

# KINGSBRIDGE ARMORY REDEVELOPMENT

Bronx Community Board 7 Public Hearing

May 28, 2025

# Agenda

1. Introductions
2. Kingsbridge Armory Redevelopment
  - Project Vision
  - Design Vision
  - Prospective Users
3. Community Hiring
4. Small Business Services
5. ULURP and Environmental Review Process
6. Q & A

# Introductions



# 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





# Landmarks Scope of Review

## 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

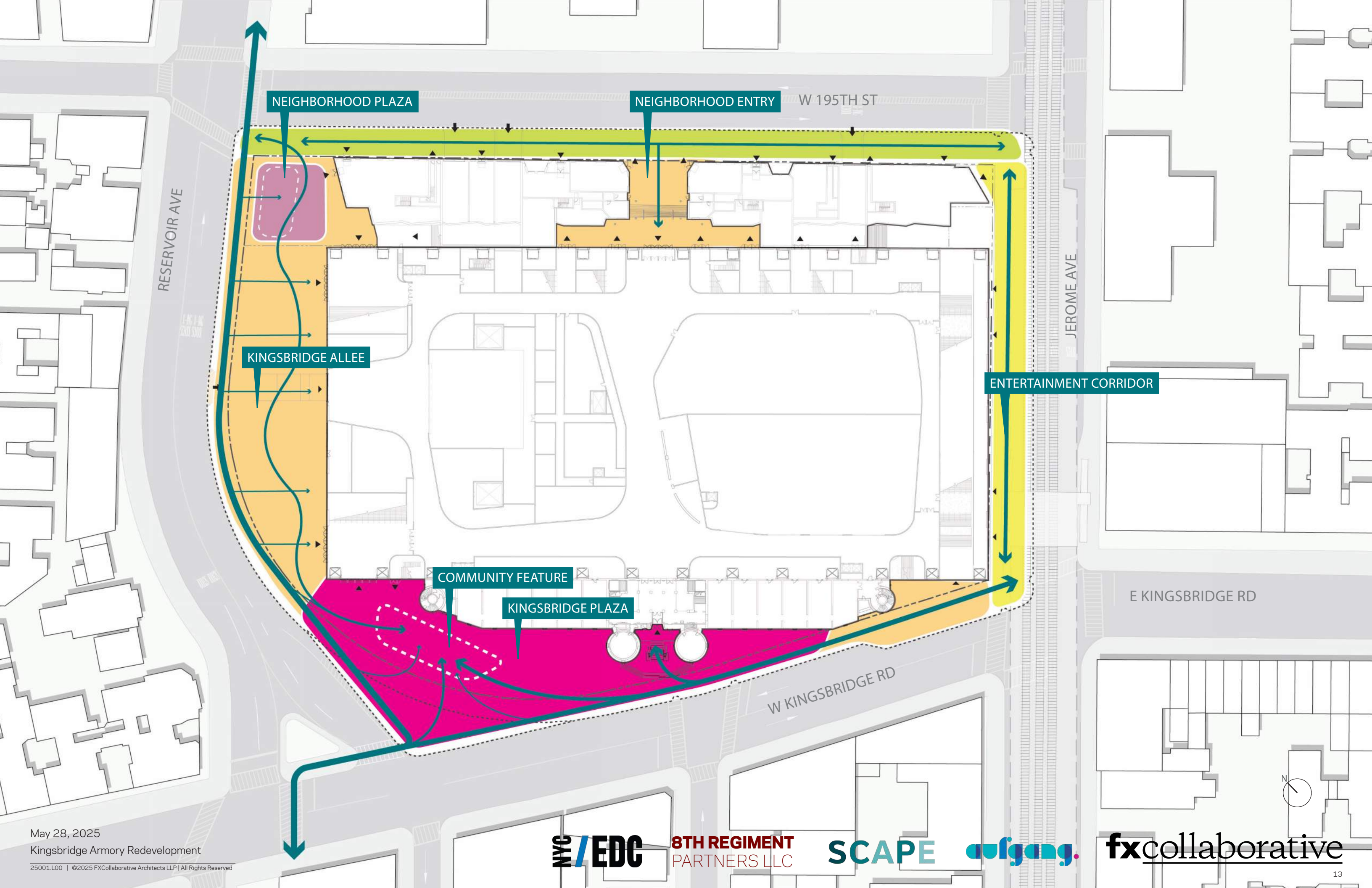


# DESIGN VISION



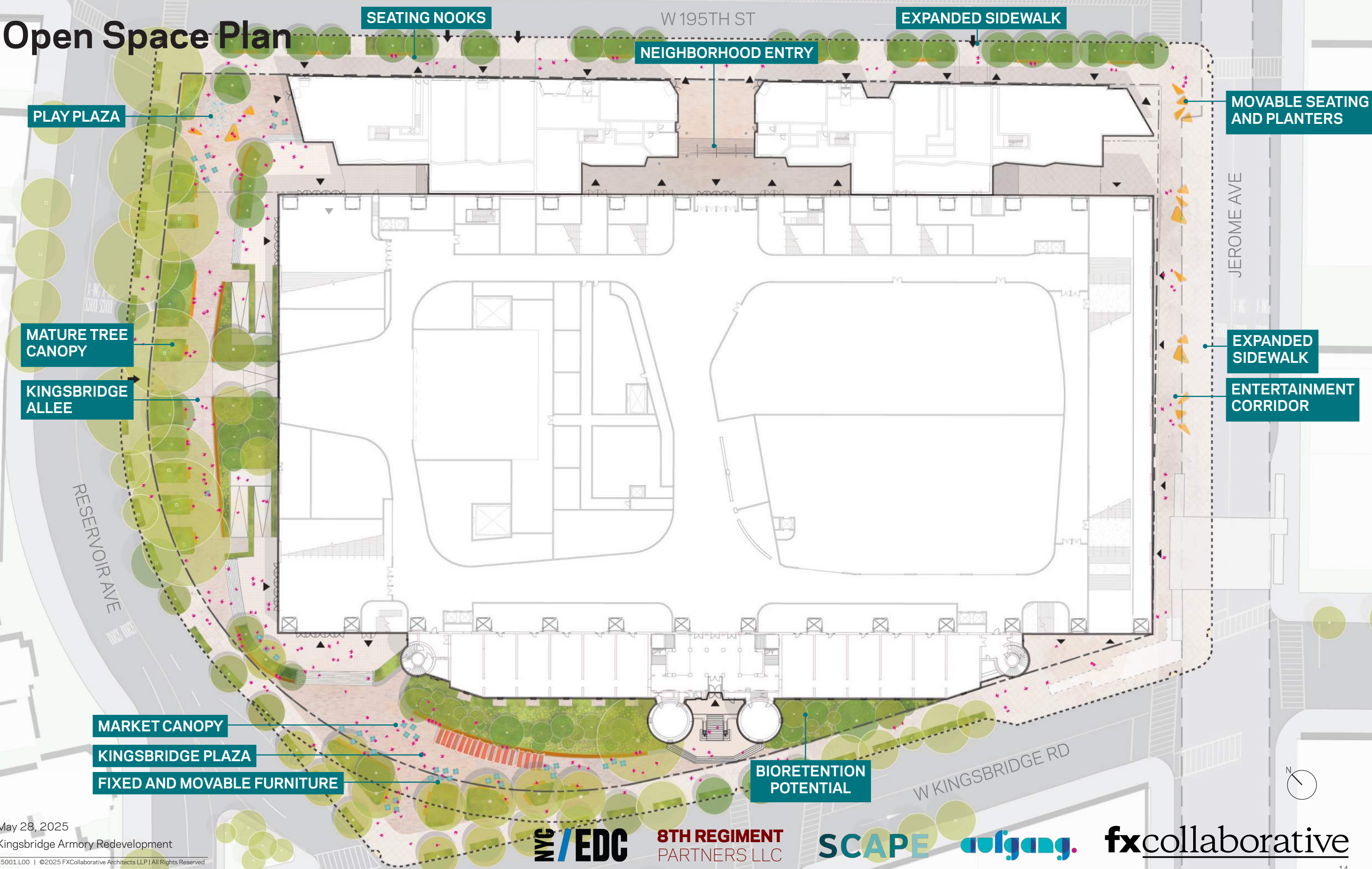






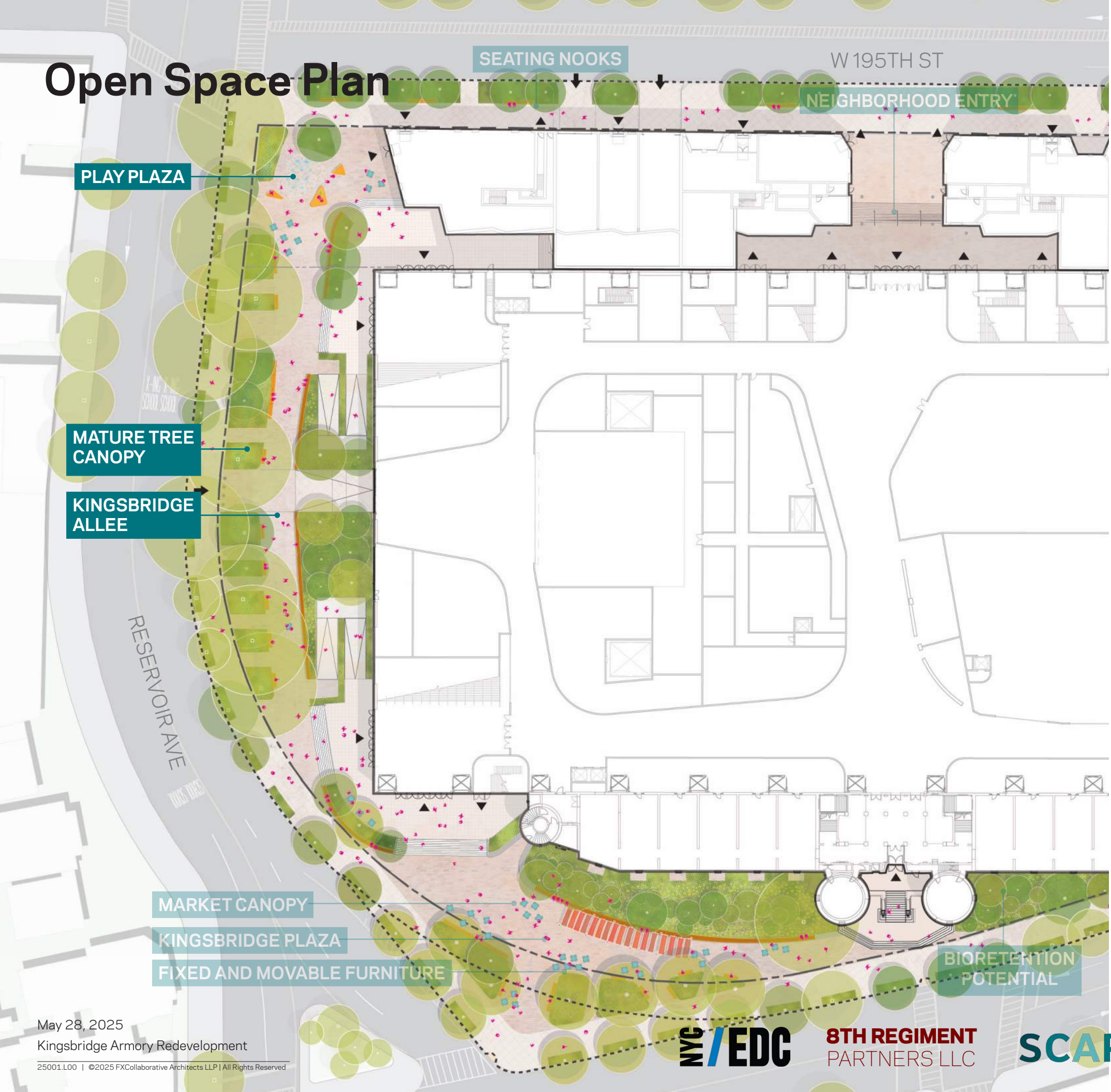


# Open Space Plan





# Open Space Plan



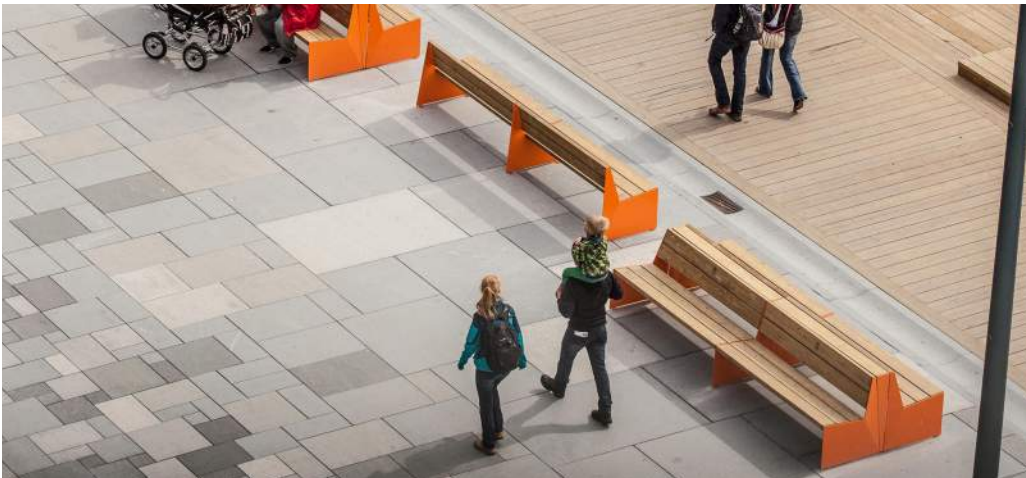
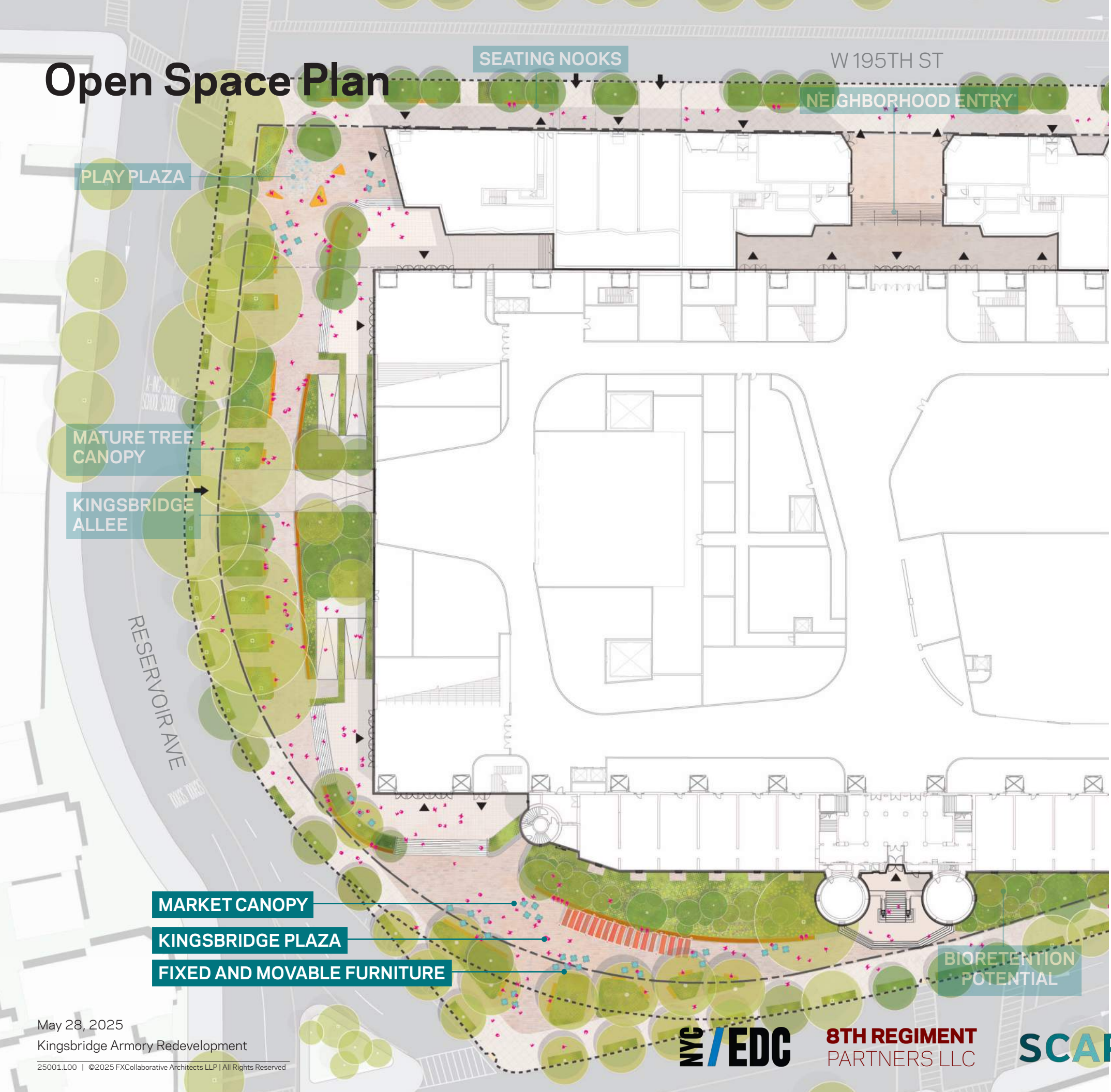


# The Kingsbridge Allee





# Open Space Plan





# The Kingsbridge Plaza

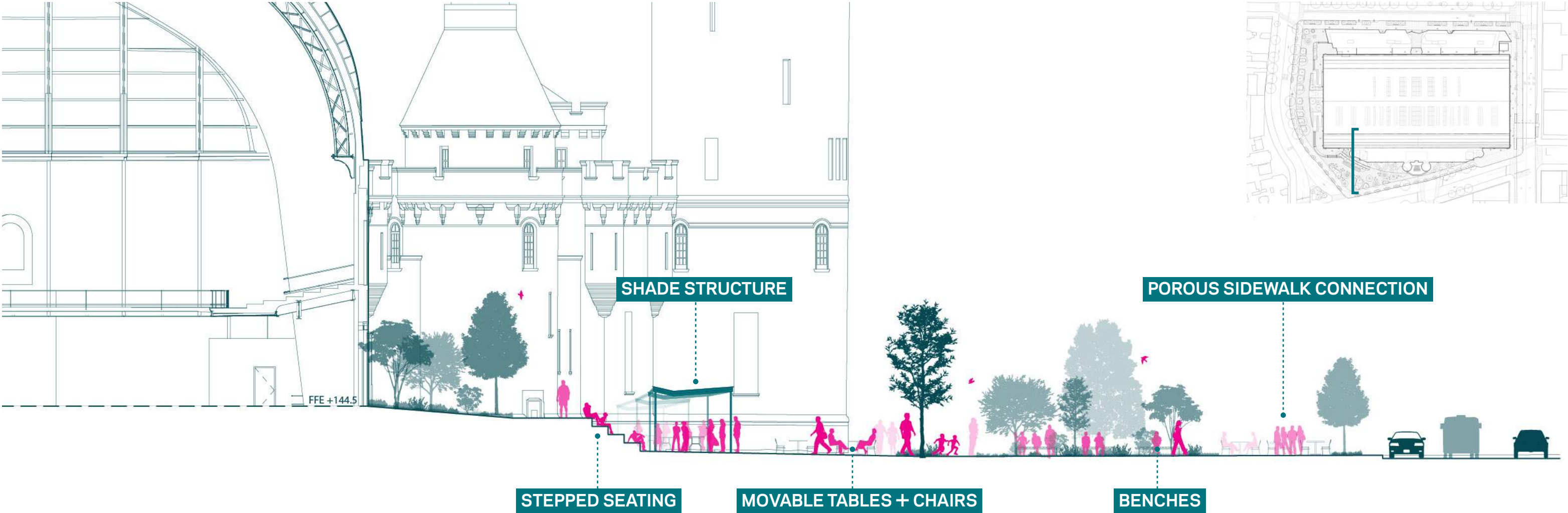


MARKET CANOPY  
SHADE STRUCTURE

ACTIVE PLAZA  
WITH FLEXIBLE  
PROGRAMMING



# The Kingsbridge Plaza







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Kingsbridge Armory Redevelopment

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**SCAPE**

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# Program



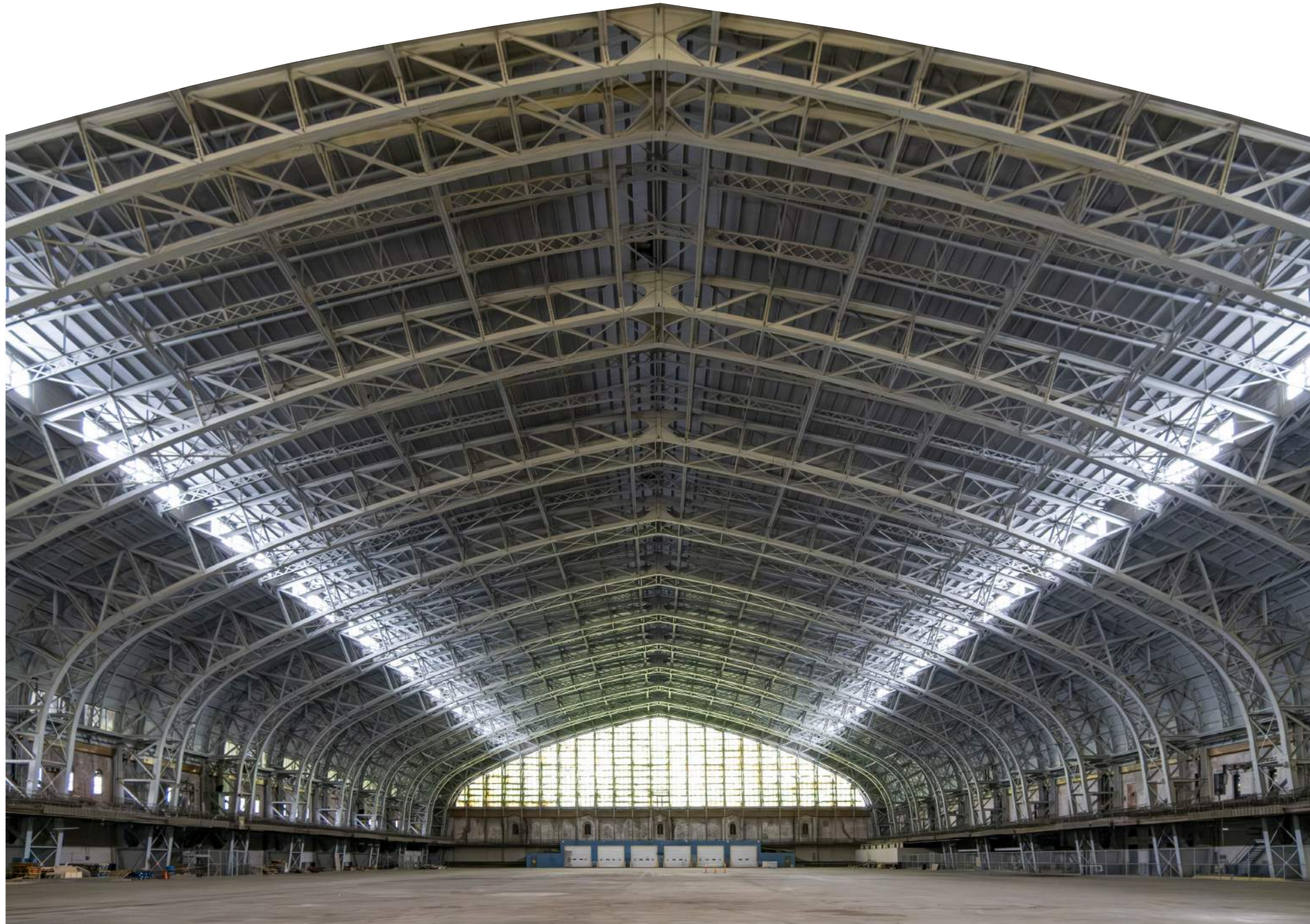
**ARMORY:**

- 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









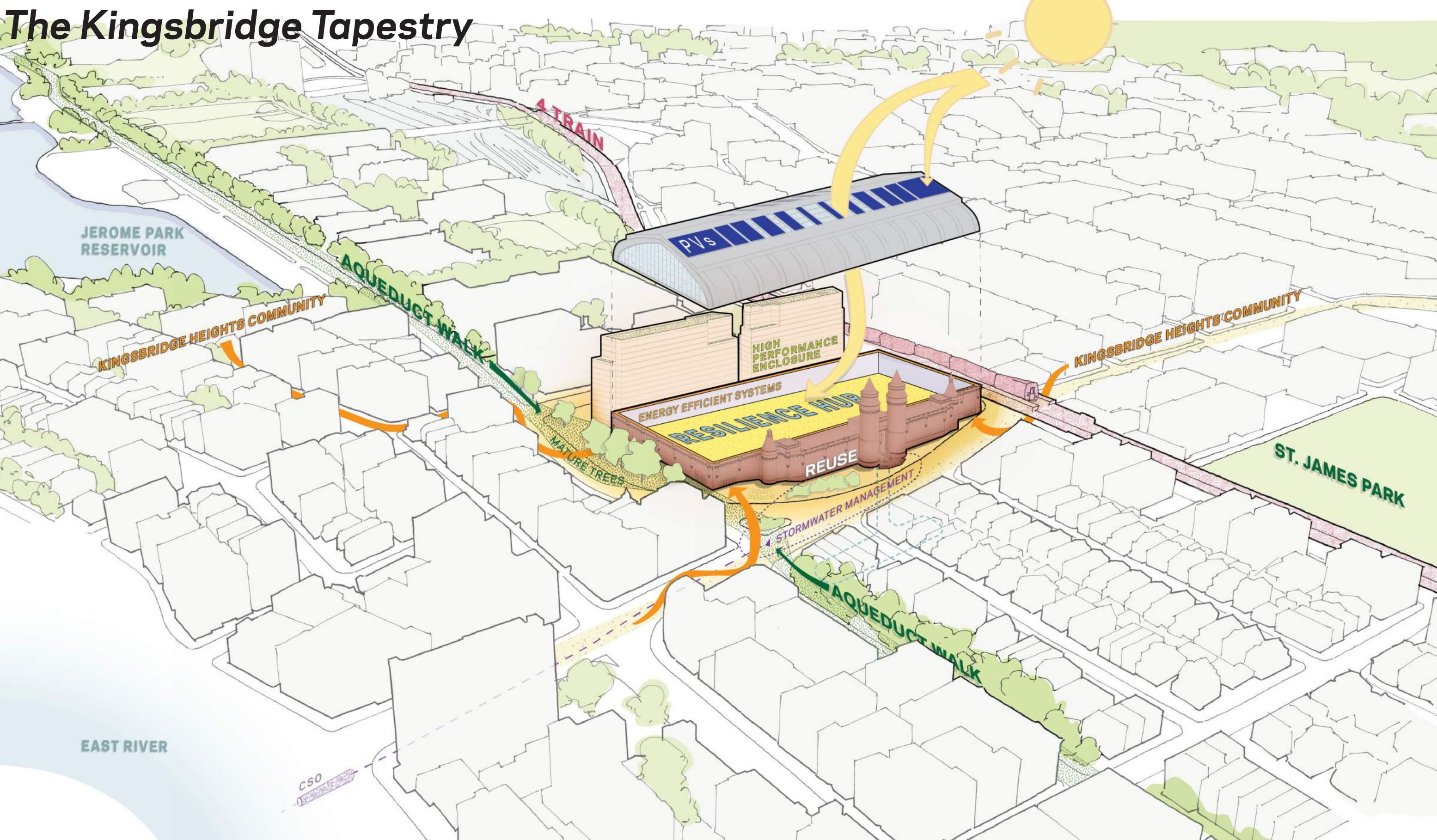


# The Kingsbridge Tapestry





# The Kingsbridge Tapestry



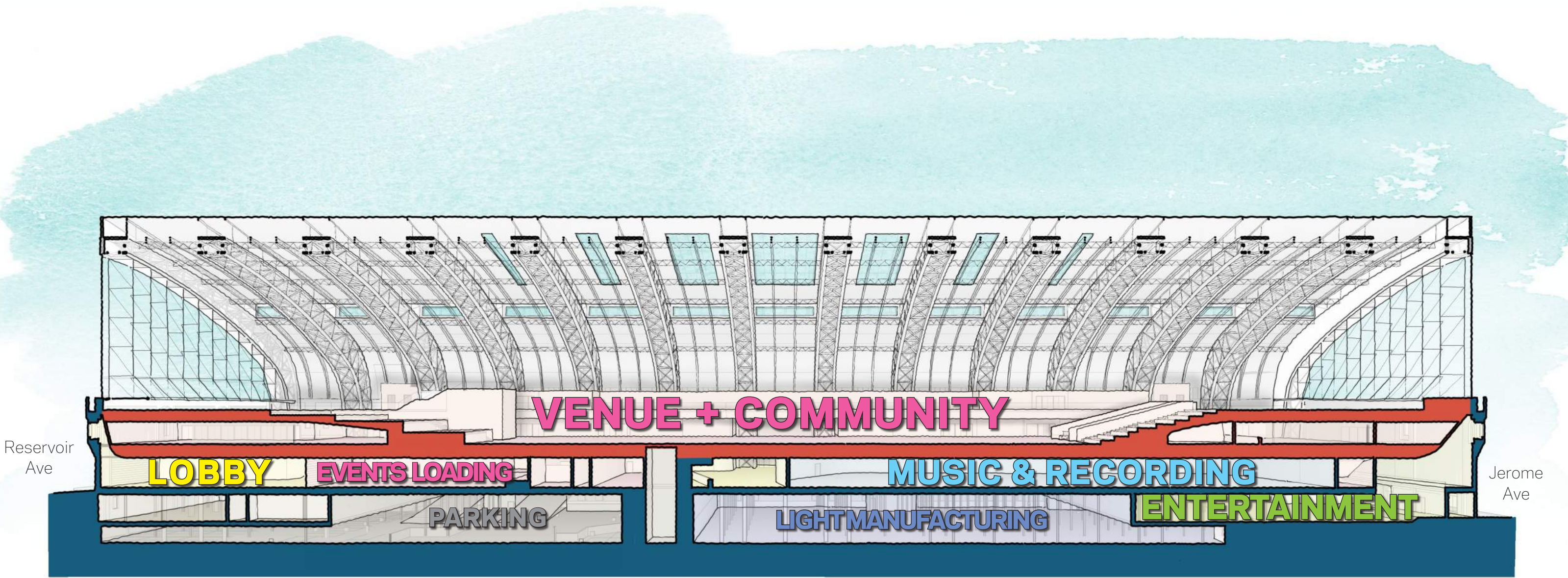


# The Kingsbridge Tapestry



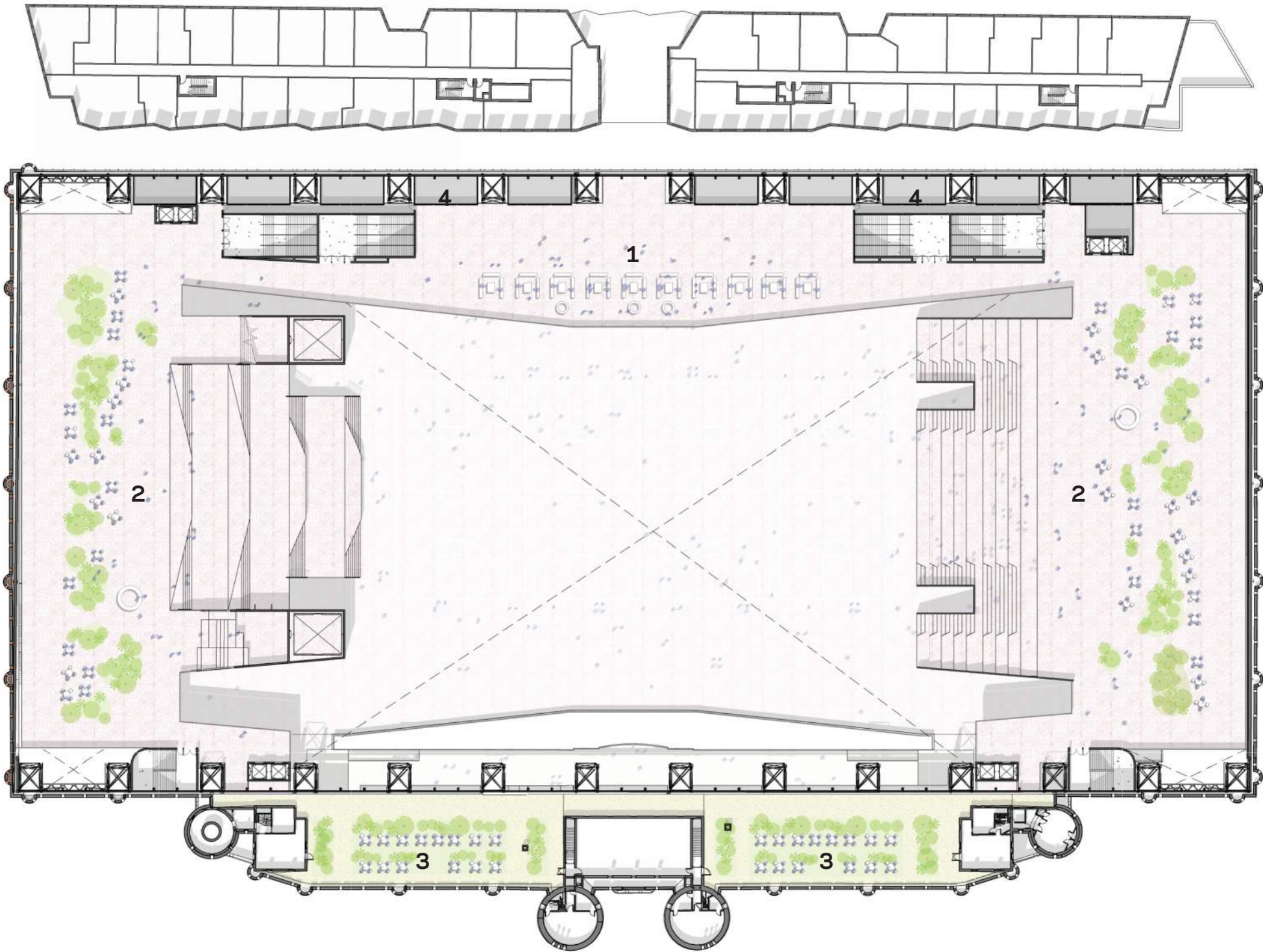


# The Kingsbridge Tapestry





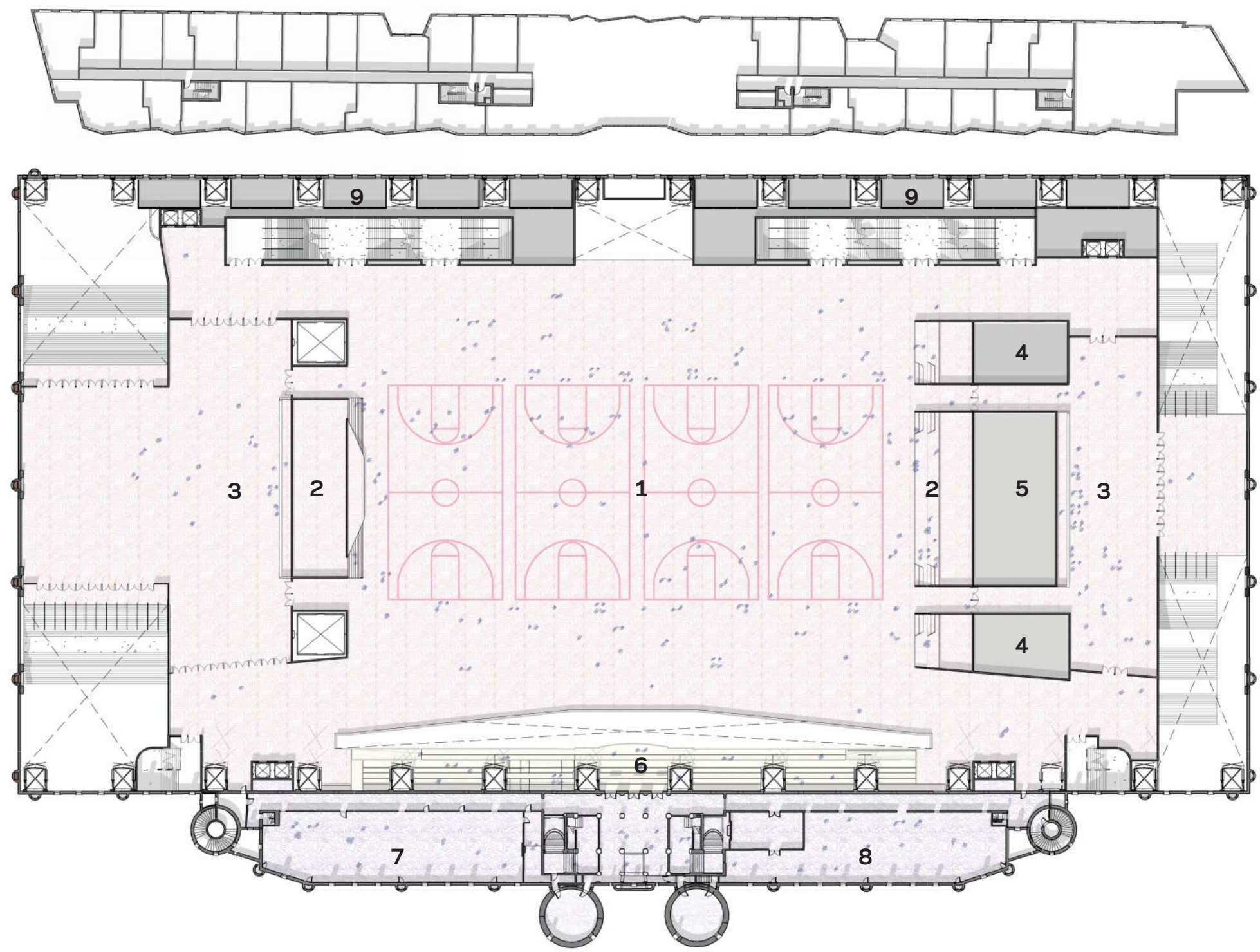
# Balcony Level



- 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





# Venue Level





# Venue Level

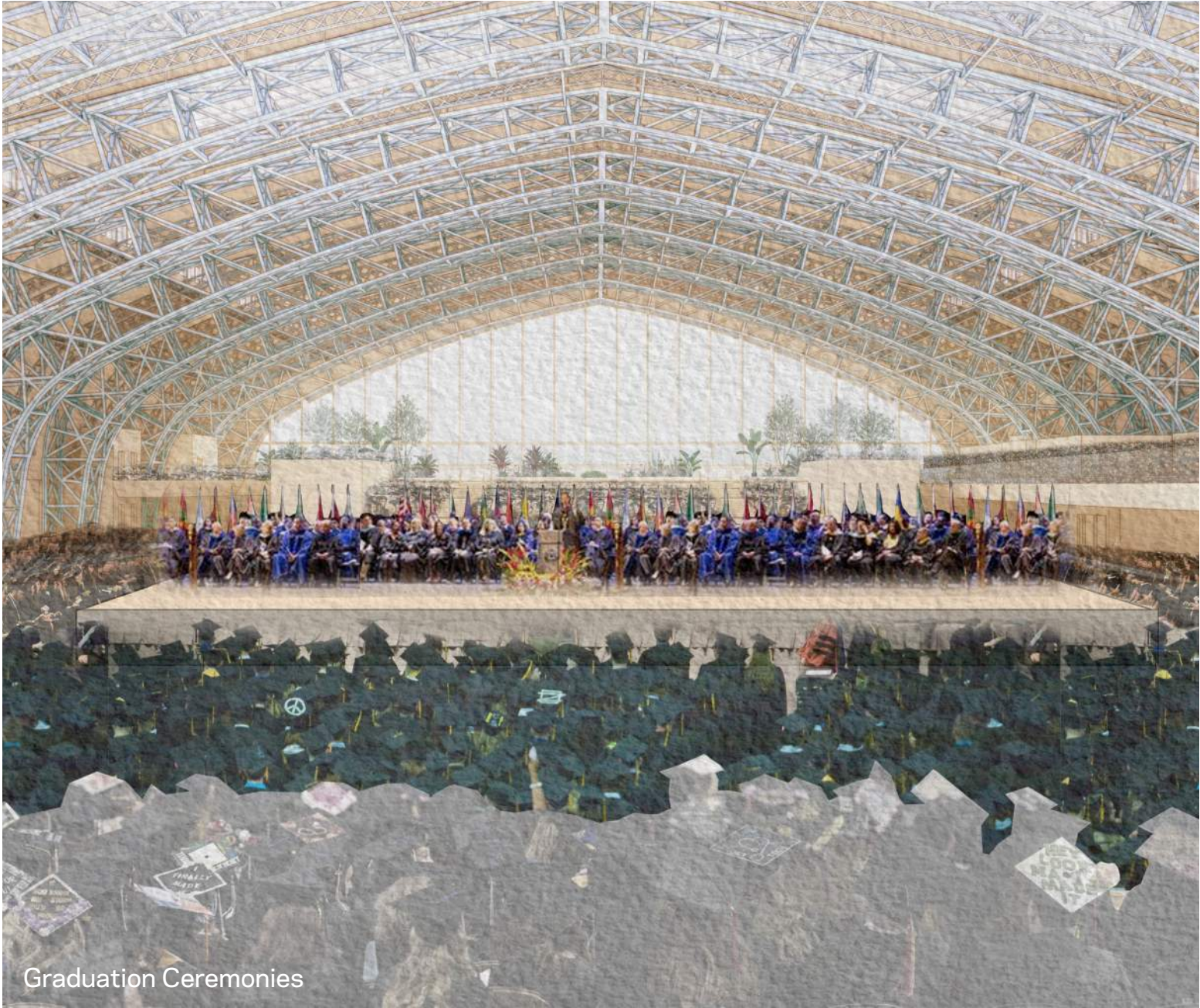




# Venue Level



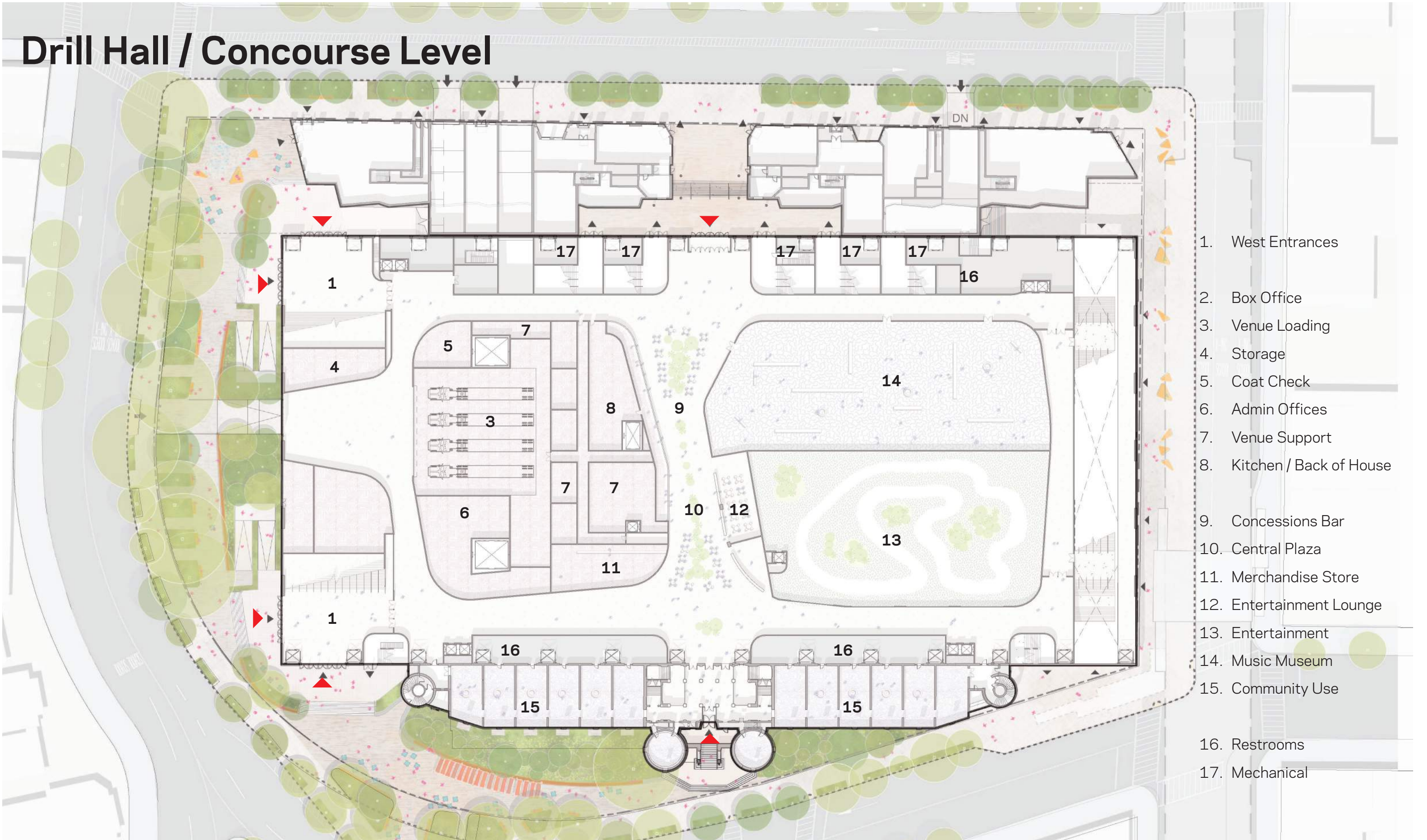
Kingsbridge Flea Market



Graduation Ceremonies



# 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





# Drill Hall / Concourse Level





# Community Uses at Historic Headhouse



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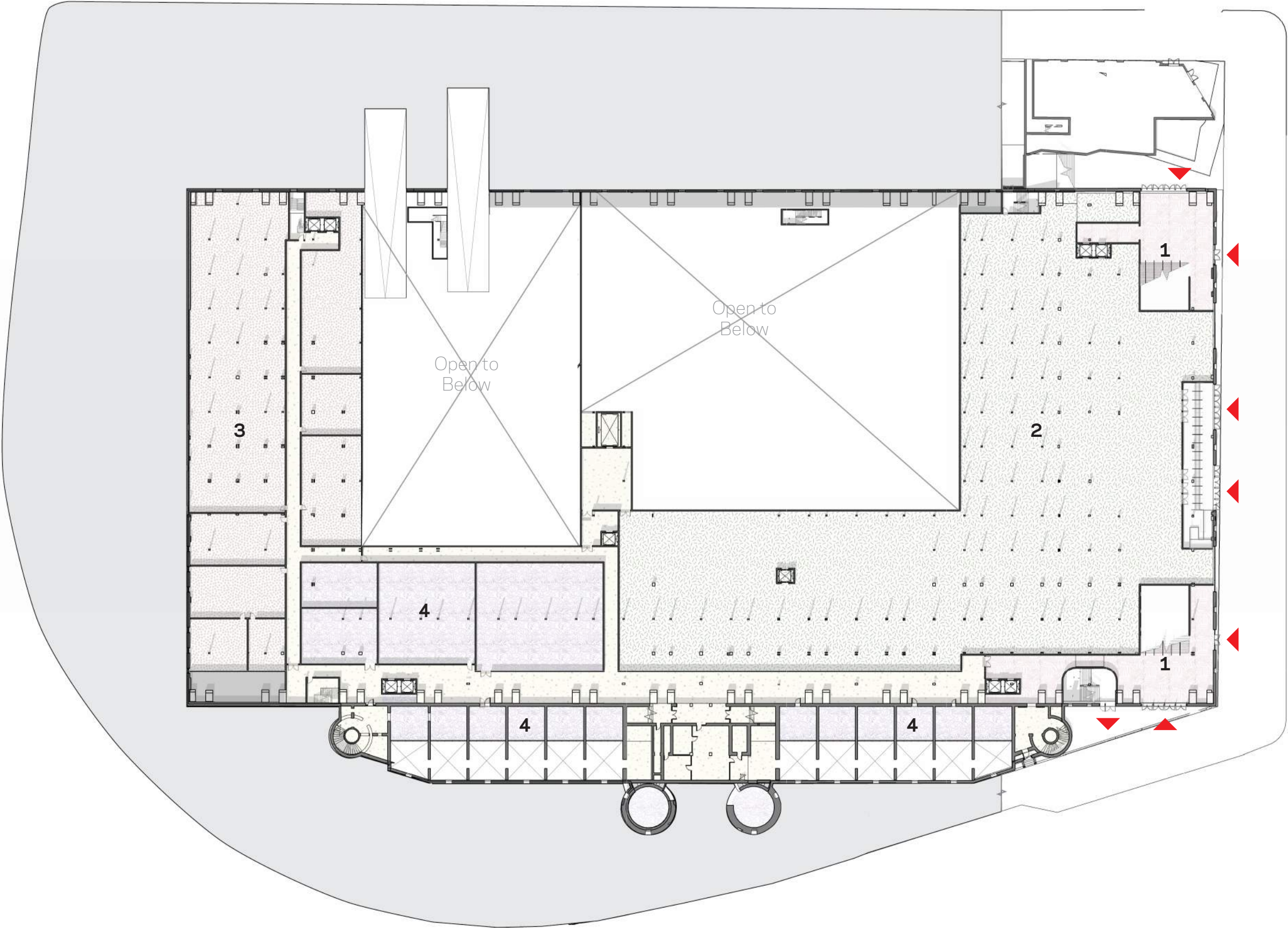
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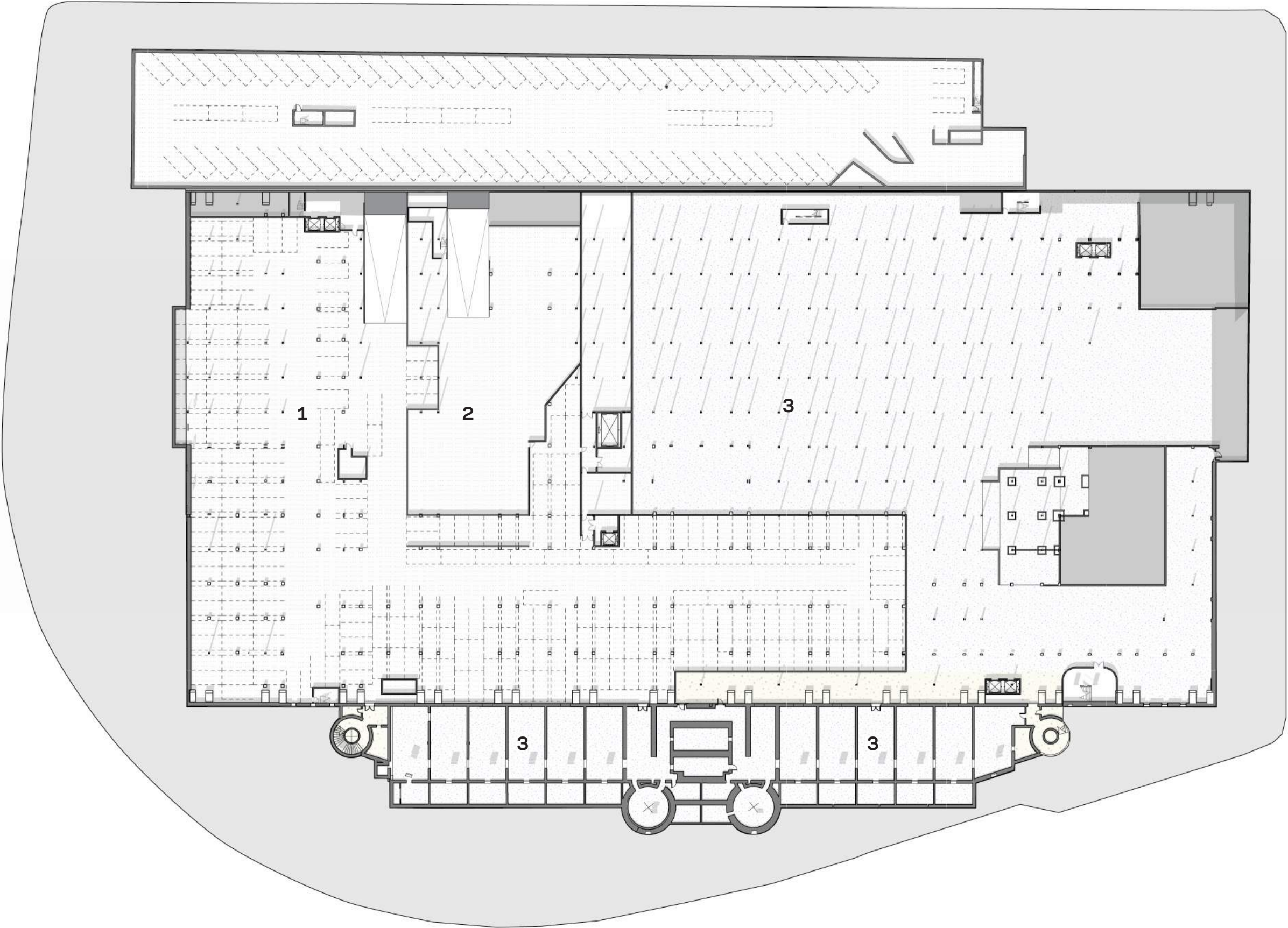
# Basement Level



- 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





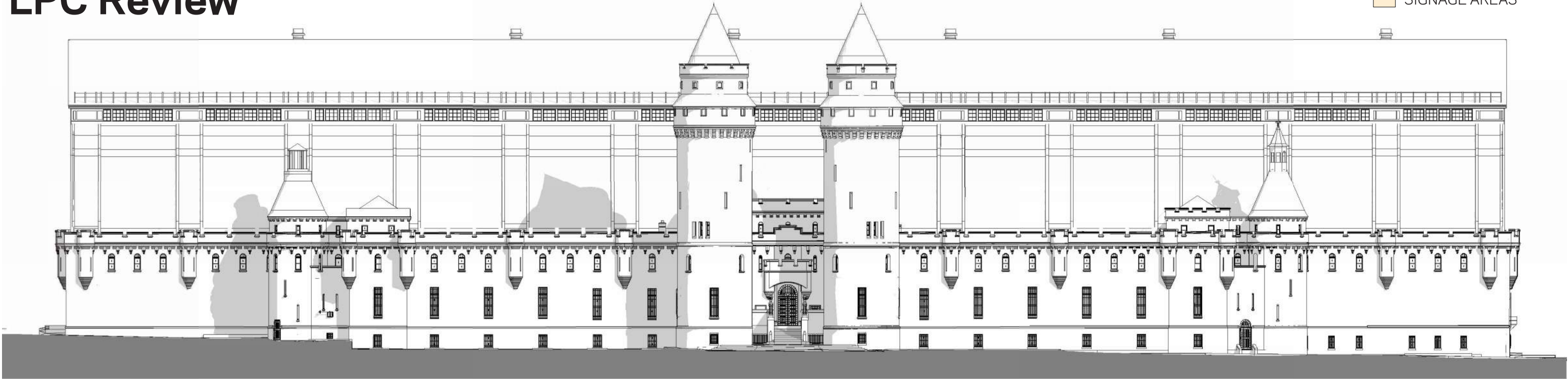
# Light Manufacturing Uses at Lower Levels



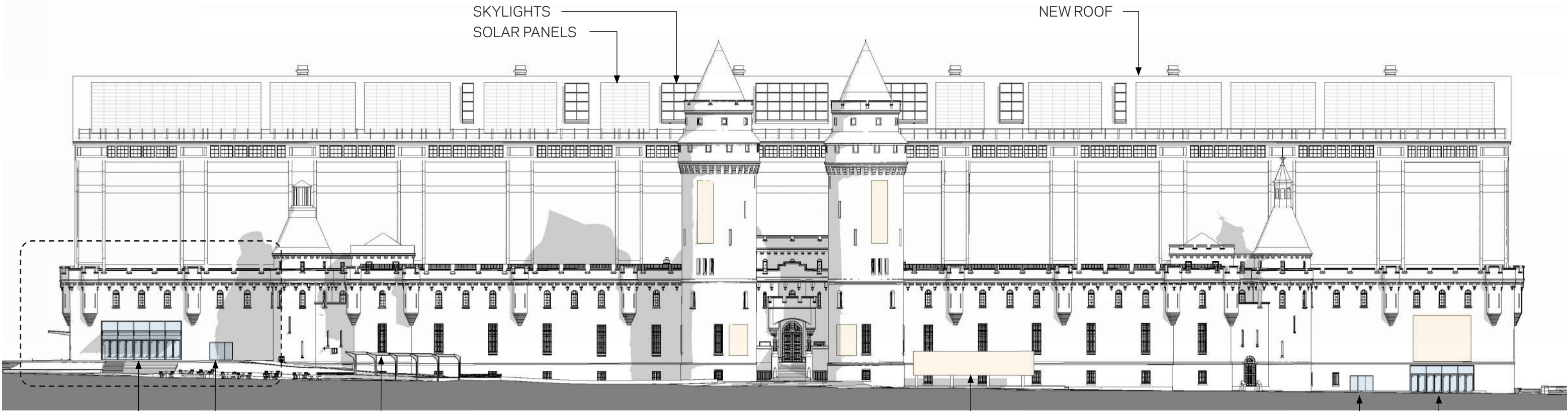


# LPC Review

NEW OPENINGS  
SIGNAGE AREAS



EXISTING



PROPOSED

NEW OPENINGS

WINDOWS TO BE REPLACED WITH  
HIGH PERFORMING WINDOWS.

SIGNAGE

NEW OPENINGS



# LPC Review



EXISTING



PROPOSED

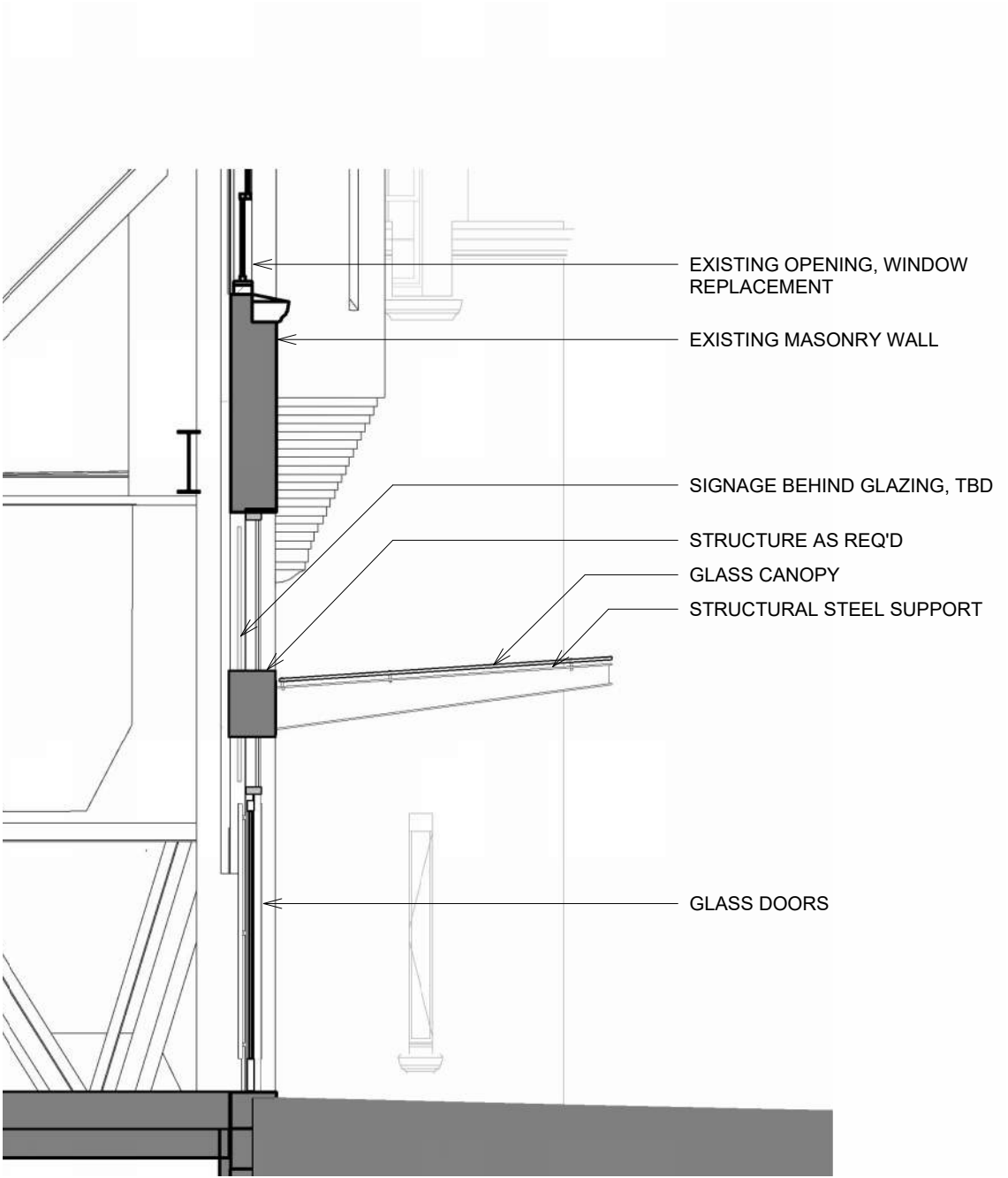


# LPC Review



PROPOSED

EXIT DOORS PAINTED TO  
MATCH BRICK

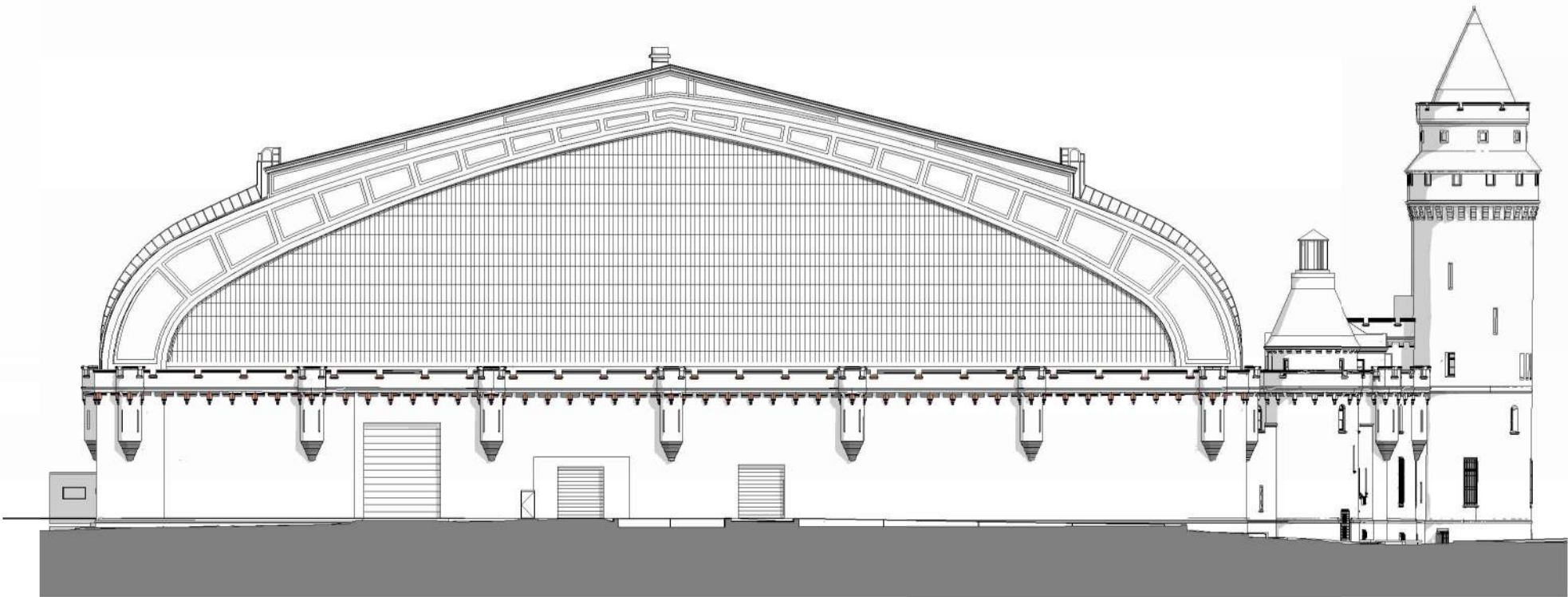


SECTION OF CANOPY

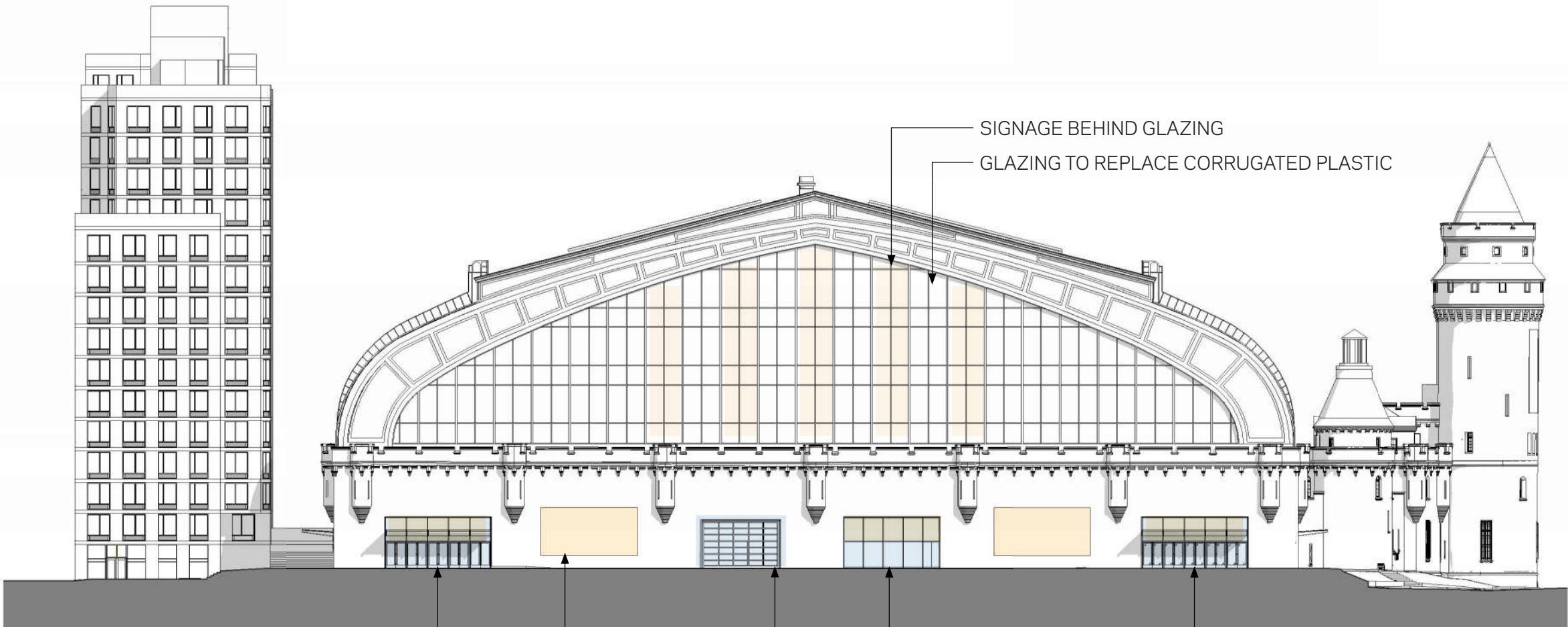


# LPC Review

- NEW OPENINGS
- SIGNAGE AREAS



EXISTING



PROPOSED

NEW OPENING

SIGNAGE

ENLARGED OPENING

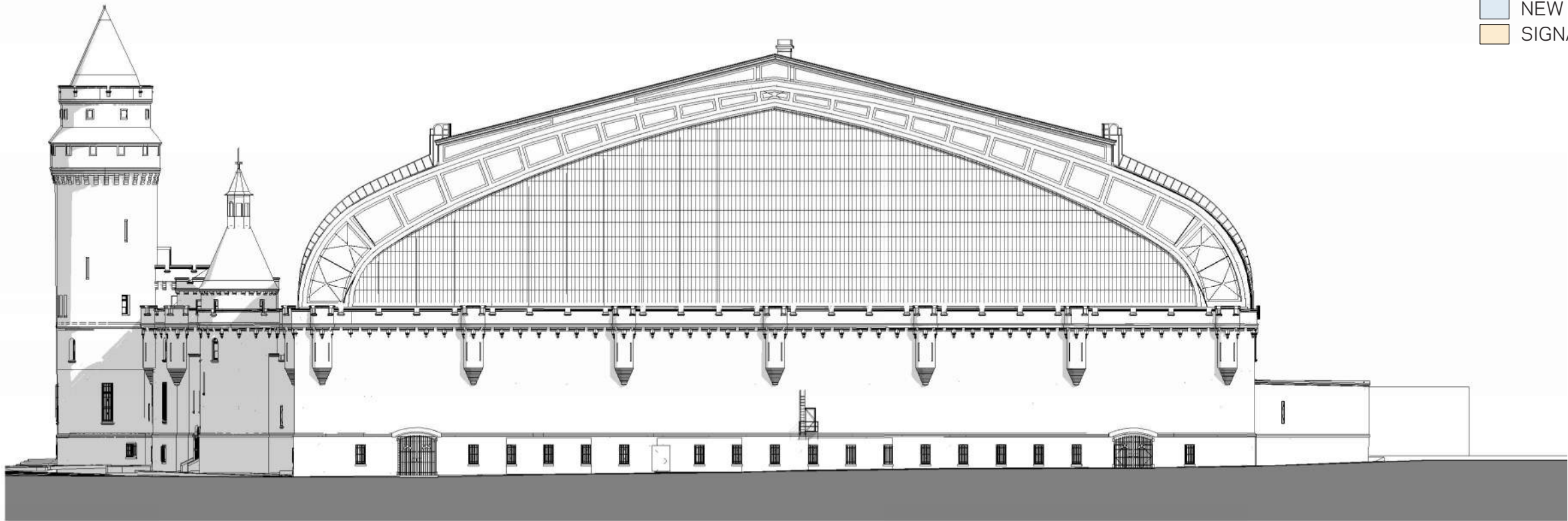
NEW OPENING

SIGNAGE BEHIND GLAZING  
GLAZING TO REPLACE CORRUGATED PLASTIC

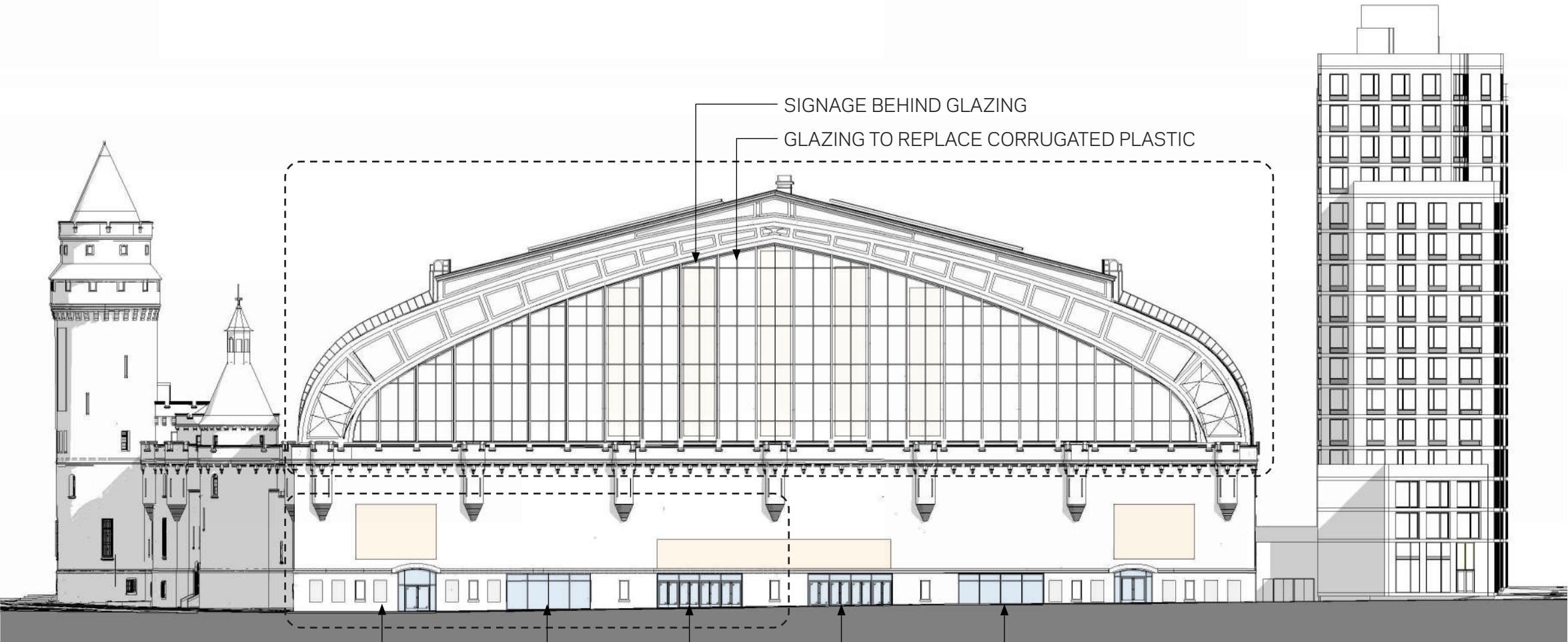


# LPC Review

NEW OPENINGS  
SIGNAGE AREAS



EXISTING



PROPOSED

SIGNAGE

SIGNAGE BEHIND GLAZING

GLAZING TO REPLACE CORRUGATED PLASTIC

ENLARGED OPENINGS



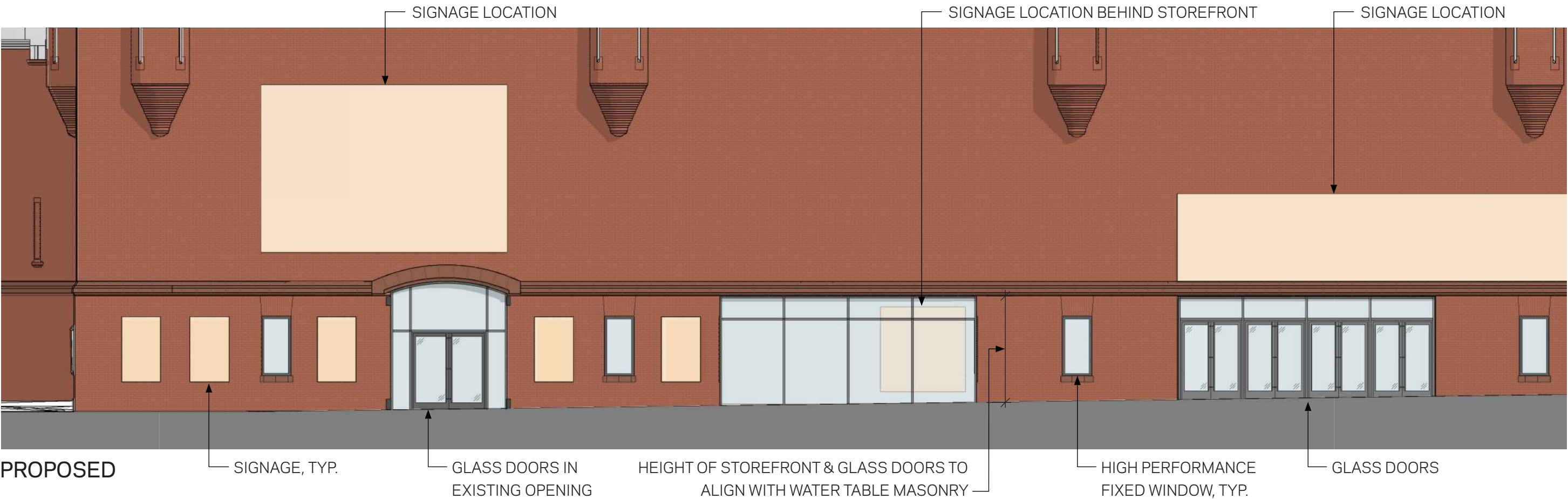
# LPC Review



(A) EXISTING



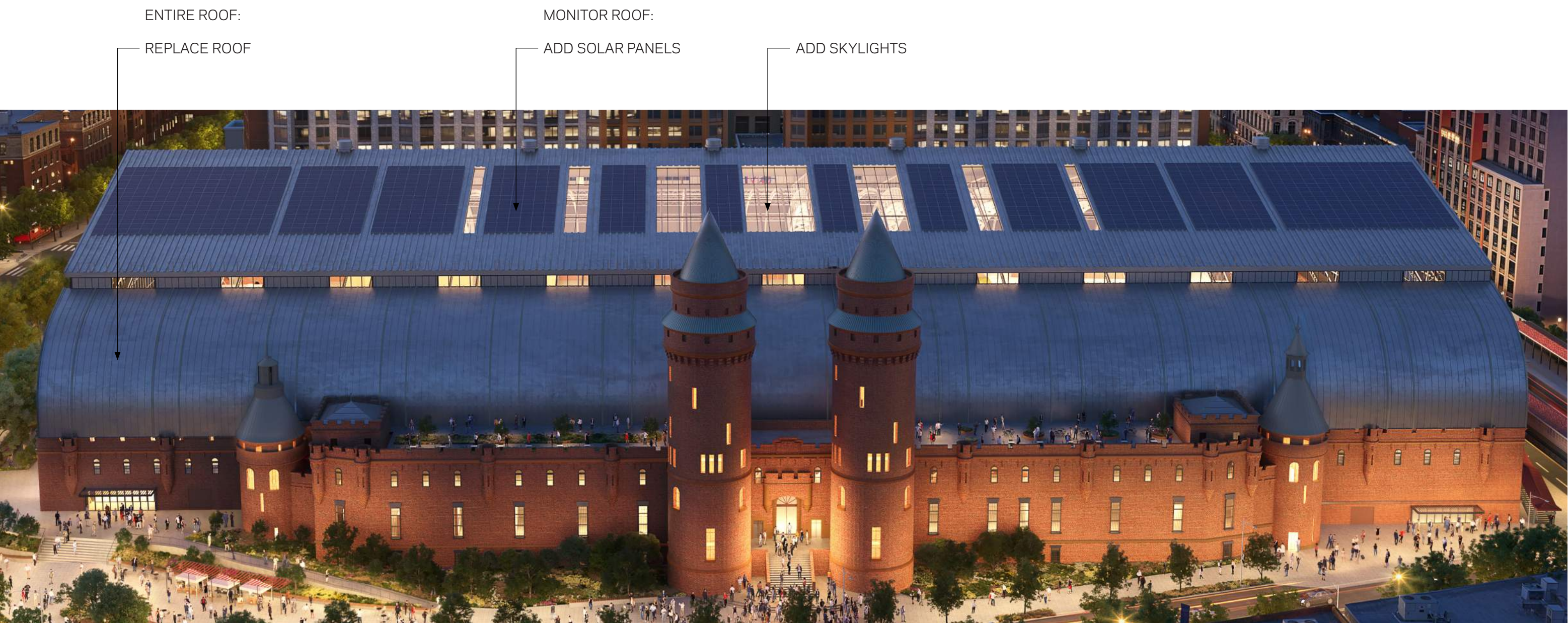
(B) EXISTING



PROPOSED



# LPC Review

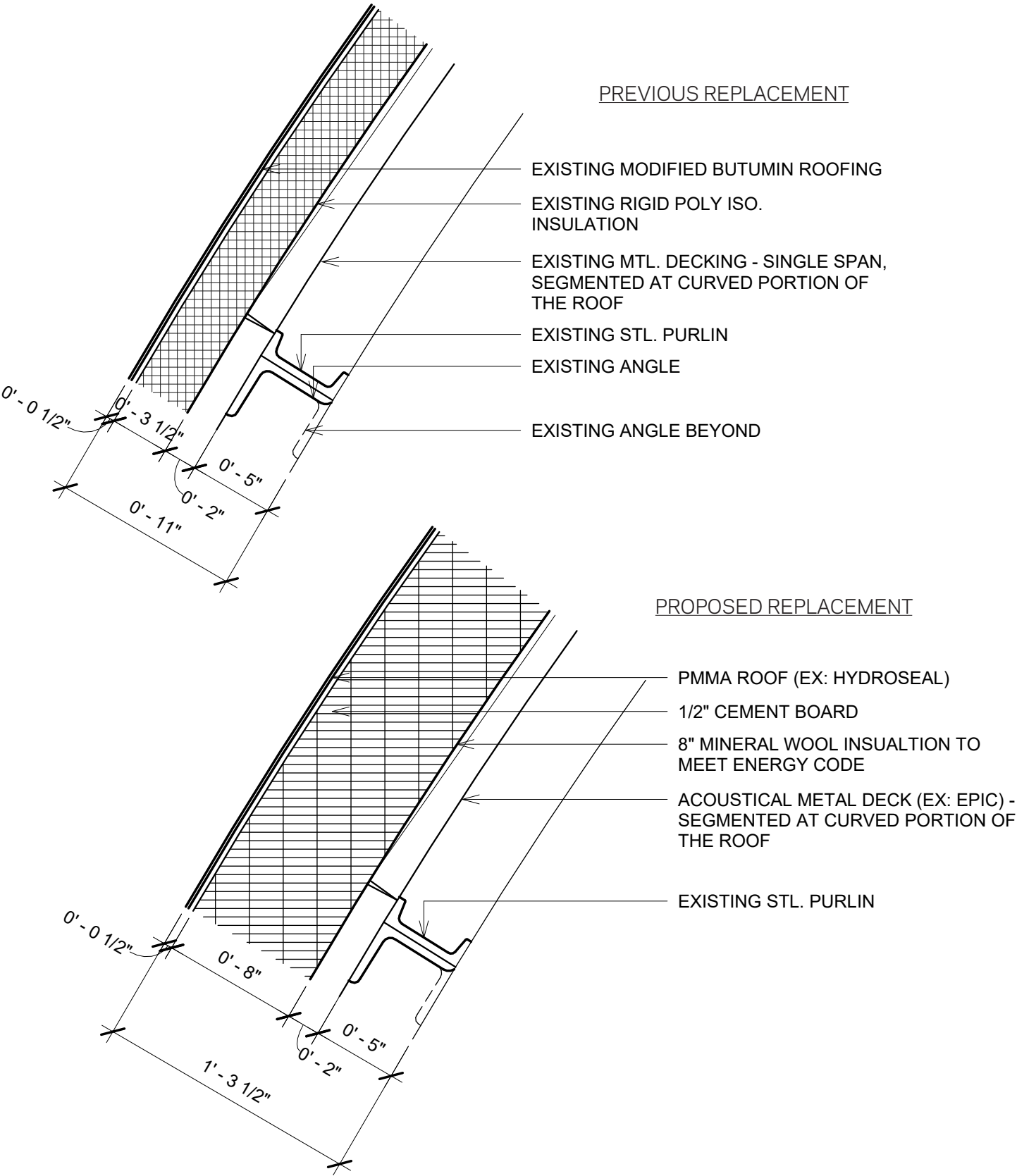
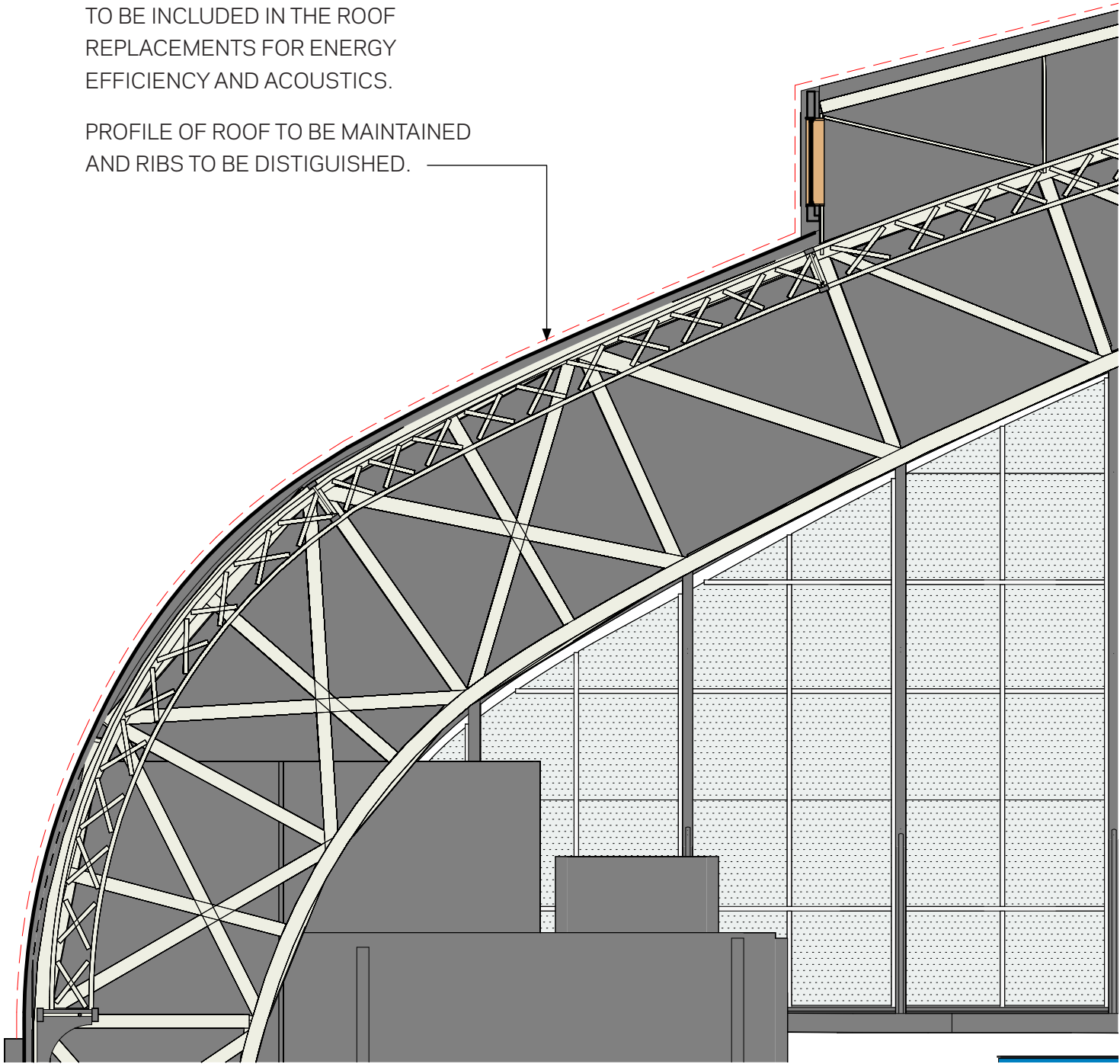




# LPC Review

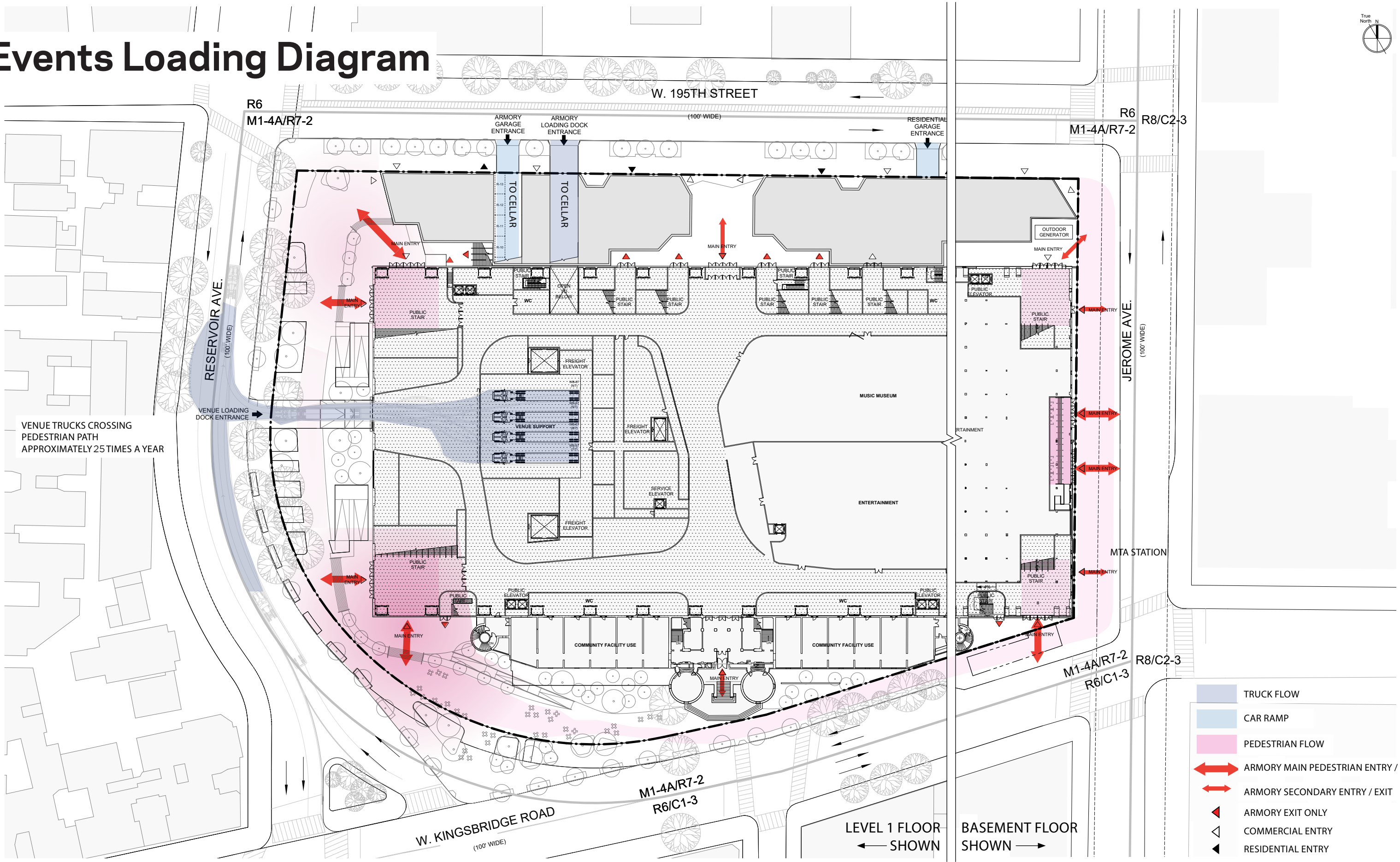
4 1/2" OF ADDITIONAL INSULATION  
TO BE INCLUDED IN THE ROOF  
REPLACEMENTS FOR ENERGY  
EFFICIENCY AND ACOUSTICS.

PROFILE OF ROOF TO BE MAINTAINED  
AND RIBS TO BE DISTIGUISHED.





# Events Loading Diagram



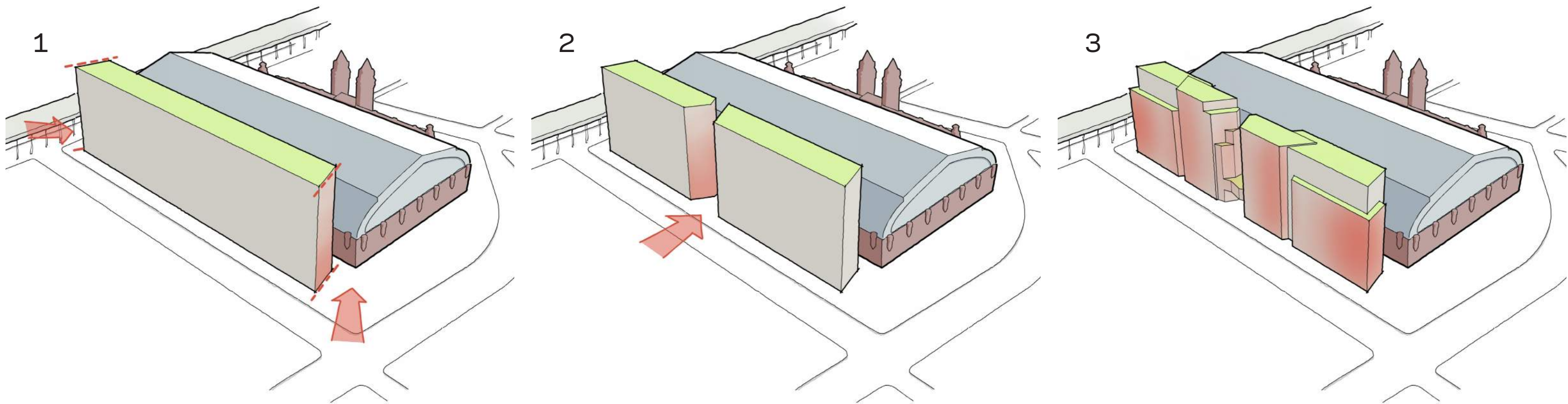


# Residential Building Site





# Residential Massing Diagrams





# Residential Building - North Elevation





# Residential Building



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# Residential Building





# Residential Building









# 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



LEHMAN  
COLLEGE

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 600<sup>1</sup> 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

<sup>1</sup> DEIS estimated 620 permanent jobs from the Armory Redevelopment



# 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



# COMMUNITY HIRING



# Community Hiring

## 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 Hiring

- If lease tenant or any subtenant expects to create 10 or more jobs, tenant and any applicable subtenants shall use best efforts to achieve the following goals:
  - **Hiring Goal:** 50% of new jobs filled by Community Hires (either Residence- or Income-Based)
  - **Rentention Goal:** 40% retained for 9+ months
  - **Advancement Goal:** 30% promoted within 12 months
- Construction for Kinsbridge will be subject to a Project Labor Agreement (PLA); any community hiring goals in the PLA would apply to the construction worl



# SMALL BUSINESS SERVICES



# Kingsbridge Armory Partners



careers  
businesses  
neighborhoods

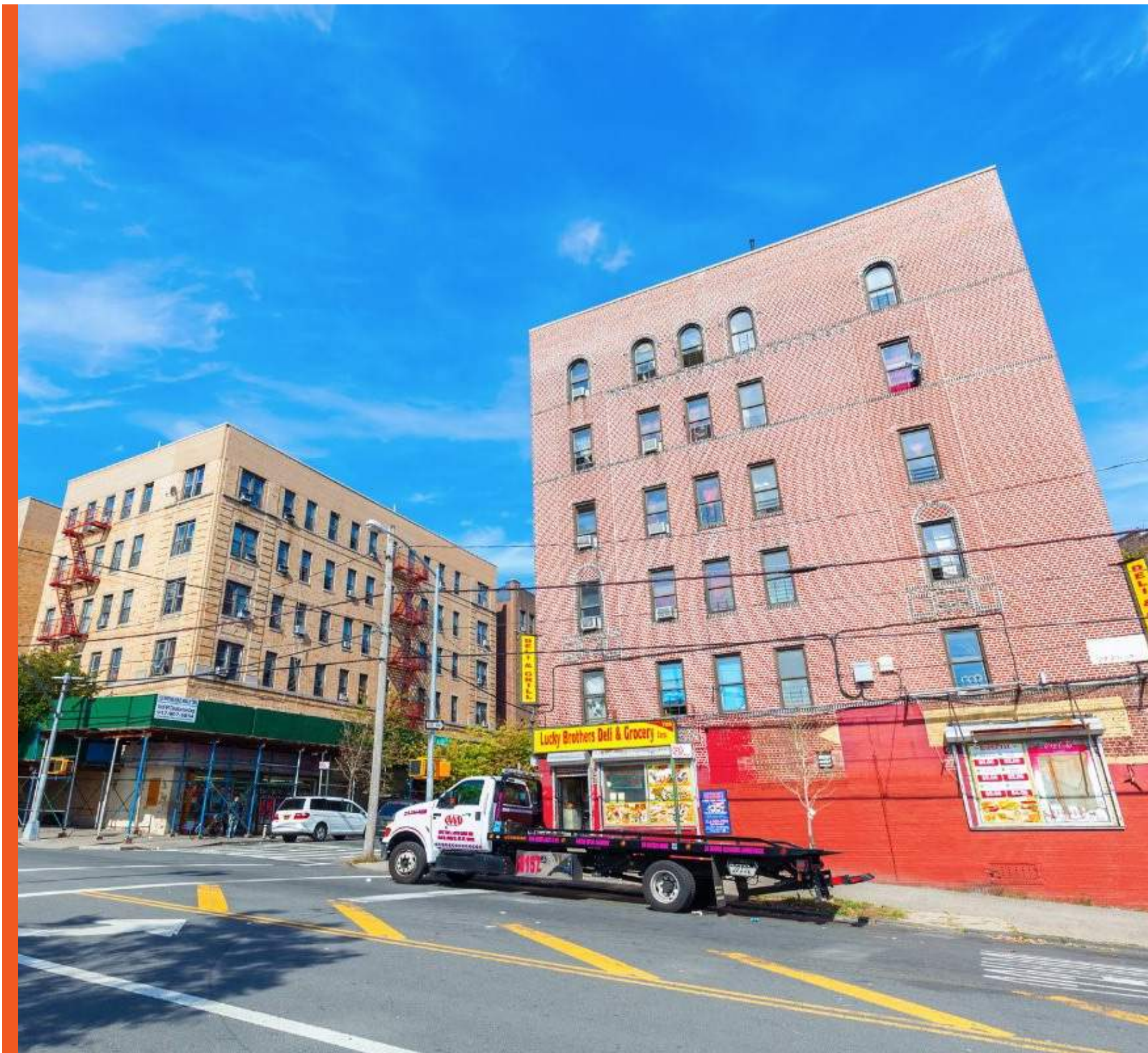


Mayor's Office of  
Talent and Workforce  
Development



**NYCIDA**

New York City Industrial Development Agency





# Existing Small Business Services (SBS) Programming

## Direct Business Support

- **Legal Services:** Free commercial lease assistance programs to help small businesses understand and negotiate leases before disputes arise.
- **Business Development:** Ongoing education, mentorship, and training through local Business Solutions Center and mobile units.
- **Capital Access:** Connecting businesses to a network of over 40 lenders and offering financial counseling.

**Program Management:** Dedicated program managers to assist businesses with compliance, legal services, relocation support, and workforce strategies.

**Retail Space & Startup Support:** Programs like **Storefront Startup** that connect businesses to temporary, rent-free retail spaces could be a model for supporting business startups in rezoning areas.

**Commercial Districts Needs Assessment (CDNAs):** Conducted to study market conditions, business challenges, and inform program design and funding priorities.

**Grant Programs:** Neighborhood 360 grants and dedicated displacement grants for businesses directly impacted by rezoning projects.

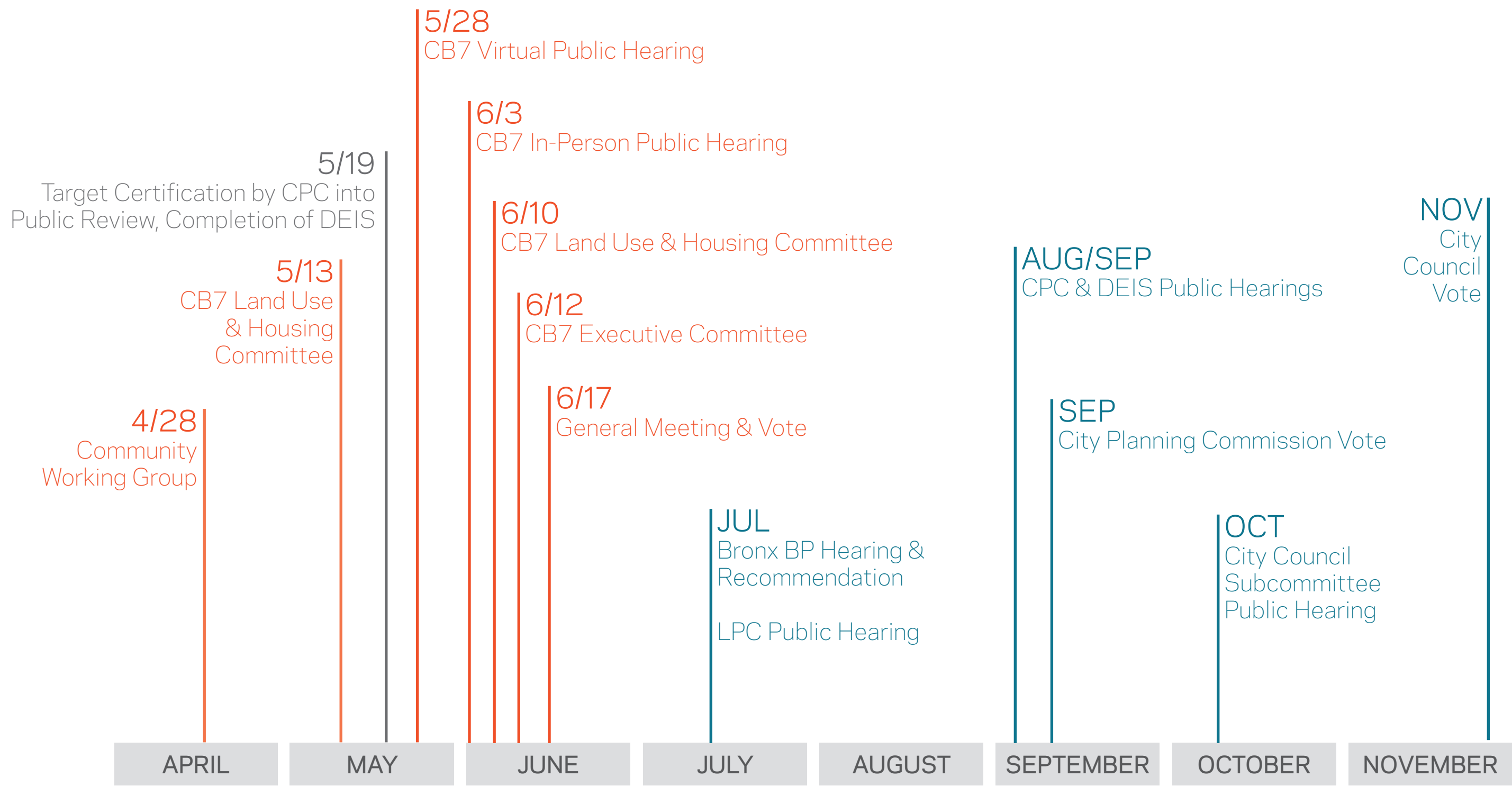


# ULURP & EIS PROCESS



# ULURP & Environmental Review: Schedule

## Upcoming Community Meetings & Public Review Milestones





*THANK YOU!*