

A. INTRODUCTION

The proposed project would redevelop the substantially vacant Kingsbridge Armory with new uses, including retail, accessory parking spaces, a cinema, fitness club, restaurant space, and community facility space and a new public open space. This chapter analyzes two alternatives to the proposed project: the No Action Alternative, in which the site would remain in its existing condition; and a No Significant Adverse Unmitigated Impacts Alternative, in which the proposed project is modified to avoid any unmitigated significant adverse impacts.

B. NO ACTION ALTERNATIVE

Under the No Action Alternative, the Kingsbridge Armory is expected to remain in its current condition as a largely vacant building and the portions of Reservoir Avenue and West 195th Street will not be demapped. The Armory would continue to be underutilized and its condition could deteriorate. The changes to zoning and the City Map, disposition of City-owned property, and other state or federal actions required for the proposed project would not be undertaken. This is the same scenario that is described throughout the EIS as “The Future without the Proposed Project.” It is summarized here, with a comparison to the potential impacts of the proposed project.

LAND USE, ZONING AND PUBLIC POLICY

Under the No Action Alternative, instead of being converted into productive use as a retail center with cinema, fitness club, and community facility space, the Armory building would continue to be largely vacant and underutilized. No new uses would be developed on the site, and no new employees or potential visitors would be introduced to the site. The proposed approximately 30,000-square-foot (sf) public open space would not be developed at the intersection of West Kingsbridge Road and Reservoir Avenue. The existing zoning classification of the site would remain, and no changes to the City Map would be required. While the resultant land use with the proposed project would be very different from the No Action Alternative, it would not result in a significant adverse impact to land use, zoning, or public policy.

SOCIOECONOMIC CONDITIONS

In the No Action Alternative, the project’s substantial economic benefits would not be realized. There would be no direct or generated construction employment and income, or the expected local and state revenue resulting from the construction and operation of the project. Employment resulting from construction expenditures, including jobs from business establishments providing goods and services to contractors, would not occur. Under this alternative, the approximately 1,208 permanent jobs in New York City expected as a result of the proposed actions would not be created. The project’s positive impacts on the local socioeconomic character and local and state revenue would not occur. In the No Action Alternative, retail use would not be developed

at the Armory, and thus there would not be competitive pressures on or indirect displacement of grocery stores or other retail uses; however, even with the proposed project, any such potential indirect displacement pressures are not expected to cause a significant negative effect on socioeconomic conditions.

COMMUNITY FACILITIES

In the No Action Alternative, no new community facility space would be developed within the Armory. The No Action Alternative would not result in any new demands on police, fire, and emergency services; however, in any case, the demand for such services with the proposed project would not be significant. As with the proposed project, it is expected that the 52nd Precinct would continue to provide adequate police protection to the area within its jurisdiction, including the project site, and fire protection would remain adequate in the project area.

OPEN SPACE

In the No Action Alternative—as with the proposed project—the open space ratio for workers in the Kingsbridge Armory area would exceed the City’s recommended guidelines, and the total passive open space ratio for residents and workers would not change. In the No Action Alternative, however, the proposed approximately 30,000-sf public open space would not be developed at the intersection of West Kingsbridge Road and Reservoir Avenue.

HISTORIC RESOURCES

With the No Action Alternative, the Kingsbridge Armory building would continue to be largely vacant and underutilized, and thus it could deteriorate and its condition could worsen. The Armory would not be cleaned, repaired, or renovated for productive use in this alternative, and the appearance and condition of this architectural resource would not be improved.

URBAN DESIGN AND VISUAL RESOURCES

Under the No Action Alternative, instead of being converted into productive use as a retail center with cinema, fitness club, and community facility space, the Armory building would continue to be largely vacant and underutilized, and thus the condition of this visual resource could worsen. The proposed approximately 30,000-sf public open space would not be developed at the intersection of West Kingsbridge Road and Reservoir Avenue. Unlike the No Action Alternative, the proposed project is expected to enhance the vitality of the surrounding streets by returning a long underutilized building to productive use and by introducing active uses and landscaping and increasing public access to the site; in addition, the appearance of the Armory, a visual resource, would be improved with the proposed project and views to the Armory from the study area would also be enhanced.

NEIGHBORHOOD CHARACTER

Under this alternative, the Kingsbridge Armory building would continue to be largely vacant and underutilized, and thus it could deteriorate and its condition could worsen. The portions of Reservoir Avenue and West 195th Street would not be demapped and the proposed approximately 30,000-sf public open space would not be developed on the project site. The three small-scale residential and community facility projects that would be developed in the surrounding area would be built but would not substantially change the neighborhood character.

The changes in neighborhood character associated with the proposed project would not occur with the No Action Alternative.

HAZARDOUS MATERIALS

Under the No Action Alternative, it is assumed that no remediation would occur on the project site. With the proposed project, a Remedial Action Plan (RAP) and Health and Safety Plan (HASp) would be implemented, as approved by DEP, which would provide for remedial actions and health and safety procedures, as necessary, to be performed before, during, and/or after construction. These remedial actions would be in conformance with federal, state and city regulatory requirements and would address both already identified concerns (including petroleum tanks/spills and lead contamination beneath the firing range) and any concerns unexpectedly encountered during construction.

INFRASTRUCTURE

With the No Action Alternative, water consumption, sewage and solid waste generation, and stormwater runoff are not expected to change, and no impacts to these systems are expected. As with the No Action Alternative, the project's additional demand on infrastructure services is not expected to affect the City's water supply or local water pressure, or result in infrastructure impacts on the City's sewer system. There would be no measurable change to stormwater runoff generated by the project, and additional CSO events due to an increase in storm flows in the combined system are not anticipated with the proposed project.

SOLID WASTE AND SANITATION SERVICES

Under the No Action Alternative, it is expected that the volumes of solid waste generated at the project site would not change, and no major changes are expected in the City's solid waste management handling practices. With this alternative, the proposed project's increase in solid waste would not occur. However, neither the No Action Alternative nor the proposed project would result in an adverse impact on the solid waste handling and disposal systems that serve New York City.

ENERGY

Unlike with the proposed project, no new energy demands would be created with the No Action Alternative. Neither this alternative nor the proposed project would result in any adverse impacts to energy systems.

TRAFFIC AND PARKING

The increase in vehicle trips to the project site expected with the proposed project would not occur with the No Action Alternative. Therefore, this alternative would not require the mitigation measures proposed for the proposed project, including signal phasing and timing modifications, parking prohibitions, lane re-striping and intersection channelization improvements, and pavement markings.

TRANSIT AND PEDESTRIANS

The increases in transit and pedestrian trips to the project site expected with the proposed project would not occur with the No Action Alternative. Neither the proposed project nor this alternative

would result in significant adverse impacts to subway station control areas or stairways, subway or bus lines, nor would either scenario result in any significant adverse pedestrian impacts.

AIR QUALITY

Unlike with the proposed project, no new mobile or stationary source emissions would be created on the project site with the No Action Alternative. Neither this alternative nor the proposed project would result in any significant adverse mobile or stationary source air quality impacts. Since the project site would not be developed with the No Action Alternative, there would be no project-generated mobile source, parking ventilation, or boiler emissions and therefore no incremental PM_{2.5} impacts.

NOISE

No new sources of noise would be created on the project site with the No Action Alternative. Neither this alternative nor the proposed project would result in any significant adverse noise impacts.

CONSTRUCTION

No construction would occur on the site in the No Action Alternative. The construction activities and temporary impacts associated with the proposed project would not occur. The local area and New York City would not receive the substantial economic benefits attributable to project construction.

PUBLIC HEALTH

Neither the No Action Alternative nor the proposed project is expected to result in significant adverse impacts to public health.

C. NO SIGNIFICANT ADVERSE UNMITIGATED IMPACTS ALTERNATIVE

Most of the potential impacts identified for the proposed project could be fully mitigated, as described in Chapter 19, "Mitigation." Several intersections, however, could not be fully mitigated: one intersection in the weekday AM peak hour, three intersections in the weekday midday peak hour, four intersections in the weekday PM peak hour, and six intersections in the Saturday midday peak hour.

An alternative which eliminates all unmitigated traffic impacts would require reducing the project's commercial program to such a substantial degree that is not financially feasible and would be inconsistent with the goals and objectives of the project sponsor to economically redevelop the site. *