

KINGSBRIDGE ARMORY REDEVELOPMENT

Bronx Community Board 7 Public Hearing

June 03, 2025

Agenda

1. Introductions
2. Kingsbridge Armory Redevelopment
 - Project Vision
 - Design Vision
 - Prospective Users
3. ULURP and Environmental Review Process
4. Q & A

Introductions

NYC / EDC

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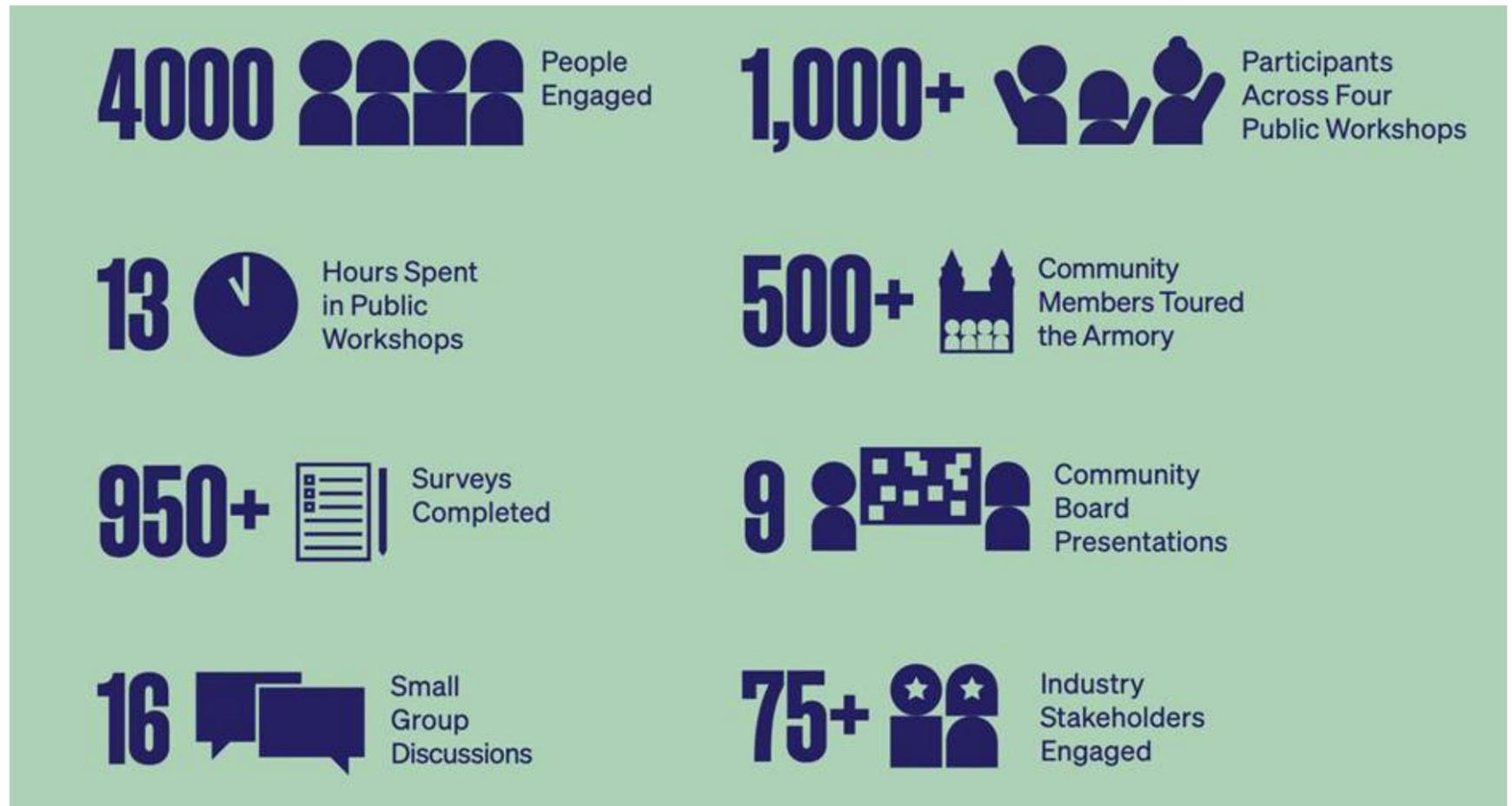
aufgang.

akerman

Constantinople & Vallone
Consulting

PROJECT VISION

Together for Kingsbridge



ULURP & Environmental Review

Land Use Actions to Facilitate Project

- Disposition of City-owned land (ground lease)
- Zoning map amendment to rezone the Development Site from C4-4 to M1-4A/R7-2 (MX)
- Zoning text amendments:
 - to establish the proposed MX district
 - to increase indoor arena capacity (by special permit) from 6,000 to 17,000 persons
- Special permit to allow an indoor arena with a capacity of up to 17,000 persons and modification of signage requirements
- Special permit to allow a public parking garage with a capacity of greater than 150 parking spaces

Other Related Actions

- Concurrently subject to Landmarks Preservation Commission and Public Design Commission review and approval processes

Landmarks Scope of Review

Armory

- New & enlarged openings at base of Armory
- New glazed infill within existing drill hall openings at Armory
- New signage
- New windows at the headhouse
- New guardrail at headhouse roof
- New through-wall louvers at rear elevation
- New glass infill at drill hall side walls
- New high performance roof with additional insulation
- Creation of skylights at roof
- Installation of solar panels at roof



Landmarks Scope of Review

New Construction

- Demolition of the existing National Guard buildings
- Construction of a new residential building
- Abutments between the residential building and Armory (and associated removals)
- Infilling rear areaway behind Armory

Site

- New plaza, landscaping, and signage

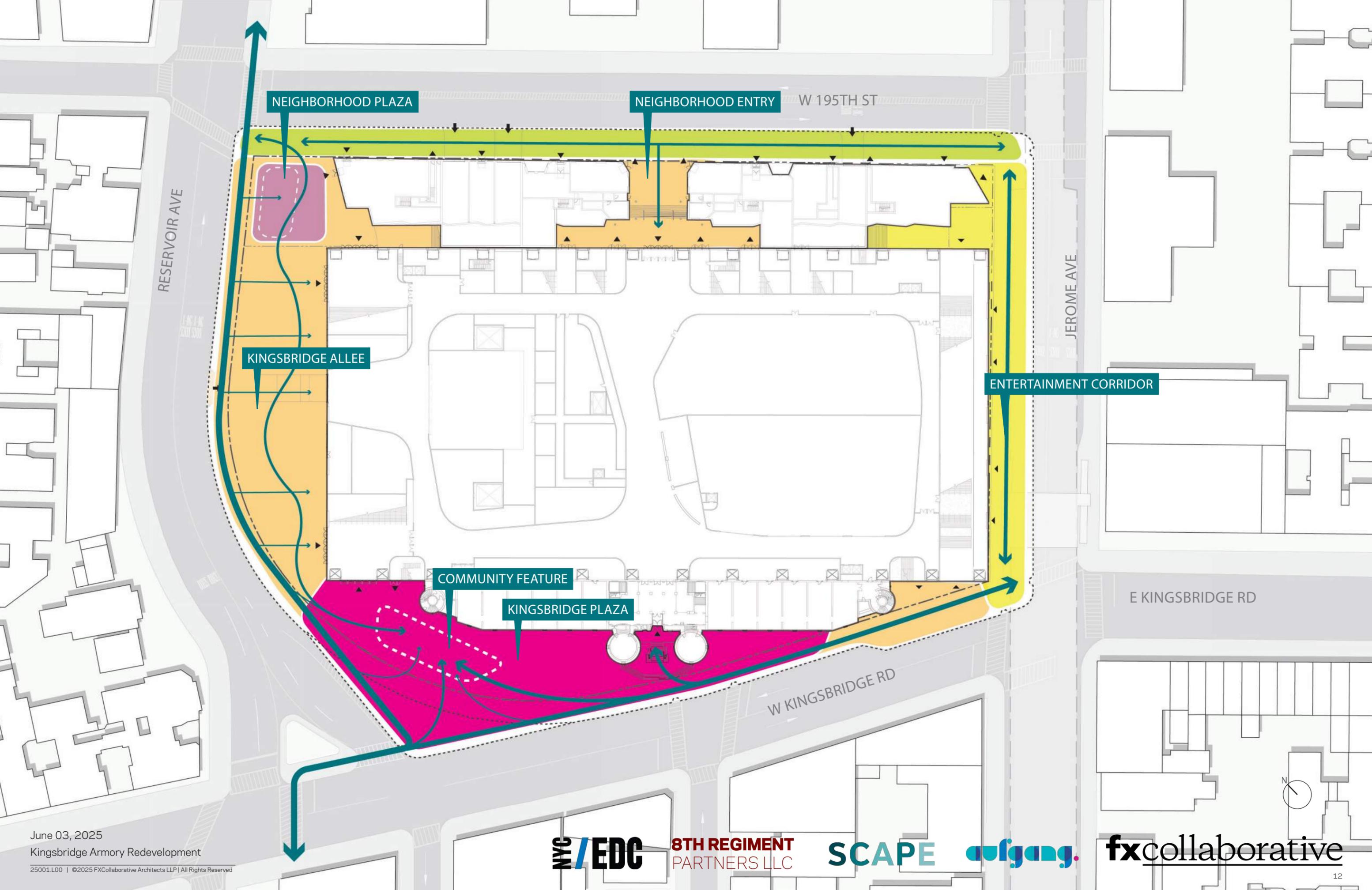


Development Approach

- Uses that reflect the *Together for Kingsbridge* Plan
- Open the Armory to the Bronx
- Engine of employment opportunity
- Historic preservation and stewardship of public asset
- Union Labor Participation – Project Labor Agreement
- Complementary investment, not displacement
- Mixed-use: commercial and affordable housing

DESIGN VISION





NEIGHBORHOOD PLAZA

NEIGHBORHOOD ENTRY

W 195TH ST

RESERVOIR AVE

KINGSBRIDGE ALLEE

JEROME AVE

ENTERTAINMENT CORRIDOR

COMMUNITY FEATURE

KINGSBRIDGE PLAZA

E KINGSBRIDGE RD

W KINGSBRIDGE RD



Open Space Plan

SEATING NOOKS

W 195TH ST

EXPANDED SIDEWALK

NEIGHBORHOOD ENTRY

PLAY PLAZA

MOVABLE SEATING AND PLANTERS

MATURE TREE CANOPY

KINGSBRIDGE ALLEE

EXPANDED SIDEWALK

ENTERTAINMENT CORRIDOR

RESERVOIR AVE

JEROME AVE

MARKET CANOPY

KINGSBRIDGE PLAZA

FIXED AND MOVABLE FURNITURE

BIORETENTION POTENTIAL

W KINGSBRIDGE RD



Open Space Plan

SEATING NOOKS

W 195TH ST

NEIGHBORHOOD ENTRY

PLAY PLAZA

MATURE TREE CANOPY

KINGSBRIDGE ALLEE

RESERVOIR AVE

MARKET CANOPY

KINGSBRIDGE PLAZA

FIXED AND MOVABLE FURNITURE

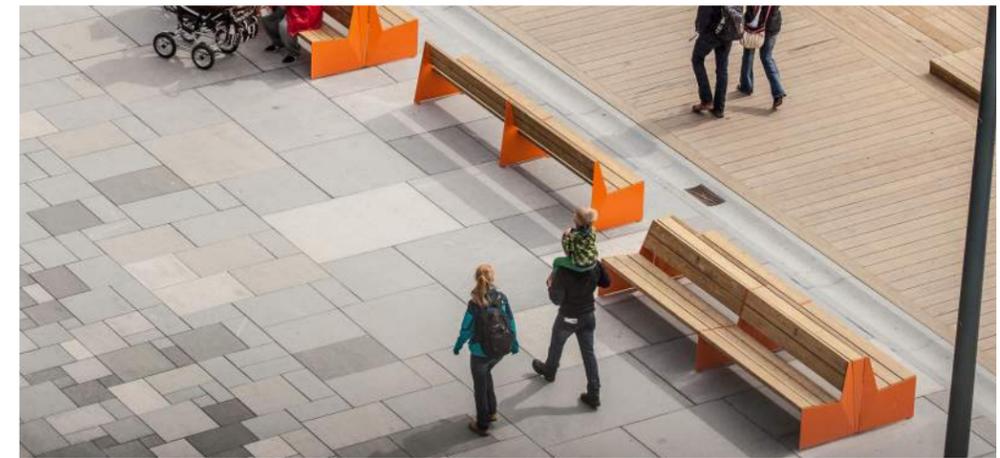
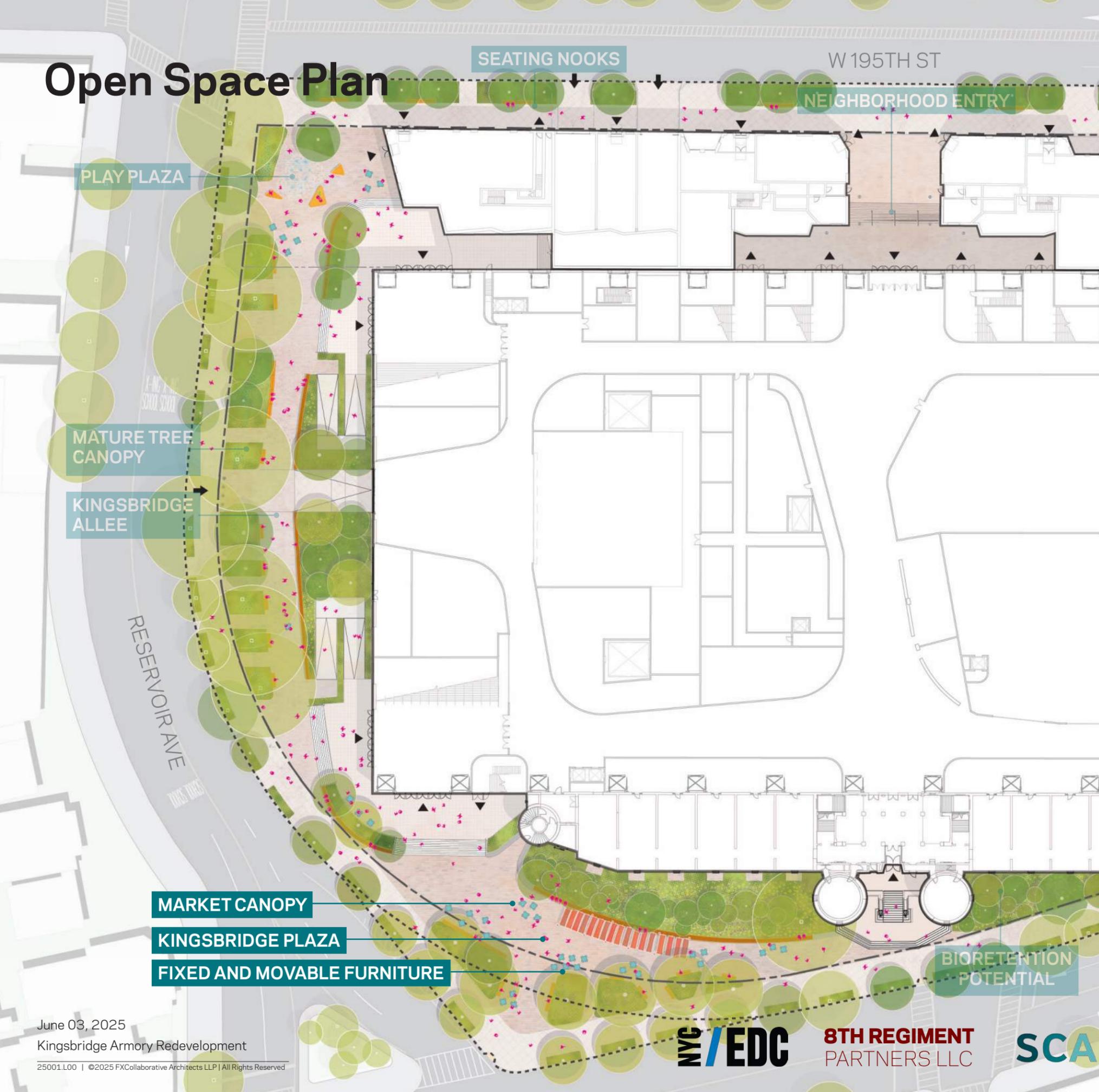
BIORETENTION POTENTIAL



The Kingsbridge Allee



Open Space Plan



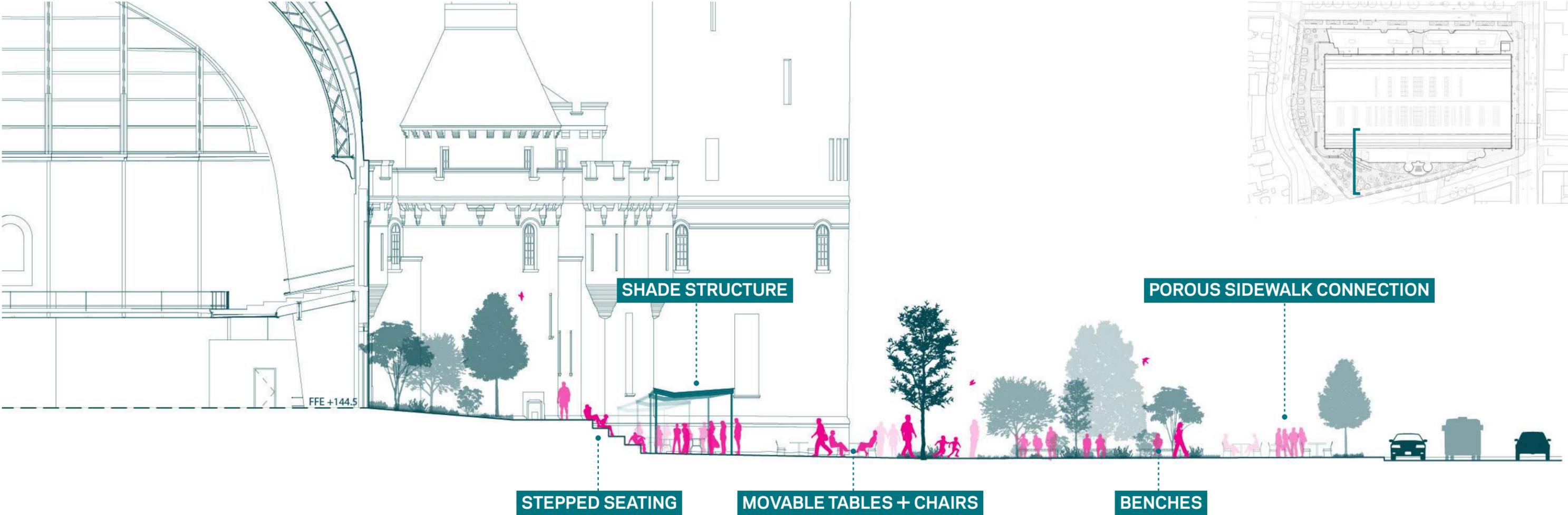
The Kingsbridge Plaza



MARKET CANOPY
SHADE STRUCTURE

ACTIVE PLAZA
WITH FLEXIBLE
PROGRAMMING

The Kingsbridge Plaza





June 03, 2025
Kingsbridge Armory Redevelopment

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SCAPE

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Program

ARMORY:

**EVENTS VENUE
ENTERTAINMENT / ARCADE
MUSIC MUSEUM
CULTURAL CENTER
COMMUNITY FACILITY
COMMERCIAL OFFICES
LIGHT MANUFACTURING INCUBATORS
ARMORY LOADING / PARKING**

RESIDENTIAL:

**AFFORDABLE HOUSING
GROUND FLOOR RETAIL
PARKING**

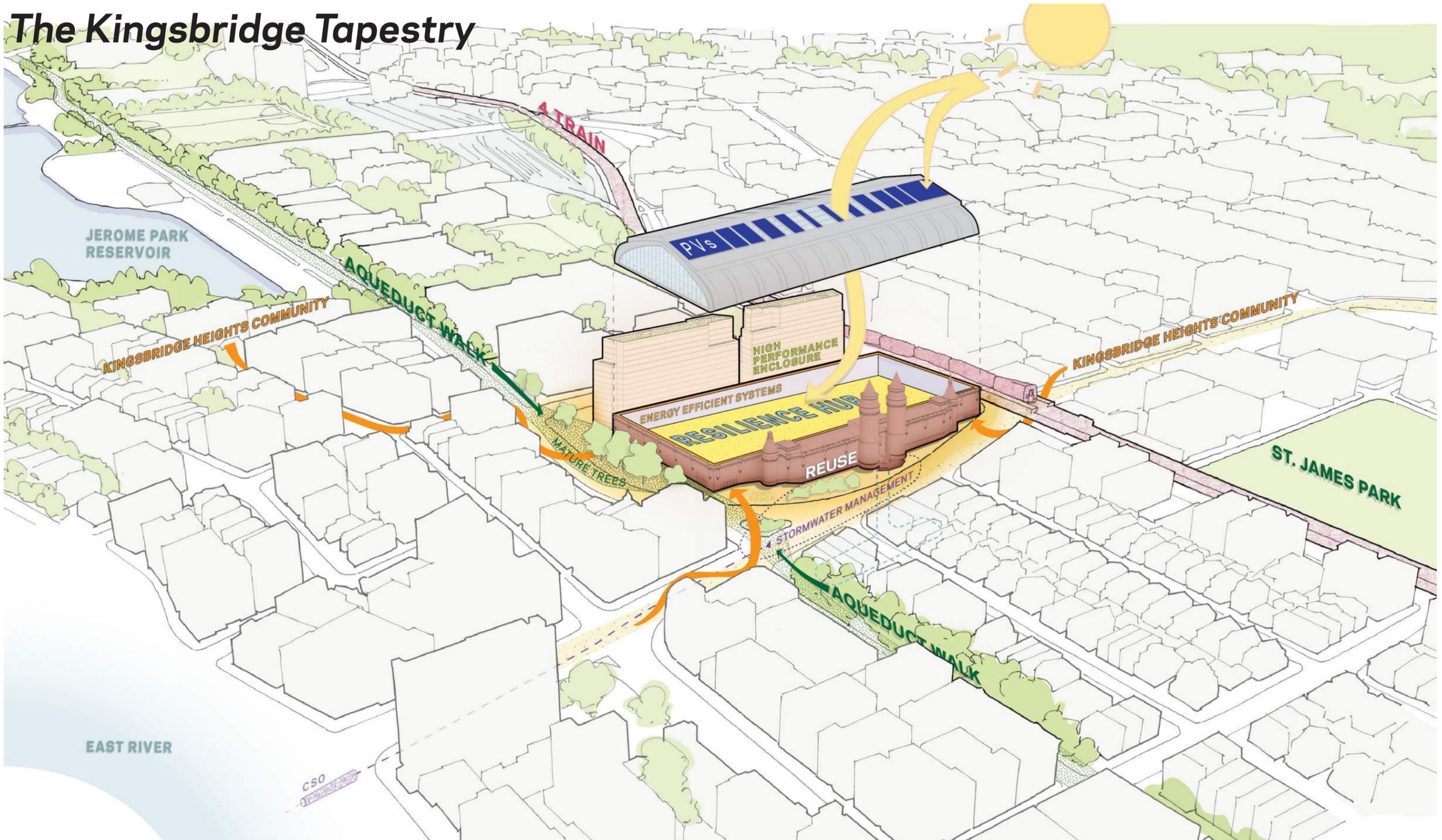




The Kingsbridge Tapestry



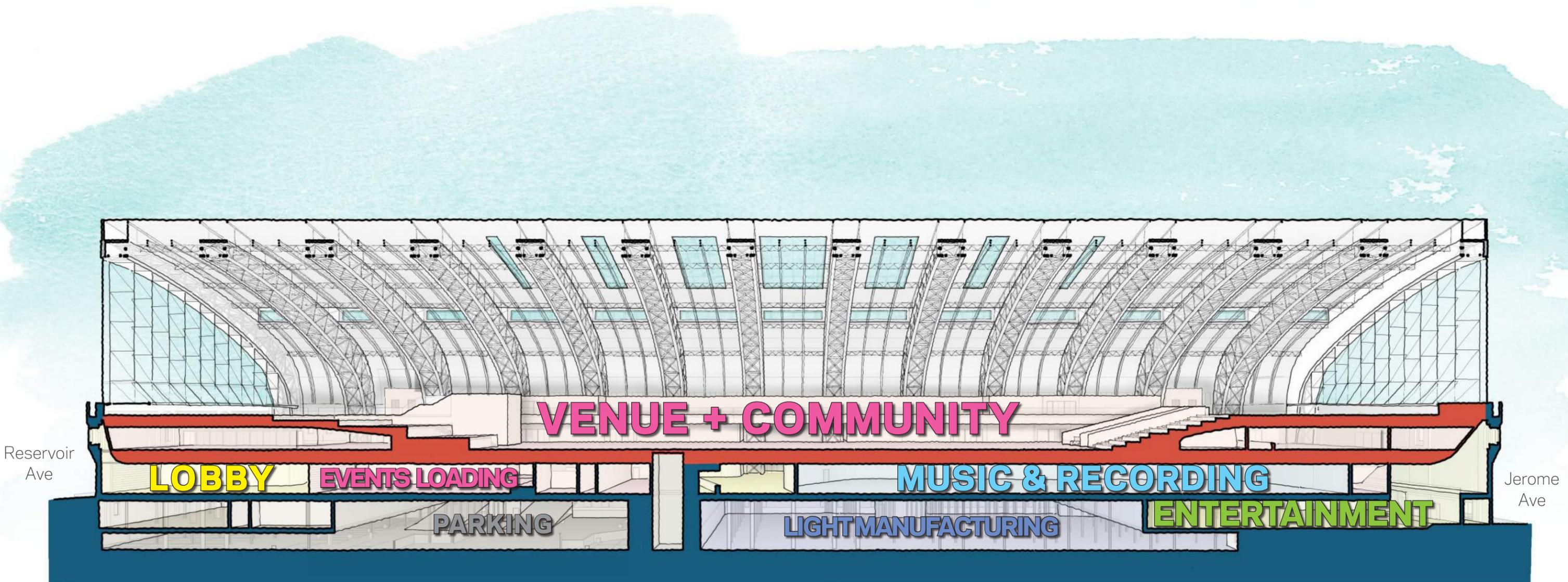
The Kingsbridge Tapestry



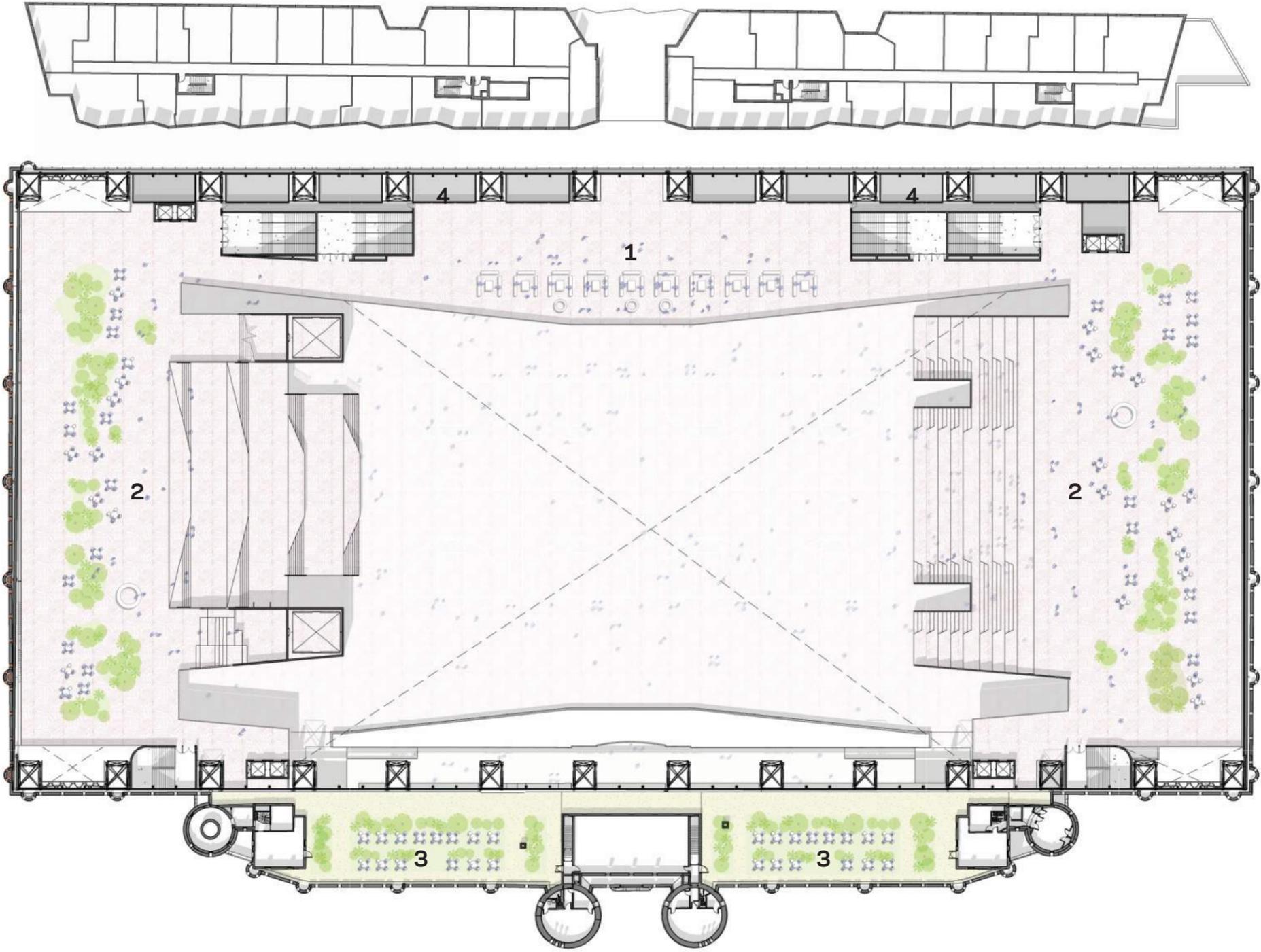
The Kingsbridge Tapestry



The Kingsbridge Tapestry

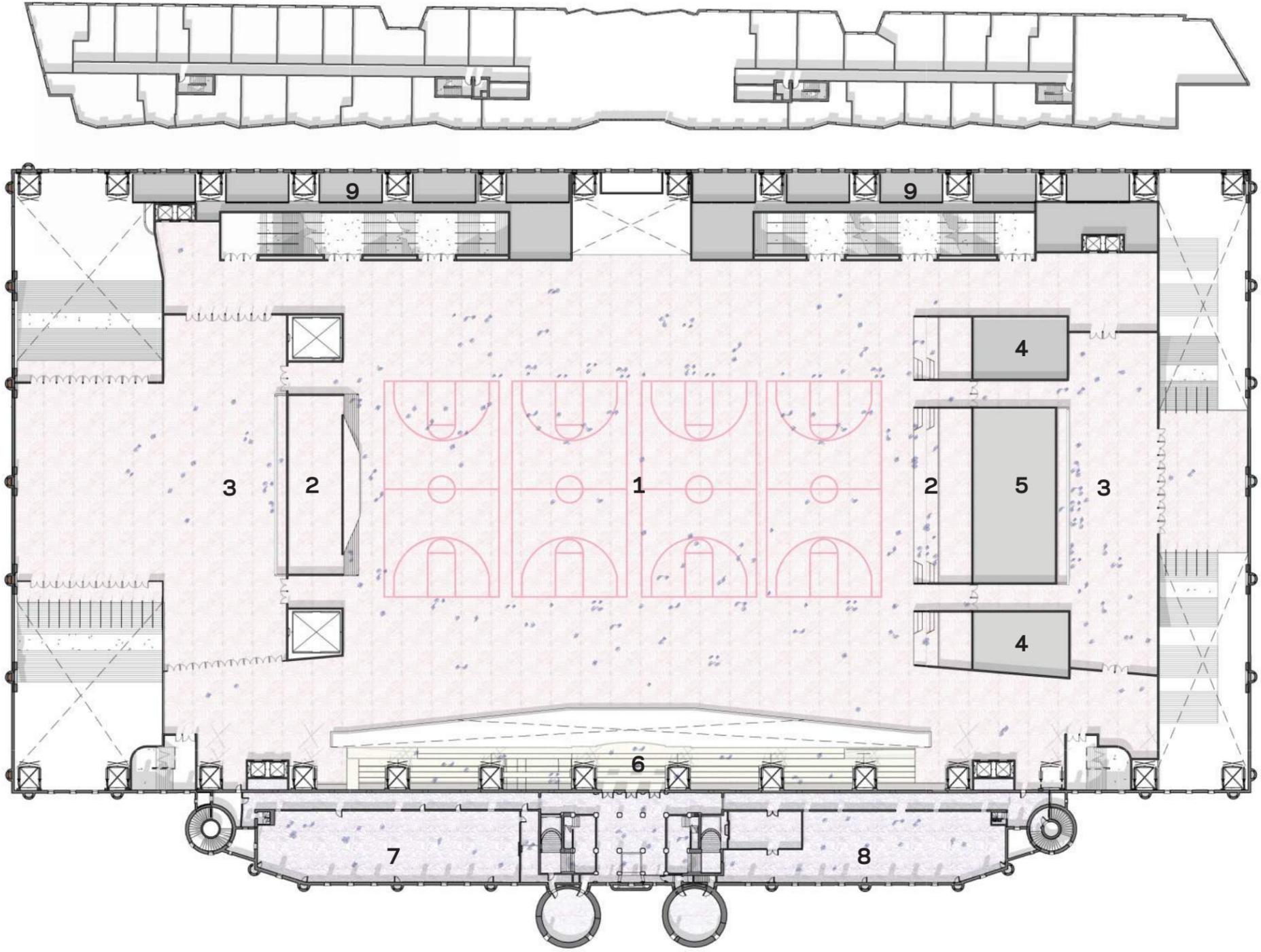


Balcony Level



- 1. Balconies
- 2. Garden Cafe
- 3. Roof Terrace
- 4. Mechanical

Venue Level



- 1. Venue / Community Space
- 2. Community Steps
- 3. Prefunction
- 4. Restrooms
- 5. Storage
- 6. Head House Balcony
- 7. Cultural Center
- 8. Community Use
- 9. Mechanical

Venue Level



Venue Level



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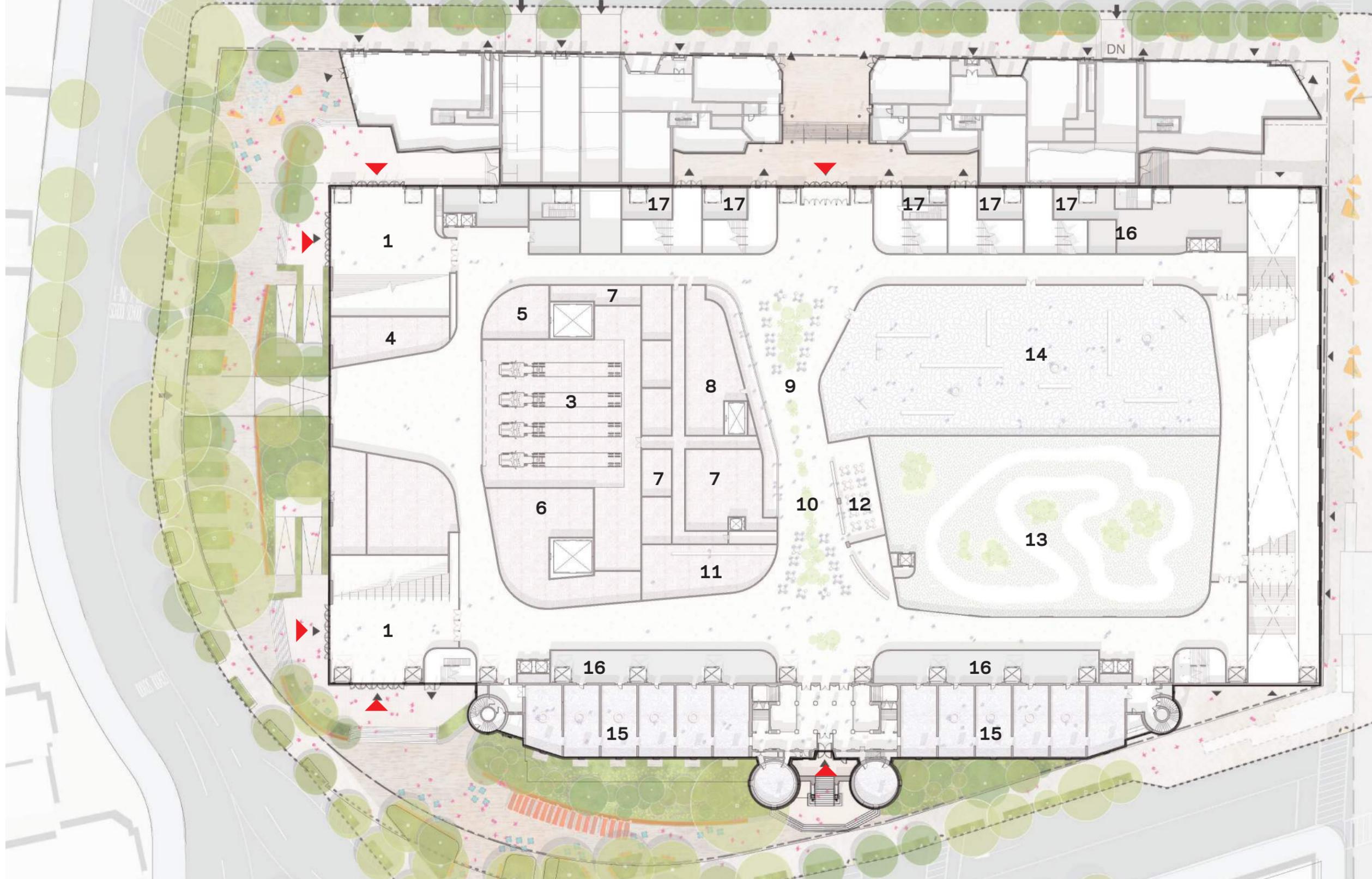
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Venue Level



Drill Hall / Concourse Level



- 1. West Entrances
- 2. Box Office
- 3. Venue Loading
- 4. Storage
- 5. Coat Check
- 6. Admin Offices
- 7. Venue Support
- 8. Kitchen / Back of House
- 9. Concessions Bar
- 10. Central Plaza
- 11. Merchandise Store
- 12. Entertainment Lounge
- 13. Entertainment
- 14. Music Museum
- 15. Community Use
- 16. Restrooms
- 17. Mechanical

Drill Hall / Concourse Level



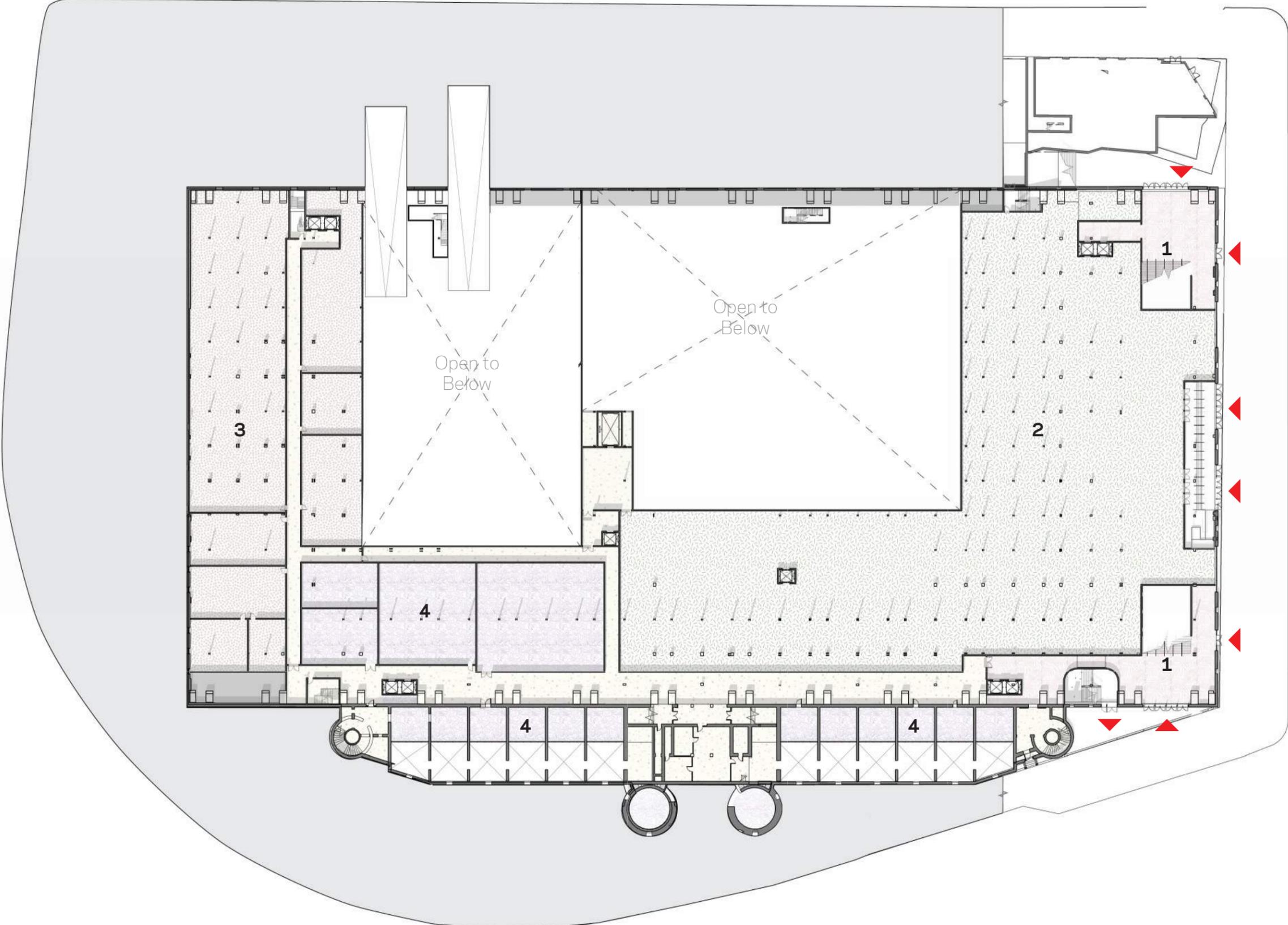
Drill Hall / Concourse Level



Community Uses at Historic Headhouse

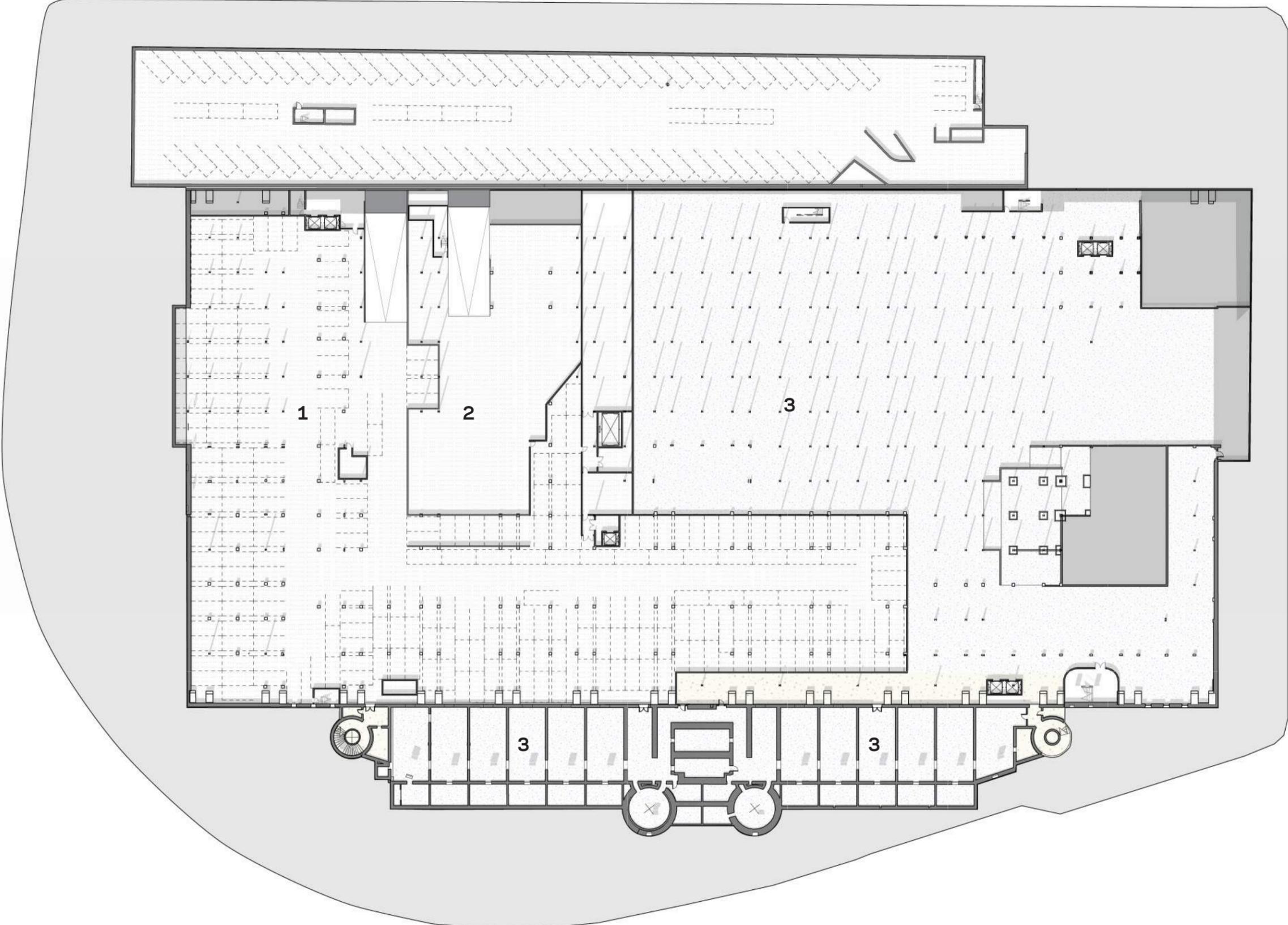


Basement Level



- 1. East Entrances
- 2. Entertainment
- 3. Commercial Offices
- 4. Community Use

Cellar Level



- 1. Attendant Parking
- 2. General Loading
- 3. Light Manufacturing Incubators

Entertainment Uses at Lower Levels

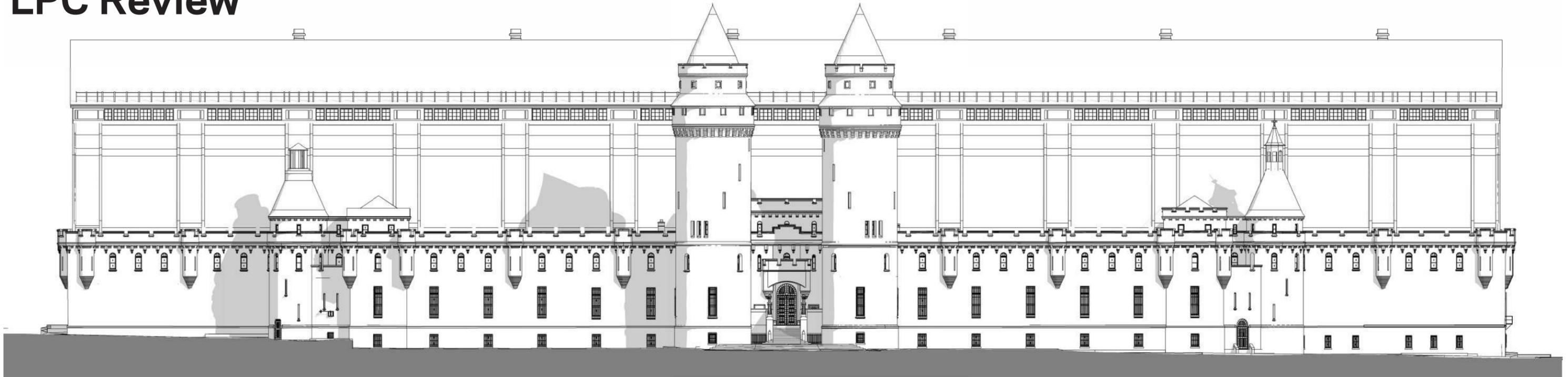


Light Manufacturing Uses at Lower Levels

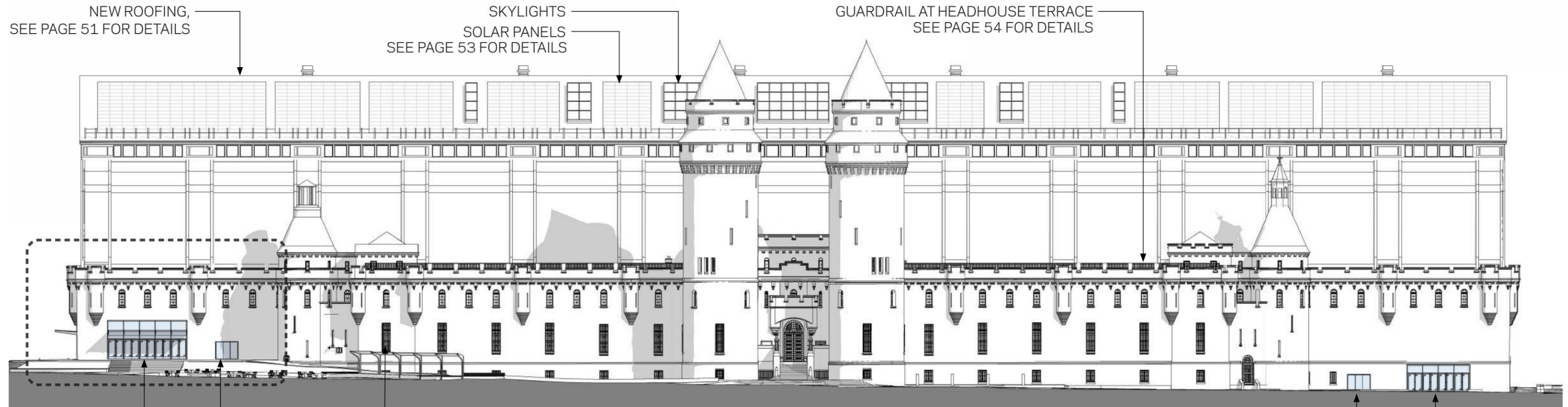


LPC Review

NEW OPENINGS



EXISTING



NEW ROOFING,
SEE PAGE 51 FOR DETAILS

SKYLIGHTS
SOLAR PANELS
SEE PAGE 53 FOR DETAILS

GUARDRAIL AT HEADHOUSE TERRACE
SEE PAGE 54 FOR DETAILS

PROPOSED

NEW OPENINGS
SEE PAGE 42 FOR DETAIL

WINDOWS TO BE REPLACED WITH
HIGH-PERFORMANCE WINDOWS, TYP.

NEW OPENINGS

LPC Review

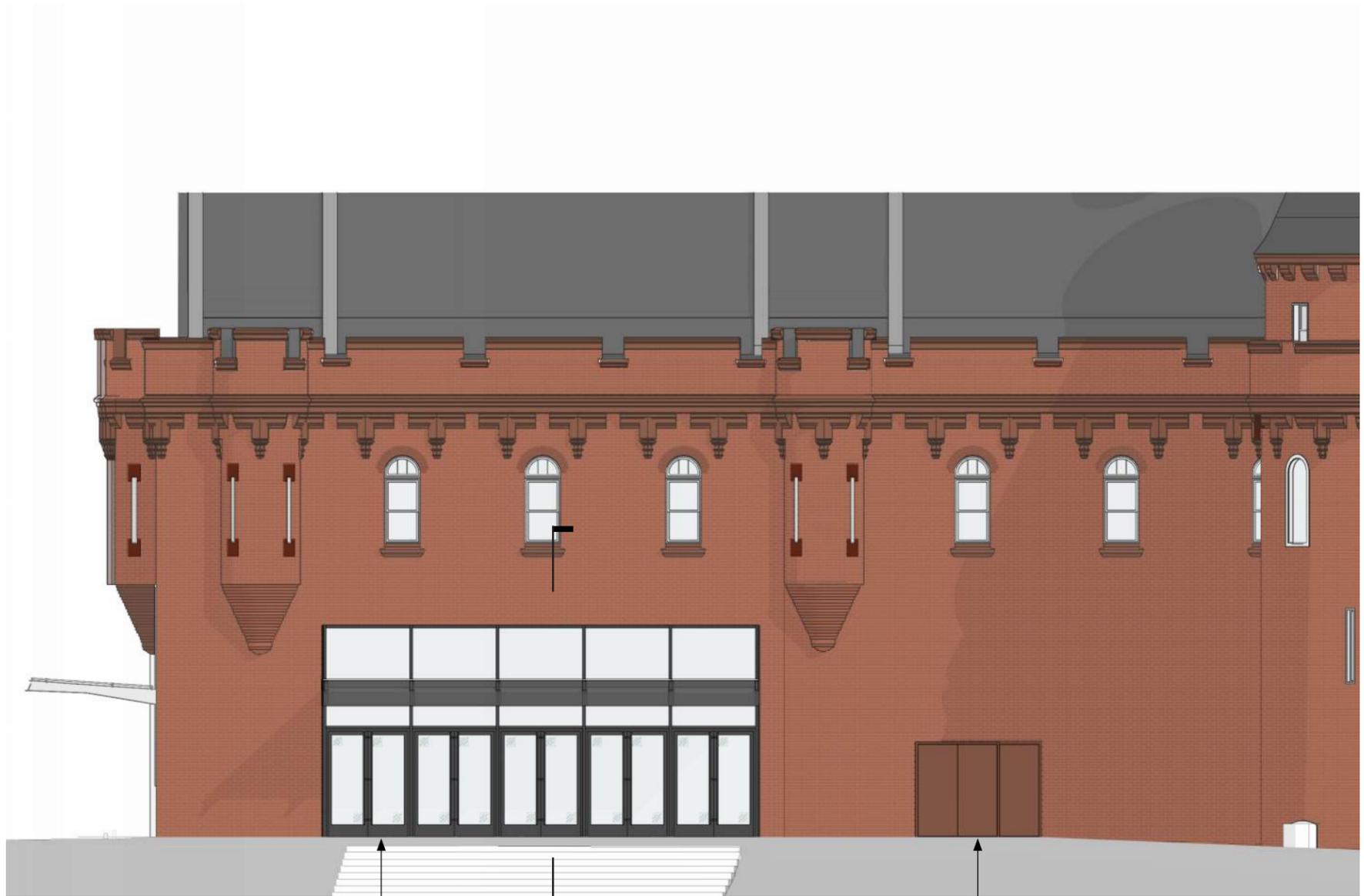


EXISTING



PROPOSED

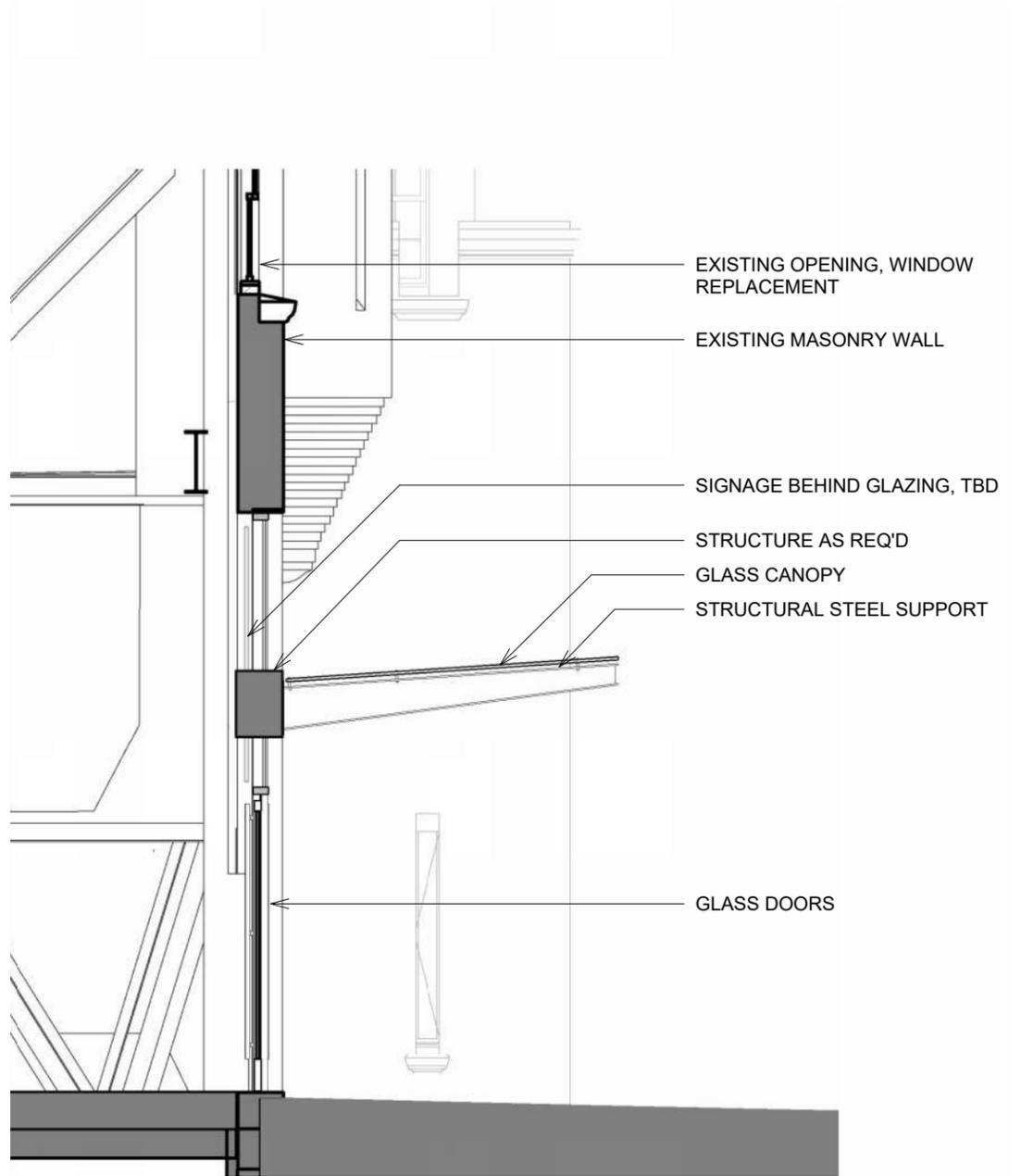
LPC Review



PROPOSED

NEW GLASS AND METAL ENTRANCE DOORS & CANOPY, TYP.

NEW PAINTED METAL EGRESS DOORS TO MATCH EXISTING BRICK COLOR, TYP.

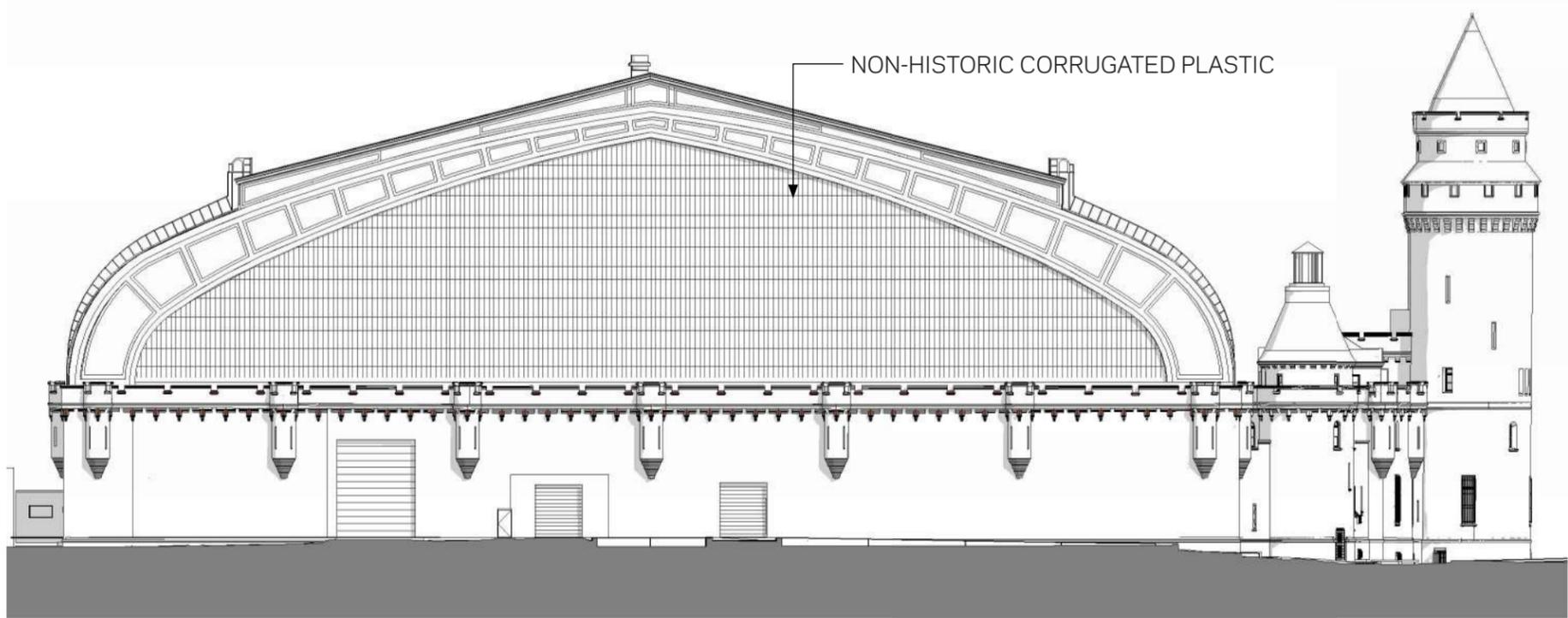


SECTION AT ENTRANCE DOORS

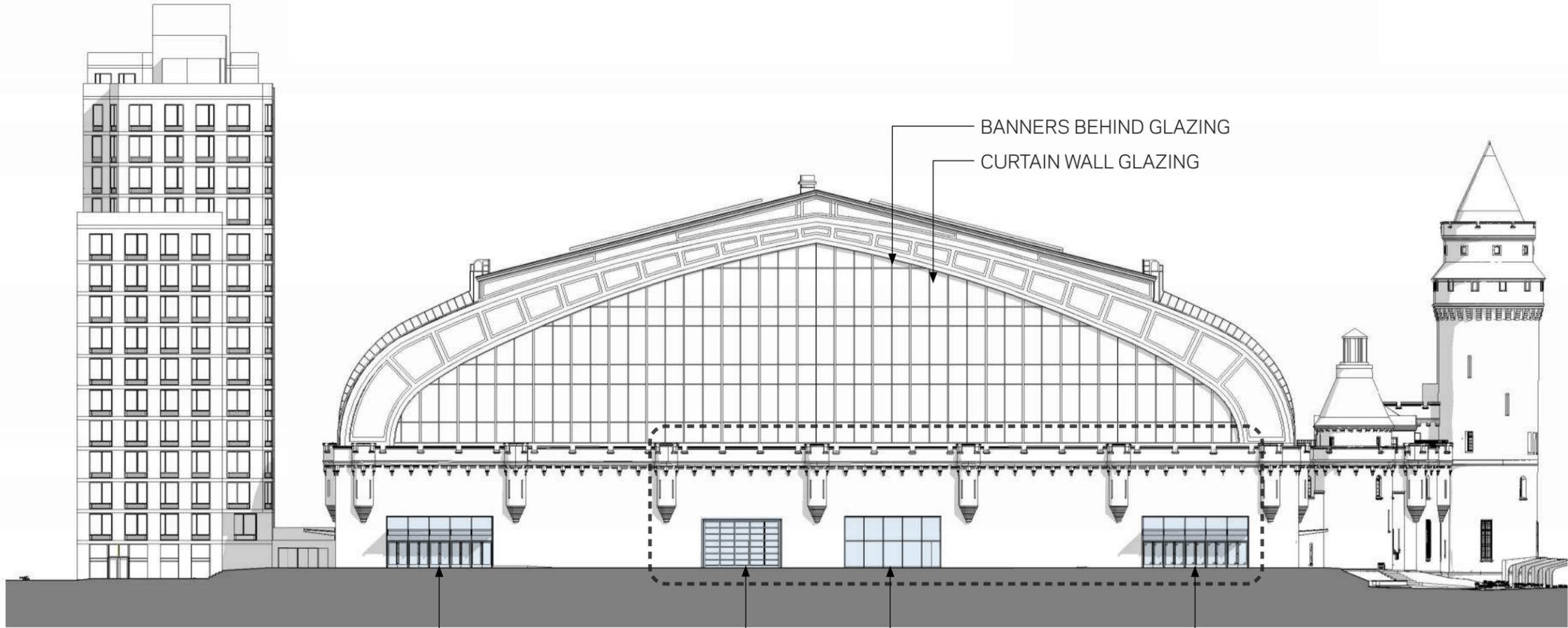
- EXISTING OPENING, WINDOW REPLACEMENT
- EXISTING MASONRY WALL
- SIGNAGE BEHIND GLAZING, TBD
- STRUCTURE AS REQ'D
- GLASS CANOPY
- STRUCTURAL STEEL SUPPORT
- GLASS DOORS

LPC Review

NEW OPENINGS



EXISTING



PROPOSED

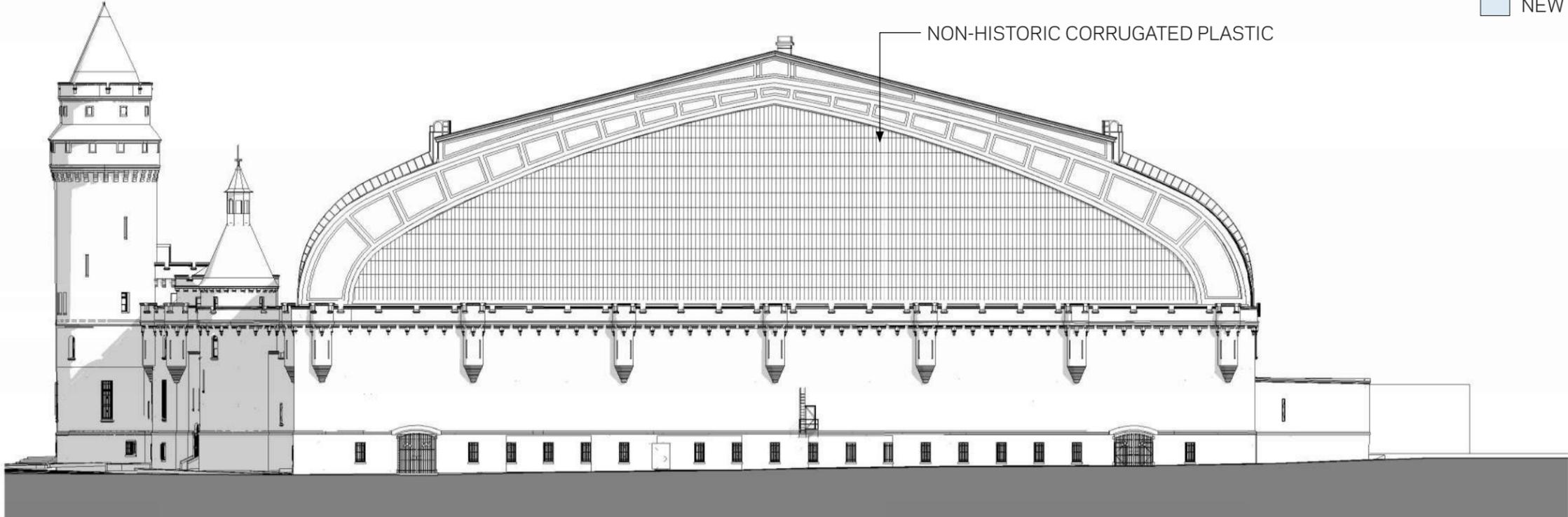
NEW OPENING

ENLARGED OPENING
SEE PAGE 58 FOR DETAILS

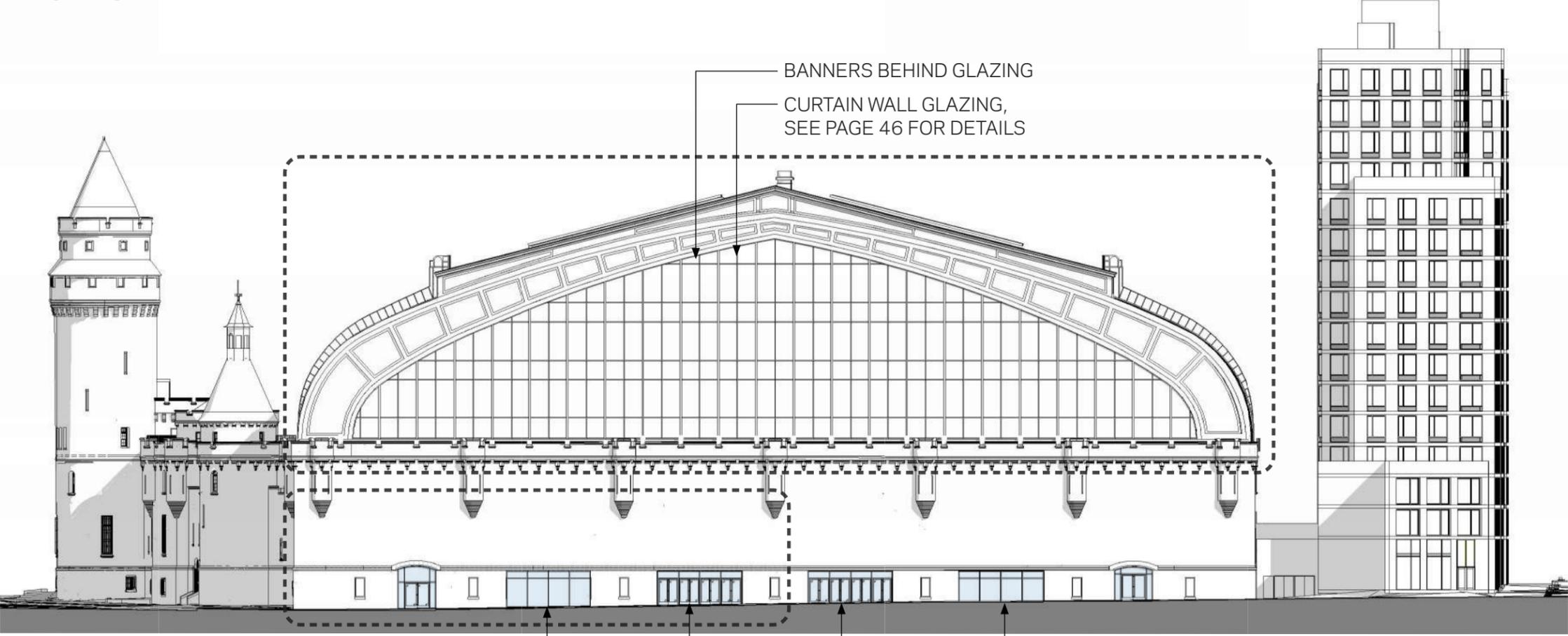
NEW OPENING
SEE PAGE 58 FOR DETAILS

LPC Review

NEW OPENINGS

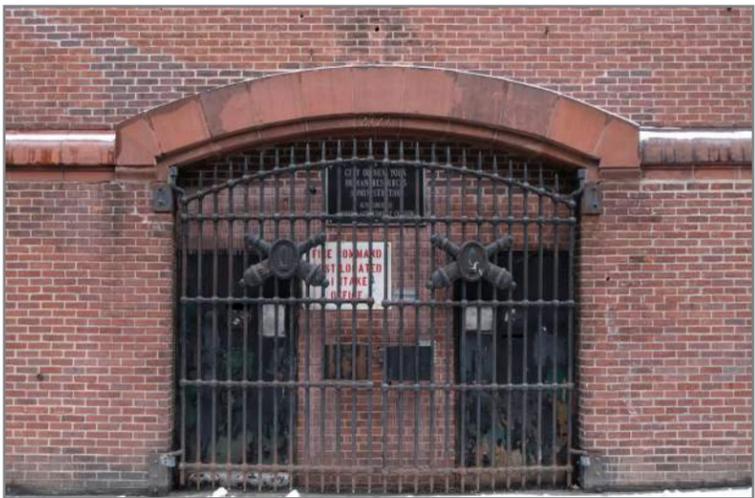


EXISTING



PROPOSED

LPC Review



EXISTING ARCHED MASONRY OPENING



EXISTING PUNCHED WINDOW MASONRY OPENINGS TO BE EXPANDED INTO ONE LARGER ENTRANCE



PROPOSED

- GLASS DOORS IN EXISTING OPENING
- HEIGHT OF STOREFRONT & GLASS DOORS TO ALIGN WITH WATER TABLE MASONRY
- INSULATED GLASS & PTD. MTL. HIGH-PERFORMANCE WINDOWS, TYP.
- GLASS DOORS

LPC Review

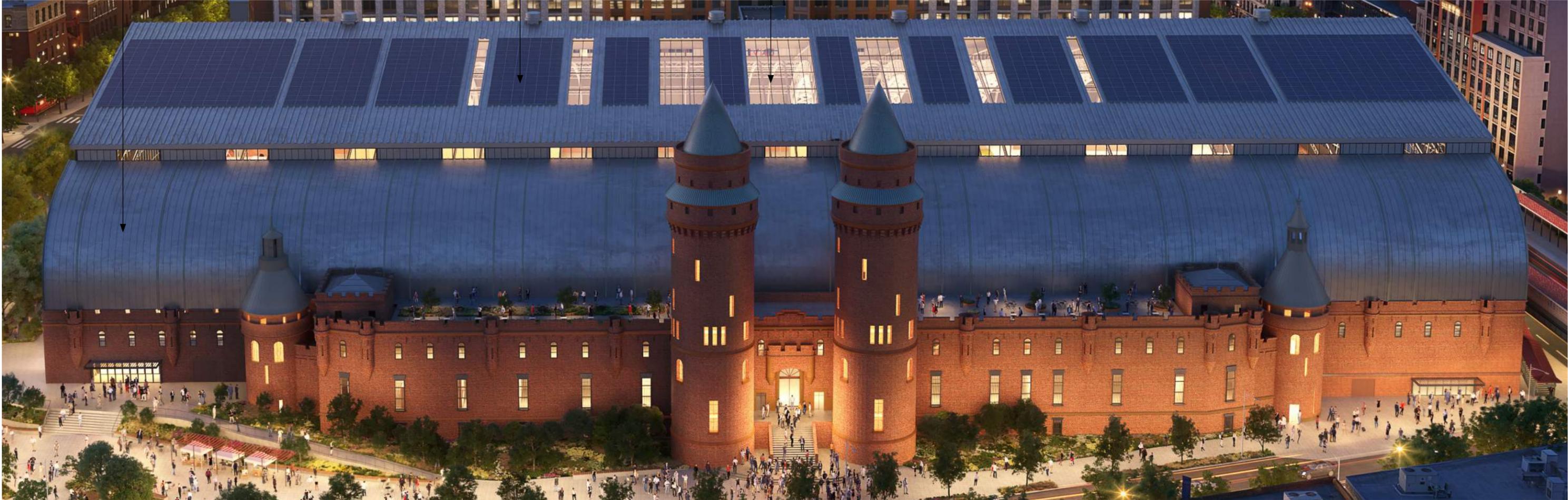
ENTIRE ROOF:

REPLACE ROOF

MONITOR ROOF:

ADD SOLAR PANELS

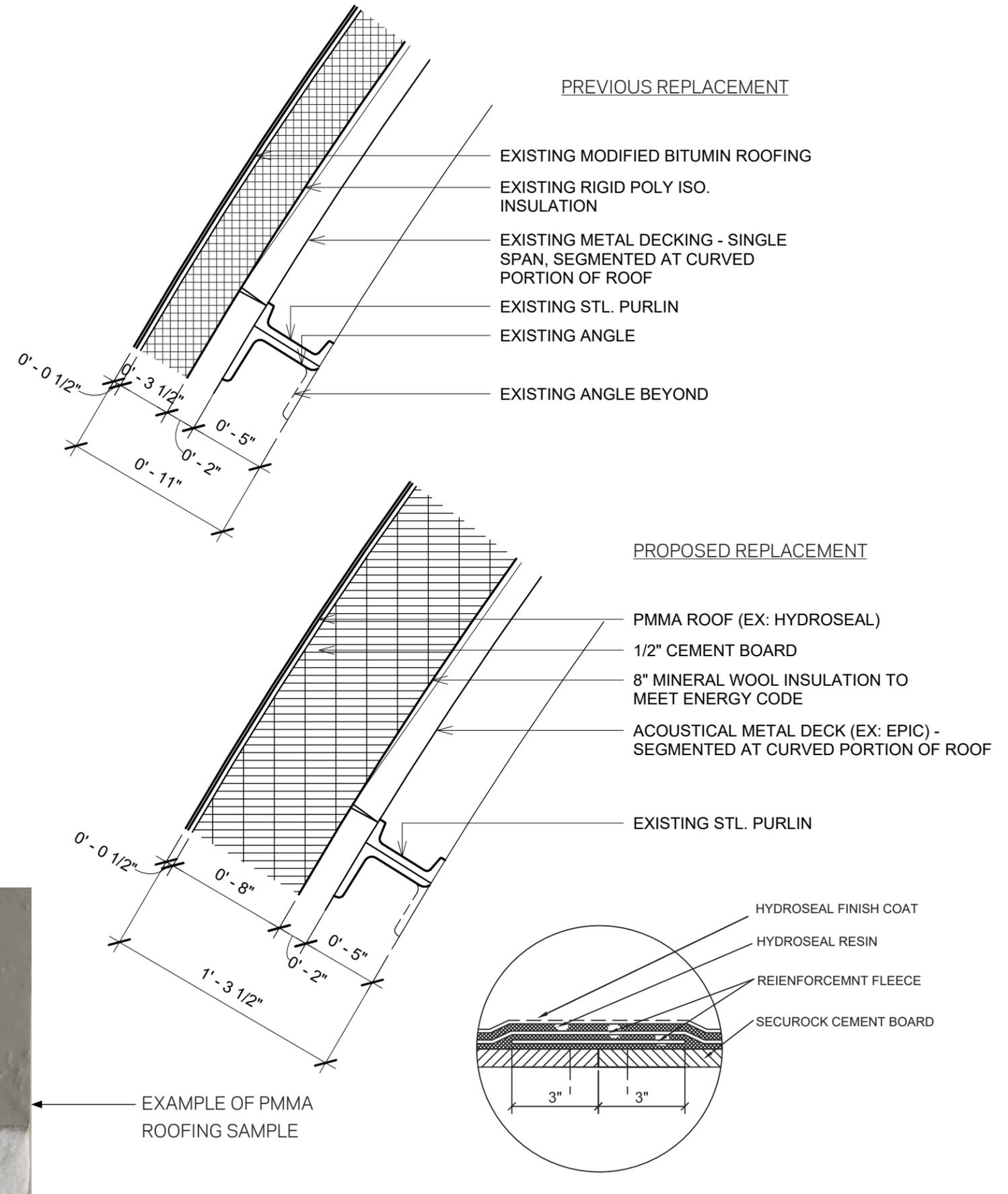
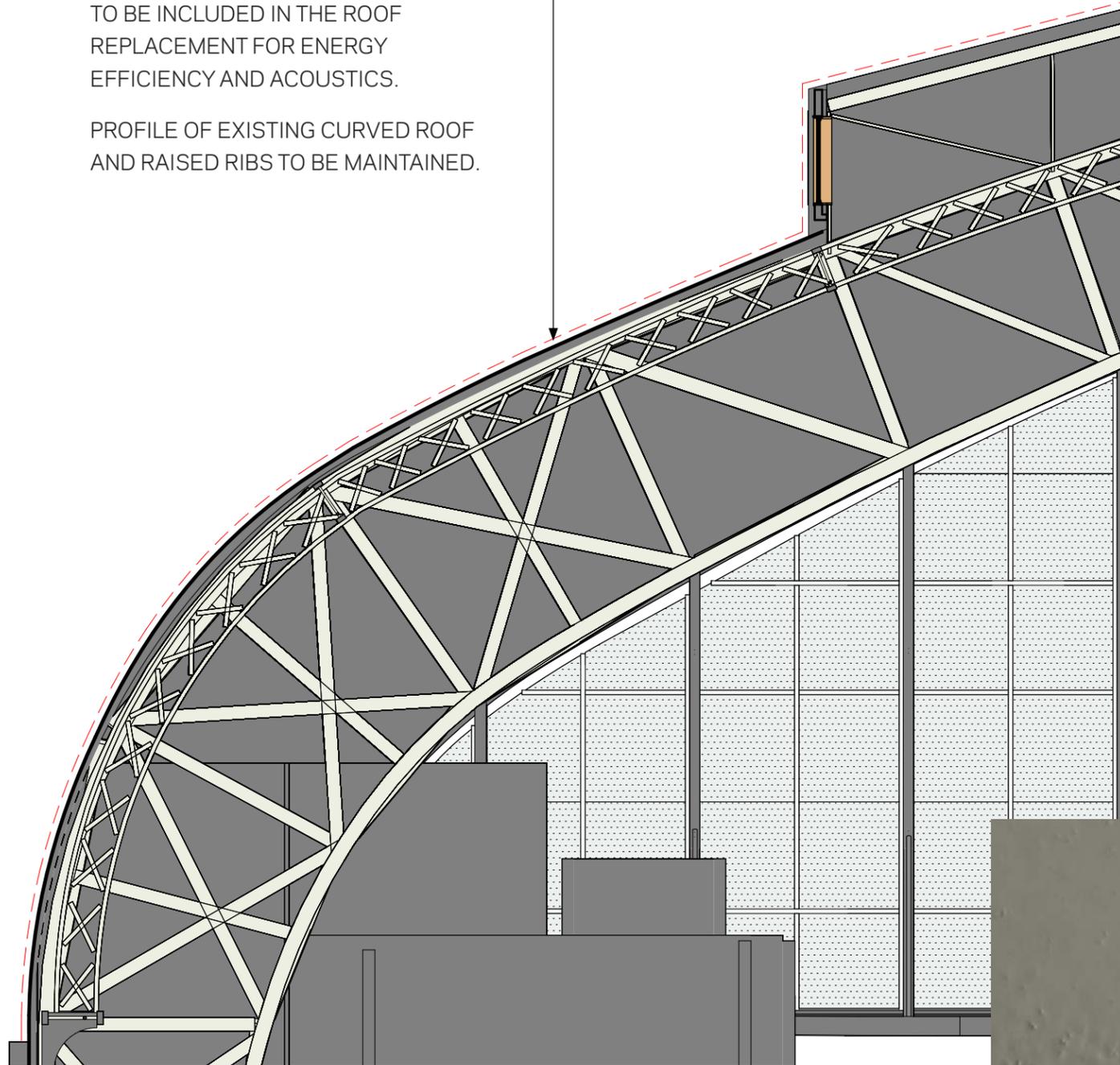
ADD SKYLIGHTS



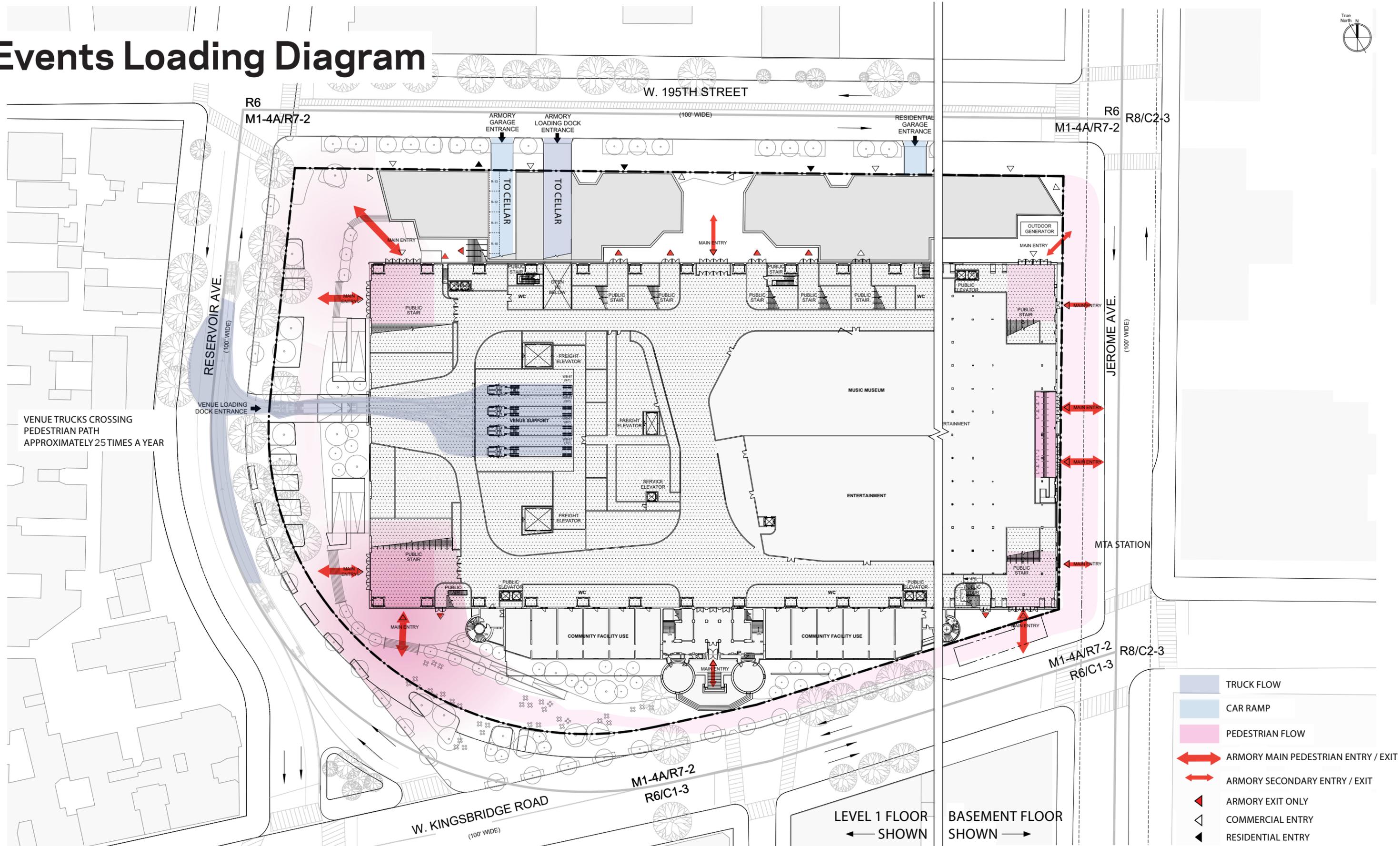
LPC Review

4 1/2" OF ADDITIONAL INSULATION TO BE INCLUDED IN THE ROOF REPLACEMENT FOR ENERGY EFFICIENCY AND ACOUSTICS.

PROFILE OF EXISTING CURVED ROOF AND RAISED RIBS TO BE MAINTAINED.



Events Loading Diagram



Residential Building Site

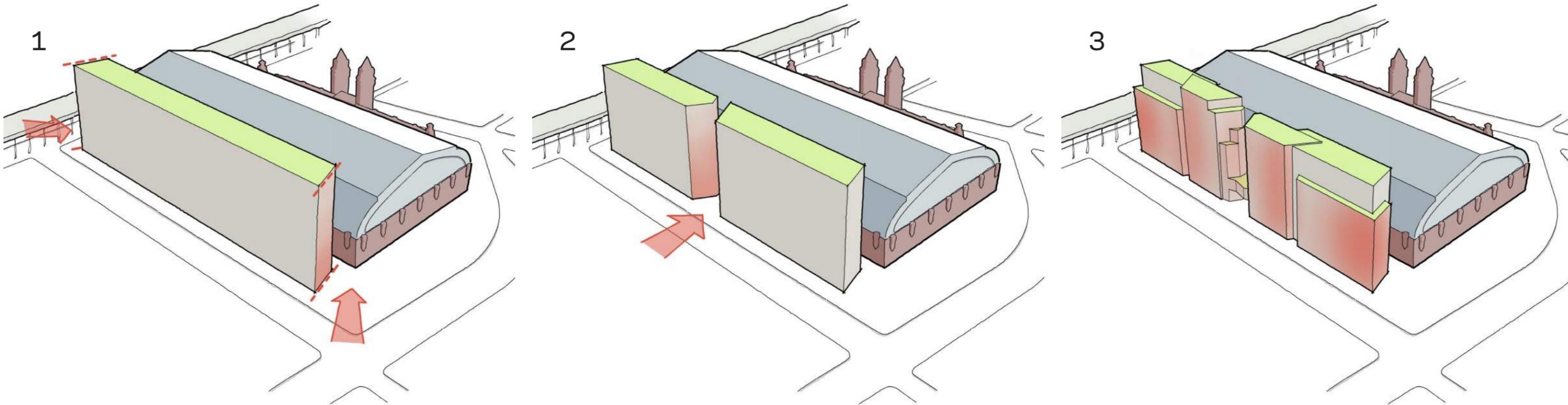


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Residential Massing Diagrams



Residential Building - North Elevation



Residential Building



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Residential Building



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Residential Summary

Income Restriction*	Unit Count		AMI	Rent (2024)		Eligible Income (2024)	
	#	%		Studio -	3BR	1 person -	5 persons
Extremely Low Income	125	25%	30%	\$820	\$1,210	\$32,600	\$50,300
Very Low Income	125	25%	50%	\$1,360	\$2,020	\$54,500	\$83,900
Low Income	125	25%	70%	\$1,900	\$2,830	\$76,100	\$117,400
Low Income	125	25%	80%	\$2,170	\$3,230	\$87,000	\$134,200

% of AMI*	Studios	1 Bedroom	2 Bedroom	3 Bedroom
30%	31	55	32	7
50%	31	55	33	6
70%	31	55	32	7
80%	31	55	33	6
Total	124 (25%)	220 (44%)	130 (26%)	26 (5%)

*Note: % of AMI ranges and unit counts are illustrative and subject to change

Residential Summary

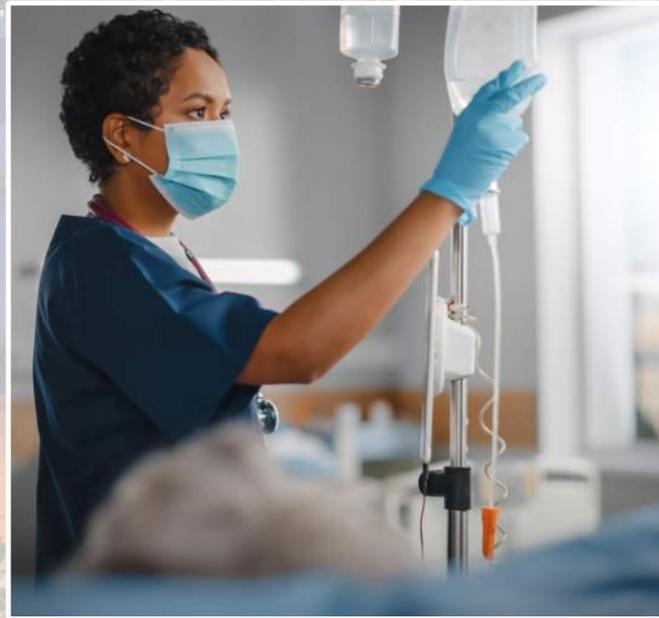
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Grocery Associate
30% of AMI



NYC Public School Teacher
70% of AMI



Registered Nurse
80% of AMI

Sustainability Summary

- ~1.5 acres of new publicly accessible open space
- All electric building
- Anticipates LEED Gold Standard
- Rooftop solar panels on Armory
- Advanced stormwater resiliency systems
- Transit-oriented development
- Energy efficient and GHG reducing design

Prospective Users

Community-Oriented Non-Profit Organizations



Northwest Bronx Community and Clergy Coalition

Dominicanos USA

Kingsbridge Heights Community Center

Community-Oriented Recreational & Educational Institutions



Asphalt Green

Lehman College

Diversified Commercial & Industrial Tenants



Live Nation

RPM

Greenpoint Manufacturing and Design Center

Spanish Broadcasting Systems (SBS)

Community Benefits Summary

Community Ownership & Governance

- Two 99-year sub-lease condominiums
 - 25K SF community hub for workforce development, cooperative business incubation and local entrepreneurship
 - 100K SF light manufacturing space reserved for Bronx-based businesses
- Community governance through Community Advisory Council to shape tenant mix, programming, long-term use of public space and community fund

Economic Opportunity and Quality Family-Sustaining Jobs

- Over 600¹ jobs will be created by the Kingsbridge Armory Redevelopment
- Commitment to a Project Labor Agreement for Armory Construction
- Commitment to work with:
 - 32BJ for building service union jobs for Armory and residential
 - Laborers Local 79 on the residential building
- Youth workforce training and apprenticeships
- Community hiring and M/WBE goals

¹ DEIS estimated 620 permanent jobs from the Armory Redevelopment

Community Benefits Summary

What is Community Hiring?

- Builds on NYCEDC's HireNYC initiative
- Implements hiring goals on contracts to expand access to jobs for low-income New Yorkers and those living in low-income communities
- Applies to construction, building services, professional, and standard service contracts, as well as other EDC transactions (e.g. leases)

Who is Eligible?

- **Residence-Based:** An individual certified as residing in one of the following:
 - An Economically Disadvantaged Region (*defined as a zip code in which at least 15% of residents have household incomes below Federal Poverty Level*)
 - A building owned/operated by NYCHA
 - A dwelling participating in the Housing Choice Voucher program
- **Income-Based:** An individual whose individual or household income falls below 300% of Federal Poverty Level

Note: Community Hiring \neq Local Hiring. It targets individuals in disadvantaged communities, not by geography.

Community Benefits Summary

Youth, Culture, and Community Recreation Space

- Community-accessible programming that includes
 - Youth sports (soccer, basketball, etc: ~60,000 SF)
 - Cultural events and live performance venue, regional attractions
 - E-sports and tech-based programming

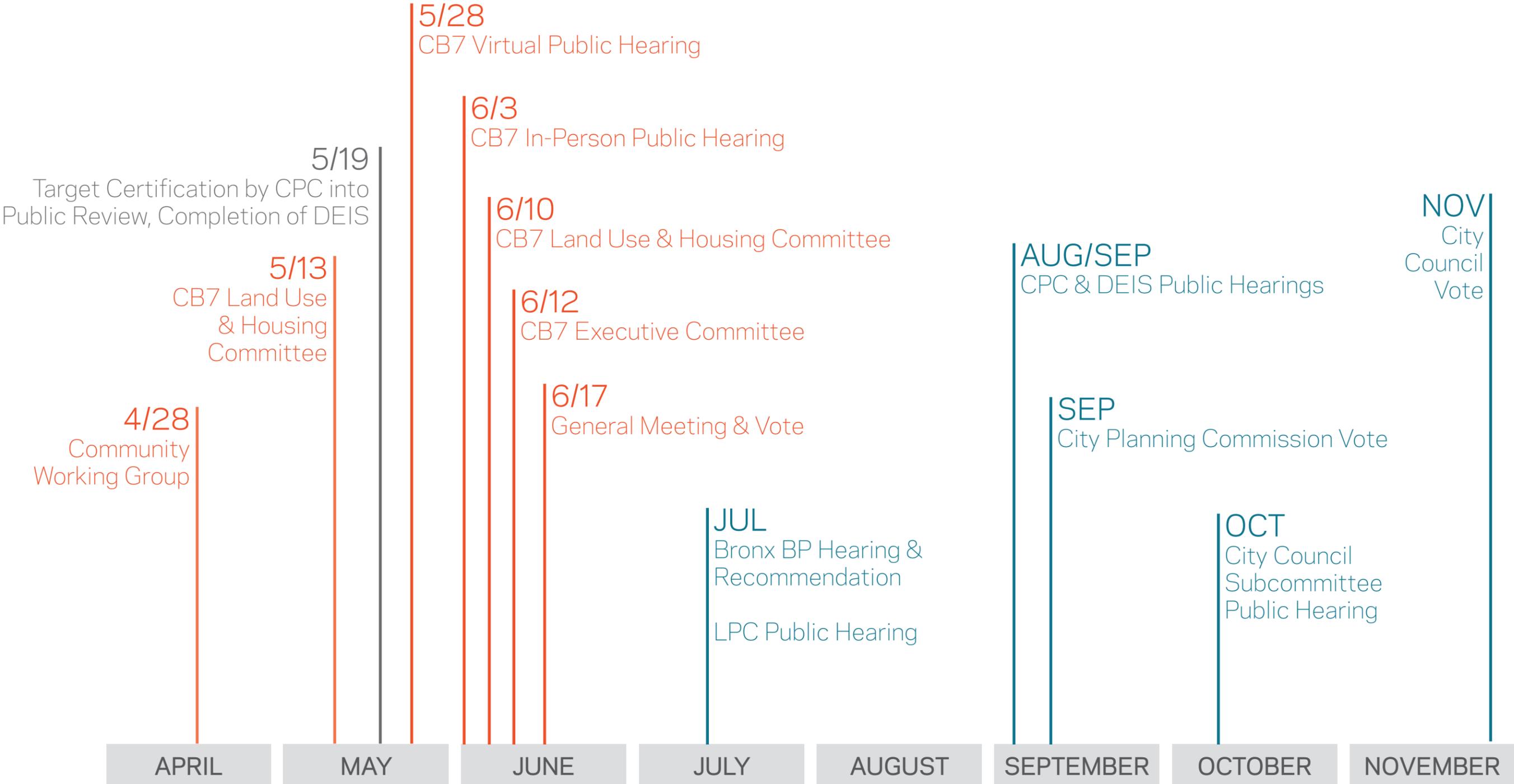
New Quality, Affordable Housing and Small Business Stability

- Up to 500 affordable housing units across income levels (30% to 80% AMI)
- ~20,000 SF of below-market commercial space in residential building for small businesses along the Kingsbridge corridor

ULURP & EIS PROCESS

ULURP & Environmental Review: Schedule

Upcoming Community Meetings & Public Review Milestones



THANK YOU!