September 17, 2025 / Calendar No. 6 N 250296 ZRX

CORRECTED[1]

IN THE MATTER OF an application submitted by 8th Regiment Partners LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission), and Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District.

This application (N 250296 ZRX) for a zoning text amendment was filed by NYC Economic Development Corporation (NYCEDC) and 8th Regiment Partners LLC on April 5, 2025. This application, in conjunction with the related actions, would facilitate the adaptive reuse of the Kingsbridge Armory, the development of a new mixed-use residential building and public open space located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10) in the Kingsbridge Heights neighborhood of Bronx, Community District 7.

RELATED ACTIONS

In addition to the zoning map amendment (N 250296 ZRX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

C 250293 PPX Disposition of City-owned property (Block 3247, Lots 2 and 10).

C 250292 ZSX Zoning special permit pursuant to Zoning Resolution (ZR) Section 74-182(b) to allow an indoor arena and modify signage regulations.

C 250295 ZSX Zoning special permit pursuant to Zoning Resolution (ZR) Section 74-195 to allow a public parking garage with a maximum capacity of 248 spaces.

C 250294 ZMX Zoning map amendment to change a C4-4 zoning district to an R7-2/M1-4A (MX) zoning district.

1 The report (N 250292 ZRX) has been administratively corrected on October 3, 2025. The original report inadvertently referenced an incorrect zoning district in the Related Actions section.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning special permit (C 250292 ZSX).

ENVIRONMENTAL REVIEW

This application (N 250296 ZRX), in conjunction with the applications for the related actions (C 250293 PPX, C 250292 ZSX, C 250295 ZSX, and C 250294 ZMX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq*. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the Mayor's Office of Environmental Coordination (MOEC). The designated CEQR number is 25DME006X.

It was determined that this application, in conjunction with the applications for the related actions, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on January 10, 2025, and subsequently distributed, published, and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on January 10, 2025. A public scoping meeting was held on February 11, 2025, and the Final Scope of Work was issued on May 16, 2025. A DEIS was prepared and a Notice of Completion for the DEIS was issued on May 16, 2025. Pursuant to the SEQRA regulations and the CEQR procedures, a joint public hearing was held on the DEIS on August 13, 2025, in conjunction with the public hearing on this application (N 250296 ZRX) and the related items (C 250292 ZSX, C 250294 ZMX, C 250295 ZSX, and C 250293 PPX). A Final Environmental Impact Statement (FEIS) reflecting the comments made during the public hearing was completed, and a Notice of Completion of the FEIS was issued on September 5, 2025. A full description of the environmental review is included in the report for the related zoning special permit (C 250292 ZSX).

UNIFORM LAND USE REVIEW

This application (N 250296 ZRX) was certified as complete by the Department of City Planning (DCP) on May 19, 2025, and duly referred to Bronx Community Board 7 and the Bronx Borough President in accordance with the procedures for non-ULURP matters, along with the related applications (C 250293 PPX, C 250292 ZSX, C 250295 ZSX, and C 250294 ZMX), which were certified as complete by the DCP in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Bronx Community Board 7 held a public hearing on this application (N 250296 ZRX), in conjunction with the related actions (C 250293 PPX, C 250292 ZSX, C 250295 ZSX, and C 250294 ZMX), on June 3, 2025. On June 17, 2025, Community Board 7 voted to adopt a resolution to recommend approval of the application by a vote of 19 in favor and three opposed.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (N 250296 ZRX) and the related applications (C 250293 PPX, C 250292 ZSX, C 250295 ZSX, and C 250294 ZMX) on July 17, 2025, and, on July 21, 2025, issued a recommendation to approve the application with conditions. A summary of the recommendation appears in the report for the related zoning special permit (C 250292 ZSX).

CITY PLANNING COMMISSION PUBLIC HEARING

On July 30, 2025 (Calendar No. 3), the CPC scheduled August 13, 2025, for a public hearing on this application (N 250296 ZRX) and the related applications (C 250293 PPX, C 250292 ZSX, C 250295 ZSX, and C 250294 ZMX). The hearing was duly held on August 13, 2025 (Calendar No. 27).

As described in the report for the related zoning special permit (C 250292 ZSX), thirty-four speakers testified in favor of the application. There were no other speakers, and the hearing was

closed.

CONSIDERATION

The Commission believes that this application (N 250296 ZRX), in conjunction with the related applications (C 250293 PPX, C 250292 ZSX, C 250295 ZSX, and C 250294 ZMX), is appropriate.

A full consideration and analysis of the issues and reasons for approving the application appears in the report for the related action (C 250292 ZSX).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 5, 2025, with respect to this application (CEQR No. 25DME006X), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the action(s) that is set forth in this report; and
2. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives provided in the application, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the greatest extent practicable by incorporating the mitigation measures that were identified in the FEIS.

The report for the City Planning Commission, together with the FEIS, issued September 5, 2025, constitutes the written statement of findings, that form the basis of the decision pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 200 of the New York City Charter, that submitted based on the environmental determination, and the

consideration and findings described in this report, the Zoning Resolution of the City of New York, effective as of December 5, 1961, and as subsequently amended, is hereby amended as follows:

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

* * *

74-10
SPECIAL PERMIT USES

* * *

74-18
Recreation, Entertainment and Assembly Spaces

* * *

74-182
Arenas, auditoriums, stadiums or trade expositions

C4 C6 C7 C8 M1 M2 M3

(a) The City Planning Commission may permit arenas, auditoriums or stadiums, or trade expositions, as listed in Use Group VIII, with a capacity in excess of 2,500 seats for arenas, auditoriums or stadiums, or with a rated capacity in excess of 2,500 persons for trade expositions, 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 a secondary #street# within one-quarter mile of an arterial highway or major #street#;

(2) that such #use# is so located as to draw a minimum of vehicular traffic to and

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 exits, are provided to prevent traffic congestion;

(5) that vehicular entrances and exits for such #use# are provided separately and are located not 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#.

(b) In Community District 7 in the Borough of the Bronx, the Commission may permit an indoor arena with a maximum seating capacity of ~~6,000~~ 17,000 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),~~ to #sign# regulations and parking or loading regulations, provided that:

(1) the provisions of paragraphs (a)(1), (a)(2), (a)(4), (a)(5) and (a)(6) of this Section are met;

(2) 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 includes 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 and 32-655~~ the #sign# regulations 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 is~~ the parking or loading regulations are 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 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.

* * *

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, requirements for soundproofing of arenas or auditoriums, shielding of floodlights, screening of open #uses# or surfacing all access roads or driveways. The Commission may also prescribe requirements for pedestrian-accessible open areas surrounding the arena, auditorium or stadium, including #accessory# directional or building identification #signs# located therein.

* * *

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

#Special Mixed Use District# - 30 [date of adoption]
Kingsbridge Heights, The Bronx

The #Special Mixed Use District# - 30 is established in Kingsbridge Heights in The Bronx as indicated on the #zoning maps#.

* * *

The above resolution (N 250296 ZRX) duly adopted by the City Planning Commission on September 17, 2025 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., ANTHONY W. CROWELL, Esq., JOSEPH DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI FRYE, RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*

BOROUGH PRESIDENT RECOMMENDATION

NYC PLANNING

Project Name: Kingsbridge Armory Redevelopment	
Applicant: 8th Regiment Partners LLC	**Applicant's Administrator**: Eleanore Martins
Application # 250293PPX	**Borough**: Bronx
CEQR Number: 25DME006X	**Validated Community Districts**: X07

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: See attached recommendation.

Recommendation submitted by	BX BP	Date: 7/21/2025 3:29 PM

BRONX BOROUGH PRESIDENT RECOMMENDATION

CITY PLANNING COMMISSION
120 BROADWAY – 31ST FLOOR
NEW YORK, NEW YORK 10271-0001

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION NUMBERS: C 250292 ZSX, C 250293 PPX, C 250294 ZMX, C 250295 ZSX, N 250296 ZRX-KINGSBRIDE ARMORY REDEVELOPMENT

DOCKET DESCRIPTION: PLEASE SEE ATTACMENT

BRONX COMMUNITY DISTRICT: 7

RECOMMENDATION

- ☐ **APPROVE**
- ☑ **APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- ☐ **DISAPPROVE**

PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION

Vanessa L. Gibson
BOROUGH PRESIDENT

July 21, 2025
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
KINGSBRIDGE ARMORY REDEVELOPMENT
ULURP APPLICATIONS NOs:
C 250292 ZSX, C 250293 PPX, C 250294 ZMX, C 250295 ZSX, N 250296 ZRX

DOCKET DESCRIPTIONS

C 250292 ZSX:

IN THE MATTER OF AN application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(b)* of the Zoning Resolution to allow an indoor arena with a maximum seating capacity of 17,000 within 200 feet of a Residence District, and in conjunction therewith, to modify the sign regulations of Sections 123-40 and 32-60, in connection with a proposed mixed-use development on property located at 25 West Kingsbridge Road (Block 3247, Lots 20 and 10), in an M1-4A/R7-2 District**, within a Special Mix Use District (MX-30)**, Borough of The Bronx, Community District 7.

*Note: a zoning text amendment is proposed to modify Section 74-182 under a concurrent related application or a Zoning Text change (C 250296 ZRX).

**Note: the site is proposed to be rezoned by changing a C4-4 District to an M1-4A/R7-2 District and by establishing a Special Mix Use District (MX-30) under a concurrent related application for a Zoning Map change (C 250294 ZMX).

C 250293 PPX:

IN THE MATTER OF AN application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property (Block 3247, Lots 2 and 10), pursuant to zoning, Borough of The Bronx, Community District 7.

C 250294 ZMX:

IN THE MATTER OF AN application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No: 3c:

1. Changing from a C4-4 District to an M1-4A/R7-2 District property bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road and Reservoir Avenue; and

2. Establishing a Special Mixed Use District (MX-30) bounded by West 195th 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 May 19, 2025 and subject to the conditions of CEQR Declaration E-850.

C 250295 ZSX:

IN THE MATTER OF AN application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-195 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 248 spaces, in connection with a proposed mixed-use development, on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District**, within a Special Mix Use District (MX-30)**, Borough of The Bronx, Community District 7.

**Note: the site is proposed to be rezoned by changing a C4-4 District to an M1-4A/R7-2 District and by establishing a Special Mix Use District (MX-30) under a concurrent related application for a Zoning Map change (C250294 ZMX).

Related Application: N 250296 ZRX

BACKGROUND

The Kingsbridge Armory, also known as the Eighth Regiment Armory, is a monumental Romanesque structure in The Bronx, completed in 1917 and designed by architect Lewis Pilcher. Standing 120 feet tall and spanning five acres, it features a massive 180,000-square-foot drill hall, a 400-foot shooting range, auditorium, basketball court, lecture rooms, and underground vehicle storage.

Originally built for the Eighth Regiment, the Armory played a military role through World War II and was even offered to the United Nations for temporary use. In 1957, two annex buildings were added. The structure was designated a New York City Landmark in 1974 and added to the National Register of Historic Places in 1982.

Ownership transferred to the City in 1996, prompting urgent repairs, including a $31 million roof replacement. Over the years, various redevelopment proposals, including a shopping mall proposal in 2008 and a hockey complex in 2013, did not succeed due to community opposition over living wages and local business impacts.

In 2013, the Kingsbridge National Ice Center (KNIC), featuring nine rinks and a 5,000-seat arena, was approved with community and political backing and a Community Benefits Agreement. However, by 2021, financing issues caused the project to collapse. Since then, the Armory has remained largely vacant, with occasional use for film production and by a National Guard unit stationed in an annex.

Site Details
The project spans Block 3247, Lots 2 and 10, bounded by West Kingsbridge Road, West 195th Street, Jerome Avenue, and Reservoir Avenue.

- Lot 2 (50,432 sq ft): Currently includes two NYS National Guard buildings (constructed in 1954 and 1958), to be demolished.
- Lot 10 (245,715 sq ft): Includes the Kingsbridge Armory, totaling 588,765 sq ft:
    - 180,000 sq ft drill hall (4.1 acres)
    - 20,000 sq ft mezzanine
    - 88,000 sq ft headhouse
    - 279,000 sq ft cellar
    - 126-foot ceiling height (12 stories)

Neighborhood Context
The surrounding area includes low- to mid-rise residential buildings, local retail on Kingsbridge Road and Jerome Avenue, and proximity to Fordham Road, The Bronx's busiest commercial corridor. Nearby institutions include Lehman College, Monroe University, Walton High School, and two public schools. Saint James Park and Poe Park are both within three blocks.

Transit Access
The site is well-served by transit, including:

- Subway: 4 Line adjacent; B/D trains nearby
- Bus: BX3, 9, 22, 28, 32, and Bee-Line Route 4
- Rail: Metro-North Hudson Line (University Heights)
- Highway**:** Major Deegan Expressway (I-87)

Kingsbridge Armory – Current Proposal
In August 2023, NYC Economic Development Corporation (EDC) issued a Request for Proposals to redevelop the historic Kingsbridge Armory. In January 2025, EDC selected 8th Regiment Partners LLC. The redevelopment requires approval of the following ULURP applications:

- C 250292 ZSX: Special permit for a 17,000-seat indoor arena within 200 feet of a residential district and modified signage regulations (current limit: 6,000).
- C 250293 PPX: Disposition of City-owned property.
- C 250294 ZMX: Zoning map amendment to rezone from C4-4 to M1-4A/R7-2 and establish Special Mixed Use District MX-30.
- C 250295 ZSX: Special permit for a 248-space public parking garage.

Lot 10 – Kingsbridge Armory Main Building
The historic Armory building will be adaptively reused with significant interior reconfiguration, including two new levels within the drill hall to create a 17,000-seat event venue for concerts, sports, cultural exhibitions, and community events.

Key Features by Level:

- Drill Hall/Concourse Level: Central interior plaza, venue support, retail, concessions, music museum, box office, coat check, community space, kitchen, and mechanical systems
- Venue Level: Main arena, stage, flexible event space, restrooms, cultural center, storage
- Basement: Community facilities, commercial office space, entertainment venues, entrances from Jerome Avenue
- Cellar: Parking, delivery access, and light manufacturing incubators
- Balcony Level: Garden café, roof terrace, mechanical support

Lot 2 – Affordable Housing Proposal:

A 16-story mixed-use residential building will be constructed along West 195th Street featuring:

- Total area: 389,421 sq ft
- Housing: 500 affordable units
- Retail: 20,751 sq ft
- Parking: 80 spaces (cellar level)

Unit Mix:

- 124 Studios (25%)
- 220 1-bedrooms (44%)
- 130 2-bedrooms (26%)
- 26 3-bedrooms (5%)

Affordability: Units will range from 30% to 80% of Area Median Income (AMI).

Landmark & Design Review

The Kingsbridge Armory is a NYC Landmark. All exterior changes require approval from the Landmarks Preservation Commission (LPC) and streetscape elements require Public Design Commission (PDC) approval.

Public Space Improvements – Kingsbridge Plaza

To enhance the surrounding public realm and support local vendors, the proposal includes: Shaded plazas and preserved trees, fixed and movable seating, vendor canopy installation, play plaza for children, entertainment corridor on Jerome Avenue, and permeable pavers to reduce runoff.

Sustainability Commitments

- Targeting LEED Gold certification
- All-electric development
- Solar panels on the Armory roof
- Built-in stormwater resiliency systems
- Energy-efficient and low-emission design
- Transit-oriented and pedestrian-friendly
- 1.5 acres of new public open space

Total estimated cost of the Kingsbridge Armory redevelopment: $650 million
The proposal is anticipated to create over 3,400 jobs: 2,800 construction and 600 permanent jobs

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to CEQR and SEQRA and the Draft Environmental Impact Statement received a Notice of Completion on May 16, 2025, pursuant to CEQR number 25DME006X. The City Planning Commission certified these applications as complete on May 19, 2025.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 7 held a public hearing on these applications on June 3, 2025. The vote to approve these applications was 19 in-favor, 3 opposed, and 0 abstentions.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on July 17, 2025. This hearing was conducted in-person at KIPP Academy, 2720 Jerome Avenue, Bronx. The applicant was present and spoke in favor of these applications. Twenty-three members of the public testified at the hearing, including three elected officials or their representatives. Of those offering testimony, all spoke in-favor or in-favor with conditions. Upon the completion of testimony, the public hearing was closed, though written testimony would be received until Friday, July 18, 2025. There were nine total written testimonies received.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

This redevelopment proposal for the Kingsbridge Armory represents a once-in-a-generation opportunity to deliver transformative and community-driven economic investment that will finally activate the untapped potential of this landmarked treasure, a historic building that has stood in the Kingsbridge neighborhood since 1917.

Specifically, the proposal seeks the following land-use actions: the disposition of City-owned property, special permits to allow an indoor arena with capacity of up to 17,000 persons and a public parking garage with a capacity greater than 150 parking spaces, a zoning map amendment to rezone the project site from C4-4 to M1-4/R7-2 (MX), along with zoning text amendments to require MIH and modify indoor arena capacity and signage requirements. These land-use actions are essential to unlock the flexibility needed to realize the scale, mix, and vision of the redevelopment, especially the integration of housing, light manufacturing, and community uses on this underutilized site. The project also calls for the creation of a new 16-story mixed retail and residential use building that would add approximately 500 affordable dwelling units and over 20,000 square feet of retail at a time when there is an overwhelming demand for housing both in The Bronx and citywide.

My conditional support of the development team's proposal is based on my belief that with proper oversight and community-centered execution the redevelopment plan for the Armory will prioritize the key pillars outlined in the *Together for Kingsbridge Vision Plan*. This robust, community-led effort ensures that the redevelopment is not only top-down but grounded in the lived experience and aspirations of Bronx residents. The nine-month visioning process that began in 2022 reached over 4,000 community members via 20 public events and 900 survey responses, all of which shaped this vision plan and identified guiding principles such as: uplifting youth, creating jobs and wealth for existing workers and communities, establishing a regenerative local economy, and maximizing community ownership.

The proposed land-use actions will undoubtedly result in long-term, substantial economic and social implications that, while contained within the historic walls of the Armory, will manifest opportunities for Bronxites throughout the entire borough. Without question, what is proposed will be a transformative anchor for our great borough, but only if it centers the needs and voices of the people who live and work here. The concerns I have heard regarding this proposal and will be addressed in my recommendation include anti-displacement concerns, equitable economic opportunities, local environmental challenges, transportation impacts, youth development, and housing affordability.

Long-Term Community Oversight

Local businesses along Kingsbridge Road and neighboring commercial corridors like Jerome Avenue have served this community for decades, providing essential goods, services, and jobs for residents. As the proposed development would introduce new uses to the site, including a 17,000-person live event area, over 100,000 square feet of entertainment uses, and almost 10,000 square feet of community facility and cultural uses, there is a need for proactive measures to prevent the direct and indirect displacement of local businesses and longtime commercial tenants. I also see this as an opportunity to consider strategies that could minimize the impact, such as commercial tenant protections or workforce development programs through a Community Benefits Agreement (CBA). The CBA should also include commitments to fund community-based programming, support youth internships and paid fellowships, and create a transparent and publicly accessible enforcement mechanism to monitor and report on developer compliance over time. With enforceable commitments to local hiring and living wage jobs, union labor, free or low-cost access to select events and other cultural programming for the surrounding community groups and schools, and support for minority- and women-owned businesses (MWBEs) in both construction and permanent operations, a CBA could result in responsible development that ensures the potential benefits of the proposed project are equitably distributed.

Equitable Economic Opportunities

The Kingsbridge Armory redevelopment is anticipated to create over 3,400 jobs, including approximately 2,800 construction and 600 permanent jobs. During construction, a Project Labor Agreement must be executed to establish clear commitments to local and union hiring, youth

workforce training, and apprenticeships to ensure that this space will be built by and for the people of The Bronx.

A central component of community ownership will be the dedication of 25,000 square feet to a workforce development and cooperative business incubation hub. To address the potential displacement of existing local businesses, the project also proposes 20,000 square feet of commercial space at affordable rents. This space should be made available to Bronx-based small businesses, worker cooperatives, and nonprofits seeking to launch, expand, or relocate to the Armory.

Additionally, the project should cultivate opportunities for local entrepreneurs to access the 100,000 square feet of proposed light manufacturing space, which will be reserved for Bronx-based businesses. Altogether, the inclusion of approximately 145,000 square feet of space dedicated to community ownership underscores the need for a Community Advisory Council to help negotiate these agreements and oversee the tenant mix and programmatic uses moving forward.

Addressing Local Environmental Challenges

While I am pleased to see that some renewable energy solutions like solar panels on the roof and stormwater resiliency systems have been incorporated into the design, and the building is expected to comply with LEED Gold Standards, there is still room to strengthen sustainability measures and prioritize climate justice. As The Bronx already suffers from some of the highest asthma rates in the city, mitigating air pollution, during both construction and long-term, must be a top priority. With the proposed redevelopment, potential impacts to air quality from increased traffic, as well as the exacerbation of the urban heat island effect due to expanded building surfaces are a concern. While the proposed 48,000 square feet of public open space will directly address this issue, it also must be thoughtfully programmed and equitably maintained to provide amenities that reflect the community needs: ADA-accessible seating, shade and native plantings. Additional commitments to long-term maintenance and stewardship could be best realized via a Community Advisory Council or other community-led governance body.

Infrastructure and Transportation

The surrounding neighborhood currently experiences congestion on key transit lines, including the 4 train at Kingsbridge Road, the D train at Fordham Road, and on multiple bus routes such as the Bx1, Bx9, and Bx22, which serve as vital connections for residents and workers. The proposed Kingsbridge Armory Redevelopment will generate a substantial increase in transit demand, particularly before and after live events, potentially overwhelming existing systems. Coordination with the appropriate local agencies, such as DOT and MTA, to explore mitigation measures, such as expanding bus service, and implementing traffic management strategies will be key to minimizing disruptions both during construction and for local commuters well after the project is complete.

Youth Development

The redevelopment of the Kingsbridge Armory must intentionally create opportunities for Bronx youth to thrive, both culturally and economically. Dedicated space within the Armory should be reserved for youth-serving organizations that offer academic enrichment, mentorship, career exploration, arts education, and mental health services. Programming should reflect the diversity of the borough and engage young people in meaningful ways, from mural and media arts to sports, STEM, and civic engagement. Partnerships with local Bronx schools, at all levels from pre-K through college age youth, and youth-led organizations will ensure that programming is accessible, relevant, and sustained. Additionally, the CBA should include commitments for paid internships, workforce pipelines in partnership with local union chapters, and training opportunities for youth in industries connected to the Armory's operations, including events, hospitality, construction, and the creative economy.

Affordable Housing

The proposed 500 units of affordable housing will provide much-needed housing, but more is needed given the dire affordability crisis acutely impacting Bronx residents. At least half of the proposed units should serve households earning between 30-60% AMI, with priority for those at risk of displacement and those residing in Community District 7 where the local median household income is approximately $40,000 today, and significantly lower than the citywide average. There also needs to be more 2- and 3-bedroom units that can support the existing and future families that call the Kingsbridge neighborhood home; currently, the proposal allocates approximately 30% of units as 2- and 3-bedrooms. To better serve families in the community, at least 50% of all units should be larger, family-sized units to adequately support families in the neighborhood. Additionally, any CBA should include agreements that ensure the proposed housing will be constructed using local and union labor whenever possible. The proposed development will be a prime job generator, and we should make sure that these workers will have a mix of affordable family-sized units to live in and raise their families here too.

The Kingsbridge Armory has the potential to become a national model for equitable redevelopment, but only if the process continues to center and elevate the voices of the community. My recommendation is made with the firm expectation that this process will uphold transparency, accountability, and long-term partnership with Bronx stakeholders. Success here will depend not just on what is built, but on how it is built, through deep partnerships, long-term investment, and ongoing accountability to The Bronx communities this project is meant to serve. For the reasons stated above, **I support this proposal with the conditions that were laid out in this recommendation.**

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Kingsbridge Armory Redevelopment			
Applicant:	8th Regiment Partners LLC	**Applicant's Primary Contact**:	Eleanore Martins
Application #	250293PPX	**Borough**:	
CEQR Number:	25DME006X	**Validated Community Districts**:	X07

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 19	**# Against:** 3	**# Abstaining:** 0	**Total members appointed to the board:** 29
Date of Vote: 6/17/2025 12:00 AM		**Vote Location**: 2720 Jerome Avenue, Bronx, NY 10468	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 6/3/2025 6:30 PM	
Was a quorum present? Yes	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	2720 Jerome Avenue Bronx, NY 10468

CONSIDERATION: Bronx Community Board 7 voted in favor of recommending approval for the proposed land use zoning changes to facilitate the redevelopment of the Kingsbridge Armory (Project ID Number 2025X0262) at its June 17, 2025, General Board Meeting, Motion D. The board held a public hearing on June 3, 2025. Public comments can be found here: bit.ly/4kRBXk9, and written comments are available here: bit.ly/3ZISONr. Please refer to the attached documents for additional details regarding this vote.

Recommendation submitted by	BX CB7	Date: 6/20/2025 6:00 PM

THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7

HON. VANESSA L. GIBSON, BOROUGH PRESIDENT YAJAIRA ARIAS, CHAIRPERSON KARLA CABRERA CARRERA, DISTRICT MANAGER

June 20, 2025

Dan Garodnick
Chair, City Planning Commission (CPC)
Director, Department of City Planning (NYC DCP)
1775 Grand Concourse, Suite 503
Bronx, NY 10453

RE: Bronx CB7 Letter Recommending Approval of Project ID Number: 2025X0262

Dear CPC Chair and Director of NYC DCP, Dan Garodnick,

Bronx Community Board 7 (Bronx CB7) writes in support of recommending approval of 8th Regiment Partners LLC, NYC Economic Development Corporation (NYCEDC), and the NYC Department of Administrative Services (DCAS) ULURP application(s)[1] to facilitate the redevelopment of the Kingsbridge Armory:

- Application #: C 250293PPX[2]- proposed disposition of city-owned property Block 3247, Lot 2 [Individual Landmark:10 West 195th Street, Bronx, NY 10468] and Block 3247, Lot 10 [Individual Landmark: 1 West Kingsbridge Road, Bronx, NY 10468] submitted by the NYC Department of Citywide Administrative Services (DCAS).

- Application #: C 250292ZSX[3]- special permit submitted by the NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Section 74-182(b)[4] of the Zoning Resolution to allow an indoor an indoor arena with a maximum seating capacity of 17,000 within 200 feet of a Residence District and to modify the sign regulations of Sections 123-40 and 32-60[5] in connection with a proposed mixed-use development on property located at (Block 3247, Lots 2 [Individual Landmark:10 West 195th Street, Bronx, NY 10468] and 10 [Individual Landmark: 1 West Kingsbridge Road, Bronx, NY 10468] in an M1-4A/R7-2 District[6], within a Special Mix Use District (MX-30). Applicant is to find mitigating solutions to significant environmental impacts in coordination with related city agencies.[7]

    - Application #: N 250296ZRX[8]- special permit submitted by the NYC Economic Development Corportation and 8th Regiments Partners LLC pursuant to Section 74-182(b)[9] of the Zoning Resolution to allow an indoor arena capacity from 6,000 to 17,000 persons at Block 3247, Lot 10 [Individual Landmark: 1 West Kingsbridge Road,

[1] *Kingsbridge Armory Redevelopment Proposal on the Zoning Application Portal: on.nyc.gov/3ZqqZsW*
[2] *Related Applications: C250292ZSX, C250294ZMX, N250296ZRX, and C250295ZSX*
[3] *Related Applications: C250293PPX, C250294ZMX, N250296ZRX, and C250295ZSX*
[4] *Chapter 4 Zoning Resolution: Special Permits by the City Planning Commission: bit.ly/44mY5gh*
[5] *Chaper 3 Zoning Resolution: Sign Regulation: bit.ly/3G1XBTz*
[6] *ULURP Application C250294ZMX*
[7] *City Environmental Quality Review (CEQR): on.nyc.gov/40uMQjY*
[8] *Related Applications: C250293PPX, C250292ZSX, C250294ZMX, and C250295ZSX*
[9] *Chaper 4 Zoning Resolution: Arenas, auditoriums, stadiums or trade expositions: bit.ly/3SYAqwg*

Bronx, NY 10468]. Provided that paragraphs (b)(1), (b)(2), (b)(3), (b)(4), and (b)(5) are met. Applicant is to find mitigating solutions to significant environmental impacts in coordination with related city agencies.[10]

- Application #: C 250294ZMX[11]- a proposed amendment of the zoning map at Block 3247, Lot 2 [Individual Landmark:10 West 195th Street, Bronx, NY 10468] and Block 3247, Lot 10 [Individual Landmark: 1 West Kingsbridge Road, Bronx, NY 10468] to change from C4-4 District to an M1-4A/R7-2, and establish a Special Mixed Use District (MX-30) submitted by the NYC Economic Development Corportation and 8th Regiments Partners LLC. Subject to the conditions of CEQR Declaration E-850 by the NYC Mayor's Office of Environmental Remediation (OER) environmental requirements relating to harzardous materials, noise, or air.[12]

- Application #: C 250295ZSX[13]- special permit submitted by the NYC Economic Development Corportation and 8th Regiments Partners LLC pursuant to Section 74-195[14] of the Zoning Resolution to allow a public parking garage with a maximum capacity of 248 spaces and 13 spaces at the cellar level in connection with a proposed mixed-use development at Block 3247, Lot 10 [Individual Landmark: 1 West Kingsbridge Road, Bronx, NY 10468] and 80 spaces at Block 3247, lot 2 [Individual Landmark:10 West 195th Street, Bronx, NY 10468]. Applicant is to find mitigating solutions to significant environmental impacts in coordination with related city agencies.[15]

Bronx Community Board 7 voted in favor of recommending approval for the proposed land use zoning changes at its June 17, 2025, General Board Meeting, Motion D[1617]. The board held a public hearing on June 3, 2025. Public comments can be found here: bit.ly/4kRBXk9, and written comments are available here: bit.ly/3ZISONr.

If you have any questions, please email me at kcabreracarrera@cb.nyc.gov and/or call me at (929) 496-0748.

Sincerely,

Karla Cabrera Carrera
District Manager
Bronx Community Board 7

Yajaira Arias
Chair
Bronx Community Board 7

[10] *City Environmental Quality Review (CEQR): on.nyc.gov/40uMQjY*
[11] *Related Applications: C250293PPX, C250292ZSX, N250296ZRX, and C250295ZSX*
[12] *City Environmental Quality Review (CEQR): on.nyc.gov/40uMQjY*
[13] *Related Applications: C250293PPX, C250292ZSX, C250294ZMX, and N250296ZRX*
[14] *Chaper 4 ZR: Public Parking Garages or Public Parking Lots in High Density Central Areas: bit.ly/4lhCV93*
[15] *City Environmental Quality Review (CEQR): on.nyc.gov/40uMQjY*
[16] *June 17, 2025, Bronx CB7 General Board Meeting: bit.ly/3G9Qjgt*
[17] *Bronx CB7 Motion D with corrections: bit.ly/4jVCHTX*

GENERAL BOARD MEETING

Chair:	**Yajaira Arias**
Meeting Date:	**June 17, 2025**
Meeting Time:	**6:30 PM**
Meeting Location:	**New York Botanical Garden, Ross Hall Auditorium 2950 Southern Boulevard, Bronx, NY 10458**
Meeting Recording:	**https://youtu.be/qgt3h6wsGNk**
Minutes done by:	**Bernard Wright**

Minutes:

I. **Minutes will follow on the website. Please watch the recording of the meeting in the meantime.**

DRAFT

THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7

HON. VANESSA L. GIBSON, BOROUGH PRESIDENT YAJAIRA ARIAS, CHAIRPERSON KARLA CABRERA CARRERA, DISTRICT MANAGER

Public Hearing Notice	**Kingsbridge Armory Redevelopment**
Chair:	**Yajaira Arias**
Meeting Date:	**June 03, 2025**
Meeting Time:	**6:30 PM**
Meeting Location:	**KIPP Elementary School** **2720 Jerome Avenue, Bronx, NY 10468**
Recap:	● **Guidelines and Code of Conduct by Yajaira Arias** ● **Remarks by Together for Kingsbridge Co-Chairs** ○ **Council Member Pierina Sanchez** ○ **Executive Director Sandra Lobo, NWBCCC** ● **Kingsbridge Armory Presentation** ● **30 minutes of Questions and Answers** ● **2 hours of Comments** ● Transcription of Comments: ***Please note: comments are not verbatim***

Chair Yajaira Arias, read the notice below, which can also be found on the City Record Online: https://a856-cityrecord.nyc.gov/RequestDetail/20250522003.

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for public hearing by Bronx Community Board 7:

Public hearing in the matter of an application submitted by 8th Regiment Partners LLC, NYC Economic Development Corporation (NYCEDC), and the NYC Department of Administrative Services' (DCAS) to the NYC Department of City Planning (DCP) for a series of actions to facilitate the adaptive reuse of the Kingsbridge Armory and the development of a new mixed-use 16-floor building with approximately 500 dwelling units.

The Kingsbridge Armory is located at 1 West Kingsbridge Road (Block 3247, Lot 10), which the City of New York currently owns. The New York National Guard is located at 10 West 195th Street (Block 3247, Lot 2), which is presently owned by the NYC Economic Development Corporation and occupied by two National Guard buildings. The Project Site occupies the portion of Block 3247 bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue.

The proposed land use actions are the following:

- Disposition of City-owned property, Block 3247, Lots 2 and 10, to 8th Regiment Partners LLC by entering into a long-term ground lease for development and operations.
- Zoning map amendment to rezone the project site from C4-4 to M1-4/R7-2 (MX).
- Zoning text amendments
  - ZR 74-182(b) to modify indoor arena capacity
  - ZR 123-90 to establish the proposed Special Mixed Use District (MX).
- Special permit under ZR 74-182(b) to allow an indoor arena capacity from 6,000 to 17,000 persons, and permit modification of signage requirements.
- Special permit under ZR 74-195 to allow a public parking garage with a capacity greater than 150 spaces. The proposed garage will have approximately 248 parking spaces and 13 reservoir spaces at the cellar level.

Link to Project on NYC DCP Zoning Application Portal (ZAP):
on.nyc.gov/3ZqqZsW
NYC DCP MAY 19, 2025 Review Session (1:43:00 - 2:05:40): **bit.ly/43j3Slj**
CB7: NYC DCP Land Use and Zoning Presentation: bit.ly/4khH5hf
CB7 Virtual Public Hearing: bit.ly/4jmv60B

The Draft Environmental Impact Statement (DEIS) identified significant adverse impacts on air quality, noise, transportation, and construction. The City Environmental

Quality Review (CEQR) Number is 25DME006X. Link to Draft Environmental Impact Statement (DEIS), Final Scope of Work (FSOW), and Notice of Completion (NOC): **on.nyc.gov/40uMQjY**.

Transcription of Hearing:
Please note: minutes are not verbatim

Copy and paste your transcription here:

Q&A - 45:50

- What's going to happen with the parking?
  - There is perpendicular parking, and so we are bridging the curb out to make sidewalks safer and reduce the number of cars. And we are working with DOT, and the space will become a retail space and be more friendly to everyone
- Bernard Wright:
  - Will there be an opportunity for veteran hiring?
    - Yes, there will be an opportunity, and we will be working with the VA on that through job fairs and can talk with the VA community engagement directly.
- Jean Hill:
  - In the original Kingsbridge Armory plan years ago, CB7 was going to get office space for the armory? Will that happen for this armory?
  - We can look at something for an office space for CB7 per DCAS guidelines.
- Constituent:
  - Regarding affordable housing, will there be opportunities for seniors?
    - There will be a number of opportunities for seniors where the units will range from 30 to 80 percent of AMI, so if someone is making 43k for a family of three, they can qualify for housing.
    - For affordability, we need a mix of income for housing so that lower-income people do not get pushed out of the building.
- Constituent:
  - How long will the project last?
    - On schedule, the plan is to have both places as soon as the end of next year, but realistically, the beginning of 2027, phase 1 is the armory and phase 2 is the housing and 2027 is the goal for the housing project, which is a 2 year period and last for 36 months.

    - Phase 1 is to be constructed for 2027 and finish in 2030, and Phase 2 is 2
- Constituent:
    - What is labor neutrality?
        - Commitment that will not interfere with setting up a union
    - What about vocational training/programs?
        - We spoke to Lehman about the uses for vocational, but the answer is we do not know that yet, and we are eager to hear about partners that are willing to collaborate with us
- Constituent:
    - Will the street be narrow on 195th Street?
        - On the south edge of the street, we are beginning that curb nine feet in.
- Constituent:
    - Are there any legislation, rules, or policies that the perimeter can have a control rent?
        - There is no requirement that exists, but that said, we have been speaking with Council Member Sanchez on how we can be supportive of the small businesses in the area, and one of the processes is to continue the conversation so that existing businesses can continue to grow and thrive.
- Constituent:
    - How will construction affect nearby schools so that children can get to school?
        - It's too early to say what construction phases will look like, but that said, we can be certain of a commitment to communicate with the school about the construction timeline. We will notify the school, community board, and elected officials so that we are being very transparent, but at this moment, we are not there yet.
- Constituent:
    - For a residential building, what guarantees that it will have a plan?
        - This is affordable housing, and we are committed to working with unions and partnering with HPD to achieve this goal. We are working with Local 79 for training and hiring operations.
- Constituent:
    - Is there any provision to preserve the people living in the area without increasing their rent?
        - We do not have the authority to tell the landlord what they can charge for rent.
        - The majority of the buildings around Kingsbridge are rent stabilized, and the northwest bronx is going directly on the ground so that we can ensure that people in the community know their rights.

Public Comments:

1) Council Member Pierina Sanchez's Remarks.
2) Sandra Lobo, NWBCCC Remarks
3) Sophia Fischer
    a) Hi everyone, my name is Sophia, and I have been a teacher for the past 15 years. I am here to

speak about the armory to be opportunistic to respect youth, and so when we talk about community co-governance, I am here to advocate to specify a percentage for youth decision makers and access to community homeownership, and the youth in the bronx deserve to benefit for generations to come.

4) Elizabeth Ortega Bailey
    a) I am a lifelong bronx resident and today I am thrilled to see the project going forward and to have community ownership and I know we have opportunity to go further and we have incredible businesses in the board and borough and we need to hire bronx based contractors and bronx vendors for catering for technology, and so when bronx armory opens, it prioritizes bronx based business and building wealth to the families. Let's commit to procurement for the Bronx.
5) Matthew Shore
    a) I am a Kingsridge resident raised around the armory and while it is reassuring of community engagements, we need the project to go further and have a set percentage for seniors, formerly incarcerated, and other groups. We must implement a community solar model and a community fund to trust and provide first-time homeownership.
    b) There will likely be some displacement for this project. The Bronx deserves more, and this is a once-in-a-lifetime opportunity.
6) Jane Benndell
    a) I have lived in this community for 30 years and raised my three children here. I hope they can see the armory in action, and that their children can too. I want to speak about the importance of real, serious, engaged community involvement now and for the future. I am a retired civil servant, and there are some community engagements that are great and some that are BS. I don't want to come back here in 20 years to see this as BS. So I urge you to take community engagement very seriously and share the governance structure, and there be no BS.
7) Cesar Tobar Acosta- not present
8) Jorge Arias
    a) I like it when I come to this. Iget to see people from the community and I was born and raised and still live here andIjoined the apprenticeship program andIlearned about unions andIhave made a career out of this, but with all of that I am an apprentice and as a business agent for the painters and it sucks when things are built andIcannot get opportunity for training to be here. Everyone talks about the Bronx being poor and having no opportunities for children, so an apprenticeship program can help people like me to become something. Let's make it the right way.
9) Jennifer Salgado
    a) I am here as an advisory board member and share some concerns. For the new plants, they must be considered, and while pop-up markets are good, they are not the same as vendors, and there must be plans created to not displace existing vendors, and if new pop-up markets are built, they must be shared with existing vendors.
10) Edgar ramos
    a) I am a longtime resident and have lived around the corner since 1977. I am a CB7 member, a

Northwest member, and a Local Three member. I am happy to hear that the project labor agreement and building trade unions are state-accredited, and I can say I am a poster child for labor, and I'm an example of what local hiring does, and hopefully, the project gets started soon. I am hoping to see the Washington grace the cadets to be back in there, and I hope this project works out well for the community.

11) Brenda Irizarry
    a) I am a member of the Northwest Bronx clergy coalition. I urge this time to include all ages and include space for international programs, health and wellness opportunities, and appeal to the developers for two 8-story buildings i16-storyf one 16-story building. I want to thank the developers for collaborating with the Northwest Bronx clergy coalition.
12) Katherine Mella-not present
13) Sirio Guerrino -Not Present
14) David Levers -Not Present
15) Sari Mendoza -
    a) I am a resident of CB7, and I have two concerns to make note of. One of them includes a community benefit agreement where community stakeholders and developers are included for immigrants and low-income residents, with more than 156 units and retail displacement, so community members can have jobs and include local hiring, and for street vendors, this project space does not include vendors. Street vendors should be included in the project, and excluding them will remove them from the heart of the community.
16) Allison Manuel-not present
17) Tara Carr
    a) I have lived here for 35 years, and this project is a lifelong reflection of our dreams and setting an example for the Bronx, country, and possibly world, and a commitment to co-leadership. Every part of development must be handled with diligence, and I will be watching.
18) Margaret Groarke
    a) Lifelong resident of this borough, and I'm happy to see many priorities identified to be included. What is important going forward is as great as it can be is strong commitment to carry out community hiring and local hiring. Real accountability for the hiring rules, and also local hiring, and I go to a museum in Massachusetts that was rebuilt with a commitment to the community, with businesses selling their products.
19) Jordan Moss
    a) I live in kingsbridge heights and been here for 33 years in the bronx and wrote about the armory in 1993 when the state handed the massive landmark to the city and over the last 30 years, the city approved proposals, like the mall, ice rinks which made, zero sense We will not be here without grassroots efforts so the planning must continue all local folks and what we think is most needed up to this point is coalition invested and it has been a lot of of time and money to getting where are several plans considered and included.
20) Mark Shi -

a) I work as primary physician and I am here for this unique opportunity and as healthcare provider, I see healthcare determinants and the armory has the potential to impact the Bronx for the better and there are community owners and I'm excited by what we can win and I urge city and developers to specify structure of community and for housing to be prioritized for community residents.

21) Emma Allotta
   a) I am in different group organizations and work with the borough president, and I have been all over the place and been in the Bronx for 52 years, and my son did the cadet training. My concern is that we have community engagement and community empowerment, and we need to work together as a collective body and hold folks accountable. I go to Albany and I'm watching you and holding you accountable, and I am concerned about the lighting on Kingsbridge Armory, that we need better lighting, and make sure the bus is secure and safe. It is completely dark, and we need to be mindful of students walking back and forth.
22) Francois De Paul Silatchom
   a) At this time, I want to say I am happy to see this presentation a lot of stuff that the community has asked and I am very please and to see some here in this room and stuff to be done and I would like to see every view and accountability process to be in place to make sure commitment is kept and we engage in this because we have a vision for our borough and this is a model for everything else unfolds and mechanism for every thing that is reviewed takes place and like to see developer for classes to make sure there are adjustments that can be needed and as plan unfolds that can be reviewed and made and ultimately it will be important applauding it is because we want a community to be better off of community involvement and investors. We want to preserve our community and we want to see organic improvement in the quality of life in our community.
23) Karla Cruz-not present
24) Aaron Williams-not present
25) Iniko Carter-not present
26) Bryant Mack-not present
27) Taf Sourov-not present
28) Ronnie Jeffrey-not present
29) Jason Rivera
   a) I represent a hundred members who live in the bronx and want to emphasize labor union to be prioritized and bronx waiting long time for this magnitude and even with project labor agreements we see contracts; it is essential to hold high standards.
30) Roberta Todd
   a) I am here and have seen how much the city has changed to be affordable for families, and I love all these things for the armory, but things are expensive, like bowling are expensive, and I am wondering how the community will have access to these venues? And we talked about how the families can have access to the theater/which would be remiss in the development of this coalition.
31) Ibrahim Ayu-not present
32) Danielle Guggenheim-not present

33) Eddie Cuesta
    a) We are here to voice our full support for the development of this project and driver of economic mobility, and this project will create jobs. We are for youth and tenants to be actively seeking space for computer lab and civic empowerment, for youth to be active in democratic immigrant communities. We urge the board to support this project.
34) Brenida Parsons
    a) Community council president for district 10, and several high schools Bronx High School of Science and public school and charter school, and make internships that are integrated into high school and in Lehman College and Bronx community college, and Monroe College and our children will feel accountable, and district 10 murals in the armory . I am a parent, and we all need to be involved.
35) Wilson Martinez-not present
36) Davon Harris
    a) On behalf of KIPP NYC, as a member of the community, I live in KIPP NYC, and as KIPP NYC developers, we urge developers to have protections and increase cars and meaning KIPP ways for KIPP and others to utilize the space and encourage all to engage with parents and students for this space because their voices are key, and thank you again for your partnerships.
37) Eric Rivera
    a) I live in this community for 30 years and there is more to do and we need a legally binding in place and this is creating so much displacement and displace 500 residents would change the neighborhood and the rwell-thought-outll thought out development.
38) Nick Rosa
    a) I came to support this project, and I think this is a great project. It is uplifting the community, and the very first is to pay workers a living wage, and I am glad of a plan, and the plan should be planned for the housing.
39) Victoria Locovay
    a) We need to keep jobs in the neighborhood and
40) Jack Marth
    a) I am also here to encourage to support this project and it is the best version of this project and been living in the bronx since 1992 and community ownership aspect most existing for this project and two things for environment sustainability and as a biker I would love to bike from the four train and somewhere enclosed and become an e-vehicle owner and the vehicle are all taxis are going to Westchester because charger opportunities are inadequate and be sure to include charging stations and rapid ones for this project because that is only going to increase during the time of construction
41) Becky Sander
    a) I am here with one urgent request for housing reconsideration for the number and mix of units. In my block, three single-family homes are being rebuilt for the future, so I urge fewer studios. Where are families going to live? I want to thank you for the openness for the community collaboration, and want community power and community council to be spicy for civic engagement and mentoring leadership, and what is the election process? Community powers and finally dreams can be bigger

for community ownership and

42) Natallia F
    a) Educator and community advocate and dedicated to this borough, and echo to everyone what was said and urge you all for the highrise apartments and the displacements, that may occur and we make sure that residents do not get pushed out, and for vendors, want to make sure not lost in translation for the armory.
43) Tobie Buford
    a) I am happy about this project and I live here as a teenager and using the words "I am here to remind myself to do the right thing and deliver our dreams and remember those who fed us and don't forget our vets. Please pay homage to their lives. Thank you.
44) Adiana Rivera
    a) I worry about overcrowding and cramming too much in one place, and displacement.
45) Laura Lema-not present
46) Sara Pesenbera-not present
47) Eddie Avano-not present
48) Tifanny Crawford-not present
49) Amelia Lobo-Jost
    a) I have lived here for my entire life. In my early years I attended a rally and I was about 5 or 6 years old, and I have done more rallies. Next month I am turning 21, and while I am happy for potential, I am even more excited for community ownership and commitment to benefit residents.
50) Daniel Ranells
    a) I have lot of energy and attention for environment issue and we need to take care of the land and environment and upkeep environment during and after construction, so I ask developers to work with agency to expand green infrastructure and make it livable for walking distance and as we take care and take care of community members and strongly advocate for community hiring.
51) Stephen Bogart-Lebow
    a) I want to thank collaborative process and I live here most my life andI am excited to see this as a reality and I was here with then borough president Fernando ferrera and went to bronx high school of science and fordham university and fordham law school and member of bronx community board 7 and I am wearing another hat for non-profit bronx basketball hall of fame and awards dinner over 500 people at the villa barrone and we organize to preserve and honor the bronx basketballers and the bronx sends more professional basketball players in this county than any other county in the national and clinton high schools sent more players to this league and hoping to have space in the armory and continue our efforts in basketball and mentoring program and we made relationship with bronx historical society.
52) Yajaira Arias -
    a) My name is Yajaira Arias, and I moved in 1985. I graduated from PS 86. It was active, and to see at my age, that now this project has come into fruition, and see the armory decay year after year, and now see this project, and I'm so proud of Bronxite, and to raise in this community. We cannot wait to

see this happen and want this project to be done and commend everyone who came to this meeting, public or in person organizing, the union, the backbone, and commend all of you to make this project a fruition and thank you very much. This conversation will continue at the Bronx Community Board 7 Housing, and Use and Economic Development Committee meeting on Tuesday, June 10, 2025. Thank you all and have a good night.

Outlook

[EXTERNAL] Armory Testimony

From Jayvion Vicioso <[redacted]>
Date Tue 6/3/2025 10:39 AM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

You don't often get email from [redacted] Learn why this is important

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

My name is Jayvion Vicioso and I am a high school student who has lived in this community for 17 years.

The Kingsbridge Armory is a once-in-a-generation opportunity to develop in a way that respects our community priorities and vision.

The community has already secured important commitments such as:

- Community co-governance
- 125,000 square feet of community owned spaces
- A Community fund

But we are not done yet. We need this project to go further. I urge the City and Developer to ensure:

1. We should push for cleaner streets and sidewalks
2. We should push for a rent freeze and cheaper groceries
3. We should push for a safer and comfortable community

The Bronx deserves more. We deserve ways to ensure accountability and the people of this boro deserve to benefit from the Armory for generations to come. Thank you.

Outlook

[EXTERNAL] KingsBridge Armory Testimony

From Trevon Husbands [redacted]
Date Tue 6/3/2025 9:36 AM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

You don't often get email from [redacted] Learn why this is important

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June 3, 2025
Good evening Community Board 7.

My name is Trevon Husbands and I am a Resident in the Bronx who has lived in this community for 18 years.

The Kingsbridge Armory is a once-in-a-generation opportunity to develop in a way that respects our community priorities and vision.

The community has already secured important commitments such as:

- Community co-governance
- 125,000 square feet of community owned spaces
- A Community fund

But we are not done yet. We need this project to go further. I urge the City and Developer to ensure:

1. The co-governance Community advisory Board should have a specified percentage of seats for youth to have real decision-making power

2. The paid programming in the armory should have some sort of reduced or free access for Bronx Title 1 schools.

3. The job training programs should provide training on how to gain access to community ownership

The Bronx deserves more. We deserve ways to ensure accountability and the people of this borough deserve to benefit from the Armory for generations to come.
Thank you,

Outlook

[EXTERNAL] Armory Written Testimony

From Simone Stern <[redacted]
Date Mon 6/9/2025 11:24 PM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>
[redacted]

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Dear Ms. Cabrera Carrera,

I would like to submit my written testimony for the CB 7 Public Hearing for the Kingsbridge Armory.

I want to note I am very excited about the steps taken for this project to be truly community owned and to avoid causing displacement. However, I think the current state of the plans for new housing on site are completely unacceptable. Having 30-80% of AMI for only a fraction of the building is completely unacceptable. If the armory will not create jobs that will put our community at 80% of the AMI we cannot accept housing built in our community which none of us can afford. Not only do we need to fight for a larger portion of the housing to be affordable. We need to fight to promise guaranteed amount of 30-50% housing. So the "affordable" housing is not just an excuse to offer housing which is honestly above market rate at the moment. We also need to fight to redefine AMI for our community specifically. Including Westchester and Manhattan in what is considered affordable in the Bronx is absurd and we should pilot ways to make affordable housing actually mean something for our community.

[redacted]

Outlook

[EXTERNAL] Kingsbridge Armory Redevelopment

From Kwasi Akyeampong <[redacted]>
Date Mon 6/9/2025 5:27 PM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>
Cc [redacted]>

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Ms Karla Cabrera
District Manager
Bronx Community Board 7

Concerning the redevelopment of the Kingsbridge Armory:

The Bronx is in need of more affordable housing; however, adding a housing complex to the W. 195 Street side of the Kingsbridge Armory would stand out awkwardly.
It wouldn't complement the planned design and ambiance of the revitalized Kingsbridge Armory, surrounded by educational institutions and park areas along Education Mile.

To align with the envisioned transformation of the Kingsbridge Armory and meet future needs, incorporating facilities focused on manufacturing, design, training, and advancements in computer science, AI, and digital technology could propel the Bronx and our city into a new era of equitable development.

I am,
Bronx Resident
Kwasi Akyeampong
[redacted]

Outlook

[EXTERNAL] Kingsbridge Armory Redevelopment

From Nastacia Dumas [redacted]
Date Fri 6/6/2025 12:42 PM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

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Good evening,
My name is Nas and I have lived in this community for 17 years of my life. I am here today because the armory to me could potentially Make the Bronx into a borough that can be seen as a rival to Manhattan, but with much more community involvement and investment. I recognize that the developer has met alot of our demands for the space but the most crucial part of this project and the main reason we are fighting so hard is for the community involvement aspect, which is important if we want to benefit from and expand the armory to its fullest potential. The Bronx deserves more and so do the future generations of the Bronx. Our residents need hope and the possibility to prosper, and with the armory we are given a chance. We deserve a chance like any other borough and need to be given the opportunity to prove we have what it takes to succeed without gentrification. Community board 7 I push you to consider the community advisory board and community fund as a non negotiable, and if anything expand the idea of these things to other projects around the bronx, so that we can ensure the armories profits the bronx and its residents, considering no one knows the community and its needs better than the resident who live in it.
Thank you for your time,
Nas Dumas

Outlook

[EXTERNAL] Armory Testimony

From Victor Duarte <[redacted]>
Date Tue 6/3/2025 10:37 AM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

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Good evening Community Board 7.

My name is Victor Duarte and I am a student at Bronx Academy for Software Engineering who has lived in this community for 15 years. The Kingsbridge Armory is a once-in-a-generation opportunity to develop in a way that respects our community priorities and vision. The community has already secured important commitments such as:

- Community co-governance
- 125,000 square feet of community owned spaces
- A Community fund

But we are not done yet. We need this project to go further. I urge the City and Developer to ensure:

1. The Community gets a share of the profit that will go back into the Amory and local businesses, As well as that the community has a seat in decision making for future endeavors(around 10 representatives from the community).

2. The paid programming in the armory should have some sort of reduced or free access for Bronx high schools within the district, whether it is an elite or local school, students should have an availability for time in sports, music, games, etc.

3. The job training programs should provide training on how to gain access to community ownership, but should also help to train our future generations with programs to build machines that they can use as experience for future jobs.

Outlook

[EXTERNAL] Regarding Kingsbridge Armory

From Lex Delos Santos [redacted]
Date Tue 6/3/2025 10:19 AM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

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Good evening Community Board 7.

My name is Lex and I am a Bronx high school senior who has lived in this community for 17 years.

The Kingsbridge Armory is a once-in-a-generation opportunity to develop in a way that respects our community priorities and vision.

The community has made several important contributions, such as 125,000 square feet of community owned spaces.

But we are not done yet. We need this project to go further. I urge the City and Developer to ensure that the co-governance community advisory board should have a specified percentage of seats for youth to have real decision-making power.

The Bronx deserves more, and deserves ways to ensure accountability. The people of this borough deserve to benefit from the Kingsbridge Armory for generations to come. Thank you.

Outlook

[EXTERNAL] Kingsbridge Armory Development physician comments

From Anita Amin <[redacted]>
Date Wed 6/4/2025 12:59 PM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

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To Whom it May Concern:

I am a primary care physician at Montefiore, and care for the Bronx population. We are constantly treating Bronx patients with extremely severe health issues like asthma, diabetes, strokes that are more prevalent in the Bronx due to inadequate access to and ownership of spaces that nurture their health and well-being. Our healthcare system is drowning in work due to patients being so sick from the environment they live in that they frequently require ICU level care. Investing in keeping them healthy and preventing severe disease, is an integral part of the NWBCC's vision for the Kingsbridge Armory.

I am part of a large community of doctors who work in the Bronx and see the development of the armory guided by what the Bronx community states they need, as a massive step towards a healthier Bronx, and a functional healthcare system.

Best,

Dr. Anita Amin, MD

Outlook

[EXTERNAL] Kingsbridge Armory Testimony

From Stephina Fisher <[redacted]>
Date Fri 6/6/2025 1:06 PM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

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Good day Community Board 7,

My name is Stephina Fisher and I am a teacher who has worked in this community for over 15 years. My students have been involved in all of the Together for Kingsbride workshops and countless additional meetings.

The Kingsbridge Armory is an opportunity to develop our borough in a way that **respects youth** as **valuable community members.**

The community has already secured important commitments such as:

- Community co-governance
- 125,000 square feet of community owned spaces
- A Community Fund

I urge the City and Developer to ensure that Youth gain real access to power: both decision-making power and economic power.

I presented at the CB7 public hearing to advocate for:

1. The Community Council and the Community Fund to have a specified percentage of seats for youth to have real decision-making
2. The job training programs should provide training on pathways to gain life affirming employment *and* to gain access to communi
3. Any paid programming in the armory should have free or reduced access for Bronx youth and Bronx Title 1 schools. We want you

The youth of the Bronx deserves access to real decision-making and economic power. Youth deserve ways to ensure accountability to their needs and vision for their boro. And Bronx youth deserve to benefit from the Armory for generations to come.

Thank you,
Stephina Fisher
[redacted]

Outlook

[EXTERNAL] Kingsbridge Armory

From Natalia Foreman <[redacted]>
Date Mon 6/9/2025 4:54 PM
To Cabrera Carrera, Karla (CB) <KCabreraCarrera@cb.nyc.gov>

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Good day Community Board 7

My name is Natalia and I am an educator and community advocate who has served families that live in this community for 10 years now.

The Kingsbridge Armory is a once-in-a-generation opportunity to develop in a way that respects our community priorities and vision.

The community has already secured important commitments such as:

- Community co-governance
- 125,000 square feet of community owned spaces
- A Community Fund

But we are not done yet. We need this project to go further. I urge the City and Developer to ensure:

1. Clarifies how housing will intentionally not displace and also benefit local residents.
2. All paid programming in the Armory has free access for Bronx young people up to 18 years old and reduced priced options for Bronx Residents.
3. No Street Vendor that has occupied the Kingsbridge Armory surrounding area is left behind through this redevelopment process. All are supported to operate legitimately and have a place in the community
4. Multilingual and immigrant supportive services are embedded
5. Youth of the Bronx gain access to real decision - making and economic power. They deserve ways to ensure accountability to their needs and vision for their borough.

Bronx youth and Bronx residents deserve to benefit from the Armory for generations to come.

Thank you.

Testimony	**Iniko Carter**
Subject	BX CB7 Public Hearing on the Kingsbridge Armory Redevelopment Project
Date:	June 3, 2026

Good evening. My name is Iniko Carter, and I'm a proud member of Laborers Local 79, a lifelong Bronx resident, and a longtime community activist.

This project at the Kingsbridge Armory represents everything we've been fighting for. A development that doesn't happen to us, but with us.

For years, I've been on the ground organizing with neighbors, pushing for change that actually benefits our people. We've seen too many developments come through the Bronx that promise everything and deliver nothing. This time, it's different. Labor and community came together from the start, and the result is a project that reflects our shared values.

It means real union jobs that pay a prevailing wage. It means investment that stays right here in our borough. And most importantly, it means community ownership. Something we've never had before at this scale.

This project is a victory for working people and for the Bronx. I urge this board to support it and help us keep building a future we can all be proud of.

Testimony	**Aaron Williams**
Subject	BX CB7 Public Hearing on the Kingsbridge Armory Redevelopment Project
Date:	June 3, 2026

Good evening. My name is Aaron Williams, and I'm a proud member of Laborers Local 79 and a lifelong Bronx resident.

I've watched the Kingsbridge Armory sit empty for most of my life. A building with so much potential just sitting there while our neighborhoods struggled. But today, I'm proud to say that's finally changing, and it's changing the right way.

This project is more than construction. It's a turning point for our community. For the first time, labor and the community have come together to shape a development that puts people first. It brings union jobs at prevailing wage, real investment into the Bronx, and ensures that the community has a voice and stake in what's being built.

We fought hard to get here. And we're not just building a space. We're building a future. A future where our kids can find opportunity without leaving the Bronx.

I urge you to support this project. Let's make sure Kingsbridge finally reflects the strength and pride of the people who've always called this borough home.

My name is Osei Dwomoh. I'm a student at Lehman College and have lived in the Bronx for 19 years.

We've secured important commitments, and we need a roof over our heads that we can afford. Currently, HUD states that a three-person family at 100% AMI earns $127,000—yet the median income in the Bronx is only $49,000. That's less than 40% of the citywide AMI.

I'm glad to see that the housing portion of the project has 30 to 50% AMI. At the same time I notice most of the units are studios and one bedrooms. It's important that these affordable units are for Families not just for individuals, and I urge you to consider more larger units in the project, so people who live here can stay here. And after college, for me too.

Thank you.

Testimony	**Bryant Mack**
Subject	BX CB7 Public Hearing on the Kingsbridge Armory Redevelopment Project
Date:	June 3, 2026

Good evening. My name is Bryant Mack, and I'm a proud member of Laborers Local 79 and a lifelong Bronx resident.

I'm here in strong support of the Kingsbridge Armory redevelopment project because for once, this is a project by us and for us. From day one, workers and community members have been in the same room, shaping this vision side by side. That doesn't happen often in New York City, but it happened here in the Bronx.

This isn't just another development. It's a blueprint for community-rooted investment. Jobs will be paid at the prevailing wage. That means good union jobs. That means stability for working families. That means resources being poured into a part of the Bronx that has long been ignored. The community agreements on ownership and other benefits is something to be truly proud of.

This project proves that when labor and community fight together, we win together. I urge the board to move this project forward.

Testimony	**Ronnie Jeffrey**
Subject	BX CB7 Public Hearing on the Kingsbridge Armory Redevelopment Project
Date:	June 3, 2026

Good evening. My name is Ronnie Jeffrey, I am a Bronx resident and proud member of Local 79. I've worked all across this city, but nothing has made me prouder than what's happening here at Kingsbridge.

This redevelopment is a model for how things should be done. Labor and community working hand in hand. Not one above the other, but side by side. That partnership is what's making this project different. It's what's making it right.

When you invest in workers, when you listen to the people who live here, you get a project that actually serves the Bronx. You get something that brings quality jobs, community ownership and more importantly opportunities to better our lives. .

This is a big moment for our borough. Let's move it forward.

Testimony	**Taf Sourov**
Subject	BX CB7 Public Hearing on the Kingsbridge Armory Redevelopment Project
Date:	June 3, 2026

Hello, my name is Taf Sourov. I am an organizer with Local 79 and someone who grew up just a few blocks away from the Kingsbridge Armory.

This isn't just a construction project. This is hope in concrete form. For years we've seen big promises made to our neighborhoods with nothing to show for it. But this time, we've been part of the process from the beginning. This project reflects our voices, our needs, and our future.

It's historic. Workers will earn prevailing wages. Local youth will have access to good jobs. And the community will have real ownership in what gets built. We're not just building a building. We're building a better Bronx.

Please support this project. The Bronx deserves this win.

BRONX CB 7
MOTION SUMMARY

June 12, 2025

Action/Motion Title: Kingsbridge Armory Redevelopment

Committee(s): Housing, Land Use & Economic Development

To whom should the action/motion be addressed? NYC Department of City Planning.

Recommended Action/motion: Send a letter recommending approval of 8th Regiment Partners LLC, NYC Economic Development Corporation (NYCEDC), and the NYC Department of Administrative Services' (DCAS) ULURP application to the NYC Department of City Planning (DCP) for land use actions to facilitate the redevelopment of the Kingsbridge Armory with the attached public comments.

Background: The redevelopment of the Kingsbridge Armory via application submitted by 8th Regiment Partners LLC, NYC Economic Development Corporation (NYCEDC), and the NYC Department of Administrative Services' (DCAS) to the NYC Department of City Planning (DCP) for a series of actions to facilitate the adaptive reuse of the Kingsbridge Armory and the development of a new mixed-use 16-floor building with up to 500 dwelling units.

The Kingsbridge Armory is located at 1 West Kingsbridge Road (Block 3247, Lot 10), which is currently owned by NYCEDC. The New York National Guard is located at 10 West 195th Street (Block 3247, Lot 2), which is presently owned by the National Guard and occupied by two National Guard buildings. The Project Site occupies the portion of Block 3247 bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue.

Commented [1]: Correction: Block 3247, Lot 10 is owned by the City of New York.

Commented [2]: Correction: Block 3247, Lot 2 is owned by NYC EDC

The proposed land use actions are the following:

● Disposition of City-owned property, Block 3247, Lots 2 and 10, to 8th Regiment Partners LLC by entering into a long-term ground lease for development and operations.

● Zoning map amendment to rezone the project site from C4-4 to M1-4/R7-2 (MX).

● Zoning text amendments

○ ZR 74-182(b) to modify indoor arena capacity

○ ZR 123-90 to establish the proposed Special Mixed Use District (MX).

● Special permit under ZR 74-182(b) to allow an indoor arena capacity from 6,000 to 17,000 persons, and permit modification of signage requirements.

● Special permit under ZR 74-195 to allow a public parking garage with a capacity greater than 150 spaces. The proposed garage will have approximately 248 parking spaces and 13 reservoir spaces at the cellar level.

The Draft Environmental Impact Statement (DEIS) identified significant adverse impacts on air quality, noise, transportation, and construction. The City Environmental Quality Review (CEQR) Number is 25DME006X.

Draft of Environmental Impact Statement (DEIS), Final Scope of Work (FSOW), and Notice of Completion (NOC)

Links: May 13, 2025 Pre-ULURP Briefing: bit.ly/4kfsVMU; Kingsbridge Armory Redevelopment Zoning Application Portal: on.nyc.gov/3ZqqZsW; May 19, 2025 City Planning Commission Session: bit.ly/43j3Slj; City Environmental Quality Review (CEQR): on.nyc.gov/40uMQjY.

Rationale for Recommendation: Bronx CB7 has an advisory opinion on land use matters.

Timing: The deadline to provide an advisory opinion is July 28, 2025.

Prior Action: Various presentations to CB7 by 8th Regiment Partners LLC/NYC Economic Development Corporation (EDC), Virtual Public Hearing, and In Person Public Hearing.

A version of this motion was created at the June 10, 2025, Housing, Land Use, and Economic Development Meeting to delay the CB7's vote until July 2025; however, the Executive Committee voted down that version and put forth another motion to vote on this motion at the scheduled General Board Meeting.

Future Actions: The motion will be voted on at the June 17, 2025, General Board Meeting.

Committee Vote: The motion was created at the June 12, 2025, Executive Committee Meeting.

Executive Committee Vote: 6 In favor; _ Oppose; 1 abstain; 3 absent

General Vote: 19 In favor; 3 Oppose; 0 abstain; 6 absent; 1 Recusal.

Lead Board Member(s): Yajaira Arias

Bronx CB7 General Board Meeting Date: 6/17/2025			Attendance	Previous Minutes	Motion A CB7 Bylaws	Motion B	Motion C	Motion D- Amendment	Motion D	Motion E- Amendment	Motion E	Motion F Elections
No.	First Name	Last Name										
1	Leurys	Acosta	PRESENT		Yes	Yes	Yes	No	Yes	Yes	No	Yes
2	Tasha	Andrews	PRESENT		Yes	Yes	Yes	Abstain	Yes	Yes	Yes	Yes
3	Betty	Arce	PRESENT		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Yajaira	Arias	PRESENT		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
5	Tobie	Buford	PRESENT		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6	Monjur	Choudhury	PRESENT		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
7	Kimali	Corley	PRESENT		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8	Sandra	Erickson	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
9	Alfred	Grant	PRESENT		Yes	Yes	Yes	Abstain	Yes	Yes	Yes	Yes
10	Lowell	Green	PRESENT		Yes	Yes	Yes	Abstain	No	No	No	Yes
11	Helene	Hartman-Kutnowsky	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
12	Jean	Hill	PRESENT		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
13	Khadija	Kolya	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
14	Andrew	Laiosa	PRESENT		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
15	Stephen	Bogart Lebow	PRESENT		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
16	Jesús	López-Jensen	PRESENT		Yes	Yes	Yes	Yes	Yes	No	No	Yes
17	Marcus	McLarty	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
18	Tayna	Peña	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
19	Edgar	Ramos	PRESENT		Yes	Yes	Abstain	Yes	Yes	Yes	Yes	Yes
20	Robin	Rollan	PRESENT		Yes	Yes	Yes	RECUSAL	RECUSAL	RECUSAL	RECUSAL	Yes
21	Chad	Royer	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
22	Esme	Sattaur-Low	PRESENT		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
23	Momodou	Sawaneh	PRESENT		Yes	Yes	Yes	Yes	Yes	Abstain	Yes	Yes
24	Barbara	Stronczer	PRESENT		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
25	Gwen	Thomas-Steed	PRESENT		Yes	Yes	Yes	Abstain	Yes	Yes	Yes	Yes
26	Yuleika	Ventura	PRESENT		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
27	Adaline	Walker-Santiago	PRESENT		Yes	Yes	Yes	No	No	Yes	No	Yes
28	Jake	Wilson	PRESENT		Yes	Yes	Abstain	No	No	Yes	No	Yes
29	Bernard	Wright	PRESENT		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
					Motion passes: yes=23 no=0 Abstain=0 Absent=6	Motion passes: yes=23 no=0 Abstain=0 Absent=6	Motion passes: yes=21 no=0 Abstain=2 Absent=6	Motion Did Not PASS: yes=8 no=10 Abstain=4 Absent=6 Recusal=1	Motion passes: yes=19 no=3 Abstain=0 Absent=6 Recusal=1	Motion passes: yes=19 no=2 Abstain=1 Absent=6 Recusal=1	Motion passes: yes=17 no=5 Abstain=0 Absent=6 Recusal=1	Motion passes: yes=23 no=0 Abstain=0 Absent=6