

**Notice of Public Hearing on the  
Draft Environmental Impact Statement  
for the Kingsbridge Armory National Ice Center**

**Project Identification**

CEQR No. 13DME013X

**Lead Agency**

Office of the Deputy Mayor for Economic  
Development  
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SEQRA/CEQR Classification: Type I

**NOTICE IS HEREBY GIVEN THAT** on Wednesday, October 9, 2013, at 10 AM., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing will be held concurrently with the Uniform Land Use Review Procedure public hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) for the Kingsbridge Armory National Ice Center. These public hearings concern the Kingsbridge Armory National Ice Center (KNIC) project, which is a proposed redevelopment of the Armory building (the “Armory”)—a historic landmark that is substantially vacant—with approximately 795,000 gross square feet (gsf) of new uses (the proposed project). 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, which is substantially vacant. In addition to the Armory building, the project site includes small, landscaped areas to the 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 795,000 gsf of new development, including 9 ice rinks; approximately 64,000 gsf of related program space, including a wellness/off-ice training center, curling rinks, and lockers/equipment storage; approximately 58,100 gsf of related food and beverage, concession, and retail space; and approximately 50,000 gsf of community facility space, which is assumed to include fitness and recreation facilities, multipurpose rooms, child care, business incubator space, 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 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 limited, temporary bleacher seating (approximately 100 seat-capacity per rink). The main pedestrian entrance to the facility would be at the Armory’s headhouse on West Kingsbridge Road; alternate pedestrian entrances would be from Reservoir Avenue, Jerome Avenue, and West 195th Street. Approximately 457 accessory parking spaces would be provided in the Armory’s cellar levels. The proposed project is expected to be complete and operational by 2018.

The Notice of Completion and the DEIS for this project were issued by the Office of the Deputy Mayor for Economic Development on July 17, 2013 and are available for review from the contact person listed below and on the website of the Mayor’s Office of Environmental Coordination:

**<http://www.nyc.gov/html/oec/html/ceqr/13DME013X.shtml>**

Written comments are requested on the DEIS and will be accepted through 5 PM on Monday, October 21, 2013.

The proposed project involves the disposition of City-owned property to a private developer. Disposition would require approval through 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 Section 74-41 of the New York City Zoning Resolution (ZR), to create a new subsection 74-41(b), which would allow by special permit an indoor arena with a rated capacity in excess of 2,500 persons, but not greater than 6,000 persons, to be located within 200 feet of a residential district in Bronx Community Board 7, and to allow modifications of certain signage and loading berth requirements;
- A zoning map amendment to rezone the project block from R6 to C4-4;
- A special permit pursuant to proposed subsection 74-41(b) of the ZR to permit (a) an arena with a maximum capacity of 6,000 seats at the development site and (b) the modification of signage and loading berth requirements for the proposed project;
- 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 from the New York State Division of Military and Naval Affairs, 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 would require a Certificate of Appropriateness (CofA) from LPC pursuant to New York City Landmarks Law.

The project sponsor also will seek federal historic preservation tax credits for the proposed renovation of the building.

The DEIS disclosed the range of potential environmental impacts that could result from implementation of the proposed actions. These potential impacts were identified in the following technical areas: transportation (traffic and pedestrians), noise and construction (traffic). The DEIS also included a discussion of mitigation measures and unavoidable adverse impacts.

This Notice of Public Hearing has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

## **PROJECT INFORMATION**

Lead Agency: Office of the Deputy Mayor for Economic Development

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Location of Action: The proposed project site is located in the Kingsbridge Heights neighborhood of the Bronx and the Armory building occupies most of the site located on the block bounded by West 195 Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue. The proposed project site is located at Block 3247, Lot 10 and a portion of lot 2 in Bronx Community District 7.