

A. INTRODUCTION

This chapter summarizes and responds to substantive comments received during the public comment period for the Draft Environmental Impact Statement (DEIS), for the proposed Kingsbridge Armory Redevelopment project, which was issued on May 16, 2025.

The public hearing on the DEIS was held on Wednesday, August 13, 2025 at 10:00 AM. To allow for broad public participation options, the hearing was held remotely and in person. The public comment period remained open until Monday, August 25, 2025 at 11:59 PM. A copy of the transcript from the public hearing is included in **Appendix I, “Comments Received on the DEIS.”** Section B lists the organizations and individuals that provided comments on the project. Section C contains a summary of the comments relevant to the DEIS and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally follow the structure of the DEIS. Where more than one commenter expressed similar views, those comments have been grouped and addressed together. All written comments are included in **Appendix I.**

B. LIST OF ORGANIZATIONS AND INDIVIDUALS WHO COMMENTED ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT²**ELECTED OFFICIALS**

1. New York City Councilmember Pierina Sanchez, comments dated August 13, 2025 (Sanchez)
2. Juton Horstman on behalf of Bronx Borough President Vanessa Gibson, on comments dated August 13, 2025 (Horstman)

ORGANIZATIONS

3. Theo Perez on behalf of SEIU Local 32BJ, oral comments dated August 13, 2025 (Perez)
4. Sandra Lobo on behalf of Northwest Bronx Community and Clergy Coalition, oral comments dated August 13, 2025 (Lobo)

¹ This chapter is new to the FEIS.

INDIVIDUAL COMMENTERS

5. Jorge Arias, oral comments dated August 13, 2025 (Arias)
6. Martha Bryant, oral comments dated August 13, 2025 (Bryant)
7. Christina Callender, oral comments dated August 13, 2025 (Callender)
8. Tara Carr, oral comments dated August 13, 2025 (Carr)
9. Stephina Fisher, oral comments dated August 13, 2025 (Fisher)
10. Natalia Foreman, oral comments dated August 13, 2025 (Foreman)
11. Helene Hartman-Kutnowsky, oral comments dated August 13, 2025 (Hartman-Kutnowsky)
12. Brenda Irizarry, oral comments dated August 13, 2025 (Irizarry)
13. Stephen Borgat Lebow, oral comments dated August 13, 2025 (Borgat Lebow)
14. Thomas Nugent, written comments dated August 13, 2025 (Nugent)
15. Elisabeth Ortega-Bailey, oral and written comments dated August 13, 2025 (Ortega-Bailey)
16. Edgar Ramos, oral comments dated August 13, 2025 (Ramos)
17. Jennifer Salgado, oral comments dated August 13, 2025 (Salgado)
18. Matthew Shore, written comments dated August 13, 2025 (Shore)
19. Elizabeth Thompson, oral comments dated August 13, 2025 (Thompson)
20. Manuel Vicente Veintimilla, written comments dated August 13, 2025 (Veintimilla)

C. COMMENTS ON THE DRAFT SCOPE OF WORK

PROJECT DESCRIPTION

PURPOSE AND NEED

Comment 1: The Armory did not call for affordable housing construction or an event venue. Kingsbridge is one of the most densely populated census tracts in all of New York State, why construct more housing? (Bryant)

Response: There is a significant shortage in New York City of housing in general and affordable housing in particular. The serious need for affordable housing is addressed through a number public policies of the City, including City of Yes. In working to meet that need, and as noted in Chapter 1, “Project Description,” the new residential building would include approximately 500 permanently affordable dwelling units (DUs) set aside for families earning up to 80 percent the Area Median Income (AMI). The *Together for Kingsbridge Community Vision Plan* identified a number of priority use categories for the Armory, including live entertainment and events and space to support arts, culture, and recreation.

COMMUNITY GOVERNANCE

Comment 2: The final step will be codifying community oversight and benefits. An oversight with an oversight body with broad local representation can hold the project accountable for years to come. (Sanchez)

I urge the city and developer to ensure that native long-term residents of this community have real decision-making and economic power within the Kingsbridge Armory development. (Foreman)

My statement today is urging the city and the developer to ensure that youth gain real decision-making and economic power through the Kingsbridge Armory development, now and into the future. I urge the developer in the city to invest in youth leadership initiatives that train Bronx youth to become actual decision makers within the Armory. For example, the promised Armory Community Council and the Community Fund are mechanisms where youth should have real decision-making power. I urge the city to invest in programs that develop pathways for youth to gain access to community ownership. The community ownership model requires a reframe toward collect community ownership, and the city should invest in programs such as these developed by the Bronx Economic Development Corporation and other models that center community ownership. (Fischer)

Response: Comment noted. The Applicant will continue to work with community stakeholders to advance and support important community initiatives, such as youth leadership and community ownership, and to establish a Community Advisory Council to ensure local oversight and engagement.

Comment 3: I ask that you consider the ways the project is geared toward monetizing this city property for private interest, rather than slowly being a community benefit that would require continued government funding. (Bryant)

Response: Comment noted. The Proposed Project will restore and return the long-vacant historic Armory to the community and provide approximately 500 units of affordable housing, in addition to many other public benefits, including construction and permanent jobs, community facility space, light manufacturing incubator space, affordable local retail, and approximately 1.49 acres of publicly accessible open space.

Comment 4: I urge the City and Developer to ensure a community fund that funds mission driven community investment trusts and/or commercial CLTs in the Bronx and supports first-time homeownership opportunities for

longtime local residents that are low-income and middle-income. (Shore)

Response: Comment noted. The concept of a community fund is being discussed as part of the Community Benefits Agreement that the Applicant has committed to enter into in connection with the Proposed Project.

AFFORDABLE HOUSING

Comment 5: On housing, public land is a rare chance to create deeply affordable housing, and in the second phase of this project, we must allow the full 500 units proposed, align affordability levels with local incomes, and include family sized homes to meet our community needs. (Sanchez)

We also need deeply affordable family sized homes and protection so that the people who build this project can also afford to live here. Ensure that housing includes deeply affordable family-sized units, not just studio and one-bedrooms. (Ortega-Baily)

This also means that the project should commit to truly and deeply affordable family-sized housing units, not token numbers that allow the project to claim affordable housing without any impact to the residents, and affordability should be based on neighborhood median incomes and not inflated citywide AMI. (Callender)

The proposed 500 affordable units must meet the needs of Community District 7, where median household income is about \$40,000. At least half should be affordable to households between 30 and 60 percent AMI, with at least 50 percent of all units being family-sized, consisting of two or more bedrooms to address this shortage of suitable housing for families. (Horstman)

Response: As noted above and in Chapter 1, "Project Description," the new residential building would include approximately 500 permanently affordable housing units.

It is anticipated that the Proposed Project will utilize the Department of Housing and Urban Development (HPD)'s Extremely Low and Low-Income Affordability (ELLA) term sheet. The ELLA term sheet requires affordability to households making from 30 percent to 80 percent AMI. While the ELLA Term Sheet does allow for up to 80 percent AMI, it is not a requirement by HPD and HDC. This is the deepest affordability option that exists under current HPD programs. HPD will approve the unit distribution and typically suggest projects have a minimum of 15 percent one-bedroom, a minimum of 30 percent two-bedroom or larger, and a maximum of 25 percent studio units.

DISPLACEMENT

Comment 6: The City and development team must identify concrete strategies that will protect against this displacement and allow our residents and businesses to share in the wealth building – the wealth that this project can generate. (Sanchez)

It's important that the city intentionally combats the displacement that will be caused by gentrification and inflation. (Foreman)

Response: Comment noted. NYCEDC and the applicant team have been directly engaged with New York City Small Business Services, New York City Mayor's Office of Talent and Workforce Development and the New York City Industrial Development Agency to develop a tool kit to support existing small business services programming. There are a number of ways that have been identified to provide support to small businesses in the Kingsbridge neighborhood, including (1) direct business support in the form of legal services, business development and capital access to lenders offering financial counseling; (2) program management to assist with compliance, legal services, relocation support and workforce strategies; (3) retail space and startup support through programs like Storefront Startup that connect businesses to temporary, rent-free retail spaces; (4) performing a commercial district needs assessment; and (5) grant programs such as Neighborhood 360 grants and dedicated displacement grants for businesses directly impacted by neighborhood rezonings.

Comment 7: The City should also explore commercial rent stabilization and small business bill of rights. (Shore)

We also need affordable commercial space, so street vendors and small business owner people who have been the heart of our neighborhood can be part of the Armory's future. (Ortega-Baily)

Response: Comment noted. See response to Comment 6.

Comment 8: Award the large majority of contracts to Bronx-based businesses, MWBEs, and worker cooperatives, ensuring that most of the projects economic benefits stay in our community. Connect local job creation to housing access so that the people building this project can also afford to live here. (Ortega-Baily)

Response: The Applicant is committed to developing the Armory in a manner that will bring well-paying, quality jobs to the Bronx. As the Proposed Project will seek City and State financing for both the Armory building and City subsidies for the residential building on the National Guard Site, the

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applicant team will be obligated to comply with certain M/WBE requirements during construction. The project will also be subject to the City's Community Hiring program, which sets thresholds for the number of Community Hires (all Kingsbridge residents qualify).

Comment 9: Make vendors licensing affordable and accessible so street vendors can operate legally and be a part of this development; create support hubs where vendors can get help applying for licenses and permits. (Ortega-Baily)

The city should also support the street vendors that make a living for their families through their vending in that Kingsbridge Armory area by ensuring that vendor licensing is affordable and accessible. They can also provide funding and resources that can be used to increase vendor business capacity and knowledge. (Foreman)

I would like the city to help vendors with an availability of licenses to help those looking to proceed legally and work within the venue. (Ramos)

We will not be in favor of eliminating any illegal vendor spots. These spaces are essential for licensed vendors to operate safely and in compliance with the law. Removing any of the set spots would undermine the stability and economic security of those who work hard to follow the city's rules. We also want to encourage measures that protect unlicensed vendors, many of whom face significant barriers to obtaining permits and licenses. (Salgado)

Guarantee free or truly affordable space for existing street vendors on the Kingsbridge commercial corridor in or outside the Armory, including space for them to store their equipment. (Shore)

Informal commerce contributes to the development of both small and large projects. (Veintimilla)

Response: Comment noted. The Applicant will seek to preserve legal street vending opportunities to the extent feasible on the sidewalks surrounding the Armory and to provide new vending opportunities within the planned open space.

JOB AND BUSINESS PROCUREMENT

Comment 10: This redevelopment must serve as a launch pad for Bronx Youth by dedicating space for youth-serving organizations, internships, and training pipelines linked to construction, events, hospitality, and the creative economy. (Horstman)

Response: Comment noted. The Applicant is discussing its support of youth opportunities in the context of the Community Benefits Agreement.

Comment 11: Local procurement must be the backbone of this project. When we hire Bronx trades, give contracts to Bronx businesses, and buy from local suppliers, it creates a ripple effect, more jobs, stronger small businesses, and more families with the means to stay and thrive here. (Ortega-Baily)

I am hoping for the use of local hiring. (Ramos)

First, adopt strong local hiring policies so Bronx residents get a fair share of jobs from city-funded projects. (Nugent)

Response: The Proposed Project will be subject to the City's Community Hiring program, which sets thresholds for the number of Community Hires (all Kingsbridge residents qualify). The Applicant team also welcomes the opportunity to work with the CUNY schools and engage their workforce training programs to help ensure that local residents have access to training needed to secure employment within the various programs and businesses which will take space with the Proposed Project. The Applicant is also committed to working with the City and local leaders to support existing businesses.

Comment 12: It is important that this project reflects our community vision, including good union jobs. (Arias)

All jobs produced – after the armory is redeveloped – should be at a specified living wage. (Shore)

Response: Comment noted. As described in response to Comment 8 above, the Applicant is committed to developing the Armory in a manner that will bring well-paying, quality jobs to the Bronx. The project will also be subject to the City's Community Hiring program, which sets thresholds for the number of Community Hires (all Kingsbridge residents qualify). Additionally, redevelopment of the Armory will be subject to a Project Labor Agreement that will memorialize the commitments for good quality jobs.

Comment 13: The city should approve long-term leases for small businesses that have long existed in the area and have a real stake or influence in the neighborhood. (Foreman)

This project should also reserve commercial space for local vendors and small businesses that are established already within the borough to prevent displacement and ensure that the majority of contracts do go

to Bronx-based businesses or worker cooperatives so that the economic benefits stay rooted within the community. (Callender)

Second, strengthen MWBE contract opportunities by enforcing participation goals, streamlining certification, and giving minority- and women-owned businesses the tools to compete and win contracts. Third, create incentives for procurement from Bronx-based businesses, so public dollars stay in our community, supporting jobs, small businesses, and economic growth right here at home. (Nugent)

Response: Comment noted. See response to Comments 8 and 11.

PROJECT COMMITMENTS

Comment 14: The plan's commitments to LEED gold certification and one and a half acres of public open space are essential. (Horstman)

Response: As noted in Chapter 5, "Open Space," and Chapter 15, "Greenhouse Gas Emissions," the Proposed Project would increase the amount of public open space on the Project Site (which will total 1.49 acres) and would seek LEED Gold.

Comment 15: The project is expected to create over 3,400 jobs with commitments to local and union hiring, living wages, MWBE participation, and a Youth Apprenticeships proposal includes space for workforce training, cooperative business incubation, and affordable commercial space for Bronx-based businesses. These commitments must be secured in a strong, enforceable community benefits agreement, including local hiring and job quality standards, commercial tenant protections, free or low-cost event access for local schools and groups, ongoing youth, cultural, and community programming, and a transparent enforcement mechanism for the community advisory and council. (Horstman)

Response: The Applicant is committed to meeting with local stakeholders now and in the future through the CWG and other community engagement opportunities. The Applicant is committed to entering into a Community Benefits Agreement and turning the current CWG into a permanent Community Advisory Council that will meet quarterly to provide updates on the project and to seek further community input on future tenants and operation of the Armory.

Comment 16: To ensure deep affordability, the city should develop mechanisms to provide free access, not only for youth to join the entertainment sectors, but within the small business and manufacturing sectors of the Armory Project. Yes, youth should utilize the recreation entertainment, but I

urge the city to invest in opportunities for youth to join the light manufacturing and small business development, including licenses for them to run their own businesses. (Fisher)

Response: Comment noted. See response to Comment 10 above.

Comment 17: The Armory project will impact street parking, especially for residents and churches. Therefore, these groups should have free and accessible parking in the Armory's garage. (Irizarry)

Response: Comment noted. The parking garage proposed at the Armory would be a public parking facility, which would be open to all community members, including residents and those attending local churches.

Comment 18: Preserve the area's parks, as well as the Aqueduct Walkway, through revenue sharing and reinvestment from the Armory Project (Irizarry)

Response: Comment noted. The Proposed Project would transform currently fenced off, paved areas surrounding the Armory into approximately 64,800 square feet (1.49 acres) of new, publicly accessible open space, a substantial improvement in the area's available open space and an investment that will be maintained by the Applicant. As described in Chapter 5, "Open Space," the new publicly accessible open space would include landscaping, planted areas, paved public plazas, and seating areas. The Proposed Project would not result in a significant adverse indirect impact to open space under operational conditions and would not place undue stress on surrounding parks within the study area.

Comment 19: I'd like the city and developer to ensure that the Kingsbridge Armory is a place that is accessible to all community members through free or reduced-price admissions for the events that will be held there. And the residents of the Bronx have access to real decision-making and economic power in the borough. (Foreman)

I think we need to negotiate some kind of neighbor rate or something so that people can take advantage of it as well. (Hartman_Kutnowsky)

Response: Comment noted. The Applicant will continue to work with community stakeholders to ensure that the Community Benefits Agreement includes accessible programming at the Armory.

SUSTAINABILITY

Comment 20: I'd like to encourage that the city and developer works together with sustainability engineers and designers to ensure that the redevelopment of the Kingsbridge Armory is truly eco-friendly, promotes environmental sustainability, green energy, and creates opportunities to increase community competence on the impacts of sustainable energy. (Foreman)

Response: Comment noted. The Applicant aims to create a sustainable and environmentally responsible development with a goal of reducing greenhouse gas emissions and the overall carbon footprint. The applicant is also working with New York State and City preservation agencies to maximize insulation and energy saving interventions to the extent possible with a landmarked structure. The housing component is being designed to comply with the Enterprise Green Communities standards and the Armory is seeking to achieve LEED Gold.

Comment 21: I'd like the city to provide more funding and resources into the neighborhood that supports maintaining the cleanliness of the area, providing composting trash cans and resources to educate community members on the benefits of composting, ensures the subway station is clean and safe, and provides support for those experiencing homelessness and struggling with substance abuse in the area. (Foreman)

This also means upholding energy efficient standards by measuring renewable sources are implemented where possible, and include strong waste reduction plans to keep the neighborhood clean. (Callender)

Response: Comment noted. See response to Comment 20 above regarding energy efficiency.

Comment 22: Implement a community solar microgrid. (Shore)

Response: As described in Chapter 15, "Greenhouse Gas Emissions," the Proposed Project is committed to a number of sustainable measures, including clean energy sources. To that end, the current design includes the potential installation of solar panels on the roof of the Armory Site.

LAND USE, ZONING AND PUBLIC POLICY

Comment 23: The City should consider a special purpose district and historic district requiring local housing production to maintain a certain affordability level, preserving neighborhood character. (Shore)

Response: The Proposed Project is limited to the one city block proposed for adaptive reuse and redevelopment. As noted in Chapter 7, “Historic and Cultural Resources,” the Kingsbridge Armory is a New York City Landmark (NYCL) and is also listed on the State and National Registers of Historic Places (S/NR). LPC approved the Proposed Project and issued a “design only” Binding Report on the Proposed Project on August 12, 2025, and further review of the project will be undertaken by LPC as the project progresses. As noted in Chapter 1, “Project Description,” and elsewhere in the EIS, all 500 units of new on-site housing that will be created will be permanent affordable.

OPEN SPACE

Comment 24: Upgrade nearby parks and public spaces so families can have clean, safe, welcoming green spaces. This means repairing playground equipment, adding benches and shade, improving landscaping, and ensuring regular maintenance. (Ortega-Baily)

That means ensuring safe, accessible, and environmentally friendly surroundings, along with green features such as street trees, rain gardens. (Callendar)

Response: As described in Chapter 5, “Open Space,” the Proposed Project would create approximately 64,800 square feet (1.49 acres) of new publicly accessible open space on the Project Site. The new open space would include approximately 5,100 sf that is currently within the DOT right-of-way (ROW). The design and maintenance of this portion of the open space is being developed in coordination with DOT. The new open space—absent the DOT ROW area—would comprise more than 20 percent of the overall Project Site. The open space is being designed to maximize the Project Site’s optimal location by creating a flexible plaza that can support community interests while also providing varied programming to complement the new uses at the Armory. The open space would include landscaping, planted areas, paved public plazas, and seating areas.

HISTORIC AND CULTURAL RESOURCES

Comment 25: As a designated New York City landmark, the Armory must meet all preservation requirements to ensure the historic character is protected. (Horstman)

The Kingsbridge Armory should be considered a cultural heritage site of humanity. Restoring its architecture and making it grand again is everyone's task. (Veintimilla)

Response: Comment noted. The Proposed Project is subject to the review and approval of the New York City Landmarks Preservation Commission (LPC), which issued a "design only" Binding Report addressing the appropriateness of the proposed modifications to the landmark site—which includes both the Armory Site and the National Guard Site.

URBAN DESIGN

Comment 26: They want to create this towering building, and the skyline of Kingsbridge would change. No one wants their view to be blocked by this towering building. (Bryant)

Response: As detailed in Chapter 8, "Urban Design and Visual Resources," the Proposed Project would not result in significant adverse impacts. The Proposed Project would reactivate the Armory, a long underutilized and vacant building, with new uses and a new residential development that would spur pedestrian activity on the Project Site and adjacent sidewalks. Although the residential building would alter certain views of the Armory from the north, it is designed with the historical Armory in mind. The new building would have angled corners at the east and west ends to provide greater visibility of the Armory's north façade that would expand and maintain existing views to this visual resource from vantage points adjacent to the National Guard Site. In addition, the residential building would have a mid-block break providing views and access to the Armory's north façade and entrance. The new residential building would not obscure or obstruct notable views to the Armory as the Armory's primary facades are its south façade on West Kingsbridge Road and its west and east facades on Reservoir Road and Jerome Avenue, respectively. Further, because the Armory is a NYCL and is City-owned, the proposed residential building is being designed in response to the design and context of the Armory based on consultation with SHPO and LPC, including the residential building's placement, setback, and maximum height. In addition to the modifications and restoration proposed for the Armory, the bulk and design of the residential building are subject to the LPC Binding Report.

TRANSPORTATION

TRAFFIC

Comment 27: I invite the city to consider the implications for traffic. (Foreman)

Response: Chapter 13, "Transportation," evaluates the potential for traffic impacts as a result of the Proposed Project, pursuant to the *City Environmental Quality Review Technical Manual*.

SAFETY

Comment 28: Regarding public safety, request for street safety upgrades along 195th Street, Jerome Avenue, and Kingsbridge Road also include street cameras and upgrades to streetlights. (Irizarry)

Response: Comment noted. As part of the Applicant's redevelopment of the Armory and construction of the proposed affordable housing, a Builders Pavement Plan (BPP) for all the sidewalks and streets surrounding the development site including 195th Street, Jerome Avenue, Reservoir Avenue and West Kingsbridge Road, will be reviewed by the Department of Buildings and the Department of Transportation. The BPP includes street lighting.

TRANSIT

Comment 29: With respect to transportation, the Draft EIS notes that there are possible traffic and transit streams, especially during peak event hours, and the City should work with the MTA to improve the Kingsbridge Road 4, B and D stations, including accessibility improvements. This is a good time to negotiate that with them, and boost bus service nearby during peak times. (Sanchez)

Between the new arena that will host large special events to the additional housing being created, proactive planning is needed to manage traffic and transit demand. Expanding bus service, traffic management plans, in coordination with the MTA and DOT, will be essential to protecting local streets and ensuring safe, efficient access for residents and visitors alike. (Horstman)

Response: Review of the project to date has involved DOT and NYCT, and continued coordination will take place as the project becomes operational. As noted in Chapter 13, "Transportation," the project will develop an event day management plan in coordination with the relevant agencies, and has committed to transportation monitoring

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efforts to ensure safe and efficient transportation when activities are occurring at the Armory.

Comment 30: Invest in better transportation access and safer streets so workers, residents, and visitors can get to and from the Armory easily. This includes improved bus and subway connections, upgraded sidewalks, bike lanes, lighting and traffic calming measures to protect pedestrians. (Ortega-Baily)

That means ensuring safe, accessible, and environmentally friendly surroundings by improving transit and traffic infrastructure, such as upgraded sidewalks, lighting crosswalks, bus and train connections, traffic calming infrastructure. (Callendar)

Response: The Applicant has coordinated and will continue to coordinate with DOT on incorporating public realm improvements along the perimeters of the Project Site, including the accommodation of DOT's planned bike lane along Jerome Avenue and NYCT's planned new stairway/elevator connection to the southbound platform of the No. 4 train at the Kingsbridge Road Station.

Comment 31: Mass transit will serve more people, and therefore require enhancements such as more frequent bus service on the BX922 and 28 routes. Also, the Kingsbridge station on the number 4 line needs an elevator to accommodate people with disabilities. Another option is shuttle buses. (Irizarry)

Response: NYCT is planning to add new stairway/elevator connections to the Kingsbridge Road (No. 4 train) Station. Additional analyses were prepared between Draft and Final EIS to account for these planned improvements, identify anticipated project-induced impacts, and explore potential mitigation measures for NYCT consideration. It should be noted that NYCT regularly monitors ridership levels on its subway lines and bus routes and, where practicable, make service changes to meet ridership demand.

Comment 32: We're going to need more commitment to other ways of getting people to the Armory, such as the express buses, we have the BXM3 and the BXM4, rerouting those buses when we have events, not hard to do. The Metro North stations we have several having shuttle buses from and to the Armory from the stations, with the schedule that allows people to stop and have dinner or go shopping before or afterwards, because that's very important for revenue. And also, when we have the express buses, it's an extra way for us to get more revenue for the express buses too. (Hartman_Kutnowsky)

Response: As stated above in the response to Comment 31, NYCT regularly monitors ridership levels and, where practicable, make service changes to meet ridership demand. Additionally, the Applicant has committed to monitor its peak demand during highly-attended events at the Armory and will continue to engage with NYCT on potential service improvements as part of its event management efforts.

Comment 33: Yankee Stadium—if you’ve ever gone on the train when there’s a Yankee game, it’s a nightmare. Nobody wants to do it. I was told by one of the conductors that they do not increase the service. And I think that needs to be looked at and certainly, it needs to be coordinated if we’re having an Armory event. It should not be on the same night, it should not even be on the same week for the community. (Hartman_Kutnowsky)

Response: Highly-attended events at the Armory would attract approximately one-third the number of attendees as highly-attended Yankee Stadium events. These events at the Armory would also occur on substantially fewer occasions and at slightly later start times. Accordingly, the future Kingsbridge events would have relatively lesser effects on the subways and any potential overlap with activities at Yankee Stadium would be infrequent and addressed as part of the venue’s event management efforts.

PARKING

Comment 34: Affordable housing would increase more congestion and would contribute to less parking. (Bryant)

Response: Potential traffic impacts were disclosed in the DEIS. Between Draft and Final EIS, potential improvement measures were explored to mitigate these impacts to the extent practicable. With regard to parking, the DEIS’s parking analyses concluded that the planned on-site parking supply would be adequate in fully accommodating the Proposed Project’s non-event related parking demand, including the parking needs associated with the planned affordable housing units.

Comment 35: I have some real concerns about the environmental impact that the parking and the transportation issues will have on the community. The proposed 17,000 seat event space by Live Nation with 50 shows a year really needs to be flushed out before we go forward. I’m sure it’s doable. I have some ideas. Currently there’s only 500 cars planned in the parking area. I think that needs to be increased. (Hartman_Kutnowsky)

Response: Comment noted. The Applicant is continuing to seek feasible parking resources in the surrounding area to serve the Armory's event venue parking needs.

AIR QUALITY

Comment 36: The Draft Environmental Impact Statement also flags a significantly adverse air quality impact at two intersections. The city and development team must detail how they will mitigate this harm, while advancing renewable energy, increased green space and tree canopy, and other climate solutions. (Sanchez)

Response: Additional review was conducted between the Draft and Final EIS which reduced PM_{2.5} concentrations from mobile sources below the annual *de minimis* criterion threshold. Therefore, no significant adverse air quality impacts are predicted due to project-generated traffic at the analyzed intersections. As discussed in Chapter 15, "Greenhouse Gas Emissions," the Proposed Project's focus on implementing a fully electric energy efficient HVAC design, its location, and the nature of construction in New York City, the Proposed Project would align with the City's emissions reduction goals. Therefore, the Proposed Project would not result in a significant adverse impact on greenhouse gas emissions or climate change.

Comment 37: I also invite the city to consider the implications for air quality. (Foreman)

Response: Chapter 14, "Air Quality," evaluates the potential for stationary and mobile source air quality impacts as a result of the Proposed Project, pursuant to the *CEQR Technical Manual*.

Comment 38: Since air quality will be affected due to construction and traffic congestion, daily monitoring and reducing pollution are essential. (Irizarry)

Response: Chapter 14, "Air Quality," and Chapter 19, "Construction," determined that the Proposed Project would not result in significant adverse air quality impacts during the Project' construction and operational phases.

PUBLIC HEALTH

Comment 39: Modernization must also address climate justice by remediating hazardous materials and improving local air quality to protect public health. (Horstman)

Response: As described in Chapter 9, "Hazardous Materials," the adaptive reuse of the Armory and the redevelopment of the National Guard Site with a new residential building would be undertaken in accordance with an Environmental (E) Designation for hazardous materials placed on the Project Site, ensuring that significant adverse impacts related to hazardous materials would be avoided. The air quality analysis was refined between the Draft and Final EIS and concluded that the Proposed Project would not result in any significant adverse impacts related to mobile source annual PM_{2.5} increments and therefore, the potential impact to public health identified in the DEIS would be avoided.

MISCELLANEOUS

Comment 40: The developer of this project is required, per city law, to create a Racial Equity Report (RER) through this ULURP process. Although developers are not required to present RERs to community boards and community organizations, due to the massive scale and high-profile nature of this Kingsbridge Armory project, the developer should present its RER to Bronx CB7 and thoroughly publicize the presentation to ensure many people are present to hear the presentation and ask questions. (Shore)

Response: The Applicant has published a RER as it pertains to the Proposed Project. The RER is publicly available on the City's Zoning Application Portal.

GENERAL STATEMENTS OF SUPPORT FOR THE PROJECT

Comment 41: There's no question, the proposal before you today is the closest that we have ever been to turning our vision into a reality. And I remain hopeful that this third time will be the charm. (Sanchez)

I'm happy to report that the developers behind this proposed project have made a credible commitment to creating good jobs for the workers who will permanently staff the buildings. We estimate that this rezoning will allow for the creation of dozens of property service jobs. Good jobs like these mean prevailing wages, meaningful benefits, and a pathway to the middle class for local community members who tend to fill such

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positions. This proposed development will include 500 residential units, all of which will be permanently income-restricted for low- to middle-income residents, and hundreds of thousands of square feet of community manufacturing in live event space. We are very excited for the possibilities this will bring to the neighborhood. As the cost of living rises and working New Yorkers struggle to stay in their homes, it is more important now than ever to create affordable housing and good jobs, which uphold the industry standard across the city. For all these reasons, 32BJ is in strong support of the Kingsbridge Armory rezoning. (Perez)

I urge the commission to support the actions needed to make El Central Kingsbridge a reality, a project that represents our history, meets today's needs, and builds a stronger future for the Bronx. (Horstman)

I've been fighting for the redevelopment of the Kingsbridge Armory for over 20 years, and now we have a once-in-a-generation chance to get it right, not just for today, but for decades to come. I want to acknowledge and thank everyone involved for what's already in this plan, especially the commitment to community ownership. This project can set a new standard for development in New York City, one where jobs, housing, transportation, public space, and opportunity stays rooted in the community. (Ortega-Baily)

I appreciate the developer's use of the term, a tapestry, a project being a piece, bringing together the community, unified, not just a building built in the Bronx. (Ramos)

The Kingsbridge Armory is a redevelopment that can provide young people in my community the opportunity that I was once offered. This project can create careers, provide fair wages, benefits, and long-term employment. These jobs aren't just a paycheck; they are opportunities that, for our neighbors and my community, support their family and invest in their future. (Arias)

Because of the work of thousands of Bronx residents through surveys, workshops, visioning sessions, and organizing, the redevelopment plan today for the Kingsbridge Armory reflects community ownership and a larger community vision. We'll see hundreds of new jobs created through this project, with commitments to union labor during construction operations, and training pathways for young people entering the workforce. There are goals for local hiring and contracts for MWBEs, opening doors for Bronx workers, and entrepreneurs alike. There'll be housing, as you know, for families across range of incomes and space for small businesses along Kingsbridge Road that make our community vibrant with commercial space, affordable commercial space, in the residential phase set aside at below market rates. And

critically, the Armory itself will serve as a hub for community life, youth sports facilities space and cultural events and performances, e-sports and technology programs that are investment in our young people, our culture, and our future. Through a community advisory council and a community benefit fund, community stakeholders will have a voice in programming, tenant mix, and public use of space for generations to come. This is what public land should be making possible: shared wealth, building democratic participation, and deep roots in the communities it's meant to serve. (Lobo)

Please help them out with this project, so that way the community will be alive again. (Thompson)

In short, getting to the bottom line, we urge that you vote yes to reactivating this tapestry of culture and community, and we hope that it will host community organizations like ours, host offices and businesses. It would create major economic benefits, create jobs for Bronx residents, create new affordable housing of some 400 to 500 units. (Borgat Lebow)

This project is really important to me, to see the vision of what we have created come to life. So if you can definitely help and push that through, that'd be terrific and awesome. And I think that would be one of the hugest accomplishments that I know the whole Bronx will find out about and be very proud about. Everyone in that community and borough will benefit from it because of all the ideas we put together. I know this Armory would do wonders for my community, wonders. (Carr)

We street vendors are committed to supporting the development of this mega project. We are part of the community and believe that now, in times of peace, it is time to build new generations who will preserve these witnesses of our history. (Veintimilla)

Response: Comments noted.

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