

**A. INTRODUCTION**

This chapter considers the effects of the proposed project on land use, zoning, and public policy. Under the guidelines of the 2012 *City Environmental Quality Review (CEQR) Technical Manual*, a land use analysis evaluates the uses and development trends in the area that may be affected by the proposed project and determines whether the proposed project is compatible with those conditions or may otherwise affect them. The analysis also considers the project's compatibility with, or effect on, the zoning regulations or other applicable public policies in the area.

As described in Chapter 1, "Project Description," the Kingsbridge Armory National Ice Center (KNIC) project is a proposed redevelopment of the Kingsbridge Armory (the "Armory"), also known as the Eighth Regiment Armory, with approximately 795,000 gross square feet (gsf) of new uses. The Armory is located on the block bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue in the Kingsbridge Heights neighborhood of the Bronx (Block 3247, Lot 10 and part of Lot 2; the "project site"). The building is a New York City Landmark (NYCL) and is also listed on the State and National Registers of Historic Places (S/NR). The proposed project would introduce multiple new uses to the Armory, including nine ice rinks and related program space; food and beverage, concession, and retail space; and community facility space; as well as parking in the Armory's cellar levels. The proposed project requires discretionary actions by the City Planning Commission (CPC), including the disposition of City-owned property to a private developer; a zoning text amendment to allow for an arena located within 200 feet of a residential zoning 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 an R6 district to a C4-4 district; and a special permit to allow for the arena use. The proposed project also requires a special permit granted by the Board of Standards and Appeals (BSA) for a physical culture or health establishment pursuant to Zoning Resolution (ZR) section 73-36; the BSA special permit would allow for an off-ice wellness center within the KNIC. In addition, the proposed project requires 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 driveways, as well as for ingress/egress. Separate approval of the business terms of the disposition is required by the Mayor and the Bronx Borough Board.

This chapter provides an assessment of existing and future conditions with and without the proposed actions for the rezoning area and a study area surrounding the site, which are described in detail below.

**PRINCIPAL CONCLUSIONS**

This analysis finds that the proposed project would be compatible with, and supportive of, land use, zoning, and public policy initiatives in the area. The proposed project would convert the Kingsbridge Armory, a large, substantially vacant historic structure, into a public recreational

amenity featuring ice rinks for recreational and competitive use; related program space; food and beverage, concession, and retail space; and public fitness and recreation facilities. The proposed project would also include community facility space that may be used as multipurpose event spaces, child care facilities, meeting rooms, business incubator space, or additional fitness and recreation facilities. The proposed project would also enhance the surrounding Kingsbridge Heights neighborhood by providing local residents with a new recreational resource, as well as new retail and employment opportunities and additional space for community facility uses. In addition, the proposed project would introduce a new public attraction that would attract visitors, providing increased foot traffic to support local businesses. Absent the proposed actions, the Armory would likely remain substantially vacant. The proposed project presents an opportunity to further City-wide planning goals, as expressed in PlaNYC, of promoting new development in areas that are well-served by public transportation and repurposing underutilized sites for public enjoyment with commercial and recreational uses. The proposed project would not result in significant adverse impacts related to land use, zoning, and public policy.

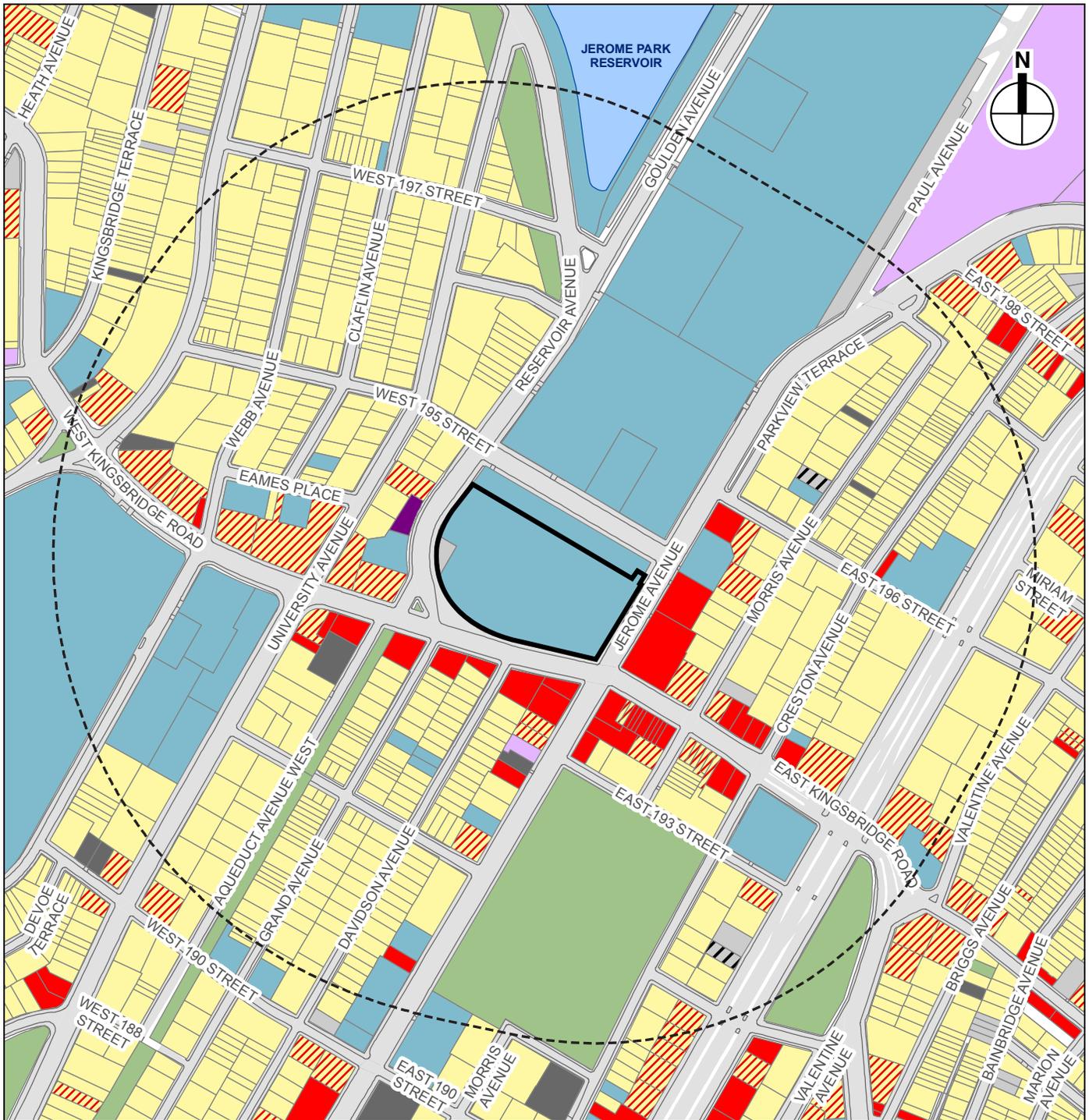
### **B. METHODOLOGY**

The study area for this land use, zoning, and public policy analysis encompasses the area within a ¼-mile radius of the project site, because this is the area where the proposed actions could reasonably be expected to potentially generate significant adverse impacts. This ¼-mile land use study area extends roughly from East 198th Street and the Jerome Park Reservoir to the north, Valentine Avenue to the east, West 190th Street to the south, and Sedgwick Avenue and Kingsbridge Terrace to the west (see **Figure 2-1**). The project site and the majority of the study area are located within Bronx Community District 7; however, a portion of the study area (north of West Kingsbridge Road and west of Reservoir Avenue) is located within Bronx Community District 8.

This analysis identifies anticipated changes in land use, zoning, and public policy that are expected to occur independent of the proposed project by 2018, the proposed project's Build year, and assesses any potential adverse impacts to land use, zoning, and public policy that may occur as a result of the proposed project. Sources for this analysis include the New York City Department of City Planning (DCP), the New York City Department of Buildings (DOB), and Bronx Community Boards 7 and 8. *The Shops at the Armory Final Environmental Impact Statement (FEIS)* (October 2009), which analyzed a previously-proposed redevelopment project for the Armory, was also consulted for this analysis.

### **C. BACKGROUND AND DEVELOPMENT HISTORY**

The Kingsbridge Armory, officially the former home of the 258th Field Artillery (Eighth Regiment), was constructed between 1912 and 1917 and is one of the few remaining armories in New York City. During the 20th century, in addition to housing the Eighth Regiment, the Armory 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. The Eighth Regiment departed the Armory in 1994, and control of the Armory was transferred to the City of New York in 1996. Following the transfer to the City, plans for redevelopment of the Armory as a retail and sports complex were drafted but never moved past the planning stage, and the Armory has remained substantially vacant.



- |  |                                   |  |                                    |
|--|-----------------------------------|--|------------------------------------|
|  | Project Site                      |  | Public Facilities and Institutions |
|  | 1/4-Mile Study Area Boundary      |  | Residential                        |
|  | Commercial and Office Buildings   |  | Residential with Commercial Below  |
|  | Hotels                            |  | Transportation and Utility         |
|  | Industrial and Manufacturing      |  | Vacant Land                        |
|  | Open Space and Outdoor Recreation |  | Vacant Building                    |
|  | Parking Facilities                |  | Under Construction                 |

0 400 FEET  
  
 SCALE

The Armory was designated a New York City Landmark (NYCL) by the Landmarks Preservation Commission (LPC) in 1974; it was also listed on the State and National Registers of Historic Places (S/NR) in 1982.

#### **PREVIOUS PROJECT AND ENVIRONMENTAL REVIEW**

In 2008, following the release of a Request for Proposals (RFP) by the New York City Economic Development Corporation (EDC), a developer was selected to renovate and redevelop the Armory with approximately 605,000 square feet (sf) of retail, cinema, fitness club, restaurant, and community facility uses and approximately 400 parking spaces. This proposed project was reviewed pursuant to the City's Uniform Land Use Review Procedure (ULURP) and was not approved by the City Council in December 2009.

A DEIS for the previous project was issued in May 2009, and a FEIS was issued in October 2009. The FEIS concluded that the project would introduce new uses to a site that had been substantially vacant and underutilized for many years, that these uses would complement the surrounding neighborhood, would generally promote public policy goals, and would not have any significant adverse impacts on land use, zoning, or public policy.

#### **D. EXISTING CONDITIONS**

##### **LAND USE**

###### *PROJECT SITE*

As described above, the project site comprises a portion of Block 3247 (Lot 10 and part of Lot 2), which is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue. The Armory was designed to resemble a Romanesque fortress. This large building includes a 600-foot-long by 300-foot-wide drill hall and a headhouse opening from the south façade that fronts onto West Kingsbridge Road. The Armory contains a total of approximately 588,765 gsf of floor space.<sup>1</sup> The building's primary entrance is from the headhouse, and is flanked by two tall round towers with conical metal roofs. The drill hall has a vaulted roof with a clerestory window at the ridge. The roof reaches a height of approximately 120 feet and the headhouse towers are approximately 130 feet tall. Presently 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 building, the project site includes small, landscaped areas to the south and west of the Armory building.

###### *REZONING AREA*

The area proposed to be rezoned comprises the entire project block (Block 3247, Lots 10 and 2). The portion of Lot 2 that is excluded from the project site contains two buildings fronting West 195th Street adjacent to the Armory's north façade. These buildings are modern additions to the Armory property that are currently used by the U.S. National Guard as a recruitment facility and a garage.

###### *STUDY AREA*

The study area is located in the Kingsbridge Heights neighborhood and contains a mix of residential and community facility uses, with commercial uses in a local retail corridor along

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<sup>1</sup> Including space in the basement and mezzanine levels.

## **Kingsbridge Armory National Ice Center**

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West and East Kingsbridge Road. Kingsbridge Heights can be separated into two sections, which are built to differing scales; Jerome Avenue serves as the boundary between the two areas.<sup>1</sup> Jerome Avenue is a wide (four-lane) road carrying two-way traffic; elevated rail tracks carrying the No. 4 subway train span above Jerome Avenue.

The portion of the study area west of Jerome Avenue is bounded to the north by the Jerome Park Reservoir, a 94-acre reservoir that contributes to New York City's water supply system and is not publicly accessible. This western portion of the study area is predominantly residential, particularly two sections: one located north of West Kingsbridge Road and west of Goulden Avenue and Reservoir Terrace and the other located south of West Kingsbridge Road between Jerome Avenue and Webb Avenue. The residential buildings in these areas are predominantly detached and semi-detached single-family houses with two or three stories and five- and six-story apartment buildings. The apartment buildings are predominantly located along the wider streets in these areas, including Sedgwick Avenue, University Avenue, and West Kingsbridge Road.

These residential areas also contain a retail corridor located along West Kingsbridge Road. On the north side of West Kingsbridge Road, between University and Sedgwick Avenues, retail uses are located on the ground floors of six-story apartment buildings. On the south side of West Kingsbridge Road, between University and Jerome Avenues, retail uses are located in individual one- or two-story buildings. The retail uses along this corridor are predominantly for local goods and services such as restaurants, grocery stores, and beauty salons. The northern section of this part of the study area also includes an auto repair shop located on Reservoir Avenue north of West Kingsbridge Road, opposite the project site.

In addition to residential and retail uses, the western portion of the study area is characterized by community facility uses, including three public institutions with large campuses in the area. Lehman College—a part of the City University of New York (CUNY) system—occupies the superblock located immediately north of the project site between Reservoir Avenue and Jerome Avenue. In addition to the Lehman College campus, this superblock contains three public primary and secondary schools—Public School (P.S.) 86, P.S. 340, and Walton High School—as well as outdoor spaces and athletic fields for the schools.

The other two institutional campuses in the study area are located south of West Kingsbridge Road between University Avenue and Sedgwick Avenue: the James J. Peters Veterans Affairs (VA) Medical Center, a hospital affiliated with the United States (U.S.) Department of Veterans Affairs, and the Bronx campus (also known as the Harry and Jeanette Weinberg Campus) of Jewish Home Lifecare, an eldercare organization. The Jewish Home Lifecare campus contains facilities for a number of eldercare services, including assisted living and short-stay rehabilitation.

There are also several religious institutions located in the study area west of Jerome Avenue, including Bethel Community Church at 2716 Clafin Avenue, Fordham Manor Dutch Reformed Church at 2711 Reservoir Avenue (opposite the project site), Kingdom Hall Church at 2605 Jerome Avenue, and the Young Men's Buddhist Association of America at 2611 Davidson Avenue. Other community facility uses include the Jerome Park branch of the New York Public Library at 118 Eames Place, the Jerome Station of the U.S. Postal Service at 2549 Jerome

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<sup>1</sup> Jerome Avenue also serves as the dividing point between “east” and “west” streets, such as East Kingsbridge Road and West Kingsbridge Road.

Avenue, P.S. 307 at 124 Eames Place, facilities for Monroe College at 2501 Jerome Avenue, and the Terrace Healthcare Center at 2678 Kingsbridge Terrace.

The area west of Jerome Avenue also contains several open space facilities. Washington's Walk is a narrow area on the south side of Reservoir Avenue opposite the Jerome Park Reservoir that contains landscaped areas, the Strong Street Playground, and athletic courts. Aqueduct Walk is a narrow strip of landscaped space located along the east side of Aqueduct Avenue West, which is the former right-of-way for the Old Croton Aqueduct. Aqueduct Walk ends at Barnhill Square, a triangular space directly southwest of the project site that is formed by the intersection of West Kingsbridge Road and Reservoir Avenue. Barnhill Square contains landscaping and benches.

The area east of Jerome Avenue is similarly characterized by predominantly residential uses, but is built to a higher density, with a larger concentration of five- to nine-story apartment buildings and fewer single-family homes. Higher-density residential development in this area is largely focused around the Grand Concourse, a wide (eight-lane) boulevard that is the main north-south arterial road in the Bronx. As in the area west of Jerome Avenue, a retail corridor extends along East Kingsbridge Road, with local retail uses, including local services such as insurance and tax offices, located on the ground floors of multi-story apartment buildings or in individual one- to three-story buildings. The retail corridor also extends along the east side of Jerome Avenue between East 193rd and 196th Streets.

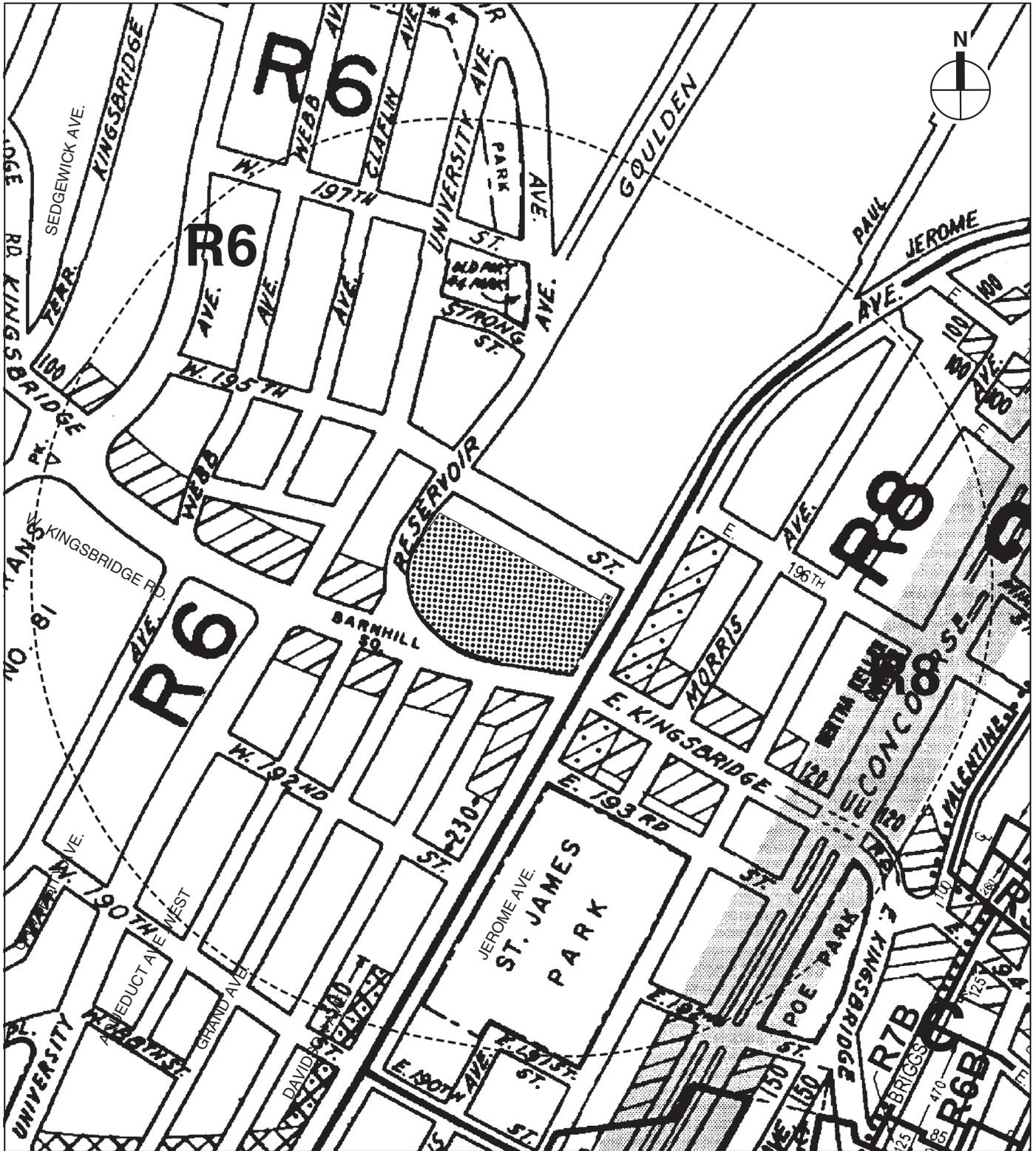
The eastern portion of the study area also includes a smaller concentration of community facilities, although there are no large institutional campuses like those located in the western portion of the study area. The largest community facilities in this part of the study area are the Church of Jesus Christ of Latter Day Saints at 211 East Kingsbridge Road, and St. James' Episcopal Church, located at the intersection of Jerome Avenue and East 190th Street. The eastern portion of the study area also contains P.S. 246 at 2641 Grand Concourse and New Life Outreach International Church at 2757 Morris Avenue. Other community facility uses in the area include the main offices of the Northwest Bronx Community and Clergy Coalition, a social justice and community activism organization, and Concourse House, a transitional housing facility for women and children operated by the Fordham Bedford Housing Corporation. These facilities share a lot located at East 196th Street between Grand Concourse and Creston Avenue.

The area east of Jerome Avenue includes two large open spaces. Eleven-acre St. James Park is located along Jerome Avenue between East 191st and 193rd Streets (immediately north of the St. James' Episcopal Church) and has landscaping and seating, a playground, and athletic courts. The park also contains the St. James Recreation Center, which contains fitness facilities, classrooms, an auditorium, and other community amenities. Poe Park is a two-acre space located on the eastern side of the Grand Concourse between East Kingsbridge Road and East 192nd Street, which includes a playground, seating areas, and the Edgar Allan Poe Cottage (a designated NYCL and S/NR-listed building) and museum.

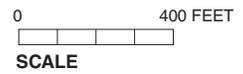
## ZONING

### *PROJECT SITE AND REZONING AREA*

The project site and rezoning area are located within an R6 zoning district (see **Figure 2-2**). R6 districts are medium-density residential districts that are widely mapped in Brooklyn, Queens, and the Bronx and typically produce a mix of single-family homes, medium-sized multi-family apartment buildings, and community facilities. Under height factor regulations, residential uses are permitted to a maximum floor area ratio (FAR) of between 0.78 and 2.43; under the Quality Housing option—an alternative system intended to produce lower buildings with high lot



-  Project Site
-  1/4-Mile Study Area Boundary
-  Zoning District Boundary
-  C1-3 Overlay
-  C2-3 Overlay
-  C2-4 Overlay
-  Special Purpose District



**Kingsbridge Armory National Ice Center**

coverage set at or near the street line—residential FAR increases to a maximum of 3.0 for buildings located along wide streets. Community facility uses are permitted in R6 districts up to a maximum FAR of 4.8. Commercial uses are not permitted in R6 districts, except in areas that also include commercial overlay zones.

*STUDY AREA*

The R6 zoning district described above extends over the majority of the study area west of Jerome Avenue. The study area east of Jerome Avenue is located within an R8 zoning district. R8 districts are higher-density residential zoning districts that permit tower-type residential buildings up to a maximum FAR of 6.02. R8 districts also contain a Quality Housing option that increases the maximum residential FAR to 7.2 along wide streets and applies special lot coverage and height limit regulations to produce lower buildings set at or near the street line. Community facility uses are permitted up to a maximum FAR of 6.5 in R8 districts.

Portions of the study area are also located within commercial overlay districts: C1-3 overlays on the blocks adjacent to West and East Kingsbridge Road, and C2-3 and C2-4 overlays on the blocks adjacent to Jerome Avenue. Commercial overlay districts are mapped along major streets in residential districts and provide for local retail and services, such as grocery stores, restaurants, beauty parlors, and other businesses that cater to the surrounding neighborhood, located either in individual buildings or on the lower floors of buildings that also contain residential or community facility space. In overlay districts mapped within medium- or high-density residential districts, such as the R6 and R8 districts in the study area, commercial uses in overlay districts are permitted up to a maximum FAR of 2.0.

**Table 2-1** summarizes the zoning districts and regulations within the study area.

**Table 2-1  
Zoning Districts in the Study Area**

Zoning District	Maximum FAR <sup>1</sup>	Uses/Zone Type
<b>Residential Districts</b>		
R6	0.78-2.43 residential <sup>2</sup> 4.8 community facility	General medium-density residential district
R8	0.94 to 6.02 residential <sup>3</sup> 6.5 community facility	General high-density residence district
<b>Commercial Districts</b>		
C1-3 overlay	2.0 commercial (in R6 to R10 districts)	Local services and retail.
C2-3 overlay	2.0 commercial (in R6 to R10 districts)	Local services and retail.
C2-4 overlay	2.0 commercial (in R6 to R10 districts)	Local services and retail.
<b>Notes:</b> 1. FAR is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a 10,000 sf lot with a FAR of 1 has an allowable building area of 10,000 sf. The same lot with an FAR of 10 has an allowable building area of 100,000 sf. 2. Under Quality Housing regulations, maximum residential FAR is increased to 3.0 along wide streets. 3. Under Quality Housing regulations, maximum residential FAR is increased to 7.2 along wide streets. <b>Source:</b> <i>New York City Zoning Resolution</i>		

*Special Grand Concourse Preservation District*

A portion of the study area is located within the Special Grand Concourse Preservation District (the Grand Concourse District) corridor, which extends over properties located within 100 feet of the Grand Concourse between East 151st Street to the south and Mosholu Parkway to the north. The Grand Concourse District is intended to preserve the predominantly residential character of the corridor and encourage new residential development in keeping with the scale and character of the area, while providing opportunities for ground level retail and commercial

development in specified locations. The Grand Concourse District applies the bulk regulations of an R8X zoning district (maximum FAR of 6.02 for residential uses and 6.0 for community facility uses) to any new development or enlargement, and also applies special signage, streetscape planting, and off-street parking regulations.

## **PUBLIC POLICY**

### *NEW YORK CITY LANDMARKS*

As noted above, the Armory is a designated NYCL. Other NYCLs within the study area include Poe Cottage, located near the intersection of East Kingsbridge Road and the Grand Concourse within Poe Park, and the St. James' Episcopal Church, located near the intersection of West 190th Street and Jerome Avenue. A discussion of NYCLs located within the 400-foot historic and cultural resources study area can be found in Chapter 3, "Historic and Cultural Resources."

### *FORDHAM ROAD BUSINESS IMPROVEMENT DISTRICT*

A portion of the study area, located near the intersection of West 190th Street and Jerome Avenue, is located within the Fordham Road Business Improvement District (BID). The Fordham Road BID engages in various programs that promote local economic development and improve business conditions in the area, including street cleaning, graffiti removal, marketing and promotions for local businesses, and sponsorship of public events.

### *PLANYC*

In April 2007, the Mayor's Office of Long Term Planning and Sustainability released *PlaNYC: A Greener, Greater New York*, later updated in April 2011. PlaNYC represents a comprehensive and integrated approach to planning for New York City's future. It includes policies to address three key challenges that the city faces over the next 20 years: population growth; aging infrastructure; and global climate change. In the 2011 update, elements of the plan are organized into 10 categories—housing and neighborhoods; parks and public space; brownfields; waterways; water supply; transportation; energy; air quality; solid waste; and climate change—with corresponding goals and initiatives for each category. An assessment of the proposed project's consistency with PlaNYC's goals is provided in Section F, "Probable Impacts of the Proposed Project."

## **E. THE FUTURE WITHOUT THE PROPOSED PROJECT**

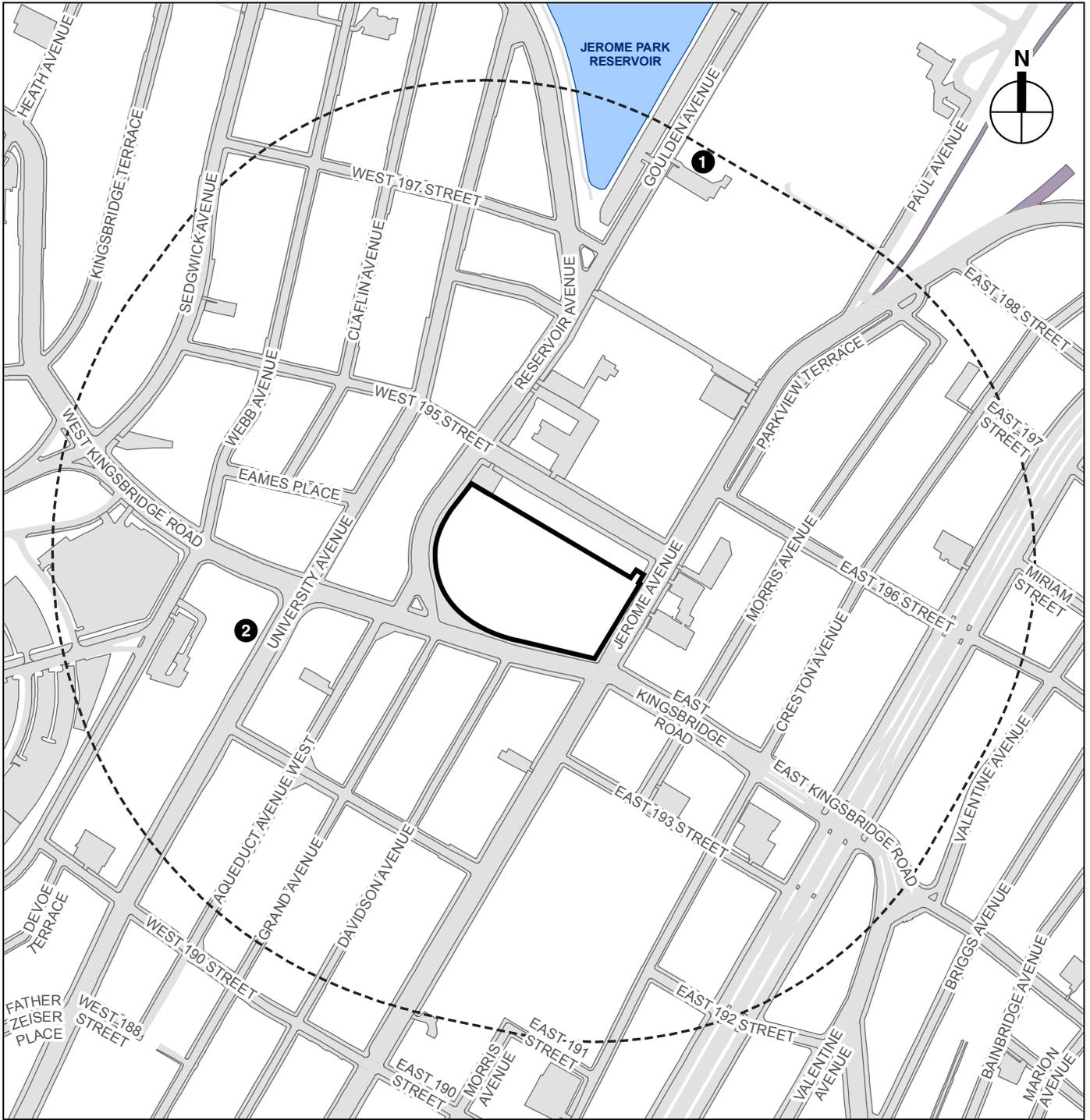
### **LAND USE**

#### *PROJECT SITE AND REZONING AREA*

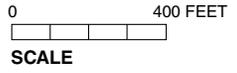
Absent the proposed actions, the project site and rezoning area are anticipated to remain in their current condition, with the Armory building remaining substantially vacant.

#### *STUDY AREA*

As shown in **Table 2-2** and **Figure 2-3**, there are two development projects in the study area that are expected to be complete by 2018, the Build year for the proposed project.



-  Project Site
-  1/4-Mile Study Area Boundary
-  No Build Projects



**Table 2-2**  
**Projects in the Study Area Expected to be Completed by 2018**

Ref. No.*	Project Name	Address/Location	Development Program	Build Year
1	Lehman College Child Care Center	2830 Goulden Avenue	12,000 gsf community facility	2013
2	Jewish Home Lifecare—University Avenue Assisted Living Facility	2553 University Avenue	40,283 gsf community facility (72 beds)	2013
<b>Notes:</b>				
* See <b>Figure 2-3</b> for project locations.				
<b>Sources:</b> NYC Department of Buildings, accessed April 2013; CUNY-Lehman College; Jewish Home Lifecare				

The Lehman College Child Care Center is a new two-story building under construction on the campus of Lehman College. When completed, it will include daycare and after-school facilities for the college’s staff and students, including classrooms, playrooms, and an outdoor playground. The University Avenue Assisted Living Facility is a new six-story building under construction on the campus of Jewish Home Lifecare. This facility is expected to include a 72-bed assisted-living residence for seniors, dining rooms, and related program space. Both projects are expected to be complete by the end of 2013.

**ZONING**

No changes to the zoning districts in the study area are anticipated by 2018.

**PUBLIC POLICY**

No changes to applicable public policies are anticipated on the project site, rezoning area, or in the study area.

**F. PROBABLE IMPACTS OF THE PROPOSED PROJECT**

**LAND USE**

*PROJECT SITE AND REZONING AREA*

The proposed actions, including a site disposition, zoning map and text amendments, and special permits, would facilitate the development of 795,000 gsf of new uses on the project site. The interior alterations to the Armory would create nine ice rinks on two levels within the drill hall. The ground-floor level would contain the main rink surrounded by spectator stands with a capacity of approximately 5,000 seats, flanked by two smaller rinks on each side. The remaining four rinks would be located on a second level to be constructed approximately 46 feet above the ground-level rinks (see **Figures 1-3 through 1-6** in Chapter 1, “Project Description”). In addition to the spectator seating areas surrounding the central feature rink, the proposed project would include temporary bleacher seating areas for the smaller rinks, each with a capacity of approximately 100 seats. The proposed ice rinks are intended for a variety of uses and events, including: casual recreational skating; hockey games at the high school, college, minor league professional and non-professional levels; instructional training; figure skating and speed skating competitions; and other ice events.

The proposed project would also include approximately 64,300 gsf of related program space, including a wellness/off-ice training center, curling rinks, lockers and equipment storage; approximately 58,100 gsf of related food and beverage, concession, and retail space, primarily located in the headhouse, two basement levels below the drill hall, and spaces surrounding the

ice rinks on the ground floor level. The ice rinks and related support facilities would total approximately 592,000 gsf of commercial space.

The proposed project would also include approximately 50,000 gsf of community facility space, also located in the basement levels below the drill hall. The community facility space is anticipated to be managed by a coalition of local community organizations, churches, and labor groups, which would coordinate with the KNIC for the programming and specific uses within the space. Possible uses for the community facility space include fitness and recreation facilities, multipurpose rooms, child care facilities, business incubator space, and meeting rooms for local community use.

The alterations to the Armory would also include excavation in certain areas below the drill hall for new building foundations. A new approximately 153,300 gsf garage with approximately 457 spaces would also be created within the basement and sub-basement levels. The spaces provided in the garage would be accessory to the new commercial and community facility uses, and would be reserved for use by Armory users, visitors, and employees. Entrance ramps to the parking garage would be constructed on the west and north sides of the project site, providing access from Reservoir Avenue and West 195th Street, respectively; new curb cuts would be created at these locations. The south side of West 195th Street between Reservoir and Jerome Avenues is anticipated to be utilized for school and event bus drop-off and pickup, as well as temporary parking for other vehicles during special events, with the concurrence of DOT. This EIS assumes that school and event buses would park at the Lehman College lot, north of the project site.

The proposed project would involve some changes to the exterior of the historic Armory building. These exterior alterations are anticipated to include new pedestrian entrances and exits on the north side of the building, a new Americans with Disabilities Act (ADA)-compliant entrance at the southwest corner of the building's west façade, a new vehicular entrance and loading dock on the north side of the building, and a new truck entrance on the west side of the building. In addition, there would be several screened openings at the building's roof for the heating, ventilation, and air conditioning (HVAC) system, and signage within and adjacent to the Armory structure. It is anticipated that solar panels would be installed on the upper (flat) portion of the roof on the south side of the building (see **Figures 1-8 and 1-9** in Chapter 1, "Project Description").

The proposed project also would introduce new signage to the interior of the Armory that would be visible from nearby vantage points. Illuminated signs would be added within the Armory at the east and west interior facades of the drill hall (facing Jerome Avenue and Reservoir Avenue, respectively). The signs would be set back from the interior facades by at least 18 inches, as required by LPC. The signs would be approximately 8 feet tall and 200 feet wide. The eastern side, facing Jerome Avenue, would comprise an LED display sign; the sign on the western façade would be comprised of individually cut letters that read "Kingsbridge National Ice Center" and would be indirectly lit from the front. Additionally, two free-standing signs, approximately 10 feet tall and 50 feet wide, are proposed at the ground level outside of the Armory structure, one facing West Kingsbridge Road and the other facing Reservoir Avenue. These signs would have a total sign area of approximately 500 sf each and would be illuminated from within. Finally, banners identifying the Armory Building as an ice center are proposed on the south facade of the Armory Building at the existing historic turrets. The banners would be illuminated through lighting sources mounted at ground level.

### *STUDY AREA*

The proposed actions would only apply to the project site and rezoning area, and would not facilitate any other new development in the study area. The study area is expected to remain as described in the Future Without the Proposed Project condition, with predominantly residential and community facility uses, as well as retail corridors located along West and East Kingsbridge Road and Jerome Avenue. The proposed project would enhance the area by converting a largely vacant facility into a new recreational amenity. The proposed project would support the residences and community facility institutions in the area by providing residents and nearby workers with new space for spectator sports and other recreational activities, including skating and hockey, as well as new space for public uses such as community meetings or child care. The proposed project would also complement existing commercial uses in the study area by attracting visitors from outside of the neighborhood, many of whom would arrive to the area via public transportation, and providing increased foot traffic and patronage along the study area's commercial corridors. Therefore, the proposed project would not result in significant adverse impacts on land use in the surrounding area.

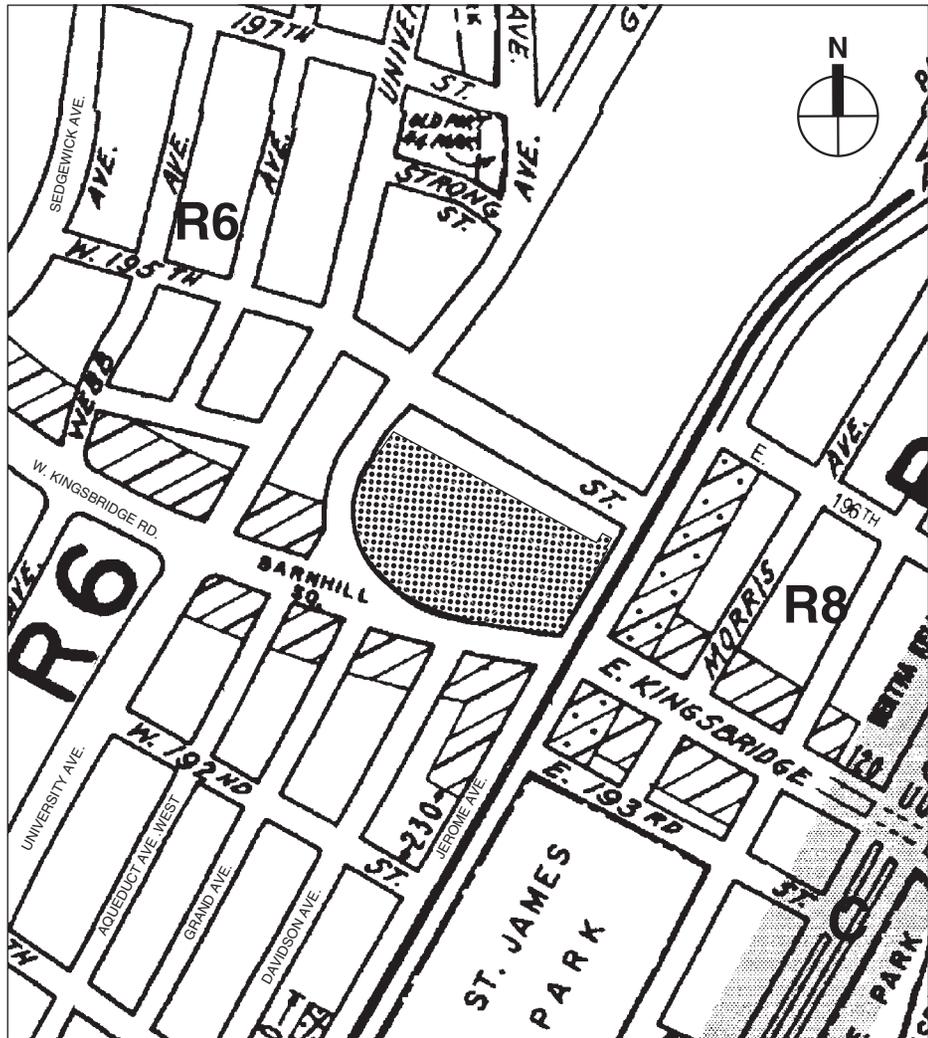
### **ZONING**

The proposed actions include a zoning map amendment to rezone the project block from an R6 district to a C4-4 district (see **Figure 2-4**). This rezoning would allow for the redevelopment of the Armory with commercial uses, which are not permitted in an R6 district. C4-4 districts are generally located in areas of mixed commercial and residential uses, particularly regional shopping centers outside of central business districts. Commercial uses are permitted up to a maximum FAR of 3.4, and are generally destination establishments that attract visitors from outside of the immediate neighborhood, such as specialty food stores, department stores, or cinemas, in addition to local retail establishments that serve surrounding residential areas.

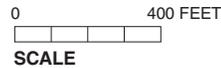
The proposed rezoning of the project block to a C4-4 district would be compatible with zoning in the surrounding area, particularly the commercial overlay districts located adjacent to the project site along West and East Kingsbridge Road and Jerome Avenue. Moreover, the proposed rezoning would be appropriate for the proposed project, which is a destination commercial facility and public amenity anticipated to attract visitors from outside of the immediate neighborhood. Therefore, the proposed rezoning would not result in significant adverse impacts to zoning in the surrounding area.

The proposed actions also include a zoning text amendment to Section 74-41 of the Zoning Resolution (ZR) that would facilitate the proposed project by creating a new subsection 74-41(b), which would allow by special permit an arena with a capacity of not greater than 6,000 persons within 200 feet of a residential district, within Bronx Community District 7 (see **Appendix A**). The amendment also would allow modifications of certain signage and loading berth requirements. The special permit would require certification by the City Planning Commission (CPC), and would be subject to certain findings, including: that CPC finds that signs for the arena are located and arranged so as to minimize any negative effects from the arena use on nearby residences; and, where ZR Section 36-62 is modified, CPC finds that the loading plan for the facility is adequate to address the loading demand generated by the arena use and has received assurances that the arena operator will implement such plan in accordance with its terms. The amendment would be consistent with the proposed project's goal of providing a public amenity that would be available to nearby residents for recreational use, including attending or participating in sporting events such as hockey games or figure skating and speed skating competitions.

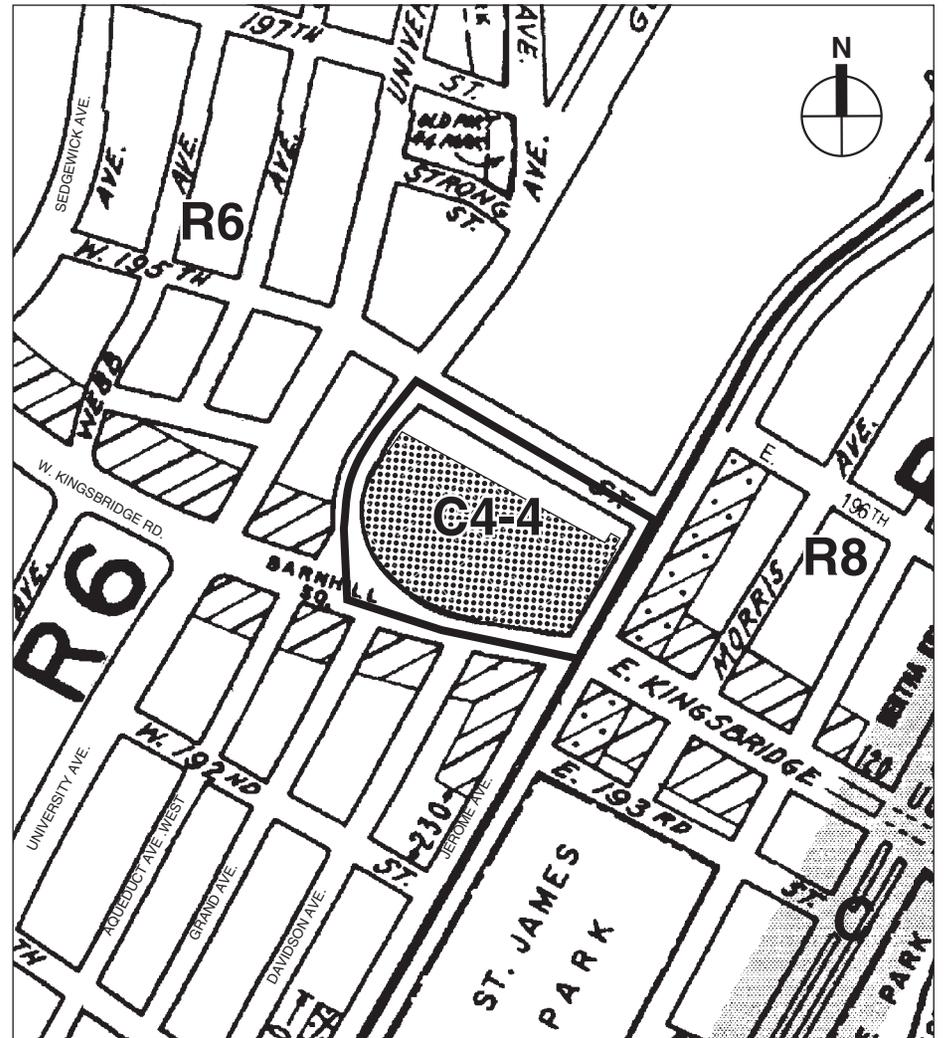
EXISTING



-  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



In addition to zoning map and text amendments, the proposed actions include a BSA special permit for a physical culture or health establishment pursuant to ZR section 73-36. This special permit would facilitate the wellness/off-ice training center that would be introduced to the Armory along with the ice rinks as part of the proposed facility, as well as other fitness facilities within the Armory. This action would only apply to the project site, and would support the proposed project's goal of redeveloping the Armory into a complete public recreation and athletic facility.

## **PUBLIC POLICY**

### *PLANYC*

PlaNYC's initiatives relate to several technical areas that are included in a CEQR assessment, including land use, open space, natural resources, infrastructure, energy, construction, transportation, greenhouse gas emissions, and air quality. Below is an assessment of the consistency of the proposed project with applicable sections of PlaNYC.

#### *Land Use*

According to the *CEQR Technical Manual*, a non-residential project would generally be consistent with PlaNYC's land use initiatives if it includes one or more of the following elements: pursuing transit-oriented development; promotion of walkable destinations for retail and other services; reclamation of underutilized waterfronts; development of underutilized areas to knit neighborhoods together; decking over rail yards, rail lines, and highways; or redevelopment of brownfields.

The proposed project would support PlaNYC's land use goals by converting an underutilized historic structure into a public amenity that is supported by nearby public transportation, including subway service (the No. 4 train, accessed by the Kingsbridge Road station adjacent to the project site, and the B/D train, accessed by a station located three blocks from the project site at Grand Concourse and East Kingsbridge Road) and several bus lines. The proposed project also would serve to enhance the Kingsbridge Heights neighborhood by providing new recreational and retail space within walking distance of the residential districts located east, west, and south of the project site. The enhanced foot traffic generated by the proposed project, including traffic from visitors coming from other parts of the city, would also support the retail corridors in the area.

#### *Open Space*

According to the *CEQR Technical Manual*, a project is generally consistent with PlaNYC's open space initiatives if it includes one or more of the following elements: completion of underdeveloped destination parks; providing multi-purpose fields; installation of new lighting at fields; creation or enhancement of public plazas; or planting of trees and other vegetation.

The proposed project would support PlaNYC's open space goals by introducing a new public amenity and recreational space for a variety of uses, including general recreational skating and hockey, on a site that is currently underutilized. The indoor ice rinks would be available for use by nearby residents and visitors from other parts of the city, as well as local schools, which would be able to utilize the facility for sports or after-school programs. In addition, the landscaped areas on the north, south, and west sides of the Armory building would be enhanced with new plantings and trees, improving the streetscape.

### *Transportation*

According to the *CEQR Technical Manual*, a project is generally consistent with PlaNYC's transportation initiatives if it includes one or more of the following elements: transit-oriented development; promoting cycling and other sustainable modes of transportation; managing roads more efficiently; facilitating freight movements; increasing the capacity of mass transit; providing new commuter rail access to Manhattan; improving and expanding bus service; improving local commuter rail service; improving access to existing transit; or expanding water-based transportation services.

The proposed project would support PlaNYC's transportation goals by introducing new public amenities in an area that is well served by public transportation. The proposed project's proximity to the No. 4 train, the B/D train, and several bus lines would allow a substantial number of visitors to the project site to arrive by rail and bus.

### *Energy*

According to the *CEQR Technical Manual*, a project would generally be consistent with PlaNYC's energy initiatives if it maximizes its use of one or more of the following elements: exceeding the energy code; using energy efficient appliances, fixtures, and building systems; participating in peak load management systems, including smart metering; repowering and constructing power plants and dedicated transmission lines; building distributed generation power units; expanding the natural gas infrastructure; using renewable energy; using natural gas; installing solar panels; using digester gas from sewage treatment plants; using energy from solid waste; and reinforcing the energy grid.

The proposed project is expected to achieve Leadership in Energy and Environmental Design (LEED) Silver certification at a minimum, and as such would incorporate a number of sustainable components. In particular, the proposed project would include solar panels on the upper (flat) portion of the roof on the south side of the building to offset the project's energy demand. Other sustainability measures may include heat recovery (from the ice and comfort chillers), condensing boilers, low flow plumbing fixtures, lighting controls, and an air-water economizer. The proposed project may also include a cogeneration system, which can achieve more efficient energy use by capturing the heat by-product of electricity production and reusing it for heating and cooling. Such a system would reduce the proposed project's demand for grid electricity generated by Con Edison.

### *Air Quality*

According to the *CEQR Technical Manual*, a project would generally be consistent with PlaNYC's air quality initiatives if it maximizes its use of one or more of the following elements: the promotion of mass transit; the use of alternative fuel vehicles; the installation of anti-idling technology; the use of retrofitted diesel trucks; the use of biodiesel in vehicles and in heating oil; the use of ultra-low sulfur diesel and retrofitted construction vehicles; the use of low sulfur heating fuels; and the planting of street trees and other vegetation.

The proposed project would promote the use of mass transit. With its location adjacent to the No. 4 train, the B/D train, and several bus lines, it is expected that visitors to the Armory would largely arrive at the facility by subway or bus. The proposed project would also include trees and other vegetation plantings in the landscaped areas on the north, south, and west sides of the Armory building.

*Climate Change*

According to the *CEQR Technical Manual*, a project would be consistent with PlaNYC's climate change initiatives if it includes one or more of the following elements: constructing new resource- and energy-efficient buildings and improving the energy efficiency of existing buildings; providing clean, renewable power through replacement of inefficient power plants with state-of-the-art technology and expanding the use of clean distributed power generation; encouraging transit-oriented development; and encouraging sustainable transportation by improving public transit, improving the efficiency of private vehicles, and decreasing the carbon intensity of fuels.

The proposed project would support PlaNYC's climate change goals by introducing a public amenity near public transportation. As noted above and described in more detail in Chapter 11, "Greenhouse Gas Emissions," the proposed project would also include several measures aimed at maximizing the use of clean energy and overall energy efficiency, thereby reducing the greenhouse gas (GHG) emissions that result from energy consumption. \*