

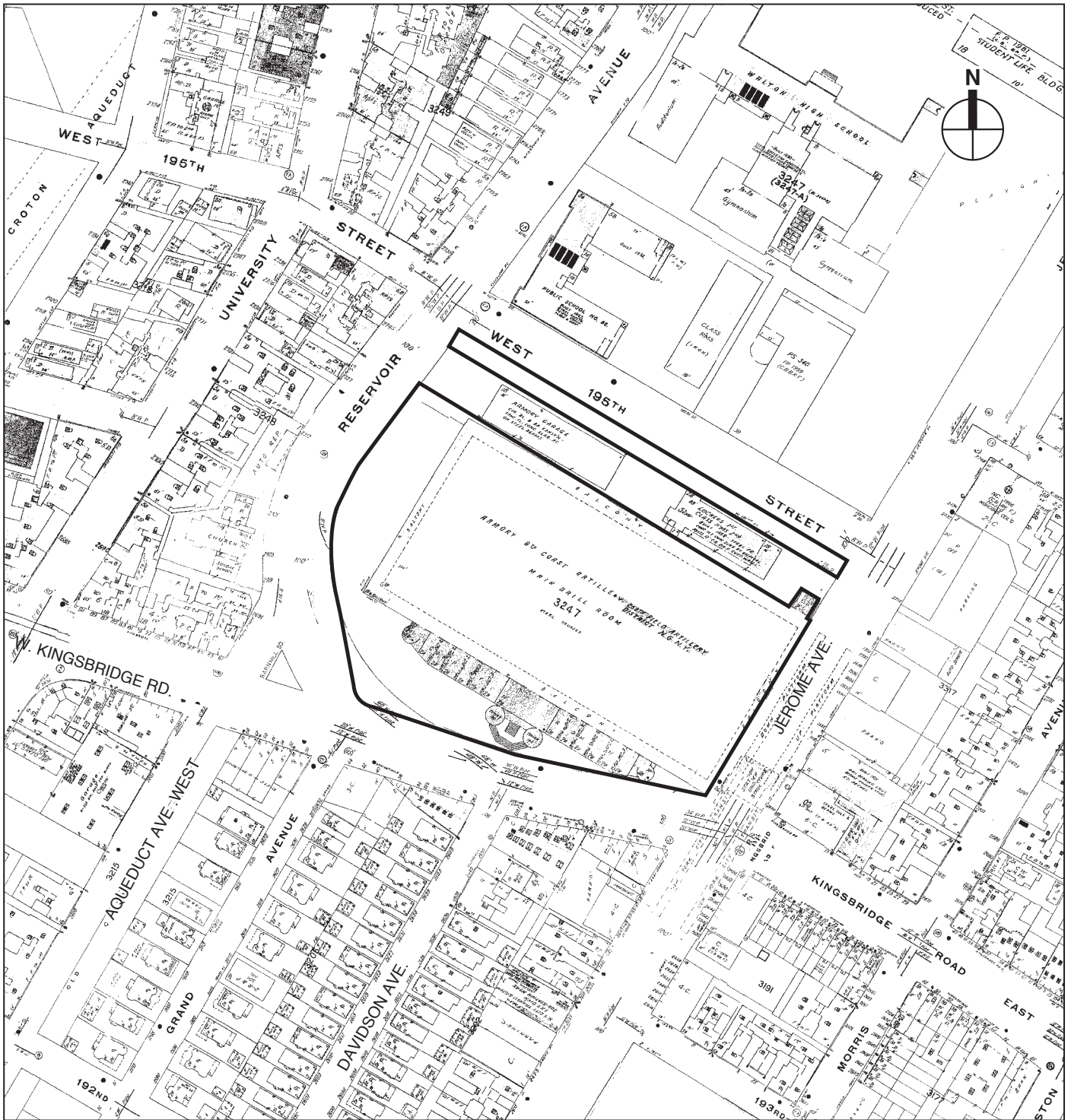
A. PROJECT IDENTIFICATION

The Shops at the Armory project is a proposed redevelopment of the Kingsbridge Armory, an historic landmark, with approximately 605,370 square feet of new uses and approximately 400 parking spaces. The Armory is a New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR). The proposed uses for the renovated landmark structure would include retail, cinema, fitness club, restaurant space, and community facility space. Approximately 400 accessory parking spaces would be provided in the Armory's basement levels. A new approximately 30,000-square-foot public open space would be developed adjacent to the Armory building on the project site, at the intersection of West Kingsbridge Road and Reservoir Avenue. The proposed project also would reconfigure the existing Barnhill Triangle at the intersection of West Kingsbridge Road and Reservoir Avenue. Within that "greenstreet" traffic island, some of the existing trees would be removed and replaced. In addition, a portion of the south side of West 195th Street would be demapped to provide additional land area for potential City redevelopment of property on the north side of the Armory at a future date.

The proposed project would be located at 29 West Kingsbridge Road in the Kingsbridge Heights neighborhood of the Bronx on Block 3247, Lot 10 and a portion of Lot 2. The project site occupies most of the block bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue (see **Figure 1-1**).

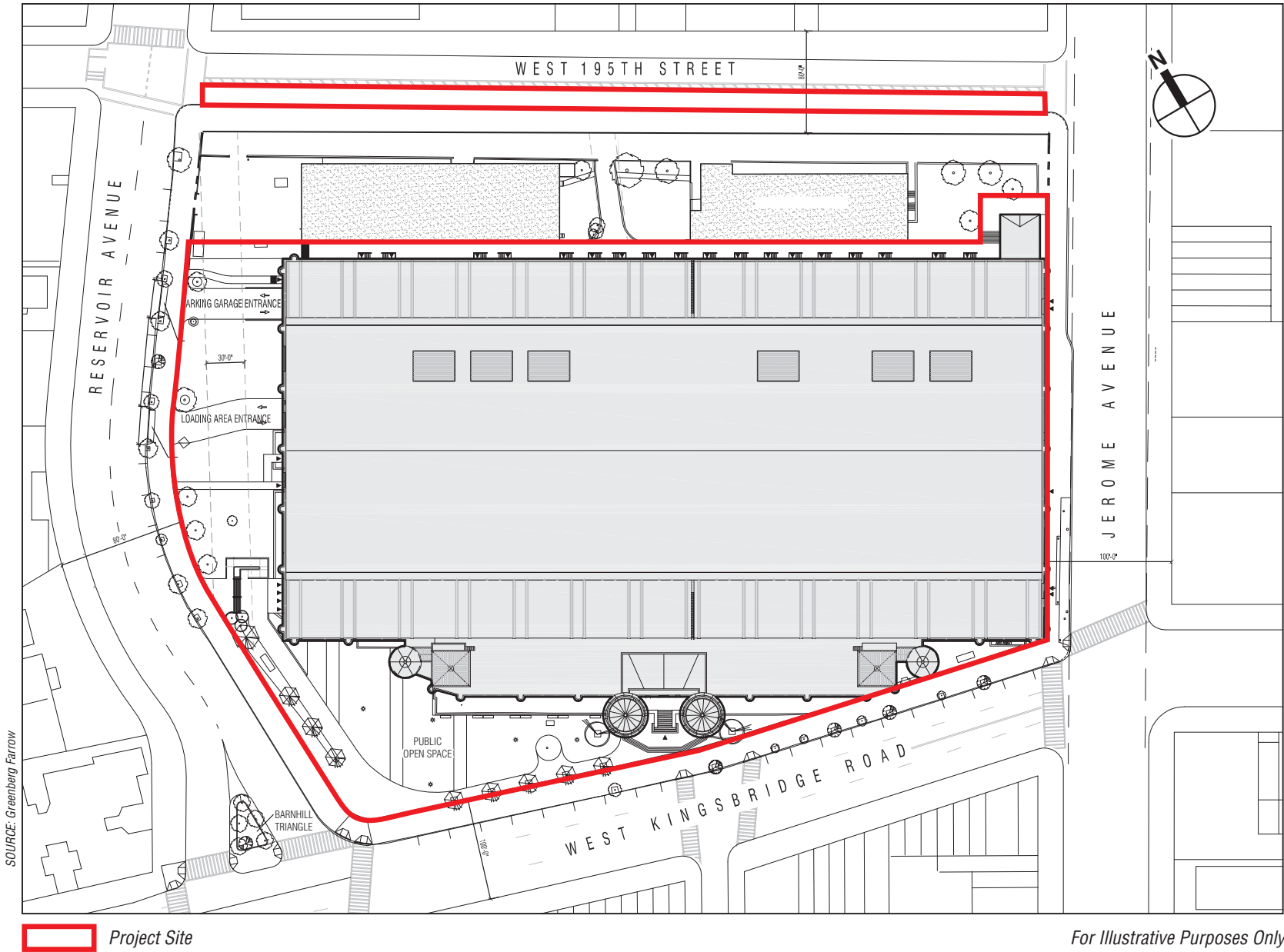
The project site is largely occupied by the Armory structure. The Armory is substantially vacant apart from the storage of graffiti removal trucks by the Mayor's Office "Graffiti Free NYC" program. In addition to the Armory, the project site includes small landscaped areas south and west of the Armory, a small landscaped area with plantings and some seating on the south side of the Armory near its headhouse, the portion of Reservoir Avenue southwest of the Armory, and the portion of West 195th Street directly north of the Armory block.

The proposed project would redevelop the Kingsbridge Armory with approximately 605,370 square feet of new development, 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 (see **Figures 1-2 through 1-4** and **Table 1-1** below). In addition, approximately 400 accessory parking spaces, approximately 164,285 square feet, would be provided in the Armory's basement levels. Entry to the building's below-grade parking garage and loading dock areas would be from Reservoir Avenue, at the west side of the project block; two new curb cuts would be created at this location (see **Figure 1-5**). The project would not involve exterior additions to the historic Armory structure, with the exception of required emergency exits. The emergency exits would be created on the building's north façade by extending existing window openings and installing metal stairs. The visibility of these exits would be limited. In addition, there would be several screened openings at the building's roof for



 Project Site

0 200 FEET
SCALE



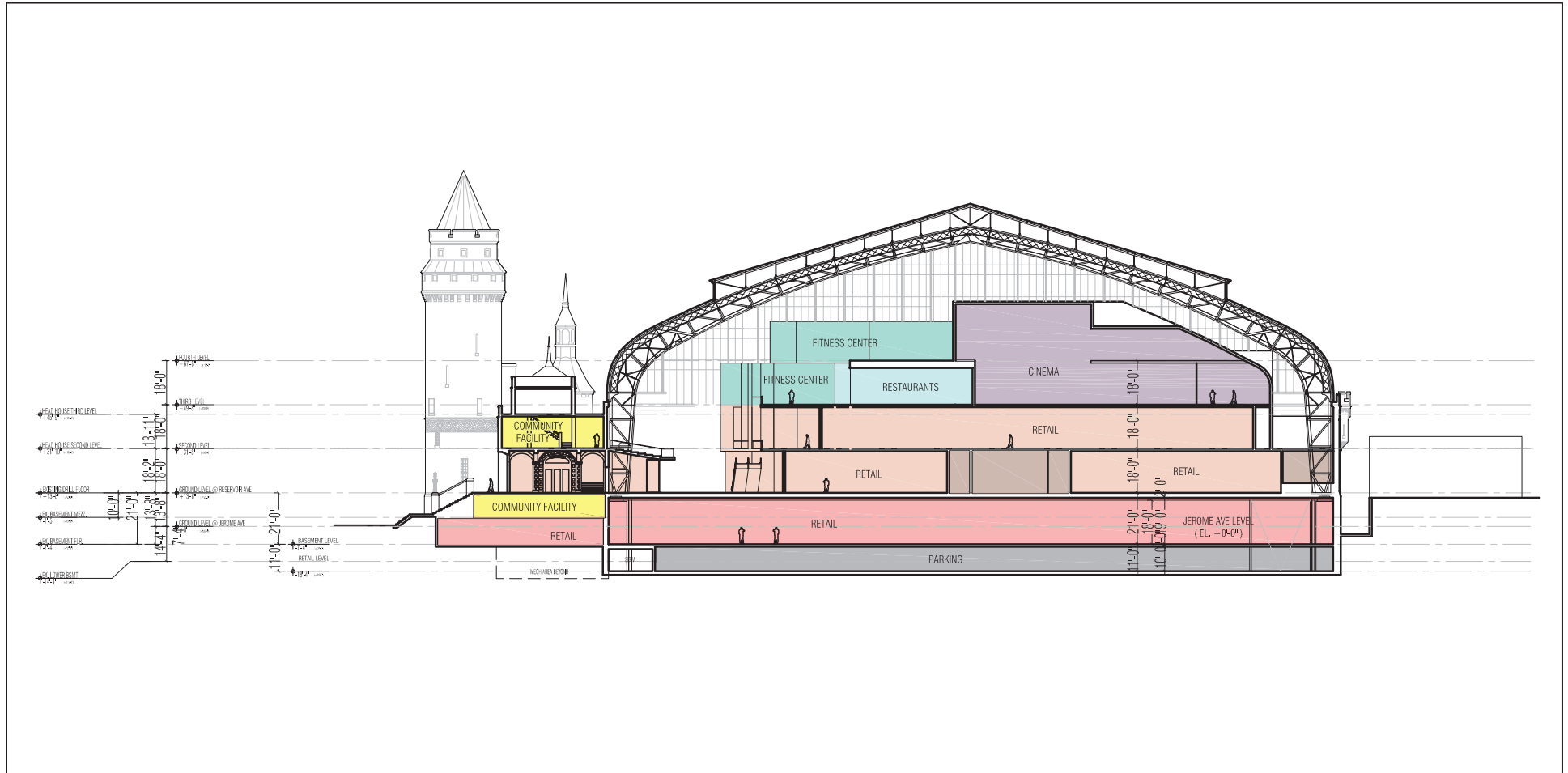
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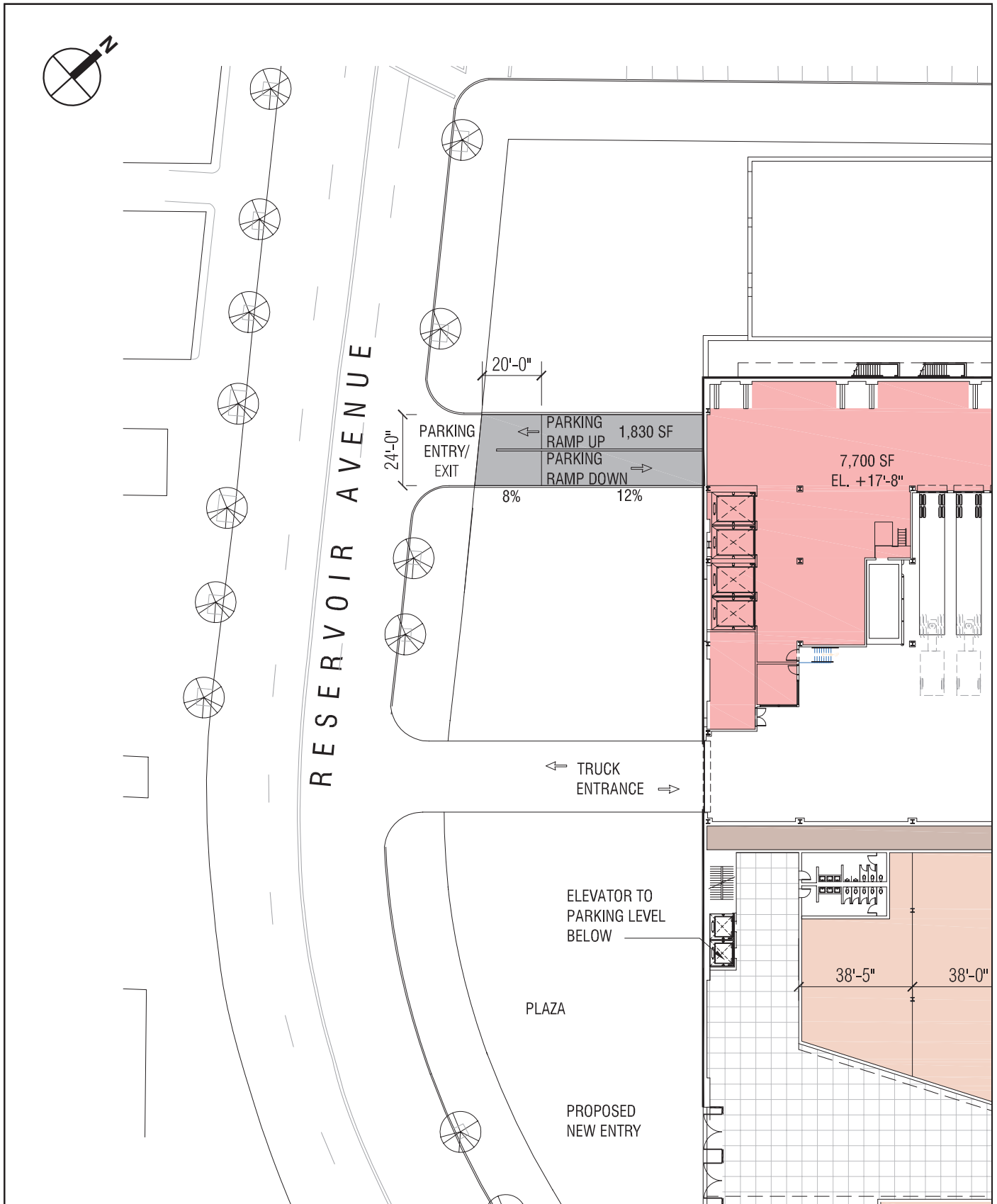
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For Illustrative Purposes Only

Proposed Garage Access at Reservoir Avenue
Figure 1-5

The Shops at the Armory FEIS

the HVAC system, which could be visible from some nearby vantage points; however, these alterations would be designed in consultation with the New York City Landmarks Preservation Commission (LPC) (and, as required, the New York State Office of Parks, Recreation and Historic Preservation [OPRHP]). Since the Armory is a NYCL, the proposed changes to the building will require a Certificate of Appropriateness (CofA) from LPC.

**Table 1-1
Program Summary***

Use	Gross Square Footage	Spaces/ Seats	Other Description
Retail	±345,675		
Community Facility	±27,000		For the purposes of this analysis, the community facility use is assumed to be office space for non-profit organizations
Restaurants	±31,560		
Cinema	±57,485	1,644 seats	
Health Club	±33,240		
Common Areas	±110,410		
Subtotal	±605,370 gsf		
Parking	±164,285	400 spaces	Parking located in cellar and subcellar levels
Service/Mechanical/Loading	±128,205		
TOTAL	±897,860 gsf		

*All square footages are approximated.

A new, approximately 30,000-square-foot public open space would be developed adjacent to the Armory building on the project site, 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 proposed project also would reconfigure the existing Barnhill Triangle at the intersection of West Kingsbridge Road and Reservoir Avenue. North of the project block, a portion of the south side of West 195th Street would also be demapped in order to provide additional land area for potential City redevelopment of property on the north side of the Armory at a future date.

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. If the proposed project is approved, it is anticipated that site preparation and construction for the project would commence in 2010, and the development would be complete and operational in 2013.

B. SITE CONDITIONS

As described above, the project site is largely occupied by the Kingsbridge Armory. The Armory, which is also known as the Eighth Regiment Armory, is approximately ±588,765 gsf¹ in size, 130 feet tall, and 600 feet wide. It is substantially vacant apart from the storage of graffiti removal trucks by the Mayor’s Office “Graffiti Free NYC” program. In addition to the Armory, the project site includes small landscaped areas south and west of the Armory building, a small landscaped area with plantings and some seating on the south side of the Armory near its

¹ Including basement and basement mezzanine levels.

headhouse, the portion of Reservoir Avenue proposed to be demapped southwest of the Armory building, and the portion of West 195th Street proposed to be demapped just north of the Armory block. The two buildings adjacent to the Armory's north façade are excluded from the project site and are not part of the proposed project. These two buildings are modern additions to the Armory property that are currently being used by the National Guard for military recruiting and a garage. The Kingsbridge Road station on the No. 4 train line is located directly east of the project site at Jerome Avenue, and the No. 4 train's viaduct extends north-south above Jerome Avenue. The project site is currently zoned R6.

C. BACKGROUND HISTORY¹

The Kingsbridge Armory, officially the former home of the 258th Field Artillery (Eighth Regiment), is a noted example of military architecture. Reputedly the largest (former) armory in the world, it gives the appearance of a medieval Romanesque-style fortress with its massive towers and crenellated parapets. It is one of the few remaining armories in New York City.

The Armory was built on the site of the proposed eastern basin of the Jerome Park Reservoir. Excavation had begun for the eastern basin in the early 1900s, but the New York State legislature authorized the site for a National Guard armory in 1911. A number of military relics were dug up during the excavation, as the armory site was near the Revolutionary War sites of Fort Independence and Fort Number Five. When the Armory was built, the military organization using the building was known as the Eighth Coast Artillery, which traces its history back to 1786 with the establishment of the peace-time militia in New York City. Because the regiment formed part of the honor guard at the presidential inauguration of George Washington, it later adopted the nickname of the "Washington Greys." Before the present Armory was built, the organization occupied the armory at Park Avenue and East 94th Street.

Over the course of the 20th century the Armory's drill hall hosted numerous public events, particularly in the early 1950s before the completion of the Coliseum at Columbus Circle. These events included radio broadcasts, bicycle races, track and tennis events, auto, boat, flower and dog shows, and stockholder meetings. In the early 1980s, the Armory was also used as a shelter for the homeless. As part of a nationwide program of military cutbacks, the Eighth Regiment departed the Armory in 1994, and the City of New York took control of the Armory on April 11, 1996. During the 1990s, a plan was developed to utilize the building for a retail and sports complex, but this plan never moved past the planning stage. Other proposed uses for the structure have included a public school. In 2007, the New York City Economic Development Corporation (EDC) issued a Request for Proposals for the sale and redevelopment of the landmark, taking into account extensive community input. In the spring of 2008, Related was selected by EDC as the designated developer for the proposed project.

D. PROJECT PURPOSE AND NEED

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

¹ Portions of this section have been excerpted from the Armory's New York City Landmark Designation Report" (1974).

economic revitalization, increased employment opportunities, and tax revenue and provide a new shopping opportunity for area residents. In addition, the proposed project would provide a new, approximately 30,000-square-foot public open space as well as a substantial amount of community facility space, which would serve the surrounding neighborhood

E. DESCRIPTION OF PROPOSED PROJECT

The proposed project involves the disposition of City-owned property to a private developer. Disposition would 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 would 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 (see **Figure 1-6**).

The project may also seek financing from New York City Industrial Development Agency (IDA) and/or the Empire State Development Corporation (ESDC), and may apply for the Brownfield Cleanup Program (BCP) with the New York State Department of Environmental Conservation (DEC). Since the Armory is a NYCL, the proposed changes to the building will require a CofA from LPC.

F. PUBLIC REVIEW PROCESS

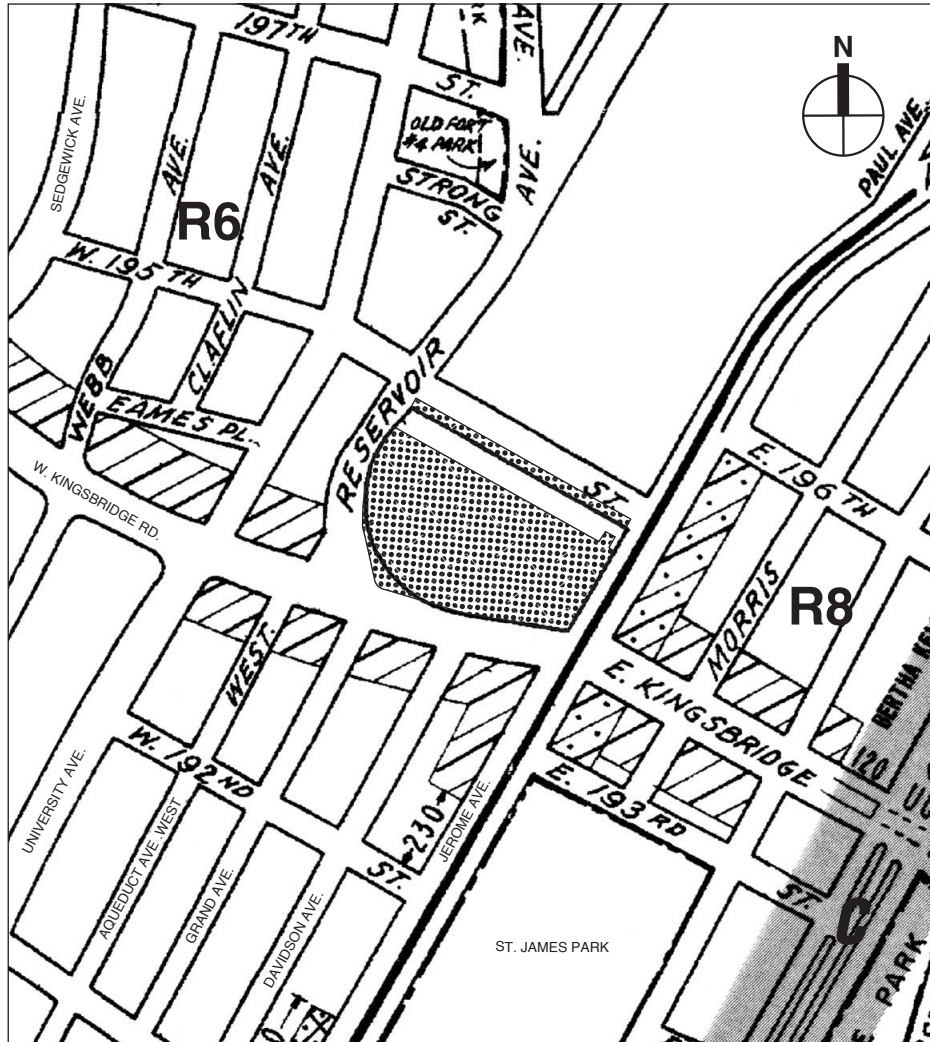
The above-described actions are subject to both the City's ULURP and City Environmental Quality Review (CEQR) procedures. These review processes are described below.






UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

The City's ULURP, mandated by Sections 197-c and 197-d of the City Charter, is a process specially designed to allow public review of proposed project at four levels: the Community Board, the Borough President and (if applicable) Borough Board, the City Planning Commission (CPC), and the City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months.

The ULURP process begins with a certification by CPC that the ULURP application is complete, which includes satisfying CEQR requirements (see the discussion below). The application is then forwarded to the Community Board (in this case, Bronx CB7), which has 60 days to review and discuss the proposal, hold public hearings, and adopt recommendations regarding the application. Once this step is complete, the Borough President reviews the application for up to 30 days. CPC then has 60 days to review the application, during which time a ULURP/CEQR public hearing is held. Comments made at the DEIS public hearing (the record for commenting remains open for 10 days after the hearing to receive written comments) are incorporated into a Final Environmental Impact Statement (FEIS); the FEIS must be completed at least 10 days before CPC makes its decision on the application. CPC may approve, approve with modifications, or deny the application. If the ULURP application is approved, or approved with modifications, it moves to the City Council for review. The City Council, through the Land Use Committee, has 50 days to review the application and during this time will hold a public hearing on the proposed project. The

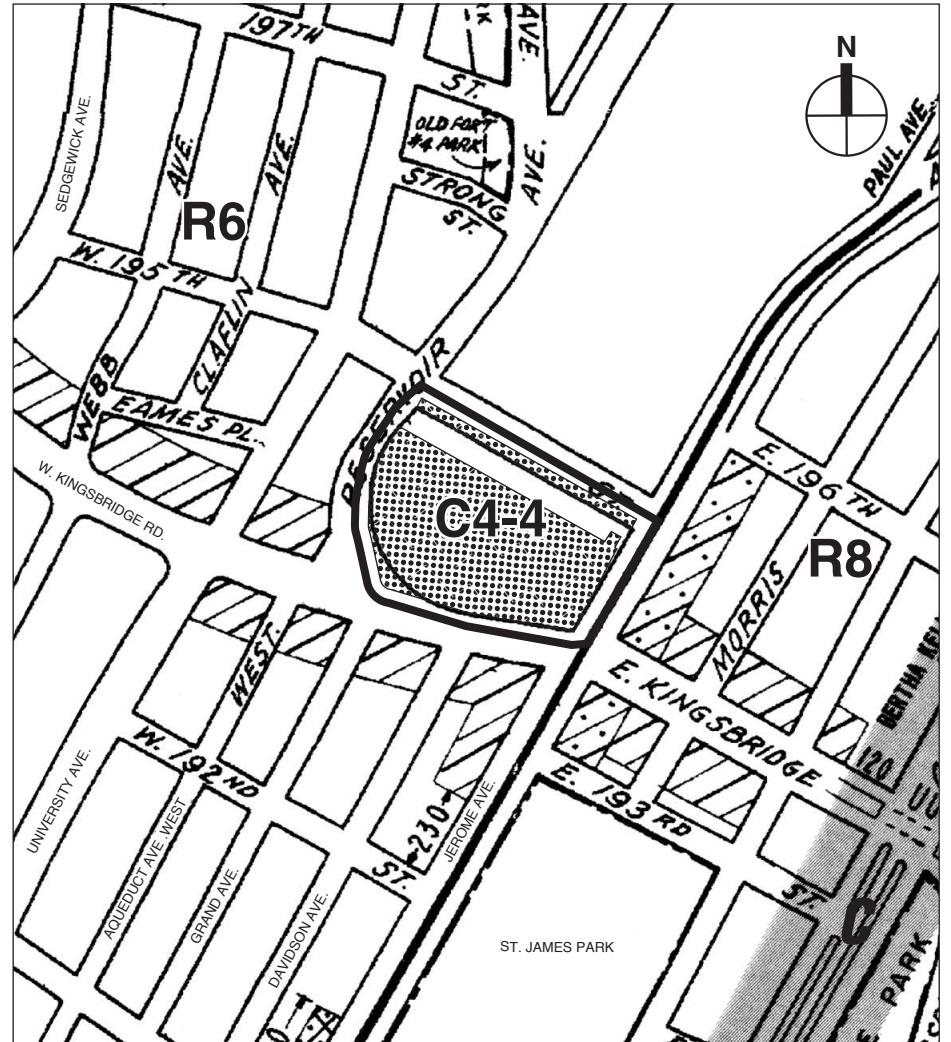
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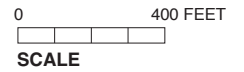
-  Project Site
-  Zoning District Boundary
-  C1-3 Overlay
-  C2-3 Overlay
-  Special Purpose District



PROPOSED



-  Project Site
-  Zoning District Boundary
-  C1-3 Overlay
-  C2-3 Overlay
-  Special Purpose District



Council may approve, approve with modifications, or deny the application. If the Council proposes a modification to the proposed project, the ULURP review process stops for 15 days, providing time for a CPC determination on whether the modification is within the scope of the environmental review and ULURP review. If it is, then the Council may proceed with the modification; if not, then the Council may only vote on the project as approved by CPC. Following the Council's vote, the Mayor has 5 days in which to veto the Council's actions. The City Council may override a mayoral veto within 10 days.

NEW YORK CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)

Pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, New York City has established rules for its own environmental quality review, abbreviated as CEQR. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable alternatives, and to identify, and when practicable, mitigate significant adverse environmental effects. CEQR rules guide environmental review through the following steps:

- **Establish a Lead Agency.** Under CEQR, the “lead agency” is the public entity responsible for conducting the environmental review. The lead agency is typically the entity principally responsible for carrying out, funding, or approving for the proposed action. In accordance with CEQR rules (62 RCNY §5-03), the New York City Office of the Deputy Mayor for Economic Development (ODMED) assumed lead agency status for this application and indicated it was initiating the CEQR review in a letter dated July 11, 2007.
- **Determine Significance.** The lead agency's first charge is to determine whether the proposed action may have a significant impact on the environment. To do so, it must prepare an Environmental Assessment Statement (EAS). The proposed project was the subject of an EAS, which was completed on August 28, 2008. Based on that EAS, ODMED determined that the proposed action could have a significant adverse impact on the environment and issued a Positive Declaration on September 2, 2008, requiring that an EIS be prepared.
- **Scoping.** Once the lead agency issues a Positive Declaration, it must then issue a draft scope of work for the EIS. “Scoping,” or creating the scope of work, is the process of establishing the type and extent of the environmental impact analyses to be studied in the EIS. CEQR requires a public scoping meeting as part of the process. A public scoping meeting was held on the proposed project and EIS scope of work on October 2, 2008. A final scope of work, reflecting comments made during scoping, was issued by ODMED on May 11, 2009.
- **DEIS.** In accordance with the final scope of work, a Draft Environmental Impact Statement (DEIS) has been prepared. The lead agency reviews all aspects of the document, calling on other City agencies to participate as appropriate. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. When a DEIS is required, it must be deemed complete before the ULURP application can also be found complete. The DEIS and Notice of Completion were issued on May 14, 2009.
- **Public Review.** Publication of the DEIS and issuance of the Notice of Completion signals the start of the public review period. During this period, which must extend for a minimum of 30 days, the public may review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. As noted above, when the CEQR process is coordinated with another City process that requires a public hearing, such

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as ULURP, the hearings may be held jointly. The lead agency must publish a notice of the hearing at least 14 days before it takes place, and must accept written comments for at least 10 days following the close of the hearing. The public hearing was held on September 9, 2009. Comments were accepted at the hearing and throughout the public comment period, which was held open until September 21, 2009. All substantive comments become part of the CEQR record and are summarized and responded to in the FEIS.

- **FEIS.** After the close of the public comment period for the DEIS on September 21, 2009, the lead agency prepared this FEIS. The FEIS includes a separate chapter of substantive comments made about the DEIS, with a response to each comment, and changes to the body of the text, graphics, and tables, where appropriate. The lead agency has determined that the FEIS is complete, and has issued a Notice of Completion.
- **Findings.** The lead agency and each involved agency will adopt a formal set of written findings, reflecting its conclusions about the potential for significant adverse environmental impacts of the proposed action, potential alternatives, and mitigation measures. The findings may not be adopted until 10 days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead and involved agencies may take their actions.

CONTENT OF THE EIS AND METHODOLOGY

The lead agency and involved agencies are required to take a hard look at the environmental effects of a proposed action and, to the maximum extent practicable, avoid or mitigate significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. The EIS identifies and analyzes the significant adverse environmental impacts of a proposed action and how those impacts could be avoided or minimized, providing a means for agencies to consider environmental factors and choose among alternatives in their decision-making processes.

In disclosing impacts, the EIS considers the proposed action's adverse impacts on the environmental setting. Because the proposed project would be operational in 2013, its environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives assess current conditions and forecast these conditions to 2013 (the analysis year that was determined appropriate for this project) for the purposes of determining potential impacts.

The proposed project is considered to be the reasonable worst-case development scenario, for the purpose of analyzing the potential environmental impacts of the proposed project. The reasonable worst-case scenario analyzes both the No Build and Build conditions and also includes other future developments, as identified in Chapter 2, "Land Use, Zoning and Public Policy." Thus, the technical analyses and consideration of alternatives in Chapters 2 through 22 assess conditions today, and forecast these conditions to the future/analysis years 2013 without and with the proposed project. To establish a conservative framework for assessing potential impacts in the future analysis year, the EIS assumes a baseline condition in which, absent the proposed development, the armory would remain in its current substantially vacant condition. *