



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

POSITIVE DECLARATION

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

<u>PROJECT:</u> The Shops at the Armory Block 3247, Lot 10, part of Lot 2 Community District 7 Borough of the Bronx CEQR: O8DME004X ULURP: PENDING	<u>LEAD AGENCY:</u> Office of the Deputy Mayor for Economic Development 253 Broadway—14th Floor New York, NY 10007
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DATE ISSUED: September 2, 2008

TYPE OF ACTION: Type I

NAME, LOCATION, AND DESCRIPTION OF PROPOSAL:

The Shops at the Armory
Community District 7, Borough of the Bronx

The Shops at the Armory project is a proposed redevelopment of the Kingsbridge Armory, a historic landmark, with approximately 897,860 square feet of new uses (the proposed project), including: 377,235 square feet of retail and restaurant space, including both neighborhood and destination retail; 57,485 square feet of entertainment uses (a cinema); 33,240 square feet of fitness club space, and 27,000 square feet of community facilities.¹ In addition, approximately 164,285 square feet of public parking (437 spaces) would be provided in the Armory's basement levels. A new, approximately one-acre public open space would be developed adjacent to the Armory building, at the intersection of West Kingsbridge Road and Reservoir Avenue. 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, a site bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue. The project site is largely occupied by the Kingsbridge Armory building, which 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

¹ Overall development area includes approximately 238,615 square feet of service, mechanical, loading, and common area space.

building, the project site includes small landscaped areas east, south, and west of the Armory building and the portion of Reservoir Avenue southwest of the Armory building. The proposed project is expected to be complete and operational in 2013.

The proposed project involves the disposition of City-owned property to a private developer. Disposition will 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 will 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 West 195th Street; and
- A zoning map amendment to rezone the project site from R6 to C4-4.

The project may also seek financing from New York City Industrial Development Agency (IDA) and/or the Empire State Development Corporation (ESDC). Since the Armory is a New York City Landmark (NYCL), the proposed changes to the building will require a Certificate of Appropriateness (CofA) from the New York City Landmarks Preservation Commission (LPC).

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, and the New York City Economic Development Corporation, as sponsoring agency, have reviewed information regarding the proposed actions contained in an Environmental Assessment Statement (EAS), dated September 2, 2008 pursuant to Article 8 of the New York State Environmental Conservation Law and 6 NYCRR, Part 617, and has determined that the proposed action may have a significant effect on the quality of the human environment. Accordingly, an Environmental Impact Statement is required to evaluate and disclose the extent to which impacts may occur. Aspects of the project that require evaluation of potential environmental effects include:

- 1) The potential for substantial impacts related to land use, zoning, and public policy.
- 2) The potential for substantial socioeconomic impacts.
- 3) The potential for substantial open space impacts.
- 4) The potential for substantial impacts related to historic resources.
- 5) The potential for substantial urban design and visual resources impacts.
- 6) The potential for substantial impacts related to neighborhood character.
- 7) The potential for substantial impacts related to hazardous materials.
- 8) The potential for substantial impacts related to infrastructure, solid waste, and energy.
- 9) The potential for substantial impacts related to traffic and parking.
- 10) The potential for substantial transit and pedestrian impacts.
- 11) The potential for substantial impacts related to air quality.
- 12) The potential for substantial impacts related to noise.
- 13) The potential for substantial construction impacts.
- 14) The potential for substantial public health impacts.

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 actions would require the disposition of City-owned property; a change to the City Map; rezoning the site from R6 to C4-4; and the closing and demapping of a portion of Reservoir Avenue to create a new one-acre public open space, as well as a portion of West 195th Street. These actions and the anticipated development would result in a major change in land use and zoning on the project site, and therefore warrant a detailed assessment.
- 2) The proposed actions would introduce a substantial amount of new retail activity to the area that may have the potential to affect existing commercial retail through indirect business displacement. A detailed socioeconomic conditions analysis focused on the potential for the proposed project to result in significant adverse indirect business displacement impacts will be undertaken.
- 3) The proposed actions would create a new one-acre public open space. However, the proposed actions are also expected to generate more than 500 employees as well as shoppers and visitors, which could affect the utilization of open space and recreational facilities in the surrounding area and on the new public open space to be created.
- 4) The Kingsbridge Armory is a New York City Landmark and is listed on the State and National Registers of Historic Places, and thus the proposed actions would directly affect historic resources.
- 5) The proposed actions would involve the demapping of portions of the City street network, would redevelop the substantially vacant Armory building with new uses, and would create a new public open space. Therefore, a detailed analysis of urban design, visual resources, and neighborhood character will be undertaken.
- 6) The historic on-site uses and conditions indicate the potential for adverse impacts related to hazardous materials, requiring a detailed analysis.
- 7) The proposed actions may result in increased demands on the City's infrastructure. Therefore, the project's potential demand on water supply and energy and potential generation of stormwater, sewage, and solid waste will be assessed and disclosed.
- 8) The proposed actions would result in approximately 897,860 square feet of new uses and approximately 437 new public parking spaces, and could have significant impacts related to traffic, parking, transit, and pedestrians. Therefore, a detailed transportation analysis will be undertaken.
- 9) Due in part to the number of vehicular trips anticipated to be generated by the proposed project, the use of fossil fuels for the project's HVAC systems, and the project site's proximity to the elevated rail line, the proposed actions could have significant mobile source and stationary source air quality and noise impacts, warranting detailed analyses.

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 the Draft EIS.

The Public Scoping meeting will be held on Thursday, October 2, 2008 at 6:00 PM in the auditorium of the Bronx Library Center, 310 East Kingsbridge Road, Bronx, New York. 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:

Mayor's Office of Environmental Coordination
253 Broadway – 14th Floor
New York, New York 10007
(212) 788-9956

A copy of these documents may also be downloaded from: www.nyc.gov/oec and www.nycedc.com.

Requests for additional information may be directed to:

New York City Economic Development Corporation
Attn: Rob Holbrook, Senior Planner
110 William Street
New York, New York 10038
(212) 618-3706
rholbrook@nycedc.com

Written comments on the Draft Scope of Work will be accepted until 5:00 PM on Friday, October 17, 2008 and may be submitted at the public scoping meeting or to Mr. Rob Holbrook at the above address.

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



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

September 02, 2008
Date