250292ZSX, 250293PPX, 250294ZMX, 250295ZSX, 250296ZRX

Kingsbridge Armory Redevelopment

Pre-Hearing Presentation



Project Overview



APPLICANTS	• 8th Regiment Partners LLC • NYC Economic Development Corporation (EDC) • NYC Department of Citywide Administrative Services (DCAS)
LOCATION	• Block 3247, Lots 2 and 10 • Kingsbridge Heights • Community District 7, The Bronx
PROPOSED DEVELOPMENT	• Adaptive reuse of the Kingsbridge Armory, a new 16-story residential building with 500 affordable units and approximately 64,000 square feet of public open space.

Project Area Context



Proposed Land Use Actions:

- Disposition of City-owned property.
- Special permit pursuant to ZR 74-182(b) to allow an indoor arena with capacity of up to 17,000 persons and permit modification of signage requirements.
- Special permit pursuant to ZR 74-195 to allow a public parking garage with a capacity greater than 150 parking spaces.
- 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 MX district

Proposed Development

The Armory

- 17,000-Person live event arena
- 107,631 square feet of other entertainment uses
- 95,590 square feet of community facility and cultural uses
- 2,000 square feet of light manufacturing use
- 31,308 square feet of commercial office use
- 248 parking spaces

Proposed Residential Building

- Approximately 500 affordable dwelling units.
- 20,751 square feet of retail at ground floor.
- 80 parking spaces

Proposed Open Space

- 64,766 square feet of new public open space.



Environmental Review

- The New York City Office of the Deputy Mayor for Housing Economic Development and Workforce, or MOEC (NYC Mayor's Office of Environmental Coordination), is the City Environmental Quality Review (CEQR) Lead Agency. The CEQR Number is 25DME006X.
- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on May 16, 2025.
- DEIS identified significant adverse impacts with respect to:
  - Air Quality
  - Noise
  - Transportation
  - Construction
- No other significant adverse impacts were identified.
- Mitigation measures are identified in the DEIS and will be explored further in the FEIS.

ULURP Overview – Community Board Recommendation

Bronx Community Board 7

- Public Hearing held on June 3rd , 2025.
- BX CB7 voted Favorable, 19 in favor, 3 against.

NYC PLANNING

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

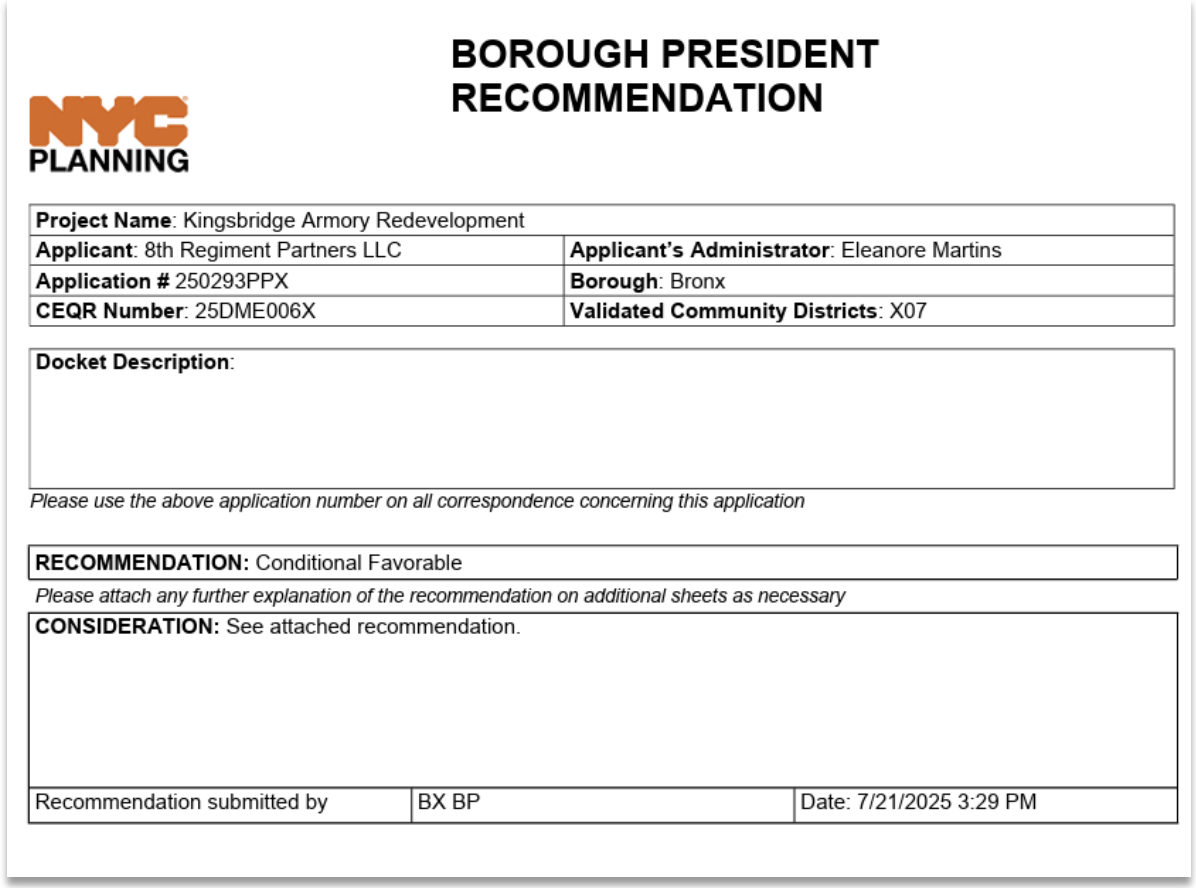
CONSIDERATION: Bronx Community Board 7 voted in favor of recommending approval for the proposed land use zoning changes to facilitate the redevelopment of the Kingsbridge Armory (Project ID Number 2025X0262) at its June 17, 2025, General Board Meeting, Motion D. The board held a public hearing on June 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

ULURP Overview – Borough President Recommendation

Bronx Borough President

- Public Hearing held on July 17.
- **Conditional Favorable with conditions related to:**
  - Long-Term Community Oversight
  - Equitable Economic Opportunities
  - Addressing Local Environmental Challenges
  - Infrastructure and Transportation
  - Youth Development
  - Affordable Housing



NYC PLANNING

BOROUGH PRESIDENT RECOMMENDATION

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.

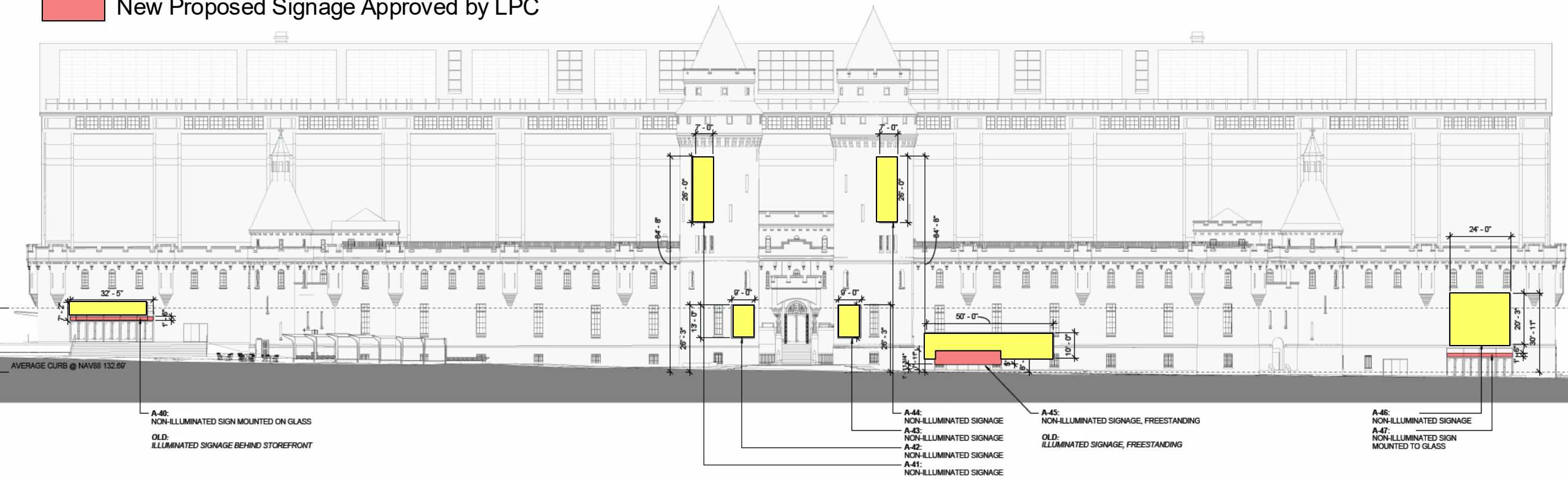
Recommendation submitted by	BX BP	Date: 7/21/2025 3:29 PM

Proposed Update – Signage Plan

The Applicant requests to make modifications to the signage plans submitted at the time of Certification. Proposed signage has been updated based on LPC approval. Updates to signage will remain in scope.

Proposed Signage

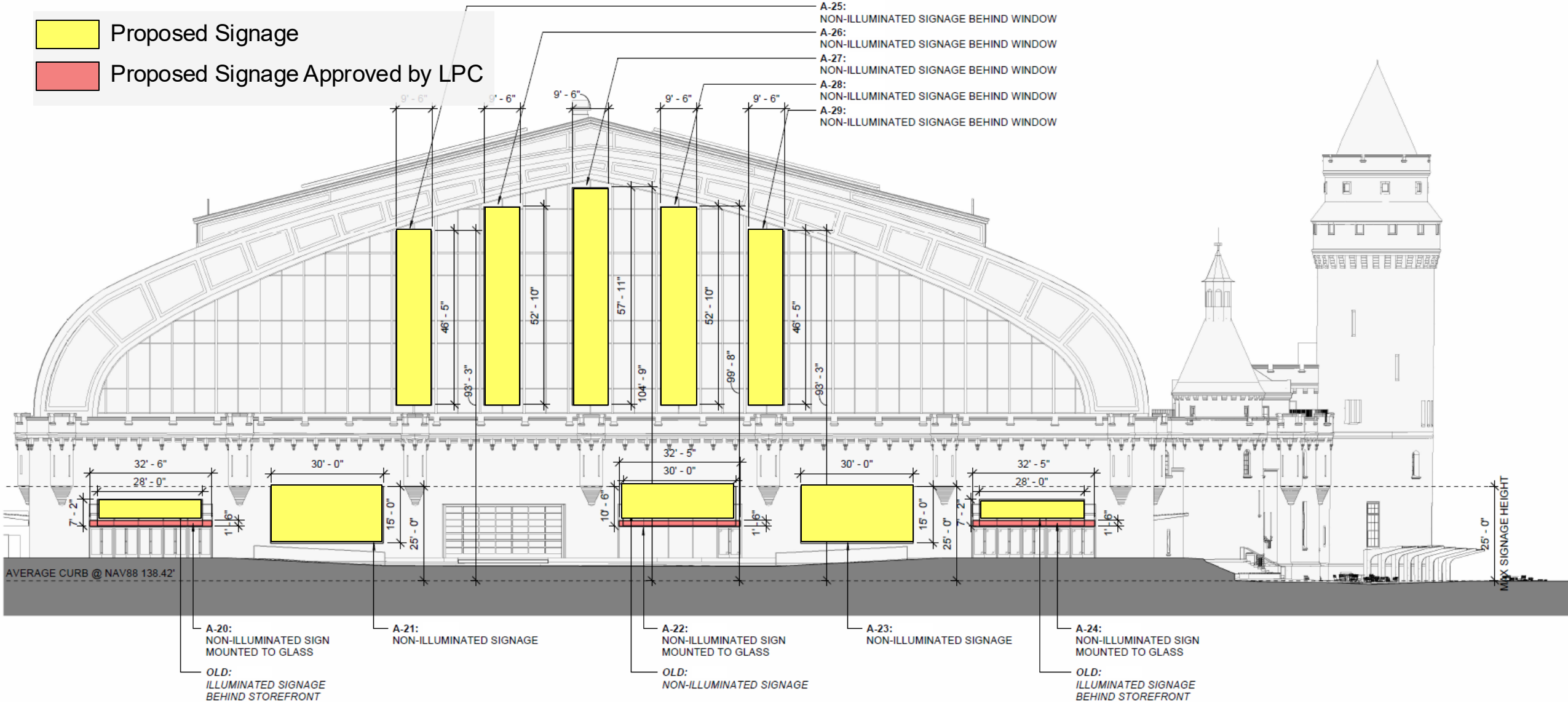
New Proposed Signage Approved by LPC



Proposed Signage – West Elevation

Proposed Signage

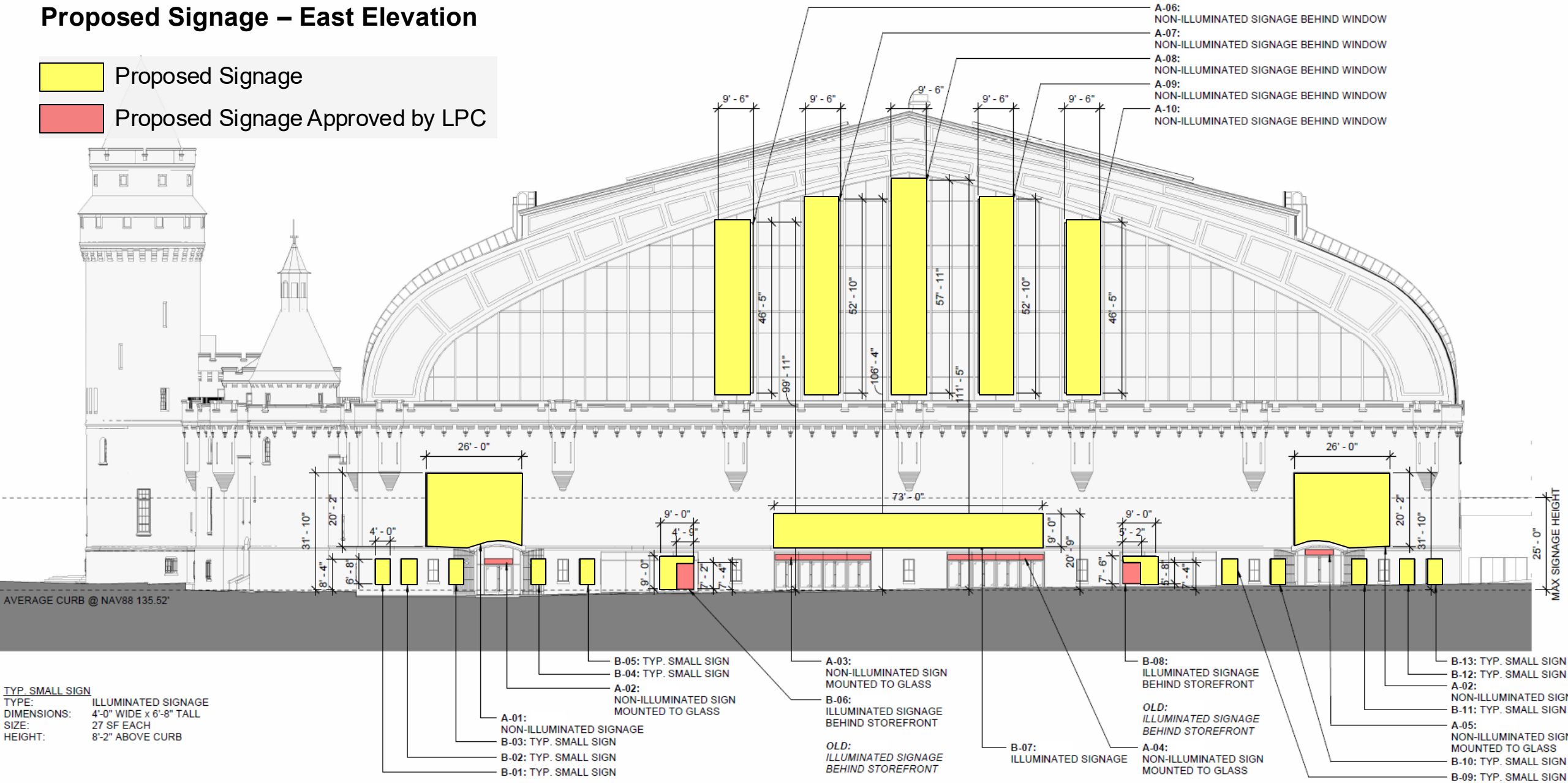
Proposed Signage Approved by LPC



Proposed Signage – East Elevation

Proposed Signage

Proposed Signage Approved by LPC



TYP. SMALL SIGN

TYPE:	ILLUMINATED SIGNAGE
DIMENSIONS:	4'-0" WIDE x 6'-8" TALL
SIZE:	27 SF EACH
HEIGHT:	8'-2" ABOVE CURB

Proposal Summary

- Adaptive reuse of the Kingsbridge Armory to include a 17,000-person arena, light manufacturing, community facility, commercial and entertainment space.
- A new 16-story building with ~500 affordable residential units and ground floor retail space.
- ~64,766 square feet of public open space

Proposed Actions

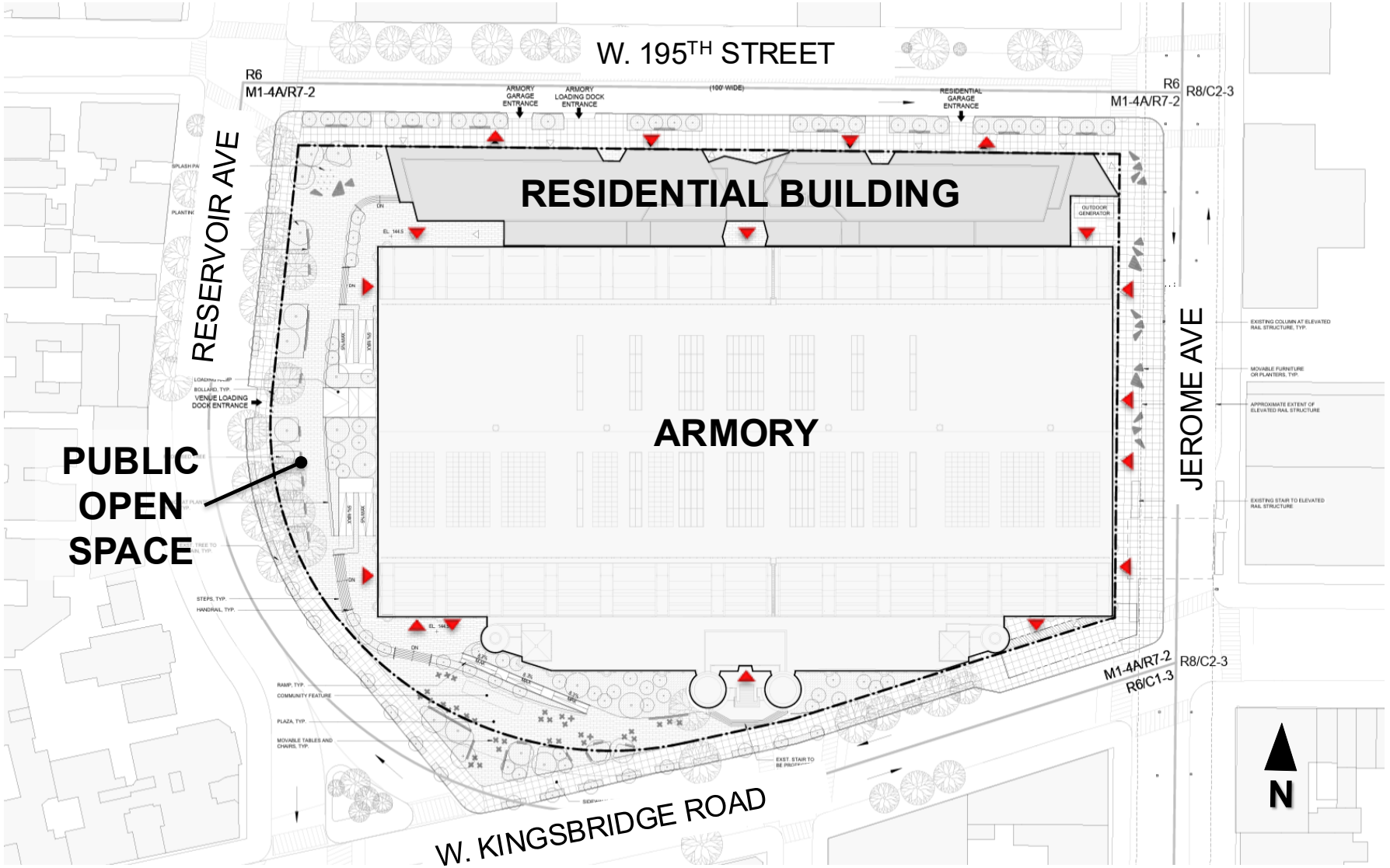
- Disposition of City-owned property
- Zoning Map amendment from C4-4 to M1-4A/R7-2
- Zoning text amendments to ZR 74-182(b) to increase indoor arena capacity and ZR 123-90 to establish the proposed MX District
- Zoning special permits for allow indoor arena with capacity of up to 17,000 people and modification of signage requirements.
- Zoning special permit to allow a public parking garage with capacity greater than 150 parking spaces.

Thank You



APPENDIX

Proposed Development



Proposed Development – The Armory





Proposed Development – The Armory

567,706 square feet of new uses



Diagrammatic section of the Kingsbridge Armory

- 17,000-Person live event arena
- 107,631 square feet of other entertainment uses
- 95,590 square feet of community facility and cultural uses

- 2,000 square feet of light manufacturing use
- 31,308 square feet of commercial office use
- 248 parking spaces at cellar

Proposed Development – Residential Building

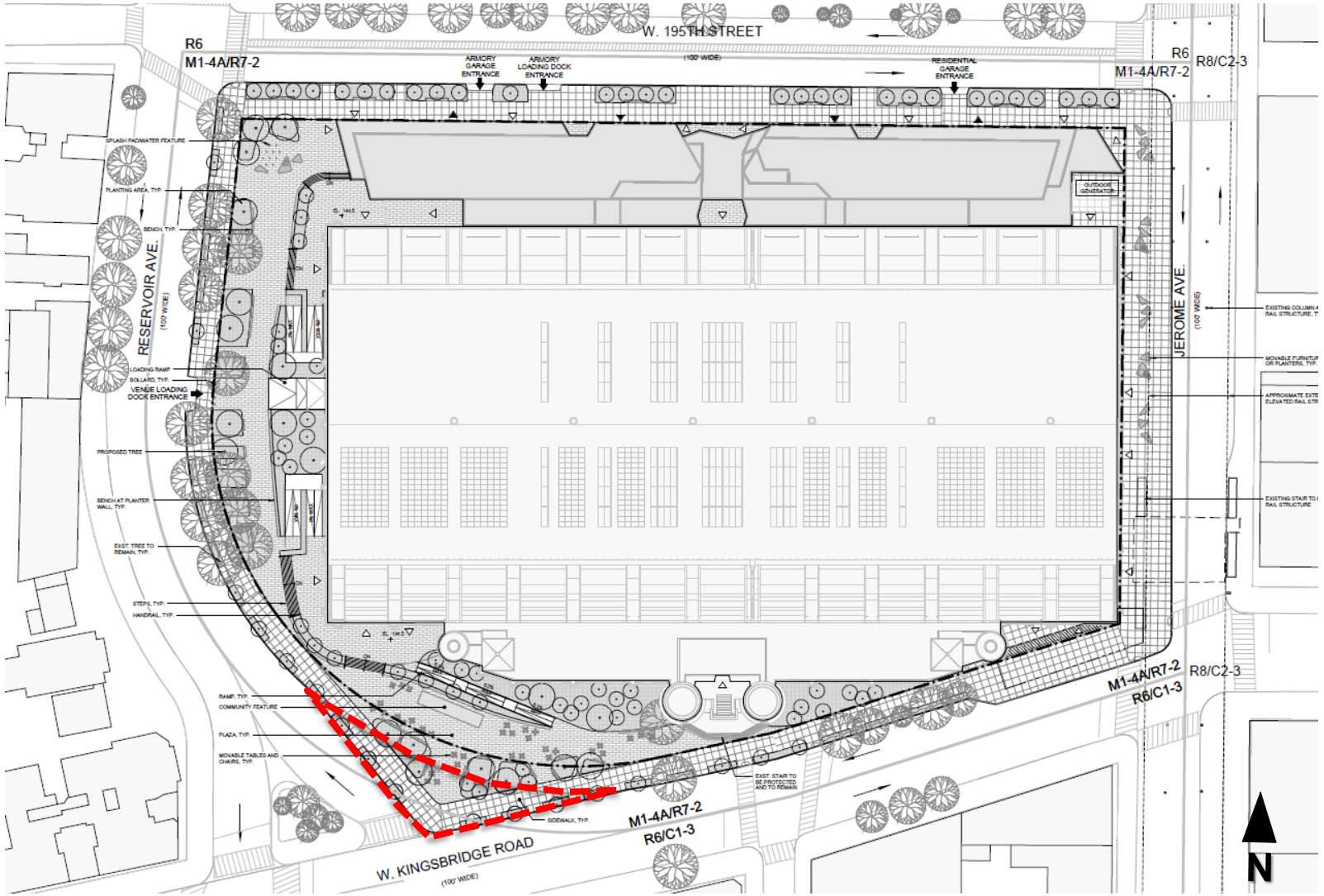
A new 16-story mixed use building

- 389,421 square-foot building
- Approximately 500 affordable dwelling units.
- 20,751 square feet of retail at ground floor.
- 80 parking spaces

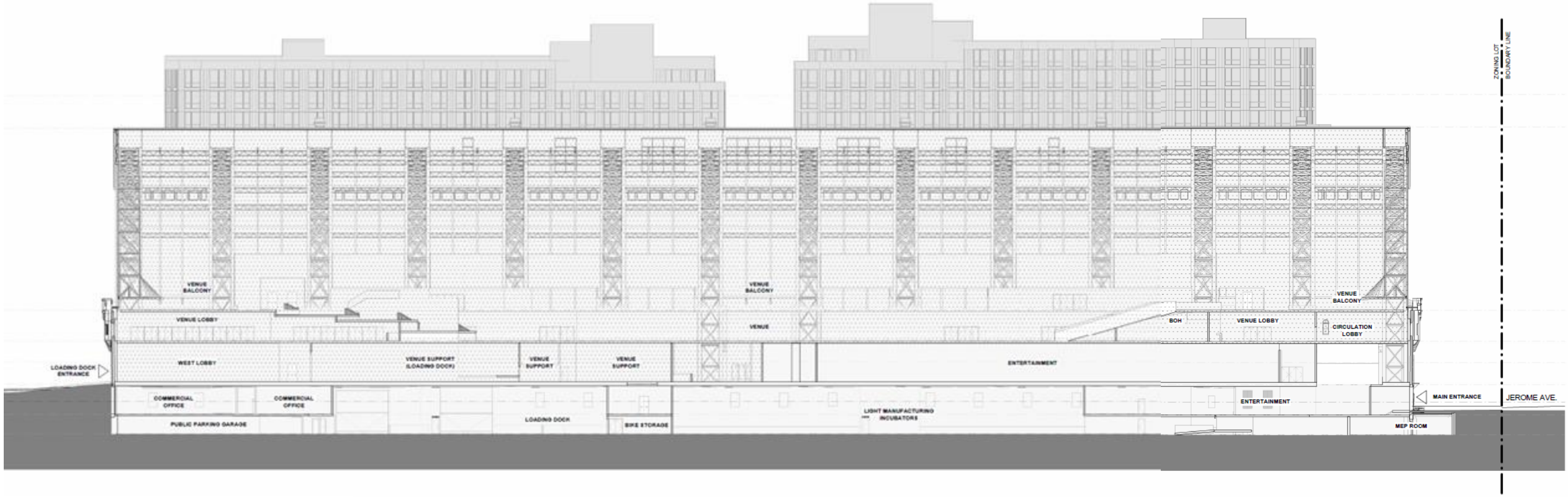


Proposed Development – Open Space

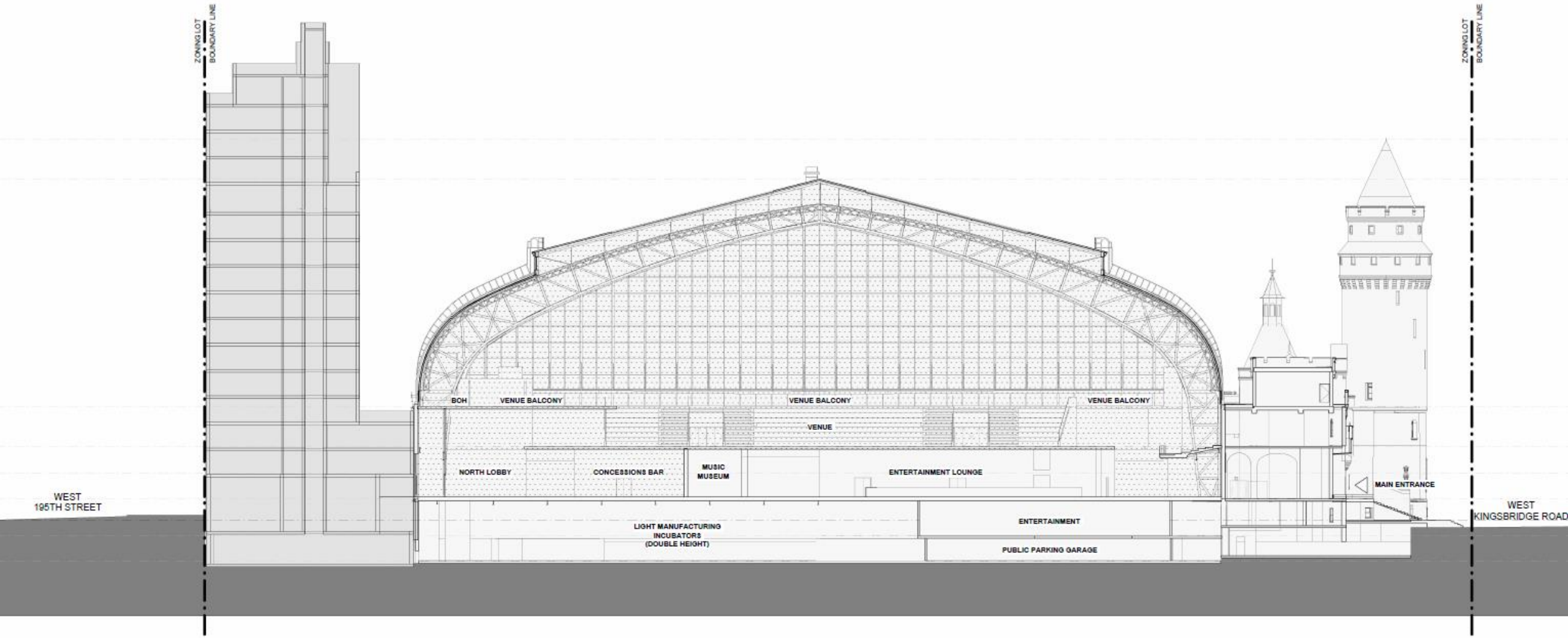
- 64,766 square feet of new public open space.
- Flexible design that includes a variety of seating, planting and other amenities.
- The Applicants proposes to improve a portion of mapped street at the intersection of West Kingsbridge Road and Reservoir Avenue, subject to approval by NYC DOT.
- The Applicants are coordinating additional potential public realm improvements with other city agencies.

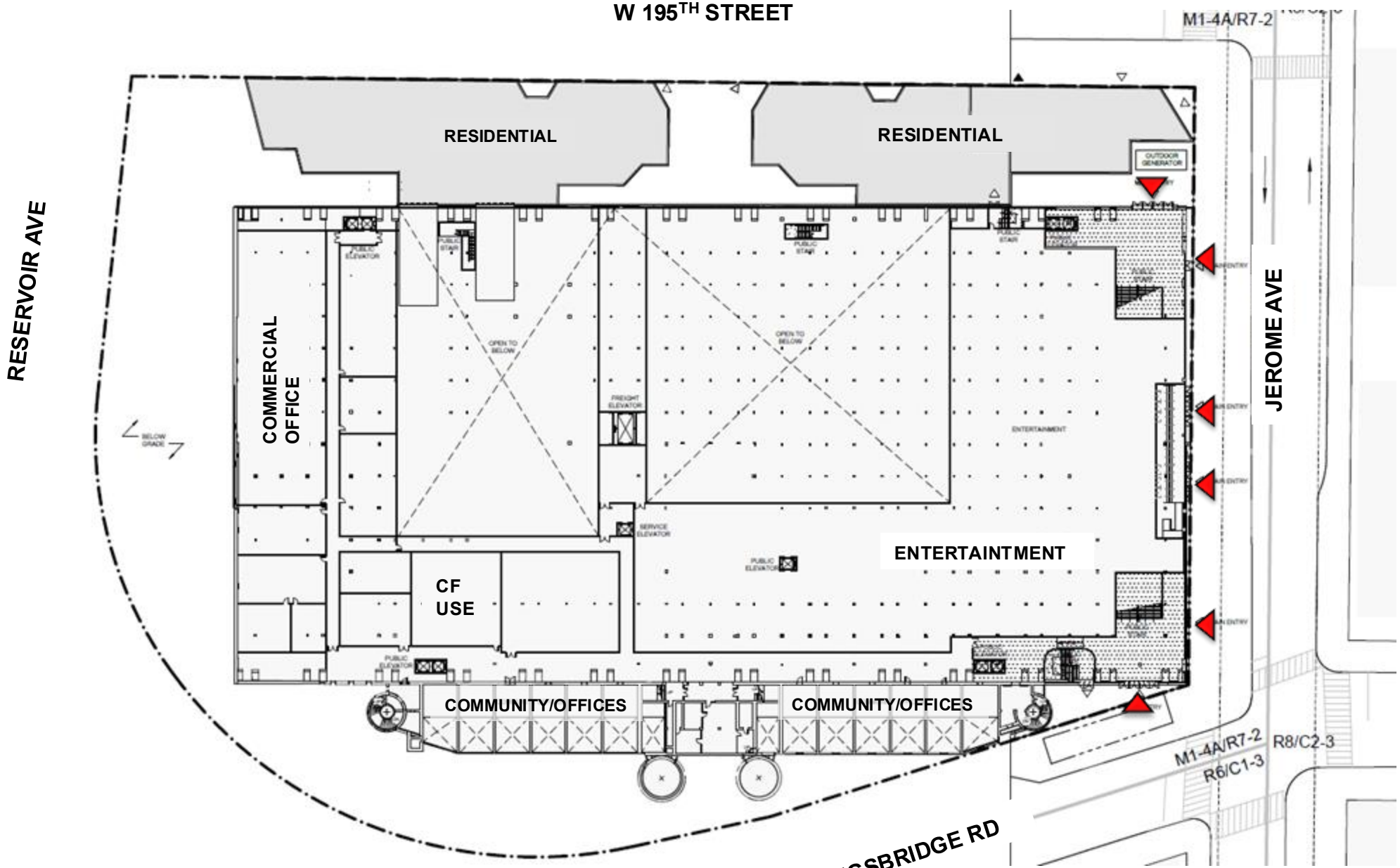


Section – West-East

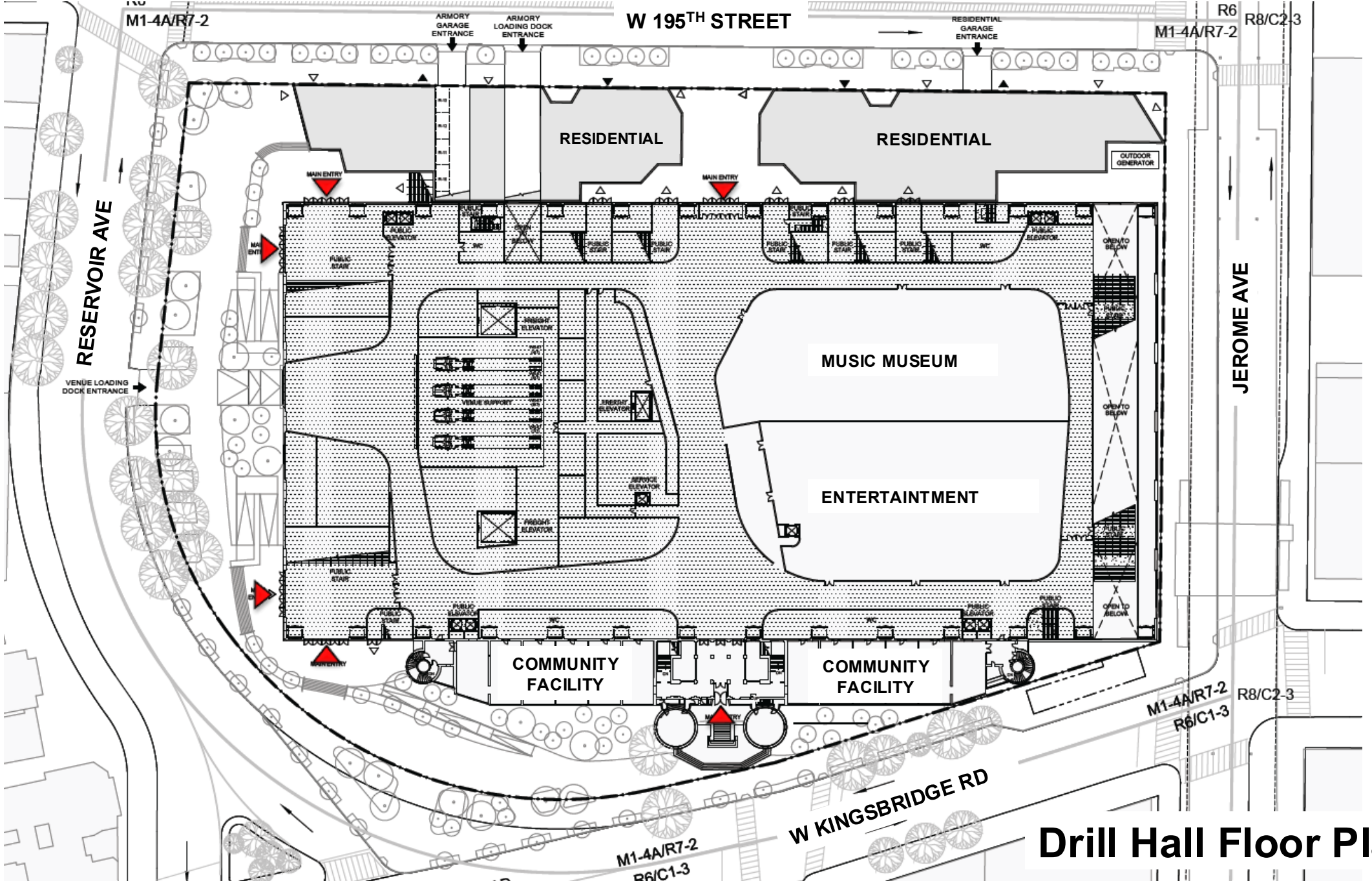


Section – North-South



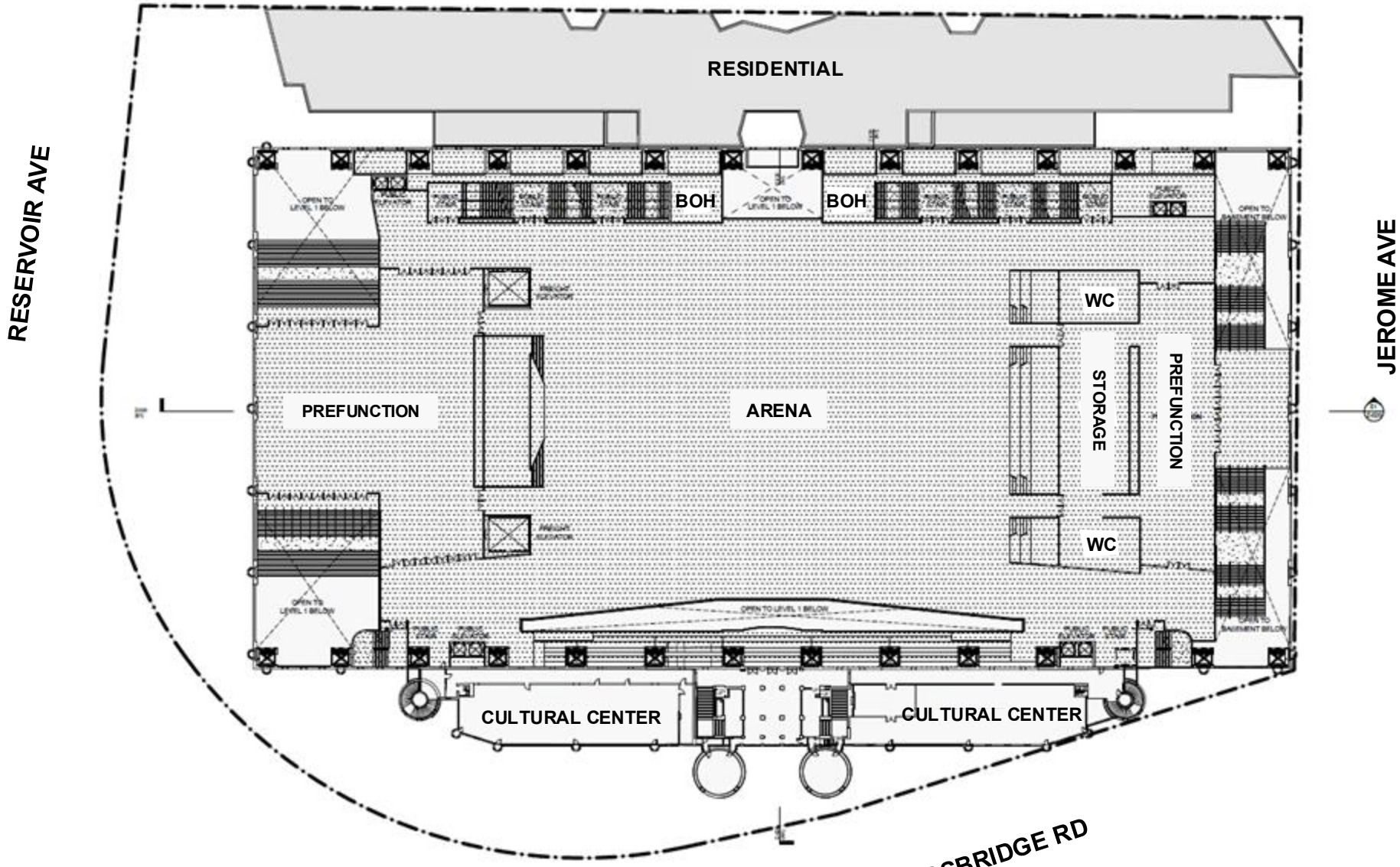


Basement Floor Plan

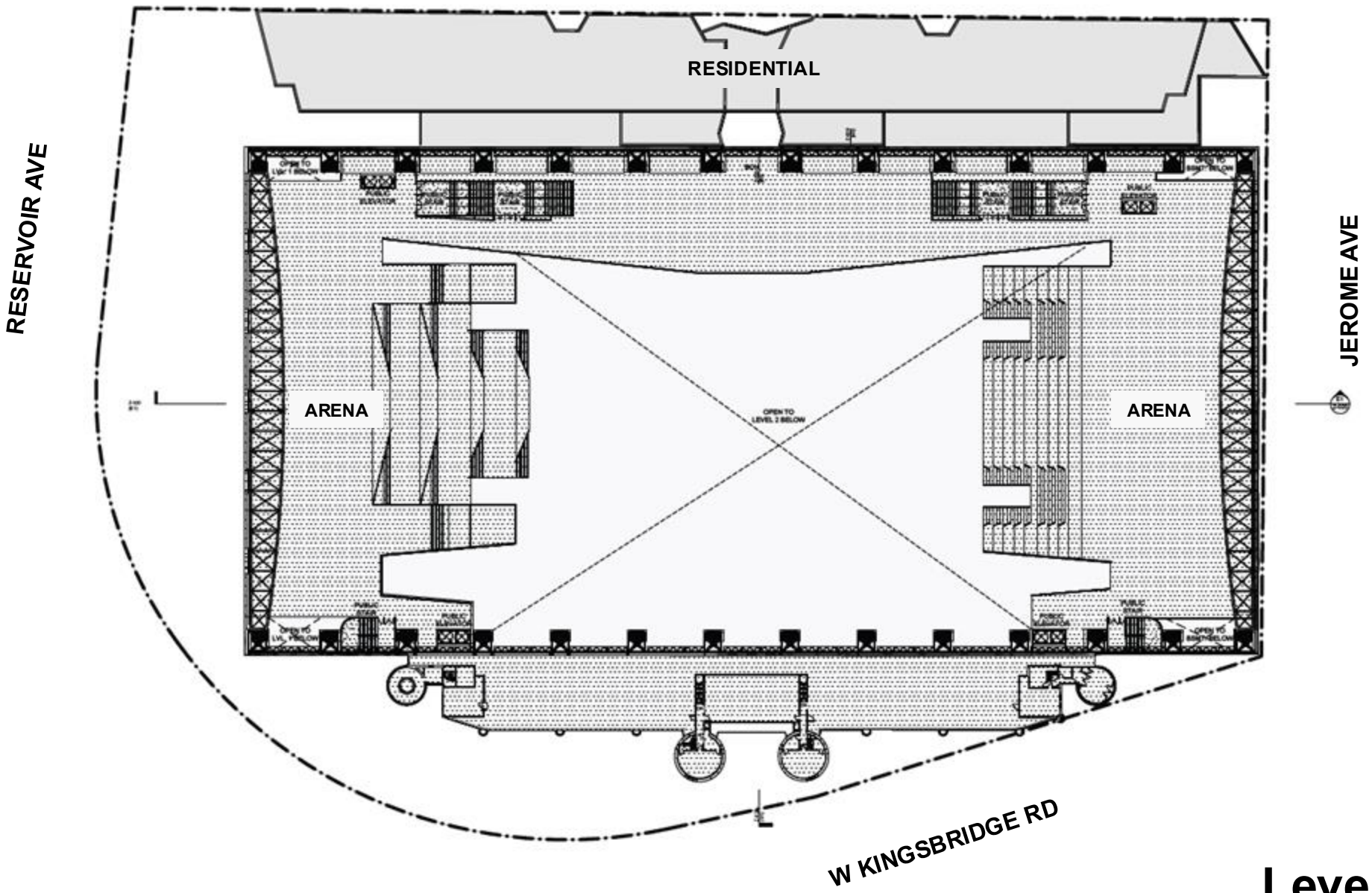


Drill Hall Floor Plan

W 195TH STREET



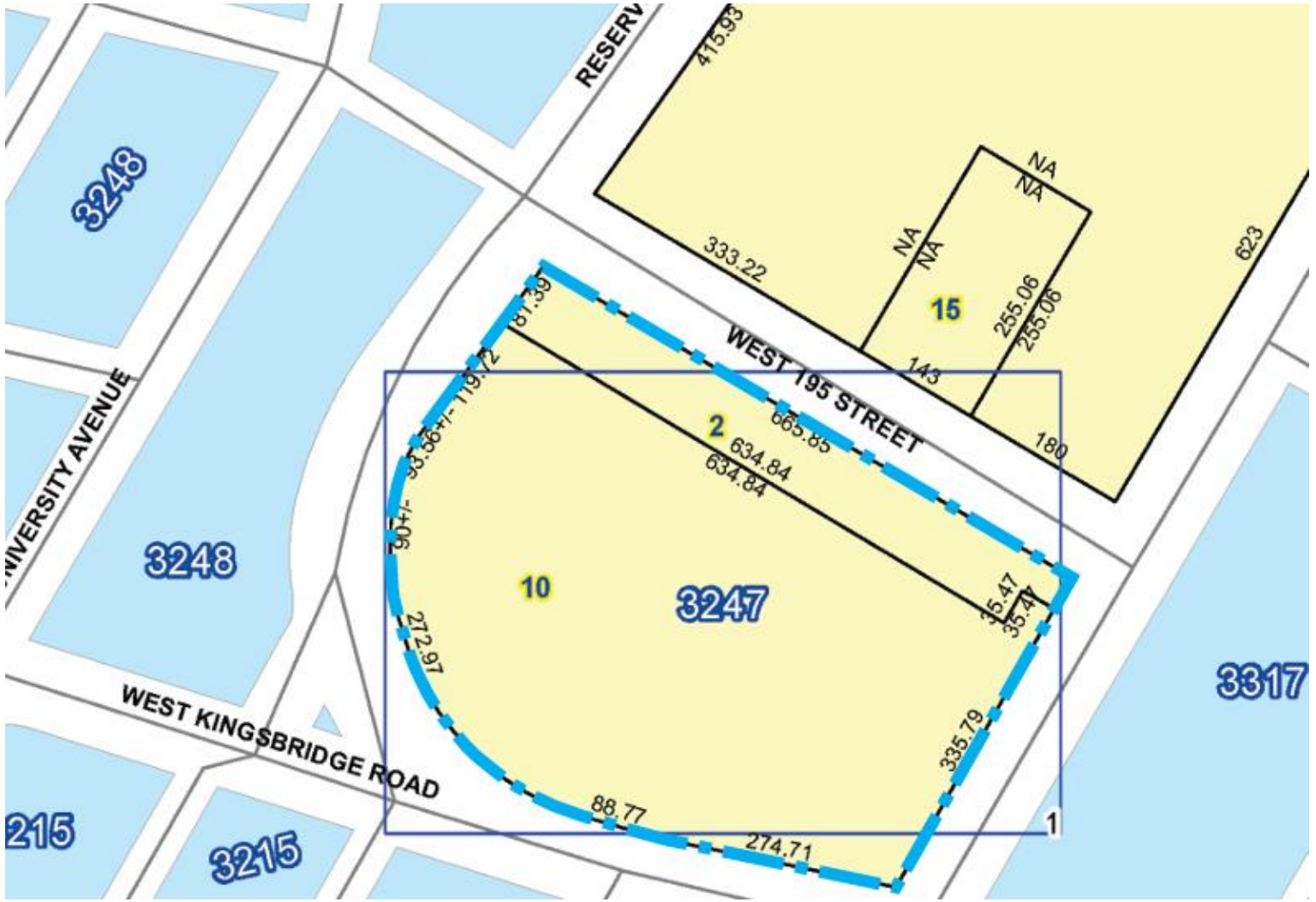
Level 2 Plan


W 195TH STREET
RESIDENTIAL
RESERVOIR AVE
JEROME AVE
ARENA
ARENA
OPEN TO LEVEL 2 BELOW
W KINGSBRIDGE RD
N

Level 3 Plan

Disposition of City-Owned Property

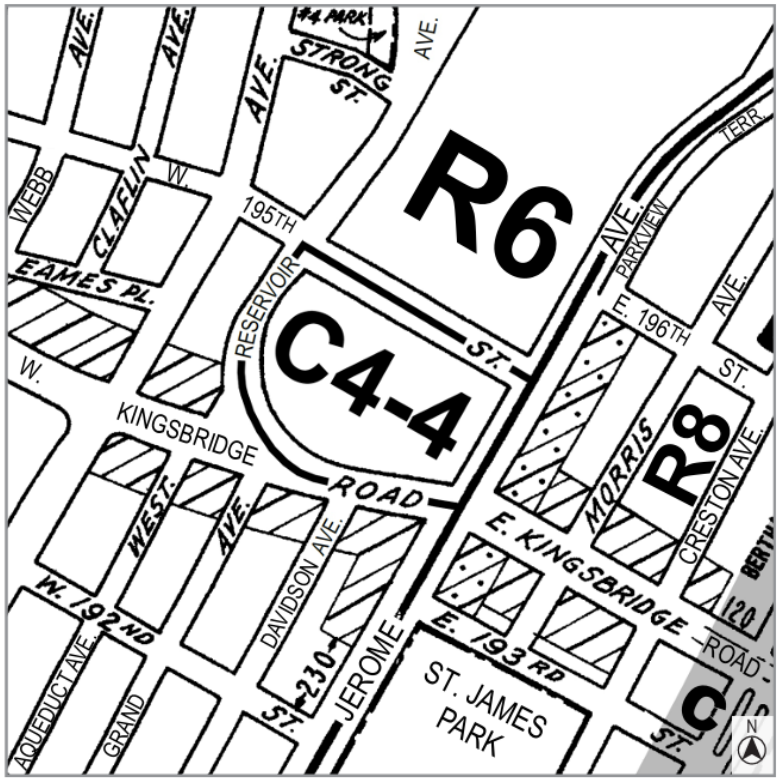
- Disposition of Lots 2 and 10 to 8th Regiment Partners LLC.
- The City proposes to dispose of these sites by entering a long-term ground lease for development and operations.



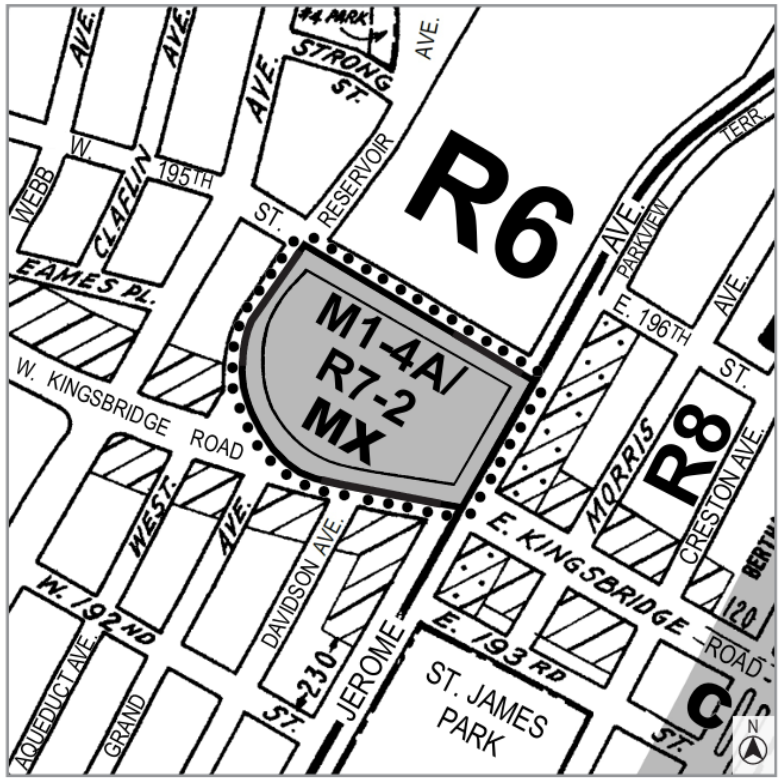
Zoning Map Amendment from C4-4 to M1-4A/R7-2(MX)

- The Applicants proposes to rezone the development site from C4-4 to MX district.
- The MX district would allow for a wider range of uses as well as more bulk flexibility.

Zoning Change Map



Current Zoning Map (3c)



Proposed Zoning Map (3c) - Area being rezoned is outlined with dotted lines

Rezoning from C4-4 to M1-4A/R7-2 (MX)

Zoning Text Amendments to ZR 74-182(b) and ZR 123-90

ZR 74-182(b)

- Increase the capacity of the indoor arena for the zoning special permit and waive all sign requirements.
- The current zoning special permit allows a capacity of 6,000 persons.
- The proposed amendment would allow for 17,000 persons.

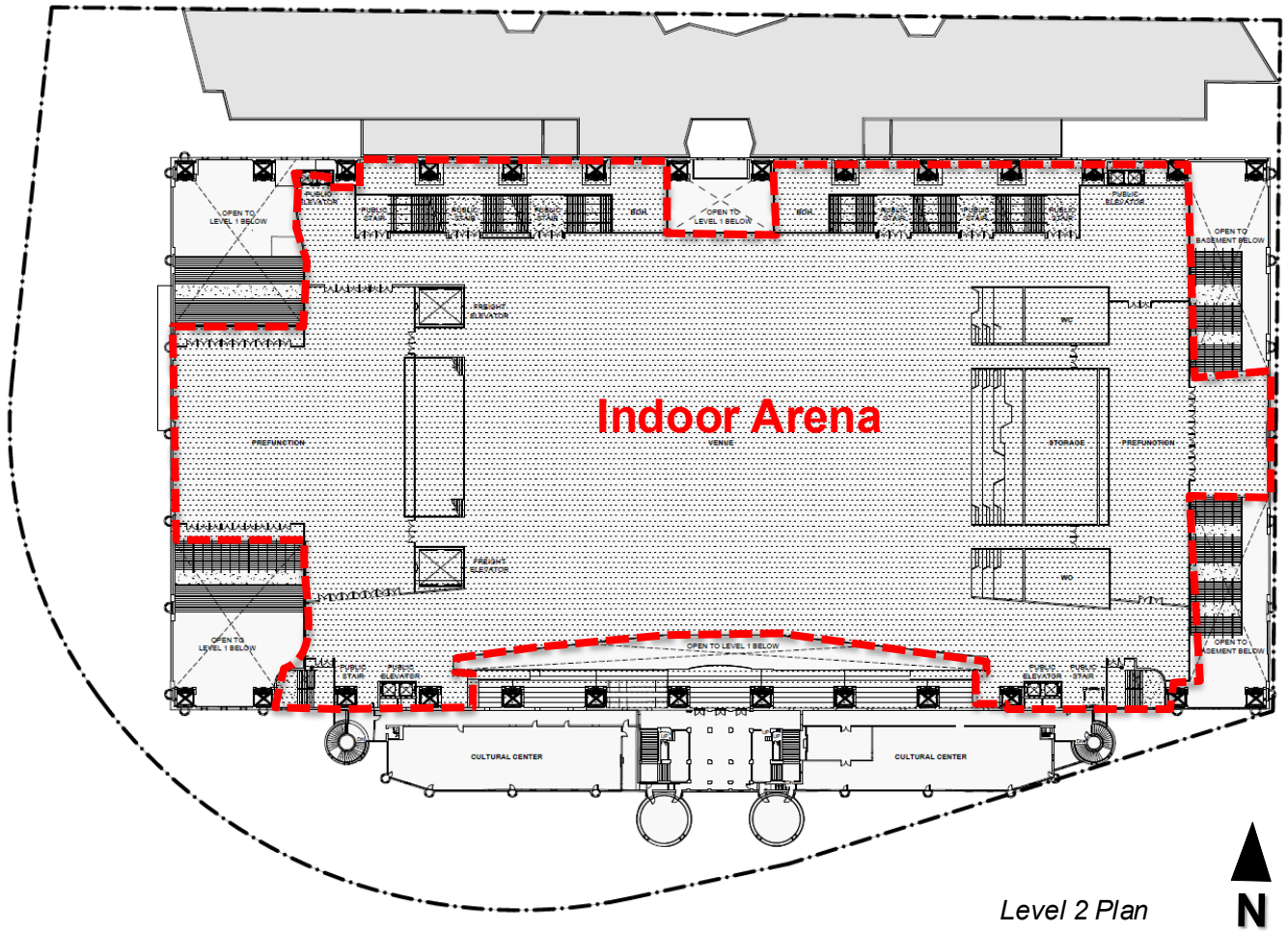
ZR 123-90

- Establish the proposed M1-4A/R7-2 district as a special mixed used "MX" district within Article XII Chapter 3 of the Zoning Resolution.

Special Permit Pursuant to ZR 74-182(b)

The Applicants request this special permit to allow:

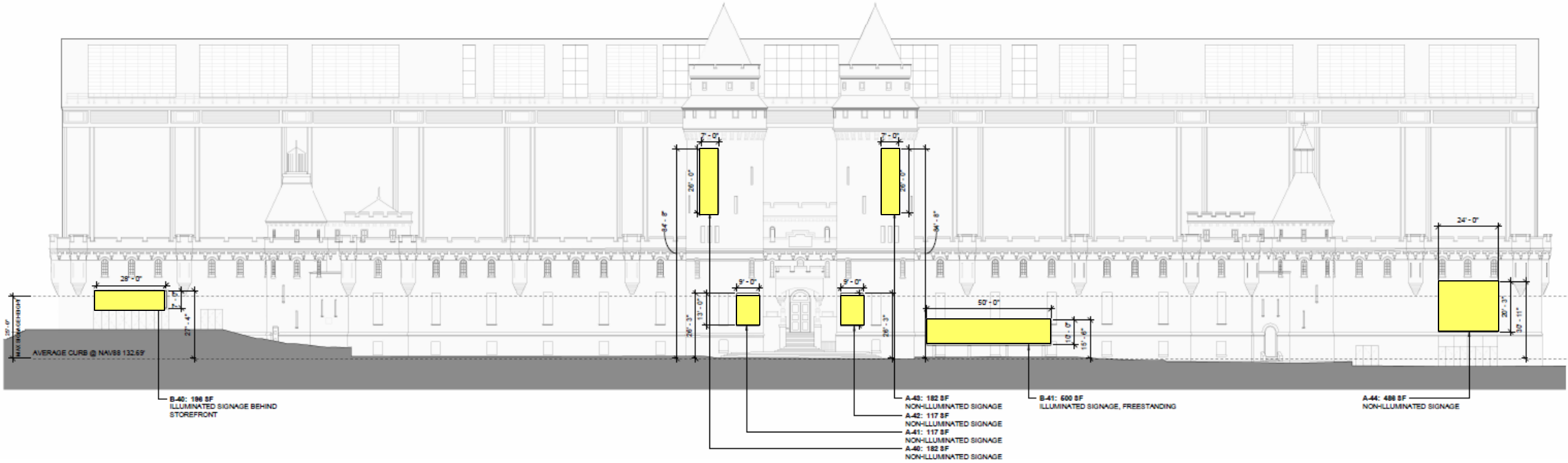
- An indoor arena with capacity of up to 17,000 persons
- Modifications of signage requirements.



Level 2 Plan

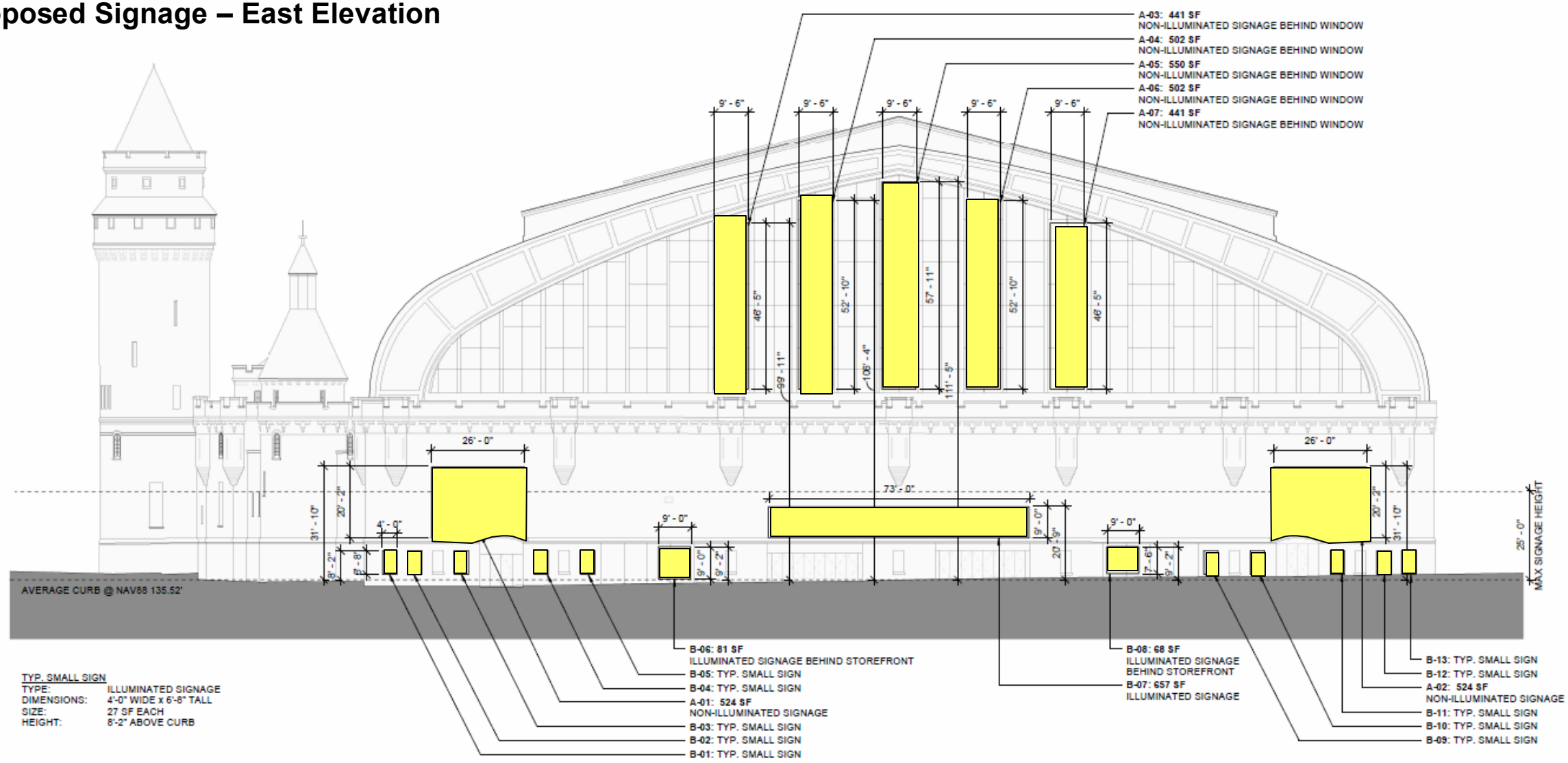
Special Permit Pursuant to ZR 74-182(b)

Proposed Signage – South Elevation



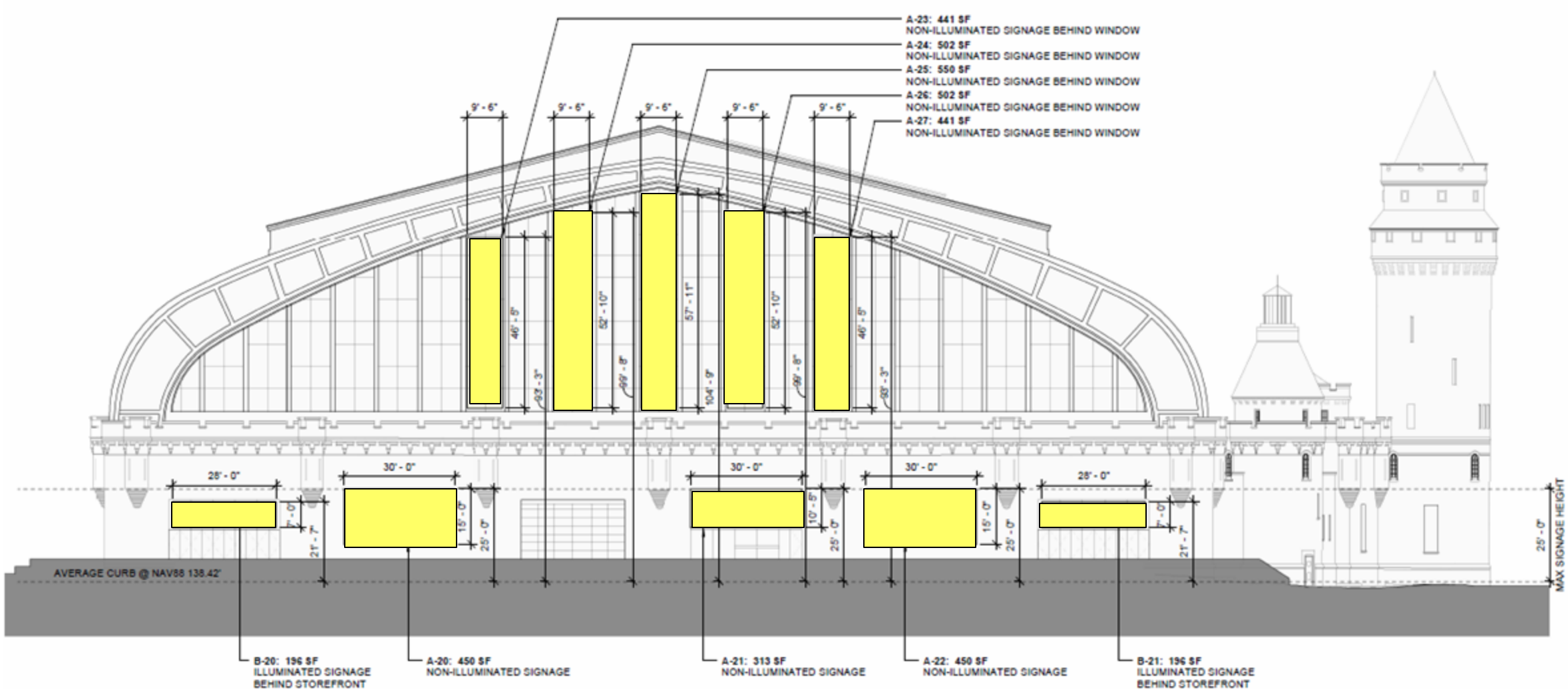
Special Permit Pursuant to ZR 74-182(b)

Proposed Signage – East Elevation



Special Permit Pursuant to ZR 74-182(b)

Proposed Signage – West Elevation



Special Permit Pursuant to ZR 74-182(b)

To permit this use, the Commission shall find that the proposal meets the findings of ZR 74-182(b):

(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;

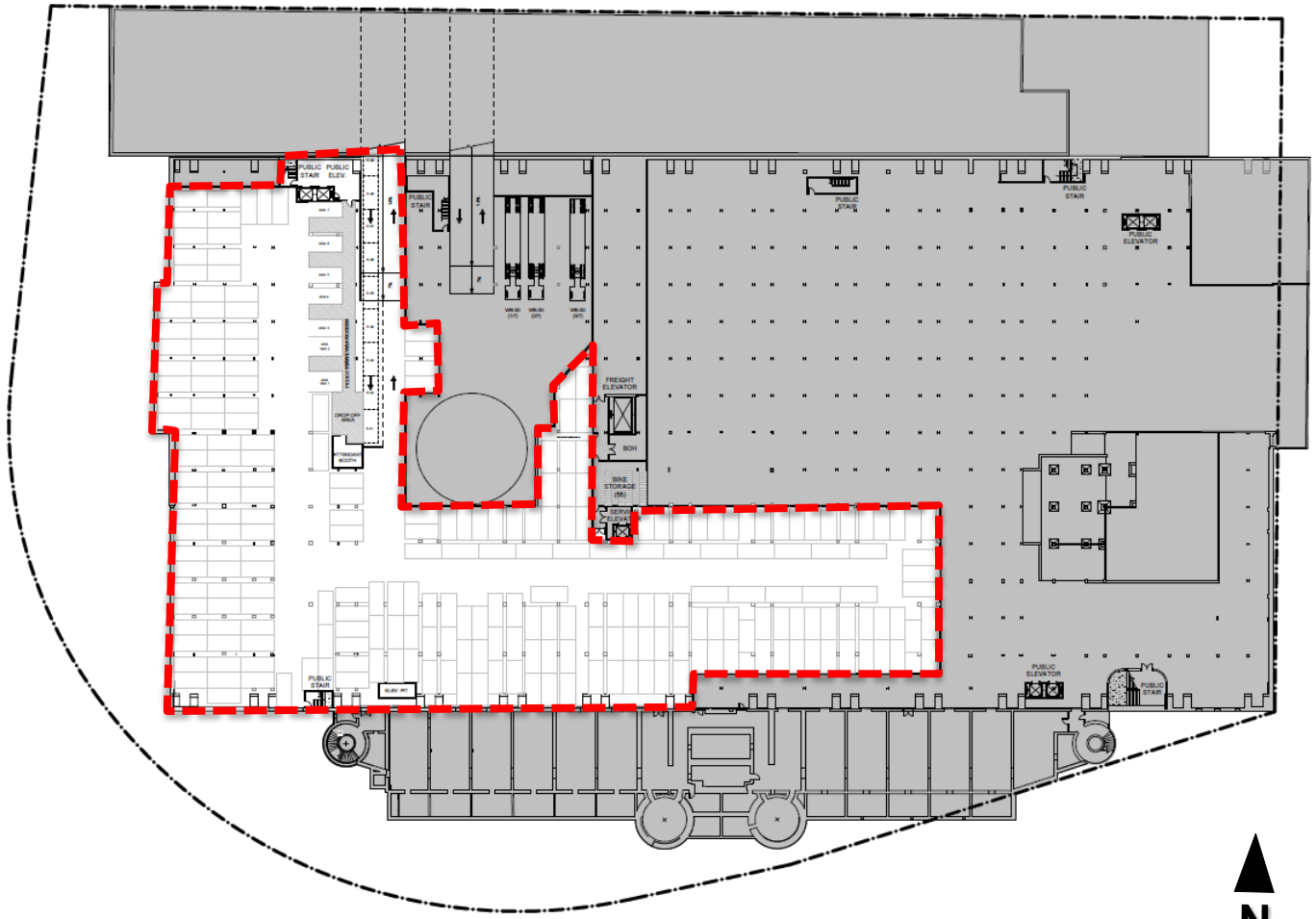
(3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby residences;

(4) where Sections 32-64 and 32-655 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 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.

Special Permit Pursuant to ZR 74-195

- Special permit to allow a public parking garage with capacity greater than 150 parking spaces.
- The proposed garage will contain approximately 248 parking spaces and 13 reservoir spaces at cellar level.



Cellar Plan

N

Special Permit Pursuant to ZR 74-195

To permit this use, the Commission shall find that the proposal meets the findings of ZR 74-195.

(a) that such use will not be incompatible with, or adversely affect the growth and development of, uses comprising vital and essential functions in the general area within which such use is to be located;

(b) that such use will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;

(c) that such use is so located as to draw a minimum of vehicular traffic to and through local streets in nearby residential areas;

(d) that such use has adequate reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 20 percent of the total number of spaces up to 50 and five percent of any spaces in excess of 200, but in no event shall such reservoir space be required for more than 50 automobiles;

(e) that the streets providing access to such use will be adequate to handle the traffic generated thereby;

(f) that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas; and

(g) that, where any floor space is exempted from the definition of floor area, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.