

Kingsbridge Armory Project

PUBLIC SCOPING MEETING
February 11, 2025



THE CITY OF NEW YORK OFFICE OF THE MAYOR

NYC / EDC

MADDD
EQUITIES

The Draft Scope of Work can be found online at:
<https://a002-ceqraccess.nyc.gov/CEQR/>

Welcome!

This is the **Public Scoping Meeting** for the Kingsbridge Armory Project.

For your record, the CEQR number for the proposal is **25DME006X**.

Project documents are available through CEQR Access: **<https://a002-ceqraccess.nyc.gov/ceqr/>**

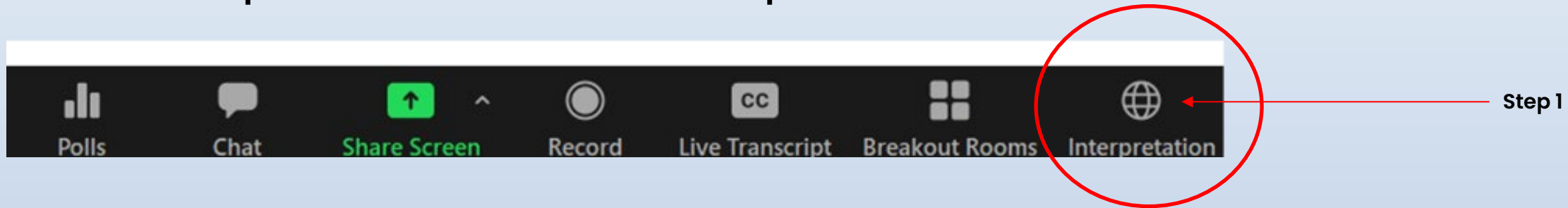
Today's date is February 11, 2025, and the time is now approximately 4:00 p.m.



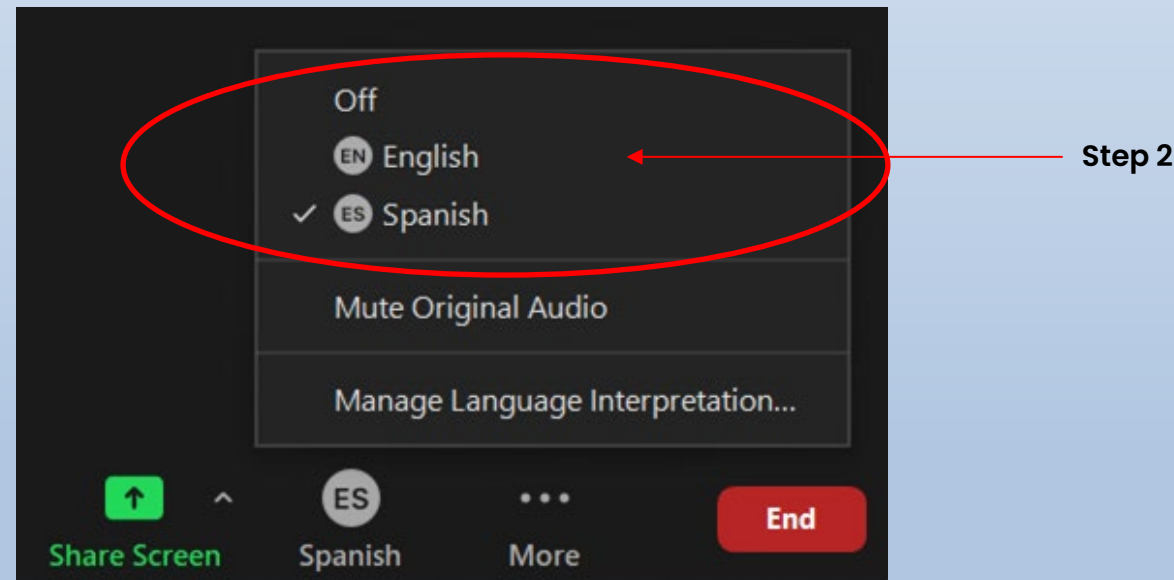
How to Enable Live Interpretation

Computer

Step 1: Select 'Interpretation' in the bottom Zoom panel



Step 2: Select your language



Please note that interpretation is only available through computer audio or Voice Over Internet Protocol (VoIP), not through dial-in or phone audio.

For technical issues, email help@publicworkspartners.com

I'm **Esther Brunner**, the Deputy Director of the **Mayor's Office of Environmental Coordination (MOEC)**.

I manage the Environmental Impact Assessment for this project on behalf of the **Office of the Deputy Mayor for Housing, Economic Development and Workforce**, which is acting as the **lead agency** for this environmental review.

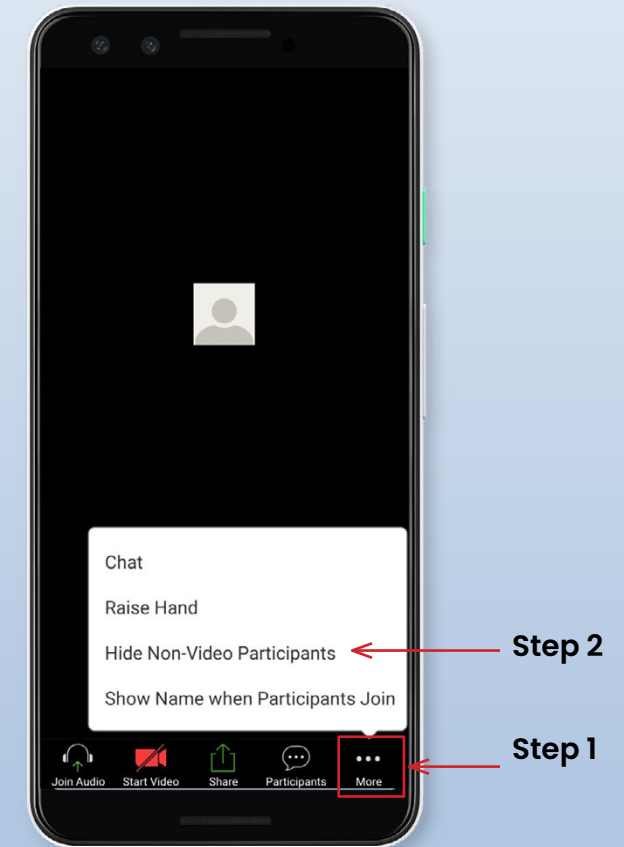
I will be chairing today's scoping meeting.

As lead agency, the Deputy Mayor's Office is overseeing the preparation and completion of an **Environmental Impact Statement (EIS)**, for the **Kingsbridge Armory** proposal.

Please note that this meeting is being recorded.



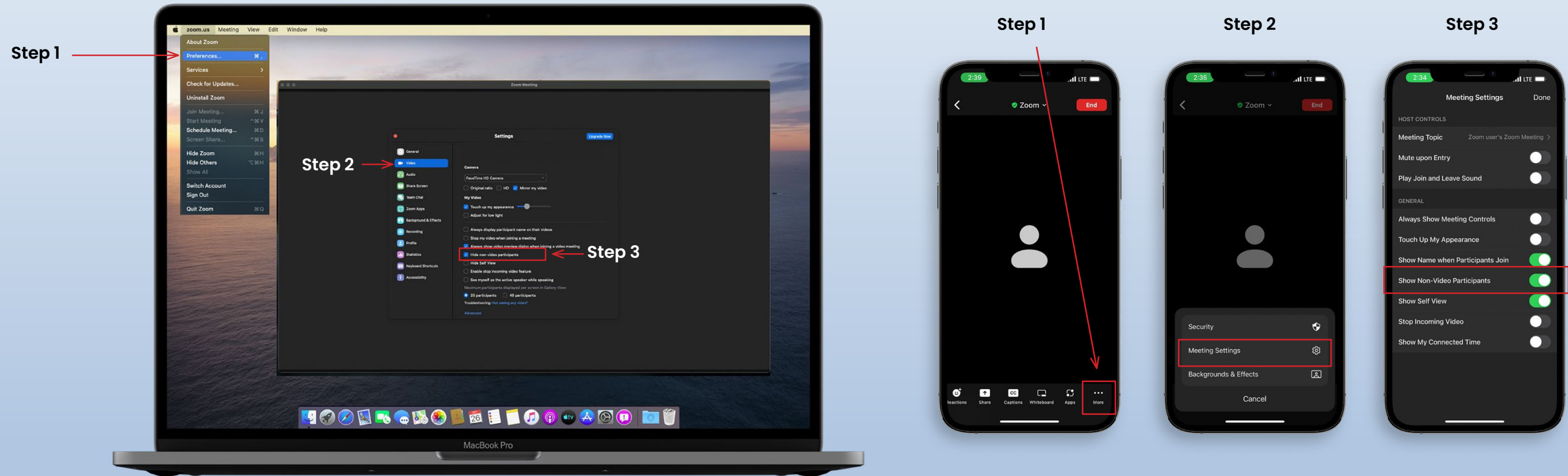
For best viewing experience “hide non-video participants” (Computer / Android)



If experiencing audio issues, dial-in: **+1 646 558 8656** / Meeting ID: **825 5063 7752**
For technical issues, email help@publicworkspartners.com



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Instructions for pinning ASL interpretation

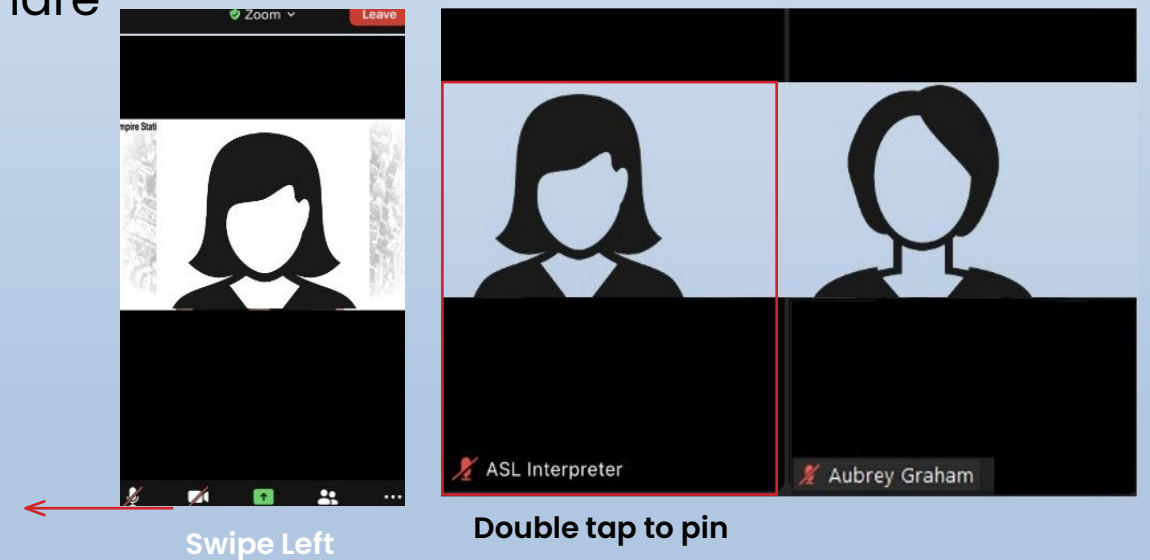
Computer

- Hover over the video for “ASL Interpreter”
- Click ⋮ icon and select “Pin”



Zoom App

- Swipe left from ‘Active Speaker’ view to ‘Gallery View’
- Hover over “ASL Interpreter” and double tap to Pin Screen
- iPad – Select the blue ⋮ in the top left corner of your window to enable Gallery View.
- iPhone – Must swipe to see ASL; cannot pin during screen share



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Instructions for giving verbal comment

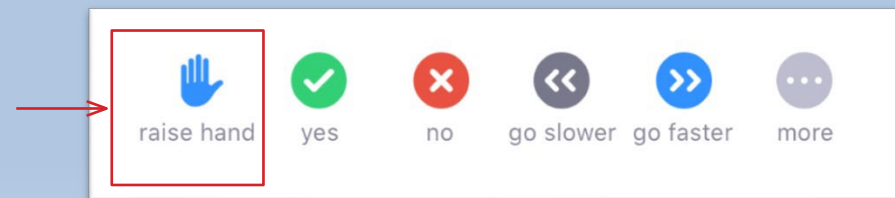
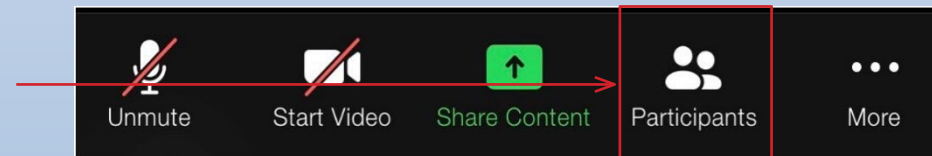


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- Use the “raise hand” option to signal your interest in speaking (see directions below)
- Meeting moderators will “lower your hand” if you have been added to the wait list to speak

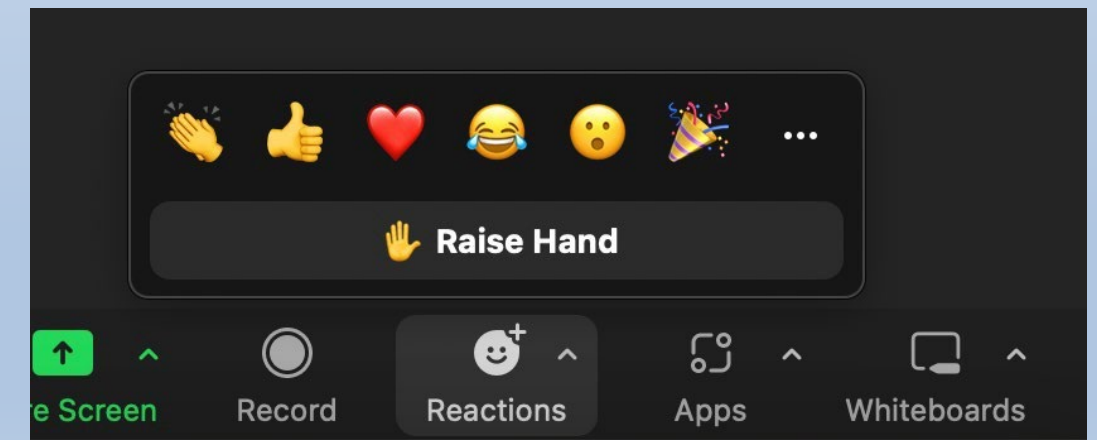
Dial *9

- If you have called in

Older Zoom Versions



Newer Zoom Versions

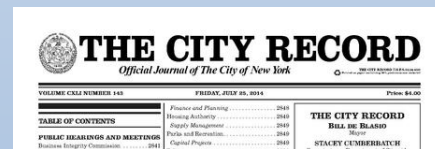


Today, we are here to receive your comments on the Draft Scope of Work for the Environmental Impact Statement for the **Kingsbridge Armory Development** proposal.

The **Draft Scope of Work** identifies all the subjects that will be analyzed in the upcoming **EIS** and explains how those subjects will be studied.

The **Draft Scope is available** on the CEQR Access website (<https://a002-ceqraccess.nyc.gov/ceqr/>).

The required notices advertising this meeting were published in



January 10, 2025



January 11, 2025



January 10, 2025



January 15, 2025



The purpose of today's scoping meeting is to allow for **public participation** in the preparation of the EIS at the earliest stage possible.

Toward that end, the lead agency will have an opportunity **to receive comments on the Draft Scope of Work** from elected officials, government agencies, community board representatives, and members of the public.

We also welcome **written comments** on the Draft Scope of Work. Written comments can be submitted through **Friday, February 28, 2025 at 5:00p.m.**, to the following email address **ebrunner@cityhall.nyc.gov**



At the end of the written comment period, the lead agency will **review all comments** – those we hear today as well as all written comments we've received.

Comments received will be considered, and incorporated and responded to as appropriate, in the **Final Scope of Work**.

It is the Final Scope of Work that will serve as the basis for **preparing the Draft EIS**.

Please note that there will be a public hearing for this project after the Draft EIS is issued.



Today's scoping meeting marks the beginning of the **environmental review process** for the **Kingsbridge Armory Development** proposal.

No decisions will be made today regarding the Draft Scope of Work.

The purpose of the meeting is to **allow the public to provide their comments** about the Draft Scope of Work, and to allow the lead agency to **listen to those comments**.

It's important for all voices to be heard today.



I'd like to focus on the structure of today's meeting, which is going to be divided into **three (3) parts**.

1. During the first part, the applicant team will give a **brief overview** describing the proposal, the proposed actions, and the **Draft Scope of Work**.
2. During the second part of the meeting, we will be **receiving comments** on the Draft Scope from elected officials, government agencies, and community board representatives.
3. During the third and final part of the meeting, the lead agency will **receive comments** from the general public. The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.



On to a few logistics **for today's scoping meeting**. The protocol is intended to ensure that **everyone has a chance to speak, and all voices can be heard**.

If you wish to speak and plan to access the meeting online using a computer or tablet, or smartphone, please remember to register online at: <https://bit.ly/kingsbridge-scoping>

A link to join us and provide your testimony will be emailed to you after you have completed the registration process. We will add you to our speakers' list.



When it is your turn to speak, your name will be called and you will be allowed to unmute your microphone. Please note that promoting speakers can take some time so we ask that everyone is patient.

Once your name has been called and you have unmuted your microphone, you will be asked to convey your remarks. To allow us to hear from everyone who wishes to speak, we ask you to please limit your remarks to 3 minutes. At the 3:00-minute mark, your time will expire. At that time you will be asked to conclude your remarks. There are a few exceptions to the three-minute time limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue and are not limited to three minutes.

If you choose to turn on your camera, we will be able to see you.



An additional note of instructions for those of you joining us by phone today:

If joining by phone, dial: **+1 646 558 8656** and enter the Meeting ID: **825 5063 7752**

If you wish to provide testimony via telephone, please select *9 when prompted.

Please listen for me to call out the last three digits of your phone number. At that point, you will be given the temporary ability to share your testimony.

You must press *6 to unmute your telephone, and we will be able to hear you speak. When your testimony is complete, or your three minutes have expired, whichever comes first, you must press *6 again to mute yourself.

We would like to encourage dial-in participants who wish to provide testimony to register via phone using the dial-in participant hotline.

Please note that muting and unmuting registered speakers may take a moment; we ask for your patience with this process.



Kingsbridge Armory Development Project Team

Applicant



Applicant



Environmental Planning



Land Use Counsel



The Kingsbridge Armory

Historic 588,765 GSF military facility in heart of Kingsbridge Heights in the Bronx

Opened in 1917 and used by U.S. military throughout first half of the 20th century

Designated a NYC Landmark in 1974 and listed on New York State and National Register of Historical Places in 1982

One of a few remaining armories in NYC – transferred to City of New York in 1996

Project site includes lot to the north of the Armory currently used by the New York National Guard



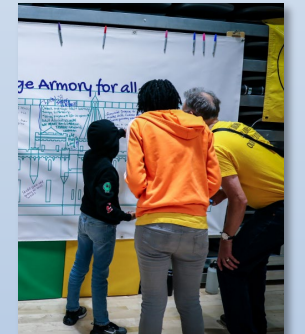
Together for Kingsbridge Community Vision Plan

Together for Kingsbridge is the community's vision for the future redevelopment for the Kingsbridge Armory

Informed by nine months of community and industry feedback gathered at outreach events held between October 2022 and June 2023

In August 2023, the Plan was announced with a **\$200 million commitment from the City and State**

Rooted in community priorities and drawing on growing industries, the vision plan focuses on creating family-sustaining, local jobs and improving the quality of life for residents of Kingsbridge Heights and neighboring Bronx communities



Community Vision: Principles and Uses

Guiding Principles

1. Prioritize youth
2. Create jobs and wealth for existing workers and communities
3. Welcome older adults
4. Regrow a regenerative local economy
5. Put the Bronx on the map
6. Foster intergenerational relationships
7. Maximize community ownership

Priority Uses

Potential Industries

- Film and TV
- Sustainable Manufacturing
- Emerging Technologies
- Urban Agriculture

Complementary Uses

- Retail, Food, and Beverage Uses
- Community Gathering and Organizing
- Bronx Arts and Culture Space
- Recreation and Health
- Sustainable Food Systems



Selection of 8th Regiment Partners LLC

In September 2023, EDC issued a Request for Proposals (RFP) to solicit proposals for a financially feasible mixed-used development that:

- ✓ Activates the Armory
- ✓ Enhances the neighborhood
- ✓ Serves a diverse group of people
- ✓ Delivers at least 25,000 SF of space for community-based organization(s) at a discounted rate

In January 2025, EDC announced the selection of the **8th Regiment Partners LLC**, led by the Madd Equities team



MBE developer with strong roots in the Bronx

Extensive project track record:

- 4,000+ multi-family units
- 1,000 hotel rooms
- 2+ million SF of commercial space
- 13 successful ULURP applications



2530 Grand Concourse (BX)



375 W207th St. (BX)



3170 Webster Ave. (BX)

Site Location



Proposed Program & Uses



Up to 500 units of new, permanently affordable housing



13,000-person live event venue and up to 550 parking spaces



Commercial spaces for economic development and jobs



Community and recreational spaces



Educational facility focused on workforce development



Cultural space with a focus on the Bronx community



48,000 square feet of public open space

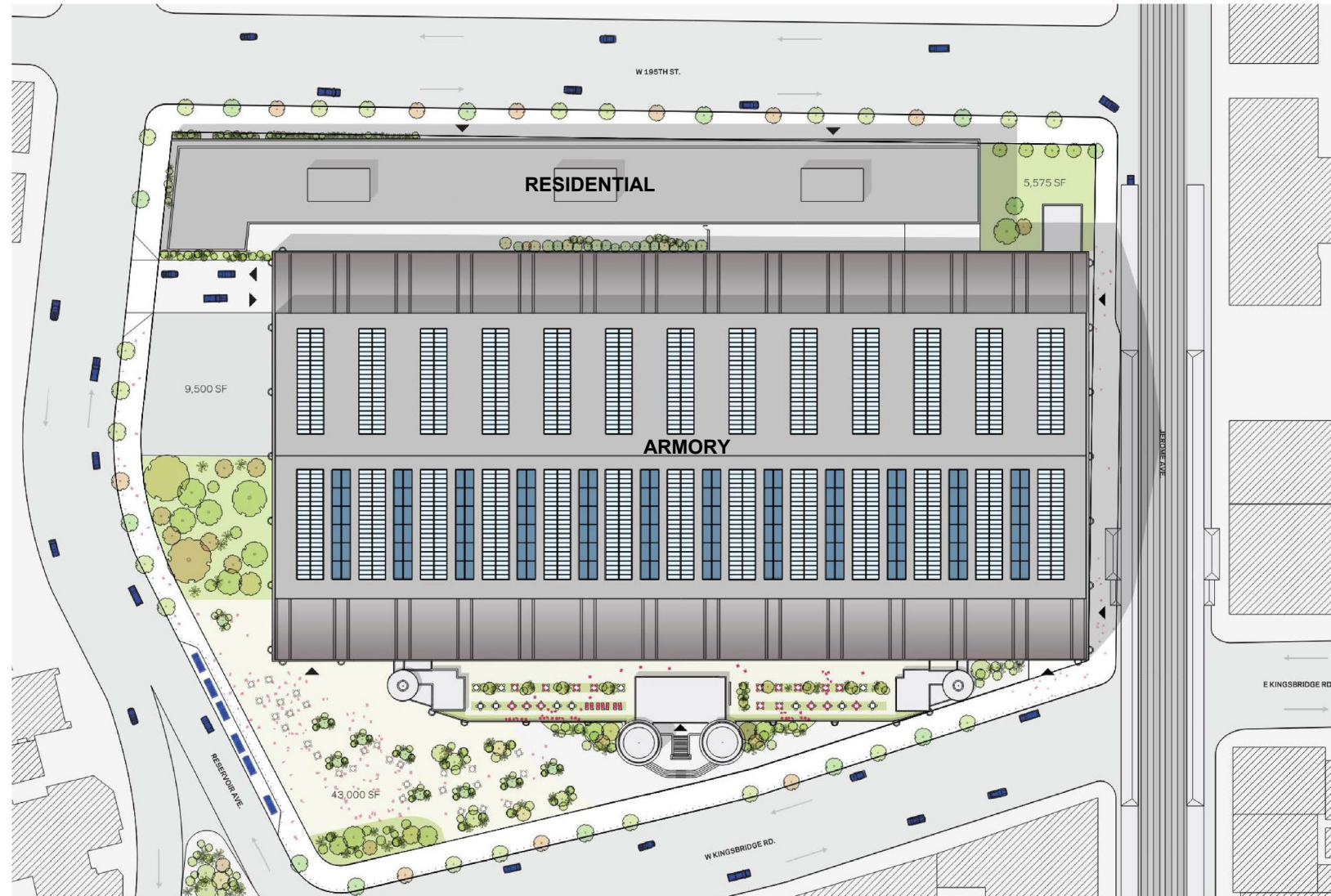


Tech sector manufacturing space



Youth sports fields and academies

Proposed Site Plan



fxcollaborative

SITE PLAN

0' 30' 60' 90' 120' 150' 01.08.2025



Proposed Rendering



fxcollaborative



Proposed Land Use Actions

- Disposition of City-owned property (Armory Site and the National Guard Site) to a private developer pursuant to New York City Charter Section 197-c and separate Mayoral and Borough Board approval pursuant to City Charter Section 384(b)(4)
- Acquisition of property from New York State may be required for the redevelopment of the National Guard Site
- A zoning map amendment to rezone the project block to accommodate a wider range of uses, including light industrial
- Zoning special permits may be required to allow an arena capacity of greater than 2,500 persons. Additional special permits may be required to allow parking in excess of what is currently permitted
- Zoning text amendments may be required to increase permitted arena capacity, or to modify other requirements. A zoning text amendment may be required to modify minimum distance between buildings on the same zoning lot and maximum base height restrictions.
- If a transit easement volume is required by the MTA, a zoning certification pursuant to ZR Section 66-21



Environmental Review: Framework

An Environmental Impact Statement (EIS) will be prepared to assess the potential impacts of the proposed project

Existing, “No Action,” and “With Action” Conditions

- The No Action condition will assume a continuation of existing conditions
- The effects of the proposed project are compared to the No Action

Future Build Year

- 2032
- All elements of the proposed project will be completed.



Environmental Review: Program for Analysis

- A Reasonable Worst Case Development Scenario (RWCDS) will be considered in the EIS that represents the potential development program

Armory Site	GSF
Film and TV Studio	45,100
Cultural/Museum	36,900
Community Facility	60,500
Fitness Center	55,400
Recreation/Sports Fields	91,300
Restaurant	15,000
Local Retail	75,000
Light Industrial	50,000
Entertainment	35,200 (~13,000 capacity)
Parking/Loading/BOH	212,900

National Guard Site	GSF
Residential	497,000 (500 Affordable units)



Technical Areas for CEQR Analysis

1. Land Use, Zoning, and Public Policy
2. Socioeconomic Conditions
3. Community Facilities and Services
4. Open Space
5. Shadows
6. Historic and Cultural Resources
7. Urban Design and Visual Resources
8. Hazardous Materials
9. Water and Sewer Infrastructure
10. Solid Waste and Sanitation Services
11. Energy
12. Transportation
13. Air Quality
14. GHG Emissions and Climate Change
15. Noise
16. Public Health
17. Neighborhood Character
18. Construction

The EIS will also examine Mitigation Measures, as necessary, and Alternatives to be developed in coordination with EDC and the lead agency.



Key Technical Areas for Consideration

Land Use, Zoning, and Public Policy

- Anticipated land use actions
- Land use and public policy compatibility
- Study area within approximately ¼-mile

Community Facilities and Services

- Public elementary/middle schools
- Means-tested early childhood programs
- New community facility uses under Proposed Project

Open Space

- Increased residential, worker, visitor populations
- ¼-mile non-residential study area
- ½-mile residential study area
- New publicly accessible open space on project site

Historic and Cultural Resources

- Armory is a NYC Landmark and S/NR-listed
- Potential Federal Historic Preservation Tax Credits
- Proposed changes to the Armory
- LPC issuance of a Binding Report

Urban Design and Visual Resources

- New buildings
- Visual and contextual relationship with the Armory



Key Technical Areas for Consideration

Hazardous Materials

- History of military uses at the Armory
- Summarize prior environmental reports and work performed
- Perform Phase I Environmental Site Assessment (ESA)
- Identify any additional work required to avoid adverse impacts

Transportation

- Analysis to be conducted based on results of travel demand characteristics and in coordination with lead and reviewing agencies

Construction

- Transportation systems
- Air quality
- Noise and vibration
- Historic resources



Written comments will be accepted by the lead agency through **Friday, February 28, 2025 at 5:00p.m.**

Comments can be emailed to: ebrunner@cityhall.nyc.gov

Comments can be mailed to:

Mayor's Office of Environmental Coordination

Attn: Esther Brunner

100 Gold Street, 2nd floor

New York, New York 10038



Instructions for giving verbal comment

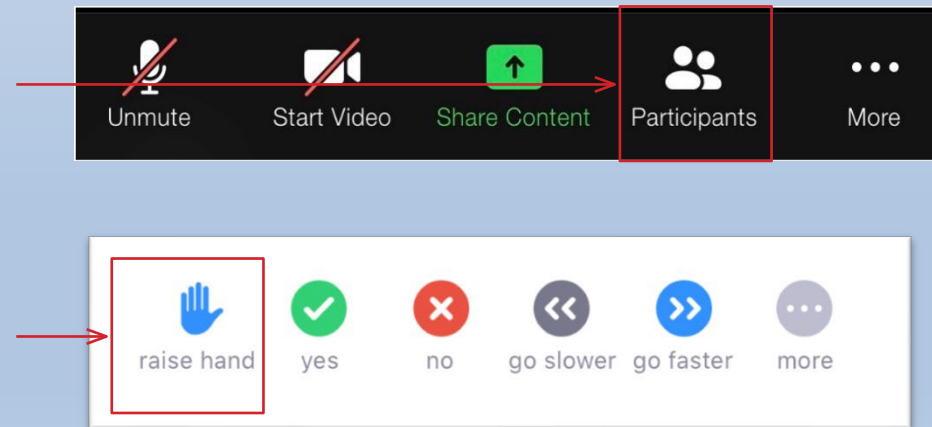


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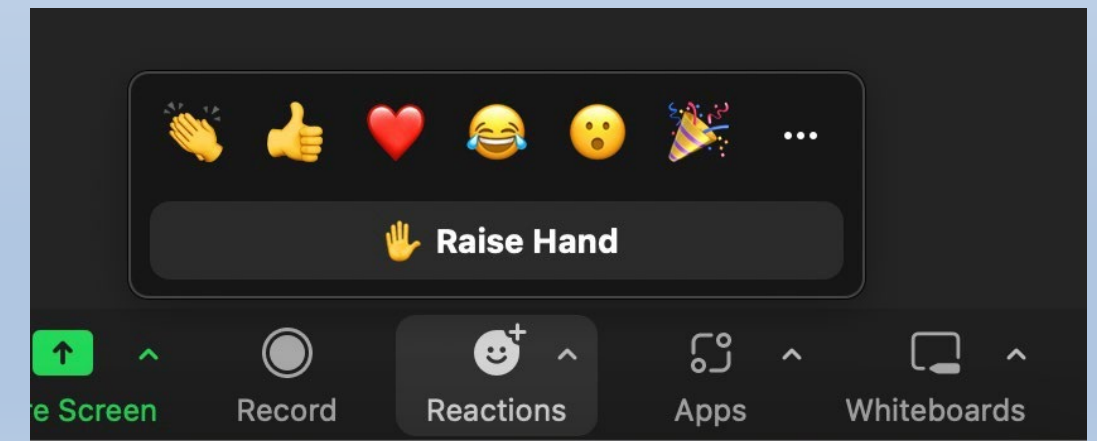
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