



## **CITY PLANNING COMMISSION**

August 24, 2005 / Calendar No. 11

C 050459 HAX

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 1324, 1330, and 1334 Intervale Avenue; and 1337, 1321, 1317, 1305, and 1301 Louis Nine Boulevard, Site 8B within the Intervale-Boston Urban Renewal Area (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32, and 33); as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of two buildings, tentatively known as Louis Nine Boulevard and Intervale Avenue, with approximately 174 residential units and retail space, for families and young adults aging out of foster care, to be developed under HPD's Mixed Income Rental Program, the Housing Development Corporation's Low-Income Affordable Marketplace Program and HPD's Supportive Housing Loan Program.

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Approval of three separate matters is required:

1. the designation of property located at 1324, 1330, and 1334 Intervale Avenue (Block 2976, Lots 5, 7, and 10); 1301, 1305, 1317, 1321, and 1337 Louis Nine Boulevard (Block 2976, Lots 33, 32, 25, 20, and 15) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of such property, to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on May 12, 2005.

Approval of this application would facilitate the development of two buildings, tentatively known as Louis Nine Boulevard and Intervale Avenue, with approximately 128 residential units

for low income families, 46 apartments for young adults aging out of the foster care system, and approximately 6,834 square feet of retail space.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of eight underutilized vacant properties which tend to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## **BACKGROUND**

The Department of Housing Preservation and Development (HPD) is seeking an Urban Development Action Area Project (UDAAP) designation, project approval, and disposition of city-owned property for a site located at 1324, 1330, and 1334 Intervale Avenue and 1301, 1305, 1317, 1321, and 1337 Louis Nine Boulevard (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32, and 33) within Site 8B in the Intervale-Boston Urban Renewal Area. The project site is located in the Crotona Park East neighborhood within Community District 3 and is zoned R7-1 with a C1-2 commercial overlay.

The proposed project, tentatively known as Louis Nine Boulevard/ Intervale Avenue consists of two buildings. The first building will contain 128 residential units and 6,834 square feet of ground-floor retail space in which the developer is planning to provide local neighborhood goods and services. This building will consist of two wings: one, fronting on Intervale Avenue, will be six stories, and the other, located on Louis Nine Boulevard, which will include the retail space, will be seven stories. Thirty-seven accessory parking spaces will be provided below-grade and

will be accessed via a ramp in the building fronting Intervale Avenue. This building will receive funding from the Housing Development Corporation's Low-Income Affordable Marketplace Program. Seventy percent of the units will be affordable to families making up to 60% of the Area Median Income. Thirty percent of the units will be made available to formerly homeless families.

The second building will be four stories and will contain 46 apartments for young adults aging out of the foster care system. On-site social services will be provided including counselors, job training, and security. A 2,889 square foot open space will be provided in front of this building which will be made available to the general public. This building will receive funding from HPD's Supportive Housing Loan Program.

Both buildings will be developed pursuant to Quality Housing regulations and will provide community rooms, laundry facilities, street trees, and open space for tenant use. The developer will provide transportation to a nearby social services center for residents of each building.

The project site is currently vacant. It is adjacent to the six-story Herbert L. Brooks Senior Housing project, which was developed in 1993 as part of the Intervale-Boston Urban Renewal Area. Other uses on the block include two privately-owned single-story commercial retail buildings and one privately-owned vacant lot. The surrounding area consists of 2-7 story detached, attached, and multi-family homes, a house of worship, one single-story building used for warehousing and distribution, and neighborhood retail uses on Southern Boulevard.

The area is well-served by public transportation; the Freeman Street stop on the 2 and 5 trains is one half-block from the project site. In addition, the Bx19 bus line runs along Southern

Boulevard.

## **ENVIRONMENTAL REVIEW**

This application (C 050459 HAX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05HPD026X. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on March 18, 2005.

## **UNIFORM LAND USE REVIEW**

This application (C 050459 HAX) was certified as complete by the Department of City Planning on May 23, 2005, and was duly referred to Bronx Community Board 3 and the Bronx Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 3 held a public hearing on this application on June 14, 2005, and on that date, by a vote of 22 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Bronx Borough who issued a recommendation approving the application on July 15, 2005.

### **City Planning Commission Public Hearing**

On July 13, 2005 (Calendar No. 3), the City Planning Commission scheduled July 27, 2005 for a public hearing on this application (C 050459 HAX). The hearing was duly held on July 27, 2005 (Calendar No. 26). There were three speakers in favor and none in opposition.

The project's sponsor described the project's mix of residents; low-income, formerly homeless, and young adults aging out of foster care, the services that will be provided, and noted that the structures will include green building features. The project's architect and a representative from HPD were also in favor of the application.

There were no other speakers on the application and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application for UDAAP designation and project approval and, the disposition of city-owned property are appropriate.

This application would facilitate the development of two buildings with approximately 128 residential units for low income families, 46 apartments for young adults aging out of the foster care system, and 6,834 square feet of retail space. This proposal will bring needed new units of affordable housing to the Crotona Park East community.

The return of these vacant lots to productive use would eliminate their blighting influence on the neighborhood and would enable these city-owned properties to be developed with uses that

would serve the needs of Community District 3 and the City of New York.

**RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the proposed disposition of city-owned property located at 1324, 1330, and 1334 Intervale Avenue; and 1337, 1321, 1317, 1305, and 1301 Louis Nine Boulevard, Site 8B within the Intervale-Boston Urban Renewal Area (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32, and 33), conforms to the objectives and provisions of the Intervale-Boston Urban Renewal Plan, which was originally part of the South Bronx Urban Renewal Area and was adopted by the City Planning Commission on November 20, 1968 (CP-20526) and amended on February 5, 1992 (C 920033 HUX);

**AND BE IT FURTHER RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 1324, 1330, and 1334 Intervale Avenue; and 1337, 1321, 1317, 1305, and 1301 Louis Nine Boulevard, Site 8B within the Intervale-Boston Urban Renewal Area (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32, and 33) as an Urban Development Action Area; and

**WHEREAS**, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

**THEREFORE, BE IT FURTHER RESOLVED**, that the City Planning Commission after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act;

- a. the designation of property located 1324, 1330, and 1334 Intervale Avenue; and 1337, 1321, 1317, 1305, and 1301 Louis Nine Boulevard, Site 8B within the Intervale-Boston Urban Renewal Area (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32, and 33) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council finds that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives if any, to be provided by the municipality pursuant to Section 696 of Article 16 of the General Municipal Law is necessary to enable the project to be undertaken; and
- c. The policy is consistent with the policy and purposes stated in Section 691 of Article 16 of the General Municipal Law; and

**BE IT FURTHER RESOLVED**, the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of 1324, 1330, and 1334 Intervale Avenue; and 1337, 1321, 1317, 1305, and 1301 Louis Nine Boulevard, Site 8B within the Intervale-Boston Urban Renewal Area (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32, and 33), Community District 3, Borough of the Bronx, to a developer selected by HPD, is approved.

The above resolution (C 050459 HAX), duly adopted by the City Planning Commission on August 24, 2005 (Calendar No. 11), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO,**  
**III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,**  
**JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**