Chapter 2: Land Use, Zoning, and Public Policy

A. INTRODUCTION

This chapter considers the effects of the Proposed Project on land use, zoning, and public policy. According to the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action and determines whether a proposed action is compatible with or may affect those conditions. A land use analysis under CEQR also considers a proposed action's consistency with, and effect on, an area's zoning and other applicable public policies.

As described in Chapter 1, "Project Description," the Proposed Project includes the adaptive reuse of the vacant Armory with up to approximately 735,800 gross square feet (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 residential building (up to approximately 494,500 gsf) containing 500 new permanently affordable dwelling units (DUs) and approximately 14,400 gsf of ground floor retail.

The Proposed Project would also create approximately 64,800 square feet (sf) of new, publicly accessible open space 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) by formalizing the triangular alignment at the southwest corner of the Project Site. The new open space would provide a flexible design suitable for a variety of programming and users, such as farmers' markets, food vendors, concert patrons, and tour groups.

According to the *CEQR Technical Manual*, a land use and zoning analysis is warranted for projects involving a change in land use or zoning. As the Proposed Actions involve changes to the zoning regulations applicable to the Project Site, including changes from a C4-4 to a M1-4A/R7-2 (MX) district, an analysis is warranted and provided below.

PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in significant adverse impacts related to land use, zoning, and public policy. The Proposed Actions would facilitate development on the Project Site that would be compatible with surrounding land uses, consistent with zoning in the Kingsbridge Heights neighborhood, and supportive of public policies that address economic development, housing, and open space.

The Proposed Actions would change the zoning on the Project Site in order to facilitate development patterns that meet the vision plan set forth by the community in the *Together for Kingsbridge Vision Plan*. The Proposed Actions would also support new affordable housing and jobs in a neighborhood with strong public transit access. The Proposed Project would create opportunities for mixed-use development, allowing for commercial space, recreational and community facility space, light industrial space, and housing in an area proximate to public transit. The Proposed Project presents an opportunity to further City-wide planning goals and promote new development on an otherwise underutilized site for public enjoyment with commercial and recreational uses. Therefore, the Proposed Project would not result in significant adverse impacts to land use, zoning, or public policy on the Project Site or in the surrounding study area.

B. METHODOLOGY

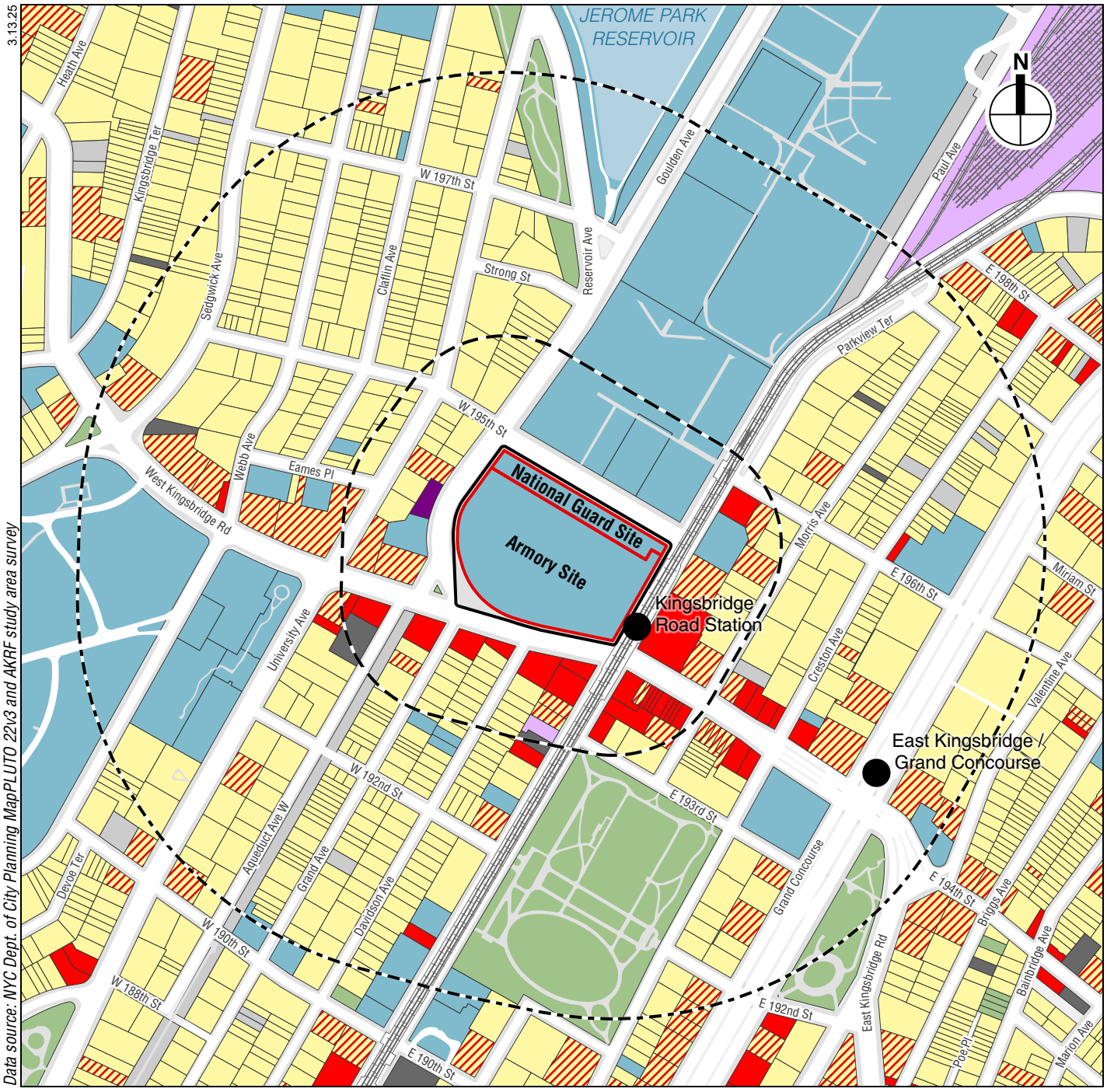
The analysis methodology is based on the guidance of the *CEQR Technical Manual* and examines the effects of the Proposed Actions on land use, zoning, and public policy, and determines the potential for the Proposed Actions to result in significant adverse impacts in these areas.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action would result in a change in zoning. The Proposed Actions would modify the existing zoning regulations applicable to the Project Site to change the existing C4-4 district into an M1-4A/R7-2 (MX) district. Therefore, a detailed analysis has been prepared that describes existing and anticipated future conditions for the 2032 analysis year; assesses the nature of any changes on these conditions created by the Proposed Actions; and identifies the changes, if any, that could be significant or adverse.

Various sources were used to analyze the land use, zoning, and public policy characteristics of the primary and secondary study areas, including land use and zoning maps, field work, online sources from the New York City Department of City Planning (DCP) and the New York City Department of Buildings (DOB), and previously completed environmental review documents, including the 2013 *Kingsbridge Armory National Ice Center Final Environmental Impact Statement* (2013 FEIS).

STUDY AREA

The study area for the land use, zoning, and public policy analysis encompasses the area within a quarter-mile radius of the Project Site, as this is considered the area in which the Proposed Actions could reasonably be expected to potentially generate significant adverse impacts. The quarter-mile land use study area extends roughly from East 198th Street and the Jerome Park Reservoir to the north, Valentine Avenue to the east, West 190th Street to the south, and the midblock of Sedgwick Avenue and Kingsbridge Terrace to the west (see **Figure 2-1**). The Project Site and majority of the study area are located within Bronx Community District 7; however, a portion of the study area (north of West Kingsbridge Road and west of Reservoir Avenue) is located within Bronx Community District 8.



Existing Land Use

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 2-1

C. BACKGROUND AND DEVELOPMENT HISTORY

THE ARMORY SITE

The Armory was designed as a medieval Romanesque-style fortress with two large, rounded towers and crenellated parapets. It was designed by architects Pilcher and Tachau and built between 1912 and 1917. It is also one of a few remaining armories in New York City and was built to house the National Guard's 258th Field Artillery (the Eighth Regiment). It 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). The Armory is one of the largest former armory buildings in the world, comprising an approximately 180,000-gsf column-free drill hall with an approximately 103-foot-tall ceiling and an approximately 20,000-gsf balcony mezzanine; an approximately 88,000-gsf headhouse; and approximately 279,000-gsf contained in two levels below the drill hall. The outdoor areas surrounding the Armory 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.

In addition to its military use, over the course of the 20th century, the Armory's large scale has also permitted a variety of uses, including major exhibitions, bicycle races, rodeos, and motorboat shows. In the early 1980s, the Armory was also used as a shelter for people experiencing homelessness. As part of a nationwide program of military cutbacks, the Eighth Regiment departed the Armory in 1994, and the City of New York (the "City") took ownership of the Armory in 1996. More recent temporary and short term uses for the Armory have included the storage of graffiti removal trucks as part of the "Graffiti Free NYC" program, and as a set for movie, television, and commercials productions. The Armory is vacant and unused apart from these occasional temporary and short term uses.

NATIONAL GUARD SITE

The approximately 50,500-sf National Guard Site (Block 3247, Lot 2), which is adjacent to the north of the Armory Site includes two free-standing buildings, with frontage on West 195th Street are currently used by the National Guard. The western building is a one-story, approximately 12,000-sf garage that was built between 1951 and 1954. The two-story, approximately 14,000-sf eastern building was built in 1958 and contains office spaces. The buildings were constructed by the National Guard to expand the operations of the Armory. In the 1982 National Register nomination process to the Armory as a historic place, the National Guard buildings were identified as non-contributing structures to the historic significance of the Armory.

PRIOR DEVELOPMENT INITIATIVES AND ENVIRONMENTAL REVIEW

Prior proposed uses for the Armory have included the proposed renovation and redevelopment of the Armory with approximately 605,000 gsf of retail, cinema, fitness club, restaurant, and community facility uses, and approximately 400 parking spaces, which were analyzed in an EIS prepared in 2009 (CEQR #08DME004X). The 2009

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

project was reviewed pursuant to the City's Uniform Land Use Review Procedure (ULURP); however, the project was not approved by the City Council in December 2009.

In 2013, an EIS (CEQR #13DME013X) was prepared for the proposed adaptive reuse of the Armory as a national ice center, containing approximately 795,000 gsf of new uses, including approximately 457 parking spaces. The 2013 project proposed adaptive reuse of the Armory as a national ice center, containing nine ice rinks, including a central rink with a viewing capacity of approximately 5,000 seats, related program space, concessions and retail space, and community facility space. Similar to the Proposed Project, the 2013 EIS involved disposition that required approval through ULURP pursuant to New York City Charter Section 197-c and separate Mayoral and Borough Board approval pursuant to City Charter Section 384(b)(4). The 2013 EIS also required a Binding Report from New York City Landmarks Preservation Commission (LPC) pursuant to the New York City Landmarks Law. Although an EIS was prepared and the project received ULURP approval, it did not move forward, largely due to financial issues.

D. EXISTING CONDITIONS

LAND USE

PROJECT SITE

As described above, the Project Site comprises a portion of Block 3247 (Lots 2 and 10), which is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue. The Armory is located on Lot 10 and is an approximately 589,000-gsf building.[2] The Armory contains a large drill hall with a vaulted roof and mezzanine level seating along the perimeter of the interior. The building's primary entrance is from the headhouse along the building's West Kingsbridge Road frontage, and is flanked by two tall round towers with conical metal roofs. The drill hall is approximately 120 feet tall and the two headhouse towers are each approximately 130 feet tall. Presently, the Armory is vacant and underutilized.

The Project Site also includes the approximately 50,500-sf National Guard Site which contains two free-standing buildings that are located north of the Armory, with frontage on West 195th Street and remain in use by the National Guard. The western building is a one-story, 12,000-sf garage, and the two-story, 14,000-sf eastern building contains office spaces. The buildings were constructed by the National Guard to expand the operations of the Armory.

The Project Site also includes outdoor areas surrounding the buildings that are located within fence-enclosed areas that are not publicly accessible. They include paved parking and loading areas west of the Armory and the National Guard buildings and approximately 20,000 sf of landscaped areas, including a mature tree canopy.

STUDY AREA

The 400-foot and quarter-mile study areas are located in the Kingsbridge Heights neighborhood and contain a mix of residential and community facility uses, with

[2] Including basement, cellar, and mezzanine levels.

commercial uses in a local retail corridor along West and East Kingsbridge Roads (see **Figure 2-1**). Kingsbridge Heights can be separated into two sections, which are built to differing scales; Jerome Avenue serves as the boundary between the two areas.[3] Jerome Avenue is a wide (four-lane) road carrying two-way traffic; elevated rail lines carrying the No. 4 subway train span above Jerome Avenue.

Primary Study Area

The primary study area is bounded to the north by West 196th Street, to the east by Morris Avenue, to the south by the midblock of West and East Kingsbridge Road and West 192nd Street, and to the west by University Avenue. The primary study area includes a retail corridor along West and East Kingsbridge Road and on Jerome Avenue. Retail uses are located on the ground floors of larger apartment buildings and are located in individual one- or two-story commercial buildings. The commercial retail uses along these corridors primarily include local goods and services, such as restaurants, grocery stores, and beauty salons.

Jerome Avenue is a wide, four-lane roadway carrying two-way traffic with the overhead elevated rail tracks carrying the No. 4 subway train operated by the New York City Transit Authority's (NYCT) Metropolitan Transportation Authority (MTA). The subway station's entrance stairs are located on the northwest and northeast corners of Jerome Avenue and Kingsbridge Road. There are several bus stops located on West and East Kingsbridge Road near the Jerome Avenue intersection, including the Bx9, Bx22, and Bx32. The Bx22 and Bx32 bus lines run along Reservoir Avenue and continue down Jerome Avenue. The Bx28 and Bx38 bus lines run along Jerome Avenue within the study area. The Bx3 serves the western portion of the study area, running along Sedgwick Avenue, before turning on West Kingsbridge Road and continuing down University Avenue. Grand Concourse is a major thoroughfare that runs north-south and includes several bus stops for the Bx1, Bx2, and BxM4 bus lines.

Several public institutions are located on a superblock north of the Project Site. There are two public primary schools located on the north side of West 195th Street in the primary study area—Public School (P.S.) 86 at 2756 Reservoir Avenue and P.S. 340 at 25 West 195th Street—as well as outdoor spaces and athletic fields for the students. Other community facilities located within the primary study area include KIPP Inquire Elementary School, located east of P.S. 340 at 2720 Jerome Avenue, and Fordham Manor Church, a religious institution that is directly west of the Project Site at 2711 Reservoir Avenue.

The remainder of the primary study area is predominately residential. The area west of Reservoir Avenue and north of West Kingsbridge Road contains a mix of large, six- to seven-story apartment buildings and two- and three-story single-family attached and detached houses. The primary study area south of West Kingsbridge Road also includes larger six- to seven-story apartment buildings along University, Aqueduct, and Jerome Avenues, with smaller, single-family attached and detached houses located on Grand and Davidson Avenues. A new mixed-income, four-story apartment complex was recently constructed amidst the single family detached homes at 2621 Grand Avenue. The area

[3] Jerome Avenue also serves as the dividing point between "east" and "west" streets, such as East Kingsbridge Road and West Kingsbridge Road.

east of Jerome Avenue contains fewer residential buildings, all of which are larger six- to seven-story apartment buildings,

Barnhill Square is located adjacent to the southwest corner of the Project Site, across Reservoir Avenue. The landscaped triangle includes benches and a pedestrian respite between Reservoir Avenue and West Kingsbridge Road.

Secondary Study Area

The secondary study area extends to a quarter-mile from the Project Site. It is 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. The retail corridors of West and East Kingsbridge Road and Jerome Avenue in the primary study area extend into the secondary study area along these retail corridors. Certain limited commercial uses are also located along the Grand Concourse. These commercial uses reflect local goods and services and are typically located on the ground floor of multifamily residential buildings. Additionally, the MTA B/D subway train operates under Grand Concourse, with subway station entrances located on the northwest and northeast corners of East Kingsbridge Road and Grand Concourse.

The secondary study area is largely defined by residential uses. The northwest portion of the secondary study area contains a mix of mid-rise, five- to seven-story larger apartment buildings; smaller three- to four-story multifamily apartment buildings; and single-family two- and three-story detached houses. The northeast portion of the secondary study area also predominantly contains residential uses. Along Parkview Terrace between East 196th and East 198th Streets there is a grouping of six-story apartment buildings. The eastern portion of the secondary study area also includes medium-density apartment buildings, with some single-family houses generally located on midblock parcels. The majority of the single-family houses and low-density residential development are concentrated along Grand and Davidson Avenues south of West Kingsbridge Road.

In addition to residential uses, the western portion of the secondary study area contains several community facility uses, including institutions with large campuses. As described in the primary study area, a superblock containing several public institutions is located north of the Project Site. The Walton Campus is located at 2780 Reservoir Avenue and includes the Walton High School that houses five other high schools within the building—the High School for Teaching and the Professions, Discovery High School, the International School for Liberal Arts, the Kingsbridge International High School, and the Celia Cruz Bronx High School of Music.

The Lehman College Campus is located north of the Walton Campus on the superblock. The campus begins just south of West 197th Street and extends north to Bedford Park Boulevard West between Goulden Avenue and Paul Avenue. Lehman College is part of the City University of New York (CUNY) system and the campus includes approximately 15 buildings, two baseball fields, five tennis courts, and a campus lawn.

The other two institutional campuses in the secondary study area are located south of West Kingsbridge Road between University and Sedgwick Avenues—the James J. Peters Veterans Affairs (VA) Medical Center, a hospital affiliated with the United States (U.S.) Department of Veterans Affairs, and the Bronx campus (also known as the Harry and Jeanette Weinberg Campus) of Jewish Home Lifecare, an eldercare organization.

The Jewish Home Lifecare campus contains facilities for eldercare services, including assisted living and short-stay rehabilitation.

Other community facility uses located throughout the secondary study area include the Bethel Community Church at 2716 Claflin Avenue, the Jerome Park branch of the New York Public Library at 118 Eames Place, Kingdom Hall of Jehovah's Witnesses at 2605 Jerome Avenue, the Young Men's Buddhist Association of America at 2611 Davidson Avenue, the Jerome Station of the U.S. Postal Service at 2549 Jerome Avenue, P.S. 307 at 124 Eames Place, and facilities for Monroe College at 2501 Jerome Avenue.

There are several publicly accessible open space resources throughout the secondary study area, the largest being the approximately 11.4-acre St. James Park. St. James Park 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. 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 park and provides fitness facilities, classrooms, an auditorium, and other community amenities. Located in the northwest portion of the secondary study area is 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. Another open space resource is Washington's Walk, which is across Reservoir Avenue from the Jerome Park Reservoir. Washington's Walk is a narrow and hilly, landscaped park with walking paths, benches, and rock outcroppings. The park connects to the Strong Street Playground, which is currently undergoing reconstruction. The playground will be redesigned with state-of-the-art play equipment and new shade trees and plantings and is anticipated to reopen in 2025. A portion of Aqueduct Walk, a linear park with a walking path, extends generally north-south through the primary and secondary study areas between West Tremont Avenue to West Kingsbridge Road. The portion of the park located within the study areas includes benches and landscaping along Aqueduct Avenue West.

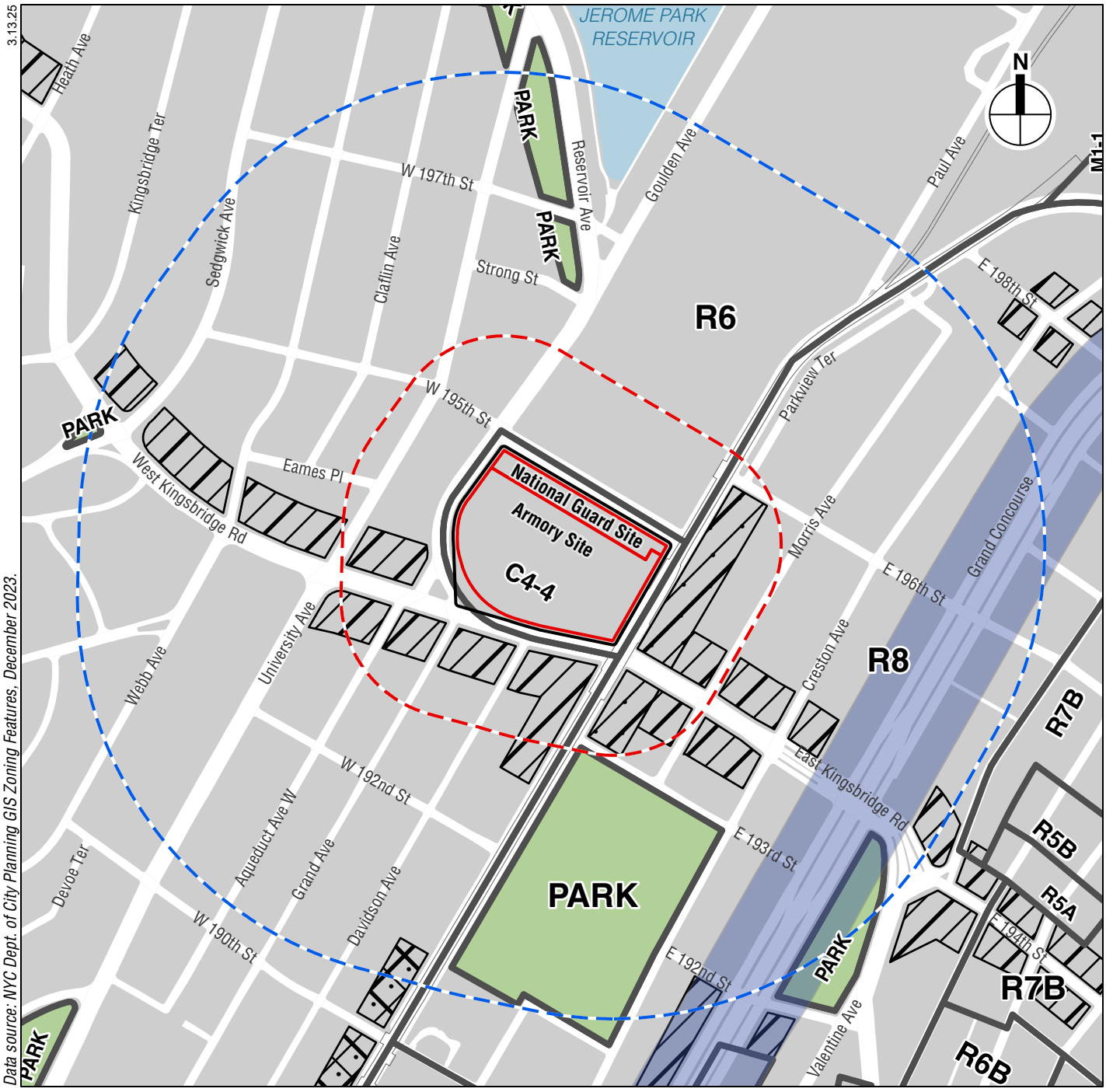
ZONING

PROJECT SITE

The Project Site is located within a C4-4 commercial district (see **Figure 2-2**). C4-4 districts are mixed commercial and residential districts that typically include regional shopping centers outside of central business districts. Commercial uses are permitted up to a maximum floor area ratio (FAR) of 3.4 and are generally destination establishments that attract visitors from outside of the immediate neighborhood, such as specialty food stores, department stores, or cinemas, in addition to local retail establishments that serve surrounding residential areas. C4-4 districts allow for community facility FAR up to 6.5 and have a residential equivalent of R7-2, which permits residential FAR of up to 5.01 under the provision of qualifying affordable housing.

STUDY AREA

The majority of the primary study area west of Jerome Avenue is within an R6 zoning district and the area east of Jerome Avenue is located within an R8 zoning district. Portions of the primary study area are located within commercial overlay districts along major throughfares, such as West Kingsbridge Road and Jerome Avenue. R6 districts



Existing Zoning

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 2-2

are medium-density residential districts that are widely mapped in Brooklyn, Queens, and the Bronx and typically produce a mix of single-family houses; medium-sized multi-family apartment buildings; and community facilities. Under height factor regulations, residential uses are permitted to a maximum FAR of between 0.78 and 2.43. Under City of Yes zoning regulations, the Universal Affordability Preference (UAP) program would expand affordable housing by permitting 20 percent increase in development for affordable and supportive housing. Under UAP, the maximum FAR increases to 3.9 for residential buildings on wide streets outside the Manhattan Core. Community facility uses are permitted in R6 districts up to a maximum FAR of 4.8. Commercial uses, however, are not permitted in R6 districts, expect in areas that also include commercial overlay zones.

The R8 residential district is a higher-density residential zoning district that permits tower-type residential buildings up to a maximum FAR of 6.02. Under UAP, residential development in R8 districts outside the Manhattan Core are permitted FAR increases up to 8.64 along wide streets. Community facility uses are permitted up to a maximum FAR of 6.5 in R8 districts.

Portions of the primary study area are also located within commercial overlay districts. A C1-3 overlay is located along West and East Kingsbridge Road, while C2-3 and C2-4 overlays are primarily located along Jerome Avenue. Commercial overlay districts are mapped along major streets in residential districts and provide for local retail and services, such as grocery stores, restaurants, beauty parlors, and other businesses that cater to the neighborhood needs. These commercial businesses typically operate on the lower floor of buildings that also contain residential or community facility uses, or operate out of individual buildings. The commercial overlays within the R6 and R8 districts are permitted up to a maximum FAR of 2.0.

Table 2-1 summarizes the zoning districts and regulations within the study area.

Special Grand Concourse Preservation District

A portion of the study area is located within the Special Grand Concourse Preservation District (the Grand Concourse District) corridor, which extends over properties located within 100 feet of the Grand Concourse between East 151st Street to the south up to Mosholu Parkway to the north. The Grand Concourse District is intended to preserve the predominately residential character of the corridor and encourage new residential development in keeping with the scale and character of the area, while also providing opportunities for ground floor retail and commercial development in specified locations to activate the streetscape. The Grand Concourse District applies the bulk regulations of an R8X zoning district (maximum FAR of 6.02 for residential uses and 6.0 for community facility uses) to any new development or enlargement, and also applies special signage, streetscape planting, and off-street parking regulations.

Table 2-1
Zoning Districts in the Study Area

Zoning District	Maximum FAR[1]	Uses/Zone Type
Residential Districts		
R6	0.78-2.43 residential[2] 4.8 community facility	General medium-density residential district
R8	0.94-6.02 residential[2] 6.5 community facility	General high-density residential district
Commercial Districts		
C1-3 overlay	2.0 commercial (in R6 to R10 districts)	Local services and retail
C2-3 overlay	2.0 commercial (in R6 to R10 districts)	Local services and retail
C2-4 overlay	2.0 commercial (in R6 to R10 districts)	Local services and retail
Special Districts		
Special Grand Concourse Preservation District (C)	The Grand Concourse Preservation District applies special use, bulk, street wall, and parking requirements on the underlying zoning district.	

Notes:
1. FAR is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a 10,000-sf lot with a FAR of 1 has an allowable building area of 10,000 sf. The same lot with an FAR of 10 has an allowable building area of 100,000 sf.
2. Under City of Yes regulations, a maximum residential FAR is increased to 3.9 along wide streets outside the Manhattan Core.
3. Under City of Yes regulations, a maximum residential FAR is increased to 8.64 along wide streets outside the Manhattan Core.

Source: New York City Zoning Resolution.

PUBLIC POLICY

NEW YORK CITY LANDMARKS

As noted above, the Armory is a designated NYCL. Other NYCLs within the study areas include Poe Cottage, located near the intersection of East Kingsbridge Road and the Grand Concourse within Poe Park, and the St. James' Episcopal Church, located near the intersection of West 190th Street and Jerome Avenue. A discussion of NYCLs located within the 400-foot historic and cultural resources study area is provided in Chapter 7, "Historic and Cultural Resources."

FORDHAM ROAD BUSINESS IMPROVEMENT DISTRICT

A portion of the study areas, located near the intersection of West 190th Street and Jerome Avenue, is within the Fordham Road Business Improvement District (BID). The Fordham Road BID engages in various programs that promote local economic development and improve business conditions in the area, including street cleaning, graffiti removal, marketing and promotions for local businesses, and sponsorship of public events.

HOUSING OUR NEIGHBORS

In June 2022, the Adams Administration released *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, a citywide housing plan that focuses strategies and investment on the creation and preservation of high-quality, affordable housing for all New Yorkers, including seniors and households experiencing homelessness. *Housing Our Neighbors* encourages new housing supply throughout the City through critical investments in the City's affordable housing stock. It calls for the development of new affordable housing in neighborhoods with strong access to transit and jobs. The plan also calls for investments in infrastructure and services to support lower-income New York City households and help ensure that residents of all income levels have access to economic opportunity.

ONENYC/PLANYC

In April 2007, the Mayor's Office of Long Term Planning and Sustainability released PlaNYC: A Greener, Greater New York (PlaNYC). Since that time, updates to PlaNYC have been issued that build upon the goals set forth in 2007 and provide new objectives and strategies. In 2015, One New York: The Plan for a Strong and Just City (OneNYC) was released by the Mayor's Office of Sustainability and the Mayor's Office of Recovery and Resiliency. OneNYC builds upon the sustainability goals established by PlaNYC and focuses on growth, equity, sustainability, and resiliency. In 2019, OneNYC 2050: Building a Strong and Fair City was released by the Mayor's Office, which outlined progress since 2015 on goals related to fairness, implementing progressive policies, providing global leadership, and securing a sustainable future. OneNYC 2050 has eight goals and 30 initiatives that broadly address committing to carbon neutrality by 2050 and leading by example on climate change, and creating public spaces, healthcare, and policies that support low-income and working New Yorkers. The OneNYC 2050 plan also outlines a strategy for New York City's Green New Deal, which recognizes the connection between environmental and economic justice and focuses on creating good paying jobs, ensuring equitable access to nature, guaranteeing the right to quality healthcare and education, and promoting justice through the recognition and repair of damage caused by historic oppression of communities of color and other marginalized communities.

NEW NEW YORK: MAKING NEW YORK WORK FOR EVERYONE

In December 2022, the "New" New York Panel released *New New York: Making New York Work for Everyone*, a plan with three primary goals to make New York the best place to work in the world. These goals include: (1) Reimagine the City's business districts as vibrant, 24/7 destinations anchored by spectacular new public spaces, transforming them into places where workers, companies, residents, locals, and tourists want to be; (2) Make it easier for New Yorkers to get to work—whether that means ensuring faster commutes into Manhattan, developing economic hubs across every borough, or creating new remote work options for New Yorkers whose homes are not equipped to take advantage of these new, more flexible opportunities and; (3) Generate inclusive, future-focused growth that positions New York to lead the emerging industries of the 21st century and to unlock the potential of all its residents by connecting them to jobs of the future, expanding access to child care, dramatically increasing the housing supply, investing in urban innovation, and ensuring access to opportunity is fair and equitable.

CITY OF YES

In June 2022, the City announced *City of Yes,* its plan to modernize and update the City's zoning regulations to support small businesses, create affordable housing, and promote sustainability. The *City of Yes* includes three initiatives that have been adopted by the CPC and City Council:

- The *City of Yes for Carbon Neutrality* modernized the City's zoning regulations to support climate goals. In order to reduce greenhouse gas emissions by 2050, the City's goals include transforming the energy grid, retrofitting existing buildings, and shifting to electric vehicles, transit and other modes. DCP, DOB, the New York City Fire Department (FDNY), and the Mayor's Office of Climate and Environmental Justice (MOCEJ) are working together on the proposal to clear the way for the necessary green investments. The *City of Yes for Carbon Neutrality* includes support for a renewable energy grid by making it easier for building owners to add rooftop solar panels; removing obstacles to clean, efficient building construction and renovation methods; allowances for more electrical vehicle charging stations on City streets; and reducing carbon emissions by minimizing landfill waste and stormwater processing. The *City of Yes for Carbon Neutrality* began formal public review on April 24, 2023 and passed the City Council on December 6, 2023.
- The *City of Yes for Economic Opportunity* updated the City's zoning regulations to support small businesses, create thriving commercial corridors, and bolster New York City's economic recovery. The *City of Yes for Economic Opportunity* would remove outdated limitations on businesses and ensure that local retail streets and commercial centers across the City can remain lively places that sustain the City's neighborhoods. This initiative is part of Mayor Eric Adams' *Rebuild, Renew, and Reinvent: A Blueprint for New York City's Economic Recovery*.[4] It was approved by the CPC on March 6, 2024, and approved by the City Council on June 6, 2024.
- The *City of Yes for Housing Opportunity* is part of an inclusive, citywide approach to expanding and diversifying the housing supply, in which every neighborhood does its part to help meet housing needs and provide equitable access to opportunity for New Yorkers. The proposal would help meet New Yorkers' housing needs with small changes citywide—including in the highest density areas as well as in its low density areas. This initiative advances key recommendations for fair housing and equity in the *Where We Live NYC Plan*.[5] The *Where We Live NYC Plan* identified goals, strategies, and actions to expand housing opportunities for everyone. The *City of Yes for Housing Opportunity* is a citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. The zoning changes would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. The zoning reforms include a Universal Affordability Preference (UAP) which will allow greater density in exchange for affordable units in some of the City's highest income

[4] https://www.nyc.gov/assets/home/downloads/pdf/office-of-the-mayor/2022/Mayor-Adams-Economic-Recovery-Blueprint.pdf

[5] https://wherewelive.cityofnewyork.us/

neighborhoods, including Hudson Yards. In addition, it calls for the elimination of residential parking requirements, the conversion of office and other buildings into housing, and other strategies. The UAP is voluntary and would allow buildings to add at least 20 percent more housing, if the additional homes are affordable to households earning 60 percent of the Area Median Income (AMI). The *City of Yes for Housing Opportunity* was approved by the CPC on September 25, 2024, and approved by the City Council on December 5, 2024.

E. THE FUTURE WITHOUT THE PROPOSED PROJECT

LAND USE

PROJECT SITE

Absent the Proposed Project, the Project Site would remain in its current condition, with the Armory remaining vacant. The National Guard would not relocate and would continue operations within the two office buildings.

STUDY AREA

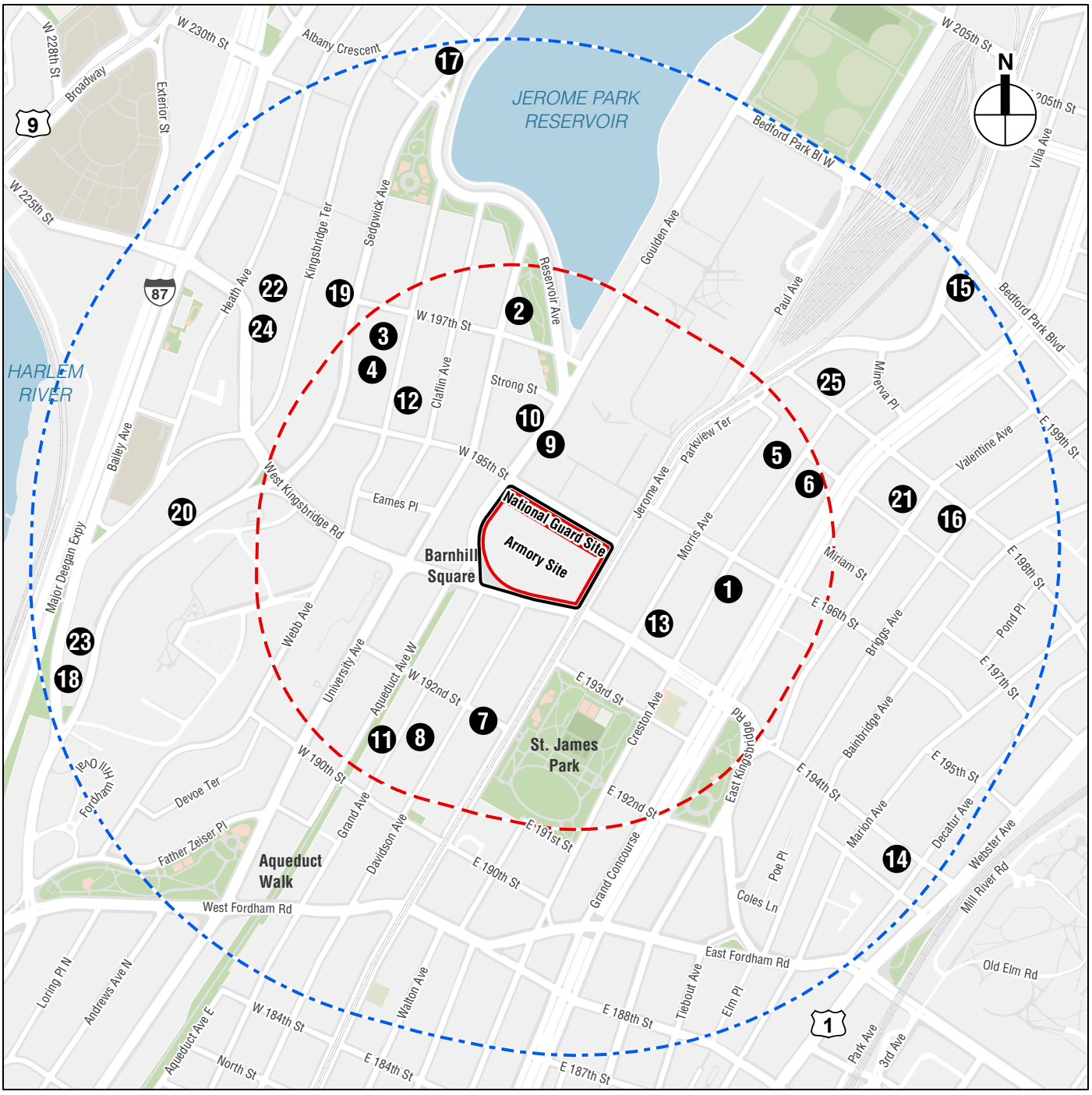
As shown in **Table 2-2** and **Figure 2-3**, there are 13 development projects in the quarter-mile study area that are expected to be completed by the 2032 build year. Most of the proposed development projects are residential buildings, including a 12-story building containing 73 DUs at 2702 Creston Avenue northeast of the Project Site. Other large residential developments anticipated to be completed by 2032 include four development projects northeast of the Project Site—the nine-story, 44-DU mixed-use building at 2769 Creston Avenue; the six-story, 21-DU residential building at 2758 Creston Avenue; and the 12-story, 36-DU mixed-use building at 2680 Morris Avenue.

ZONING

There are no changes to the zoning districts in the study area that are anticipated by 2032.

PUBLIC POLICY

There are no changes to public policy in the study area that are anticipated by 2032.



No Build Locations

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 2-3

Table 2-2
Projects Planned for Study Area by 2032

Map No.	Project	Description
Quarter-Mile Radius		
1	2702 Creston Avenue	New construction of a 12-story building with 73 DUs and 49,758 zsf.
2	2828 University Avenue	New multifamily construction with 17 DUs and 1,927 zsf of community facility.
3	2797 Webb Avenue	Alteration of existing building resulting in the addition of 8 DUs and a total of 8,273 zsf of residential space.
4	2783 Webb Avenue	Alteration of 4-story building resulting in the addition of 17 DUs.
5	2769 Creston Avenue	New construction of 9-story building with 44 DUs and 1,343 zsf of community facility.
6	2758 Creston Avenue	Construction of a new 6-story building with 21 DUs and 8,596 zsf of residential space.
7	18 West 192 Street	Alteration of existing building resulting in 12 DUs.
8	2532 Grand Avenue	Construction of new building resulting in 16 DUs.
9	2773 Reservoir Avenue	New construction resulting in 22 DUs.
10	2775 Reservoir Avenue	Alteration of existing 2-story building resulting in 15 DUs and one enclosed parking space.
11	2527 Grand Avenue	New Construction of a 4-story multifamily building with 24 DUs and 13 parking spaces.
12	2768 Webb Avenue	Alteration of existing building resulting in a total of 16 DUs.
13	2680 Morris Avenue	New construction of a 12-story mixed use building resulting in 36 DUs with commercial and community facility space.

Notes: Subject to change if new information becomes available.
Sources: DCP Housing Database. DOB Active Major Construction Database.

F. THE FUTURE WITH THE PROPOSED PROJECT

LAND USE

PROJECT SITE

The Proposed Project would facilitate the development of up to approximately 1,230,300 gsf of new development at the Project Site, including up to approximately 735,800 gsf of development on the Armory Site. The adaptive reuse of the Armory would include 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 within the envelope of the existing structure. The Proposed Project also assumes that the National Guard functions would be relocated, and the National Guard Site would be redeveloped with up to approximately 494,500 gsf of new residential development, including 500 permanently affordable DUs set aside for families earning up to 80 percent AMI under the Extremely Low and Low-Income Affordability (ELLA) program, and approximately 14,400 gsf of ground floor commercial retail space.

The Proposed Project's mix of uses—including residential, commercial, entertainment, and community facility uses—would be compatible with and enhance the surrounding

area. Entertainment uses within the Armory include a 17,000-person-capacity live event venue and space for arcade games and e-sports. The space would serve as an attraction for the community among all age-groups. The Proposed Project would activate an underused site and create a more pedestrian-friendly environment in the area by developing open spaces surrounding the site and making pedestrian circulation improvements. Given the Project Site's location in a medium-density area with mixed commercial, residential, and community facility uses, the Proposed Project's mix of active uses would enliven the site with new residential, worker and visitor populations and support the surrounding mixed uses.

STUDY AREA

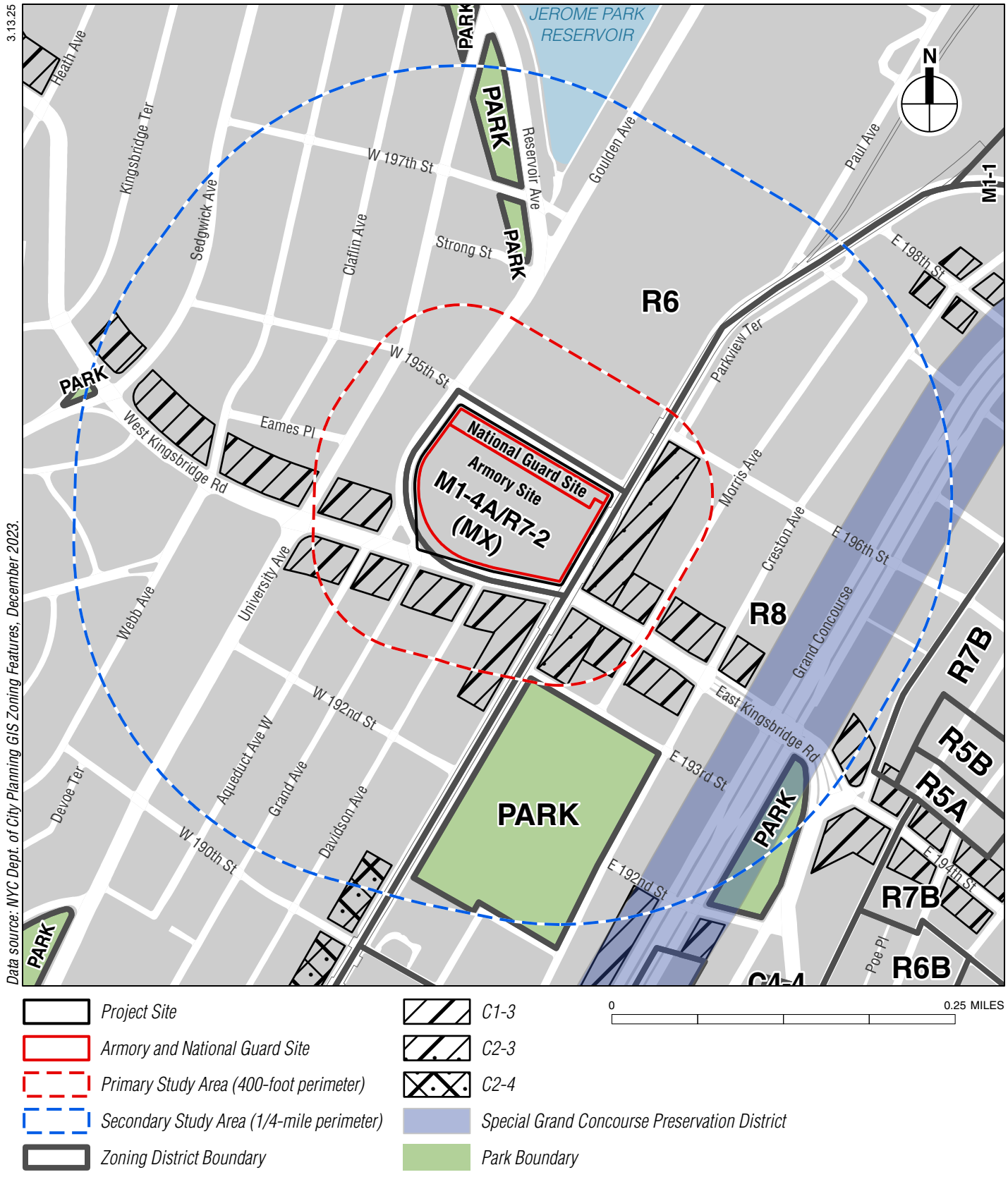
The Proposed Actions would only apply to the Project Site and would not facilitate any other new development in the primary or secondary study areas; however, the proposed uses are compatible and consistent with the existing land uses within both study areas. As noted above, irrespective of the Proposed Actions, the primary and secondary study areas would experience new development, which predominately includes residential developments. The Proposed Project would enhance the study areas by converting the large, vacant Armory into a new recreational and commercial amenity for the neighborhood and create new permanently affordable housing. The Proposed Project would support the residential and community facility uses in the study areas by providing residents and nearby workers with additional recreational opportunities, new retail and community facilities available to the public, and permanently affordable housing. The Proposed Project would complement existing commercial uses in the study areas by attracting visitors from outside the neighborhood for special events. The Proposed Project would enliven the Project Site and streetscape by creating approximately 64,800 sf of publicly accessible open space on the site. Therefore, the Proposed Project would not result in significant adverse impacts on land uses in the surrounding area.

ZONING

PROJECT SITE

The Proposed Actions include a zoning map amendment to rezone the Project Site block from a C4-4 commercial district to a M1-4A/R7-2 (MX) light manufacturing district (see **Figure 2-4**). Zoning text amendments are also required to establish the proposed MX district and to increase permitted indoor arena capacity (draft language for the proposed zoning text is included in **Appendix A**). This rezoning would allow for the redevelopment of the Armory to accommodate a wider range of uses, including light industrial uses. A M1-4A/R7-2 (MX) district has a maximum FAR of 5.00 for commercial and manufacturing uses and 6.5 FAR for community facility uses. Under qualifying affordable housing, the maximum residential FAR is 5.01. M1-4A/R7-2 (MX) districts have a maximum base height of 125 feet and overall maximum height of 155 feet. If certain conditions are met pursuant to ZR 123-652(b), a building may exceed the maximum building heights by 25 percent to approximately 194 feet.

While the proposed residential development on the Project Site could be considered qualifying affordable housing as per the zoning resolution, the increased FAR and building height offered to qualifying affordable housing sites is not required to facilitate the Proposed Project. The Project Site will include a total of approximately 1,230,300 gsf



Proposed Zoning

with an FAR of approximately 3.23 and a maximum height of 165 feet, less than the maximum height permitted for qualifying affordable housing sites. 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 LPC and the New York State Historic Preservation Office (SHPO), 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 issued following the submission of an application and public hearing to LPC which will run concurrent with the public review process as per ULURP. The Binding Report will be issued by LPC pursuant to the City Charter and the City's Landmarks Law. The Binding Report substantially locks in the height and bulk (as well as materials and design) of the proposed residential building.

STUDY AREA

The Proposed Actions would only apply to the Project Site and would not facilitate any other zoning changes in the study areas. As noted above, the primary and secondary study areas largely consist of R6 and R8 residential districts, with commercial overlays concentrated along East and West Kingsbridge Road and Jerome Avenue.

The proposed M1-4A/R7-2 (MX) zoning district is consistent with the bulk and height of the existing Armory and would not alter the surrounding buildings. The proposed M1-4A/R7-2 zoning district is appropriate at this location given the Project Site's frontage on four streets, including three wide streets—Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue—which are equipped to handle the proposed changes in use and bulk. Therefore, the Proposed Project would not result in significant adverse impacts on zoning in the surrounding area.

PUBLIC POLICY

NEW YORK CITY LANDMARKS

While the Proposed Project would involve certain changes to the exterior of the Armory, among them, providing additional pedestrian and vehicular access, the Proposed Project would not result in significant adverse impacts to the NYCL. Solar panels and skylights are also proposed to be installed on the roof. Alterations to a historic structure that is protected as an NYCL require a Binding Report from the LPC pursuant to the City Charter and the City's Landmarks Law, and therefore the Proposed Project would comply with the NYCL status.

FORDHAM ROAD BUSINESS IMPROVEMENT DISTRICT (BID)

The Proposed Project would align with the goals of the Fordham Road BID, which is within the study area. The Proposed Project would promote local economic development and improve business conditions in the area by introducing a new community hub for the neighborhood. The Proposed Project would create opportunities for mixed-use development, allowing for commercial space, recreational and community facility space, light industrial space, and housing in an area proximate to public transit. The Proposed Project would promote new development on an otherwise underutilized site for public enjoyment with commercial and recreational uses. The introduction of new uses on the

redeveloped site would introduce residents, workers, and patrons to local businesses and increase foot traffic in the local area. Therefore, the Proposed Project is supportive of the Fordham Road BID.

HOUSING OUR NEIGHBORS

The Proposed Project directly supports the goals and principles outlined in *Housing Our Neighbors* by developing permanently affordable housing on underused public and private sites in a neighborhood with strong access to transit and jobs. The Proposed Project would introduce approximately 500 DUs, all of which would be permanently affordable under the ELLA program. Therefore, the Proposed Project is supportive of the *Housing Our Neighbors* plan.

ONENYC/PLANYC

The Proposed Project supports the goals of *OneNYC/PlaNYC* as it would help create and preserve sustainable affordable housing, support the development of a vibrant neighborhood, and improve community services and cultural opportunities and promote a dynamic, mixed-use development in an area with substantial transit access. The Proposed Project would introduce approximately 500 permanently affordable DUs and facilitate the development of new open space on the Project Site. The Proposed Project would foster walkable corridors and facilitate residential development in an area proximate to transit. The transit-oriented development is served by three subway lines at two stations, and a number of bus stations throughout the study areas. The Kingsbridge Road station at the intersection of West/East Kingsbridge Road and Jerome Avenue is served by the No. 4 subway line, while the Kingsbridge Road station located along East Kingsbridge Road and Grand Concourse is served by the B and D subway lines.

The Proposed Project would also include indoor recreational spaces and outdoor publicly accessible open spaces to foster a healthy environment for the neighborhood residents. The Proposed Project would be consistent with *OneNYC/PlaNYC* by promoting economic growth, equity, and healthy lives.

NEW NEW YORK: MAKING NEW YORK WORK FOR EVERYONE

The Kingsbridge Armory was identified as an investment opportunity in the Bronx in the *New New York: Making New York Work for Everyone* and would serve as an opportunity to help support and grow the Kingsbridge Heights neighborhood. Additionally, the Proposed Project would meet the following initiatives:

- Goal 1: Allow flexibility to repurpose space and fill vacancy; and investments in public space.
- Goal 2: Investments in employment hubs around transit, industry clusters, and anchor institutions.
- Goal 3: Ensure that workers have access to housing by dramatically increasing our housing supply.

CITY OF YES

The Proposed Project would align with the zoning text amendments proposed under City of Yes. The new development would support efforts towards carbon neutrality through its

high-performance construction and energy efficiency standards. The Proposed Project would be a primarily electric building. The Proposed Project would also create new economic opportunities by fostering new commercial, community facility, and light industrial development on a largely underutilized Project Site. The Armory would serve as a neighborhood hub and destination, providing a mix of community facility uses and entertainment and amusement space. In addition, the Proposed Project would align with the goals of the City of Yes for Housing Opportunity. The Proposed Project would allow for housing growth with approximately 500 permanently affordable DUs in a neighborhood with strong public transit access. While UAP encourages additional development in favor of affordable DUs, as described above, the Proposed Project would support substantial, affordable residential development on the National Guard Site in consideration of historic architectural resources and consistent with LPC's issuance of a Binding Report. Therefore, the Proposed Project would be consistent with the goals of the City of Yes.

Overall, the Proposed Project would not result in significant adverse impacts to land use, zoning, or public policy. ✷