

## NOTICE

**On Wednesday, August 13, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the following co-Applicants: the New York City Economic Development Corporation (NYCEDC), 8th Regiment Partners, LLC, and the New York City Department of Citywide Administrative Services (DCAS). The Mayor’s Office of Environmental Coordination (MOEC) is acting as the CEQR Lead Agency for the environmental review. The Applicants are seeking a series of land use actions including a disposition of City-owned land (Block 3247, Lots 2 and 10) pursuant to New York City Charter Section 197-c; zoning map amendment to rezone the project block from C4-4 to M1-4A/R7-2 (MX) to allow manufacturing uses; zoning text amendment to Zoning Resolution (ZR) Section 123-90 to establish the proposed MX district; zoning text amendment to ZR Section 74-182(b) to increase permitted indoor arena capacity from 6,000 to 17,000 persons and remove specific reference to zoning sections for the modifications of signage and parking and loading provisions permitted in conjunction with such arena; special permit pursuant to ZR Section 74-182(b) to allow an indoor arena with a capacity of up to 17,000 persons and permit modification of signage requirements; special permit pursuant to ZR Section 74-195 to allow a public parking garage with a capacity of greater than 150 parking spaces; public financing by the New York City Department of Housing Preservation and Development (HPD) to facilitate the proposed permanently affordable housing units on the National Guard Site in the Kingsbridge Heights neighborhood of Bronx Community District 7 (the “Proposed Actions”). The Proposed Actions would facilitate the Proposed Project which includes up to approximately 1,230,300 gsf of new development at the Project Site, including up to 735,800 gsf on the Armory Site and the National Guard Site would be redeveloped with a new 16-story, approximately 494,500-gsf residential building including approximately 500 permanently affordable dwelling units and approximately 14,400 gsf of local retail. The Armory would be adaptively reused and reprogrammed with approximately 735,800 gsf of new uses, including approximately 84,400 gsf of community facility and cultural uses, approximately 87,800 gsf of light manufacturing space, approximately 73,000 gsf of commercial office space, a 17,000-person live event venue, and approximately 65,500 gsf of other entertainment uses. Approximately 248 public parking spaces and new loading docks would be provided in the Armory’s cellar level.**

**The Project Site includes the “Armory Site” at 1 West Kingsbridge Road (Block 3247, Lot 10), and the “National Guard Site” at 10 West 195th Street (Block 3247, Lot 2). The Project Site occupies the portion of Block 3247 that is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue.**

**The proposed project would also require other coordination and discretionary approvals from City agencies such as the NYC Landmarks Preservation Commission (LPC); since the**

**Armory is a designated New York City Landmark, the proposed changes to the exterior of the Armory and the landmark site require a Binding Report from LPC pursuant to the New York City Charter and the New York City Landmarks Law. In addition, the Proposed Project will be receiving State funding which requires review by New York State Office of Parks, Recreation, and Historic Preservation pursuant to Section 14.09 of New York State Historic Preservation Act. The project may also seek Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which is a non-discretionary action that would require consultation with the National Park Service and in coordination with the New York State Historic Preservation Office (SHPO). The proposed alterations to the Armory would be undertaken in accordance with the Secretary of Interior's Standards for Rehabilitation. In addition, because Federally appropriated Community Project Funding administered by U.S. Department of Housing and Urban Development (HUD) is anticipated, consultation with SHPO and Federally recognized Tribal Nations would be undertaken, as warranted, in accordance with Section 106 of National Historic Preservation Act. It is anticipated that the City and State would provide an investment of up to \$200 million to facilitate the proposed adaptive reuse of the Armory; \$50 million of funds from public sources may also become available for the project which are not subject to ULURP. The Build Year is 2032.**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 11:59 PM on Monday, August 25, 2025.**

**For instructions on how to submit comments and participate, both in-person and remotely, please refer to the instructions at the beginning of this agenda.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DME006X.**