

**BRONX BOROUGH PRESIDENT  
RUBEN DIAZ JR.'S RECOMMENDATION  
ULURP APPLICATION NOS:  
C140033 ZMX, N 140034 ZRX, C 140035 ZSX C 140036 PPX  
KINGSBRIDGE NATIONAL ICE CENTER  
COMMUNITY DISTRICT #7  
SEPTEMBER 2013**

**DOCKET DESCRIPTION**

**C 140033 ZMX-IN THE MATTER OF** an application submitted by KNIC Partners, LLC, pursuant to sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3c, changing from an R6 District to a C4-4 District, property bounded by West 195<sup>th</sup> Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue, Borough of the Bronx, Community District #7, as shown on a diagram (for illustrative purposes only) dated July 22, 2013.

**N 140034 ZRX- IN THE MATTER OF** an application submitted by KNIC partners, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Section 74-41 (Arenas, Auditoriums, Stadiums or Trade Expositions) to allow by a 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, and allow modifications of certain signage and loading berth requirements in Community District #7, in the Borough of the Bronx.

**C 140035 ZSX-IN THE MATTER OF** an application submitted by an application submitted by KNIC Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant to a special permit pursuant to Section 74-41(b)\* of the Zoning Resolution to allow an indoor arena with a maximum seating capacity of 5,800 seats located within 200 feet of a Residence District, and to allow the modifications of the sign provisions of Sections 32-64 (Surface Area and Illumination Provisions) and 32-655 (Height of Signs in all other Commercial Districts), and the loading provisions of Section 36-62 (Required Off-Street Loading Berths), in connection with the conversion of an existing building (Kingsbridge Armory, on property located at 29 West Kingsbridge Road, (Block 3247, Lot 10 and p/o Lot 2) in a C4-4 District\*\*, Borough of the Bronx, Community District #7.

\*Note: A zoning text amendment to modify Section 74-41 is proposed under a concurrent related application N 140034 ZRX.

\*\*Note: A zoning map amendment to change an R6 District to a C4-4 District is proposed under a concurrent related application C 140022 ZMX.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

**C 140036 PPX-IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 29 West Kingsbridge Road (Block 3247, Lot 10 and p/o Lot 2), Borough of the Bronx, Community District #7, restricted to the conditions pursuant to NYC Zoning Resolution (ZR) Section 74-41 (b) Special Permit.

## **BACKGROUND**

### **An Informative History**

The Kingsbridge Armory, which is also known as the Eighth Regiment Armory, is an imposing Romanesque structure built during the 1910's and completed in 1917. Lewis Pilcher was the architect. Rising to a height of approximately 120 feet (12 stories), it is perhaps the largest building of its kind in the world, occupying approximately five acres of property in the Kingsbridge Heights section of the Bronx. The interior features, among other functions, a drill hall consisting of 180,000 square feet, a 400 foot shooting range, an auditorium accommodating 800 seats, a full size basketball court, rooms for lectures, fitness facilities and two cellar levels for the parking of vehicles and other storage.

The exterior of the Kingsbridge Armory conveys a message of power, strength, intimidation and security. The edifice is comprised of red brick which is overtaken by a massive sloping metal roof of steel, copper and glass. On the Kingsbridge Road frontage two cylindrical towers, each 130 feet in height, are comprised of red brick, rise above the structure's roof line and are each topped by a conical roofs. The metal work associated with this structure includes heavy iron gates and paneled doors.

The initial purpose this structure was to accommodate the Eighth Regiment, which at the time of the Kingsbridge Armory's construction was located at the Park Avenue Armory in Manhattan. During World War II as many as 10,000 troops were accommodated by the Bronx building. Among other functions, the Kingsbridge Armory was also offered to the United Nations General Assembly for their temporary use.

In 1957 the Kingsbridge Armory was expanded, with the construction two additional buildings known as annexes. In 1974 the Landmarks Preservation Commission designated the structure a New York City Landmark. In 1982 the Kingsbridge Armory was placed on the National Register of Historic Places.

During the final 30 years of the 20<sup>th</sup> century the military's need for this mammoth structure, coupled with increasing costs associated with maintenance and routine operations, lead to the Armory's neglect. During the 1990's the ownership of the Kingsbridge Armory was transferred to the City of New York. Shortly thereafter the dire condition of the Kingsbridge Armory forced the city to consider immediate remediation to prevent further deterioration. Among the most pressing of these matters was replacing the building's roof and making other structural repairs, costing the city \$31 million.

The building's transfer to the city also facilitated a process whereby a new use could be identified. Numerous proposals were advanced, ranging in purpose from a comprehensive sport venue, to an amateur athletic center or, more recently, a shopping mall. Throughout this process however, community groups vocalized their interest in seeing much of the Armory used for educational purposes and/or for purposes that did not compete with established neighboring businesses.

In January 2012, two final proposals for the building were presented by the New York City Economic Development Corporation. With the endorsement of Bronx Borough President Ruben Diaz Jr., the proposal selected was that offered by a consortium of interests including a bank, hockey legends and Olympic stars. Known as the Kingsbridge National Ice Center (KNIC), the Kingsbridge Armory would become the home of one of the largest ice skating facilities in the world, the highlight of which would be the inclusion of nine ice skating rinks set in an arena able to accommodate 5,000 spectators. In April 2013 this proposal was endorsed by the Bloomberg administration.

Prior to the January 2012 selection and subsequent endorsement by Mayor Bloomberg, in 2007 the Economic Development Corporation and Bloomberg administration endorsed the use of the Armory for a comprehensive shopping mall. This proposal was subject to the Uniform Land Use Review Procedure (ULURP) and included the following actions:

- C 090438 PPX-Disposition of City-Owned Property
- C 090437 ZMX-Amendment of the Zoning Map
- C 090236 MMX-Amendment of the City Map
- C 090237 MMX-Amendment of the City Map

Following the required review pursuant to ULURP, these matters were ultimately disapproved by the City Council in December 2009.

### **Approving the Current Applications**

- C 140033 ZMX-Amendment of the Zoning Map**
- N 140034 ZRX-Zoning Text Amendment**
- C 140035 ZSX-Grant of a Special Permit**
- C 140036 PPX-Disposition of City-Owned Property**

Approval of these applications will facilitate the renovation and redevelopment of the Kingsbridge Armory, located at 29 West Kingsbridge Road (Block 3247, Lot 10 and part of Lot 2). This armory building is a designed New York City Landmark and listed on the State and National Registers of Historic Places. The Kingsbridge Armory is situated on the north side of West Kingsbridge Road. It is bounded by Jerome Avenue on the east, Reservoir Avenue on the west and West 195<sup>th</sup> Street to the north. The *overall site* includes 309,100 square feet of lot area. This includes the armory building plus two United States National Guard buildings fronting on West 195<sup>th</sup> Street, occupying the northern portion of Lot 2. These two buildings are excluded from the development site, are not part of the Disposition and Special Permit this

matter is considering but are included in the Zoning Map Amendment. The *development site* approximates 245,128 square feet of lot area, in an R6 zone, Bronx Community District #7.

These applications are being submitted by the Department of Citywide Administrative Services (DCAS) and/or Kingsbridge National Ice Center (KNIC),” the Developer.” KNIC is proposing to construct a world-class, recreational and educational ice center, making the Kingsbridge Armory the site of the first of its kind in New York City, if not the entire nation. Highlights include the installation of nine ice rinks, as well as related program space, a community facility, food and beverage areas, retail locations, and accessory off-street parking to be installed in the Armory’s cellar levels. As proposed, new uses will approximate 794,900 gross square feet. This entire facility will, among other objectives, provide ice skating options for students, residents, high school and college leagues, instructional training, professional and non-professional hockey games, as well as venues for figure and speed skating events.

Features of the proposed project include nine ice rinks occupying 274,400 gross square feet. The main rink will feature a spectator gallery offering seating for 5,000 patrons. The remaining eight rinks will each offer seating for 100 spectators. They will be located east and west of the main rink on two levels of the center; four on the main level and four on the mezzanine level. Consequently, seating for a grand total of 5,800 people is to be provided. Additional features of this project include:

- 64,300 gross square feet of program space (wellness center, curling lanes, locker rooms)
- 58,100 gross square feet for food and beverage service and retail space.
- 50,000 gross square feet for community facility use (i.e. multipurpose rooms, child care facility, meeting rooms for community functions). Entry via Jerome Avenue.
- 153,300 gross square feet for off-street, subterranean parking including 457 spaces.
- 194,800 gross square feet for the machine and mechanical operations plant.

**TOTAL: 794,900 Gross Square Feet**

The entrances to this facility will be provided on West Kingsbridge Road, Reservoir Avenue and Jerome Avenue. The new underground parking garage offering 457 spaces will be located on the basement and subbasement level of the Armory building. Access will be provided on Reservoir Avenue and on West 195<sup>th</sup> Street. The garage will be unattended. Loading births for the facility will also be located on the basement level and accessible at Reservoir Avenue. Construction of both the garage and loading births will require excavation and new building foundations in the vicinity Reservoir Avenue and on West 195<sup>th</sup> Street.

As proposed, three loading docks will be constructed adjacent to the accessory parking garage. Based on the overall square footage of the proposed development however, the current Zoning Resolution mandates five such docks. The applicant is therefore seeking approval of a Special Permit, to allow among other objectives, a reduction in the number of such docks from five to the proposed three. Noting that the proposed use of the Armory building includes nine ice skating rinks approximating 247,620 square feet, the applicant claims this function minimizes the need for the two additional loading docks.

Additional features to be included as part of this project include:

- An exterior landscaped plaza for public use.
- Illuminated signage specifically designed to not intrude on nearby residences.
- Replacing fiberglass walls now in place on the east and west facades with clear glass to improve natural lighting by day (saving energy) while accentuating the Armory's profile by night as interior lights illuminate the glass.

## **Amending the Zoning Map**

### **C 140033 ZMX**

Currently the Kingsbridge Armory, located on Block 3247, Lots 2 and 10 (Project Area), is zoned R6. This district does not permit commercial uses. . Therefore to facilitate construction of the proposed project, the applicant seeks to amend the Zoning Map, eliminating the R6 designation, establishing a C4-4 designation. This designation would allow for the redevelopment of the Armory building at a Floor Area Ratio (FAR) of a maximum of 3.4, although, as proposed by the applicant, the site will be developed at an FAR of 2.22. The C4-4 designation also allows for numerous Use Groups that are being proposed for the Kingsbridge Armory site. This proposed amendment will apply only to the project area and would not facilitate new development in the surrounding area.

## **Zoning Text Amendment**

### **N 140034 ZRX**

#### **74-41-(as currently in place)**

#### **Arenas, Auditoriums, Stadiums or Trade Expositions**

(a) In C4, C6, C7 or C8 Districts or any Manufacturing District, the City Planning Commission may permit arenas, auditoriums, or stadiums with a capacity in excess of 2,500 seats, or trade expositions with a rated capacity in excess of 2,500 persons, provided that the following findings are made:

- 1) that the principal vehicular access for such use is not located on a local street but is located on an arterial highway, a major street or secondary street within one-quarter mile of an arterial highway or major street;
- 2) that such use is so located to draw a minimum of vehicular traffic to an through local streets in nearby residential areas;
- 3) that such use is not located within 200 feet of a Residence District,

- 4) that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exists are provided to prevent traffic congestion,
- 5) that vehicular entrances and exists for such use are provided separately and are located no less than 100 feet apart; and
- 6) that due consideration has been given to the proximity of bus and rapid transit facilities to serve such use.

**To facilitate construction of the Kingsbridge Armory project as being now proposed, the above noted provision would be amended thusly: *(bold notes the amended text)***

***(b)*** In C4, C6, C7, or C8 Districts or any Manufacturing District in the Community Districts listed below, the City Planning Commission may permit an indoor arena with a maximum seating capacity of **6,000** within 200 feet of a Residence District, ***and in conjunction with such arena, permit modifications of the provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-655 (Height of Signs in all other Commercial Districts), and 36-62 (Required Accessory Off-street Loading Berths,*** provided that the following findings are made:

- (1) findings (1), (2), (4), (5) and (6) of paragraph (a) of this Section are met;***
  - (2) that open space surrounding such arena will be located and arranged to provide adequate pedestrian gathering areas to minimize disruption to the surrounding areas;***
  - (3) the arena include noise attenuation features and measures which serve to reduce arena related noise in the surrounding area, including at nearby residences,***
  - 4) where Sections 32-64 (Surface Area and Illumination Provisions) and 32-655 (Height of Signs in all other Commercial Districts) are modified, a signage plan has been submitted showing the location, size, height and illumination of all signs on the zoning lot, and the Commission finds that all such signs and any illumination from or directed upon such signs are located and arranged so as to minimize any negative effects from the arena use on nearby residences, and***
  - 5) where Section 36-62 (Required Off-street Loading Berths) is modified, a loading plan has been submitted that addresses the operational needs of all servicers of the arena and shows the number, location and arrangement of all loading berths on the zoning lot, and the Commission finds that such a loading plan 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***
- (i) Community District #7 in the Borough of the Bronx***

This proposed zoning text amendment applies only to a small geographic area in Bronx Community District #7.

### **Special Permit Pursuant to Section 74-41 (b)**

#### **C 140035 ZSX**

As-of right development of an arena located in a C4-4 District may not accommodate more than 2,500 persons. The applicant is proposing an ice rink facility that would accommodate 5,000 persons, plus an additional 800 persons when the additional eight rinks to be included on site are in use. The rationale for the 5,000 seating capacity includes:

- 1) A review of seating capacity venues across the City of New York indicates a shortage of arenas providing for 5,000 spectators.
- 2) Arenas offering a minimum of 5,000 seats are able to attract events that venues with fewer seats would not be able to realize. Such events may include shows similar to “Disneyworld on Ice,” “Ice-capades.” Likewise, the Kingsbridge Armory may be sited for use by a pro-hockey farm-team, and/or offer locations for collegiate hockey events.

As a result, a Special Permit pursuant to the new subsection 74-41 (b) of the Zoning Resolution is required for the proposed project. Additionally, the applicant is requesting modifications of the signage and loading berth requirements. Highlights of these modifications include:

- **Signage**-Sections 32-641 and 32-642, the surface area of all signage cannot exceed the lesser of five times the street frontage or 500 square feet for each frontage. Signs are not permitted to exceed a height of 40 feet above curb level (Section 32-655). Proposed is the installation of signs that exceed these mandates, as signs measuring 1,800 square feet are proposed for the West Kingsbridge Road frontage, 2,100 square feet on Reservoir Avenue, 1,600 square feet on Jerome Avenue, totaling 5,500 square feet of signage. Interior signs and banners would also exceed the maximum height limitation of 40 feet.
- **Loading Docks**-Current requirements pursuant to Section 36-62 stipulate five loading docks be provided. The applicant proposes three such facilities given that a substantial amount of available square feet on site will be occupied by ice skating rinks, locker rooms a wellness center and mechanical service rooms, all of which do not require routine deliveries of stock, merchandize or supplies warranting the need for five loading docks.

## **Disposition of City-owned Property**

### **C 140036 PPX**

The Kingsbridge Armory facility is located at 29 West Kingsbridge Road, (Block 3247, Lot 10 and p/o Lot 2) which is currently owned by the City of New York, and under the jurisdiction of the Department of Citywide Administrative Services (DCAS). Approving this application will facilitate the disposition of this property to the developer of the Kingsbridge Armory (KNIC) pursuant to a 99-year, long-term ground lease between DCAS (on behalf of the City of New York) and the developer (KNIC). As vehicular and pedestrian access will be made available at the Armory's north façade via West 195<sup>th</sup> Street, and that a portion of Lot 2 is not part of the development site and remains under the ownership of the State of New York, an easement or similar agreement will be required from the New York State Division of Naval and Military Affairs.

### **Open Space Plaza & Landscaping**

The Borough President joins with the Department of City Planning in asking that the Department of Transportation (DOT) to include significant portion of a mapped street located at the northeast corner of Reservoir Avenue and West Kingsbridge Road, in the DOT's Plaza Program. Benches, trees, shrubs and lawn area and other amenities will define this space for passive relaxation as well as one of several locations for meeting prior to entering the armory building. Similar landscaping treatments are to be included on the Kingsbridge Armory property, most notably on West Kingsbridge Road.

### **Truck Deliveries & Media Vehicles**

Truck access will be provided on the western side of the Armory building, (Reservoir Avenue). A 30-foot wide curb cut and driveway will also be provided at this location. However, the trucking dock area will be entirely separated from the parking garage. Trucks up to nine feet in width, 12 feet high and 30 feet in length will be accommodated. Two of the three loading docks will be routinely available, while the third facility will be made available when necessary or in case of an emergency.

Hours of operation are based on a five day week, commencing at 6:00 a.m. and concluding at 5:30 p.m. Hours of operation on Saturday will commence at 9:30 a.m. and conclude at 5:00 p.m. No hours of operation are scheduled for Sundays.

No on-street truck parking or idling will occur.

Media vehicles will be accommodated on the north side of the Armory at an at-grade, drive-in parking area accessible via West 195<sup>th</sup> Street. This area will be prepared to accommodate two media trucks up to 55 feet in length.

## **Renewable Technologies**

Not subject to ULURP, but nonetheless relevant to the applicant's proposed development of the Kingsbridge Armory, is to satisfy a LEED Silver rating. This rating will be achieved through the installation and/or use of:

- Installation of Solar Panels
- Glass to maximize natural interior lighting
- Grey water reclamation systems
- Low-flow plumbing fixtures & lighting control systems
- Heat recovery systems
- Condensing boilers
- Noise remediation systems
- Installation of extensive plantings, (street trees, shrubs)

## **The Surrounding Community**

Existing residential development of the community surrounding the Kingsbridge Armory is typified by five- and six-story residential buildings located to the south, west and east of the site. An R6 zone is located to the west, north and south of the Kingsbridge Armory. East of Jerome Avenue an R8 Zoning District is in place. Active retail activity is found on Kingsbridge Road and on Jerome Avenue. Commercial overlays include C1-3 on Kingsbridge Road. Blocks adjacent to Jerome Avenue offer commercial overlays that include C2-3 and C2-4. A C4-4 District is in place on East Fordham Road at the Grand Concourse. Development north of the armory includes Walton High School and the multi-acre campus of Lehman College. .

Subway service via the Lexington Avenue-Jerome Avenue 4 train is available adjacent to the Kingsbridge Armory at the intersection of Kingsbridge Road and Jerome Avenue. Additional subway service via the 6<sup>th</sup> Avenue-Concourse Line is located on the Grand Concourse at East Kingsbridge Road, approximately four blocks east of the Kingsbridge Armory. Bus services also operate on Kingsbridge Road, on Jerome Avenue and on the Grand Concourse.

Access to the Major Deegan Expressway (Interstate 87) is available approximately four blocks west of the Armory.

Beyond the surrounding community, destinations within a two mile radius of the Kingsbridge Armory building include:

- Bronx Community College
- Monroe College
- Fordham University
- Bronx High School of Science
- Dewitt Clinton High School
- Roosevelt High School

- Fordham Road Business Improvement District
- Roberto Clemente State Park

### **Associated Actions**

Pursuant to the applicant's proposal to include a wellness center (health club) in the proposed Armory, an application to the New York City Board of Standards and Appeals is necessary. The calendar number is **223-13-BZ**.

### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

The applications submitted pursuant to the Kingsbridge Armory proposal were reviewed pursuant to SEQR and CEQR and received a Positive Declaration, requiring an Environmental Impact Statement. These applications were certified as complete by the City Planning Commission on July 22, 2013.

### **COMMUNITY BOARD PUBLIC HEARING**

These applications were reviewed by Bronx Community Board #7 at a public hearing called on September 17, 2013. A vote recommending approval of these applications was rendered at the hearing by a tally of 20 in favor, five opposed, and zero abstaining.

### **BRONX BOROUGH PRESIDENT'S PUBLIC HEARING**

A public hearing was convened by the Bronx Borough President on September 20, 2013. The applicant spoke in favor of approving all relevant applications. A total of 53 members of the public were present. Of those in attendance 25 offered testimony, and that testimony was unanimous in favor of the applications. There being no further speakers present the hearing was closed.

### **BOROUGH PRESIDENT'S RECOMMENDATION**

It is said that good things happen to those who wait. The people of the Bronx have waited 30 years for a good thing to happen at the Kingsbridge Armory. I am therefore thrilled to announce that our collective wait is over and that something absolutely grand is now being proposed for this very iconic building and historic site.

### **A Historic Project for a Historic Site**

Key to the anticipated success of this entire project is that it represents the culmination of a comprehensive participatory process that included all those who have an interest in the future of the Kingsbridge Armory. These parties include representatives of the surrounding community, the borough's elected officials, the Mayor's Office and the Economic Development Corporation of the City of New York, as well as those associated with Kingsbridge National Ice Center's development team (KNIC). As a consequence, I have no hesitation in stating that what will be constructed in the Kingsbridge Armory will be of great benefit to the Bronx, financially

successful, offer living wage employment, and will provide local businesses with contractual opportunities while offering a venue for educational and professional ice sports related recreational events heretofore not possible in our great city.

For nearly two generations, this noble building has remained dormant. Indeed, since the 1980's it could be argued that the Kingsbridge Armory has been more of a liability than an asset. You might say this gigantic historic structure, a tribute to our military during the first half of the 20<sup>th</sup> century, has been MIA (missing in action) for the past 30 years. Now, this is about to change.

Some may argue against devoting this entire complex to ice related sporting activities. However, I am convinced that because no comparable venue is to be found anywhere, the demand for this facility will be so great as to require the full compliment of the nine rinks now envisioned.

I am also certain that, as increasing numbers of our young people are offered the chance to learn and participate in supervised ice related activities, such participation will spark their interest and serve to broaden the spectrum of career options they may consider in the future. This observation is based on my visit to Philadelphia where I was introduced to Ed Snider's Youth Hockey Program. Here, over 2,500 at-risk youngsters, ages, 5-19 are taught life-lessons utilizing the sport of hockey as the primary means of instruction.

### **Money Well Invested**

Prior to the proposal now under consideration, numerous proposals for the Kingsbridge Armory were presented. While all well intended, each recommendation failed to gain the necessary support from the surrounding community or was unable to satisfy the required funding for implementation. Today's proposal is a bold step beyond this history. Here are some supporting figures:

- \$275-\$320 Million to restore, renovate and create the ice rinks and associated facilities which entails the reconstruction of the entire drill floor
- 170 full time equivalent permanent positions at the Armory
- 885 construction related jobs on site, plus a total of 2,700 off-site jobs created because of this project's development
- The minimum wage paid will be a living wage; \$11.75 per hour without benefits, \$10.00 per hour with benefits.
- The monetary benefit the City of New York will realize will approximate \$370 Million as a consequence of all the additional construction related jobs created

- It is anticipated that once this facility is operating, its function will create 380 permanent jobs in both the neighboring community and across Bronx County.
- The operations associated with the Kingsbridge National Ice Center facility will generate new economic activity approximating \$42 million annually across the Bronx.
- Due to the fact that this facility will be only one of its kind in New York City, it is estimated that the Kingsbridge National Ice Center will generate \$88 Million for the city economy annually.
- The Kingsbridge National Ice Center will attract 580,000 annual visits to the facility from across the region and 130,000 new visitors annually to New York City for special events held at the Armory.
- The Kingsbridge National Ice Center will generate \$46 Million in new spending by first time visitors annually.

### **A Benchmark Benefit for the Community**

My enthusiasm for the KNIC proposal and what it will offer the Bronx and our city is only surpassed by my support for the Community Benefit Agreement that has been rendered. This agreement is historic, as it sets to paper benefits that I believe establish a gold standard for all future projects that rely on the disposition and use of public sector assets. Key components of this agreement include:

- KNIC (the developer) shall pay all of its employees, be they full time, part time, temporary or regular, a living wage. The minimum hourly rate this wage represents is \$11.75 with no health or benefits provided, or \$10.00 with health benefits included.
- The developer will identify and train qualified employees from the Bronx, giving priority to local residents (Bronx Community District #7).
- The developer agrees to make all diligent efforts to establish a sports management curriculum and program partner with local colleges (Lehman College, Bronx Community College, Monroe College).
- During construction employers will make all diligent efforts to employ at least 25 percent of its workers from the Bronx.
- When in operation, the Ice Center will employ 51 percent of its employees from the Bronx.

- Employers also shall award 25 percent of the funds spent on employees performing construction, to M/WBE businesses located in The Bronx.
- KNIC shall make efforts with local businesses to supply healthy food options and discourage the sale of sugary drinks, fried foods and highly processed foods.
- The developer will achieve a LEED-Silver for major renovation of the Armory building.
- The developer shall prohibit alcohol and tobacco sponsorships and advertisements.

**Beyond these points, KNIC also has pledged to provide an initial contribution of \$8 Million for:**

- Developing and building out 50,000 square feet of community space for an annual rent of \$1.00 for the duration of the 99-year lease.
- \$1 million worth of ice time will be provided annually to local schools and community organizations.
- Creating an annual \$10,000 renewable energy scholarship for residents of the Northwest Bronx for the purpose of learning and being licensed to operate the geothermal and/or solar power systems.
- Providing \$250,000 for capital improvements of properties of local businesses.

### **Priority Access to the Project and the Ice Rinks**

- The Developer has agreed to offer an after-school skating and tutoring program.
- The Developer shall provide Bronx public school student and their families priority access. Priority will be given to Bronx Title 1 schools, and not-for-profit, 501(c)(3) tax exempt after-school programs. First priority shall be given to such programs located in the Bronx at discounted rates, if any, the cost of which shall be deducted from the annual run-rate contribution to one or more ice rinks during peak weekday time and off-peak weekday time.

### **Revenue Sharing**

Pursuant to the Community Benefits Agreement and the revenue sharing formula as put forth in the agreement, KNIC is agreeing to the following:

One percent of profit realized up to \$25 million  
Two percent of profit realized for more than \$25 million

### **A Green Development**

My administration is committed to projects that respect the surrounding community and our shared environment. To this end I am therefore very pleased to acknowledge that the applicant is

committed to achieving a LEED-Silver designation for the development of the Kingsbridge Armory.

I am also satisfied that because this project offers direct access to both subway and bus transportation, this fact minimizes the potential of traffic congestion. The availability of on-site parking, coupled with a well designed off-street lot for truck and media vehicles, diminishes the likelihood of persistent congestion on the neighborhood's street network.

With further regard to vehicular traffic, it remains my conviction that unlike retail centers that attract people with cars in order that they may more easily purchase large quantities of merchandise, those bound for a sport event at the proposed ice center would be more inclined to rely on mass transit. Our experience with this issue at the new Yankee Stadium confirms that people may in fact prefer the mass transit option. Indeed, since the recent opening of Metro North Railroad's Yankee-153<sup>rd</sup> Street station, an average of 5,000 people take advantage of the railroad option whenever a game is being played. At the same time, garages that serve the stadium are operating at 31 percent of capacity, leaving approximately 6,000 spaces vacant.

Reviewing traffic figures associated with the previous retail proposal for the Armory showed that during peak hours a retail use would generate twice the vehicular trips than those anticipated by the KNIC project; 1,400 vehicular trips, vs. 700 vehicular trips. On Saturdays, the retail use would prompt 1,307 vehicular trips, as compared with the ice center hosting a major event, the vehicular trip number is 860. As to the observation that a sport event discharges fans within a specific amount of time thereby prompting traffic congestion, again, with appropriate congestion management and if necessary the use of traffic control agents, I am certain any congestion would be minimal and short in duration.

Similarly, retail centers require voluminous truck deliveries. Conversely, vehicular traffic prompted by the KNIC proposal is characterized by automobiles. Deliveries of supportive goods to the ice center will be manageable and can be scheduled to reflect the traffic patterns and associated demands on the local street network. Simply stated, any productive use of the Armory will prompt an increase in vehicular and pedestrian activity. Therefore, I would propose we continue to explore ways by which such activity can be best managed, as for example extending existing bus routes to the Armory.

### **Suggestions for Consideration**

Given the extensive research and community consultations made by KNIC, I have only three proposals for consideration:

- 1) KNIC reach out to bus-service providers such as New York City Transit and Westchester County's BEE Line to explore the possibility of offering transportation to the Kingsbridge Armory or including a specific stop as part of an existing route.
- 2) Lighting specifically designed to highlight the exterior of the Kingsbridge Armory be included so as to enhance the building's unique architecture.

3) We encourage the Department of Transportation to work with KNIC to enroll a portion of a mapped street located at the northeast corner of the intersection of Reservoir Avenue at West Kingsbridge Road in the agency's Public Plaza Program.

## **Summary**

Consider the following facts:

- The residential demographic of the Kingsbridge community shows it to be one of the city's youngest (27 percent are below the age of 18 in Bronx CD #7).
- Within a two-mile radius six institutions for high school and/or college age students are in place and lack any ice related sport facilities.
- This use poses no competition for any existing business in Bronx County.
- This proposal is consistent with sustainable goals due to its proximity to subway, railroad and bus operations.
- Expanding the availability of active recreational activities for Bronx residents will serve to mitigate high rates of obesity and related illnesses.
- The applicant has committed to the community an unprecedented series of benefits that no other potential developer was willing to offer, most importantly a living wage for all employees.

To be sure, my administration is very proud of what this entire proposal represents; a project that broadens the profile of the Bronx as a place where new ideas can become reality, where new approaches can bring about better results, and where everyone wins. The importance of what I am suggesting here must not be under appreciated. I therefore enthusiastically recommend approval of these applications, and by so doing endorse the development of the Kingsbridge Armory by the Kingsbridge National Ice Center (KNIC) consortium.