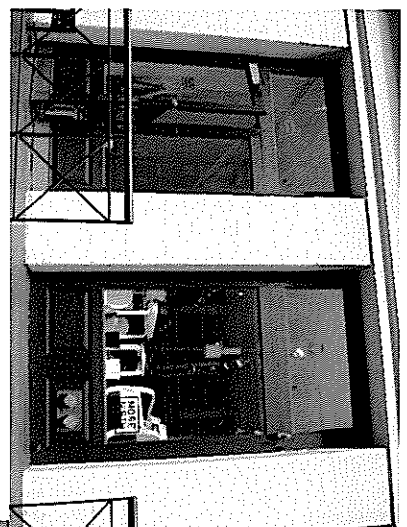
- Retail establishments size restrictions
- Hotels with over 100 rooms would not be permitted (can be waived by CPC special permit)

### Light manufacturing

### Residential conversion requirements



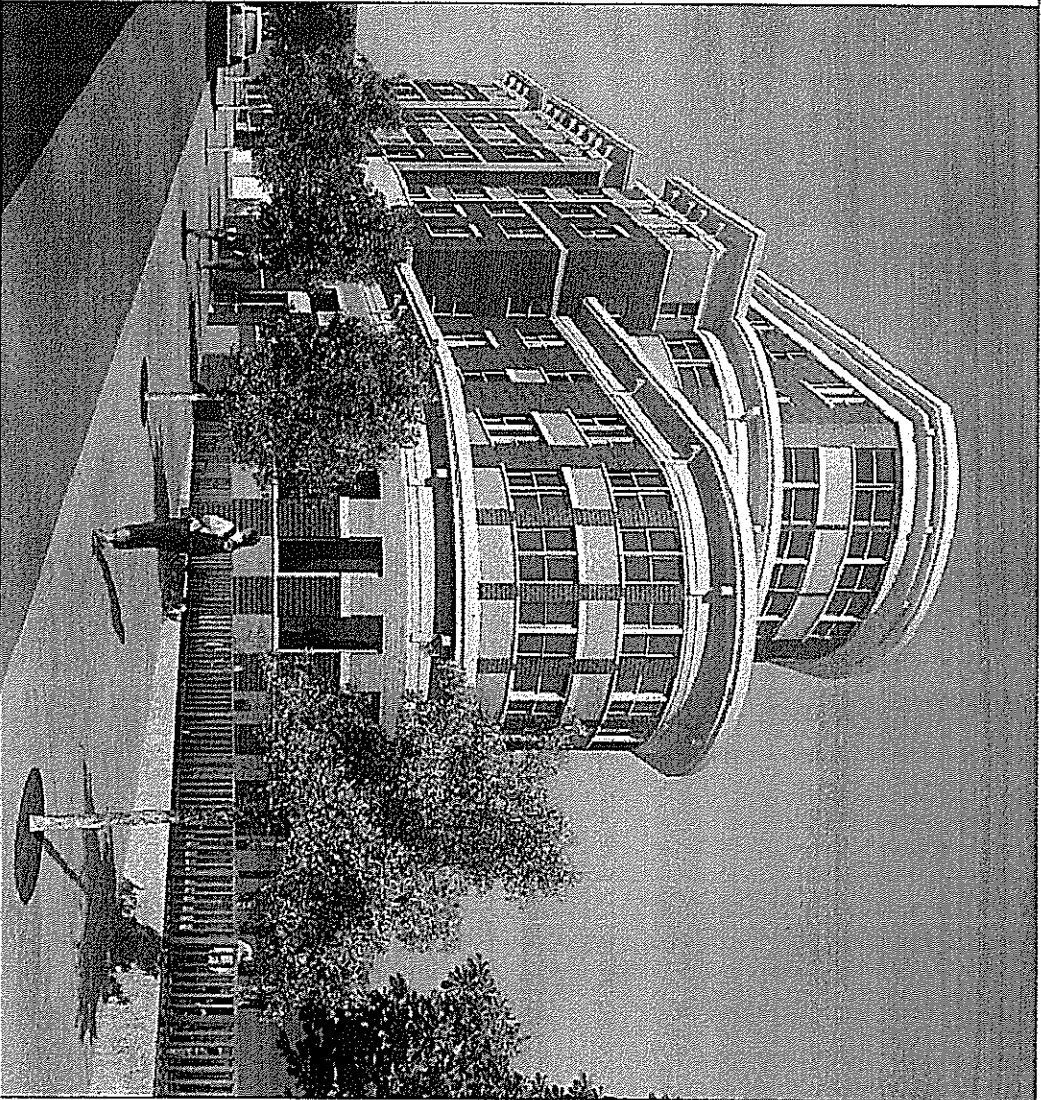
Beach Street



N. Moore Street



Hudson Street



**HIGH HAWK**

FOR ILLUSTRATIVE PURPOSES ONLY

**PETER FRANZESE, P.E.**

80 EAST 11TH STREET  
 2ND FLOOR  
 P.O. BOX 1775901

**PROJECT: HIGH HAWK**

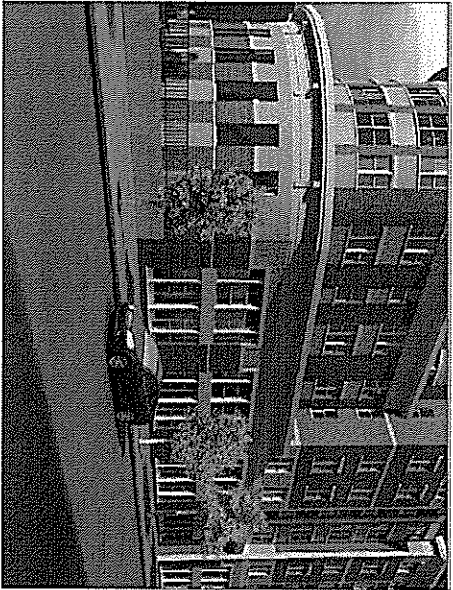
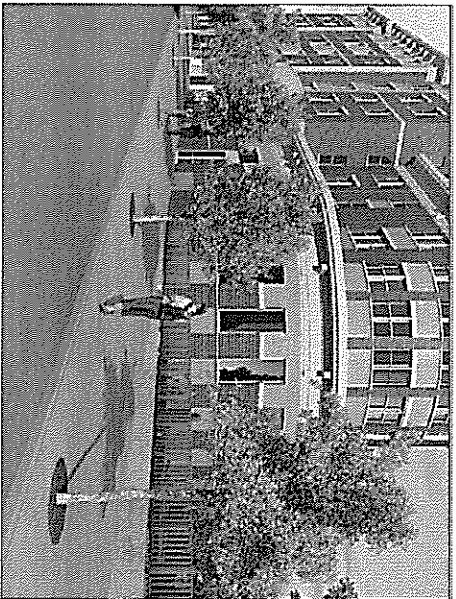
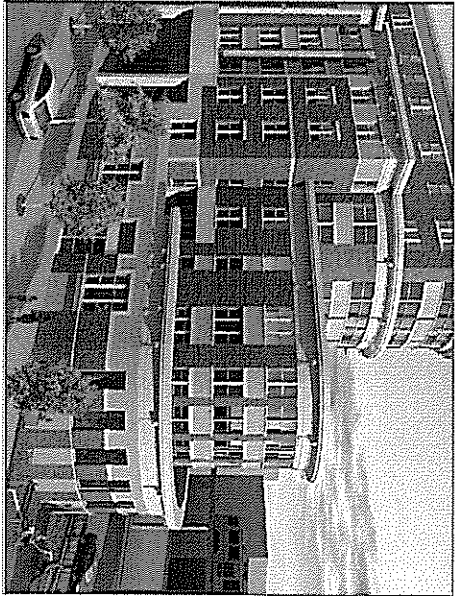
**ADDRESS: 178 BOSTON RD  
 BRIGHTON 02111**

**DRAWING: COVER**

**SCALE: DATE: 8.15.07**

**PROJ. # 25548**

**C-1**



FOR ILLUSTRATIVE PURPOSE ONLY

**PETER FRANZESE, P.E.**  
 36 EAST 17TH STREET  
 NEW YORK, NY 10036  
 TEL: (212) 777-2801  
 FAX: (212) 777-2801

**PROJECT:** HIGH HAWK  
**ADDRESS:** 317A BOSTON RD  
 BROOKLYN NY 11217

**DRAWING:** VIEWS

SCALE: 1/8" = 1'-0"  
 DATE: 8.15.07  
 PROJ. #: 2006-06

**MS-3**

**HIGH HAWK**

**Block: 2991, Lots: 1, 3, 5 and 26**

Owner  
**HIGH HAWK LLC**  
 3002 KULAVANNA  
 BROOKLYN NY 11217

Professional of Record  
**PETER FRANZESE, P.E.**  
 36 EAST 17TH STREET  
 NEW YORK, NY 10036  
 DESIGNER: JACQUES KOSMINSKA DE CA



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# NOTICE OF CERTIFICATION

*Pursuant to the Uniform Land Use Review Procedure*

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DEPARTMENT OF CITY PLANNING  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

Application # **C 070550 ZMX**  
CEQR # **07DCP001X**  
Community District No. **03** Borough: **The Bronx**  
Community District No.      Borough:                       
Project Name: **High Hawk Rezoning**

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*Please use the above application number on all correspondence concerning this application*

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*Docket Description:*

**IN THE MATTER** of an application submitted by High Hawk, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. changing from a C8-3 District to an R7-1 District property bounded by Boston Road, Hoe Avenue, and East 174<sup>th</sup> Street; and
2. establishing within the proposed R7-1 District a C2-4 District on property bounded by Boston Road, Hoe Avenue, and East 174<sup>th</sup> Street;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only) dated May 10, 2010, and subject to the conditions of CEQR Declaration E-251.

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*Related Applications:*

*Applicant(s):*

**High Hawk, LLC**  
3092 Hull Avenue  
Bronx, NY 10467

*Applicant's Representative:*

**Peter Bourbeau**  
**PW Management Corporation**  
3092 Hull Avenue  
Bronx, NY 10467

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*Address questions about this application to the following DCP office:*  
**Bronx Borough Office (718) 220-8500**

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On **Monday, May 10, 2010** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **Wednesday, May 19, 2010** and must be completed by **Monday, July 19, 2010**.

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\* Indicates application was certified by the CPC pursuant to Section 197-C(c) of the City Charter.

**HOUSING, LAND-USE & ECONOMIC DEVELOPMENT COMMITTEE**

**5/17/10**

**Presentation(s)**

**Peter Bourbeau, Managing Member, High Hawk, LLC**

Rev. Bruce Rivera, chairperson of the Housing, Land-Use and Economic Development Committee, introduced Mr. Peter Bourbeau, a managing member at High Hawk, LLC, to those in attendance. Mr. Bourbeau came before the joint committee requesting approval of U.L.U.R.P. Application # 070550ZMX, a zoning text amendment to facilitate mixed-use development at 1776 Boston Road (Block 2991, Lot 5), within Community District Three.

High Hawk, LLC proposes to develop an eight-story mixed use building containing 68 apartments, approximately 9,473 sq. ft. of ground floor retail space, and 10,000 sq. ft. of community facility space. Seventeen parking spaces would be provided below grade and would be entered and exited from Boston Road. The building would be developed under the Quality Housing provisions of the Zoning Resolution.

**Apartment Breakdown:**

4-Studios -	\$ 782.00
10-One Bedrooms -	\$ 837.00
49-Two Bedrooms -	\$1,009.00
5-Three Bedrooms -	\$1,165.00

**Family Size - Income Levels**

1-\$33,240.00	4-\$47,520.00
2-\$38,040.00	5-\$51,300.00
3-\$42,780.00	6-\$55,140.00

All of the apartments would be affordable to those making 60% or less of the area median income. Current and eligible residents of Bronx Community District Three will receive preference for 50% of the units. Eligible households that include persons with mobility impairments, visual and/or hearing impairments, will receive preference for 5% of the units. Financing would be from the Lower-income Affordable Marketplace Program (LAMP) of the Housing Development Corporation and the NYC Department of Housing Preservation and Development. The retail space would be located along Boston Road occupied by small, local retail tenants. The community facility space is to be a mix of daycare, medical and non-profit community groups.

Mr. Peter Bourbeau noted that the purpose of U.L.U.R.P. Application # C 070550ZMX, CEQR # 07DCP001X, is to propose the rezoning of the entire block as an R7-1 district with a C2-4 commercial overlay by extending the existing R7-1 district located directly south and west of the block. In the matter of an application submitted by High Hawk, LLC pursuant to Section 197-c and 201 of the New York City Charter, an amendment to the Zoning Map, Section No. 3d is proposed to do the following:

3. changing from a C8-3 District to an R7-1 District group, the area bounded by Boston Road, Hoe Avenue and East 174<sup>th</sup> Street; and
4. establishing within the proposed R7-1 District, a C2-4 District on property bounded by Boston Road, Hoe Avenue and East 174<sup>th</sup> Street;

The proposed action would rezone three other lots on the block containing office and local retail uses. All of these uses would be in conformance and compliance under the proposed rezoning.

Mr. Peter Bourbeau concluded his presentation by requesting approval of U.L.U.R.P. Application # C 070550ZMX, CEQR # 07DCP001X.

At this time, questions and statements were entertained.

The Housing, Land-Use and Economic Development Committee came to a consensus to recommend for approval, U.L.U.R.P. Application # C 070550ZMX, CEQR # 07DCP001X, changing from a C8-3 District to an R7-1 District group, the area bounded by Boston Road, Hoe Avenue and East 174<sup>th</sup> Street; and establishing within the proposed R7-1 District, a C2-4 District on property bounded by Boston Road, Hoe Avenue and East 174<sup>th</sup> Street; at the next regularly scheduled meeting in June 2010. A "Public Hearing" will be scheduled to entertain said U.L.U.R.P. Application.

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**EXECUTIVE OFFICERS**

Rev. Bruce Rivera  
1<sup>st</sup> Vice-Chairperson

Rev. Idus Nunn, Jr.  
2<sup>nd</sup> Vice-Chairperson

Secretary

Juanita Hamilton  
Treasurer

Vanessa Wallace  
Sgt.-at-Arms/Parliamentarian

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 223 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)  
Name: JUTON HORSTMAN 223

Address: \_\_\_\_\_

I represent: DEPARTMENT OF CITY PLANNING

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 223 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5

(PLEASE PRINT)  
Name: CAROL SAMOL

Address: \_\_\_\_\_

I represent: DEPARTMENT OF CITY PLANNING

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/10

(PLEASE PRINT)  
Name: MICHAEL E. LEVINE

Address: \_\_\_\_\_

I represent: COMMUNITY BOARD ONE MHN

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU224

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: CARVIN JACKSON

Address: 1910 E TREMONT

I represent: TBCO

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 220

in favor  in opposition

Date: 10/5/10

(PLEASE PRINT)

Name: S. Andrew Katz

Address: c/o The Prudential Group 111 Eighth Ave, NY NY 10011

I represent: Crossings Partners LLC - Applicant

Address: 111 Eighth Ave Suite 1500, NY NY 10011

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 220

in favor  in opposition

Date: 10/5/10

(PLEASE PRINT)

Name: Ethan Goodman

Address: Wachtel + Mays

I represent: Applicant

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

For questions only THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 02-17-2010 Res. No. 02-19

[X] in favor [ ] in opposition

Date: 10/5/10

(PLEASE PRINT)

Name: Jordan Smith

Address: 200 Liberty St, 25th Fl. New York NY 10201

I represent: AECOM

Address:

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0219-2010 Res. No.

[X] in favor [ ] in opposition

Date: 10/5/10

(PLEASE PRINT)

Name: MR. ARIEL AUFBANG

Address: 7 RUBY CT JERSEY CITY NJ

I represent: HIS ARCHITECTS

Address: 121 WEST 27th ST, NY NY

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0219-2010 Res. No.

[X] in favor [ ] in opposition

Questions only

Date: 10.5.10

(PLEASE PRINT)

Name: Richard Sica

Address: 3152 Albany Crescent, Bronx NY 10463

I represent: 3500 Park LLC

Address: 3152 Albany Crescent, Bronx, NY 10463

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0219-2010 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 10/5/10

(PLEASE PRINT)

Name: Judith Gallent

Address: Bryan Cave LLP

I represent: 3500 Park Ave LLP (Applicant)

Address: 1290 Ave of Americas

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU 221  
LU 222

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

Date: 10.05.10

(PLEASE PRINT)

Name: GRACE HAN

Address: 22 READE ST. 180 PARK ROW

I represent: DEPT. OF CITY PLANNING

Address: 22 READE ST.

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 221 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: EDITH HSU CHENIAN

Address: \_\_\_\_\_

I represent: DEPARTMENT OF CITY TRANSPORTATION

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU 213

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Peter Bourbeau

Address: 3092 Full Ave Bronx NY 10467

I represent: High Haul LLC

Address: 1776 Boston Rd. Bronx 10460

Please complete this card and return to the Sergeant-at-Arms