



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, NY 10007

## POSITIVE DECLARATION

### NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT

<b>PROJECT:</b> Kingsbridge Armory National Ice Center Community District 7 Borough of Bronx CEQR Number: 13DME013X	<b>LEAD AGENCY:</b> Office of the Deputy Mayor for Economic Development 100 Gold Street, 2nd Floor New York, NY 10038
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**DATE ISSUED:** April 23, 2013

**TYPE OF ACTION:** Type I

**NAME, LOCATION, AND DESCRIPTION OF PROPOSAL:**

Kingsbridge Armory National Ice Center  
Community District 7, Borough of The Bronx

The Kingsbridge Armory National Ice Center (KNIC) project is a proposed redevelopment of the Kingsbridge Armory building (the “Armory”) with approximately 763,000 square feet of new uses, including approximately 480 parking spaces. 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. The project site occupies most of the block bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue. The site is largely occupied by the Armory building that 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 Armory is a New York City Landmark (NYCL) and is listed on the New York State and National Registers of Historic Places (S/NR).

The proposed project would redevelop the Armory with approximately 763,000 square feet (sf) of new development, including 9 ice rinks; approximately 63,000 sf of related program space, including a wellness/off-ice training center, curling rinks, and lockers/equipment storage; approximately 58,000 sf of related food and beverage, concession, and retail space; and approximately 50,000 sf of community facility space, which is assumed to include fitness and recreation facilities, multipurpose rooms, child care, and meeting rooms for local community use; . The proposed ice rinks are intended for use by neighborhood students and residents, high school and college leagues, open skating times, instructional training, adult professional (minor league) and non-professional hockey games, figure skating, and speed skating, and other ice events. The central, main rink would have a capacity of approximately 5,000 seats; the other rinks would have temporary bleacher seating (approximately 100 seat-capacity per rink).

Approximately 480 public parking spaces (approximately 193,000 square feet) would be provided in the Armory's cellar levels.

The project would involve some changes to the exterior of the historic Armory structure, to provide additional pedestrian and vehicular access, to comply with the Americans with Disabilities Act (ADA), and to accommodate required mechanical systems. These are anticipated to include several new pedestrian entrances and exits on the north side of the building, a new accessible entrance at the southwest corner of the building, and a new vehicular entrance and loading dock on the north side of the building. In addition, there would be several screened openings at the building's roof for the HVAC system, which could be visible from some nearby vantage points, and signage within and adjacent to the Armory structure. Solar panels are proposed to be installed on the upper (flat) portion of the roof on the south side of the building. Alterations to the historic structure would be designed in consultation with and subject to approval by the New York City Landmarks Preservation Commission (LPC) (and, as required, the New York State Office of Parks, Recreation and Historic Preservation [OPRHP]).

If the proposed project is approved, it is anticipated that site preparation and construction for the project would commence in late 2014 and the first full year of operation is expected to be 2018.

## **PROPOSED ACTIONS**

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) pursuant to New York City Charter Section 197-c and separate Mayoral and Borough Board approval pursuant to City Charter Section 384(b)(4). In addition, the following discretionary actions would be required to facilitate the project:

- A zoning text amendment to allow for an arena (the main ice rink) in an historic building located within 200 feet of a residential zoning district, within Bronx Community District 7;
- A zoning map amendment to rezone the project block from R6 to C4-5;
- A special permit pursuant to New York City Zoning Resolution Section 74-41 to allow the development of an arena (the main ice rink) of more than 2,500 seats;
- A special permit pursuant to ZR Section 74-52 to allow public parking of up to 480 spaces within the Armory;
- A special permit pursuant to ZR Section 73-36 from the New York City Board of Standards and Appeals (BSA) for the proposed wellness center; and
- An easement, anticipated to be from the New York State Office of General Services, for the planned use of the property between West 195th Street and the north façade of the Armory, for reconfigured and expanded access driveways, as well as for ingress/egress.

Since the Armory is a NYCL, the proposed changes to the building will require a Certificate of Appropriateness (CofA) from LPC pursuant to the New York City Landmarks Law. The project sponsor also would seek federal historic preservation tax credits for the proposed renovation of the building.

## **STATEMENT OF SIGNIFICANT EFFECT:**

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), the Office of the Deputy Mayor for Economic Development, lead agency for the referenced project, has reviewed information regarding the proposed actions contained in an Environmental Assessment Statement (EAS), dated April 23, 2013 pursuant to Article 8 of the New York State Environmental Conservation Law and 6 NYCRR, Part 617, and has determined that the proposed actions may have a significant effect on the quality of the human environment. Accordingly, an Environmental Impact Statement (EIS) is required to evaluate and disclose the extent to which impacts may occur. The

actions, as proposed, have the potential to result in significant adverse impacts related to the following technical areas, and therefore, will be studied in more detail in the EIS:

- 1) Land Use, Zoning, and Public Policy
- 2) Historic and Cultural Resources
- 3) Hazardous Materials
- 4) Water and Sewer Infrastructure
- 5) Transportation
- 6) Air Quality
- 7) Noise
- 8) Neighborhood Character
- 9) Construction

**Statement in Support of Determination:**

The above determination is based on a review of the EAS prepared for the action that finds that:

- 1) The proposed project would require zoning special permit(s), a zoning text amendment, and a zoning map amendment. Therefore, potential effects on land use and land use trends, zoning, and public policy will be examined.
- 2) The project site building is a NYCL and is S/NR-listed, and the proposed project would require alterations to the building. Therefore, the project's potential to affect historic and cultural resources will be further examined.
- 3) The EIS will summarize the results of the hazardous materials studies and testing that have been and are being prepared for the project site, and will describe the measures required to be implemented prior to or during construction of the proposed project to avoid significant impacts.
- 4) A preliminary assessment of water and sewer infrastructure is being conducted to determine the potential for the project to significantly impact the study area's water and sewer infrastructure, and will be presented in the EIS.
- 5) A preliminary assessment of solid waste and sanitation services is being conducted to determine the potential for the project to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system.
- 6) A detailed assessment of energy impacts is only warranted for projects that could significantly affect the transmission or generation of energy, which does not include the proposed project. The EIS will disclose the projected amount of energy consumption during long-term operation of the project.
- 7) The proposed project would result in approximately 763,000 gross square feet of development, and could have significant impacts related to traffic, parking, transit service, and pedestrians. Therefore, a detailed transportation analysis will be undertaken.
- 8) Due in part to the number of vehicular trips anticipated to be generated by the proposed project, the proposed parking facilities, and the use of fossil fuels for heat and hot water systems, the proposed project has the potential to result in significant mobile and stationary source air quality and noise impacts, warranting further analyses.

- 9) Since the project would result in development of 350,000 square feet or greater, and an EIS will be prepared, the proposed project meets the threshold for an analysis of greenhouse gas emissions. This analysis will be presented in the EIS.
- 10) Given the level of trips generated by the project and the potential for impacts related to transportation and noise and the potential for an impact in these and other analysis areas, the proposed project could result in significant impacts to neighborhood character, warranting a detailed analysis.
- 11) Given the project's projected development of 763,000 gross square feet of new uses and timeline for construction, the proposed project warrants an analysis of potential construction-period impacts.

Accordingly, the Office of the Deputy Mayor for Economic Development directs that a Draft Environmental Impact Statement be prepared in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-09 of Executive Order No. 91 of 1977, as amended.

**Public Scoping:**

Public Scoping is a process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft EIS. A Draft Scope of Work has been prepared outlining the study areas and analysis methodologies proposed for use in preparing the Draft EIS.

A Public Scoping meeting will be held on Thursday, May 23, 2013 at 5:30 PM at the Bronx Library Center, 310 East Kingsbridge Road, Bronx, New York. ***Please note: any person wishing to speak at the public scoping meeting must register to do so not later than 8:00 PM.***

A copy of the EAS, Positive Declaration, and Draft Scope of Work for the project may be obtained by any member of the public from:

Robert R. Kulikowski, Ph.D.  
Office of the Deputy Mayor for Economic Development  
100 Gold Street, 2nd Floor  
New York, NY 10038  
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Copies of these documents may also be downloaded from the websites of the Mayor's Office of Environmental Coordination ([www.nyc.gov/oec](http://www.nyc.gov/oec)) and the New York City Economic Development Corporation ([www.nycedc.com](http://www.nycedc.com)).

Written comments on the Draft Scope of Work will be accepted until 5:00 PM on Monday, June 3, 2013, and may be submitted at the public scoping meeting or to the Office of the Deputy Mayor for Economic Development at the above address.

The Positive Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.



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Robert R. Kulikowski, Ph.D.  
Assistant to the Mayor

April 23, 2013  
Date