City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

Reference Numbers

1. O8DME004X
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

TBD
ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO. (S) IF APPLICABLE
(e.g., Legislative Intro, CAPA, etc.)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. LEAD AGENCY

Office of the Deputy Mayor for Economic Development
NAME OF LEAD AGENCY

Robert R. Kulikowski, Ph.D.
NAME OF LEAD AGENCY CONTACT PERSON

253 Broadway, 14th Floor
ADDRESS

New York | NY | 10007
CITY | STATE | ZIP

212.788.2937 | 212.788.2941
TELEPHONE | FAX

Rkulikowski@cityhall.nyc.gov
EMAIL ADDRESS

2b. APPLICANT INFORMATION

Related Retail Armory, LLC
NAME OF APPLICANT

Jesse Masyr, Wachtel & Masyr, LLP
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

110 East 59th Street
ADDRESS

New York | NY | 10022
CITY | STATE | ZIP

212.909.9513 | 212.909.9429
TELEPHONE | FAX

masyr@wmllp.com
EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL: The Shops at the Armory

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

See page 1a.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

See page 1a.

Required Action or Approvals

4. CITY PLANNING COMMISSION ■ Yes ☐ No

- ■ Change in City Map
- ■ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Zoning Certification
- ☐ Zoning Authorization
- ☐ Housing Plan & Project
- ☐ Site Selection – Public Facility
- ■ Disposition – Real Property
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise
- ☐ Concession
- ☐ Charter 197-a Plan
- ☐ Zoning Special Permit, specify type:
- ☐ Modification of:
- ☐ Renewal of:
- ☐ Other:

5. UNIFORM LAND USE PROCEDURE (ULURP) ■ Yes ☐ No

6. BOARD OF STANDARDS AND APPEALS ☐ Yes ■ No

- ☐ Special Permit ☐ New ☐ Renewal Expiration Date
- ☐ Variance ☐ Use ☐ Bulk

Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENT PROTECTION ☐ Yes ■ No

- ☐ Title V Facility
- ☐ Power Generation Facility
- ☐ Medical Waste Treatment Facility

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

The proposed project would be located in the Kingsbridge Heights neighborhood of the Bronx on Block 3247, Lot 10 and a portion of Lot 2, a site bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue. The project site is largely occupied by the Kingsbridge Armory building, which is substantially vacant, apart from the storage of graffiti removal trucks by the Mayor's Office's "Graffiti Free NYC" program. In addition to the Armory building, the project site includes small landscaped areas east, south, and west of the Armory building, the portion of Reservoir Avenue southwest of the Armory building, and a portion of the south side of West 195th Street between Jerome and Reservoir Avenues (see Figure 1).

The proposed project would redevelop the Kingsbridge Armory, a historic landmark, with approximately 897,860 square feet of new uses, including approximately: 377,235 square feet of retail and restaurant space, including both neighborhood and destination retail; 57,485 square feet of entertainment uses (a cinema); 33,240 square feet of fitness club space, and 27,000 square feet of community facilities.[3] In addition, approximately 164,285 square feet of public parking (437 spaces) would be provided in the Armory's basement levels. A new, approximately one-acre public open space would be developed adjacent to the Armory building, at the intersection of West Kingsbridge Road and Reservoir Avenue. To create the public open space, a portion of Reservoir Avenue southwest of the Armory building would be demapped. The project is expected to be complete and operational in 2013.

The proposed project involves the disposition of City-owned property to a private developer. Disposition will require approval through the Uniform Land Use Review Procedure (ULURP) under City Charter Section 197(c) and separate Borough Board and Mayoral approval pursuant to City Charter Section 384(b)(4). In addition, discretionary actions will be required, as follows:

- A change to the City Map to close a portion of Reservoir Avenue, for the creation of a new public open space, and to close a portion of the south side of West 195th Street between Jerome and Reservoir Avenues; and
- A zoning map amendment to rezone the project site from R6 to C4-4.

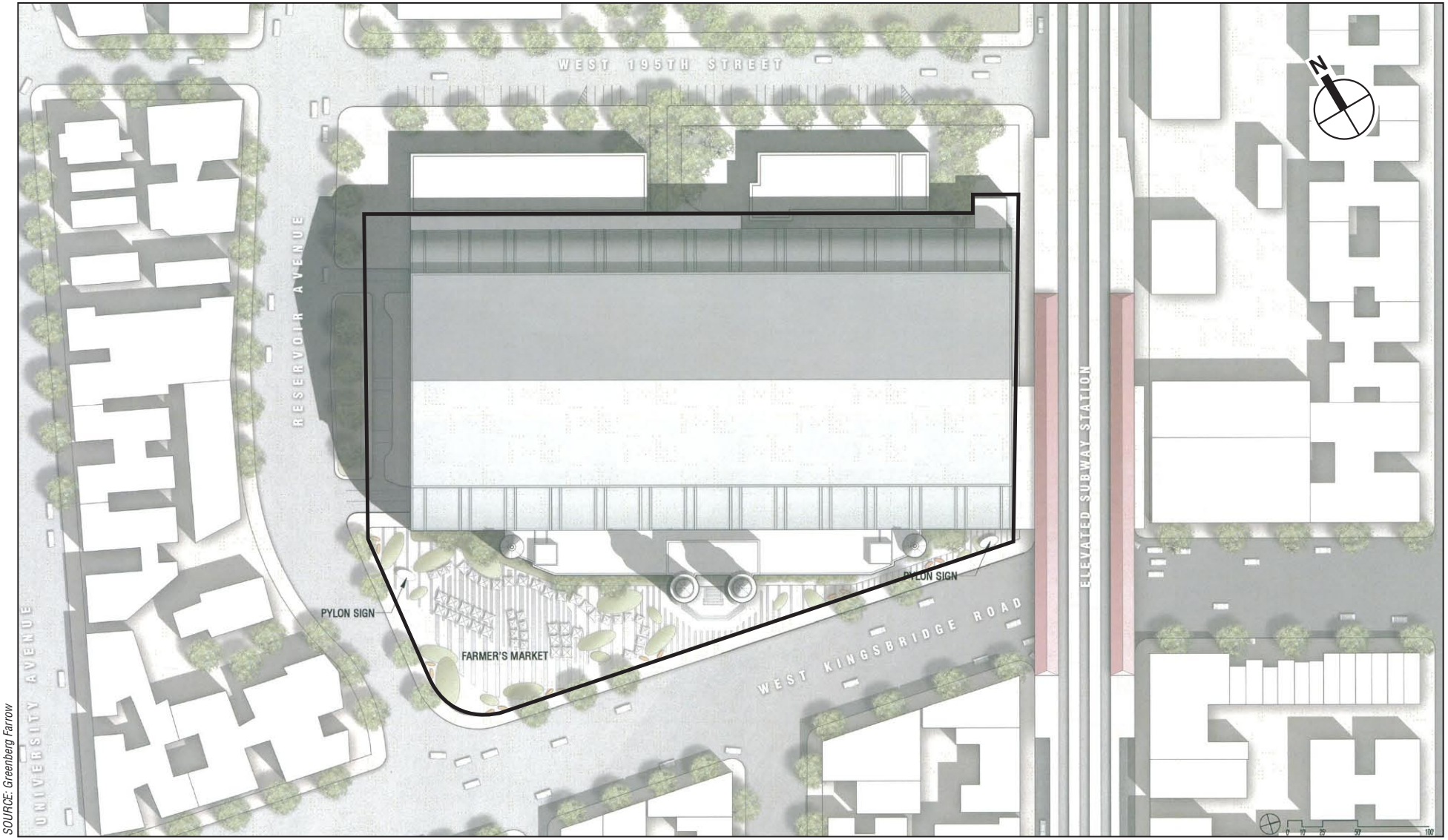
The project may also seek financing from New York City Industrial Development Agency (IDA) and/or the Empire State Development Corporation (ESDC). Since the Armory is a New York City Landmark (NYCL), the proposed changes to the building will require a Certificate of Appropriateness (CofA) from the New York City Landmarks Preservation Commission (LPC).

3c. PURPOSE AND NEED FOR THE ACTION(S) AND APPROVAL(S):

The proposed project would support the economic revitalization of the Kingsbridge Heights neighborhood of the Bronx by converting the large, substantially vacant Armory building into productive use. The Kingsbridge Armory project would create new employment opportunities for local residents, and would create economic and fiscal benefits to the City in the form of economic revitalization, increased employment opportunities, and tax revenue. In addition, the proposed project would provide for a new, approximately one-acre public open space, which would serve the surrounding neighborhood.

[3] Overall development area includes 238,615 sf of service, mechanical, loading, and common area space.

8.11.08



SOURCE: Greenberg Farrow

NOTE: For Illustrative Purposes Only

Project Site

KINGSBRIDGE ARMORY PROJECT

Site Plan
Figure 1

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

8. OTHER CITY APPROVALS ■ Yes ☐ No

☐ Legislation ☐ Rulemaking; specify agency:

☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify

☐ Policy or plan ☐ Permits, Specify:

Other; explain: **Certificate of Appropriateness from the New York City Landmarks Preservation Commission.**

9. STATE ACTIONS/APPROVALS/FUNDING ■ Yes ☐ No

If "Yes," identify: **Potential financing from New York City Industrial Development Agency (IDA) and/or the Empire State Development Corporation (ESDC).**

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes ■ No

If "Yes," identify

Action Type

11a. ☐ Unlisted; or ■ Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

11b. ■ Localized action, site specific ☐ Localized action, change in regulatory control for small area ☐ Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: **2013**

Would the proposal be implemented in a single phase? ■ Yes ☐ No ☐ NA.

Anticipated period of construction: **29 months**

Anticipated completion date: **2013**

Would the proposal be implemented in multiple phases? ☐ Yes ■ No ☐ NA.

Number of phases: **N/A**

Describe phases and construction schedule: **N/A**

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE

29 West Kingsbridge Road

STREET ADDRESS

Block bounded by the south side of West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

R6 — EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY

3c — ZONING SECTIONAL MAP NO.

Block 3247, Lot 10 and part of Lot 2 — TAX BLOCK AND LOT NUMBERS

Bronx — BOROUGH

7 — COMMUNITY DISTRICT NO.

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: **±249,386** SQ. FT.

PROJECT SQUARE FEET TO BE DEVELOPED: **±249,386** SQ. FT.

GROSS FLOOR AREA OF PROJECT: **±897,860** SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED

IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: **N/A** % OF **N/A**

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: **±130'** HEIGHT **±600'** WIDTH **±358'6"** LENGTH

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: **West Kingsbridge Road, ±532'; Reservoir Road, ±493'; Jerome Avenue, ±336'**

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:

N/A

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☐ Yes ■ No

IF 'YES,' IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a. & 13b. ABOVE.

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

See Figures 1-3

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **±249,386 sf** Water surface area (sq. ft.): **N/A**

Roads, building and other paved surfaces (sq. ft.): **±221,573 sf** Other, describe (sq. ft.): **±27,813 sf unpaved areas**

3. **PRESENT LAND USE**

Residential **N/A**

Total no. of dwelling units _____ No. of low-to-moderate income units _____

No. of stories _____ Gross floor area (sq. ft.) _____

Describe type of residential structures: N/A

Commercial **N/A**

Retail: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Specify type(s). No. of stories and height of each building: _____

Manufacturing/Industrial **N/A**

No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Types of use(s): Open storage area (sq. ft.) _____

If any unenclosed activities, specify:

Community facility

Type of community facility: **The project site is largely occupied by a substantially vacant armory.***

No. of bldgs. **1** Gross floor area of each building (sq. ft.): **±588,765 gsf****

No. of stories and height of each building: **Kingsbridge Armory—1 story, ±130' tall**

***Vacant but for storage of graffiti removal trucks by the Mayor's Office's "Graffiti Free NYC" program.**

****Includes the basement and basement mezzanine levels.**

Vacant Land

Is there any vacant land in the directly affected area? ☐Yes ■No

If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? ☐Yes ■No

If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? ☐Yes ■No

If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? ☐Yes ■No

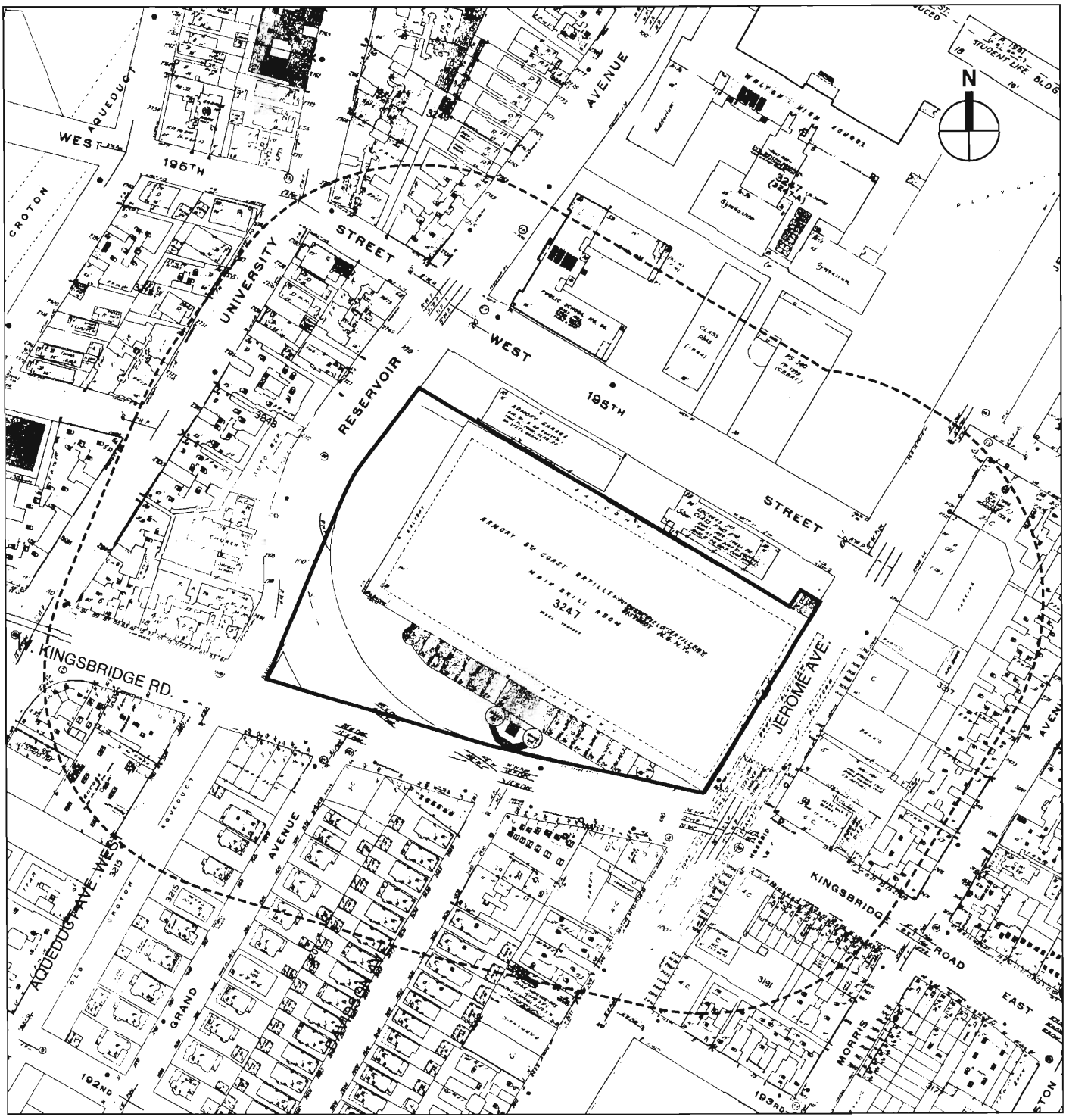
If yes, describe briefly:

Other Land Use

No. of stories _____ Gross floor area (sq. ft.): _____

Type of use(s): _____

8.1.08

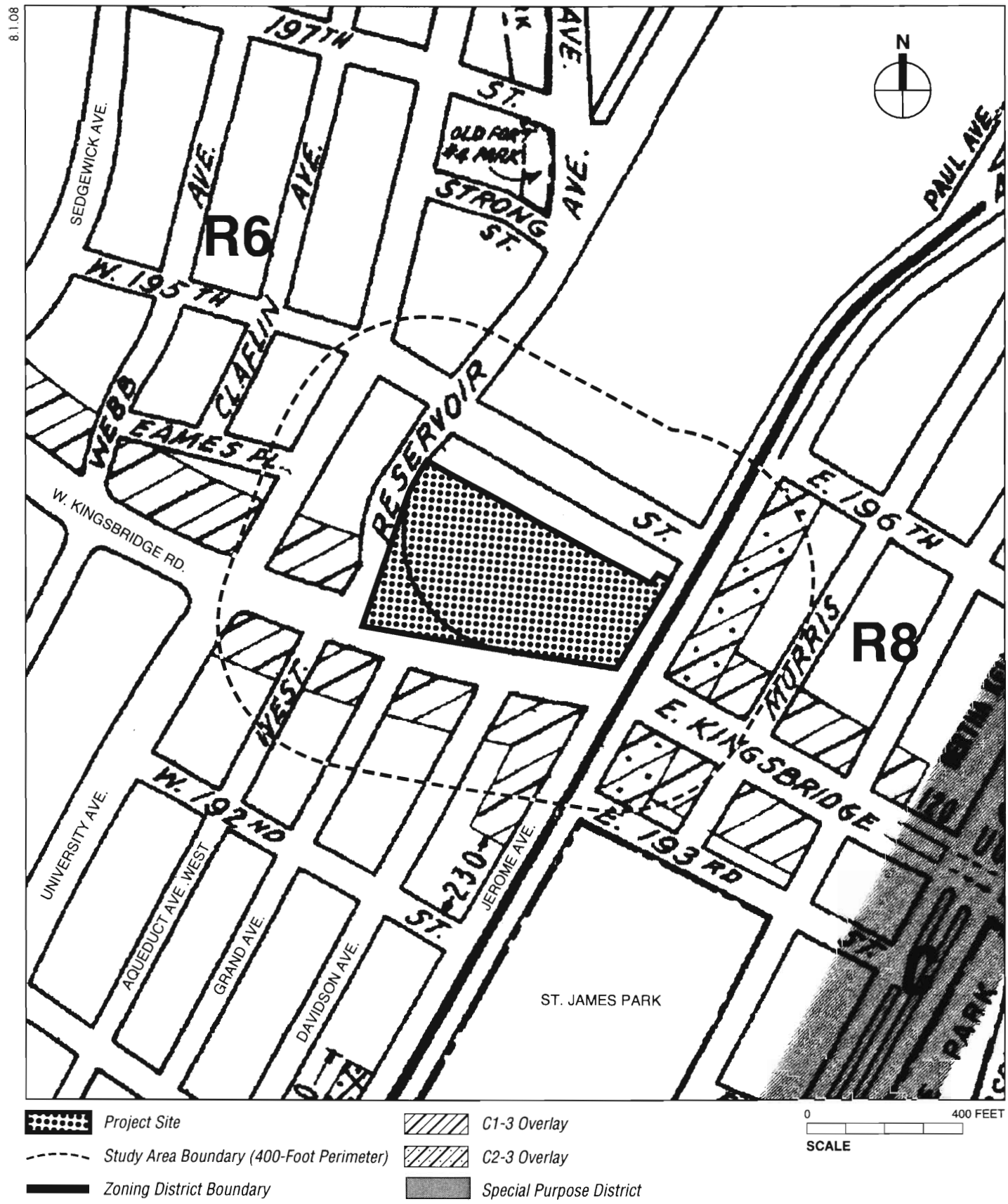


Project Site

Study Area Boundary (400-Foot Perimeter)

KINGSBRIDGE ARMORY PROJECT

Sanborn Map
Figure 2



KINGSBRIDGE ARMORY PROJECT

Zoning Map
Figure 3

4. EXISTING PARKING

Garages **N/A**

No. of public spaces: _____ No. of accessory spaces: _____

Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: **N/A** No. of accessory spaces: **N/A**

Operating hours: **N/A** Attended or non-attended? **N/A**

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.

5. EXISTING STORAGE TANKS

Gas or service station? ☐ Yes ■ No Oil storage facility? ☐ Yes ■ No Other? ■ Yes ☐ No

If yes, specify: **Three 275-gallon above-ground fuel storage tanks (ASTs) are currently located within the Armory building.**

Number and size of tanks: _____ Last NYFD inspection date: _____

Location and depth of tanks: _____

6. CURRENT USERS

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

No. of residents: **0** No. and type of businesses: **0**

No. and type of workers by business: **0** No. and type of non-residents who are not workers: **0**

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **Yes**

(b) is within a designated New York City Historic District; **No**

(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **Yes**

(d) is within a New York State or National Register Historic District; or **No**

(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **No**

Identify any resource:

The project site is occupied by the Kingsbridge Armory (Eighth Regiment Armory) which is a New York City Landmark and is also listed on the State and National Registers of Historic Places. The Walton High School, just north of the project site at 2780 Reservoir Avenue, has been determined eligible for listing on the Registers.

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

N/A

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☐ Yes ■ No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? ■ Yes ☐ No

If yes, describe briefly:

The proposed project would involve interior and exterior physical alterations to the Armory building.

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? ■ Yes ☐ No

If yes, describe briefly:

The proposed project would involve in-ground construction related to the development of the proposed open space south and west of the Armory building, and excavation below the Armory building for the proposed parking garage.

10. PROPOSED LAND USE

Residential **N/A**
Total no. of dwelling units _____ No. of low-to-moderate income units _____ Gross floor area (sq. ft.) _____
No. of stories _____
Describe type of residential structures:

Commercial
Retail: No. of bldgs. **1*** Gross floor area of each building (sq. ft.): **±897,860**[1]
Office: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
Other: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: **6 levels (1 below grade), ±130'**

***The proposed project would be largely developed within the existing Armory building. The proposed uses include a cinema (±57,485 sf), fitness club (±33,240 sf), retail (±345,675 sf) and restaurants (±31,560 sf), including both neighborhood and destination retail, public parking (see below), and community facilities (see below).**

Manufacturing/Industrial **N/A**
No. of bldgs. _____ Gross floor area of each building (sq. ft.) _____
No. of stories and height of each building: _____
Type of use(s): _____ Open storage area (sq. ft.): _____
If any unenclosed activities, specify:

Community facility
Type of community facility: **±27,000 sf of community facility uses**
No. of bldgs. **1** Gross floor area of each building (sq. ft.): **±897,860**
No. of stories and height of each building: **6 levels (1 below grade), ±130'**

Vacant land
Is there any vacant land in the directly affected area? ☐ Yes ■ No
If yes, describe briefly:

Publicly accessible open space
Is there any publicly accessible open space to be removed or altered? ☐ Yes ■ No
If yes, describe briefly:

Is there any existing publicly accessible open space to be added? ■ Yes ☐ No
If yes, describe briefly:
The proposed project would redevelop the portion of demapped Reservoir Avenue southwest of the Armory building with approximately one acre of public open space.

Other Land Use
No. of stories _____ Gross floor area (sq. ft.): _____
Type of use(s):

11. PROPOSED PARKING

Garages
No. of public spaces: **±437** No. of accessory spaces: **0**
Operating hours: **TBD** Attended or non-attended? **Attended, self-park**

Lots **N/A**
No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.
No. and location of proposed curb cuts:

[1] Includes 238,615 sf of service, mechanical, loading, and common area space.

12. PROPOSED STORAGE TANKS

Gas or storage stations? ☐ Yes ■ No Oil storage facility? ☐ Yes ■ No

Other? ■ Yes ☐ No

If yes, specify: **TBD**

Number and size of tanks: **TBD** Location and depth of tanks: **TBD**

13. PROPOSED USERS

No. of residents: **0** No. and type of businesses? **±25-40 businesses including retail, restaurant, cinema, fitness club, parking garage**

No. and type of workers by businesses: **1,618**[2] No. and type of non-residents who are not workers: **To be determined**

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? ■ Yes ☐ No

If yes, describe briefly:

The project would involve exterior and interior physical alterations to the Kingsbridge Armory building.

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIOECONOMIC CONDITIONS

15. DIRECT DISPLACEMENT

Will the action directly displace specific businesses or affordable and/or low income residential units? ☐ Yes ■ No

If yes, describe briefly:

SEE CEQR TECHNICAL MANUAL CHAPTER III C., COMMUNITY FACILITIES & SERVICES

16. COMMUNITY FACILITIES

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? ☐ Yes ■ No

If yes, describe briefly:

Zoning Information

17. What is the zoning classification(s) of the directly affected area?

R6

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

Residential FAR 2.43 x ±249,386 sf = ±606,008 zoning square feet (zsf)
Community Facility FAR 4.8 x ±249,386 sf = ±1,197,053 zsf

19. What is the proposed zoning of the directly affected area?

C4-4

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.

Commercial FAR 3.4 x ±249,386 sf = ±847,912 zsf
Community Facility FAR 6.5 x ±249,386 sf = ±1,621,009 zsf
Residential FAR 3.44 x ±249,386 sf = ±857,888 zsf

21. What are the predominant land uses and zoning classifications within a ¼-mile radius of the proposed action?

The predominant land uses within the ¼-mile radius include institutional, residential, residential with ground-floor retail, commercial, industrial/parking, and open space. The zoning classifications within ¼-mile include R6, R8, and the Special Grand Concourse Preservation District.

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

[2] 3 employees per 1,000 sf retail (1,037); 1 employee per 100 sf food-court restaurant (316); 1 employee per 250 sf community facility/office (108); 1 employees per 300 sf fitness club (111); up to 36 employees for cinema use; up to 10 for public parking garage.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

See pages 7a-7i

a.	LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b.	SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B.
c.	COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d.	OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e.	SHADOWS	See CEQR Technical Manual Chapter III.E.
f.	HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g.	URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h.	NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i.	NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j.	HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k.	WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l.	INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m.	SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n.	ENERGY	See CEQR Technical Manual Chapter III.N.
o.	TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p.	TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q.	AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r.	NOISE	See CEQR Technical Manual Chapter III.R.
s.	CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t.	PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are independent or occur within a discrete geographical area or time frame.

ANALYSIS SECTION

LAND USE, ZONING AND PUBLIC POLICY

The project site is predominantly occupied by the ±588,765-gross-square-foot[4] Armory building, which is substantially vacant, apart from the storage of graffiti removal trucks by the Mayor's Office's "Graffiti Free NYC" program. In addition to the Armory building, the project site includes small landscaped areas east, south, and west of the Armory building and the portion of Reservoir Avenue southwest of the Armory building. The current zoning of the project site is R6. The area surrounding the project site is bounded by, to the north, two buildings adjacent to the Armory's north façade, which are currently being used by the National Guard for military recruiting and a garage; the elevated subway line above Jerome Avenue, smaller commercial buildings, and an automotive repair shop to the east; smaller commercial buildings to the south; and residential apartment buildings, a church, an automotive repair shop to the west. The zoning districts in the surrounding area include residential, commercial, and manufacturing districts, specifically R6, R7-1, R8, C4-4, and M1-1.

According to the 2001 *City Environmental Quality Review (CEQR) Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would be expected to result in a significant change in land use. The proposed project would require discretionary actions, including the disposition of a ±249,386-square-foot parcel of land; a change to the City Map; rezoning the site from R6 to C4-4; the closing and demapping of a portion of Reservoir Avenue, to create a new one-acre public open space, and a portion of the south side of West 195th Street between Jerome and Reservoir Avenues. The proposed project would redevelop the Kingsbridge Armory with approximately 897,860 square feet of new uses, including approximately: 57,485 square feet of entertainment uses (a cinema); 27,000 square feet of community facilities; 33,240 square feet of space for a fitness club; and 377,235 square feet of retail and restaurant space, including both neighborhood and destination retail.[5] In addition, approximately 164,285 square feet of public parking (437 spaces) would be provided in basement levels. These actions and the anticipated development would result in a major change in land use and zoning on the project site, and therefore warrant a detailed assessment.

SOCIOECONOMIC CONDITIONS

The purpose of the socioeconomic assessment is to disclose market changes that would be created by the proposed project and to identify whether such changes could result in significant adverse impacts on neighborhood character.

The proposed project exceeds the 200,000-square-foot commercial use threshold requiring analysis under CEQR. Therefore, the analysis will follow the guidelines of the 2001 *CEQR Technical Manual* in assessing the five principal issues of concern with respect to socioeconomic conditions: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on a specific industry. In accordance with the *CEQR Technical Manual* guidelines, the assessment of each area of concern will begin with a screening assessment or preliminary assessment. If necessary, detailed analyses will be conducted for those areas in which the preliminary assessment cannot definitively rule out the potential for significant adverse impacts. The proposed project would redevelop a building that is substantially vacant; the Armory has no existing residential, business, or institutional tenants.

[4] Includes the basement and basement mezzanine levels.
[5] Overall development area includes 238,615 sf of service, mechanical, loading, and common area space.

Therefore, a preliminary assessment will be sufficient to conclude that the proposed project would not result in significant adverse impacts due to direct residential or business and institutional displacement. Similarly, a preliminary assessment may be sufficient to conclude that the proposed project would not result in indirect residential displacement impacts. However, the proposed expansion would introduce a substantial amount of new retail activity to the area, which may have the potential to affect existing commercial retail establishments through indirect business displacement. Because the proposed project is located near one of the Bronx's major retail centers—Fordham Road—an analysis will be undertaken of the project's potential effects on this area, as well as a broader primary trade area. The analysis will focus on the potential for the proposed project to result in significant adverse indirect business displacement impacts due to increased commercial rents and competition.

COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly-funded facilities such as schools, hospitals, libraries, day care centers, and fire and police protection. As the proposed project would not involve the creation of any new residential units, it does not meet the thresholds recommended in the *CEQR Technical Manual* for preliminary analysis of public schools, libraries, health care facilities, or day care centers. In addition, it would not involve the direct displacement of any fire or police facilities, and therefore would not meet the thresholds for preliminary analysis of these services. Therefore, the community facilities analysis to be provided in the EIS is anticipated to be a screening-level assessment.

OPEN SPACE

The proposed redevelopment of the Kingsbridge Armory would include the creation of a new one-acre public open space at the intersection of West Kingsbridge Road and Reservoir Avenue. There are several open spaces within the surrounding area, including Jerome Park Reservoir, the Strong Street Playground, Aqueduct Park, Devoe Park, St. James Park, and Poe Park. The *CEQR Technical Manual* recommends a detailed assessment of a project's effects on open space if a proposed action is expected to generate more than 500 employees, or a similar substantial number of other users. The proposed project is expected to generate more than 500 employees, as well as a larger number of shoppers and visitors. Therefore, the proposed project will have an effect on the utilization of open space and recreational facilities in the surrounding area, and on the new public open space to be created. A detailed open space analysis will be prepared to determine whether the proposed project would affect the quantitative and qualitative measures of open space adequacy within the ¼-mile study area recommended for commercial projects in the *CEQR Technical Manual.*

SHADOWS

Since the proposed redevelopment of the Armory would not increase the height of the existing Armory building and would not create any new structures outside the building, a shadows analysis is not required.

HISTORIC RESOURCES

According to the *CEQR Technical Manual*, a historic resources assessment is warranted if there is the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or below-ground construction, such as excavation. Actions that trigger an architectural resource assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of

any building, structure or object, or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to or significant removal, grading, or replanting or significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features.

Most of the project site has been previously disturbed by the construction of the Kingsbridge Armory building. Since the extent of historic fill and disturbance episodes in this area is unclear, however, and the proposed project could result in subsurface disturbance on the project site, an assessment of the project's potential effect on archaeological resources will be provided.

The project site is occupied by the Kingsbridge Armory—also known as the Eighth Regiment Armory—which is a New York City Landmark (NYCL) and is also listed on the State and National Registers of Historic Places (S/NR). The Walton High School, just north of the project site at 2780 Reservoir Avenue, has been determined eligible for listing on the Registers. There are no other known historic resources in the area surrounding the project site; however, the area surrounding the project site may contain potential historic resources. As the proposed project would result in the alterations to the Armory building, a detailed assessment of historic resources is warranted and will be provided as per the guidelines of the *CEQR Technical Manual*.

URBAN DESIGN AND VISUAL RESOURCES

The *CEQR Technical Manual* recommends a detailed assessment of urban design and visual resources when a proposed action would demap an active street, would change block form, or would result in structures substantially different in height, bulk, size, scale, use or arrangement than what exists. The proposed project would demap portions of the City street network, and would redevelop the existing Armory building with a variety of retail, entertainment, community facility, restaurant, and public parking uses. The proposed project would also create a new public open space. Therefore, the project meets the threshold for a detailed analysis, and would be expected to affect the urban design character of the surrounding area.

NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the characteristics of its population and economic activities, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include noise levels, traffic, and pedestrian patterns.

The *CEQR Technical Manual* recommends a detailed assessment of neighborhood character if a proposed action could:

- Substantially change land use character;
- Result in substantially different building bulk, form, size, scale, or arrangement;
- Result in substantially different block form, street pattern, or street hierarchy;
- Create a substantial addition to employment or businesses; or
- Create substantial changes in the character of businesses.

The identification of significant adverse impacts in the areas of land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, or noise could also warrant a detailed analysis of neighborhood character.

The proposed project represents a dramatic change to the use of the Armory building, and would be expected to affect the character of the surrounding area. The proposed project also would

result in a substantial addition to employment in the area, and would create a large amount of retail space. Therefore, the proposed project could have neighborhood character impacts, and a detailed analysis of neighborhood character will be prepared.

NATURAL RESOURCES

The *CEQR Technical Manual* recommends a detailed assessment of natural resources if the site of a proposed action is near or contiguous to natural resources and activities associated with the proposed action would disturb those resources, either directly or indirectly. Since the project site is substantially devoid of natural resources and does not contain any built resources that are known to contain or may be used as a habitat by a protected species, a natural resources assessment is not warranted.

HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous material assessment should be 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. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated.

A Phase I Environmental Site Assessment (ESA) and a Phase II Site Investigation Report have been prepared for the project site. As described in these reports, the Armory building was formerly used for military and training operations. In addition, three 275-gallon above-ground fuel storage tanks (ASTs) are currently located within the Armory building. For these reasons, an assessment of the project's potential to result in significant adverse impacts from hazardous materials is warranted and will be prepared.

WATERFRONT REVITALIZATION PROGRAM

The project site is not located within the state and city's Coastal Zone. Therefore, no assessment of the project's consistency with the City's Waterfront Revitalization Program is required.

INFRASTRUCTURE, SOLID WASTE, AND ENERGY

As described in the *CEQR Technical Manual*, because of the size of the City's water supply system and because the City is committed to maintaining adequate water supply and pressure for all users, few actions would have the potential to result in significant adverse impact on the water supply system. Similarly, an evaluation of potential solid waste or energy impacts is not generally necessary unless a project is unusually large. Therefore, although the project's proposed uses may increase the demand on water supply and energy, and increase the generation of stormwater, sewage, and solid waste, it would not be expected to create an adverse impact on these services. However, as recommended by the *CEQR Technical Manual*, the project's potential demand on water supply and energy and potential generation of stormwater, sewage, and solid waste will be assessed and disclosed.

TRAFFIC AND PARKING

The *CEQR Technical Manual* guidelines indicate that a detailed assessment of traffic and parking should be provided if a proposed action would generate more than 50 vehicles in a peak hour. As the proposed project would create approximately 897,860 square feet of new uses, as well as approximately 437 new public parking spaces, it would exceed this threshold, and consequently could have significant impacts related to traffic or parking. Therefore, a detailed analysis of the potential traffic and parking impacts of the proposed project will be prepared.

TRANSIT AND PEDESTRIANS

As described in the *CEQR Technical Manual*, a detailed analysis of transit and pedestrian trips should be provided if a proposed action is projected to result in more than 200 rail or bus transit riders in the peak hour. Although the proposed development is large in scale, the anticipated mix of uses is more conducive to generating vehicular and local walk trips, with peak trip-making occurring primarily outside of the commuter peak periods. Since background transit demand is substantially lower during the off-peak hours, a detailed analysis of these conditions is typically not required, particularly when there are numerous nearby available transit options. A detailed study of the existing pedestrian infrastructure in the vicinity of the project site, however, is needed to quantify the projected increases in foot traffic and evaluate the ability of the existing sidewalks, corner reservoirs, and crosswalks to accommodate the future demand. Therefore, a detailed pedestrian analysis will be prepared.

AIR QUALITY

According to *CEQR Technical Manual* guidelines, an action that would result in the placement of air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants (such as a highway) or would generate more than 100 or more peak hour auto trips, could potentially have mobile-source air quality impacts and would require a detailed assessment. Since the proposed project could generate more than 100 auto trips in a peak hour, the project could have significant mobile source air quality impacts, and a detailed analysis is warranted.

For stationary sources, the *CEQR Technical Manual* indicates that actions that would use fossil fuels for their HVAC systems, could result in significant air quality impacts. The proposed project is expected to use fossil fuels for its HVAC systems. Therefore, a detailed stationary source air quality analysis is warranted and will be provided.

NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis may be required if an action is located near a heavily trafficked thoroughfare, if an action is within 1 mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that receptor), if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources. In addition, a noise assessment should be undertaken to determine the level of building attenuation necessary to achieve interior noise levels that satisfy CEQR requirements.

Since the proposed project is located next to an elevated rail line, would substantially increase the volume of vehicular traffic in the area, and would be next to a newly-created public open space, it would meet the threshold for analysis. Therefore, a detailed noise analysis is warranted and will be provided.

CONSTRUCTION

The *CEQR Technical Manual* calls for an assessment of construction-related impacts, with a focus on historic and archaeological resources, transportation, air quality, noise, hazardous materials, and natural resources. Because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider possible construction impacts that could result from that contamination.

The proposed project involves direct physical alterations to the Kingsbridge Armory, a historic resource, and therefore would have construction-period impacts on this historic resource. Because of the historic uses of the Armory building, the potential for adverse impacts related to hazardous materials needs to be considered. Therefore, an assessment of the project's potential for construction-related impacts will be provided.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, public health concerns for which a public health assessment may be warranted include: increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse hazardous materials or air quality impacts; the presence of contamination from historic spills or releases of substances that might have affected or might affect ground water to be used as a source of drinking water; solid waste management practices that could attract vermin and result in an increase in pest populations; potentially significant adverse impacts to sensitive receptors from noise and odors; and actions for which the potential impact(s) result in an exceedance of accepted federal, state, or local standards. Depending on the results of the hazardous materials, air quality, and noise assessments, a public health analysis may be warranted. If so, this analysis will be provided.

Applicant Certification

24.

Edward Applebome	Related Retail Armory, LLC
PREPARER NAME	PRINCIPAL
Chief Executive Officer, AKRF	Jesse Masyr, Esq., Wachtel&Masyr, LLP
PREPARER TITLE	NAME OF PRINCIPAL REPRESENTATIVE
PREPARER SIGNATURE	Land Use Counsel
8/28/08	TITLE OF PRINCIPAL REPRESENTATIVE
DATE	SIGNATURE OF PRINCIPAL REPRESENTATIVE
	8/28/08
	DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Impact Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING AND PUBLIC POLICY	Yes
SOCIOECONOMIC CONDITIONS	Yes
COMMUNITY FACILITIES AND SERVICES	No
OPEN SPACE	Yes
SHADOWS	No
HISTORIC RESOURCES	Yes
URBAN DESIGN/VISUAL RESOURCES	Yes
NEIGHBORHOOD CHARACTER	Yes
NATURAL RESOURCES	No
HAZARDOUS MATERIALS	Yes
WATERFRONT REVITALIZATION PROGRAM	No
INFRASTRUCTURE	Yes
SOLID WASTE AND SANITATION SERVICES	Yes
ENERGY	Yes
TRAFFIC AND PARKING	Yes
TRANSIT AND PEDESTRIANS	Yes
AIR QUALITY	Yes
NOISE	Yes
CONSTRUCTION IMPACTS	Yes
PUBLIC HEALTH	Yes

2. Are there any aspects of the action relevant to the determination whether the action 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? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the actions may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

Lead Agency Certification

6.

PREPARER NAME	**Robert R. Kulikowski** NAME OF LEAD AGENCY REPRESENTATIVE
PREPARER TITLE	**Assistant to the Mayor** TITLE OF LEAD AGENCY REPRESENTATIVE
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
DATE	**August 29, 2008** DATE