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2009 DEC 17 P 4:47

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

December 17, 2009

Hon. Michael McSweeney
City Clerk and Clerk of the Council
141 Worth Street
New York, NY 10013

Dear Mr. McSweeney:

Pursuant to subdivision (e) of Section 197-d of the New York City Charter, I hereby disapprove Resolution Number 2297 disapproving the decision of the City Planning Commission on ULURP No. C090437 ZMX, a Zoning Map amendment (L.U. No. 1258). Resolution 2297 is one of four resolutions related to the redevelopment of the Kingsbridge Armory in the Bronx.

In disapproving the Kingsbridge Armory redevelopment project, the Council unraveled more than three years of collaborative planning with community leaders and negated an opportunity to generate more than \$300 million in private investment and 2,200 jobs in the Bronx, many of them paying middle class salaries.

The Kingsbridge Armory redevelopment proposal was born out of a planning process that began with the 2006 creation of the Kingsbridge Armory Task Force. The Task Force was comprised of the two neighboring Community Boards, local civic groups, and elected officials, including the local Council Members. Working together, the members of this group gave careful consideration to the needs and preferences of the Bronx communities surrounding the long-vacant armory site. The work of the Task Force ensured that these needs were reflected in the City's Request for Proposals (RFP) to redevelop the Armory site, with the RFP process resulting in a winning proposal that would transform the armory into a shopping and entertainment complex, including community space, that would revitalize the area, create jobs, and provide a valuable resource for Bronx residents and all New Yorkers alike.

This proposal would also create a much-needed economic engine for the Bronx, where residents disproportionately travel elsewhere to shop. Each year, the Bronx loses more than 40% of potential retail sales to locations outside the borough, which translates to \$2.8 billion in spending by Bronx residents that could be spent close to home and within New York City. This outward flow of spending has a compounding effect on unemployment in the Bronx, which has the highest unemployment rate of any county in the State. Redevelopment of the armory would

result in 1,200 new permanent jobs and 1,000 construction jobs, many of which would be filled by Bronx residents.

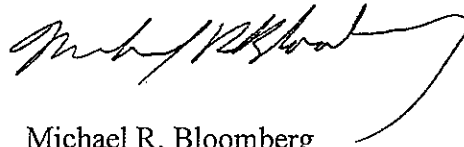
Given the continued negative economic effects of the national recession, including high unemployment and a scaling back of job-creating development, the Kingsbridge Armory redevelopment plan came at a particularly important moment for the City of New York and especially for the Borough of the Bronx. Disapproval of the plan serves as a particularly untimely setback to the fulfillment of these goals.

The public review of the proposal conducted under the Uniform Land Use Review Procedure did not identify any land use impacts or implications which warranted Council disapproval. The Kingsbridge Armory redevelopment plan was also considered in a comprehensive and detailed Environmental Impact Statement (EIS) which both the City Planning Commission and the City Council recognized met all environmental standards. There was thus no land use or environmental justification for the Council action.

Failure to approve this redevelopment will leave this challenging site vacant for the foreseeable future and will cause a potential City asset to continue instead to drain the City of millions of dollars annually for the operational, security, and capital expenses to maintain an empty facility. An opportunity will be lost to adaptively reuse this historic site for a project that would stimulate growth and jobs, benefitting the Bronx and the City as a whole.

Accordingly, for all the reasons set forth above, I hereby disapprove Resolution Number 2297.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael R. Bloomberg", with a long, sweeping flourish extending to the right.

Michael R. Bloomberg
Mayor

Cc: Hon. Christine C. Quinn

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**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 2297**

Resolution disapproving the decision of the City Planning Commission on ULURP No. C 090437 ZMX, a Zoning Map amendment (L.U. No. 1258).

By Council Member Avella

WHEREAS, the City Planning Commission filed with the Council on October 19, 2009 its decision dated October 19, 2009 (the "Decision"), on the application submitted by Related Retail Armory, LLC and the Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map to facilitate the development of an approximately 600,000 square foot retail, entertainment, and community facility development within an existing building, the Kingsbridge Armory in the Kingsbridge neighborhood of Community District 7, Borough of the Bronx (ULURP No. C 090437 ZMX) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 090236 MMX (L.U. No. 1256), an amendment to the City Map involving the elimination, discontinuance and closing of a portion of Reservoir Avenue and West Kingsbridge Road, and the mapping of Barnhill Triangle as parkland; C 090237 MMX (L.U. No. 1257), an amendment to the City Map involving the elimination, discontinuance and closing of a portion of West 195th Street between Reservoir Avenue and Jerome Avenue; and C 090438 PPX (L.U. No. 1259), a disposition of City-owned property;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on November 17, 2009;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on October 1, 2009 (CEQR No. 08DME004X).

RESOLVED:

Having considered the FEIS, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;

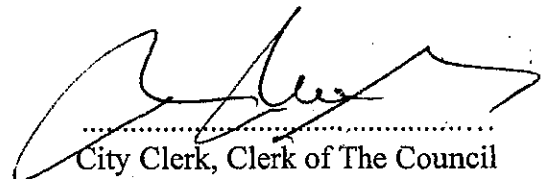
- (2) Consistent with social, economic and other essential consideration from among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the Final Environmental Impact Statement will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable;
- (4) The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, the Council disapproves the Decision.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on December 14, 2009, on file in this office.


.....
City Clerk, Clerk of The Council

DISAPPROVED

ON THE 17TH DAY OF December 2009


MAYOR