Chapter 1: Project Description

A. INTRODUCTION

The Co-applicants, the New York City Economic Development Corporation (NYCEDC), 8th Regiment Partners, LLC, and the New York City Department of Citywide Administrative Services (DCAS), are leading a collaborative process to reuse and redevelop a portion of Block 3247 in the Kingsbridge Heights neighborhood of the Bronx, NY (the "Proposed Project"). That portion includes the Kingsbridge Armory Site (the "Armory Site") at 1 West Kingsbridge Road (Block 3247, Lot 10), which is occupied by the Kingsbridge Armory (the "Armory") and currently owned by the City of New York (the "City"), and the New York National Guard ("National Guard") Site (the "National Guard Site") at 10 West 195th Street (Block 3247, Lot 2) (collectively, the "Project Site"). The Project Site occupies the portion of Block 3247 that is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue (see **Figures 1-1 and 1-2**).

The Proposed Project, Kingsbridge Armory Redevelopment, would be facilitated by City and State funding, which are discretionary actions subject to the State Environmental Quality Review Act (SEQRA), City Environmental Quality Review (CEQR), and the Uniform Land Use Review Procedure (ULURP). In addition, it is anticipated that the Proposed Project would receive Federally

appropriated Community Project Funding administered by the U.S. Department of Housing and Urban Development (HUD), which requires that the environmental review also meet requirements under the National Environmental Policy Act (NEPA). The Office of the Deputy Mayor for Housing, Economic Development, and Workforce (DMHEDW) is acting as the lead agency for the environmental review and New York State's Department of Military and Naval Affairs (DMNA) is serving as an involved agency.

The Proposed Project includes the adaptive reuse of the vacant, approximately 588,765-gross-square-foot (gsf) Armory to provide up to approximately 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 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, replacing a one-story garage and a two-story office building. The Proposed Project would include a total of up to approximately 1,230,300 gsf of development at the Project Site.

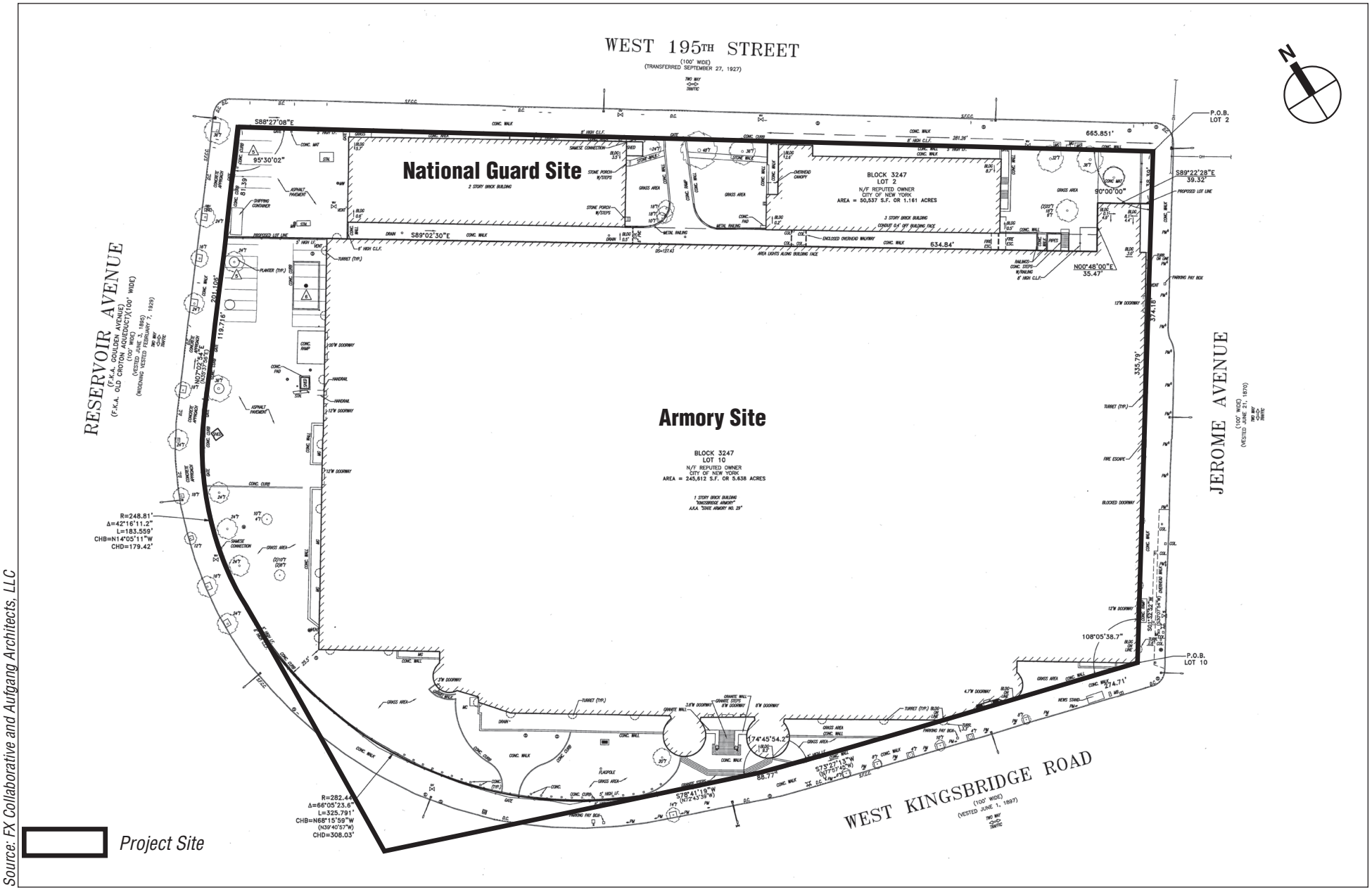
The Proposed Project would also create approximately 64,800 square feet (sf) of new, publicly accessible open space that would be largely concentrated in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road, but would also



Project Location

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-1



Source: FX Collaborative and Aufgang Architects, LLC

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Existing Site Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-2

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 at the southwest corner of the Project Site is being developed in coordination with DOT. 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.

B. PROJECT BACKGROUND

DESCRIPTION OF THE PROJECT SITE

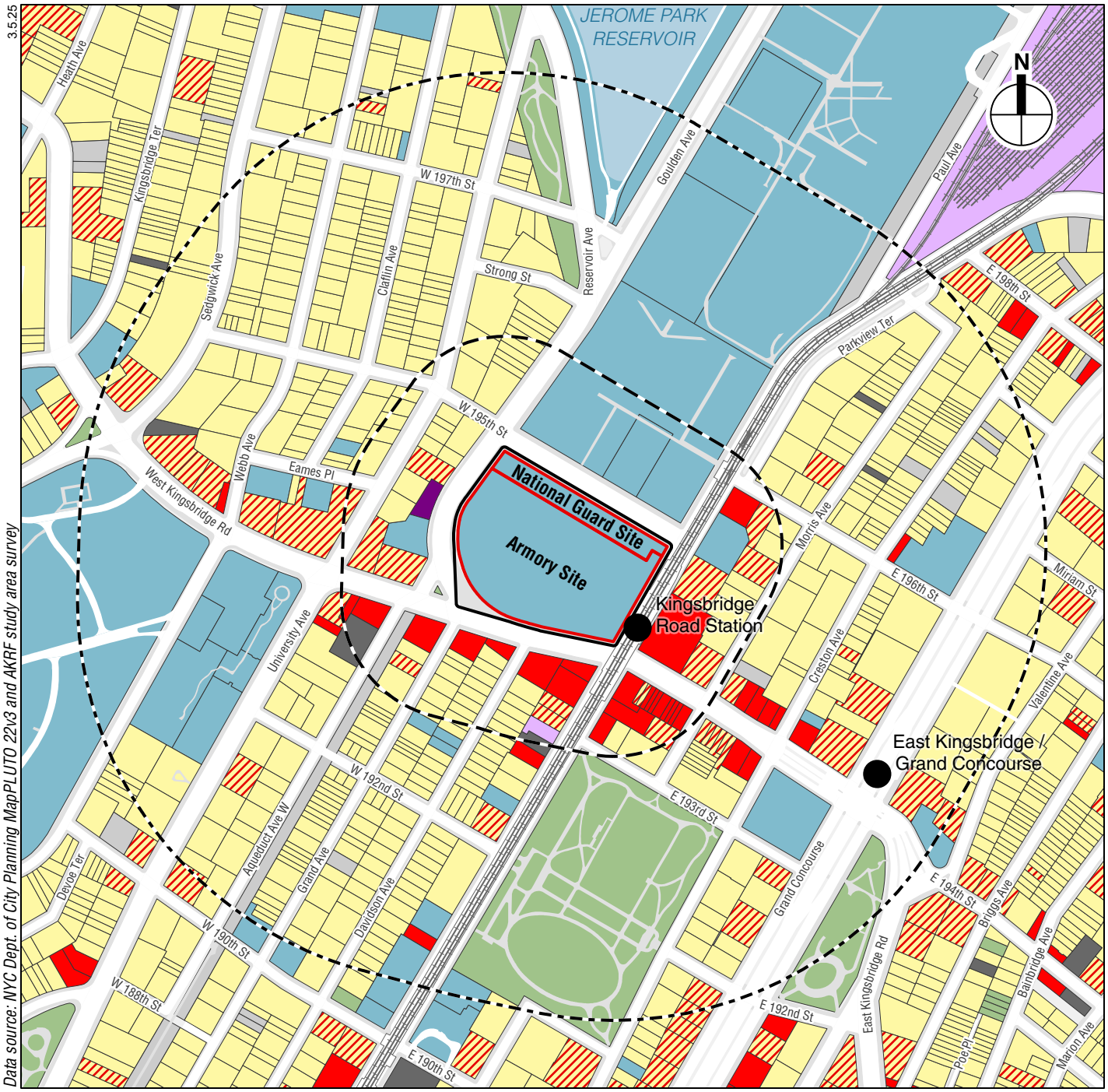
The Project Site comprises an approximately 245,600-square-foot (sf) parcel at 1 West Kingsbridge Road (Block 3247, Lot 10, the Armory Site) that contains the vacant Armory and an approximately 50,500-sf parcel at 10 West 195th Street (Block 3247, Lot 2) that contains the National Guard Site that includes two free-standing buildings. The Project Site is an approximately 296,100-sf parcel that occupies the southern portion of Block 3247 bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue in the Kingsbridge Heights neighborhood of the Bronx (see **Figures 1-1 through 1-4**). A description of the Armory and National Guard Sites is provided below.

THE ARMORY SITE

The Armory occupies most of the approximately 245,600-sf Armory Site (Block 3247, Lot 10), with frontages on West Kingsbridge Road to the south, Reservoir Avenue to the west, and Jerome Avenue to the east. 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 building 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 took ownership of the Armory on April 11, 1996. More recent temporary and short term uses for the Armory

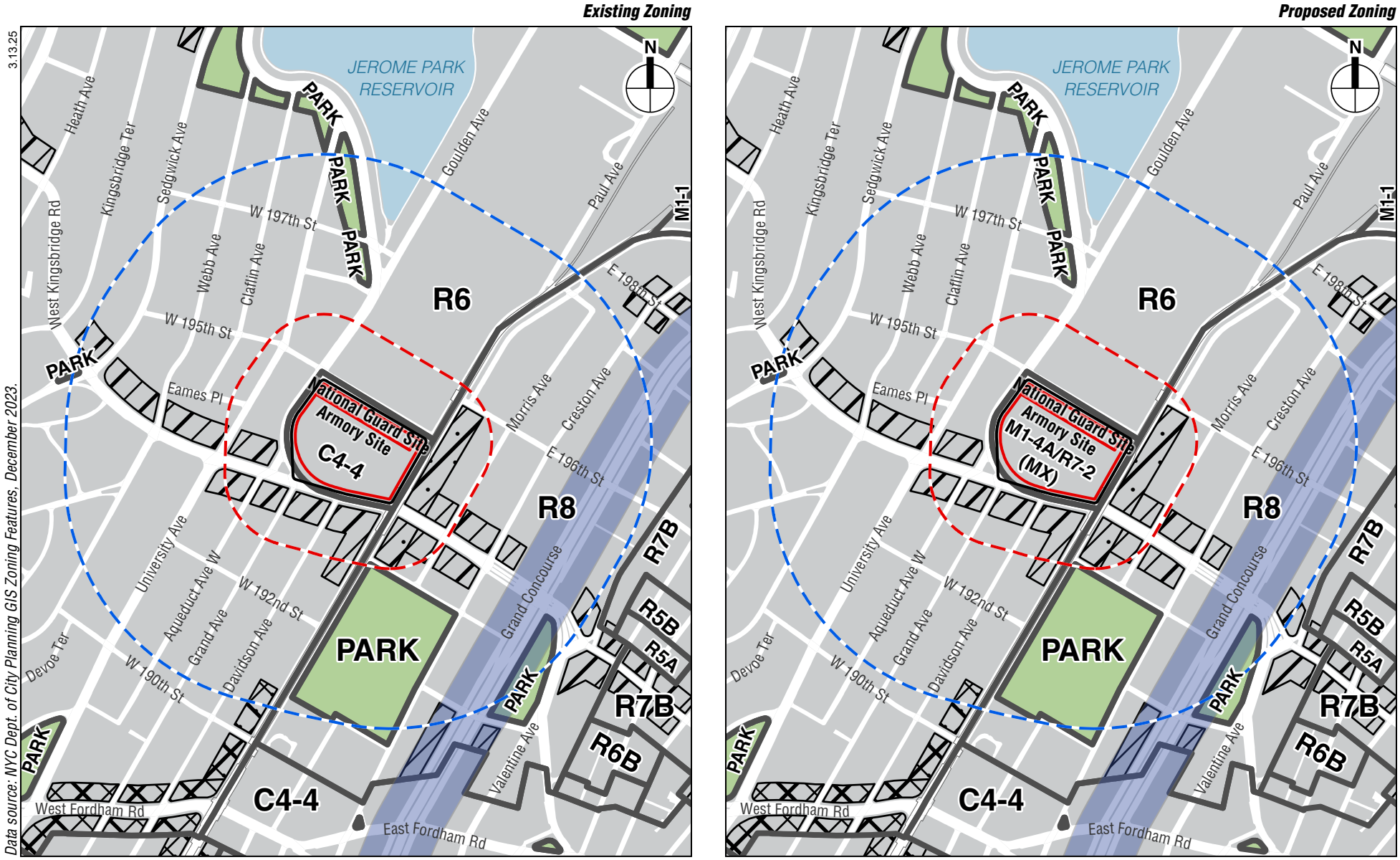
[1] The NYCL designation includes the entire Project Site.



Existing Land Use

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-3



KINGSBRIDGE ARMORY REDEVELOPMENT

Existing and Proposed Zoning

Figure 1-4

have included the storage of graffiti removal trucks as part of the "Graffiti Free NYC" program, and 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 that are currently used by the National Guard. The National Guard Site is owned by the City of New York and currently under the authority of the New York Division of Military Affairs. 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 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 list the Armory, the National Guard buildings were identified as non-contributing structures to the historic significance of the Armory.

PRIOR DEVELOPMENT INITIATIVES

Prior proposed uses for the Kingsbridge Armory have included the proposed renovation and redevelopment of the Armory with a retail complex containing approximately 605,000 gsf of retail, cinema, fitness club, restaurant, and community facility uses and approximately 400 parking spaces, for which an environmental impact statement (EIS) was prepared in 2009 (CEQR #08DME004X). The 2009 project was reviewed pursuant to ULURP but was not approved by the City Council in December 2009. An EIS was prepared in 2013 (CEQR #13DME013X) 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 the development of 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. Although an EIS was prepared and the project received ULURP approval, it did not move forward, largely due to financial issues.

TOGETHER FOR KINGSBRIDGE VISION PLAN

In 2023, NYCEDC launched a nine-month community engagement process in partnership with the local New York City Council Member and the Northwest Bronx Community and Clergy Coalition, who served as co-chairs of the *Together for Kingsbridge* Community Working Group (CWG). The CWG included a broad cross-section of community stakeholders, representing faith-based organizations, cultural groups, local business organizations, educational establishments, labor, and economic development organizations, as well as local elected officials at each level of government. The CWG's guidance was provided through the engagement process, shaping the project team's approach to engagement, providing feedback on outreach materials, identifying critical stakeholders, giving the CWG a platform at community events, lending volunteers for facilitation and outreach activities and, ensuring that their neighbors and communities were part of the process. The CWG met monthly between October 2022 and June 2023 to ensure that the wider community knew about the planning effort, helped to organize and attend small group discussions, and helped review and shape the *Together for Kingsbridge Vision Plan* (the "Vision Plan").

The Vision Plan, which was released in August 2023, summarizes the extensive public engagement process, focused on the future of the Armory. The engagement effort reached over 4,000 people, including participants at four public workshops, over 950 survey respondents, over 500 community members who toured the Armory, nine Community Board meetings, 16 small-group discussions, three public information sessions, and feedback from over 75 industry stakeholders. The Vision Plan outlined guiding principles for redevelopment of the Armory:

- Prioritize youth;
- Welcome older adults;
- Foster intergenerational relationships;
- Create jobs and wealth for existing workers and communities;
- Grow a regenerative local economy;
- Maximize community ownership; and
- Put The Bronx on the map.

Through the vision planning process, the community identified two general categories of "Priority Uses" for the Armory: "Potential Industries," which were envisioned as the main uses of the Armory and could transform the Armory into a sustainable economic engine for the Bronx, creating local jobs and bolstering economic activity while also generating enough revenue to offset costs for renovation and operations; and "Complementary Uses," which were envisioned to provide equitable access to services and work opportunities for Bronx communities.

Community members prioritized the following Potential Industries for the Armory:

- Film and TV;
- Sustainable manufacturing;
- Emerging technologies; and
- Urban Agriculture.

Complementary Uses identified by the community included:

- Vocational training and small business incubator;
- Retail, food, and beverage uses
- Community gathering and organizing;
- Bronx arts and culture space;
- Recreation and health; and
- Sustainable food systems.

At the release of the Vision Plan, New York City Mayor Eric Adams and New York State Governor Kathy Hochul announced an up to $200 million investment from the City and the State for the redevelopment of the Armory Site.

REQUEST FOR PROPOSALS

Shortly after the release of the Vision Plan in August 2023, NYCEDC, acting on behalf of the City, issued a Request for Proposals (RFP) for financially feasible, mixed-use

proposals for the adaptive reuse, redevelopment and operation of the Project Site that achieve the "Project Goals", as outlined in the RFP, which were:

- Create a financially feasible, thriving, mixed-use development that:
  - Strikes a balance between addressing the needs of the local community and creating an economic engine for the wider area;
  - Activates the Armory and enhances its integration with the neighborhood, promoting more accessibility, transparency, and connection with the surrounding community;
  - Serves diverse users, including those from different age groups, ethnic and cultural backgrounds, and income levels; and
  - Delivers a minimum of 25,000 square feet of space to be subleased to one or more community-based organizations at discounted rates.
- Design the site to promote sustainability, energy efficiency, and carbon neutrality, while preserving the landmarked exterior.
- Responsibly develop the project by delivering a comprehensive hiring program that supports communities and creates job opportunities, including for economically disadvantaged candidates.
- Generate returns to the City through lease rent, tax, and payment in lieu of tax revenue.

The RFP indicated that appropriate uses at the site may include commercial, retail, entertainment, recreational, manufacturing, and community facilities. Also, the RFP indicated that proposed uses should expand and enhance the current mix of offerings in the area, and endeavor not to duplicate or directly compete with existing uses. The RFP encouraged respondents to reference the Vision Plan when preparing their proposals.

In addition to the up to $200 million in City and State investment mentioned above, the RFP noted that up to approximately $50 million of funds from public sources may become available for the project.

DESCRIPTION OF THE SURROUNDING AREA

The area surrounding area the Project Site is within the Kingsbridge Heights neighborhood, which contains a mix of residential and community facility uses, with local retail corridors along West and East Kingsbridge Roads and Jerome Avenue. The Jerome Avenue retail corridor—and the elevated rail lines carrying the No. 4 subway train that span above Jerome Avenue—establishes a physical and visual boundary between East and West Kingsbridge Road.[2]

The area west of Jerome Avenue is predominantly residential, with two- and three-story houses and five- and six-story apartment buildings and the retail corridor on West Kingsbridge Road that is characterized by smaller commercial buildings. Community facilities west of Jerome Avenue include the large campuses of Lehman College, Public School (P.S.) 86, P.S. 340, and Walton High School; the Jerome Park Library; the James

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

J. Peters Veterans Affairs (VA) Medical Center; and the Bronx campus (also known as the Harry and Jeanette Weinberg Campus) of Jewish Home Lifecare, an eldercare facility. This area also includes open space facilities—the Jerome Park Reservoir is a 94-acre reservoir that contributes to New York City's water supply system; it is not publicly accessible; the Strong Street Playground; and Aqueduct Walk, a narrow strip of landscaped space located along the east side of Aqueduct Avenue West, which is the former right-of-way for the Old Croton Aqueduct. Several religious institutions are also located west of Jerome Avenue, including Bethel Community Church at 2716 Claflin Avenue and Fordham Manor Dutch Reformed Church at 2711 Reservoir Avenue (opposite the Project Site).

The area east of Jerome Avenue is also predominantly residential but with higher density five- to nine-story apartment buildings and fewer single-family homes. Higher-density residential buildings are largely concentrated around the Grand Concourse, an eight-lane boulevard that is the main north-south arterial road in the Bronx. A local retail corridor extends along East Kingsbridge Road. Community facilities east of Jerome Avenue include P.S. 246 at 2641 Grand Concourse and several churches—the Church of Jesus Christ of Latter Day Saints at 211 East Kingsbridge Road and St. James' Episcopal Church, at the intersection of Jerome Avenue and East 190th Street; and the main offices of the Northwest Bronx Community and Clergy Coalition. Two large open spaces are the 11-acre St. James Park located along Jerome Avenue between East 191st and 193rd Streets and Poe Park, a two-acre space located on the east side of the Grand Concourse between East Kingsbridge Road and East 192nd Street. The surrounding area is largely zoned with residential districts. The area west of Jerome Avenue is zoned R6, a medium density residential district that can include a diverse mix of building types and heights. The area east of Jerome Avenue is zoned R8, a high-density residential district that encourages mid-rise and high-rise apartment buildings.

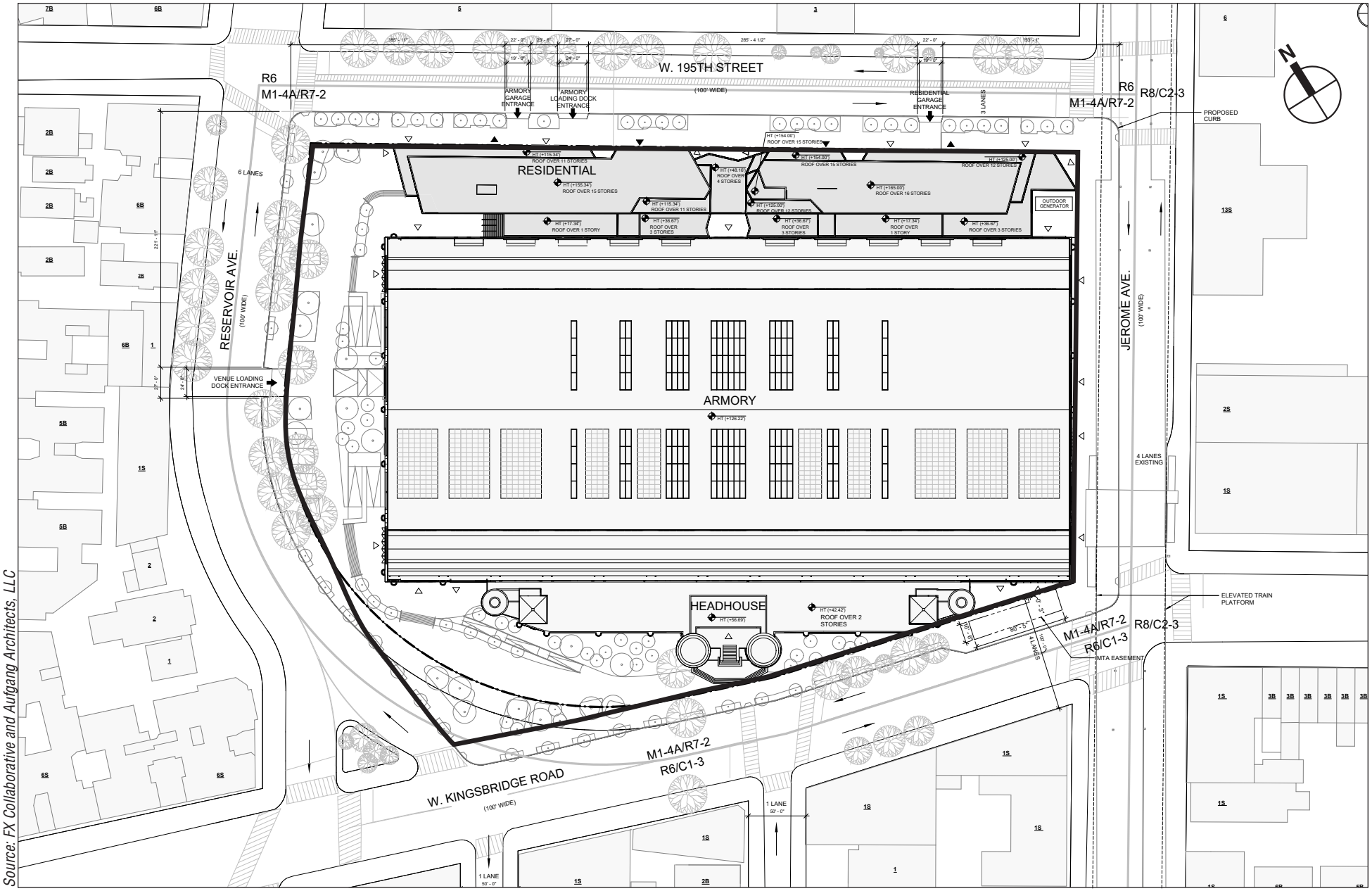
The area is served by the New York City Transit (NYCT) No. 4 train line, which has a station at Jerome Avenue—the elevated Kingsbridge Road subway station—immediately east of the Project Site, as described above. The NYCT B and D line, with a station at Grand Concourse and East Kingsbridge Road, is also three blocks east of the Project Site. Metropolitan Transportation Authority (MTA) bus service is provided within the area along East/West Kingsbridge Road (Bx3, Bx9, Bx22), Jerome Avenue (Bx28, Bx32), and Grand Concourse (Bx1, Bx2, BxM4). Citibike stations are located throughout the area, including locations along Jerome and Reservoir Avenues near the Project Site.

C. DESCRIPTION OF THE PROPOSED PROJECT

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 735,800 gsf on the Armory Site and the National Guard Site would be redeveloped with a new 16-story, approximately 494,500-gsf residential building including 500 permanently affordable DUs and approximately 14,400 gsf of ground floor retail (see **Table 1-1 and Figures 1-5 through 1-15**.

The Armory would be adaptively reused and reprogrammed with approximately 735,800 gsf of new uses, including approximately 84,400 gsf of community facility and cultural uses, approximately 87,800 gsf of light manufacturing space, approximately 73,000 gsf of commercial office space, a 17,000-person live event venue, and approximately 65,500

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Source: FX Collaborative and Aufgang Architects, LLC

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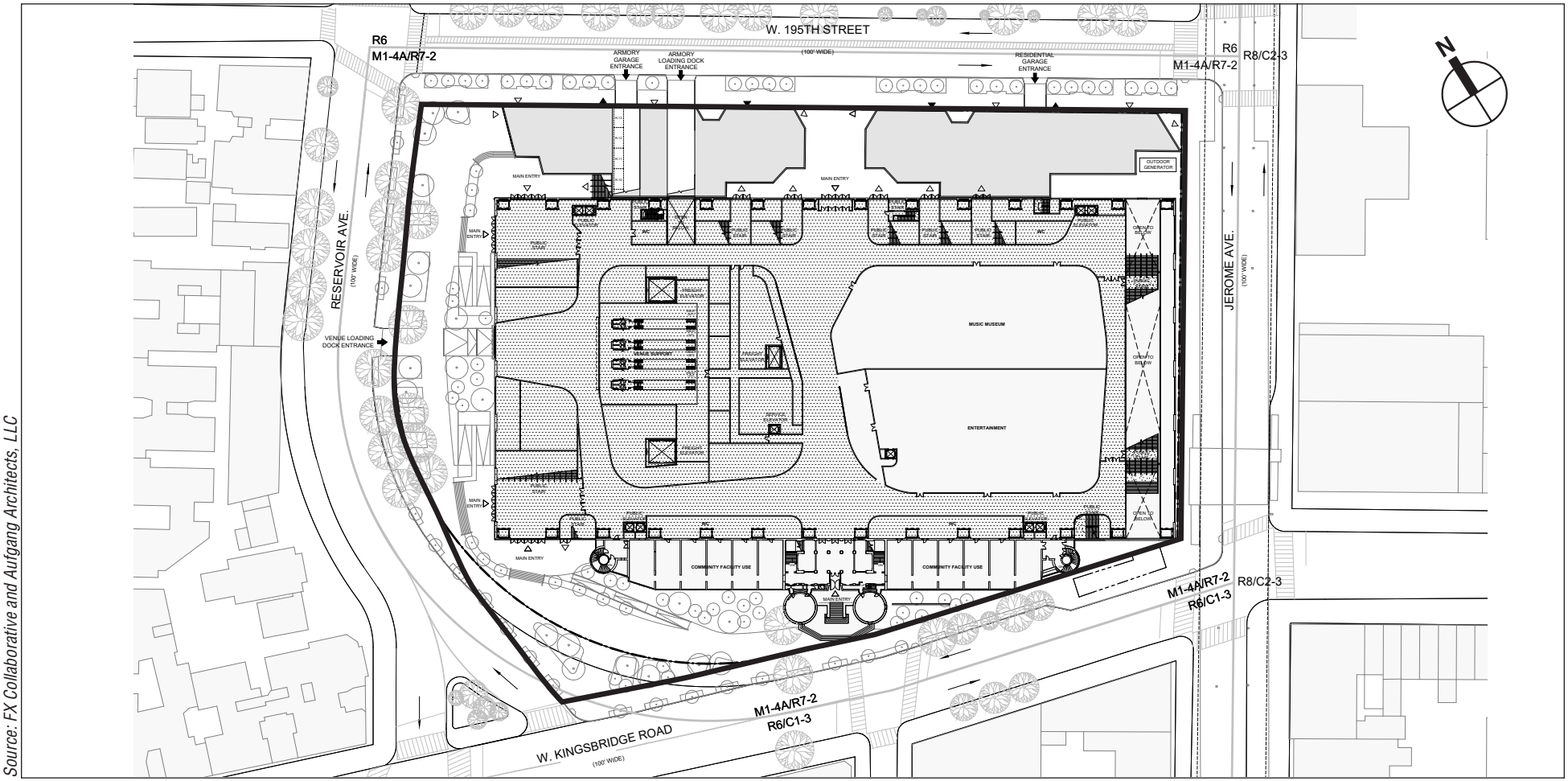
Project Site

KINGSBRIDGE ARMORY REDEVELOPMENT

Proposed Site Plan

Figure 1-5

5.16.25



Source: FX Collaborative and Aufgang Architects, LLC

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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
- *Project Site*

GENERAL NOTES

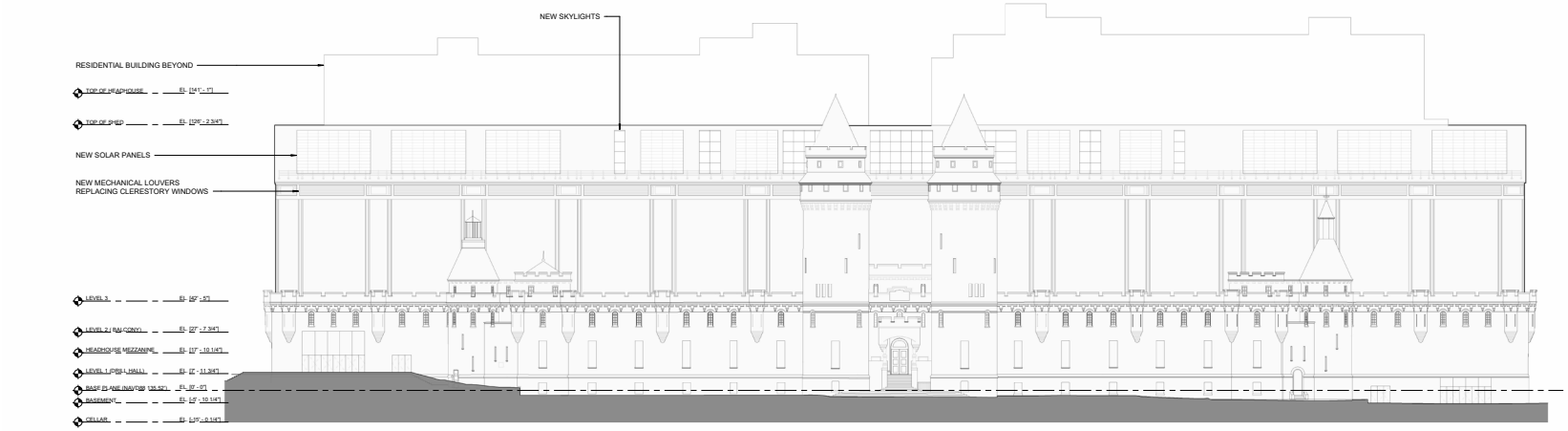
1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress 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.

Proposed Level 1 Plan

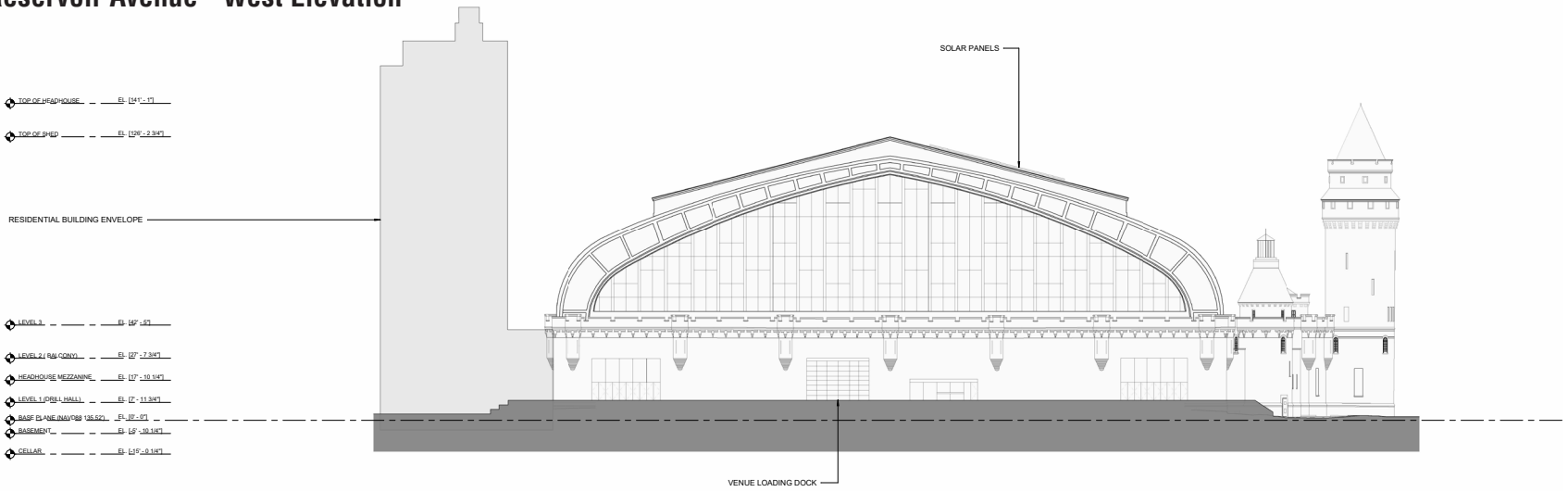
KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-6

West Kingbridge Road - South Elevation



Reservoir Avenue - West Elevation

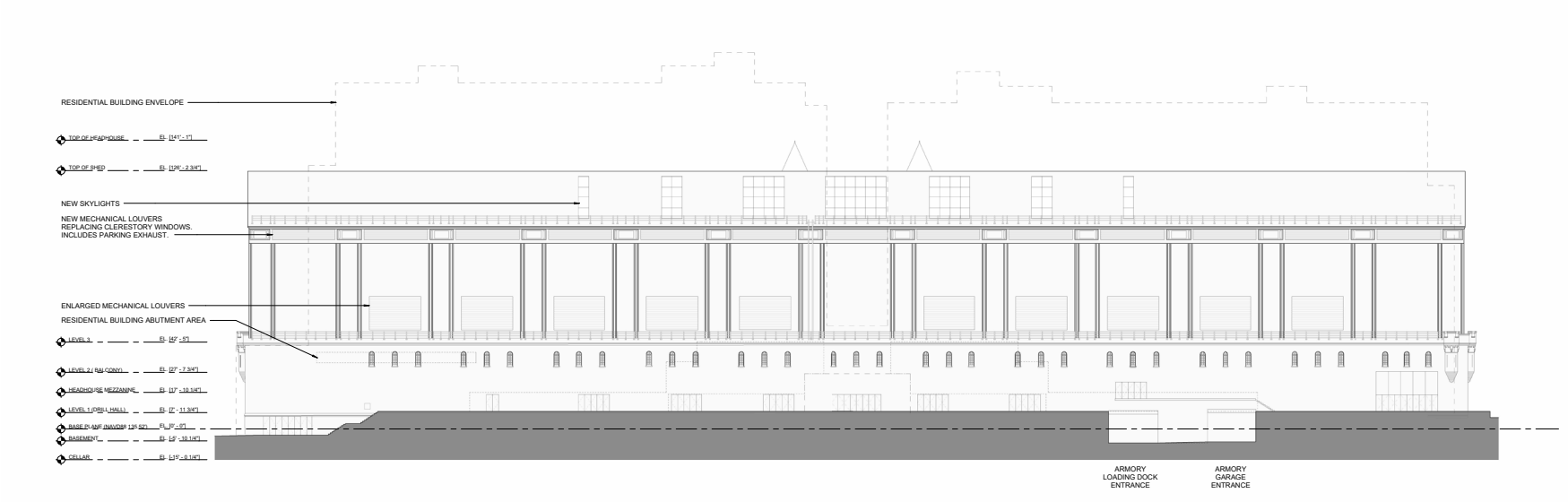


Source: FX Collaborative and Aufgang Architects, LLCv

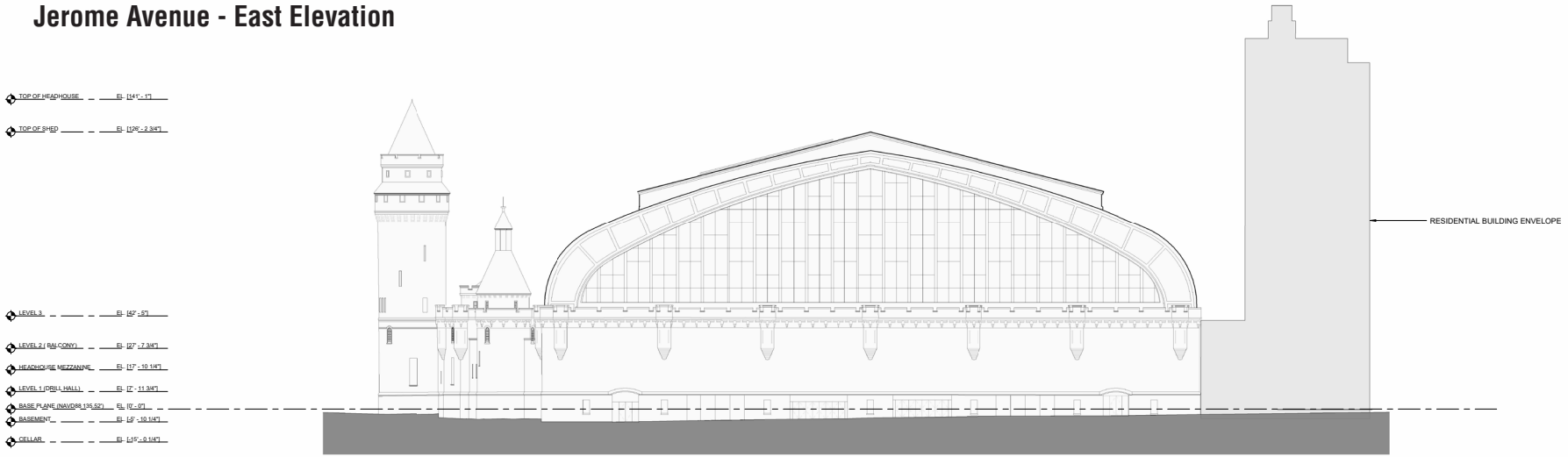
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Proposed South and West Elevations

West 195th Street - North Elevation



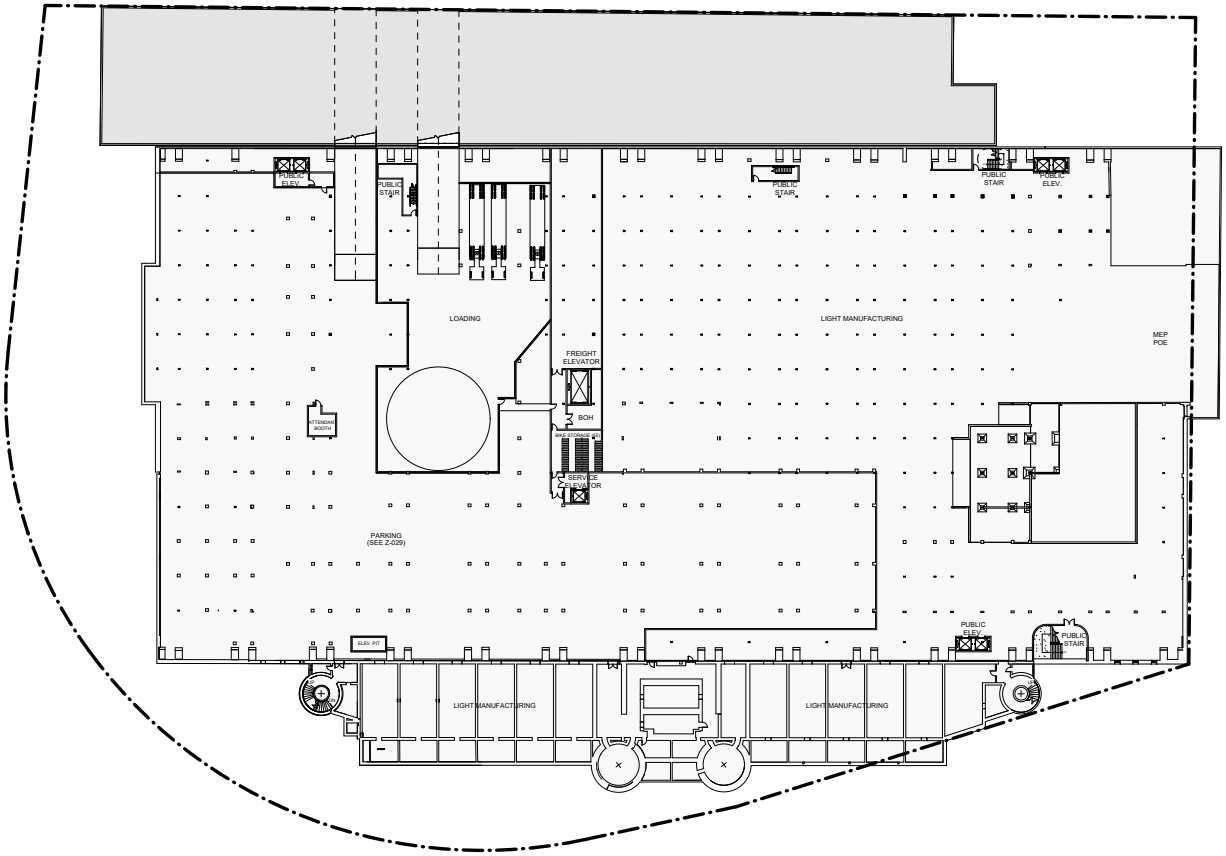
Jerome Avenue - East Elevation



Source: FX Collaborative and Aufgang Architects, LLCv

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Proposed North and East Elevations



Source: FX Collaborative and Aufgang Architects, LLC

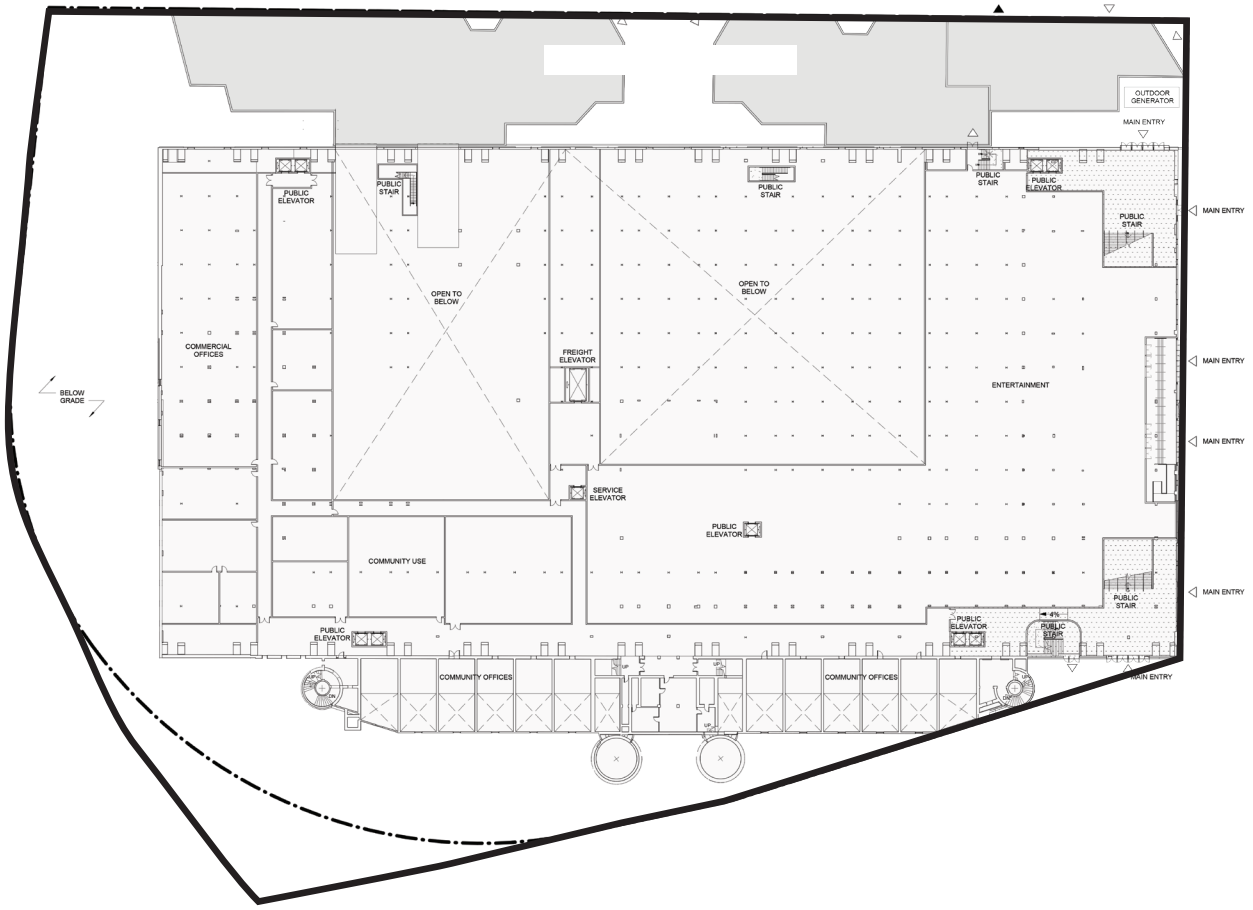
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Proposed Cellar Level Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-9

5.16.25



Source: FX Collaborative and Aufgang Architects, LLC

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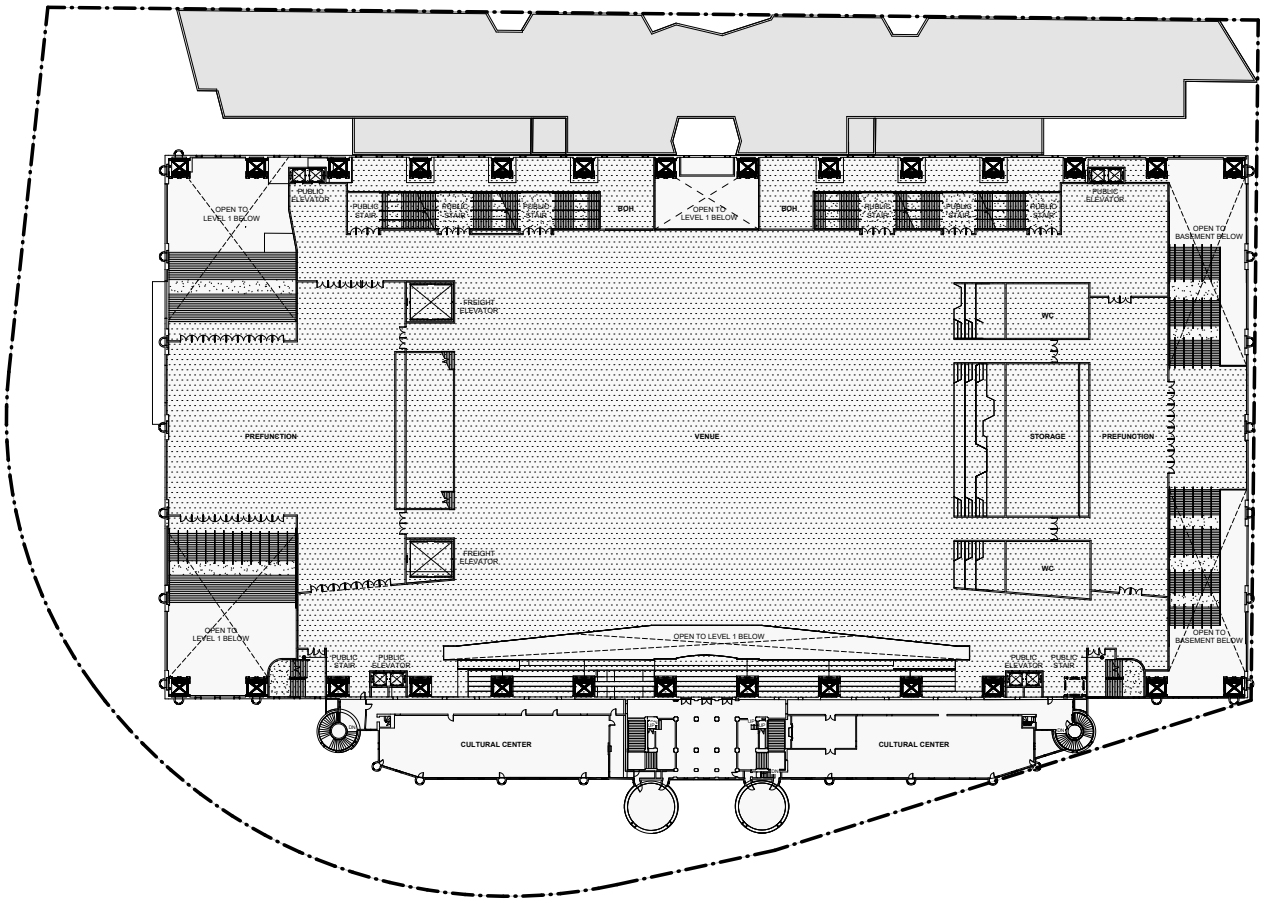
Project Site

KINGSBRIDGE ARMORY REDEVELOPMENT

Proposed Basement Level Plan

Figure 1-10

5.16.25



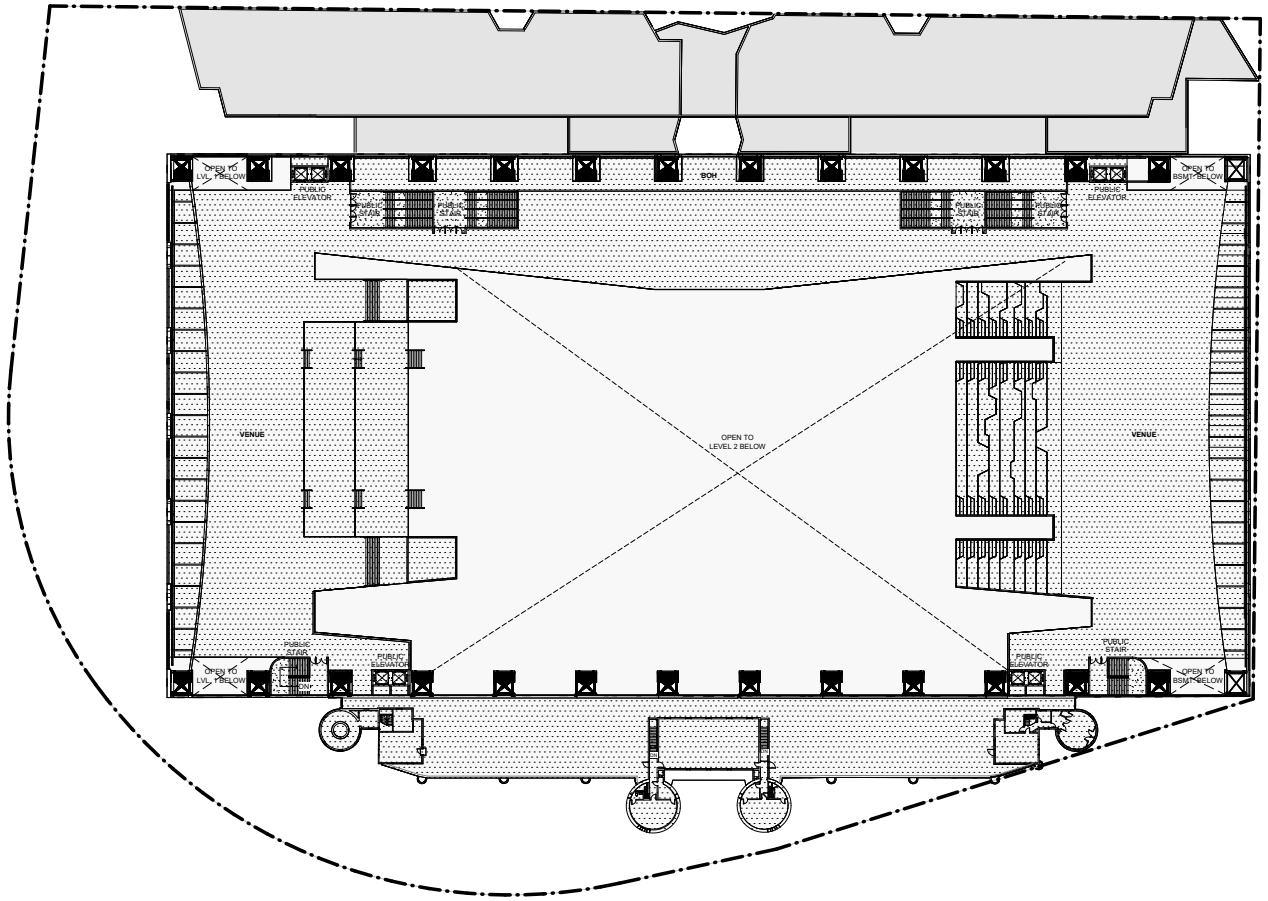
Source: FX Collaborative and Aufgang Architects, LLC

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Proposed Level 2 Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-11



Source: FX Collaborative and Aufgang Architects, LLC

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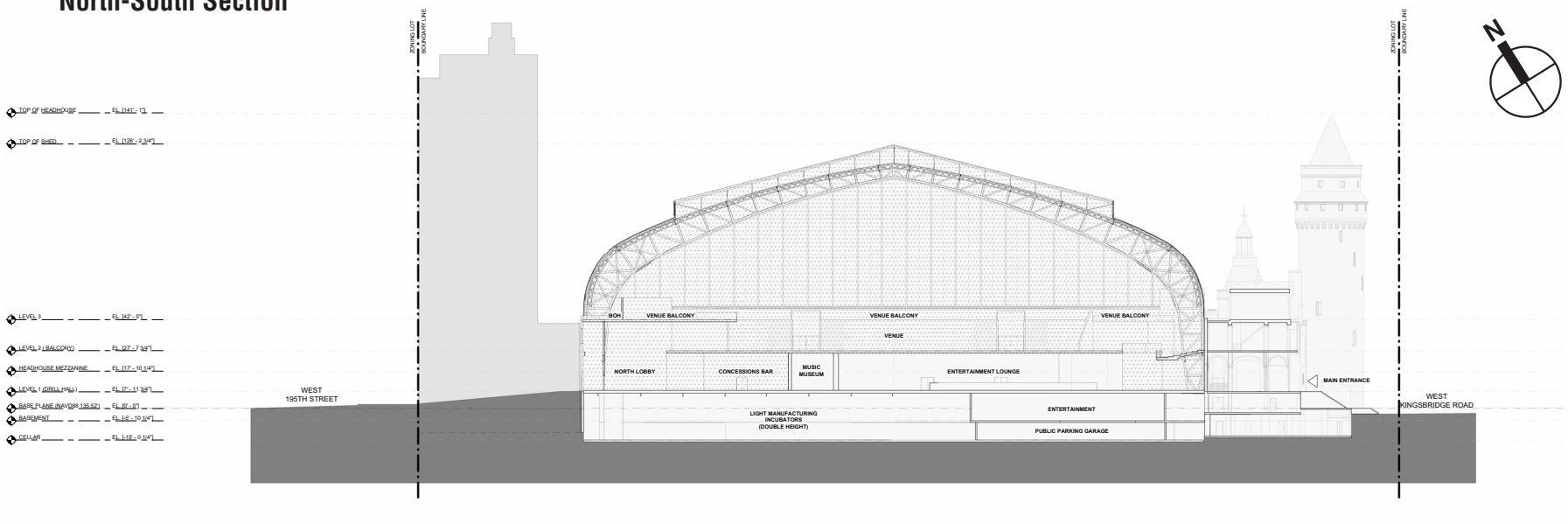
Proposed Level 3 Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

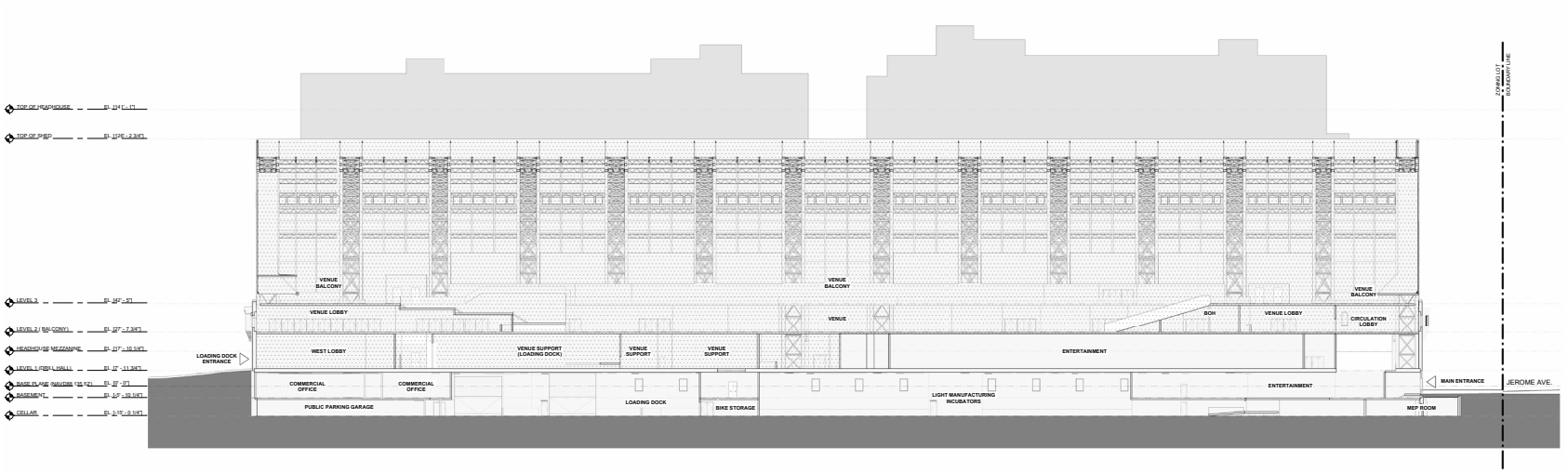
Figure 1-12

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North-South Section



East West Section

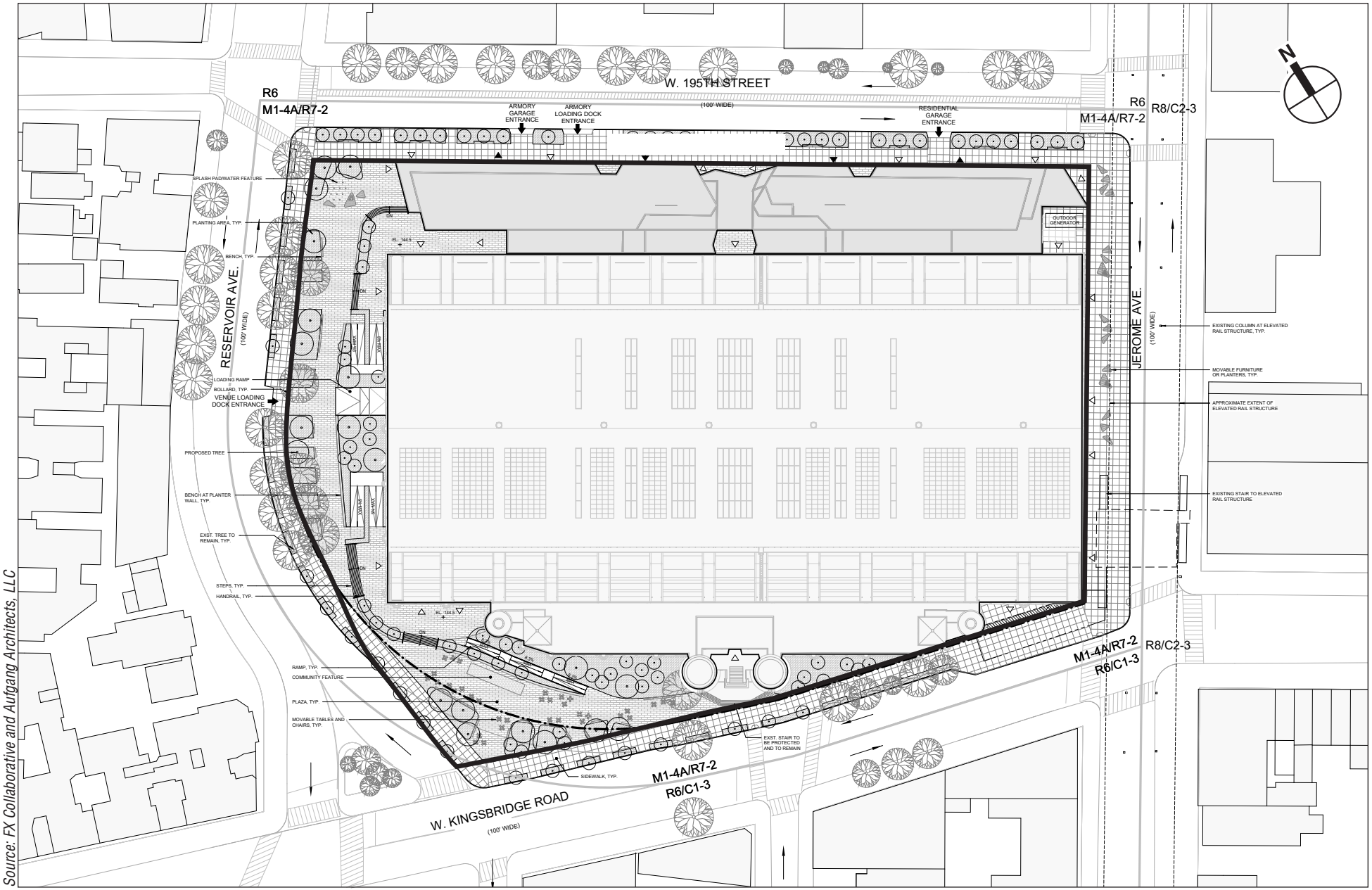


Source: FX Collaborative and Aufgang Architects, LLCv

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Proposed North-South and East-West Section

5.16.25



Source: FX Collaborative and Aufgang Architects, LLC

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Project Site

Proposed Site Plan with Landscaping

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-14

5.16.25



Source: FX Collaborative and Aufgang Architects, LLC

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Proposed Project
Illustrative View from West Kingsbridge Road

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1-15

gsf of other entertainment uses. Approximately 248 public parking spaces and new loading docks would be provided in the Armory's cellar level. Vehicular access to the parking garage would be provided by a new entrance with an approximately 22-foot-wide curb cut on West 195th Street (approximately 186 feet east of Reservoir Avenue). The cellar level would also include a dedicated loading dock with three bays accessible from a new vehicular entrance with an approximately 27-foot-wide curb cut on West 195th Street located approximately 231 feet east of Reservoir Avenue). A dedicated loading dock with four bays for the live event venue would be accessible from a new entrance with an approximately 27-foot-wide curb cut on Reservoir Avenue (approximately 221 feet south of West 195th Street).

The Proposed Project would also involve certain changes to the exterior of the Armory, among them to provide additional pedestrian and vehicular access, and to comply with the Americans with Disabilities Act (ADA). There would be no changes to the Armory's massing or height. Solar panels and skylights are proposed to be installed on the roof. Adaptive reuse of the Armory would involve reconfiguration of the interior spaces including the creation of two new levels above grade within the drill hall. 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. The live 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.

The Proposed Project would formalize the triangular alignment at the southwest corner of the Project Site, which would become part of the approximately 64,800 sf of new publicly accessible open space that would be created on the Project Site, including approximately 5,100 sf that is currently within the Department of Transportation (DOT) right-of-way (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. 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.

The Proposed Project also assumes that the National Guard functions would be relocated, and the National Guard Site would be redeveloped with a new 16-story residential building with up to approximately 494,500 gsf. The new residential building would include approximately 500 permanently affordable DUs set aside for families earning up to 80 percent the Area Median Income (AMI) under the Extremely Low and Low-Income Affordability (ELLA) program. In addition, the residential building would include approximately 14,400 gsf of local retail and accessory parking with 80 parking spaces. The building would rise from the sidewalk line and would have a base that would rise up to 125 feet with a ten-foot setback before rising to an overall height of approximately 165 feet tall. The building would contain two three-story (approximately 40-foot-tall) wings along the eastern and western ends that would abut the Armory to the south. Residential and commercial entrances would be located on West 195th Street. The residential building would have a mid-block break providing pedestrian access to the Armory's north façade entrance. The residential building would have approximately 80 parking spaces in a cellar level parking garage that would be accessed from a new

approximately 22-foot-wide curb cut on West 195th Street approximately 150 feet east of Reservoir Avenue.

Table 1-1[1]
Existing Conditions and Development Program for Analysis

Use	Existing Gross Square Footage	Proposed Gross Square Footage	Increment	Notes
Armory Site[1]				
Museum		30,200	30,200	
Community Facility		54,200	54,200	Includes Community-Based Organizations (CBOs) & cultural center
Commercial Office		73,000	73,000	
Recreation/Entertainment		65,500	65,500	
Flex Space/Sport Fields		87,200	87,200	Flexible space within Event Venue space
Light Manufacturing/ Incubator Space		87,800	87,800	
Event Venue		99,800	99,800	+/- 17,000 seats
Parking and Loading		79,300	79,300	Up to 248 spaces (Below grade)
Back of House (circulation, mechanical, etc.)		158,800	158,800	
Armory Site TOTAL	**588,765**	**735,800**	**147,035**	
National Guard Site				
Residential	--	438,500	438,500	500 Affordable DUs
Local Retail	--	14,400	14,400	Ground floor
Garage and Office	26,000	--	(26,000)	
Parking		41,600	41,600	Up to 80 spaces (Below grade)
National Guard Site TOTAL	**26,000**	**494,500**	**468,500**	
PROJECT SITE TOTAL	**614,765**	**1,230,300**	**615,535**	
Project Site Open Space	**20,000**	**64,800**	**44,800**	

Notes:
[1]Specific program areas presented in the table are subject to change and represent the anticipated types and overall amount of development reasonably expected to occur on the Project Site. While certain aspects of the Proposed Project, such as the maximum capacity for events (ZR 74-182(b)) and public parking facility (ZR 74-195), would be established by special permit, other program aspects in the DEIS are represented to demonstrate the wide range of development permitted in the proposed M1-4A/R7-2(MX) district. As the project design continues to be further refined, those changes will be reflected in the FEIS.
*****All square footages are approximate.

Alterations to the Armory, which is protected as an NYCL, requires a Binding Report from the NYC Landmarks Preservation Commission (LPC) pursuant to the City Charter and the City's Landmarks Law.

In addition, the Armory is listed on the S/NR and the Proposed Project will be receiving State funding through Empire State Development (ESD) which requires review by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) pursuant to Section 14.09 of the New York State Historic Preservation Act (SHPA).

It is also anticipated that the Proposed Project may involve Federal historic preservation tax credits, which would require consultation with the National Park Service (NPS) and the New York State Historic Preservation Office (SHPO). The proposed interior alterations to the Armory would be undertaken in accordance with the Secretary of the Interior's Standards for Rehabilitation. In addition, Federally appropriated Community Project Funding administered by HUD, would require consultation with SHPO and Federally recognized Tribal Nations in accordance with Section 106 of the National Historic Preservation Act (NHPA).

It is anticipated that the adaptive reuse of the Armory would involve limited in-ground construction related to excavation on the Armory Site, including below the structure for certain foundation work, and that the construction at the National Guard Site would require in-ground excavation for the construction of the new residential building. It is anticipated that site preparation and construction for the Proposed Project would take approximately 60 months, commencing in 2027 with the first full year of operation expected to be 2032. Construction on the Armory Site would begin in 2027 and conclude in 2030.

As outlined in the RFP, the National Guard may relocate to a new facility. As construction continues on the Armory Site, coordination with the National Guard would be undertaken to determine an appropriate relocation strategy and reach a lease closing date in 2028. Development on the National Guard Site would then occur in 2029 once the National Guard relocation is complete and is expected to be operational in 2032. Therefore, an analysis year of 2032 is assumed for this environmental assessment.

D. PROPOSED ACTIONS

The following discretionary actions would be required to facilitate the Proposed Project:

- Disposition of City-owned land (Block 3247, Lots 2 and 10) pursuant to New York City Charter Section 197-c;
- Zoning map amendment to rezone the project block from C4-4 to M1-4A/R7-2 (MX) to allow manufacturing uses;
- Zoning text amendment to ZR Section 123-90 to establish the proposed MX district;
- Zoning text amendment to ZR Section 74-182(b) to increase permitted indoor arena capacity from 6,000 to 17,000 persons and remove specific reference to zoning sections for the modifications of signage and parking and loading provisions permitted in conjunction with such arena;
- Special permit pursuant to ZR Section 74-182(b) to allow an indoor arena with a capacity of up to 17,000 persons and permit modification of signage requirements;
- Special permit pursuant to ZR Section 74-195 to allow a public parking garage with a capacity of greater than 150 parking spaces; and
- Public financing by the New York City Department of Housing Preservation and Development (HPD) to facilitate the proposed permanently affordable housing units on the National Guard Site.

The draft language for the proposed zoning text is included in **Appendix A**.

Since the Armory is a NYCL, the proposed changes to the exterior of the Armory and the landmark site require a Binding Report from LPC pursuant to the New York City Charter and the New York City Landmarks Law. In addition, the Proposed Project will be receiving State funding which requires review by OPRHP pursuant to Section 14.09 of SHPA. The project may also seek Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which is a non-discretionary action that would require consultation with the NPS and in coordination with SHPO. The proposed alterations to the Armory would be undertaken in accordance with the Secretary of Interior's Standards for Rehabilitation.

In addition, because Federally appropriated Community Project Funding administered by HUD is anticipated, consultation with SHPO and Federally recognized Tribal Nations would be undertaken, as warranted, in accordance with Section 106 of NHPA.

It is anticipated that the City and State would provide an investment of up to $200 million to facilitate the proposed adaptive reuse of the Armory; $50 million of funds from public sources may also become available for the project.

The Proposed Actions are subject to environmental review pursuant to the SEQRA and CEQR procedures. DMHEDW is acting as the lead agency for the environmental review. In addition, DCAS, DCP, HPD, LPC, ESD, DMNA, OPRHP, and SHPO are involved agencies for this environmental review. The environmental review would also be undertaken in accordance with NEPA due to the anticipated Federally appropriated Community Project Funding administered by HUD; HUD would serve as the lead Federal agency.

Any State or Federal actions required to establish a new location or facility for the National Guard are not analyzed within the scope of this Environmental Impact Statement. It is anticipated that any such action is expected to occur at a later date and will be the subject of a separate environmental review pursuant to SEQRA and/or NEPA at that time.

E. PROJECT PURPOSE AND NEED

The Proposed Project would contribute to and substantially support the economic revitalization of the Kingsbridge Heights neighborhood in the Bronx by converting the large, vacant Armory into productive uses that are aligned with the community's vision for the Project Site and creating much needed permanently affordable housing on the National Guard Site. The Proposed Project would also create new employment, learning, recreational, light industrial, and entertainment opportunities, thereby creating economic and fiscal benefits to the City.

The Kingsbridge Heights neighborhood is home to a diverse population, several academic and health care institutions, and a number of transportation options. The building is one of the largest armory buildings in the world with one of the largest column-free enclosed spaces in the City. Conversion of the Armory is a unique opportunity to transform an existing landmark and major City asset into a place that is catalytic for economic development that would positively affect the local community, the borough, the City, and the region. Additionally, the redevelopment of the National Guard Site would introduce approximately 500 new permanently affordable DUs to the neighborhood.

Prior to starting the engagement process for the Vision Plan, a technical study of the opportunities, challenges, and condition of the building itself was performed, ensuring

that the engagement around the future of the Armory was feasible. Ultimately, this work helped build consensus among stakeholders that redevelopment of the Kingsbridge Armory would transform a historic asset into an engine for economic development.

The local community and elected officials have been closely involved in the process of crafting the Vision Plan, which outlines Guiding Principles for the Armory reuse, as described above. As such, the redevelopment plan considered for the Armory is responsive to community input and fulfill goals identified by the community and outlined in the Vision Plan.

In context of the previous redevelopment attempts, a partnership between City, State and federal officials has been integral to ensuring the future of the Armory. Described above, at the release of the Vision Plan, Mayor Adams and Governor Hochul announced an up to $200 million investment from the City and the State for the adaptive reuse of the Armory, thereby affirming extraordinary commitments of support for the Proposed Project. In addition, the RFP noted that up to approximately $50 million of funds from public sources may become available for the project.

The proposed redevelopment project would create new employment, learning, and recreational and entertainment opportunities, and would create economic and fiscal benefits to the City in the form of economic revitalization and increased employment opportunities.

F. ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW

The 2021 *CEQR Technical Manual* will serve as a guide on the methodologies and impact criteria for evaluating the Proposed Project's potential environmental effects. In disclosing impacts, the EIS considers the Proposed Project's potential adverse impacts on the environmental setting. It is anticipated that the Proposed Project, if approved, would be built and operational by 2032. Consequently, the environmental setting for comparison is not the current environment, but the future environment in which the project is operational. Therefore, the technical analyses and consideration of alternatives includes descriptions of existing conditions, conditions in the future without the Proposed Project (the No Action condition), and conditions in the future with the Proposed Project (the With Action condition). The incremental difference between the No Action and With Action conditions is therefore the subject of analysis for evaluating the potential environmental impacts of the Proposed Project.

BUILD YEAR

For the purposes of the environmental review, it is assumed that the Proposed Project would start construction in 2027. Construction at the Armory Site is expected to be complete and operational in 2030, while construction on the National Guard Site is expected to begin in 2029 and be complete and operational in 2032. Therefore, a future build year of 2032 will be examined to assess the potential impacts of the Proposed Project. **Appendix A** and Figure A-1 identify the No Build projects anticipated to be complete by 2032 in the study areas to be considered in the various technical analyses of the EIS.

THE FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION)

Absent the Proposed Project, none of the Proposed Actions would be sought or approved, and the Project Site would remain unchanged from its current state. The approximately 588,765-gsf Armory would remain vacant and substantially underutilized. In the No Action condition, the existing two National Guard buildings totaling approximately 26,000 gsf 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. The reuse and redevelopment of the Project Site would not occur and the Project Site would remain underutilized, which would not contribute to the revitalization of the Kingsbridge Heights neighborhood and the City more broadly.

THE FUTURE WITH THE PROPOSED PROJECT (WITH ACTION CONDITION)

In the With Action condition, the Proposed Project would implement adaptive reuse of the Armory and redevelopment of the National Guard Site. It is assumed under the Proposed Project that the current operations of the National Guard would be relocated and an agreement would be met in which the National Guard would voluntarily relocate operations to facilitate the redevelopment of the site. The With Action condition analyzed includes up to approximately 1,230,300 gsf of new development at the Project Site, including up to approximately 735,800 gsf of new uses on the Armory Site and the National Guard Site would be redeveloped with an approximately 494,500 gsf new residential building, including 500 permanently affordable DUs (see **Table 1-1**).

G. ENVIRONMENTAL REVIEW PROCESS

CEQR OVERVIEW

New York City has formulated an environmental review process (CEQR) pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations (Part 617 of 6 New York Codes, Rules and Regulations). The City's CEQR rules are found in Executive Order 91 of 1977 and subsequent rules and procedures adopted in 1991 (62 Rules of the City of New York, Chapter 5). CEQR's mandate is to strike a balance between social and economic goals and concerns about the environment. Agencies undertaking, funding, or approving actions interject environmental considerations into their discretionary decisions by taking a "hard look" at the environmental consequences of each of those actions so that all potential significant environmental impacts of each action are disclosed, alternatives that avoid or reduce such impacts are considered, and appropriate, practicable measures to reduce or eliminate such impacts are adopted.

The CEQR process begins with selection of a Lead Agency for the review. The Lead Agency is generally the governmental agency that is most responsible for the decisions to be made on a proposed action and is also capable of conducting the environmental review. As described above, DMHEDW is the CEQR Lead Agency for the Proposed Project.

DMHEDW's first charge as lead agency was to determine whether the Proposed Actions might have a significant adverse environmental impact on the environment. To make this determination, an environmental assessment statement (EAS) was prepared. Based on

its review of the EAS, DMHEDW determined that the Proposed Actions have the potential to result in significant environmental impacts and, therefore, pursuant to SEQRA/CEQR procedures, DMHEDW issued a Positive Declaration on January 10, 2025, requiring that an EIS be prepared in conformance with all applicable laws and regulations, including SEQRA, New York City's Executive Order No. 91, CEQR regulations (August 24, 1977), and the guidelines of the *CEQR Technical Manual*.

On January 10, 2025, the EAS and Draft Scope of Work for the EIS were made available to the general public, public agencies, and other interested groups, and a public scoping meeting was held remotely on February 11, 2025, at 4:00 PM. Notices notifying the public of the public scoping meeting and providing the remote access information were published in the *City Record* and the New York State Department of Environmental Conservation *Environmental News Bulletin* on January 10, 2025; notices were also placed in the following local newspapers on January 10, 2025 and January 11, 2025, respectively—the *New York Post* and *El Diario NY.* This information was also provided on the NYC Engage website. Written comments on the Draft Scope of Work were accepted by the lead agency until Monday, March 4, 2025 at 10:00 PM, and all oral comments received at the meeting as well as submitted written comments were considered by the lead agency and summarized in the Final Scope of Work, dated May 16, 2025.

The Draft EIS (DEIS) is subject to public review, in accordance with CEQR and SEQRA procedures, with a public hearing and a period for public comment. A ULURP application for the Proposed Actions has been prepared and will be certified by the New York City Department of City Planning (DCP). A public hearing will be held on the DEIS by DMHEDW, in conjunction with the CPC hearing on the ULURP application to afford all interested parties the opportunity to submit oral and written comments. ✷