



# City Environmental Quality Review

## ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

### Part I: GENERAL INFORMATION

**PROJECT NAME** Kingsbridge Armory Redevelopment

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
25DME006X

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
2025X0262

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY  
The Office of the Deputy Mayor for Housing, Economic Development, and Workforce (DMHEDW)

#### 2b. Applicant Information

NAME OF APPLICANT  
New York City Economic Development Corporation

NAME OF LEAD AGENCY CONTACT PERSON  
Hilary Semel

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
Rebecca Gafvert

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#### 3. Action Classification and Type

##### SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(6)(vi), 617.4(b)(9)

**Action Type** (refer to [CEQR Technical Manual Chapter 2](#), "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

#### 4. Project Description

The New York City Economic Development Corporation (NYCEDC) 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. 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 NYCEDC, and the New York National Guard ("National Guard") Site (the "National Guard Site") at 10 West 195th Street (Block 3247, Lot 2), which is currently owned by the National Guard and occupied by two National Guard buildings (collectively, the "Project Site"). The Proposed Project includes adaptive reuse of the vacant, approximately 588,765-gross-square-foot (gsf) Armory providing up to 760,000 gsf including a mix of new commercial, community facility, and light industrial uses and the redevelopment of the National Guard Site with 500 new permanently affordable dwelling units (DUs) (up to 497,000 gsf) in one new building, replacing a one-story garage and a two-story office building.

#### Project Location

BOROUGH Bronx

COMMUNITY DISTRICT(S) CD 7

STREET ADDRESS 1 West Kingsbridge Rd

TAX BLOCK(S) AND LOT(S) Block 3247, Lots 2 and 10

ZIP CODE 10468

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS West 195th St, Jerome Ave, West Kingsbridge Rd, Reservoir Ave

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C4-4

ZONING SECTIONAL MAP NUMBER 3c

#### 5. Required Actions or Approvals (check all that apply)

**City Planning Commission:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT

☐ ZONING CERTIFICATION

☐ CONCESSION

☒ ZONING MAP AMENDMENT

☐ ZONING AUTHORIZATION

☐ UDAAP

☒ ZONING TEXT AMENDMENT

☒ ACQUISITION—REAL PROPERTY

☐ REVOCABLE CONSENT

☐ SITE SELECTION—PUBLIC FACILITY

☒ DISPOSITION—REAL PROPERTY

☐ FRANCHISE

☐ HOUSING PLAN & PROJECT

☒ OTHER, explain: Potential public financing of permanently affordable housing.

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

## SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

**Board of Standards and Appeals:** ☐ YES ☒ NO☐ VARIANCE (use)☐ VARIANCE (bulk)☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

## SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

**Department of Environmental Protection:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit**Other City Approvals Subject to CEQR** (check all that apply)☐ LEGISLATION☐ RULEMAKING☐ CONSTRUCTION OF PUBLIC FACILITIES☒ 384(b)(4) APPROVAL☐ OTHER, explain:☒ FUNDING OF CONSTRUCTION, specify: TBD☐ POLICY OR PLAN, specify:☐ FUNDING OF PROGRAMS, specify:☐ PERMITS, specify:**Other City Approvals Not Subject to CEQR** (check all that apply)☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION  
AND COORDINATION (OCMC)☒ LANDMARKS PRESERVATION COMMISSION APPROVAL☐ OTHER, explain:**State or Federal Actions/Approvals/Funding:** ☒ YES ☐ NO If "yes," specify: Funding from Empire State Development (ESD), potential funding through the U.S. Department of Housing and Urban Development (HUD), and the potential acquisition of property from New York State for the redevelopment of the National Guard Site. Potential public financing by the New York City Department of Housing, Preservation and Development (HPD) and/or the New York City Housing Development Corporation (HDC). The Proposed Project may also seek Federal historic preservation tax credits.**6. Site Description:** The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.**Graphics:** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.☒ SITE LOCATION MAP☒ ZONING MAP☒ SANBORN OR OTHER LAND USE MAP☒ TAX MAP☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 296,149

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 296,149

Other, describe (sq. ft.): N/A

**7. Physical Dimensions and Scale of Project** (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,257,000

NUMBER OF BUILDINGS: One new building on the National Guard Site and adaptive reuse of existing Armory Building

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Armory: 760,000

National Guard Site: 497,000 gsf

Total: 1,257,000

HEIGHT OF EACH BUILDING (ft.): Armory Site: 118'

NUMBER OF STORIES OF EACH BUILDING: Armory Site: 3 stories

National Guard Site: 118'

National Guard Site: 10 stories

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: 245,612

The total square feet not owned or controlled by the applicant: 50,537

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: Approx. 67,500 sq. ft. (width x length)

VOLUME OF DISTURBANCE: Approx. 1.35 million cubic ft. (width x length x depth)

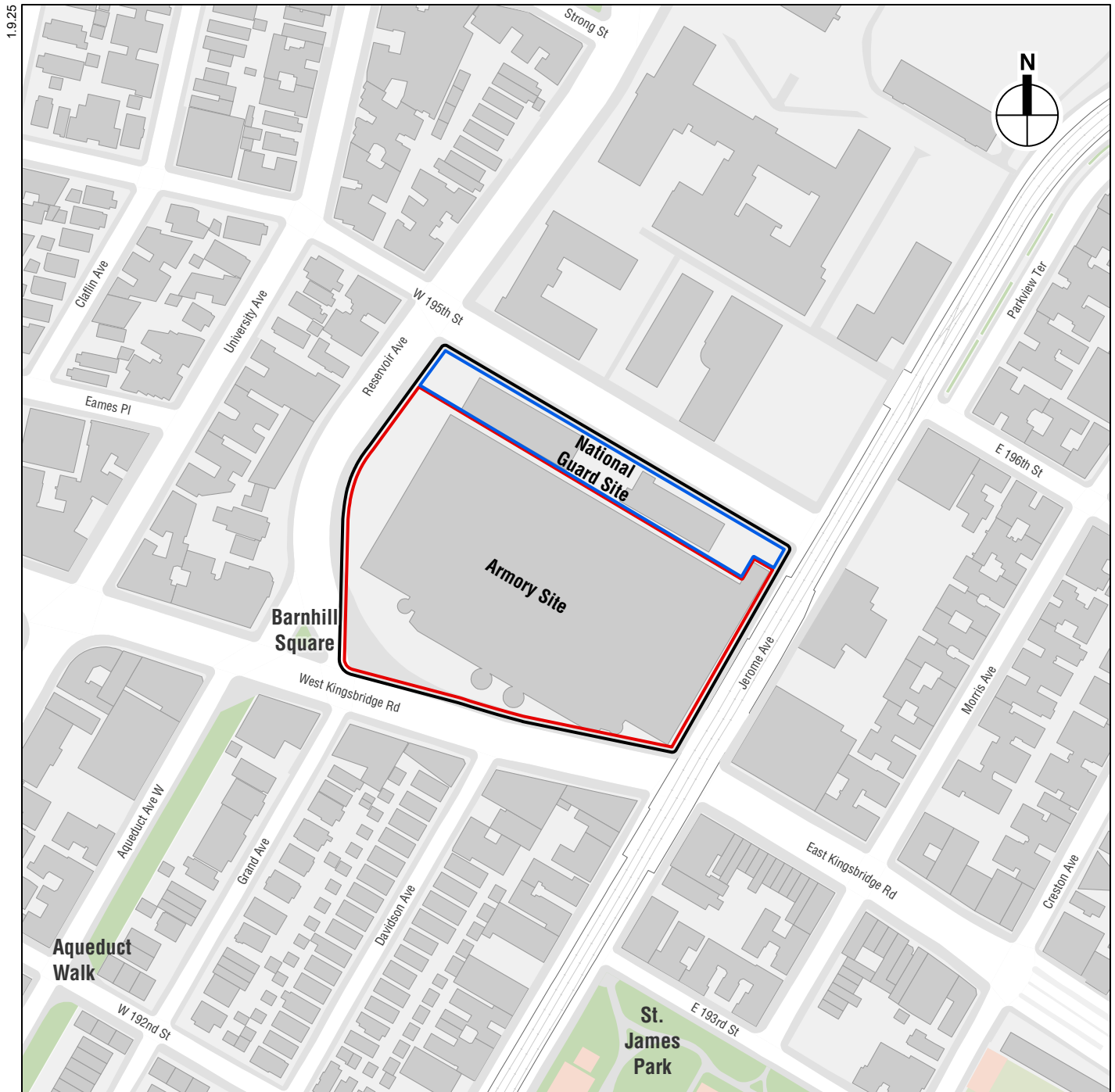
AREA OF PERMANENT DISTURBANCE: Approx. 67,500 sq. ft. (width x length)

**8. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2032

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 60

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?



0 400 FEET

- Project Site
- Armory Site
- National Guard Site

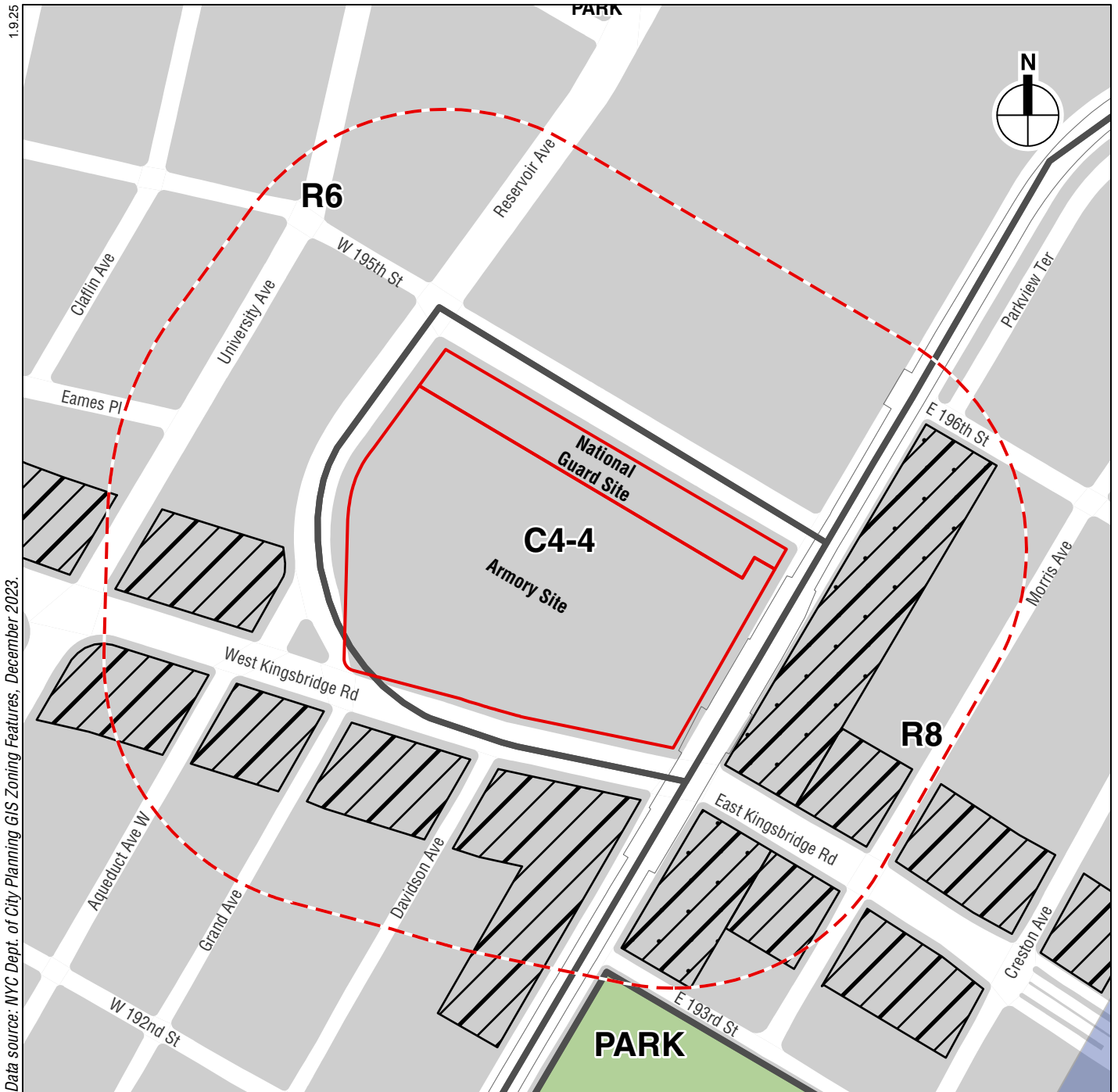


Project Location

Figure 1







Project Site



Primary Study Area (400-foot perimeter)



Zoning District Boundary



C1-3



C2-3



Special Grand Concourse Preservation District

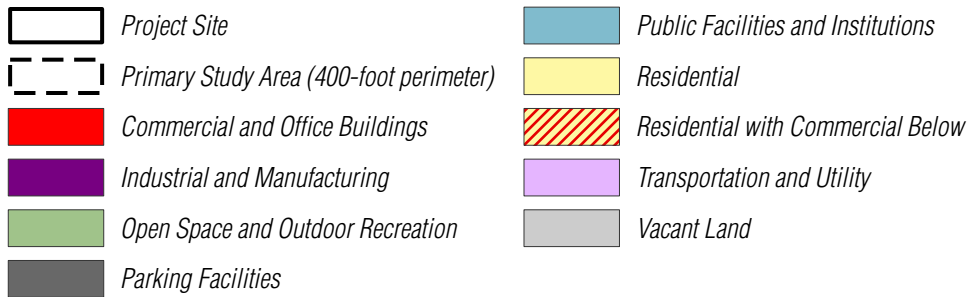
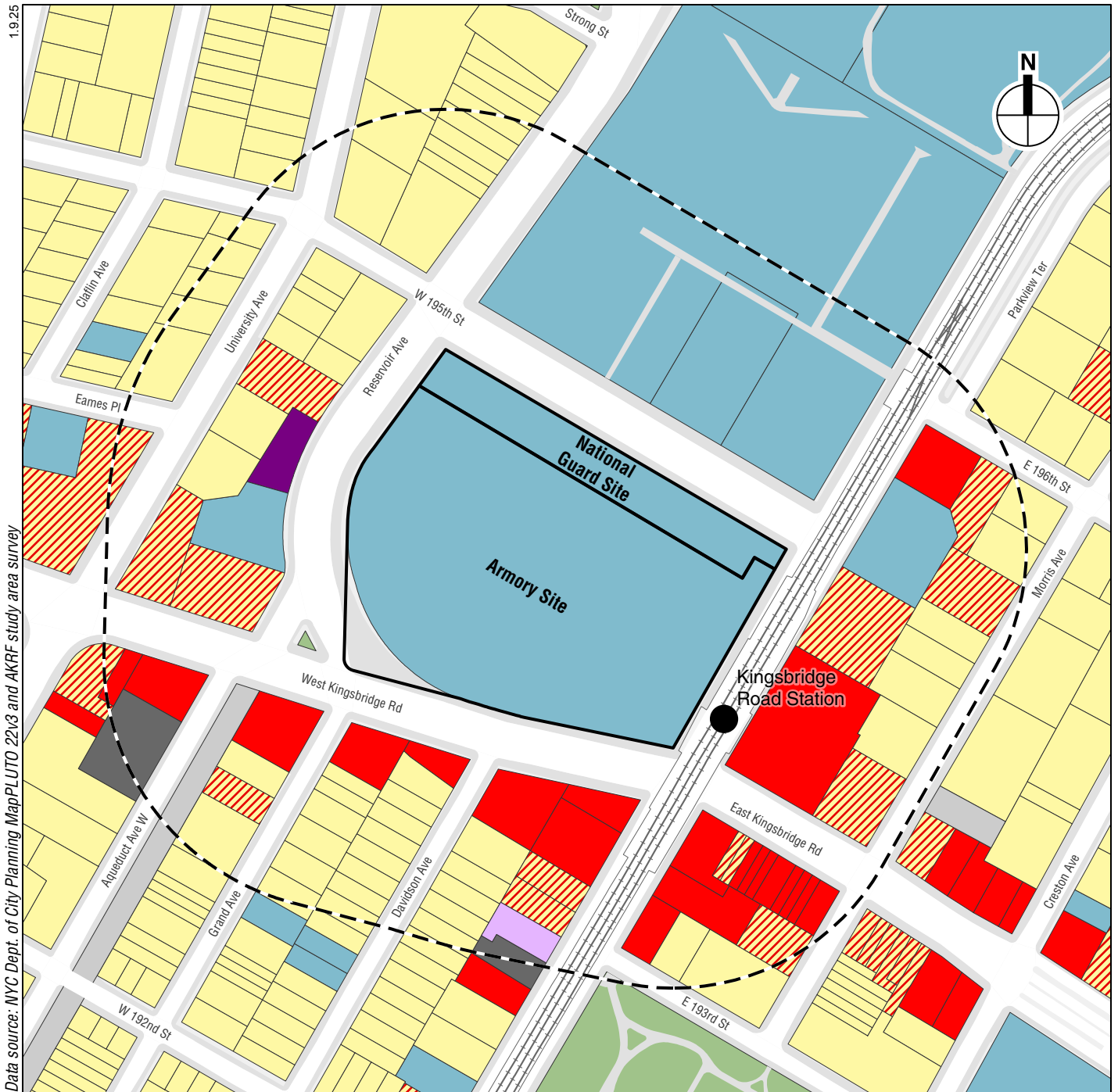


Park Boundary

0

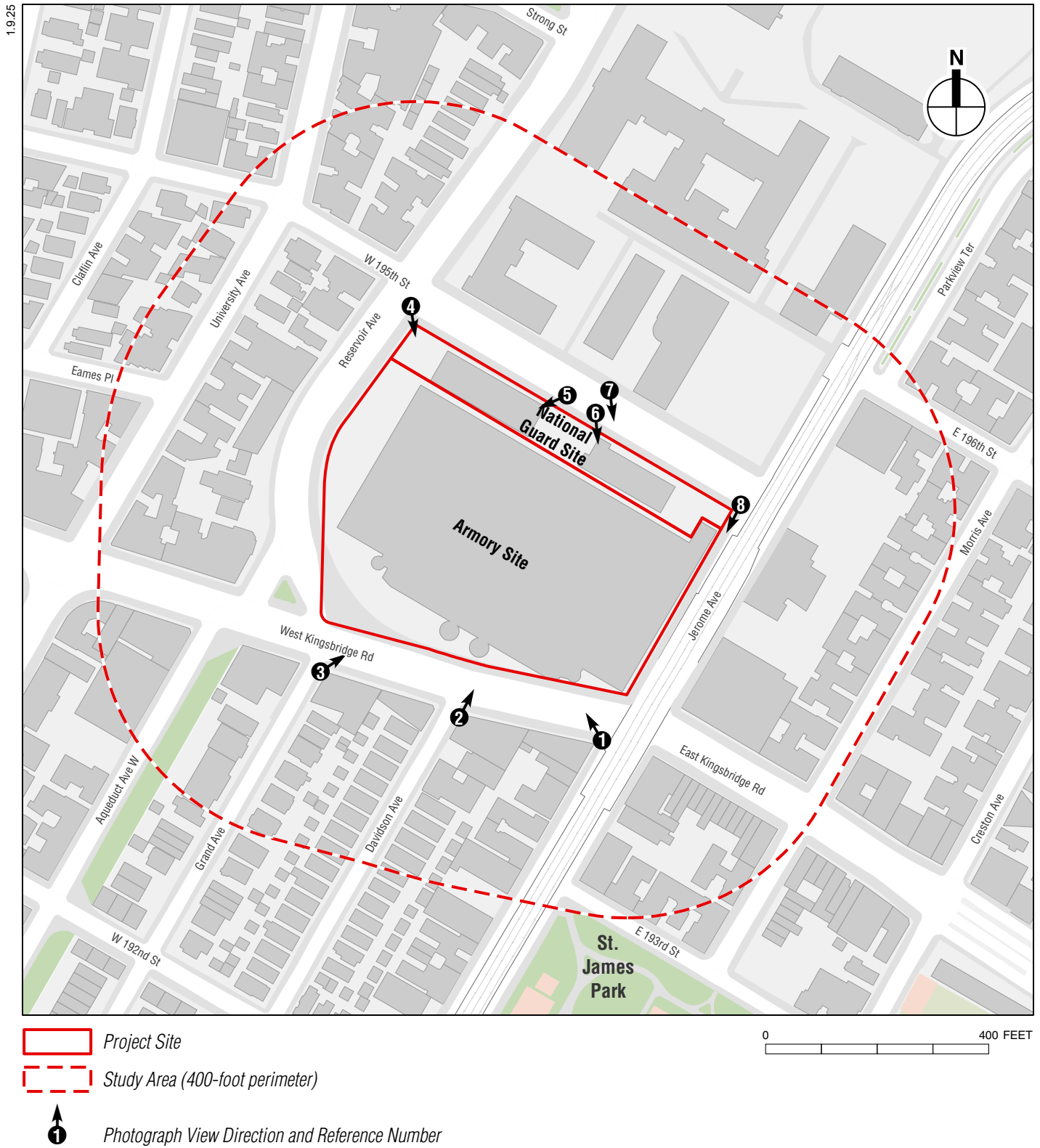


400 FEET



Existing Land Use





Photograph Locations

Figure 6





1



2





3



4





5

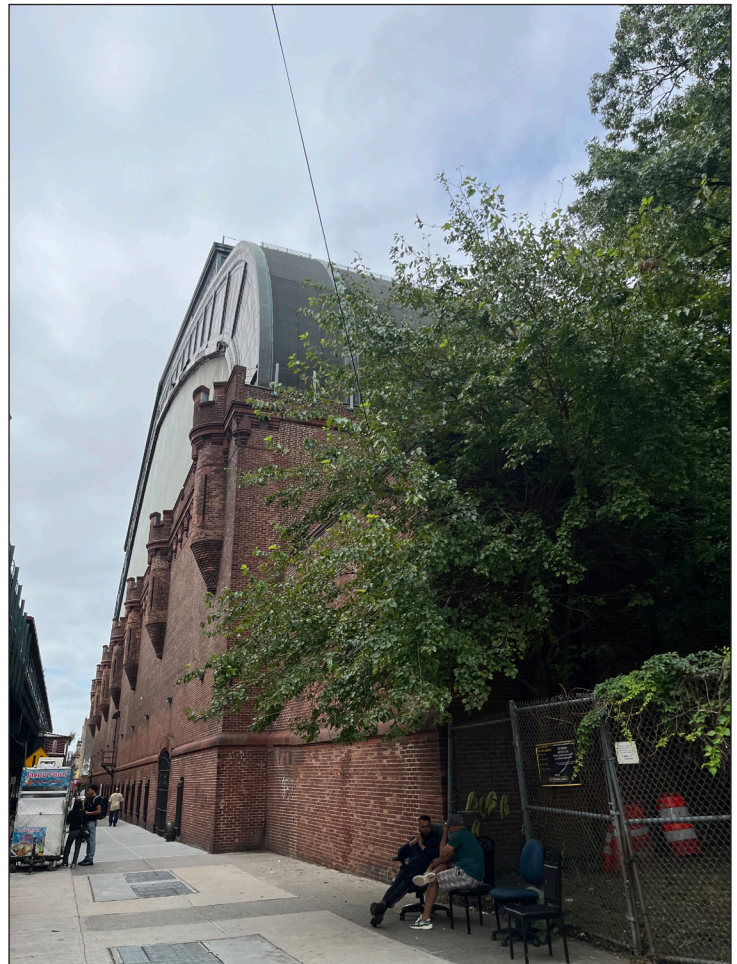


6





7



8

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction on Armory Site to start in 2027 and complete in 2030; construction on National Guard Site would commence after National Guard is relocated in 2028 and become operational in 2032.

**9. Predominant Land Use in the Vicinity of the Project** (check all that apply)

☒ RESIDENTIAL

☒ MANUFACTURING

☒ COMMERCIAL

☒ PARK/FOREST/OPEN SPACE

☒ OTHER, specify:  
Community facilities

## DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units			500	+500
No. of low- to moderate-income units			500	+500
Gross floor area (sq. ft.)			497,000	+497,000
<b>Commercial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)			TV/Film Production Studio, Restaurant, Local Retail, Recreational Use, Concert Hall/Event Space	
Gross floor area (sq. ft.)			234,300	+234,300
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use			Light Industrial/Production Space	
Gross floor area (sq. ft.)			50,000	+50,000
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
<b>Community Facility</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	National Guard	National Guard	Cultural/Museum, Community Facility	
Gross floor area (sq. ft.)	26,237	26,237	112,800	+86,563
<b>Vacant Land</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
<b>Other Land Uses</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Vacant Armory	Vacant Armory	Storage and Common Area/Circulation	+150,000
<b>PARKING</b>				
<b>Garages</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces			Up to 550 total	+550
No. of accessory spaces				
Operating hours			TBD	
Attended or non-attended			TBD	
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				



	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>POPULATION</b>				
<b>Residents</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:			1,395	+1,395
Briefly explain how the number of residents was calculated:	Assumes the Bronx CD 7 average household size of 2.79 persons.			
<b>Businesses</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	1 - National Guard	1 - National Guard	TV/film production studio, cultural museum space, community facility space, local retail, entertainment space	
No. and type of workers by business	TBD	TBD	77 TV studio employees, 260 entertainment space employees, 31 recreation-based employees, 113 community facility employees (including museum, CBO, rec center, and workforce training center), 188 retail employees, 50 light industrial space employees, 11 parking attendees, and 20 building service employees	
No. and type of non-residents who are not workers	N/A	N/A	Up to 13,000 entertainment venue attendees and various museum and sports center visitors	
Briefly explain how the number of businesses was calculated:	Cultural/Museum/Community Facility, Light Industrial: 1 employee per 1,000 gsf Local Retail: 1 employee per 333 gsf Residential: 1 employee per 25 DUs Entertainment Space: 1 employee per 50 seats TV Studio employment and Sports Field/Recreation space provided by Applicant Parking: 1 employee per 50 spaces			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:			Up to approximately 13,000 concert-goers	+Up to approximately 13,000 concert-goers
Briefly explain how the number was calculated:	Event space capacity			
<b>ZONING</b>				
Zoning classification	C4-4	C4-4	M1-5/R7-2	
Maximum amount of floor area that can be developed	Commercial FAR: 3.4; R7-2 Equivalent (4.00 FAR); Community Facility FAR: 6.50	Commercial FAR: 3.4; R7-2 Equivalent (4.00 FAR); Community Facility FAR: 6.50	Commercial FAR: 3.4; Manufacturing FAR: 5.0; R7-2 Equivalent (4.00 FAR); Community Facility FAR: 6.50	
Predominant land use and zoning classifications within land use study area(s)	R6 and R8 with C1-3 and C2-3 commercial	R6 and R8 with C1-3 and C2-3 commercial	R6 and R8 with C1-3 and C2-3 commercial	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
or a 400 ft. radius of proposed project	overlays	overlays	overlays	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Part II: TECHNICAL ANALYSIS**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.


	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See the DSOW.		
(e) Is the project a large, publicly sponsored project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the <a href="#">City's Waterfront Revitalization Program boundaries</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?		
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>v. Effects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Early Childhood Programs</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Would the project generate more than 200 additional residents or 500 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
<b>(a)</b> Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(b)</b> Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(c)</b> If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See the DSOW.		

	YES	NO
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See the DSOW.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . See the DSOW.		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Protection Plan <a href="#">Project Tracking Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the <a href="#">Hazardous Materials Appendix</a> (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Firing ranges, petroleum tanks, motor pool		
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? See the DSOW.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input type="checkbox"/>



	YES	NO
(f) Would the proposed project be located in an area that is partially sewerer or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See the DSOW.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 67,890		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 254,659 MMbtu		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See the DSOW.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 114 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
rail line with a direct line of sight to that rail line?		
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See the DSOW.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. See the DSOW.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. See the DSOW.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See the DSOW.		
<b>20. APPLICANT'S CERTIFICATION</b>		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME Rebecca Gafvert	SIGNATURE 	DATE 1/10/2025
PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.		

## A. PROJECT DESCRIPTION

### INTRODUCTION

The New York City Economic Development Corporation (NYCEDC) 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 at 1 West Kingsbridge Road (Block 3247, Lot 10), which is occupied by the Kingsbridge Armory (the “Armory”) and currently owned by NYCEDC, and the New York National Guard (“National Guard”) Site (the “National Guard Site”) at 10 West 195th Street (Block 3247, Lot 2), which is currently owned by the National Guard and occupied by two National Guard buildings (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 and 2**).

The Proposed Project would be facilitated by City and State funding and will therefore require 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 will also receive Federally-appropriated Community Project Funding administered by the U.S. Department of Housing and Urban Development (HUD), which requires environmental review under the National Environmental Policy Act (NEPA).

The Proposed Project includes the adaptive reuse of the vacant, approximately 588,765-gross-square-foot (gsf) Armory providing up to 760,000 gsf, including a mix of new commercial, community facility, and light industrial uses, and the redevelopment of the National Guard Site with 500 new permanently affordable residential units (up to 497,000 gsf) in one new building, replacing a one-story garage and a two-story office building.

### PROJECT SITE

The Project Site comprises the Armory and the National Guard Sites. A description of these two sites is provided below.

#### *THE ARMORY SITE*

The vacant 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)<sup>1</sup> 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 square feet (sf) of landscaped areas, including a mature tree canopy.

The City of New York (the “City”) owned and operated the Armory Site until construction of the Armory building in 1917, when the New York Army took control. In addition to the Armory’s 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 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.

#### *THE 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 and 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,

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<sup>1</sup> The NYCL designation includes the entire Project Site.

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 list the Armory as a historic place, the National Guard buildings were identified as non-contributing structures to the historic significance of the Armory.

#### TOGETHER FOR KINGSBRIDGE VISION PLAN

As described in detail in the Draft Scope of Work (DSOW) for the Proposed Project, in 2023, NYCEDC launched an extensive 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). This collaboration helped review and shape the *Together for Kingsbridge Vision Plan* (the “Vision Plan”). The Vision Plan, which was released in August 2023, summarizes the public engagement process and outlined guiding principles for the adaptive reuse of the Armory. At the release of the Vision Plan, the City’s 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 adaptive reuse 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 would achieve the “Project Goals,” as outlined in the RFP. 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 PROPOSED PROJECT

The Proposed Project includes up to approximately 1,257,000 gsf of new development at the Project Site, including up to 760,000 gsf of development on the Armory Site. The Armory would include a mix of commercial, community facility, and light industrial 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 497,000 gsf of new residential development, including 500 permanently affordable dwelling units (DUs) for families earning up to 80 percent AMI under the Extremely Low and Low-Income Affordability (ELLA) program (see **Table 1**).

**Table 1**  
**Existing Conditions and Proposed Development Program**

Use	Existing Gross Square Footage	Proposed Gross Square Footage*	Increment	Notes
<b>Armory Building</b>				
Television Studio		45,100		
				Includes Community-Based Organizations (CBOs) & educational/workforce facility
Cultural/Museum		36,900		
Community Facility		60,500		
Recreation/Fitness Center		15,400		
Recreation/Sports Fields		91,300		
Local Retail		62,700		
Light Industrial/Production Space		50,000		
Entertainment Space <sup>1</sup>		35,200		Up to approximately 13,000 seats
Storage		150,000		

Parking & Loading	--	212,900	212,900	Up to 550 spaces
<b>Armory Building TOTAL</b>	<b>588,765</b>	<b>760,000</b>	171,235	
<b>National Guard Site</b>				
Residential	--	497,000	497,000	500 Affordable DUs
Garage and Office	26,000	--	(26,000)	
<b>National Guard Site TOTAL</b>	<b>26,000</b>	<b>497,000</b>	471,000	
<b>TOTAL</b>	<b>614,765</b>	<b>1,257,000</b>	<b>642,235</b>	
<b>Notes:</b> 1. The dedicated entertainment space amounts to approximately 35,200 gsf. However, the entertainment space is flexible and can be expanded into the recreation/sports academies area for larger events, as needed. To avoid double counting total square footage, only the dedicated amount of immovable entertainment space is specified, and the entirety of the recreation/sports academies square footage is listed separately. *All square footages are approximated.				

The Proposed Project would also involve certain changes to the exterior of the Armory structure, among them to provide additional pedestrian and vehicular access, and to comply with the Americans with Disabilities Act (ADA), and to accommodate required mechanical systems in a new ancillary structure that would abut the west façade of the Armory. Solar panels and skylights are proposed to be installed on the roof. Alterations to a historic structure that 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 also 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 coordination with the New York State Historic Preservation Office (SHPO). The proposed alterations to the Armory would be undertaken in accordance with the Secretary of 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 one new building. It is anticipated that site preparation and construction for the project would take approximately 60 months, commencing in 2027 with the first full year of operation of the entire Project Site 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 is potentially willing to consider relocation of its operations. As construction would continue on the Armory Site, the City would coordinate with the National Guard 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 operable in 2032. Therefore, an analysis year of 2032 is assumed for this environmental assessment.

## PURPOSE AND NEED FOR THE PROPOSED PROJECT

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 create much needed permanently affordable housing on the National Guard Site. The Proposed Project would create new employment, learning, recreational, 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 transportation easily connects the neighborhood to the tri-state area. 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 Kingsbridge 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.

The local community and elected officials have been closely involved in developing the Vision Plan that 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 fulfills goals identified by the community and outlined in the Vision Plan.

As 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 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.

## PROPOSED ACTIONS

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

- Disposition of City-owned property to a private developer. The disposition of the Armory Site and the National Guard Site would require approval pursuant to New York City Charter Section 197-c and separate Mayoral and Borough Board approval pursuant to City Charter Section 384(b)(4).
- Acquisition of property from New York State for the redevelopment of the National Guard Site.
- A zoning map amendment to rezone the project block to accommodate a wider range of uses, such as light industrial.
- A zoning special permit may be required to permit an arena.
- Zoning text amendment(s) may be required to increase permitted arena capacity, or to modify other requirements. A zoning text amendment may be required to modify minimum distance between buildings on the same zoning lot and maximum base height restrictions. A zoning text amendment pursuant to ZR Section 74-182(b) may be required to increase permitted arena capacity and allow parking in excess of what is currently permitted.
- Potential public financing by the New York City Department of Housing, Preservation and Development (HPD) and/or the New York City Housing Development Corporation (HDC) to facilitate the proposed permanently affordable housing units on the National Guard Site.

In addition, because of the Project Site's location adjacent to the Kingsbridge Road subway station of the No. 4 subway line, a determination by MTA/NYCT may be required as to whether a transit volume is needed pursuant to the provisions of ZR 66-21, and if determined necessary, its dimensions and location would require certification by the Chairperson of the City Planning Commission.

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 Proposed Project may also seek Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which is a ministerial action that would require consultation with the National Park Service (NPS) 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 SEQRA and CEQR procedures. The Office of the Deputy Mayor for Housing, Economic Development, and Workforce (DMHEDW) is acting as the lead agency for the environmental review. In addition, DCAS, DCP, HPD, LPC, ESD, HDC, 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.

## ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Project will be measured. The DEIS will account for existing conditions, the Future without the Proposed Project (No Action condition), and the Future with the Proposed Project (With Action condition). The incremental difference between the future No Action condition and future With Action condition serves as the basis for identifying potential environmental impacts, as described below.

### *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 redevelopment of the site. The Proposed Project incorporates a range of programming and reflects the goals of the RFP and Vision Plan. The With Action condition analyzed includes up to approximately 1,257,000 gsf of new development at the Project Site, including up to 760,000 gsf of floor area on the Armory Site and the National Guard Site would be redeveloped with up to approximately 497,000 gsf of new residential area, including 500 permanently affordable DUs (see **Table 1**).

### *BUILD YEAR*

For the purposes of the environmental review, it is assumed that the Proposed Project would start construction in 2027. As construction would continue on the Armory Site, the City would coordinate with the National Guard 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 review. **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.

## B. CEQR ANALYSIS AREAS

This EAS and EIS for the Kingsbridge Armory Redevelopment are being prepared in accordance with the methodologies presented in the 2021 *CEQR Technical Manual*. Tasks associated with each technical analysis are described in the DSOW document, which also includes a detailed project description, including information regarding the Proposed Project and the proposed actions. As described in the DSOW, most CEQR technical areas require further analysis in the EIS. Natural resources, however, does not require further analysis, as described below.

### LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Project involves numerous discretionary actions that may affect land use, such as the disposition of City-owned property to a private developer, acquisition of State-owned property by the City, a zoning map amendment, zoning text amendments and authorizations, and a special permit as described in page 2a of the EAS Form. Therefore, the potential effects of the Proposed Project on land use trends, zoning, and applicable public policies in the study area will be assessed in the Environmental Impact Statement (EIS), as described in the DSOW.

### SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in a significant adverse impact due to: (1) direct residential displacement; (2) direct business

displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

#### ***DIRECT RESIDENTIAL DISPLACEMENT***

According to the *CEQR Technical Manual*, if a project would directly displace more than 500 residents, it may have the potential to alter the socioeconomic character of a neighborhood and a preliminary assessment of direct residential displacement is appropriate. Neither the Armory Site nor the National Guard Site contain any residential uses. Therefore, the Proposed Project would not directly displace any residential uses, and an assessment of direct residential displacement is not warranted.

#### ***DIRECT BUSINESS DISPLACEMENT***

According to the *CEQR Technical Manual*, if a project would directly displace more than 100 employees, a preliminary assessment of direct business displacement is appropriate. The Proposed Project would not directly displace any existing businesses, as the Armory is vacant and underutilized. The Proposed Project also involves the potential acquisition of State-owned property from New York State for the redevelopment of the National Guard Site. It is assumed under the Proposed Project that the current operations of the National Guard would be relocated. Therefore, in order to facilitate development on the Project Site, an agreement would be met in which the National Guard would voluntarily relocate operations. As such, no significant adverse direct business displacement impact would occur and an assessment of direct business displacement is not warranted.

#### ***INDIRECT RESIDENTIAL DISPLACEMENT***

The Proposed Project would include the development of up to 500 permanently affordable DUs in one new building on the National Guard Site which exceeds the CEQR threshold of 200 incremental DUs and warrants an indirect residential displacement analysis. Therefore, as described in the DSOW, an indirect residential displacement assessment will be provided in the EIS.

#### ***INDIRECT BUSINESS DISPLACEMENT***

The Proposed Project would introduce new uses in excess of 200,000 sf, which warrants a preliminary assessment of potential indirect business displacement. The concern with respect to indirect business displacement is whether a project could lead to increases in property values, and thus rents, making it difficult for some businesses to afford their rent and remain in the neighborhood. Therefore, as described in the DSOW, an assessment of indirect business and institutional development will be provided in the EIS.

#### ***ADVERSE EFFECTS ON A SPECIFIC INDUSTRY***

Based on the guidelines in the *CEQR Technical Manual*, a preliminary assessment of effects on specific industries will be conducted for this EIS, as described in the DSOW, to determine whether the Proposed Project could significantly affect business conditions in any industry or category of businesses within or outside the study area, or whether the Proposed Project could substantially reduce employment or impair viability in a specific industry or category of businesses.

#### **COMMUNITY FACILITIES AND SERVICES**

According to the *CEQR Technical Manual*, a community facilities and services assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. Community facilities include public schools, publicly funded early childhood programs, libraries, and healthcare facilities, as well as fire and police protection. Direct effects occur when a proposed project physically alters or displaces a community facility. Indirect effects result from increases in population that place added demand on community facility service delivery, and CEQR guidance provides that an indirect effects assessment of health care facilities and fire and police protection are typically only warranted when the proposed project would result in the introduction of a new neighborhood where none existed before.

The Proposed Actions would not result in the direct displacement of any existing community facilities or services, nor would they affect the physical operations of or access to and from any police or fire stations, or health care facilities. Therefore, the Proposed Actions would not have any direct significant adverse impacts on existing community facilities or services.

The proposed actions would result in beneficial direct effects to what the *CEQR Technical Manual* defines as “Other Community Facilities,” which includes cultural facilities, such as museums, through the provision of approximately 60,500 gsf of community facility space dedicated to CBOs for education and workforce training, approximately 15,400 gsf of recreational fitness center space, and approximately 36,900 gsf of museum space in the Armory. Therefore, a qualitative

description of the proposed community facility uses that will be located in the Armory upon completion of the construction work will be provided in the EIS, as described in the DSOW.

New populations added to an area as a result of an action would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development supported by a proposed action. As per the *CEQR Technical Manual*, depending on the size, income characteristics, and age and distribution of the new population, an action may have indirect effects on public schools, early childhood programs, or libraries. The Proposed Project would introduce approximately 500 net additional DUs to the area. Assuming the Bronx Community District (CD) average household size of 2.79 persons, the Proposed Project would introduce an estimated 1,395 residents to the Project Site. A discussion of the Proposed Project's potential effects on the community facilities is provided below.

### *PUBLIC SCHOOLS*

If an action introduces less than 50 elementary/middle school age children, or 150 high school students, an assessment of school facilities is not required. The Project Site is located within Community School District (CSD) 10. Utilizing the Projected Public School Ratios published by the New York City School Construction Authority (SCA), the 50-student threshold for analysis of elementary/middle school capacities in CSD 10 is achieved if an action introduces more than 177 DUs in CSD 10. The Proposed Project is expected to result in up to 500 affordable DUs on the National Guard Site. Therefore, an analysis of public/intermediate schools will be undertaken following the guidance of the *CEQR Technical Manual*.

The threshold for analysis of high school capacity is considered at the borough-wide level and is achieved if an action introduces at least 1,154 residential DUs in the Bronx. In CSD 10, the Proposed Actions are projected to introduce approximately 500 DUs, which would not exceed the CEQR threshold in this specific school district. Therefore, a detailed analysis of high school public schools is not warranted for CSD 10.

### *EARLY CHILDHOOD PROGRAMS*

The *CEQR Technical Manual* requires a detailed analysis of early childhood programs when a proposed action would generate substantial numbers of subsidized, low-to moderate-income family DUs that may therefore generate a significant number of eligible children to affect the availability of open slots at publicly funded early childhood programs. Typically, proposed actions that generate 20 or more eligible children under age six require further analysis. According to Table 6-1 of the *CEQR Technical Manual*, the number of affordable DUs needed to yield 20 or more eligible children in the Bronx would be 141 DUs. The Proposed Project would result in a net increment of approximately 500 DUs compared to the No-Action, of which all units would be permanently affordable for families earning up to 80 percent AMI under the ELLA program. As such, the Proposed Actions would exceed the threshold for an analysis of early childhood programs and an analysis will be provided in the EIS, as described in the DSOW.

### *LIBRARIES*

According to the guidelines established in the *CEQR Technical Manual*, if a proposed action increases the number of DUs served by the local library branch by more than 5 percent, then an analysis of library services is necessary. In the Bronx, the introduction of 500 affordable DUs would not represent a five percent increase in DUs per branch. Therefore, the Proposed Action would not exceed the CEQR threshold for a detailed analysis, and an analysis of libraries will not be provided in the EIS.

### *POLICE/FIRE SERVICES AND HEALTH CARE FACILITIES*

According to the *CEQR Technical Manual*, a detailed analysis of police and fire services and health care facilities is required if a proposed action would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. The Proposed Project would not meet any of these criteria as it would not directly affect those community facilities and would not create a sizeable new neighborhood. Therefore, no significant adverse impacts would occur to police/fire services and health care facilities, and a detailed assessment is not warranted.

This analysis will also quantitatively describe community facility uses that are part of the Proposed Project.



## OPEN SPACE

The *CEQR Technical Manual* defines open space as publicly accessible, publicly, or privately owned land that is publicly available for leisure, play, or sport, or is set aside for the protection or enhancement of the natural environment. The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an open space or an indirect effect through increased population. The threshold for an assessment is whether a project would introduce more than 200 residents or 500 non-residents. The Proposed Project would result in an increment of approximately 1,256 residents and approximately 750 workers (and up to 13,000 visitors). Therefore, an analysis of indirect effects on open space is warranted for the EIS as described in the DSOW. If warranted based on the results of the shadows analysis, an analysis of direct effects to open space will also be prepared.

## SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for proposed projects that would result in new structures (or additions to existing structures) that are greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

Barnhill Square, a small, landscaped triangle with benches, is located adjacent to the Project Site, and therefore, given that the proposed actions would include one or more new buildings greater than 10 feet in height on the National Guard Site, a preliminary shadows screening would be conducted to assess the whether project-generated shadows could potentially reach Barnhill Square and any other sunlight-sensitive resources in the longest-shadow study area. If the screening assessment shows that sunlight-sensitive resources could potentially be reached by project-generated shadows, a detailed shadows analysis will be conducted to assess the potential effects of the project-generated shadows. Therefore, a shadows assessment will be provided in the EIS to determine whether and when project-generated shadow could reach any other nearby sunlight-sensitive resources, and how much of the resources would be affected in each season, as described in the DSOW.

## HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The *CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated NYC Landmarks (NYCLs); properties calendared for consideration as landmarks by LPC; properties listed on the State/National Register of Historic Places (S/NR) or contained within a historic district listed on or formally determined eligible for S/NR listing (S/NR-eligible); properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

The Project Site is occupied by the Armory—also known as the Eighth Regiment Armory—which is an NYCL and is also S/NR-listed. Since the Armory is a NYCL and is owned by the City, the proposed changes to the exterior of the Armory and the landmark site will require review and approval by LPC pursuant to the New York City Charter and the City's Landmarks Law through the issuance of a Binding Report.

In addition, the Proposed Project will be receiving State funding through ESD which will require review by OPRHP pursuant to Section 14.09 of SHPA. It is also anticipated that the Proposed Project may receive Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which would require consultation with NPS in coordination with SHPO. The proposed alterations to the Armory would be undertaken in accordance with the Secretary of the Interior's Standards for Rehabilitation. Therefore, an analysis will be undertaken to examine the effect of the Proposed Project on architectural resources. The analysis of historic resources will be undertaken in consultation with LPC and OPRHP.

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.

As part of an earlier, separate environmental assessment of the Armory Site, in a letter dated August 21, 2008, LPC determined that the Armory Site has no archaeological significance. In comments dated October 9, 2024, LPC determined that the Project Site (the Armory Site and the National Guard Site) has no archaeological significance. Consultation with OPRHP will be initiated through the submission of project information to OPRHP via OPRHP's Cultural Resources Information System (CRIS) web portal, as described below. Should OPRHP request the preparation of a Phase 1A Archaeological Study, it would be undertaken and summarized in the EIS.

Therefore, it is necessary to analyze the potential impacts of the Proposed Actions on historic architectural resources, and this assessment will be provided in the EIS, as described in the DSOW.

## URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. These elements include streets, buildings, visual resources, open spaces, natural resources, and wind. In order to facilitate the Proposed Project, a series of zoning approvals would be necessary to allow additional floor and to waive bulk and height, setback, and signage regulations on the Project Site. In addition, given the nature of the Proposed Project, which would reactivate the long-dormant Armory and the redevelopment of the National Guard Site, a preliminary assessment of urban design and visual resources is warranted and would be prepared. These actions and the historical context of the Proposed Project would change the urban design and visual character of the Project Site. Therefore, as described in the DSOW, a preliminary assessment of urban design and visual resources will be prepared to determine whether the Proposed Project, in comparison to the No Action condition, would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study.

## NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the Project Site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface waterbodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The Project Site is occupied by existing buildings and is located in a fully developed area in the Kingsbridge Height neighborhood of the Bronx. There are no significant natural resources on the Project Site. Therefore, in accordance with *CEQR Technical Manual* guidelines, a natural resources analysis is not warranted, and the Proposed Project would not result in any significant adverse impacts on natural resources.

## HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. Prior environmental documents prepared for the Armory include Phase I Environmental Site Assessments (ESA) from 2006 and 2013 and Phase II Site Investigation Reports from 2007, 2008, and 2013, which identified recognized environmental conditions (RECs), including petroleum storage, vehicle maintenance, and firing ranges at the Project Site.

A Phase I ESA will be prepared, including both the Armory Site and the National Guard Site. It will be performed in accordance with current industry and regulatory standards. A written Phase I ESA report will be prepared and the results of the Phase I ESA and environmental conditions identified in past Phase I ESAs will be summarized in the Hazardous Materials chapter of the EIS. Based on the results of these studies, the preparation of a Phase II Subsurface Investigation (laboratory analysis of soil, groundwater, and soil vapor samples) will be required during the CEQR process. In advance of conducting the testing, a Phase II Work Plan for the investigation will need to be submitted to DEP for review and approval. Based on the results of the Phase II investigation, DEP may require preparation of a Remedial Action Plan (RAP) and associated Health and Safety Plan (HASp) for implementation during construction. If necessary, an (E) Designation, in accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the Zoning Resolution of the City of New York and Chapter 24, Title 15, of the Rules of the City of New York governing the placement (E) Designations, would be placed on the property, which includes both the Armory Site and the National Guard Site. The potential for the presence of hazardous materials on the Project Site will be discussed in the EIS, as described in the DSOW.

## WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted for projects in the Bronx served by the combined sewer system that exceed 400 residential DUs or 150,000 square feet of non-residential (commercial, public facility and



institution, and/or community facility) space. As the Proposed Project is expected to exceed both the residential and the non-residential development threshold, an analysis of the wastewater and stormwater conveyance and treatment system serving the Project Site is required.

Based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the Proposed Project would not use a net total of approximately 1 million gallons of water per day (gpd) compared to No-Action conditions. Therefore, an analysis of water supply will not be performed, as described in the DSOW. However, as stated above, because the Proposed Project would introduce more than 150,000 gsf of non-residential space to the Project Site, an analysis of water and sewer infrastructure will be prepared as described in the DSOW.

## SOLID WASTE AND SANITATION SERVICES

The Proposed Project would result in new development that would require sanitation services. However, according to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (50 tons per week or more) and, therefore, most projects would not result in a significant adverse impact. However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. The Proposed Project would result in a project increment of 1,395 residents and 750 employees compared to the No Action condition, as well as up to 13,000 event attendees on certain days. The Proposed Project is anticipated to operate approximately 20 events per year, with approximately 12 events being large-scale events close to full capacity. The remaining 8 events would be reserved for smaller to medium-scale events.

As shown in **Table 2**, the total solid waste generation for the Proposed Project would be approximately 33.95 tons (67,890 pounds) per week, which is below the threshold for detailed analysis. Solid waste generated by the events held on site would be collected by private commercial carters, and the Proposed Project would be subject to mandatory recycling requirements. Therefore, solid waste generated by the Proposed Project would not overburden the City's solid waste handling systems, and the Proposed Project would not have a significant adverse impact on the City's solid waste and sanitation services.

**Table 2**  
**With Action Solid Waste Generation for the Project Sites**

Component	Land Use	Project Generated Units	Solid Waste Generation Rate (lbs/wk)	Solid Waste Generation	
				(lbs/week)	(tons/wk)
Armory Site	Commercial	108 employees	13 per individual	1,404	0.70
	Retail	188 employees	79 per individual	14,852	7.43
	Community Facility	113 employees	13 per individual	1,469	0.73
	Event Space	260 employees	79 per individual	20,540	10.27
	Light Industrial	50 employees	182.5 per individual	9,125	4.56
National Guard Site	Residential	500 units	41 per unit	20,500	10.25
<b>Net Solid Waste Generation</b>				<b>67,890</b>	<b>33.95</b>

Source: *CEQR Technical Manual* Table 14-1

## ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant adverse energy impacts, and as such would not require a detailed energy assessment.

The Proposed Project would result in an increment of 497,000 gsf of residential floor area, 62,700 gsf of local retail, 50,000 gsf of light industrial use, 204,100 gsf of community facility floor area, 35,200 gsf of event space, and 45,100 gsf of film and TV studio floor area. As shown in **Table 3**, the total increase in energy consumption on the project site would be approximately 255 million BTUs per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change (less than 1 percent of Con Edison's annual consumption). Therefore, the Proposed Project would not have any significant adverse impacts on energy, and no further analysis is required.

**Table 3**  
**Project Generated Annual Energy Consumption for the Project Site**

Component	Use	Development Increment (gsf)	Average Annual Energy Rate (Thousand btu (Mbtu)/sf/year)	Energy Consumption (MMbtu/Year)
Armory Site	Television/Film Production Studio	45,100	9,755,130	9,755
	Cultural/Museum	36,900	7,981,470	7,981
	Community Facility/Recreation/Fitness Center/Sports Academies	167,200	41,917,040	41,917
	Concert Hall/Event	35,200	7,613,760	7,614
	Local Retail	62,700	13,562,010	13,562
	Light Industrial/Production Space	50,000	27,715,000	27,715
	Storage	150,000	83,145,000	83,145
National Guard Site	Residential	497,000	62,969,900	62,970
<b>Net Energy Consumption</b>				<b>254,659</b>
<b>Source: CEQR Technical Manual, Table 15-1, "Average Annual Whole-Building Energy Use in New York City."</b>				

## TRANSPORTATION

Based on the *CEQR Technical Manual*, further transportation analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more vehicle trips, 50 or more bus/Citywide Ferry Service (CWFS) trips, and/or 200 or more subway/railroad/pedestrian trips during a given peak hour. Based on initial trip estimates, quantified traffic, transit (subway and bus), pedestrians, street user safety, and parking analyses will be prepared. The Proposed Project is not expected to generate enough incremental ferry trips to warrant a detailed ferry landing or line-haul analysis.

Detailed traffic and pedestrian impact analyses will be prepared for the weekday AM, midday, and PM, and Saturday midday/afternoon analysis peak hours, as well as the weekday and Saturday evening event peak hours. For transit, impact analyses of fare control areas and vertical circulation elements at the Kingsbridge Road (No. 4 train) subway station and the Kingsbridge Road (B/D trains) subway station will be prepared for the weekday AM and PM peak hours, and the weekday and Saturday evening event peak hours. In addition to the station facility analyses, line-haul conditions for the No. 4, B, and D subway lines and the Bx3, Bx9, Bx22, Bx28, and Bx32 bus routes will be assessed for the weekday AM and weekday PM commuter peak hours only. A detailed description of the Transportation analyses that will be prepared in the EIS is provided in the DSOW.

## AIR QUALITY

Under CEQR, an air quality analysis determines whether proposed actions would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality and considers the potential of existing sources of air pollution to impact the proposed uses. As discussed below, the Proposed Actions would require an air quality analysis including both mobile and stationary sources.

Mobile source impacts could arise when an action increases or causes a redistribution of traffic, creates any other mobile sources of pollutants, or adds new uses near existing mobile sources. Mobile source impacts also could be produced by parking facilities, parking lots, or garages. Stationary source impacts could occur with actions that create new stationary sources or pollutants such as emission stacks from industrial plants, hospitals, or other large institutional uses, or a building's boilers, that can affect surrounding uses. Additional stationary source impacts could occur with actions that add uses near existing or planned future emission stacks, and the new uses might be affected by the emissions from the stacks, or when they add structures near such stacks and those structures can change the dispersion of emissions from stacks so that they begin to affect surrounding uses.

The Proposed Actions would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the number of project-generated trips will likely exceed the *CEQR Technical Manual* CO analysis screening threshold of 170 vehicles in the peak hour at a number of locations throughout the study area, in addition to exceeding the CEQR PM<sub>2.5</sub> screening threshold regarding heavy-duty trucks or equivalent vehicles. The Proposed Project's parking facility will be analyzed to determine their effect on air quality. If any industrial sources of emissions are identified within the 400-foot study area, an analysis will be performed using procedures described in the *CEQR Technical Manual*. In

addition, if any large or major sources of emissions are identified within the 1,000-foot study area, an analysis will be performed. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS, as detailed in the DSOW.

## **GREENHOUSE GAS EMISSIONS**

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. The Proposed Project would result in development greater than 350,000 square feet; therefore, an analysis of GHG emissions generated by the Proposed Project will be undertaken, as described in the Draft Scope of Work.

The Project Site is located over 400 feet outside of the nearest potential end-of-century flood hazard zone identified by the New York City Panel on Climate Change (NPCC). Therefore, the Proposed Project is unlikely to be impacted by future climate conditions, and an assessment of the potential impacts of climate change on the Proposed Project (e.g., sea level rise, flooding, etc.) is not warranted.

## **NOISE**

The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. The noise analysis will examine impacts of existing and future noise sources (e.g., rail traffic from adjacent rail line, vehicular traffic from adjacent roadways) on the proposed noise-sensitive medical uses and included in the Proposed Project as well as the potential impacts of mobile noise sources (i.e., project-generated vehicular traffic) on existing noise-sensitive land uses nearby. It is assumed that outdoor mechanical equipment would be designed to meet applicable regulations and interior noise-generating uses will also be compliant with applicable regulations; as such, stationary sources of noise will be evaluated qualitatively and no detailed analysis of potential stationary source noise impacts will be performed. The focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be undertaken in the EIS is included in the DSOW.

## **PUBLIC HEALTH**

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the DSOW.

## **NEIGHBORHOOD CHARACTER**

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, community facilities, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Proposed Project's impacts, an assessment of neighborhood character would be conducted in the EIS, as described in the DSOW.

## **CONSTRUCTION**

The Proposed Project would be constructed in a single phase, with a total anticipated construction duration of approximately 60 months. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Sensitive receptors adjacent to the Project Site include residential buildings as well as institutional and public facility uses. Therefore, a construction analysis will be included in the EIS, as described in the DSOW.

**Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)**

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		<b>Potentially Significant Adverse Impact</b>	
	<b>IMPACT CATEGORY</b>	<b>YES</b>	<b>NO</b>
	Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Community Facilities and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Solid Waste and Sanitation Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.			
3. Check determination to be issued by the lead agency:			
<input checked="" type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.			
<input type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded Negative Declaration on the next page.			
<b>4. LEAD AGENCY'S CERTIFICATION</b>			
TITLE Assistant to the Mayor		LEAD AGENCY Office of the Deputy Mayor for Housing, Economic Development and Workforce	
NAME Hilary Semel		DATE 1/10/2025	
SIGNATURE 