DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

November 17, 2025

Chintan Desai, R.A.
Borough Commissioner
Department of Buildings
1932 Arthur Avenue
Bronx, N.Y. 10457

Re: Applic. Nos. C 250292 ZSX & C 250295 ZSX
Kingsbridge Armory Redevelopment
29 West Kingsbridge Road
Block 3247, Lots 2 and 10
M1-4A/R7-2 District
Special Mix Use District (MX-30)
Borough of the Bronx
Community District 7

Dear Commissioner Desai:

Please be advised of the applications (C 250292 ZSX & C 250295 ZSX) submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC as follows:

1. C 250292 ZSX – an application 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 at the above referenced location, was approved by the City Planning Commission on September 17, 2025 (Cal. No. 8) and adopted by the City Council on October 29, 2025 (Res. No. 1124), on which date said Resolution of Approval became effective; and

2. C 250295 ZSX – an application 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, in connection with a proposed mixed-use development on property at the above referenced location, was approved by the City Planning Commission on September 17, 2025 (Cal. No. 7) and adopted by the City Council on October 29, 2025 (Res. No. 1123), on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 250292 ZSX & C 250295 ZSX) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-182(b) AND 74-195, RESPECTIVELY, OF THE ZONING

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RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of the proposal also requires the following related actions:

1. C 250294 ZMX – an application for an amendment of the Zoning Map, Section No. 3c, to change an existing C4-4 District to an M1-4A/R7-2 District and to establish a Special Mix Use District (MX-30), was approved by the City Planning Commission on September 17, 2025 (Cal. No. 5) and by the City Council on October 29, 2025 (Res. No. 1121), on which date said Resolution of Approval became effective;

2. N 250296 ZRX – an application for an amendment of the Zoning Resolution of the City of New York relating to Section 74-182(b) (Arenas, Auditoriums, Stadiums or Trade Expositions) and Section 23-90 to establish a new Special Mixed-Use District, was approved by the City Planning Commission on September 17, 2025 (Cal. No. 6) and by the City Council on October 29, 2025 (Res. No. 1122), on which date said Resolution of Approval became effective; and

3. C 250293 PPX – an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located at 29 West Kingsbridge Road (Block 3247, Lots 2 and 10, Borough of the Bronx, Community District 7, was approved by the September 17, 2025 (Cal. No. 4) and by the City Council on October 29, 2025 (Res. No. 1120).

Enclosed for your information are the following:

1. a copy of applications C 250292 ZSX, C 250295 ZSX, C 250294 ZMX, N 250296 ZRX, & C 250293 PPX;

2. a copy of the City Planning Commission reports for applications C 250292 ZSX, C 250293 PPX, C 250294 ZMX, C 250295 ZSX, N 250296 ZRX, &, dated September 17, 2025 (Cal. Nos. 8, 4, 5, 7 and 6, respectively);

3. a copy of the City Council Resolutions of Approval for applications C 250292 ZSX, C 250293 PPX, C 250294 ZMX, C 250295 ZSX, N 250296 ZRX, dated October 29, 2025 (Res. Nos. 1124, 1120, 1121, 1123, and 1122, respectively); and

4. the following approved drawings prepared by FXCollaborative Architects LLP:

C 250292 ZSX

Dwg. No.	Title	Last Date Revised
Z-002	Zoning Analysis	05/16/2025
Z-003	Zoning Lot Site Plan	05/16/2025

Z-010	Level 1 (Drill Hall) Level Plan	05/16/2025
Z-012	Basement Level Plan	05/16/2025
Z-013	Level 2 Plan	05/16/2025
Z-014	Level 3 Plan	05/16/2025
Z-020	Zoning Sections	05/16/2025
Z-021	Signage Waiver – Elevations & Calculations	08/27/2025
Z-022	Signage Waiver – Elevations & Calculations	08/27/2025
Z-026	Open Space Plan	05/16/2025

C 250295 ZSX

Dwg. No.	**Title**	**Last Date Revised**
Z-027	Public Parking Garage – Ground Floor	05/16/2025
Z-028	Public Parking Garage – Cellar Plan	05/16/2025

Sincerely,

Steven Lenard

cc. LURDOB_DL
S. Gillem
K. Ramnarine
P. Philps
C. Thomas
W. Tutt
Applicant