Chapter 8: Urban Design and Visual Resources

A. INTRODUCTION

This chapter considers the potential of the Proposed Project to affect the urban design and visual resources of the study area. As defined in the *City Environmental Quality Review (CEQR) Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. A visual resource can include views of the waterfront, public parks, landmark structures or districts, or otherwise distinct buildings, and natural resources.

As described in Chapter 1, "Project Description," the Proposed Actions include the disposition of City-owned property, acquisition of property from New York State, a zoning map amendment, a zoning special permit, and a zoning text amendment, in addition to City, State, and Federal funding. The Proposed Actions would facilitate the Proposed Project on the Project Site which is the block bounded by West Kingsbridge Road to the south, Reservoir Avenue to the west, West 195th Street to the north, and Jerome Avenue to the east in the Kingsbridge Heights neighborhood of the Bronx (see **Figures 8-1 and 8-2**). The Project Site includes the parcel containing the vacant Kingsbridge Armory (Block 3247, Lot 10, the Armory Site) and an adjacent parcel to the north of the Armory Site that contains two free-standing National Guard buildings (Block 3247, Lot 2, the National Guard Site). The Proposed Project involves development of up to approximately 1,230,300 gross square feet (gsf) at the Project Site. The vacant Armory would be adaptively reused and reprogrammed with up to 735,800 gsf of new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person-capacity live event venue, and other entertainment uses, along with parking and loading docks. The National Guard Site would be redeveloped with a new, 16-story residential building (up to approximately 494,600 gsf) containing 500 new permanently affordable dwelling units (DUs) and approximately 14,400 gsf of ground floor retail, replacing the existing garage and office building on that site. The Proposed Project would also create approximately 64,800 square feet (sf) of new publicly accessible open space on the Project Site.

The Proposed Actions would be expected to result in physical alterations beyond those allowed by existing zoning; therefore, the Proposed Project meets the threshold for a preliminary assessment of urban design and visual resources.

PRINCIPAL CONCLUSIONS

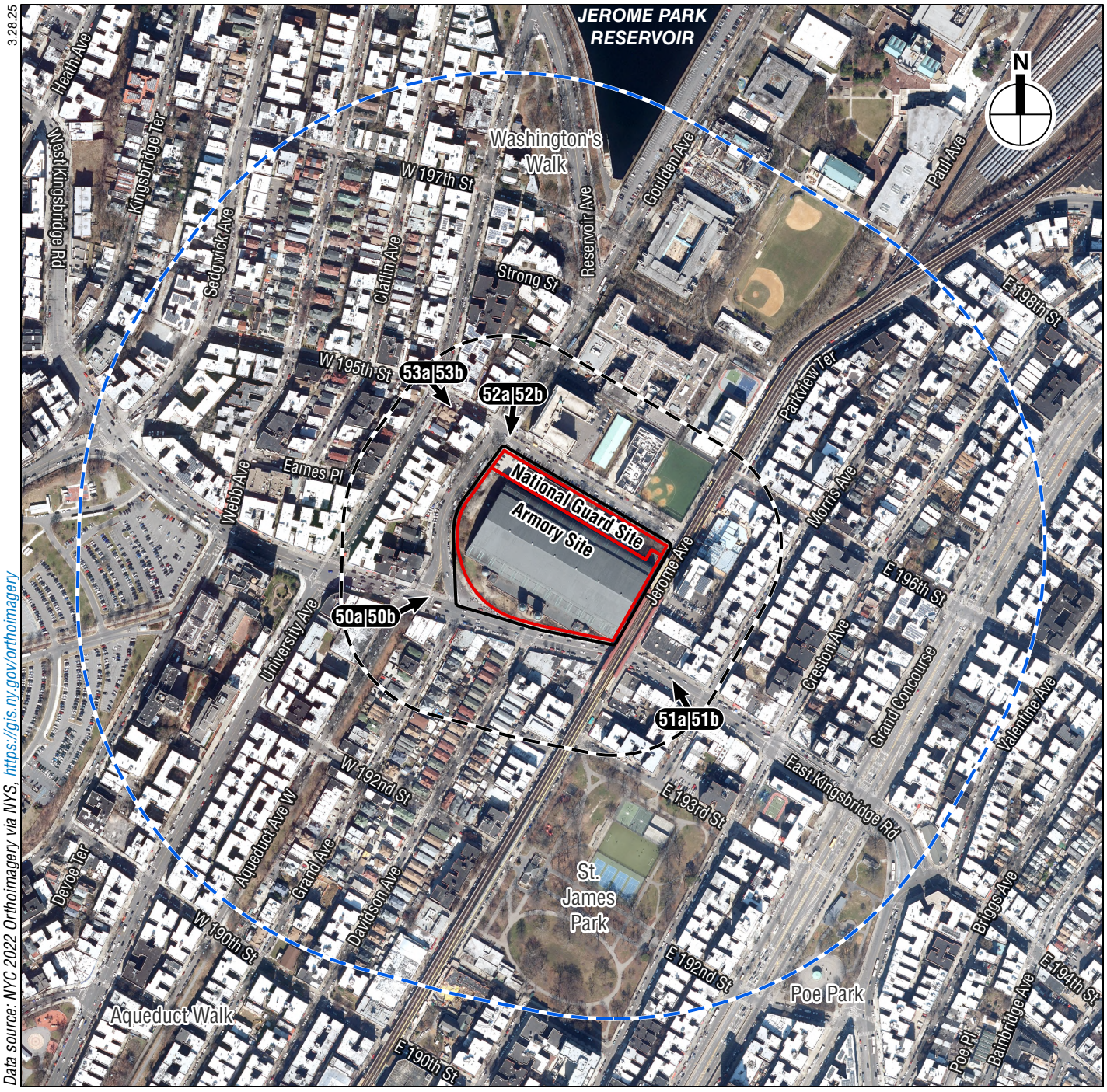
A preliminary assessment of urban design and visual resources was conducted and concluded that the Proposed Project would not result in significant adverse impacts to urban design or visual resources in the study area.



Urban Design and Visual Resources
Study Areas Photograph Key

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 8-1



Urban Design and Visual Resources Aerial Map

The adaptive reuse of the Armory would return this long-underutilized and vacant building to active uses that would enliven the Armory Site. The cleaning, repair, and restoration of the Armory would improve the building's overall appearance in the immediately surrounding area. The proposed alterations to the Armory would not affect the Armory's arrangement on the Project Site, and no new structures would be developed on the Armory Site. The Proposed Project also would not affect the bulk, form, or massing of the Armory, as there would be no significant additions to the exterior of the building. Entrances from the headhouse and on Jerome Avenue would be reopened, new entrances would be created on each façade, and the Armory's west façade entrances would be reconfigured. These changes would not adversely affect the Armory's bulk, form, or massing. These alterations would activate the sidewalks adjacent to the Armory with new pedestrian activity that would enliven the Project Site.

The redevelopment of the National Guard Site with a new 16-story residential building with ground floor retail would add new active uses on West 195th Street that would enliven the sidewalks with activity associated with the residential building, ground floor retail, and a mid-block entrance to the Armory. While the new residential building would be taller than the one- and two-story buildings it would replace, the new residential building would be sited within the context of other tall buildings, including the 124-foot-tall, 13-story building at 2720 Jerome Avenue east of the Project Site.

The Proposed Project would change the appearance of the Project Site by removing the approximately 10-foot-tall chain-link fence from the perimeter of the Project Site. The Proposed Project would also create approximately 64,800 sf of new, publicly accessible open space that would be created on the Project Site that would be largely concentrated in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road, but would also include areas along the west side of the Armory along Reservoir Avenue. The new open space would include approximately 5,100 sf that is currently within the New York City Department of Transportation (DOT) right-of-way (ROW) but is closed to vehicular traffic and functions as an informal sidewalk extension. The design and maintenance of this portion of the open space is being developed in coordination with DOT. The new open space would provide a flexible design suitable for a variety of programming and users, and would be a new publicly accessible amenity that would contribute to the pedestrian experience.

The reactivation of the Armory with new uses and new residential development on the National Guard Site would contribute to pedestrian activity on the Project Site and on the adjacent sidewalks, which would enhance the pedestrian experience of urban design. Further, the proposed new uses would be compatible with existing uses in the study area. In addition, the new publicly accessible open space would improve the pedestrian experience of the streetscape on and near the Project Site. Therefore, no significant adverse urban design impacts would result from the Proposed Project.

The cleaning, repair, and restoration of the Armory, a visual resource, and the proposed changes to the Armory Site would not adversely affect the visual prominence or views that include the Armory from nearby vantage points. The Proposed Project would not detract from the Armory's large scale, architectural character (including its towers and turrets), expansive roof and end gables. Views to the Armory from adjacent sidewalks would be enhanced by these changes. The buildings on the National Guard Site are not visual resources. The redevelopment of the National Guard Site with a new,

approximately 165-foot-tall (up to approximately 185 feet tall to the top of the bulkheads) residential building would alter certain views to the Armory from the north. However, the new building would have angled corners at the east and west ends to provide greater visibility of the Armory's north façade that would expand and maintain existing views to this visual resource from vantage points adjacent to the National Guard Site. In addition, the residential building would have a mid-block break providing views and access to the Armory's north façade and entrance. The new residential building would not obscure or obstruct notable views to the Armory as the Armory's primary facades are its south façade on West Kingsbridge Road and its west and east facades on Reservoir Road and Jerome Avenue, respectively. The new residential building would not adversely affect these views. Therefore, the Proposed Project would not adversely affect views to visual resources or view corridors on the Project Site.

With the Proposed Project, views to the viaduct for the No. 4 train would remain available from existing vantage points as this visual resource extends through the study area. While the new residential building on the National Guard Site would be tall, it would not adversely affect this visual resource which would continue to be viewed from many existing vantage points. Further, the viaduct is already located in an area that is characterized by a variety of building heights and forms.

The Proposed Project would not affect views that include the two towers of St. Nicholas of Tolentine Church as the Project Site does not have a visual or contextual relationship with this visual resource due to intervening buildings. In addition, the Proposed Project would not have the potential to obstruct views to the southern portion of the Jerome Park Reservoir and portions of the No. 4 train viaduct. The southern portion of the Jerome Park Reservoir is located beyond intervening buildings and does not have a visual or contextual relationship with the Project Site. The portions of the No. 4 train viaduct that extend through the secondary study area would not be adversely affected by the Proposed Project as the viaduct is already located within the context of buildings of different forms and massings. Further, the viaduct would continue to be visually prominent above Jerome Avenue and on east-west views from streets in the study area.

Due to distance and intervening buildings, the Proposed Project would not alter notable views along view corridors in the secondary study area which include West Kingsbridge Road, University Avenue south of West Kingsbridge Road, and the Grand Concourse. Therefore, the Proposed Project would not adversely affect views to any study area visual resources.

Overall, as detailed in the analysis below, the Proposed Project would not result in any significant adverse impacts to urban design or visual resources on the Project Site or in the study areas and a detailed analysis is not warranted.

B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the No Action condition. The Proposed Actions would result

in physical alterations, which are not allowed by existing zoning, to the Project Site, and which would be observable by pedestrians. Therefore, development facilitated by the Proposed Actions meets the threshold for a preliminary assessment of potential impacts to urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment and is generally consistent with the study area used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with CEQR methodology, the study areas for the urban design and visual resources analysis are consistent with the land use, zoning, and public policy study areas, and include a primary study area which is the area within a 400-foot radius of the Project Site and a secondary study area that extends to a quarter-mile from the Project Site. The primary study area is roughly bounded to the north by the superblock and West 196th Street, to the east by Morris Avenue, to the south by the midblock areas between West and East Kingsbridge Road and West 192nd Street, and to the west by University Avenue. The secondary study area is roughly bounded by East 198th Street, the Jerome Park Reservoir and the midblock of the Lehman College campus to the north; Valentine Avenue and East Kingsbridge Road to the east; West 190th Street to the south; and Kingsbridge Terrace to the west (see **Figures 8-1 and 8-2**).

C. EXISTING CONDITIONS

URBAN DESIGN

PROJECT SITE

The Project Site comprises an approximately 245,600-sf parcel at 1 West Kingsbridge Road (Block 3247, Lot 10, the Armory Site) that contains the vacant Armory and an approximately 50,500-sf parcel at 10 West 195th Street (Block 3247, Lot 2) that contains the National Guard Site which includes two free-standing buildings. The Project Site also includes the approximately 5,100-sf triangular paved area, raised slightly above the street level and at grade with the existing sidewalk, at the southwest corner of the Project Site that is currently within the DOT ROW (see **Figures 8-1 through 8-6**). An approximately 10-foot-tall chainlink fence surrounds the perimeter of the Project Site and contributes to the site's underutilized appearance. The outdoor areas on the Armory Site are within fence-enclosed areas that are not publicly accessible. They include a paved parking and loading area west of the Armory and approximately 20,000 sf of landscaped areas, including a mature tree canopy. The National Guard Site includes paved areas west of the garage building and both grassy and paved areas between the two National Guard buildings.

The Armory Site

The Armory Site contains the approximately 588,765-gsf Armory that has frontages on West Kingsbridge Road to the south, Reservoir Avenue to the west, and Jerome Avenue

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View northeast on West Kingsbridge Road from Aqueduct Avenue West **1**



View northwest on West Kingsbridge Road from Jerome Avenue **2**



View northeast on Reservoir Avenue toward the west façade of the Armory **3**



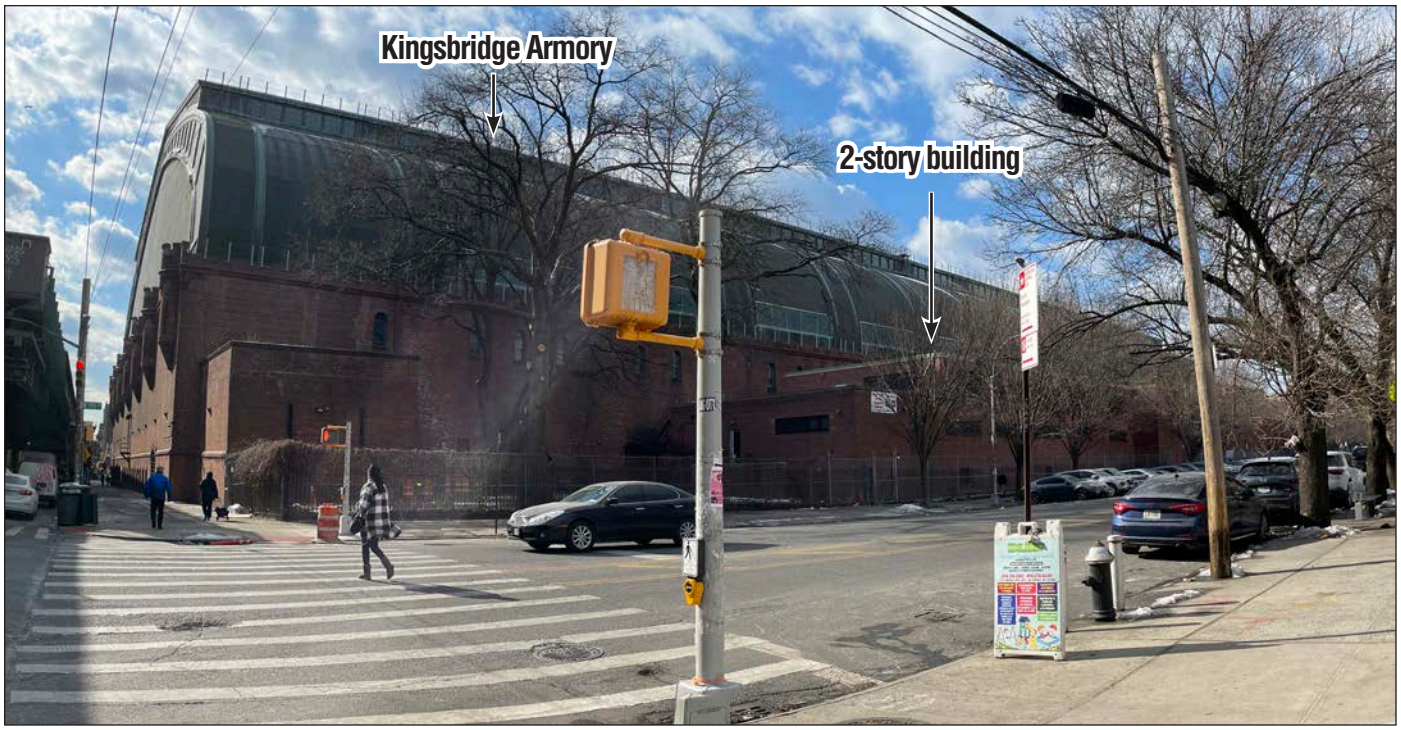
View southeast on Reservoir Avenue from West 195th Street, including the National Guard buildings and the Armory **4**

Project Site
Figure 8-4

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View of the west façade of the garage on the National Guard Site **5**



View southwest from Jerome Avenue and West 195th Street to the Armory and the National Guard buildings **6**

5.8.25



View east on West 195th Street, including the 2-story building on the National Guard Site and the Armory **7**

to the east. The Armory is a designated New York City Landmark (NYCL)[1] that is also listed on the New York State and National Registers of Historic Places (S/NR). It is one of the largest former armory buildings in the world

The Armory was designed as a medieval Romanesque-style fortress and built between 1912 and 1917 (see **Figures 8-3 through 8-6**). It is faced in red brick, with decorative brick and stone detailing and crenellated parapets. It has multiple turrets and towers, including two large, rounded towers at its primary entrance located mid-block on West Kingsbridge Road and accessed by a stone stair. Secondary entrances are located on the east, south, and north façades. The Armory's roof extends east-west with a lower vaulted portion and an upper flat portion with clerestory windows at the ridge that open to the north and south. The Armory's roof structure is expressed at its east and west ends with large windows infilled with corrugated plastic panels. The Armory's west façade includes three large garage entrances accessed from the paved area. A vehicular entrance is also located mid-block between the National Guard buildings on West 195th Street.

The National Guard Site

The National Guard Site includes two free-standing buildings fronting on West 195th Street that are currently used by the National Guard (see View 4 of **Figure 8-4**, View 6 of **Figure 8-5**, and View 7 of **Figure 8-6**). The two buildings are modestly setback from the sidewalk, with a cast iron fence and chainlink fence at the sidewalk. The western building is a one-story, approximately 12,000-gsf garage that was built between 1951 and 1954. The two-story, approximately 14,000-gsf eastern building was built in 1958 and contains offices. The buildings were constructed by the National Guard to expand the operations of the Armory.[2] Both are small, rectangular, utilitarian buildings with flat roofs and are faced in red brick. They have rectangular window openings and no decorative architectural features. The two-story building's entrance is located mid-block and is deeply recessed. The north and west facades of the one-story building each have a large garage opening with a metal roll-down door.

The two buildings are separated by a grassy area and a paved driveway that slopes down from West 195th Street providing access to the lower level of the Armory. A paved walkway provides access between the two National Guard buildings. The National Guard Site is separated from the Armory by a paved, sunken areaway that runs east-west along the north side of the Armory.

STUDY AREAS

The discussion below focuses first on the area's urban design—its basic layout and structures—and then describes its visual resources.

[1] The NYCL designation includes the entire Project Site.

[2] In the 1982 National Register nomination process to list the Armory, the National Guard buildings were identified as non-contributing structures to the historic significance of the Armory.

Primary Study Area

The primary study area is generally characterized by a mix of residential, commercial, and institutional buildings. Older mid-rise apartment buildings with larger footprints and older single- and multi-family houses and small apartment buildings with smaller footprints are located west/northwest and south of the Project Site. A church, schools, and ballfields are also located in the study area across Reservoir Avenue and West 195th Street from the Project Site. East/West Kingsbridge Road and Jerome Avenue are characterized by commercial buildings, most of which have larger footprints but are one- and two-story buildings. A newer residential building with a school on its lower floors is located on the east side of Jerome Avenue (see **Figures 8-1 and 8-2 and Figures 8-7 through 8-14**). Jerome Avenue extends north-south through the study area, has the No. 4 train viaduct spanning above it, and separates East and West Kingsbridge Road.

Sidewalks on East/West Kingsbridge Road are generally wide; narrower sidewalks are located on the more residential streets that have less pedestrian traffic. Many of the ground-floor retail businesses on East/West Kingsbridge Road and Jerome Avenue have storefronts with colorful awnings; some have projecting signs extending above the sidewalk (see **Figures 8-11 through 8-13**). Vending kiosks and carts are located on East/West Kingsbridge Road and Jerome Avenue, particularly in the vicinity of the Kingsbridge Road subway station. Street furniture in the study area includes standard LinkNYC kiosks; Citi Bike docking stations and bike racks; bus stop signs and shelters; sidewalk fences; metal cobra head street lights; wayfinding signage; parking meters; trash cans; newspaper boxes; fire hydrants; and mailboxes. On-street parallel parking is permitted throughout the study area, with angled parking on the portion of West 195th Street between Jerome and Reservoir Avenues. As described above, there are street trees at the Barnhill Square and along most streets in the study area, with University and Reservoir Avenues having the most street trees.

Streets

The streets in the primary study area generally follow an angled grid pattern, with West Kingsbridge Road and Reservoir Avenue having curved alignments that contribute to a variety of block shapes and sizes. Avenues run north-south and streets generally extend east-west. East/West Kingsbridge Road, Reservoir Avenue, and Jerome Avenue are 100-foot-wide streets in the primary study area. University Avenue is 80 feet wide. Other streets in the primary study area are narrower at 60 feet wide. Aqueduct Avenue is 50 feet wide and has buildings only on the west side of the street. The No. 4 train viaduct spans above Jerome Avenue through the primary and secondary study areas. Jerome Avenue also separates Kingsbridge Road into its east and west sections (see **Figures 8-1 and 8-2**).

West Kingsbridge Road extends along the Project Site to the south. It has a slight southwest curve that shifts the street grid; only one block of East Kingsbridge Road is in the study area. Kingsbridge Road carries two lanes of traffic in each direction and has curbside parking. It is a wide roadway that includes several bus routes. Kingsbridge Road sidewalks are wide and have a variety of street furniture, including bus stops and bus shelters; wayfinding signage, and vending kiosks and carts (see **Figure 8-11** and **Figure 8-12**). Street trees are located on both sides of Kingsbridge Road but are limited, with mature street trees on the sidewalk adjacent to the Project Site between Reservoir and Jerome Avenues.



View southeast on West 195th Street and University Avenue **8**



View southwest on University Avenue **9**

Primary Study Area



View southwest on University Avenue and Eames Place **10**



View north on University Avenue **11**

Primary Study Area
Figure 8-8

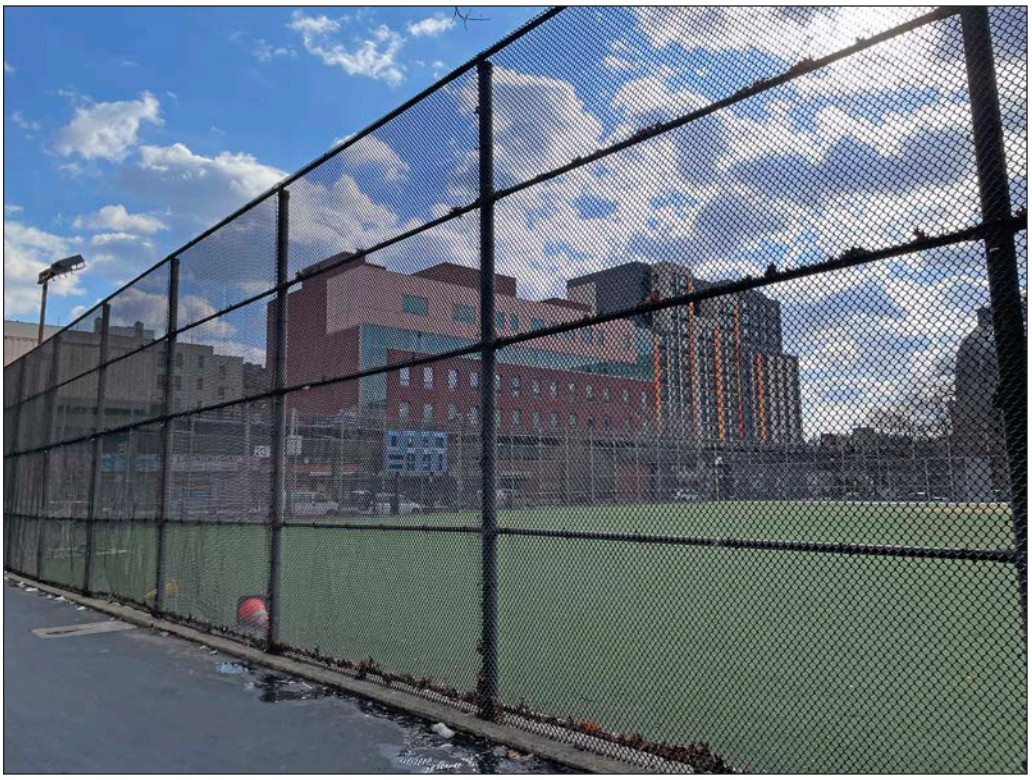


View south on Davidson Avenue **12**



View northwest from Jerome Avenue toward the Project Site, ballfields, and school buildings located beyond the No. 4 train viaduct **13**

Primary Study Area



View southeast from east-west pedestrian walkway on the superblock north of West 195th Street **14**



View north on Reservoir Avenue across from the Project Site **15**

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View east on West Kingsbridge Road from Reservoir Avenue **16**



View west on East Kingsbridge Road from Morris Avenue **17**



View east on East Kingsbridge Road from east of Jerome Avenue **18**



View southwest from East Kingsbridge Road and Jerome Avenue **19**



View northwest on Jerome Avenue from East 193rd Street **20**



View north on Jerome Avenue from East Kingsbridge Road, including the Kingsbridge Road Station on the No. 4 train line **21**



View west toward the Armory's east façade from the Kingsbridge Road Station platform **22**



View northwest toward the Armory's east façade from the Kingsbridge Road Station platform **23**

Reservoir Avenue curves along the west side of the Project Site (see **Figures 8-1, 8-2,** and View 15 of **Figure 8-10**). At West Kingsbridge Road, Reservoir Avenue is divided by the Barnhill Square, a small, triangular traffic island with trees and benches, surrounded by a low, decorative fence (see View 16 of **Figure 8-11**). The portion of Reservoir Road west of the triangle terminates on the north side of West Kingsbridge Road, while the eastern portion curves to the east and then merges with West Kingsbridge Road. Reservoir Road carries two lanes of traffic in each direction and has curbside parking. It is a wide roadway that includes bus routes with bus stop signage. It has wide sidewalks and mature street trees. Street furniture is limited to fire hydrants and street lights.

Jermone Avenue extends along the east side of the Project Site and is a wide street that is characterized by the No. 4 train viaduct that spans above it, with the viaduct's steel columns separating vehicular lanes. The Kingsbridge Road subway station is an elevated station with open-air platforms. The station is accessed from four stairs in the sidewalks on the east and west sides of Jermone Avenue between Kingsbridge Road and West 195th Street. The station's elevated platform is directly adjacent to the Armory's east facade between West Kingsbridge Road and West 195th Street (see **Figures 8-13 and 8-14**).

West 195th Street is a 60-foot-wide street on the north side of the Project Site (see **Figures 8-1, 8-2,** View 6 of **Figure 8-5**, View 7 of **Figure 8-6**, and View 8 of **Figure 8-7**). It carries two-way traffic and has curbside parking, with parallel parking on the north side and angled parking on the south side of the street. West 195th Street is on a bus route with bus stop signage. Mature street trees are on both sides of the street. There are overhead electrical lines and electric poles on the segment of West 195th Street between Jerome and Reservoir Avenues. West 195th Street terminates at Jerome Avenue but continues west of University Avenue where it turns slightly to the southwest.

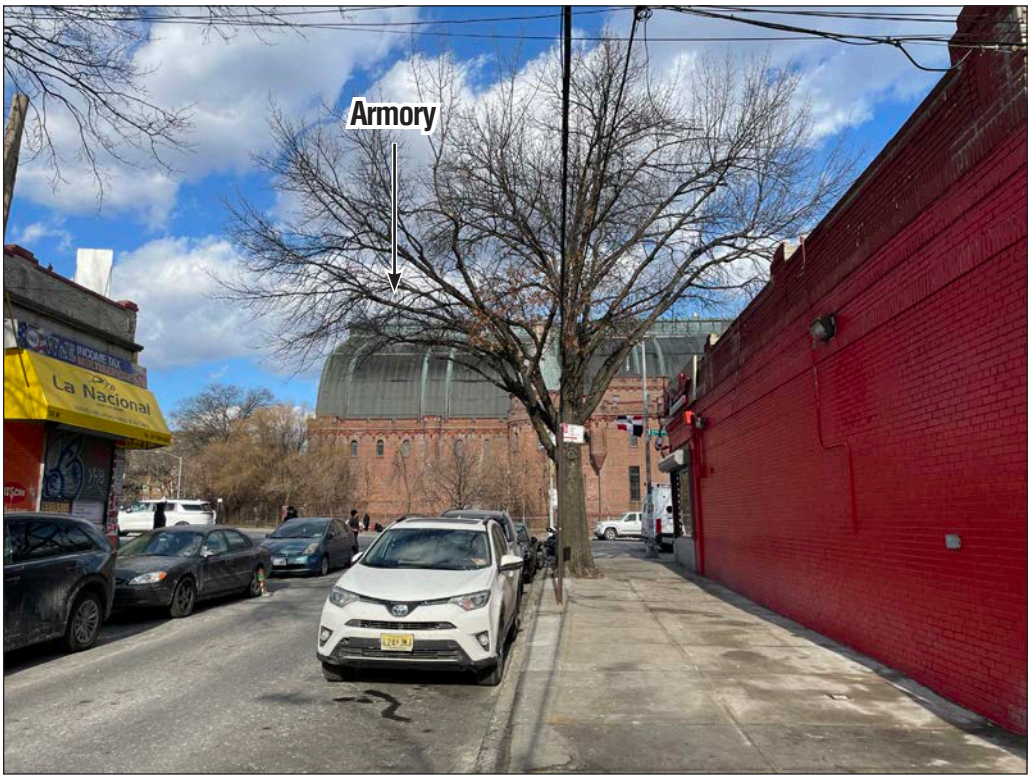
Most streets in the study area carry two-way traffic, however, Aqueduct Avenue West and Grand, Davidson, and Morris Avenues allow one-way traffic only (see **Figure 8-15**). All streets in the study area have curbside parking on both sides of the street. Reservoir Avenue has bicycle lanes on both sides of the street, and University Avenue has a bicycle lane on the east side of the street north of West 195th Street. A Citi Bike station is located on Jerome Avenue north of West 195th Street.

While the streets generally follow an angled grid pattern, the curves of West Kingsbridge Road and Reservoir Avenue create a variety of block shapes and sizes (see **Figures 8-1 and 8-2**). The southwest bend of West Kingsbridge Road west of Jerome Avenue creates irregular block ends at the north and south sides of this section of West Kingsbridge Road. The block north of West 195th Street between Jerome and Reservoir Avenues is a superblock; its northern boundary is 238th Boulevard, outside the primary and secondary study areas. There is an east-west pedestrian walkway through the superblock, extending the general route of West 196th Street, which terminates at the west side of Jerome Avenue. East of Jerome Avenue, the grid street pattern creates rectangular and square blocks.

Buildings

The primary study area is generally characterized by a mix of smaller commercial buildings, apartment buildings with large footprints, detached and semi-detached houses, and institutional buildings. East/West Kingsbridge Road, as the primary commercial corridor through the study area, includes one- and two-story commercial buildings and

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View north on Grand Avenue from south of West Kingsbridge Road **24**



View north on Davidson Avenue from south of West Kingsbridge Road **25**

five- and six-story residential buildings that are built to the sidewalk and have ground-floor retail. Jerome Avenue also includes commercial and residential buildings with ground floor retail. The buildings on East/West Kingsbridge Road and Jerome Avenue are generally attached commercial buildings or apartment buildings with ground-floor retail uses, including bodegas, pharmacies, and restaurants (see View 17 of **Figure 8-11**, **Figure 8-12**, and View 20 of **Figure 8-13**). Most of the houses and institutional buildings in the study area are older structures, while the one- and two-story commercial buildings include a mix of older and newer structures. Most buildings in the study area are faced in brick or stone and rise without setbacks. The two- and three-story detached and semi-detached houses are generally set back from the sidewalk behind small grassy or paved yards. The larger apartment buildings in the study area are attached buildings that occupy their entire lots (see **Figures 8-7 and 8-8,** and View 12 of **Figure 8-9**).

Buildings in the study area have a variety of footprint sizes and shapes. Most of the smaller buildings occupy lots that are generally rectangular but vary in size (see **Figure 8-1**). Smaller commercial buildings are generally attached buildings, while the houses are free-standing and semi-detached buildings. The larger buildings generally are built to the sidewalk and occupy most of their lots; however, the institutional buildings on the superblock north of West 195th Street are free-standing buildings with large footprints.

Residential buildings are located northwest/west, south, and east of the Project Site and include free-standing and semi-detached houses, and larger apartment buildings (see **Figures 8-1 and 8-2**). Most houses are older, brick-faced buildings that have narrow driveways and are set back from the sidewalk, beyond small, paved yards set within masonry and metal fences. Houses are two and three stories with rectangular footprints, with most houses located on Reservoir and University Avenues to the west and Grand and Davidson Avenues to the south (see **Figure 8-7** and View 12 of **Figure 8-9**). Apartment buildings are generally older, attached buildings that have five to six stories, large footprints, and are faced in red or buff-colored brick. Most apartment buildings are located in the northwest/west portion of the study area on Reservoir and University Avenues, to the west on West Kingsbridge Road, and to the east on Jerome and Morris Avenues (see **Figures 8-7, 8-8, and 8-10**) Located at 2700 Jerome Avenue is a 13-story apartment building on the east side of Jerome Avenue beyond the No. 4 train viaduct from the Project Site. It is faced in dark brick with orange detailing. Adjacent to the residential building, at 2720 Jerome Avenue, is the KIPP Inquire Elementary School, which is clad in a mix of brick and glass. In general, apartment buildings are built to the sidewalk; some have decorative walls with planters and recessed entrances. Apartment buildings with frontages on West Kingsbridge Road have ground floor retail (see View 17 of **Figure 8-11** and **Figure 8-12**). Three study area apartment buildings are historic architectural resources—a seven-story Beaux-Arts building from 1927 at University Towers at 2685 University Avenue; a six-story Art Moderne building from ca. 1937 at 2727 University Avenue, and a six-story Art Deco building from 1936 at 2751 University Avenue (see View 12 of Figure 7-7, Views 13 and 14 of Figure 7-8 and View 15 of Figure 7-9 of Chapter 7, “Historic and Cultural Resources”).

Institutional buildings in the study area include a church and five school buildings. The Fordham Manor Reformed Church, located at 2711 Reservoir Avenue across Reservoir Avenue from the Project Site, is an older building faced in red brick with a center entrance and a pitched roof with a brick and copper steeple (see View 15 of **Figure 8-10**). Other institutional buildings are concentrated on the superblock north of the Project Site. They

include three buildings that are oriented toward West 195th Street, across from the Project Site—Public School (P.S.) 86 at 2756 Reservoir Avenue and its one-story outbuilding mid-block on West 195th Street, and the P.S. 340 Annex at 25 West 195th Street (see View 13 of **Figure 8-9**). P.S. 86 is a five-story, older tan brick U-shaped building with terra cotta detailing. It is currently obscured by scaffolding and a sidewalk shed. The school's main entrance is on Reservoir Avenue. P.S. 86's one-story outbuilding is located between P.S. 86 and the P.S. 340 Annex. The outbuilding is faced in red corrugated metal and has a pitched roof. The P.S. 340 Annex is a three-story, free-standing school, located north of the project site across West 195th Street. Its main entrance is at the building's northwest corner, accessible by a paved walkway. The building is faced in tan and brown brick with a gray cinder-block base. Two other institutional buildings on the superblock—Walton High School and P.S. 340—are located farther north beyond these buildings and are oriented toward Reservoir and Jerome Avenues. Walton High School is a large, three-story, older school building located north of the three educational buildings described above. It is faced in tan brick and has narrow, vertical windows on its primary, Reservoir Avenue façade (see Views 7 and 8 of Figure 7-5 and View 9 of Figure 7-6 of Chapter 7, "Historic and Cultural Resources"). P.S. 340 is a four-story building faced in brick with punched window openings and has a deeply-recessed primary entrance from the West 196th Street walkway. The buildings on the superblock are set within a context of paved walkways, turf ball fields, and grassy landscaping (see View 13 of **Figure 8-9**). Other institutional buildings in the study area are located in the secondary study area as described below.

Open Space and Natural Features

The institutional superblock north of West 195th Street includes open spaces associated with the schools, including a playground, paved and turf ball fields, and grassy landscaped areas. The superblock has a four- to six-foot-tall cast iron fence along the southern and western perimeters of the school properties, on West 195th Street and Reservoir Avenue. A taller, 15- to 20-foot-tall chain-link fence is along the southern and eastern perimeter of the property on West 195th Street and Jerome Avenue, adjacent to the ball fields (see View 13 of **Figure 8-9** and View 14 of **Figure 8-10**).

The Barnhill Square traffic island southwest of the Armory Site at West Kingsbridge Road and Reservoir Avenue contains trees, plantings, and bench seating (see View 16 of **Figure 8-11**). A segment of the Old Croton Aqueduct extends south through the primary study area on the east side of Aqueduct Avenue West, starting at West Kingsbridge Road. Known as "Aqueduct Walk," this area is a narrow grassy strip with mature trees and seating along the sidewalk (see Views 26 and 27 of **Figure 8-16**). A portion of St. James Park is located in the primary study area. This approximately 11-acre landscaped park has grassy lawns, mature trees, a playground, the St. James Recreation Center, paved walkways, a dog run, and basketball, tennis, and handball courts.

Other natural features include street trees, with University and Reservoir Avenues having the most street trees, including many mature street trees that provide a tree canopy.

There are changes in topography in the primary study area. The portions of University Avenue and West 195th Street west of Reservoir Avenue gradually slope up to the north and west, respectively, and are at higher elevations than the study area to the south and east of these streets. Morris Avenue slopes gradually up to the north from East



View north on Aqueduct Avenue West along Aqueduct Walk **26**



View south on Aqueduct Avenue West along Aqueduct Walk from East 192nd Street **27**

Primary Study Area

Kingsbridge Road and East 196th Street slopes gradually down to the east, toward Jerome Avenue.

Secondary Study Area

As described below, the secondary study area has a similar overall urban design character as the primary study area, with residential and commercial buildings on West/East Kingsbridge Road, primarily residential buildings in the northwest/north, south, and east portions of the secondary study area. The secondary study area also includes institutional buildings and campuses, along with open spaces. Grand Concourse is a wide, primary north-south street that extends through the eastern portion of the secondary study area (see **Figures 8-1 and 8-2 and Figures 8-17 through 8-27**).

Streets

The streets in the secondary study area create an irregular grid pattern with varied block shapes and sizes (see **Figures 8-1 and 8-2 and Figures 8-17**). West of University Avenue, West Kingsbridge Road curves to the south. East of Creston Avenue, East Kingsbridge Road splits and two lanes extend through a tunnel below Grand Concourse; two additional lanes extend east and cross Grand Concourse at street level (see View 48 of **Figure 8-27**). East of Grand Concourse, the tunnel reaches street level and East Kingsbridge Road curves sharply to the southeast, along the east side of Poe Park. North of Strong Street, Reservoir Avenue divides and extends to the north along the west side of the Jerome Park Reservoir; Goulden Avenue extends along the east side of the reservoir. North of East 196th Street, Jerome Avenue curves to the east. St. James Park is located in the southeast portion of the secondary study area. Streets and Avenues terminate at the edges of the park, resulting in short streets and irregular block shapes and sizes.

Like the primary study area, East/West Kingsbridge Road, Reservoir Avenue, and Jerome Avenue are 100-foot-wide streets. The portion of University Avenue south of West Kingsbridge Road is 100 feet wide. Grand Concourse is 182 feet wide. It has raised medians that separate four center travel lanes from two outer travel lanes, each of which includes a dedicated bus lane and bike lane in each direction. Other streets are narrower at 50 and 60 feet wide. Aqueduct Avenue is 50 feet wide and has buildings only on the west side of the street. The east side of the street includes the linear park which abuts the rear of lots of the east that front on Grand Avenue. The No. 4 train viaduct spans above Jerome Avenue through the study area (see View 49 of **Figure 8-27**).

Sidewalks and street furniture in the secondary study area are consistent with those in the primary study area. Subway station entrances for the Kingsbridge Road Station on the B and D subway lines are located in the east and west sidewalks on Grand Concourse on the north side of East Kingsbridge Road, on the southeast corner of East 196th Street, and the northwest corner of East 196th Street. An elevator is located in the sidewalk on the east side of Grand Concourse north of East Kingsbridge Road.

Buildings

Consistent with the primary study area, the secondary study area is primarily characterized by older residential buildings to the northwest/west, south, and east (see **Figures 8-17 through 8-21**). The residential buildings to the northwest/west include free-standing and attached houses with smaller footprints that are located among five- to seven-story apartment buildings with large footprints. Apartment buildings on West



View west on West 197th Street at Clafin Avenue **28**

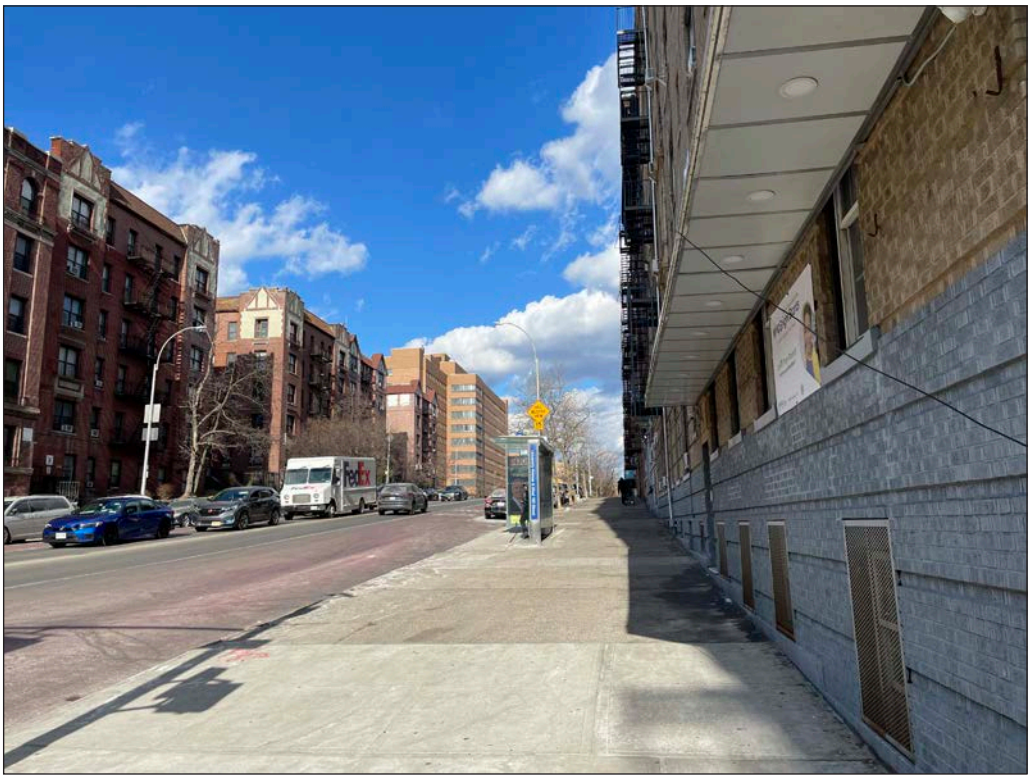


View northeast on West Kingsbridge Road from Webb Avenue **29**

Secondary Study Area
Figure 8-17



View northwest from West Kingsbridge Road and Webb Avenue **30**



View northwest on University Avenue from West 190th Street **31**

Secondary Study Area
Figure 8-18



View southwest on University Avenue from West 190th Street **32**



View west on West 192nd Street from Davidson Avenue **33**

Secondary Study Area
Figure 8-19



View northwest on Grand Concourse from north of East 192nd Street **34**



View northwest on Grand Concourse from between East Kingsbridge Road and East 196th Street **35**



View south on Grand Concourse from between East Kingsbridge Road and East 196th Street **36**



View west on East 196th Street from Creston Avenue **37**

Secondary Study Area



View southeast on Goulden Avenue toward the Lehman College Campus **38**



View southeast on West Kingsbridge Road toward the James J. Peters Veterans Affairs (VA) Medical Center **39**



View southeast on West Kingsbridge Road toward the Jewish Home Lifecare (also known as the Harry and Jeanette Weinberg Campus) **40**



View northwest across the Jerome Park Reservoir from Reservoir Road **41**



View south on Reservoir Road along Washington's Walk **42**



View east on West 192nd Street to the entrance to St. James Park **43**

Secondary Study Area



View east across St. James Park **44**



View southeast across St. James Park **45**

Secondary Study Area
Figure 8-25



View southwest across Poe Park **46**



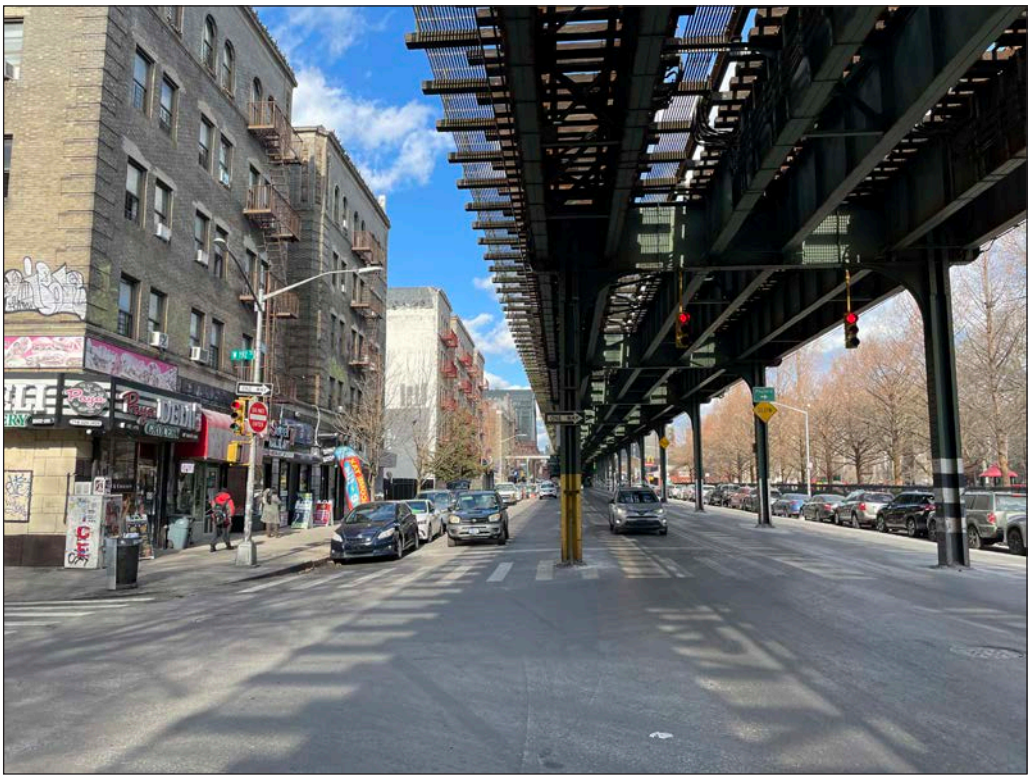
View northeast across Poe Park **47**

Secondary Study Area

Figure 8-26



View east on East Kingsbridge Road from Creston Avenue where the road splits with two lanes extending through a tunnel below Grand Concourse and two lanes extending across Grand Concourse at street level **48**



View north on Jerome Avenue from West 192nd Street **49**

Kingsbridge Road generally have ground floor retail. Residential buildings south of West/East Kingsbridge Road include a mix of free-standing and attached houses with small footprints and apartment buildings with larger footprints. Apartment buildings are concentrated on University, Aqueduct, and Jerome Avenues, with houses generally located on Grand and Davidson Avenues.

There are several institutions with large campuses in the secondary study area. The Walton Campus at 2780 Reservoir Avenue is located north of P.S. 86 on the superblock north of the Project Site. The campus includes the three-story Walton High School that houses five high schools within the building. North of the Walton Campus, also on the same superblock, is the Lehman College Campus, which extends north from West 197th Street between Goulden and Paul Avenues (see View 38 of **Figure 8-22**). Lehman College is part of the City University of New York (CUNY) system; several college buildings, ballfields, and part of the campus lawn are within the secondary study area.

Two institutional campuses are located in the secondary study area south of West Kingsbridge Road between University and Sedgewick Avenues—the James J. Peters Veterans Affairs (VA) Medical Center and the Bronx campus of Jewish Home Lifecare, an eldercare organization (also known as the Harry and Jeanette Weinberg Campus). A small portion of the Medical Center's campus is located in the secondary study area and includes a large, paved parking lot oriented toward West Kingsbridge Road and Webb Avenue (see View 39 of **Figure 8-22**). Beyond the parking lot—and outside the secondary study area—is the Medical Center's four-story building that has a large, wide V-footprint oriented toward Webb Avenue. The buildings that are part of the Jewish Home Lifecare facility include a mix of buildings from the 1970s through the early 2000s, all of which are six- to 12-story buildings with large footprints (see View 40 of **Figure 8-23**).

The secondary study area also includes three institutional facilities northwest of the Project Site—the small, one-story Bethel Community Church at 2716 Claflin Avenue; the one-story, rectangular Jerome Park Branch of the New York Public Library at 118 Eames Place; P.S. 307 at 124 Eames Place comprising a three-story older portion and a newer three-story addition. Located on the west side of Jerome Avenue between West 190th and West 192 Street are the one- and two-story Jerome Station of the U.S. Post Office at 2549 Jerome Avenue and a long, rectangular two-story older building that is part of Monroe College at 2501 Jerome Avenue.

Natural Features and Open Space

Natural features and open spaces in the secondary study area include the southern portion of the Jerome Park Reservoir, a 94-acre reservoir that contributes to New York City's water supply system and is not publicly accessible. The reservoir is located northwest of the Project Site (see View 41 of **Figure 8-23**). Washington's Walk is located across Reservoir Avenue from the Jerome Park Reservoir and is a narrow and hilly, landscaped park with walking paths, benches, and rock outcroppings (see View 42 of **Figure 8-24**). The park connects to the Strong Street Playground, which is being reconstructed with new play equipment, trees, and plantings. A portion of Aqueduct Walk, a linear park with benches and landscaping that extends north-south along the east side of Aqueduct Avenue West between West Kingsbridge Road and West 190th Street (see **Figure 8-16**).

The approximately 11-acre St. James Park is in the southeast part of the secondary study area. It is bounded by East 193rd Street to the north, Creston Avenue to the east, East

190th Street to the south, and Jerome Avenue to the west (see View 42 of **Figure 8-24 and Figure 8-25**). The park contains basketball courts, handball courts, tennis courts, soccer fields, playground areas, a dog run, benches, and lawn areas. The St. James Recreation Center is located in the western portion of the park, oriented toward Jerome Avenue and provides fitness facilities, classrooms, an auditorium, and other community amenities. Poe Park is another open space, located on the east side of Grand Concourse south of East Kingsbridge Road (see **Figure 8-26**). It includes a visitor center, the small, one-and-a-half-story Poe Cottage, a gazebo, and playground equipment, along with walkways and landscaping.

VISUAL RESOURCES AND VIEW CORRIDORS

PROJECT SITE

The *CEQR Technical Manual* defines a visual resource as the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

The Kingsbridge Armory is a visual resource on the Project Site. It is architecturally distinguished and visually prominent. The Armory's large scale, medieval Romanesque fortress-like design with towers and turrets, and expansive roof and end gables distinguish it from other buildings in the study area and make it visually prominent from vantage points within the study area (see **Figures 8-3** through **8-6, 8-11, 8-14** through **8-17**).

The one- and two-story National Guard buildings are not architecturally distinctive nor are they visually prominent. These buildings are small in scale and have limited visibility beyond immediate vantage points on Reservoir Avenue, West 195th Street, and Jerome Avenue. Therefore, the National Guard buildings are not considered visual resources.

STUDY AREAS

Primary Study Area

There is one visual resource in the primary study area—the viaduct for the No. 4 train which extends above Jerome Avenue and continues north-south through the primary and secondary study areas. The elevated platform for the Kingsbridge Road station on then No. 4 line is located immediately east of the Armory between East/West Kingsbridge Road and West 195th Street. Two sets of stairs provide access to the Kingsbridge Road station, from the east and west sidewalks of Jerome Avenue in the area between East/West Kingsbridge Road and West 195th Street. The viaduct physically and visually limits views through the study area (see View 17 of **Figure 8-11**, View 19 of **Figure 8-12**, and **Figures 8-13** and **8-14**).

North-south views in the study area are generally limited to the buildings lining both sides of the streets. Views north on University Avenue continue beyond the study area but terminate at the trees and landscaping around the Jerome Park Reservoir; views south on University Avenue extend beyond the study area and include St. Nicholas of Tolentine Church at 2345 University Avenue, a visual resource described below (see View 32 of **Figure 8-19**). Views north and south on Reservoir Avenue are obscured due to the curve

in the road between West Kingsbridge Road and West 195th Street. Longer views are further limited where the road divides north the study area, at Strong Street, and at the intersection of West Kingsbridge Road. Views north on Aqueduct Avenue West terminate at apartment buildings on the north side of West Kingsbridge Road; views north on Grand and Davidson Avenues also terminate at West Kingsbridge Road but include views to the Armory (see **Figure 8-16**). Views south on these streets continue for longer distances but without any notable focal points. Views north and south on Jerome Avenue continue for long distances but are obscured by the columns of the viaduct structure that extends above Jerome Avenue (see View 49 of **Figure 8-27**). The resulting shadow below the viaduct also obscures views north and south on Jerome Avenue.

Because the superblock north of West 195th Street includes several ball fields, views southwest on Jerome Avenue extend through the superblock to include views to the upper portion of the Armory's north façade and the two National Guard buildings on the south side of West 195th Street (see View 14 of **Figure 8-10**). Views to the Project Site are also available from the No. 4 elevated train platform above Jerome Avenue east of the Project Site (see View 19 of **figure 8-12** and **Figures 8-13 and 8-14**). Views north on Morris Avenue are uninterrupted, however, views south on Morris Avenue terminate at St. James Park. West of Jerome Avenue, views west on West Kingsbridge Road continue for long distances, though some views are limited by the curve of the road. Also because of the curve in the road, some views east on West Kingsbridge Road from west of the Project Site include views to the Armory. Other views east include the viaduct for the No. 4 train (see View 16 of **Figure 8-11**). East of Jerome Avenue, views west are largely obstructed by the No. 4 train viaduct, while views east continue for longer distances. Views west on East Kingsbridge Road include the upper, end gable of the Armory (see View 17 of **Figure 8-11**).

As described above, the No. 4 train viaduct is a visual resource in the study area as it spans above Jerome Avenue and is visible in views north and south on Jerome Avenue and also in views east and west across the study area's east-west streets (see View 19 of **figure 8-12** and **Figures 8-13 and 8-14**). There are no other visual resources in the primary study area.

There is one visual resource located outside the primary study area that is visible from within the primary study area—two towers of St. Nicholas of Tolentine Church at 2345 University Avenue at Fordham Road (see View 32 of **Figure 8-19**). Due to the higher elevation of University Avenue in the primary study area, the neo-Gothic church is visible in views south on University Avenue from as far away as West 195th Street.

Secondary Study Area

Visual resources in the secondary study area include the southern portion of the Jerome Park Reservoir which is located northwest of the Project Site north of Strong Street where Reservoir and Goulden Avenues divide. The 94-acre reservoir contributes to New York City's water supply system; it is not publicly accessible and is enclosed by a chainlink fence. However, the reservoir affords views to and through this part of the secondary study area, with longer views to areas outside the study area to the north (see View 41 of **Figure 8-23**). The No. 4 train viaduct is a visual resource in the secondary study area that is visible in views north and south on Jerome Avenue and also in views east and west across the study area's east-west streets (see View 49 of **Figure 8-27**).

View corridors in the secondary study area include West Kingsbridge Road, University Avenue south of West Kingsbridge Road, and the Grand Concourse. Views on West Kingsbridge Road from vantage points west of Jerome Avenue include the Kingsbridge Armory and longer westward views that include larger apartment buildings to the northwest and institutional buildings to the southwest. Longer east-west views on Kingsbridge Road terminate at the viaduct for the No. 4 train that extends north-south above Jerome Avenue. Southward views on University Avenue from vantage points sound of West Kingsbridge Road include several larger apartment and institutional buildings, with longer uninterrupted views of more distant taller buildings located outside the study area, including the two towers of St. Nicholas of Tolentine Church at 2345 University Avenue at Fordham Road. The Grand Concourse is another view corridor that, because of its width, provides long, interrupted north-south views (see **Figure 8-20** and View 36 of **Figure 8-21**). These views are characterized by large, older apartment building most of which are faced in brick and have decorative architectural detailing.

There are no other notable view corridors or visual resources in the secondary study area.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT[3]

PROJECT SITE

Absent the Proposed Project, in the No Action condition, none of the Proposed Actions would be sought or approved, and the Project Site would remain unchanged from its current state. The Armory would remain vacant and substantially underutilized and the two existing National Guard buildings would remain on the Project Site and in use by the National Guard. The adaptive reuse of the Armory would not be implemented and the National Guard Site would not be redeveloped.

STUDY AREAS

Primary and Secondary Study Areas

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” there are 13 development projects in the study areas anticipated to be complete by the 2032 build year. Most of the proposed development projects are residential buildings, including a 12-story building at 2702 Creston Avenue, a nine-story mixed-use building at 2769 Creston Avenue, a six-story residential building at 2758 Creston Avenue, and a 12-story mixed-use building at 2680 Morris Avenue. These No Build developments, and others that are located at greater distances, are listed in Table 2-2 and shown in Figure 2-3.

[3] Illustrative comparative renderings showing the No Action and With Action conditions are provided in **Figures 8-37 through 8-40**.

E. THE FUTURE WITH THE PROPOSED PROJECT[4]

URBAN DESIGN

PROJECT SITE

With the Proposed Actions, the long-underutilized and vacant Armory would be returned to active uses and the National Guard Site would be redeveloped with a new residential building with ground floor retail. In addition, in the Future with the Proposed Project, the approximately ten-foot-tall chainlink fence would be removed from the perimeter of the Project Site and approximately 64,800 sf of publicly accessible open space would be created on the Project Site, including approximately 5,100 sf that is currently within the DOT ROW. With the Proposed Project, the proposed changes to the Project Site would enhance the pedestrian experience of urban design.

Armory Site

In the Future with the Proposed Project, the Armory would be adaptively reused and reprogrammed with a mix of new uses including community facility and cultural space, light manufacturing space, commercial office space, a live event venue, and other entertainment uses, along with parking and loading docks within the Armory's cellar level (see **Figure 8-28 through 8-36**).

The Proposed Project would not result in any changes to the Armory's massing or height. It is anticipated that solar panels and skylights would be installed on the roof which would not be visible from pedestrian vantage points. With the Proposed Project, the Armory's facades would be cleaned, repaired and restored where needed which would improve the overall appearance of the Armory (see **Figures 8-28 and 8-36**). Further, the corrugated plastic panels on the Armory's east and west end gable window openings would be replaced with transparent glass that would further improve the appearance of the Armory.

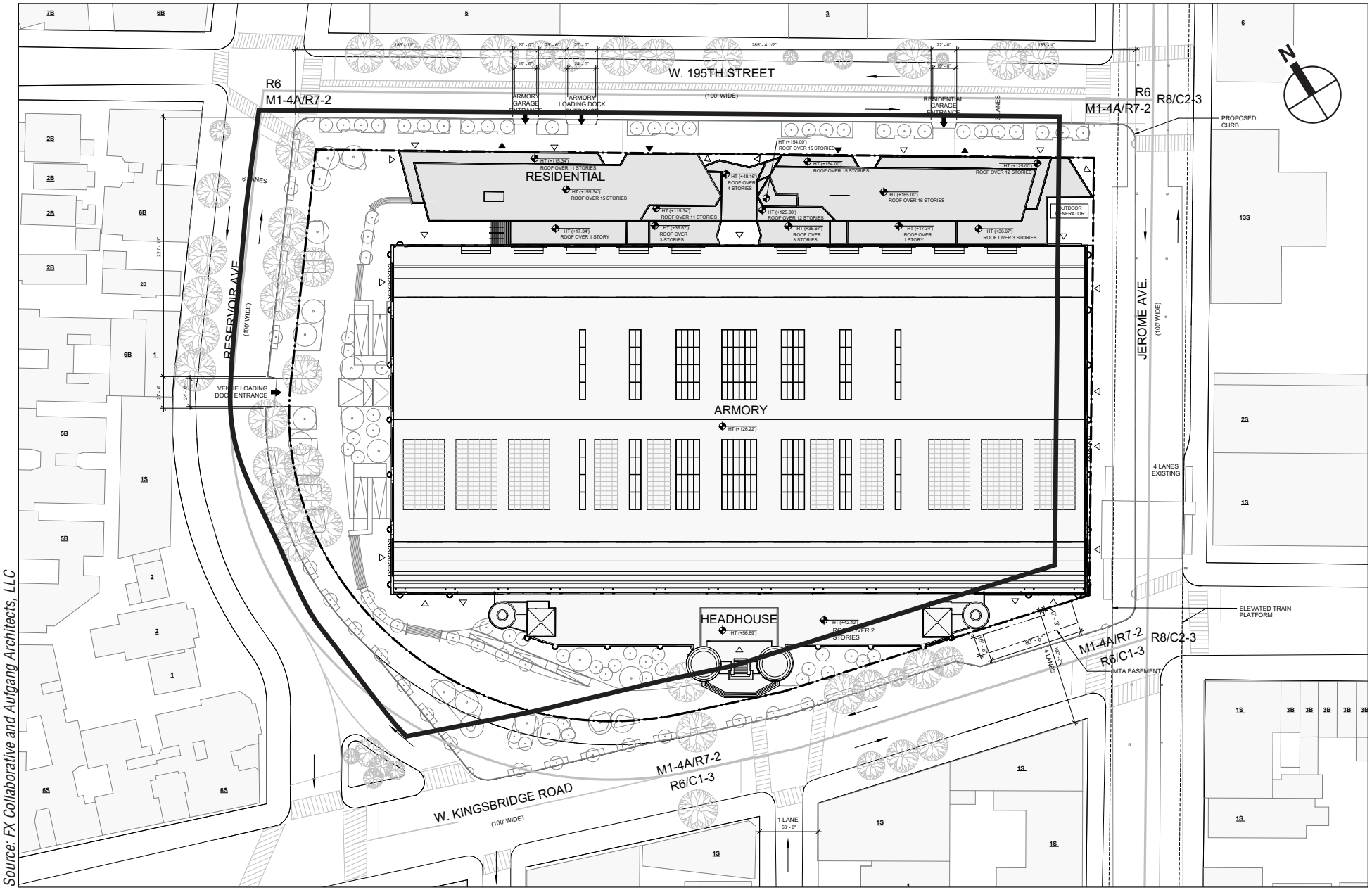
With the Proposed Project, existing entrances from the headhouse and the Armory's Jerome Avenue façade would be reopened. Entrances to the live event venue and other entertainment uses would be located on all four of the Armory's street frontages; access to other uses within the Armory would primarily be from entrances on West Kingsbridge Road (see **Figures 8-35 and 8-36**). Certain entrances would serve to comply with accessibility requirements.

The Proposed Project would alter the existing curb cuts and access driveways on Reservoir Avenue, creating a loading dock access point to the Armory. Curb cuts on West 195th Street would also be altered, with the removal of three curb cuts and the creation of three new curb cuts for parking garage access. These changes would not adversely affect the appearance or context of the Armory (see **Figures 8-28, 8-30, 8-31, and 8-33 through 8-36**).

Adaptive reuse of the Armory would involve reconfiguration of the interior spaces of the Armory, including the creation of two new levels above grade within the drill hall. The live

[4] Illustrative comparative renderings showing the No Action and With Action conditions are provided in **Figures 8-37 through 8-40**.

5.8.25



Source: FX Collaborative and Aufgang Architects, LLC

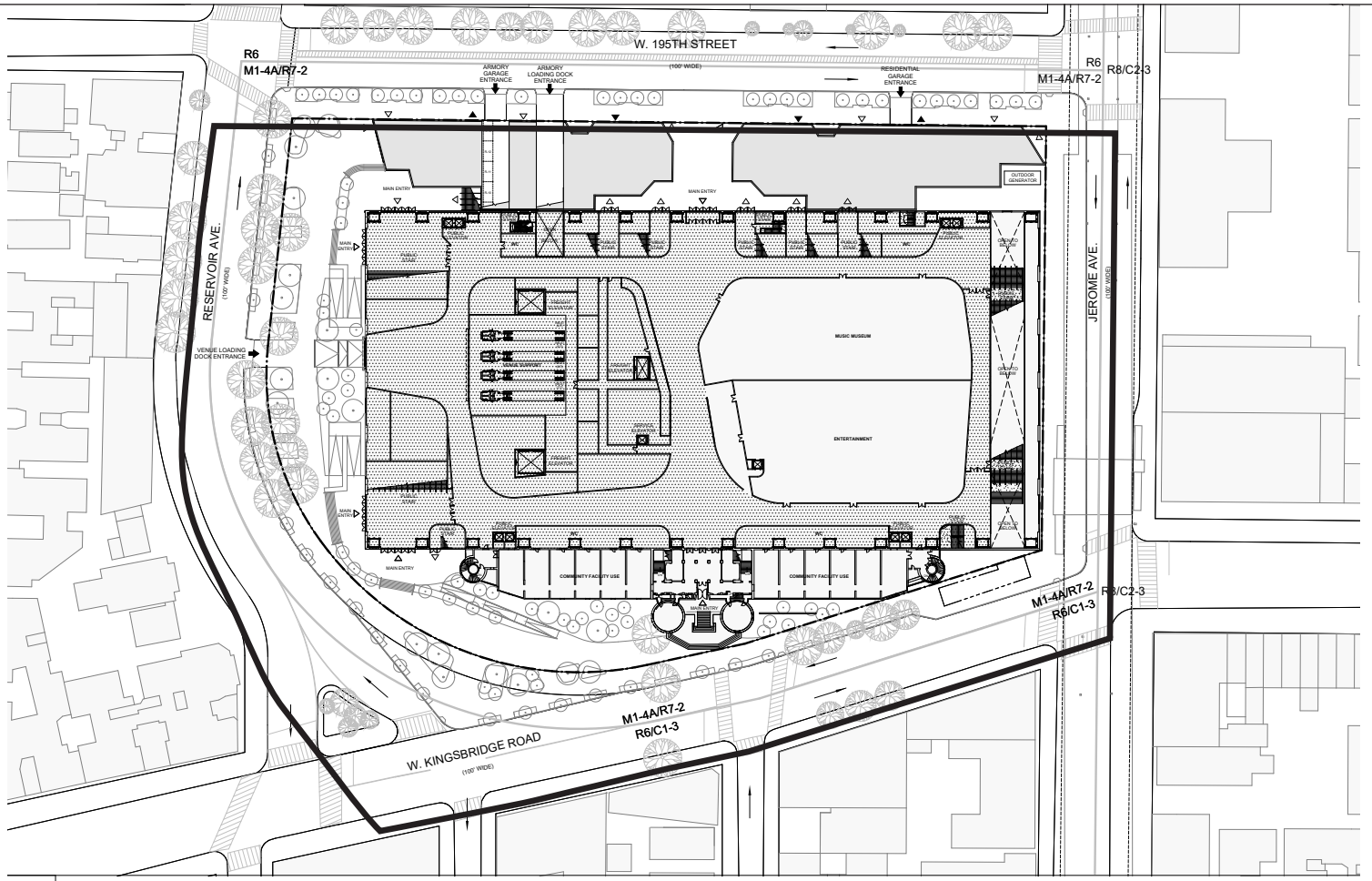
FOR ILLUSTRATIVE PURPOSES ONLY

Project Site

KINGSBRIDGE ARMORY REDEVELOPMENT

Proposed Site Plan

Figure 8-28



E1 LEVEL 1 (DRILL HALL)

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00) — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18'-0" / 8'-0" / R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress permitted. Location of all entrances and exits are shown for illustrative purposes and subject to change.
3. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
4. All existing context building footprints are per NYC PLUTO database. Context building lines are illustrative with heights taken from Zola and Google Earth.
5. Project heights are measured from the base plan.
6. Interior Layout, location of interior partitions, and arena function are shown for illustrative purposes and are subject to change. All other uses are shown for illustrative purposes and subject to change.
7. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
8. Floor area computations - other than Arena use - for each level are provided above for informational purposes only and are subject to change, provided that the total floor area for the facility shall not be exceeded.

Source: FX Collaborative and Aufgang Architects, LLC

FOR ILLUSTRATIVE PURPOSES ONLY

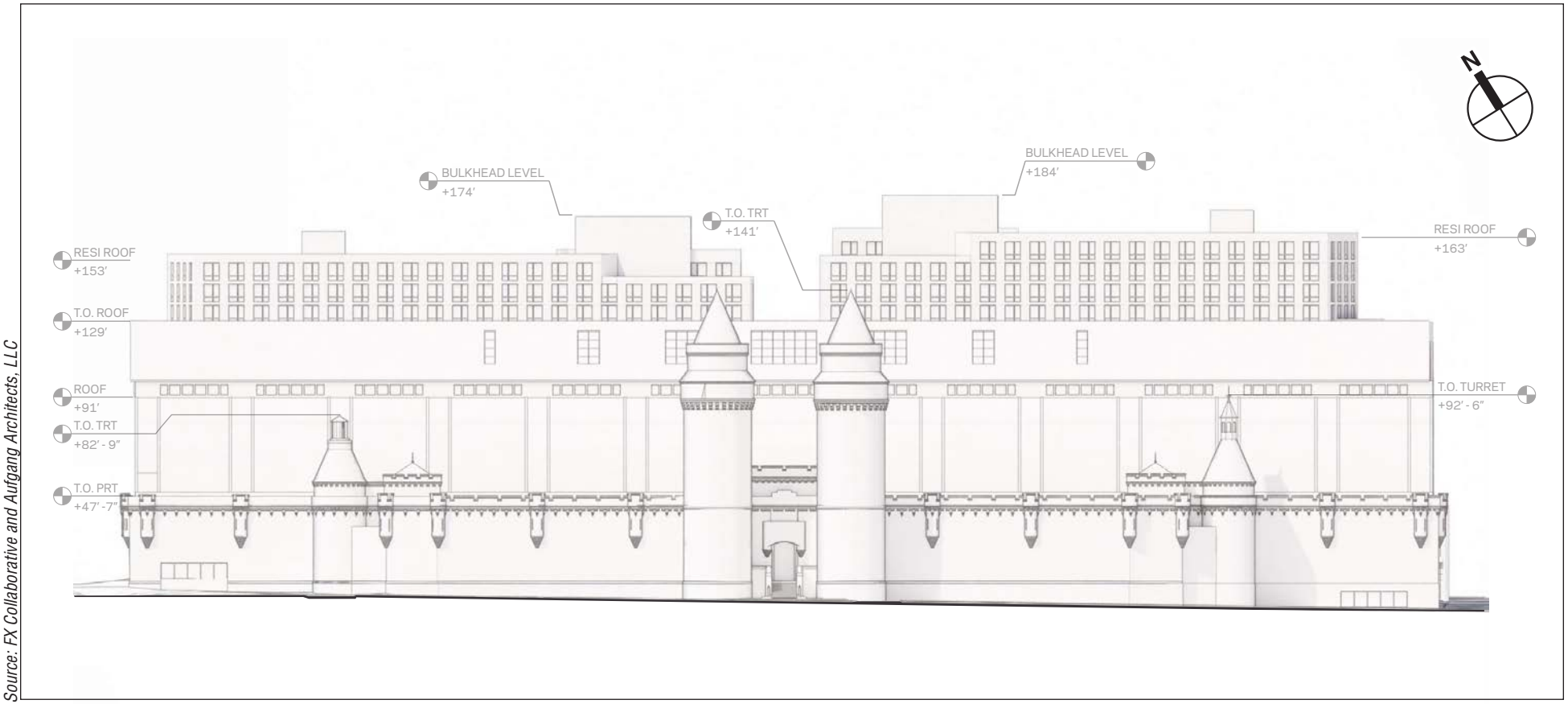
Project Site

KINGSBRIDGE ARMORY REDEVELOPMENT

Proposed Level 1 (Drill Hall) Plan

Figure 8-29

5.8.25

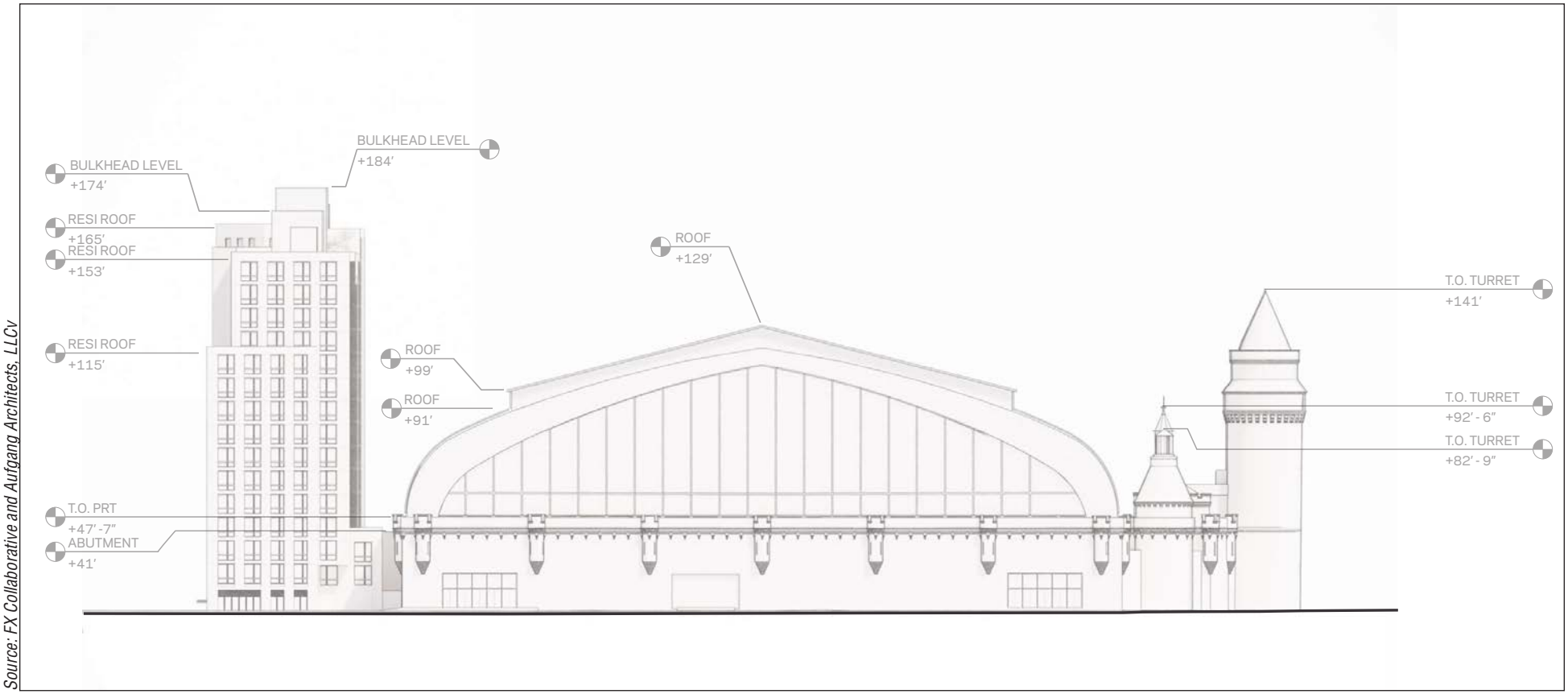


Source: FX Collaborative and Aufgang Architects, LLC

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Proposed South Elevation

5.8.25



Source: FX Collaborative and Aufgang Architects, LLCv

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Proposed West Elevation



Source: FX Collaborative and Aufgang Architects, LLCv

FOR ILLUSTRATIVE PURPOSES ONLY

Proposed North Elevation
Residential Building

5.8.25



Source: FX Collaborative and Aufgang Architects, LLC

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Proposed Northwest Corner Elevation
Residential Building and West Façade of the Armory

5.8.25

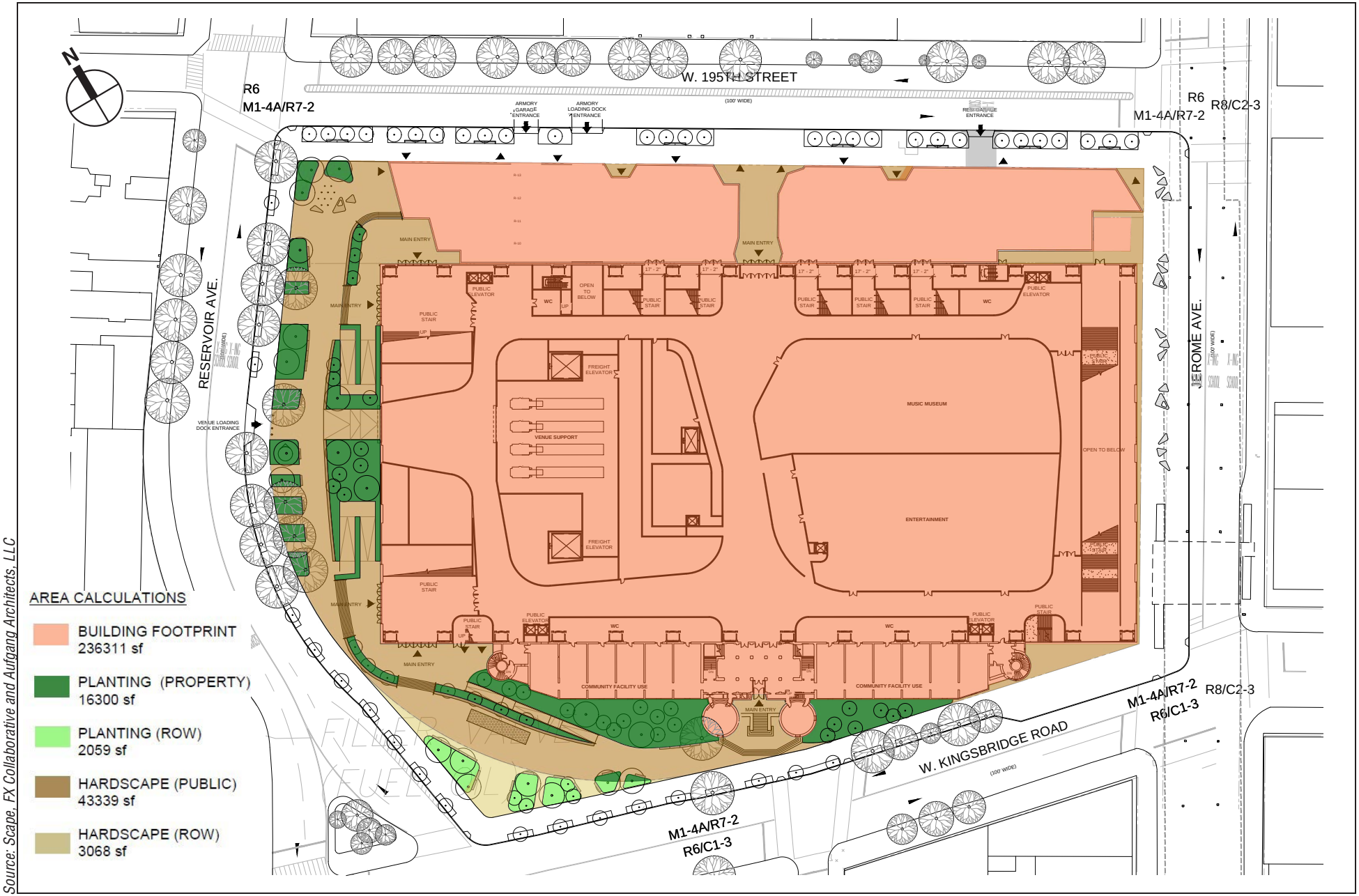


Source: FX Collaborative and Aufgang Architects, LLC

FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Northeast Corner Elevation
Residential Building and East Façade of the Armory

5.8.25



Source: Scape, FX Collaborative and Aufgang Architects, LLC

FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Site Plan with Landscaping

Kingsbridge Armory Redevelopment

Figure 8-35

5.8.25



Source: FX Collaborative and Aufgang Architects, LLC

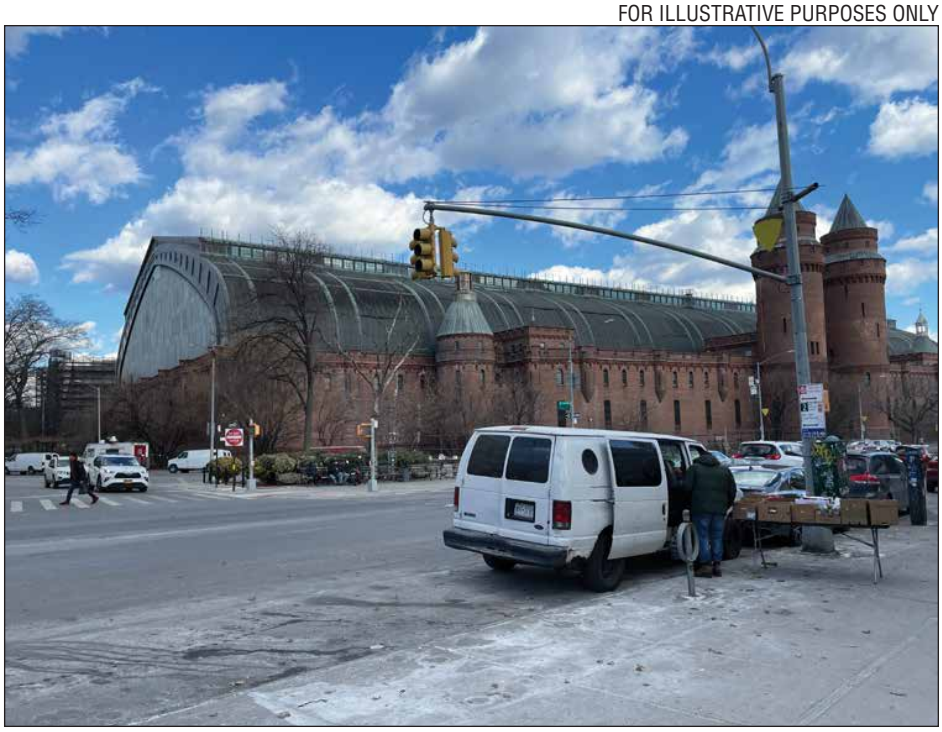
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Proposed Project
Illustrative View from West Kingsbridge Road

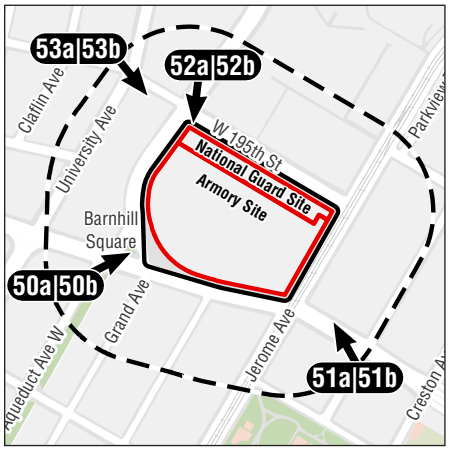
KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 8-36

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No Action **50a**



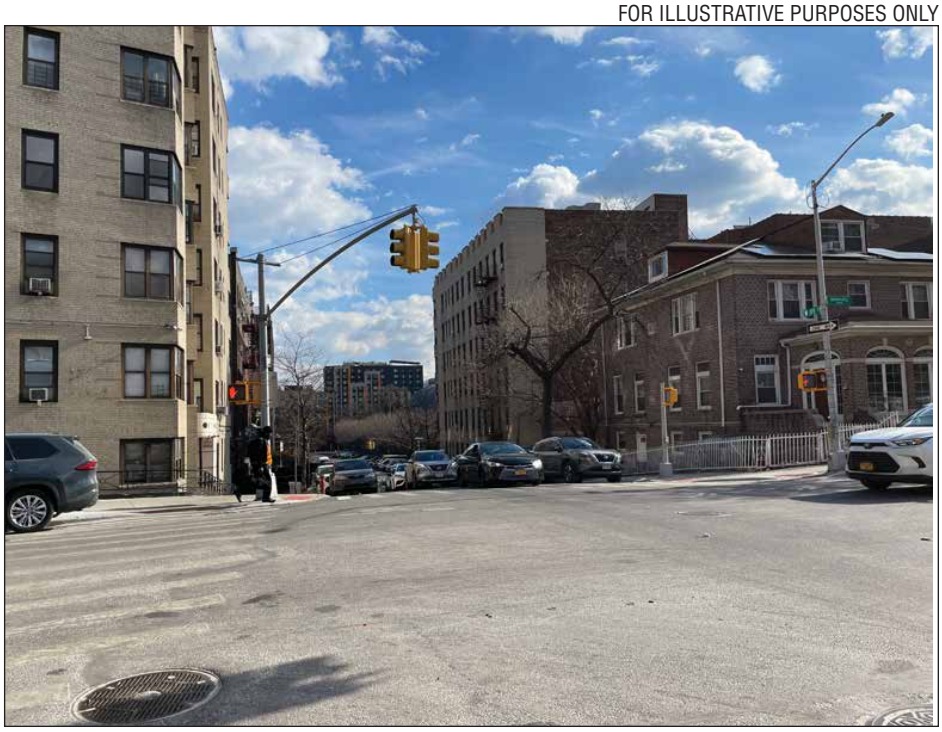


Source: FX Collaborative and Aufgang Architects LLC

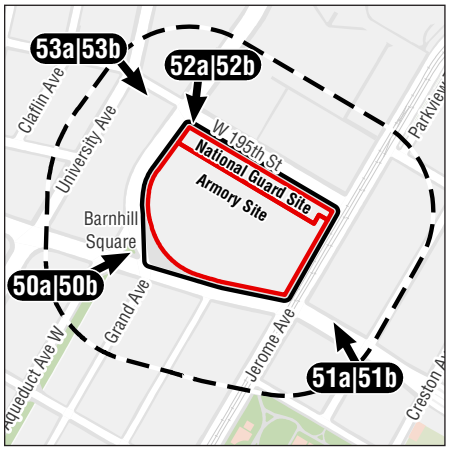
With Action **50b**

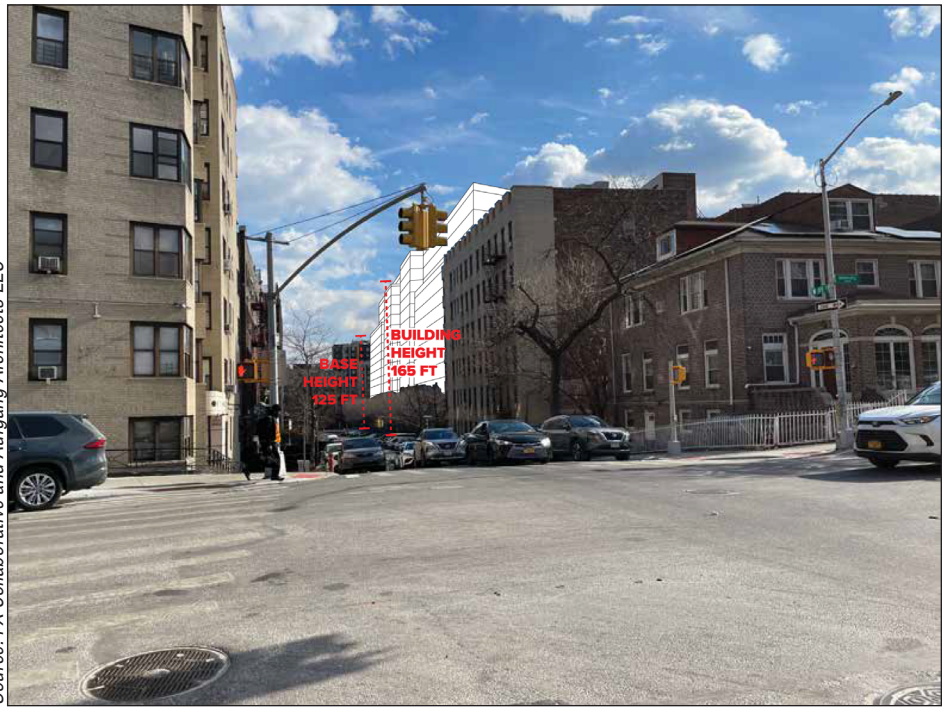
No Action/With Action Comparison
View northeast on West Kingsbridge Road
from Aqueduct Avenue West

FOR ILLUSTRATIVE PURPOSES ONLY



No Action **51a**





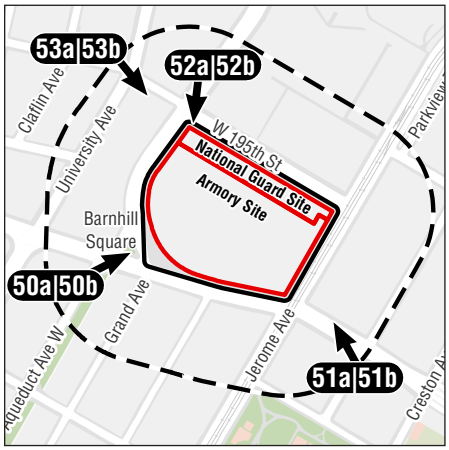
Source: FX Collaborative and Aufgang Architects LLC

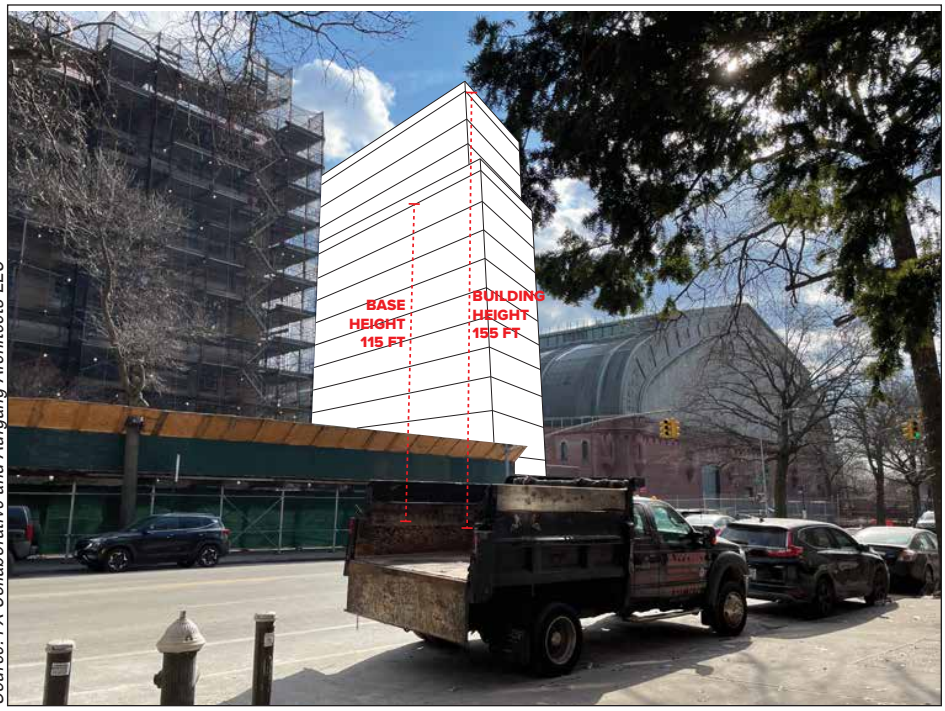
With Action **51b**

No Action/With Action Comparison
View northwest on West Kingsbridge Road
from between Jerome and Morris Avenues



No Action **52a**



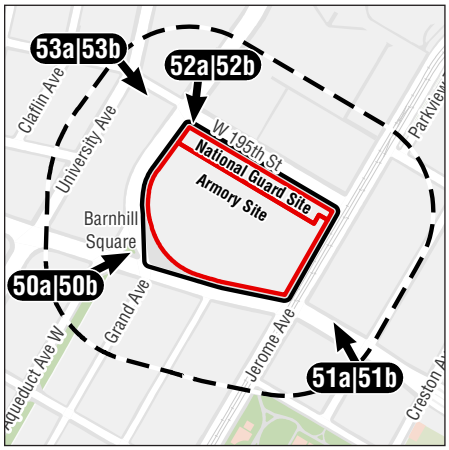


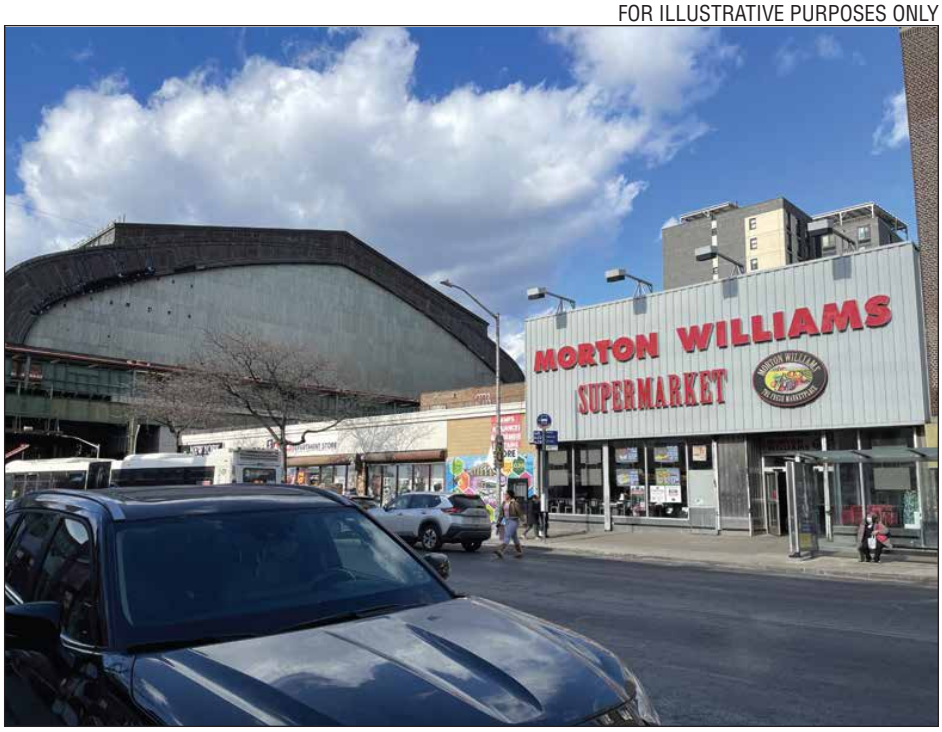
With Action **52b**

Source: FX Collaborative and Aufgang Architects LLC

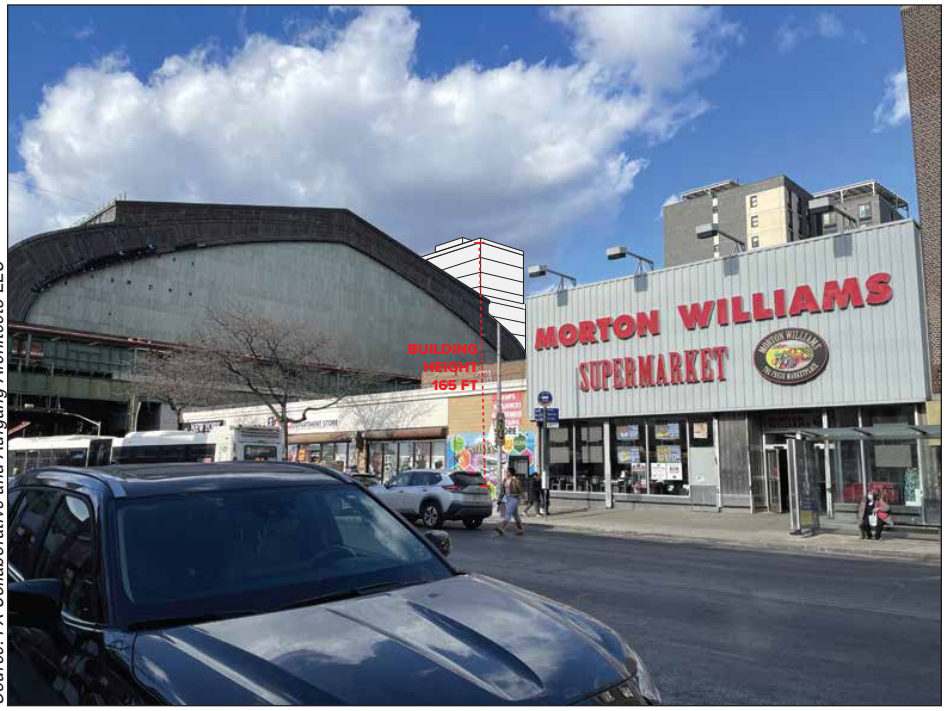
No Action/With Action Comparison
View southeast on Reservoir Avenue from near West 195th Street

Figure 8-39





No Action **53a**



With Action **53b**

Source: FX Collaborative and Aufgang Architects LLC

No Action/With Action Comparison
View southeast from West 195th Street and University Avenue

Figure 8-40

event venue would be located on the second and third levels of the drill hall; back of house, event venue support space, and concessions would be located below on the first level. These new uses would be located within the envelope of the existing structure (see **Figures 8-29 and 8-36**).

In the Future with the Proposed Project, certain modifications would be made to the roadway alignment at the intersection of West Kingsbridge Road and Reservoir Avenue at the southwest portion of the Project Site. The realignment would increase the amount of new publicly accessible open space that would be created on the Project Site, which would total approximately 64,800 sf, including approximately 5,100 sf that is currently within the DOT ROW. The new open space would be largely concentrated in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road, but would also include areas along the west side of the Armory along Reservoir Avenue (see **Figures 8-28, 8-35, and 8-36**). The design and maintenance of this portion of the open space is being developed with coordination with DOT. Modifications to existing natural features on the Project Site, including mature trees, small grassy areas, and a small, landscaped area near the Armory's headhouse entrance, would be undertaken to enhance and expand the open space on the Project Site. The new open space—absent the DOT ROW area—would comprise more than 20 percent of the overall Project Site. The new open space would provide a flexible design suitable for a variety of programming and users. It would be a new publicly accessible amenity that would contribute to the pedestrian experience and would support community interests while also providing varied programming to complement the new uses at the Armory. Portions of the new open space would be able to accommodate active outdoor pursuits such as jogging, fitness classes (e.g., salsa, yoga) or pop-up recreational activities such as ping pong tournaments and pickle ball. The open space would include landscaping, planted areas, paved public plazas, and seating areas.

The Proposed Project would change the appearance of the Armory by removing the 10-foot-tall chain-link fence from the perimeter of the Project Site, restoring the Armory's facades, and returning the Armory to active use. These changes in the Future With the Proposed Project would improve the pedestrian experience of the streetscape on and near the Project Site (see **Figures 8-35 and 8-36**). The reactivation of the Armory with new uses would contribute to pedestrian activity on the Project Site and on the adjacent sidewalks which would enhance the pedestrian experience of urban design. Further, the proposed new uses would be consistent with existing uses in the study area.

The proposed alterations to the Armory would not affect the Armory's arrangement on the Project Site, and no new structures would be developed on the Amory Site. The Proposed Project also would not affect the bulk, form, or massing of the Armory, as there would be no significant additions to the exterior of the building. The re-opened entrances from the headhouse and on Jerome Avenue, the new entrances created on each façade, and the reconfiguration of the building's west façade entrances would not adversely affect the Armory's bulk, form, or massing. These alterations would activate the sidewalks adjacent to the Armory with new pedestrian activity associated with the adaptive reuse of the Armory.

As detailed in Chapter 7, "Historic and Cultural Resources," because the Armory is a New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR), the proposed alterations to the exterior of the Armory and the landmark

site, including the demolition and new construction on the National Guard Site, are subject to the review and approval by the New York City Landmarks Preservation Commission (LPC) and require a Binding Report from LPC pursuant to the City Charter and the City's Landmarks Law. The proposed alterations are also subject to review by the New York State Historic Preservation Office (SHPO), which ensures that the proposed alterations to this visual resource would be appropriate to its historic character and context. The proposed interior alterations to the Armory are also subject to review by SHPO. Further, because the Proposed Project is seeking Federal historic preservation tax credits, the Proposed Project requires consultation with SHPO and the National Park Service (NPS).

The Proposed Project would not result in any significant adverse impacts to the Armory Site or the overall Project Site.

National Guard Site

In the Future with the Proposed Project, the two existing one- and two-story buildings on the National Guard Site would be demolished and the National Guard Site would be redeveloped with a new, 16-story approximately 165-foot-tall (approximately 185 feet to the top of the bulkhead) residential building that would have its primary façade and primary entrance on West 195th Street (see **Figures 8-28, 8-30, 8-34, and 8-37 through 8-40**). The residential building would extend along the south side of West 195th Street and would be narrower than the width of the Armory to the south, with angled corners at its east and west ends to provide greater visibility of the Armory's north façade from nearby vantage points. The residential building would have a mid-block break providing pedestrian access to the Armory's north façade entrance (see **Figures 8-28, 8-32 through 8-34**). As detailed above, the areas immediately west and east of the new residential building would include open space areas, with a total of approximately 64,800 sf of open space made available to the building residents. It is anticipated that the residential building would have masonry cladding with punched window openings (see **Figure 8-35**). The building would rise from the sidewalk line and would have a 12-story base along Jerome Avenue and an 11-story base along Reservoir Avenue before rising to an overall height of approximately 165 feet tall (up to approximately 185 feet tall to the top of the bulkheads) (see **Figures 8-32 through 8-34**). The building would contain two three-story (approximately 40-foot-tall) wings recessed from the building's eastern and western ends, with portions that would abut the Armory to the south; however, above the base, the building would be separated from the Armory by a minimum of approximately 20 feet. The building would have ground floor retail, with residential and retail entrances opening from West 195th Street. In addition, the new building would have vehicular openings at ground level that would provide access to parking garages below the residential building and the Armory.

The replacement of the two National Guard buildings with a new, 16-story residential building would alter the urban design character of the National Guard Site with new active uses that would activate the sidewalks adjacent to the National Guard Site. The new residential building would not result in any significant adverse impacts to the urban design character of the National Guard Site.

Because the Proposed Project is subject to review and approval by SHPO and LPC, the urban design character of the new residential building on the National Guard Site and the changes to the Armory, including the new publicly accessible open space, would be

appropriate to the historic character of the Project Site. The Project Site would include a total of approximately 1,230,300 gsf with an FAR of approximately 3.23 and a maximum height of 165 feet, less than the maximum height permitted for eligible sites. As noted above, because the Project Site contains a NYCL and is City-owned, the proposed residential building is being designed in response to the design and context of the Armory based on preliminary consultation with SHPO and LPC, including the residential building's placement, setback, and maximum height. In addition to the modifications and restoration proposed for the Armory, the bulk and design of the residential building are subject to a Binding Report from LPC pursuant to the City Charter and the City's Landmarks Law. LPC's issuance of a Binding Report will follow the review and approval of an application and a public hearing to LPC which will run concurrent with the public review process as per ULURP. LPC's issuance of a Binding Report substantially locks in the height and bulk (as well as materials and design) of the proposed residential building. Therefore, the Proposed Project would not result in any significant adverse urban design impacts to the Project Site.

STUDY AREAS

Primary Study Area

In the Future with the Proposed Project, the adaptive reuse of the Armory and the new residential building on the National Guard Site would not alter street orientation, street patterns, block shapes, or natural features in the primary study area. The Proposed Project would formalize the triangular alignment at the southwest corner of the Project Site, which is consistent with existing conditions. However, with the Proposed Project, this area would become part of the proposed publicly accessible open space which would enhance the pedestrian experience by replacing an underutilized paved area with a new publicly accessible amenity. With the Proposed Project, the primary study area near the Project Site would be enlivened by the new active uses and pedestrian activity on the Project Site.

The proposed modifications to the Armory would not result in any changes to the Armory's massing or height and would not adversely affect the study area or study area buildings. The cleaning and repair of the Armory's facades and the removal of the chainlink fence from the Armory Site would improve the overall appearance of the Armory in the study area (see **Figures 8-30, 8-31, and 8-36**). The replacement of the corrugated plastic panels on the Armory's east and west end gable window openings with transparent glass would further improve the appearance of the Armory, including views from the elevated platform for the Kingsbridge Road station.

While the new residential building on the National Guard Site would be taller than the buildings it would replace, the new residential building would be sited within the context of other tall buildings in the primary study area, including the 124-foot-tall, 13-story building at 2720 Jerome Avenue east of the Project Site, beyond the elevated No. 4 train viaduct and the 12-story Plaza Rehab and Nursing Facility at 100 West Kingsbridge Road southwest of the Project Site. The residential buildings located west of the Project Site along Reservoir Avenue include several seven-story apartment buildings that rise from the sidewalk line and rear façades of additional taller apartment buildings that front on University Avenue but that are visible over the smaller buildings along part of Reservoir Avenue. The new residential building on the National Guard Site would be located on

West 195th Street in an area that includes other taller apartment buildings and institutional buildings with large footprints that characterize the surrounding neighborhood. The new residential building would be faced in masonry which is consistent with other nearby buildings. Further, the building is being designed with setbacks and breaks in the form to visually minimize the perception of the building's massing along West 195th Street. The residential building would be compatible with the varied building forms and scales in the nearby study area. Further, the new residential building would have ground floor retail that would enliven the streetscape and the pedestrian experience. The Proposed Project would not result in any significant adverse impacts to urban design in the primary study area.

Secondary Study Area

In the Future with the Proposed Project, the adaptive reuse of the Armory and the new residential building on the National Guard Site would not result in changes to the urban design character of the secondary study area due to distance and intervening buildings. Additionally, the adaptive reuse of the Armory would enliven the nearby study area and the new residential building would be compatible with the variety of buildings in the secondary study area. Therefore, there would be no significant adverse impacts to urban design in the secondary study area.

VISUAL RESOURCES AND VIEW CORRIDORS

PROJECT SITE

The Proposed Project would not result in any significant adverse impacts to visual resources on the Project Site.

Armory Site

As described above, the Armory is a visual resource. With the Proposed Project, the adaptive reuse of the Armory would involve the repair, cleaning and restoration of the building facades; the removal of the perimeter chainlink fence; new and reopened building entrances; and the creation of new publicly accessible open space would contribute to the activation of the Armory Site. These changes would not detract from the Armory's large scale, architectural character (including its towers and turrets), expansive roof and end gables (see **Figures 8-37 through 8-40**). Further, views to the Armory from adjacent sidewalks would be enhanced by these changes.

National Guard Site

The buildings on the National Guard Site are not visual resources. Therefore, in the Future with the Proposed Project, no visual resources on the National Guard Site would be affected.

The demolition of the one-story and two-story buildings on the National Guard Site and the development of a new, approximately 165-foot-tall (up to approximately 185 feet tall to the top of the bulkheads) residential building would alter certain views to the Armory from the north. The residential building would have angled corners at its east and west ends to provide greater visibility of the Armory's north façade that would expand and maintain existing views to the Armory from sidewalks adjacent to the National Guard Site. In addition, the residential building would have a mid-block break providing views and

access to the Armory's north façade and entrance. The new residential building would not obscure or obstruct notable views to the Armory as the Armory's primary facades are its south façade on West Kingsbridge Road and its west and east facades on Reservoir Road and Jerome Avenue, respectively (see **Figures 8-37 through 8-40**). The new residential building would not adversely affect these views.

Therefore, the Proposed Project would not adversely affect views to visual resources or view corridors on the Project Site.

STUDY AREAS

Primary Study Area

With the Proposed Project, views to the viaduct for the No. 4 train would remain available from existing vantage points as this visual resource extends through the study area. While the new residential building on the National Guard Site would be tall, it would not adversely affect this visual resource which would continue to be viewed from many existing vantage points. Further, the viaduct is already located in an area that is characterized by a variety of building heights and forms, including the 13-story residential building at 2720 Jerome Avenue on the east side of Jerome Avenue across from the National Guard Site.

The Proposed Project would not affect views that include the two towers of St. Nicholas of Tolentine Church as the Project Site is located almost ½-mile northeast of this visual resource. Further, the Project Site does not have a visual or contextual relationship with this visual resource due to intervening buildings.

Secondary Study Area

The adaptive reuse of the Armory and the new building on the National Guard Site would not have the potential to obstruct views to the visual resources in the secondary study area, which include the southern portion of the Jerome Park Reservoir and portions of the No. 4 train viaduct. The southern portion of the Jerome Park Reservoir is located approximately 890 feet northwest of the Project Site, beyond intervening buildings, and does not have a visual or contextual relationship with the Project Site. The portions of the No. 4 train viaduct that extend through the secondary study area would not be adversely affected by the Proposed Project as the viaduct is already located within the context of buildings of different forms and massings. Further, the viaduct would continue to be visually prominent above Jerome Avenue and on east-west views from streets in the study area.

Due to distance and intervening building, the Proposed Project would not alter notable views along view corridors in the secondary study area which include West Kingsbridge Road, University Avenue south of West Kingsbridge Road, and the Grand Concourse.

Therefore, the Proposed Project would not result in any significant adverse impacts to urban design or visual resources. ✷