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

Kingsbridge Armory Redevelopment

Certification 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.

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 to modify indoor arena capacity and signage requirements.


Proposed Development Site
Jerome Park Reservoir
Lehman College
Walton H.S. Campus
P.S. 86
P.S. 340
James J. Peters VA Hospital
BX3
BX32
BX1
BX2
BxM4
W Kingsbridge Rd
4
Aqueduct Walk
Jerome Ave
BX9
BX22
BX28
Grand Concourse
B
D
St James Park
N

Kingsbridge Armory, Bronx

Area Map

Block: 3247, Lots: 2 & 10

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

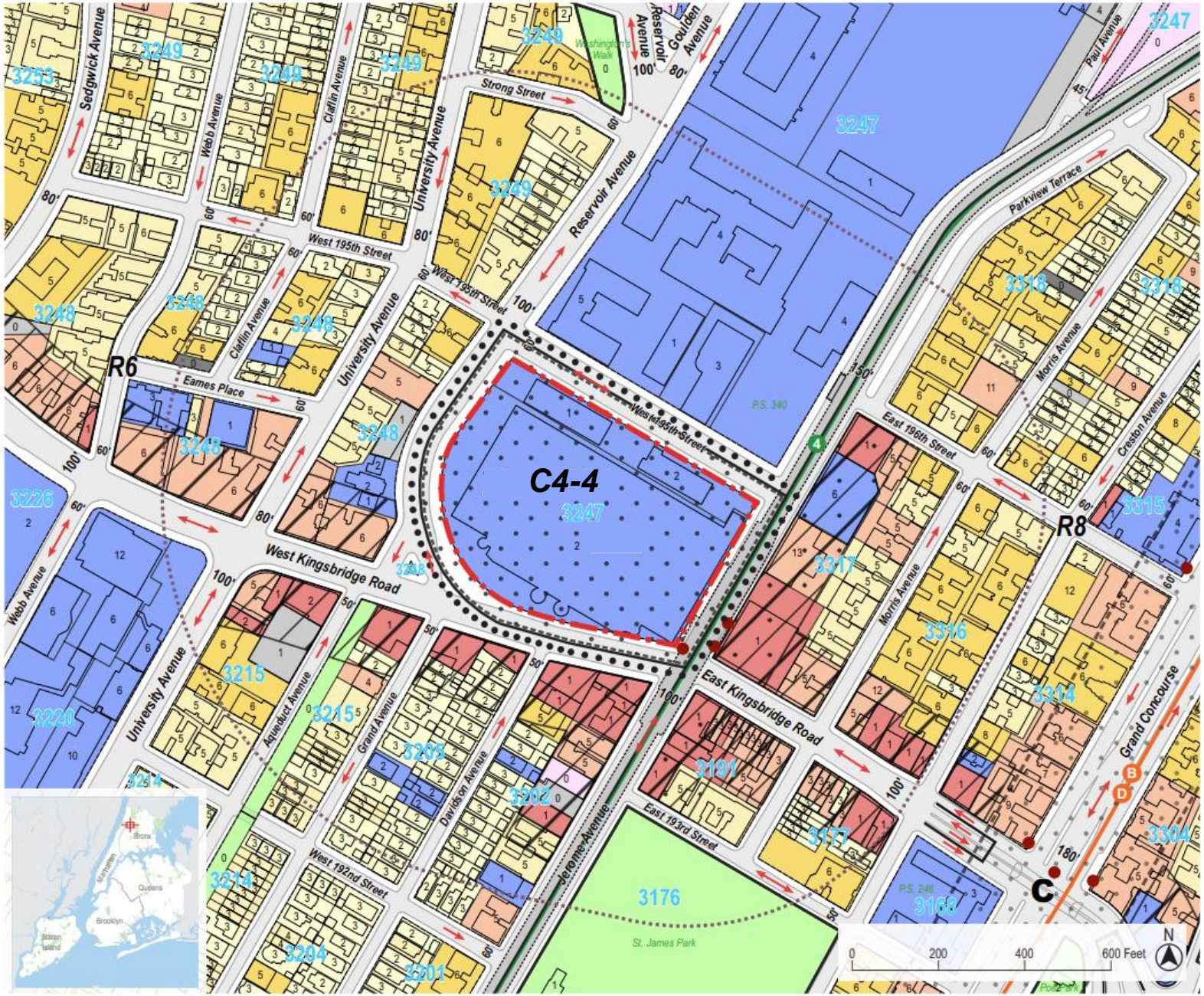
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

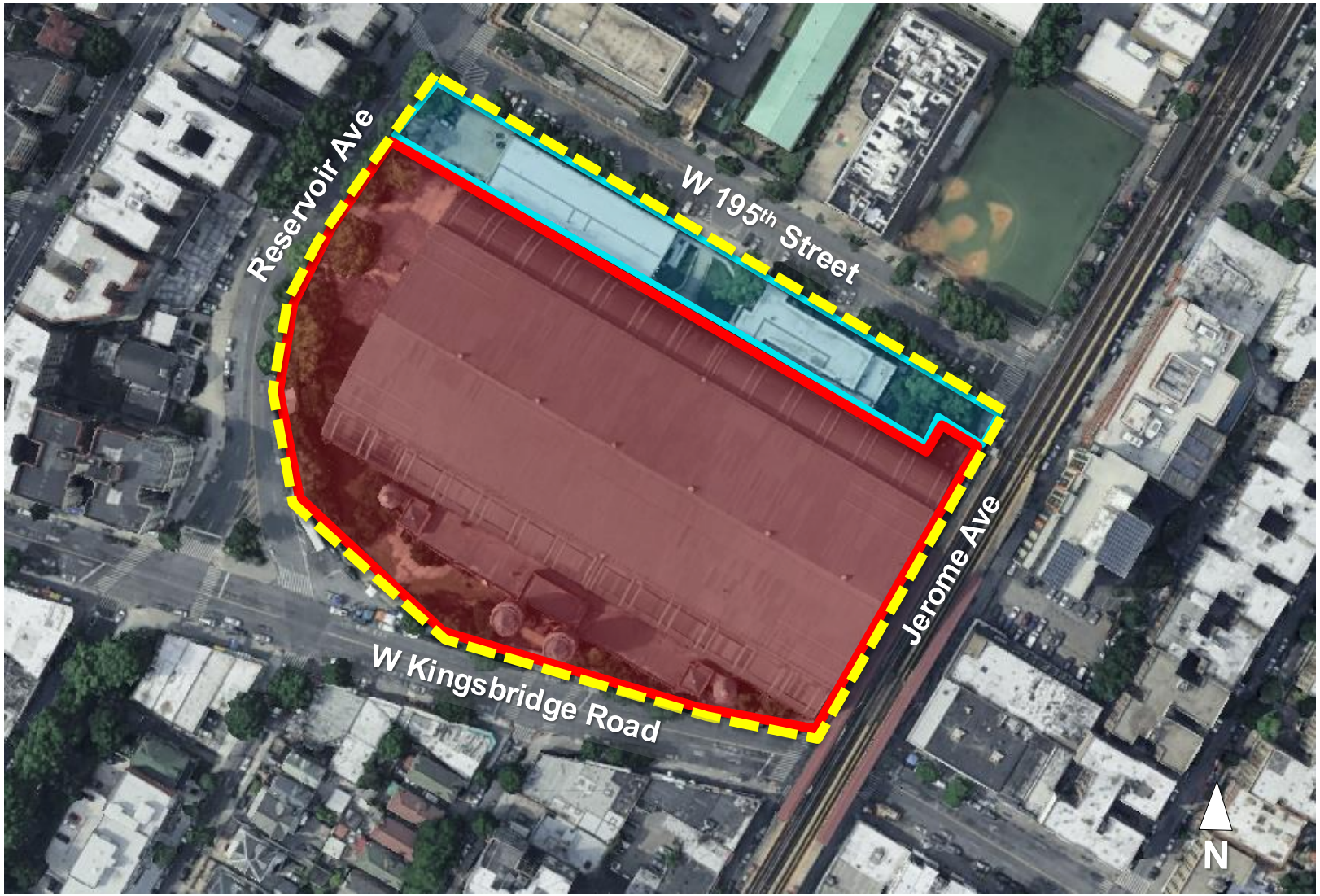
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

February 2025

Urban Cartographics



Proposed Development Site



Kingsbridge Armory

- 588,765 Square Feet with a maximum height of 141 feet.
- Constructed between 1912 and 1917.
- Designated as landmark in 1974.
- NYCEDC launched Together for Kingsbridge, a community engagement process, in 2023 to outline community guiding principles for redevelopment.
- A Request for Proposals (RFP) followed the engagement process. 8th Regiment Partners LLC was selected as the winning team.



The intersection of West Kingsbridge Road and Reservoir Avenue circa 1917.

Past Land Use Applications

- **2009 Application** *(C090437ZMX, C090236MMX, C090237MMX, C090438PPX)*
  - Proposal for the adaptive reuse of the Armory as a retail complex with community facility and parking.
  - Zoning map amendment from R6 to C4-4
  - City Map amendments to demap portions of Reservoir Avenue, West Kingsbridge Road and West 195th Street and map them as parkland.
  - Disposition of City-owned land.
  - City Council voted to disapprove the application in December 2009.
- **2013 Application** *(C140033ZMX, N140034ZRX, C140035ZSX, C140036PPX)*
  - Proposal for adaptive reuse of the Armory as an ice-skating facility with community facility and retail space.
  - Zoning map amendment from R6 to C4-4.
  - Zoning text amendment to allow an indoor arena with a special permit.
  - Disposition of City-owned land.
  - City Council approved the application, but development plans did not move forward.

Project Area Photographs





1. View of the development Site facing northwest from West Kingsbridge Road

Project Area Photographs





2. View of West Kingsbridge Road facing southeast from Reservoir Avenue.

Project Area Photographs





3. View of Reservoir Avenue facing southwest from West 195th Street.

Project Area Photographs





4. View of sidewalk along the southwest side of West 195th Street facing southeast from Reservoir Avenue.

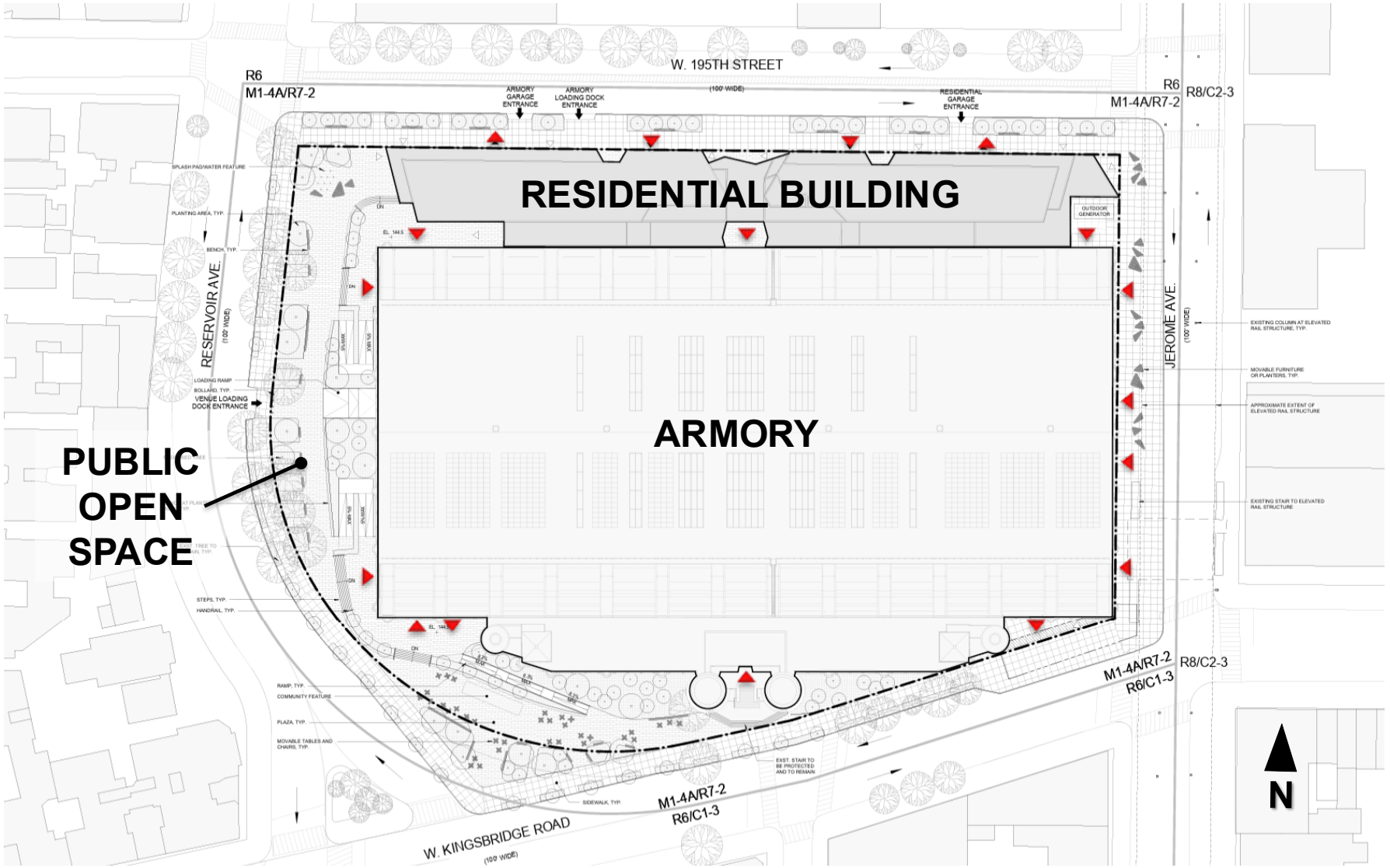
Project Area Photographs





5. View of the sidewalk along the northwest side of Jerome Avenue facing southwest from West 195th Street.

Proposed Development



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/ 92,049 square feet at Cellar Level*
- 31,308 square feet of commercial office use
- 248 parking spaces at cellar

*Slide corrected on 5/27/2025

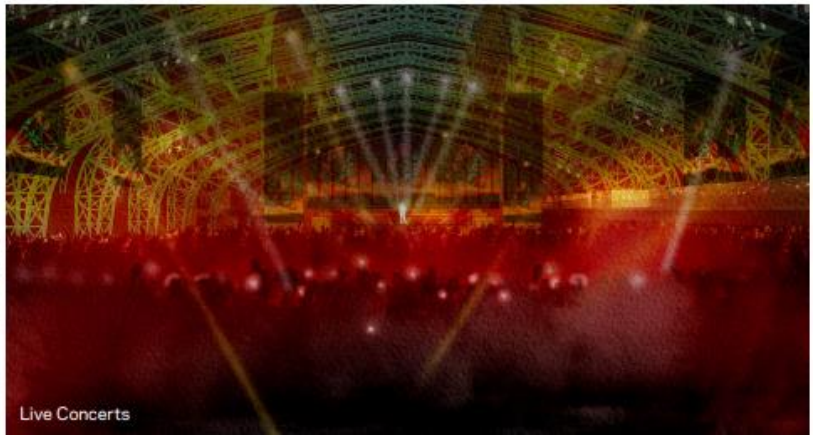
Proposed Development – The Armory

- The arena would be designed to support multiple uses in addition to concerts.
- To preserve the historic exterior of the Armory, there will be no changes to the massing or height of the structure.
- Changes to the building are limited to accommodate signage, new required ingress and egress and vehicular access.









Proposed Development – The Armory



Reservoir Ave Entry



Central Plaza

Proposed Development – Residential Building

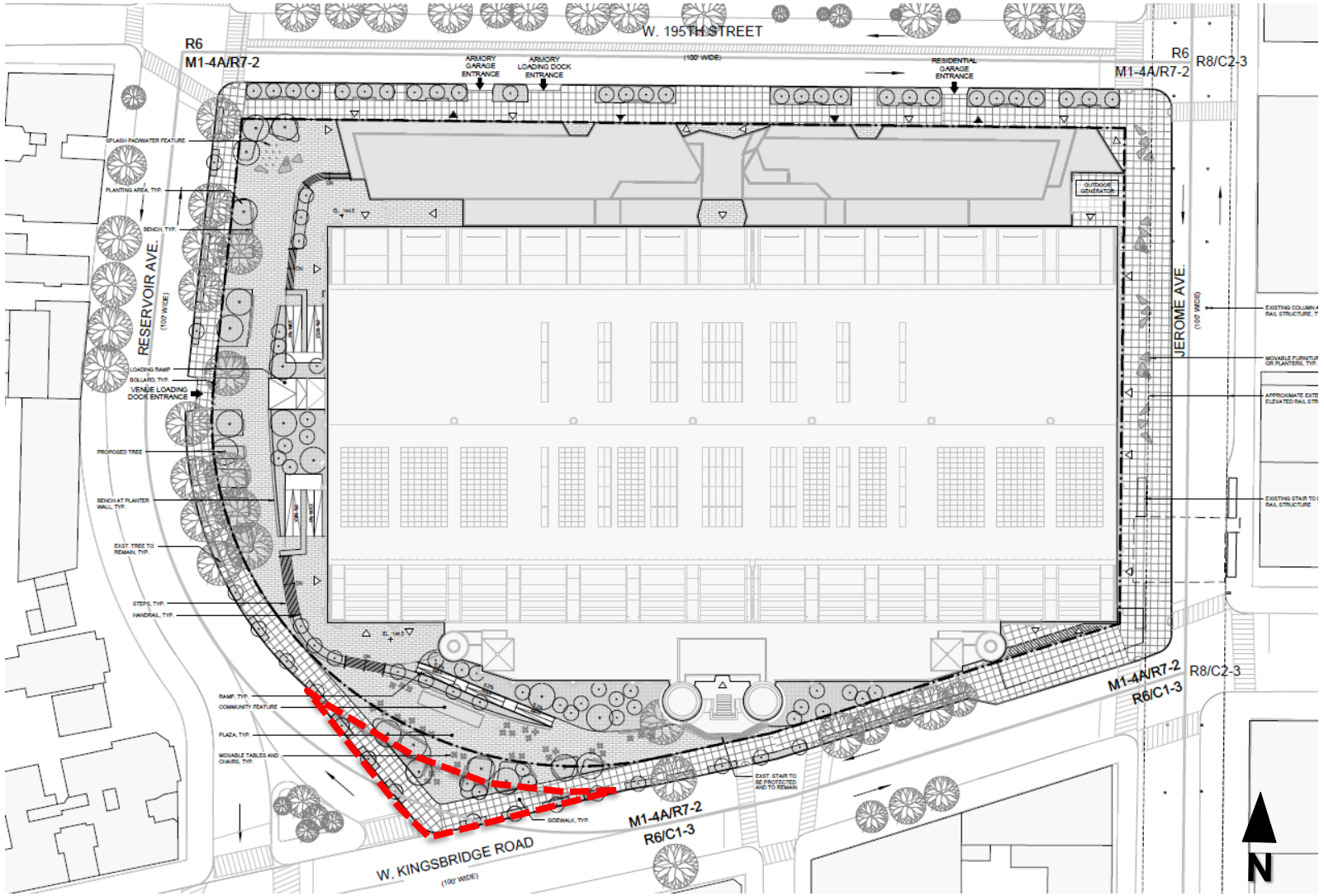
A new 16-story mixed use building

- 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.

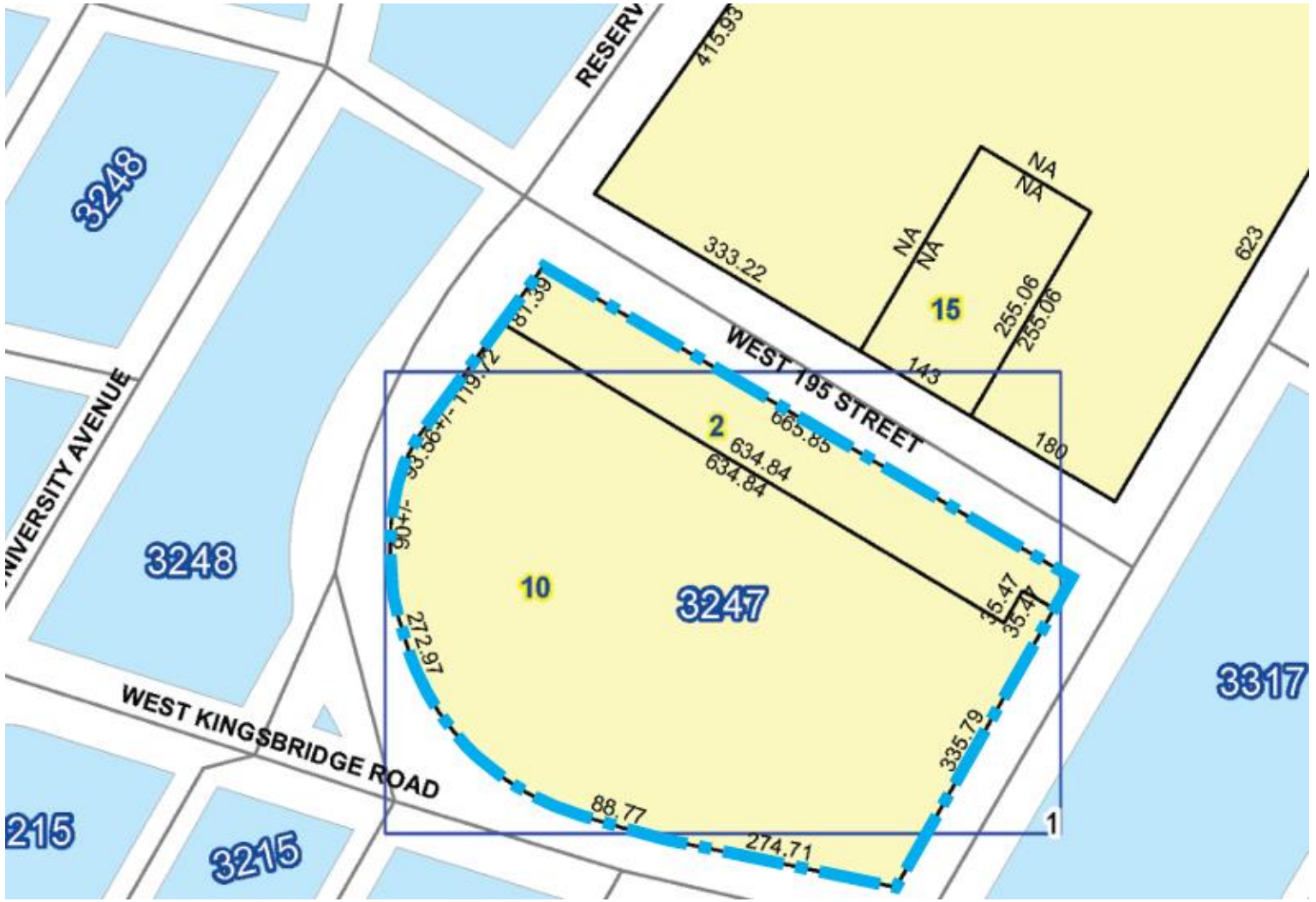


Proposed Land Use Actions:

- Disposition of City-owned property.
- 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
- 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.

Disposition of City-Owned Property

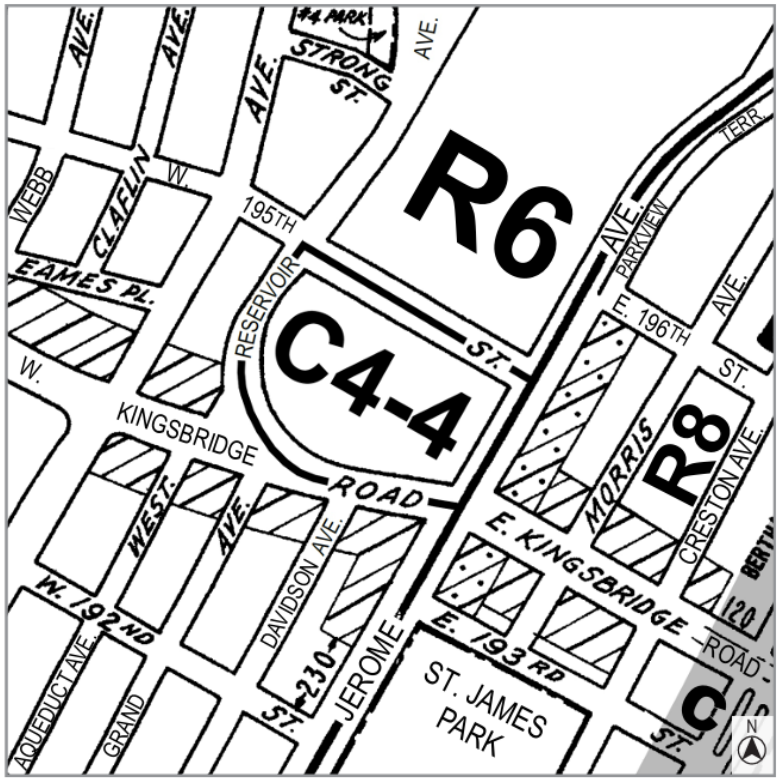
- Disposition of Lots 2 and 10 to 8th Regiment Partners LLC.
- The City proposes to dispose of these sites by entering a long-term ground lease for development and operations.



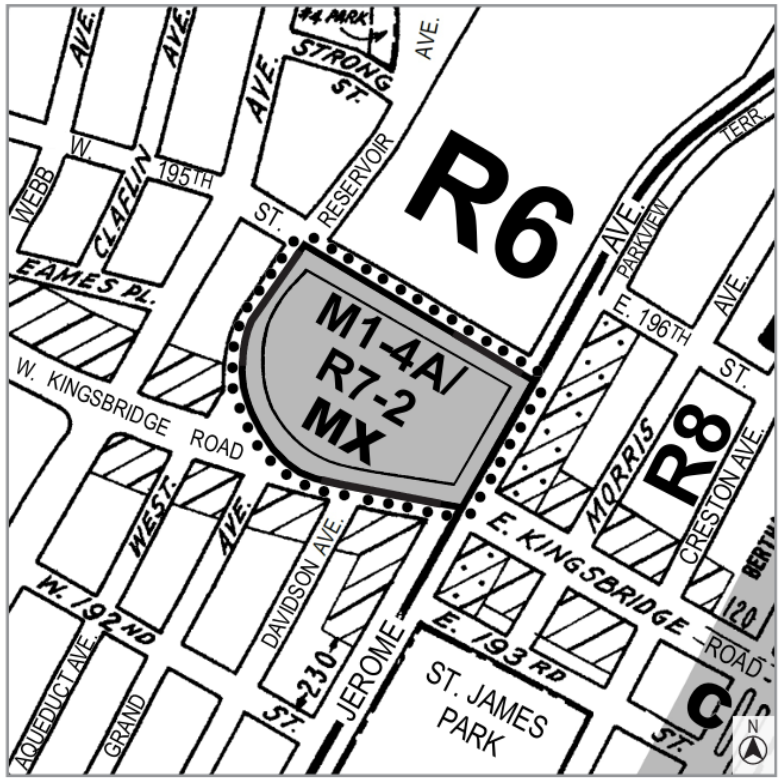
Zoning Map Amendment from C4-4 to M1-4A/R7-2(MX)

- 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.

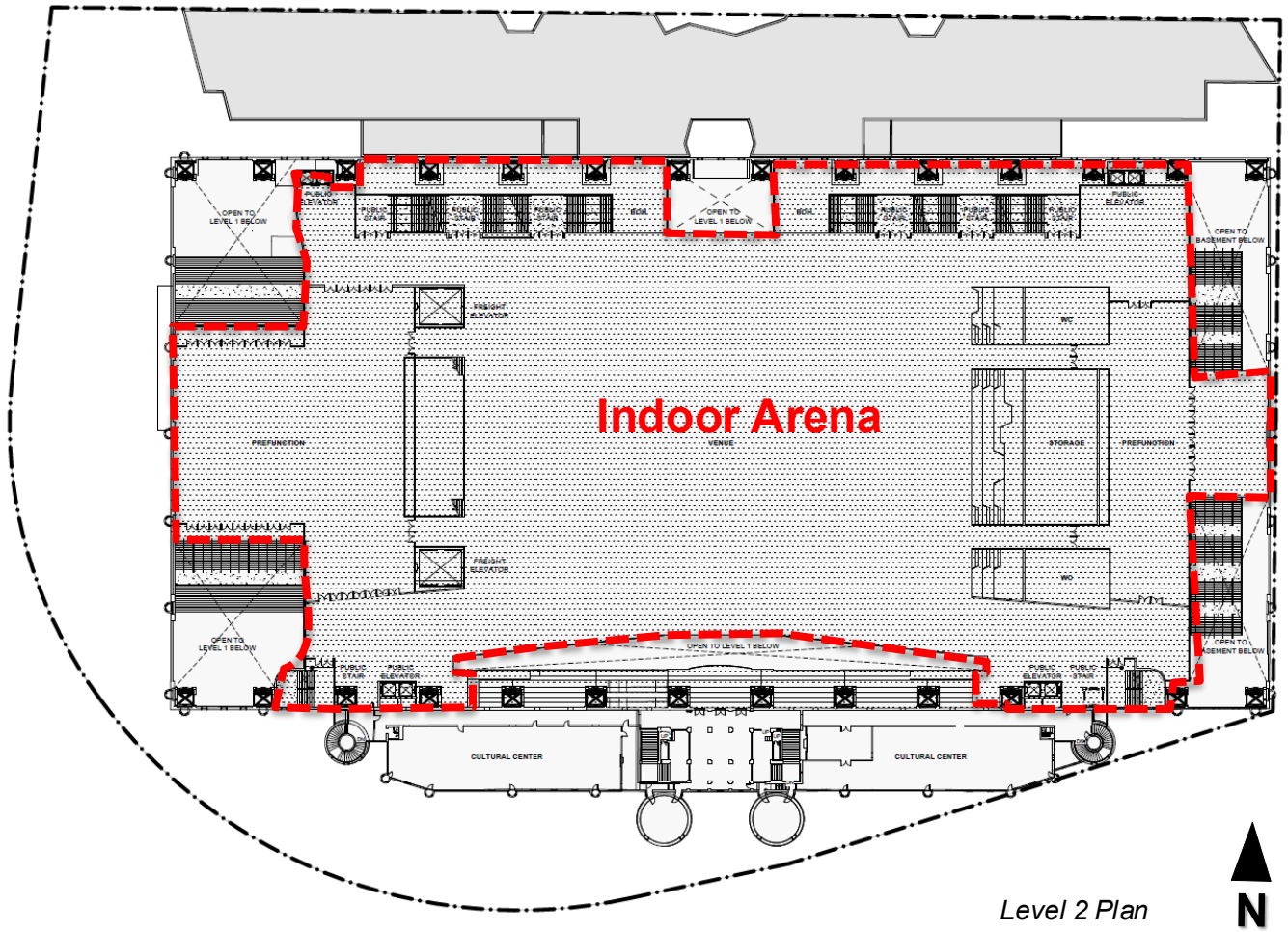
ZR 123-90

- 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:

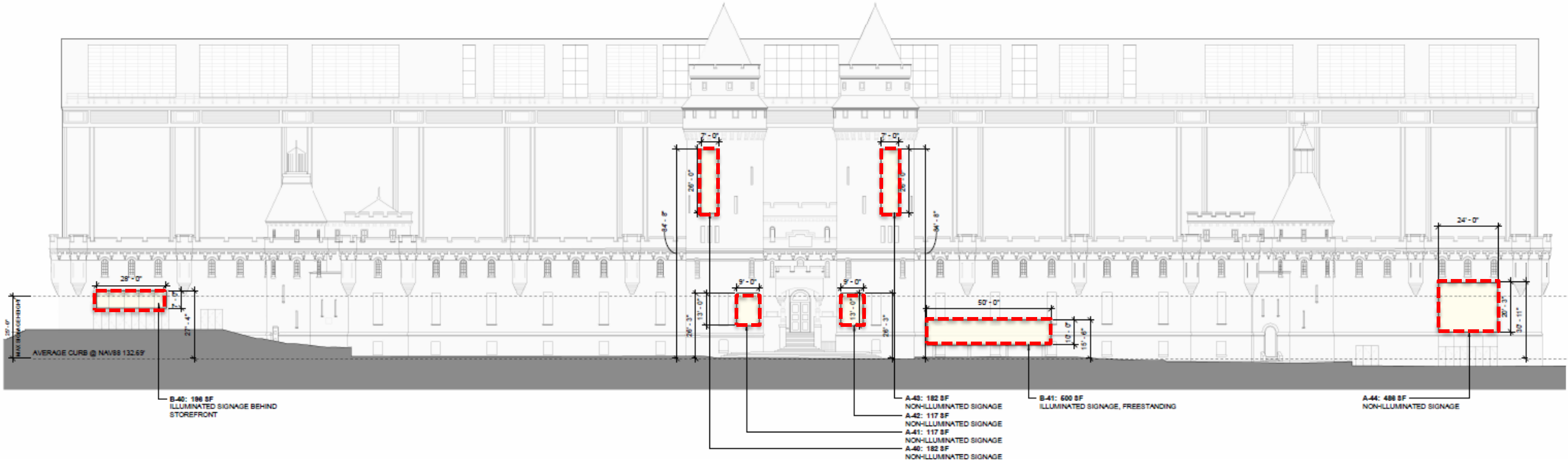
- An indoor arena with capacity of up to 17,000 persons
- Modifications of signage requirements.



Level 2 Plan

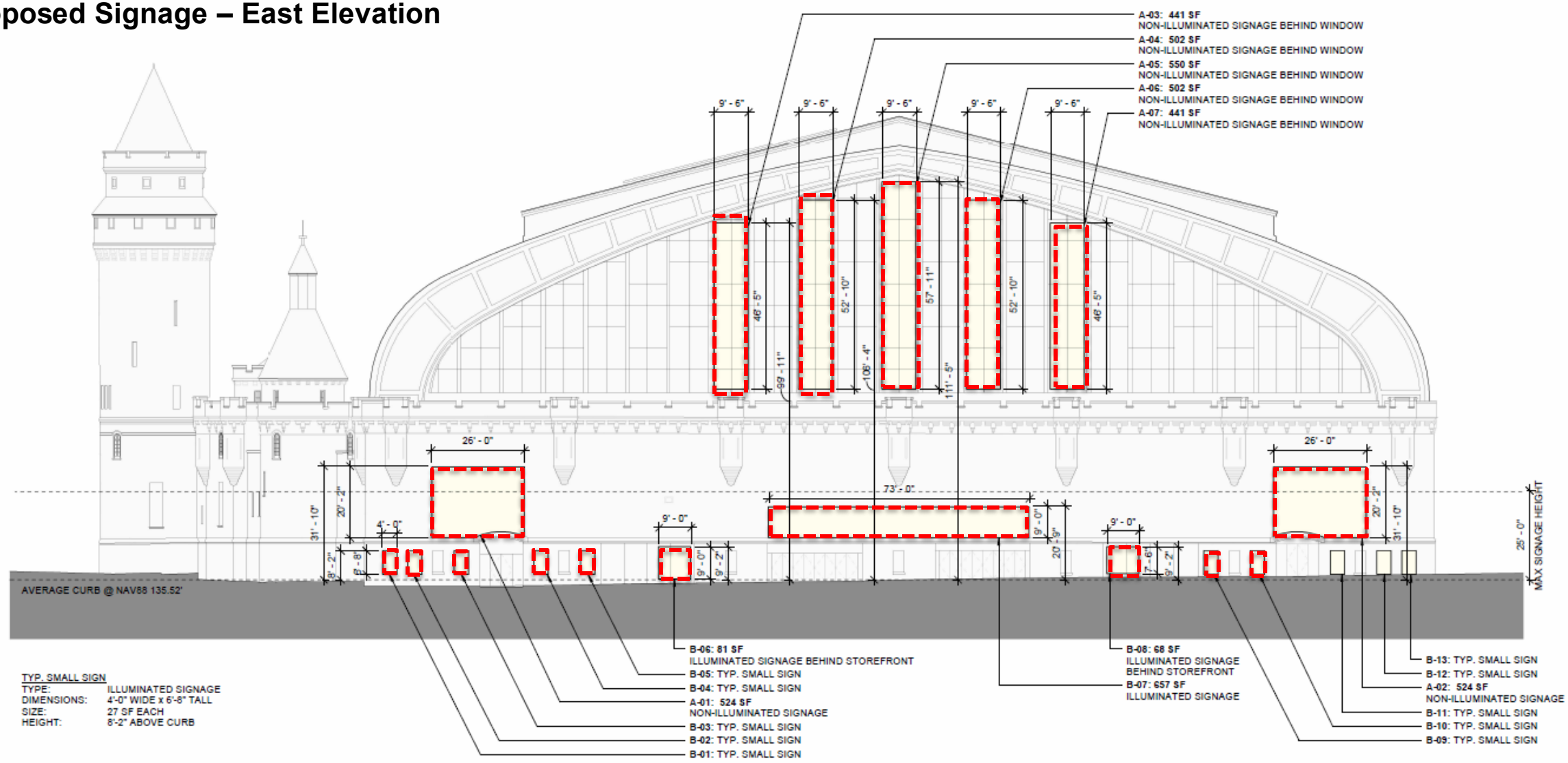
Special Permit Pursuant to ZR 74-182(b)

Proposed Signage – South Elevation



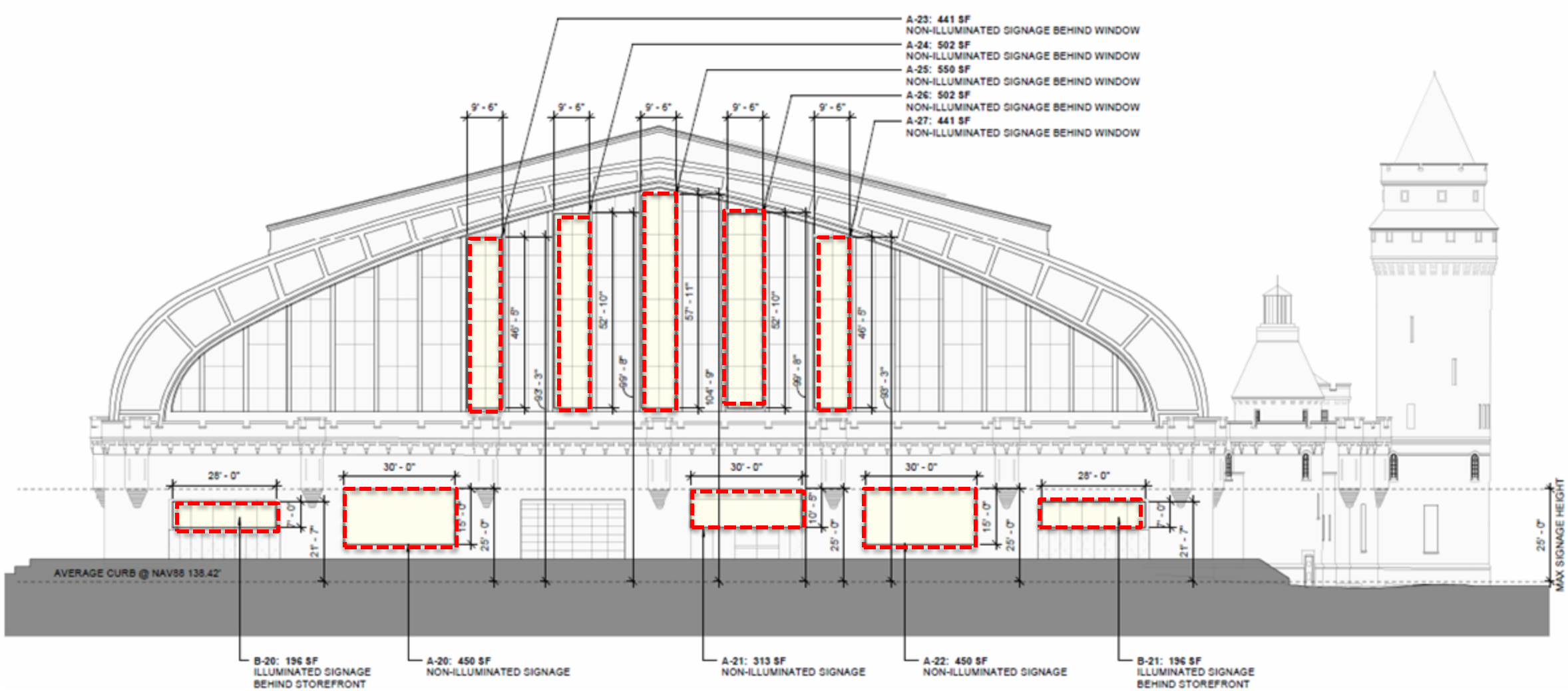
Special Permit Pursuant to ZR 74-182(b)

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;

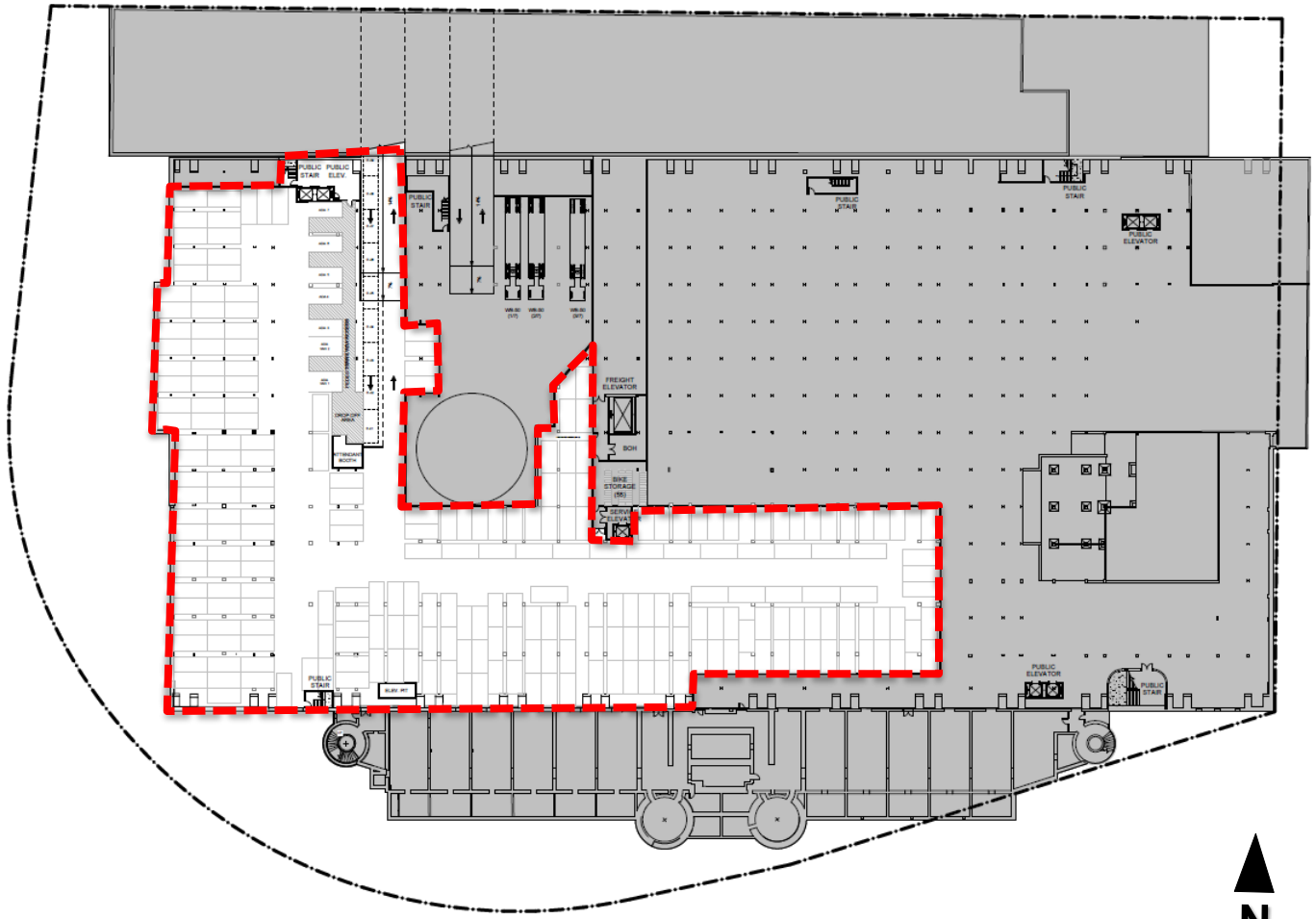
(3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby residences;

(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

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;

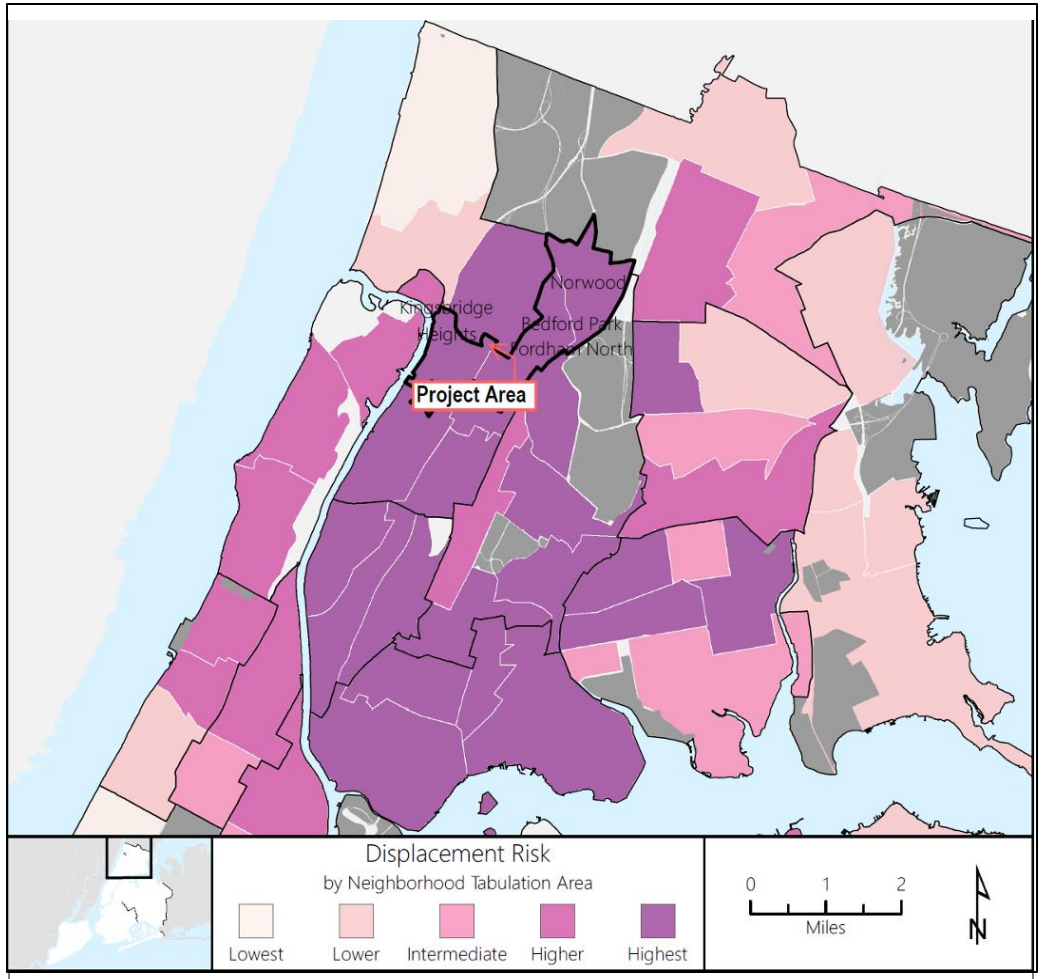
(f) that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas; and

(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.

Racial Equity Report

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

*Rents are based on unit size. Rents shown are illustrative (based on 2024 AMI), rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.
**Qualifying incomes are based on household size. Incomes shown are illustrative (based on 2024 AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.
***Affordability numbers are preliminary



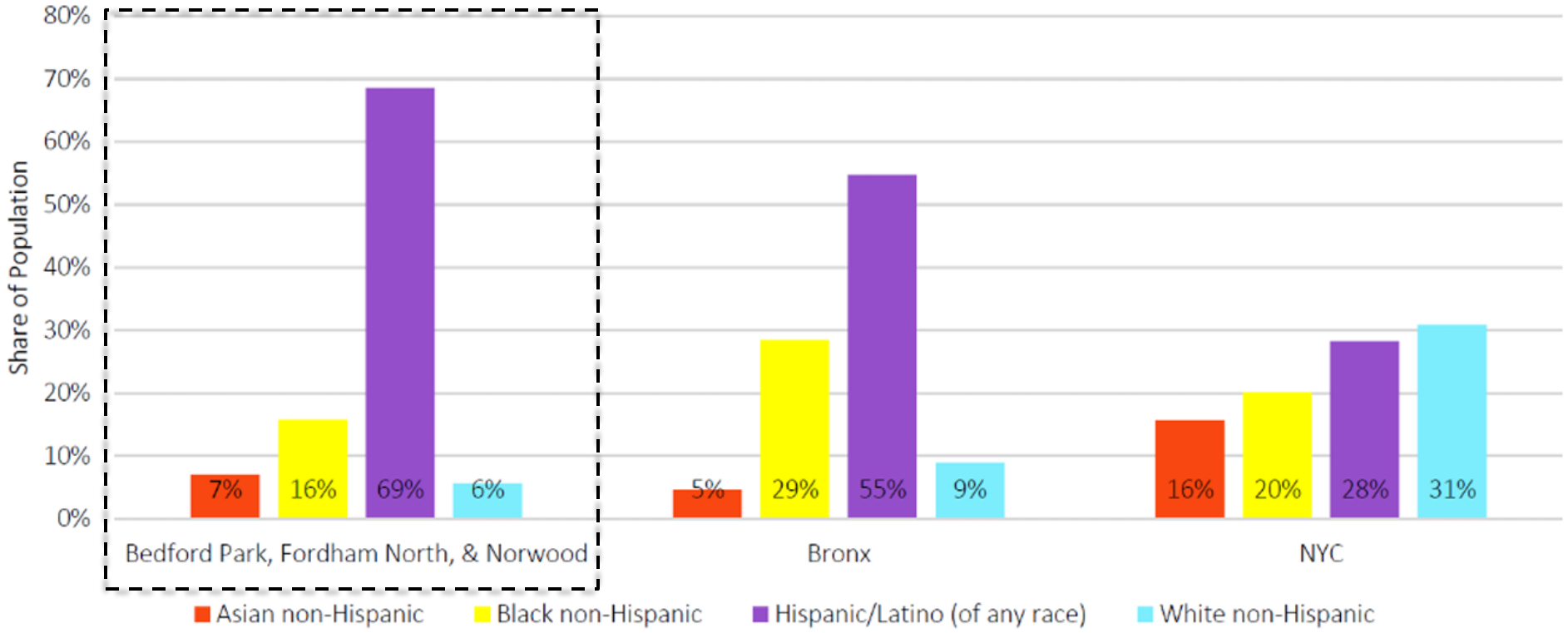
Annual Median Household Income:
$39,829
Bedford Park, Fordham North and Norwood
Public Use Microdata Area (PUMA) 4015
Less than Bronx and NYC

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

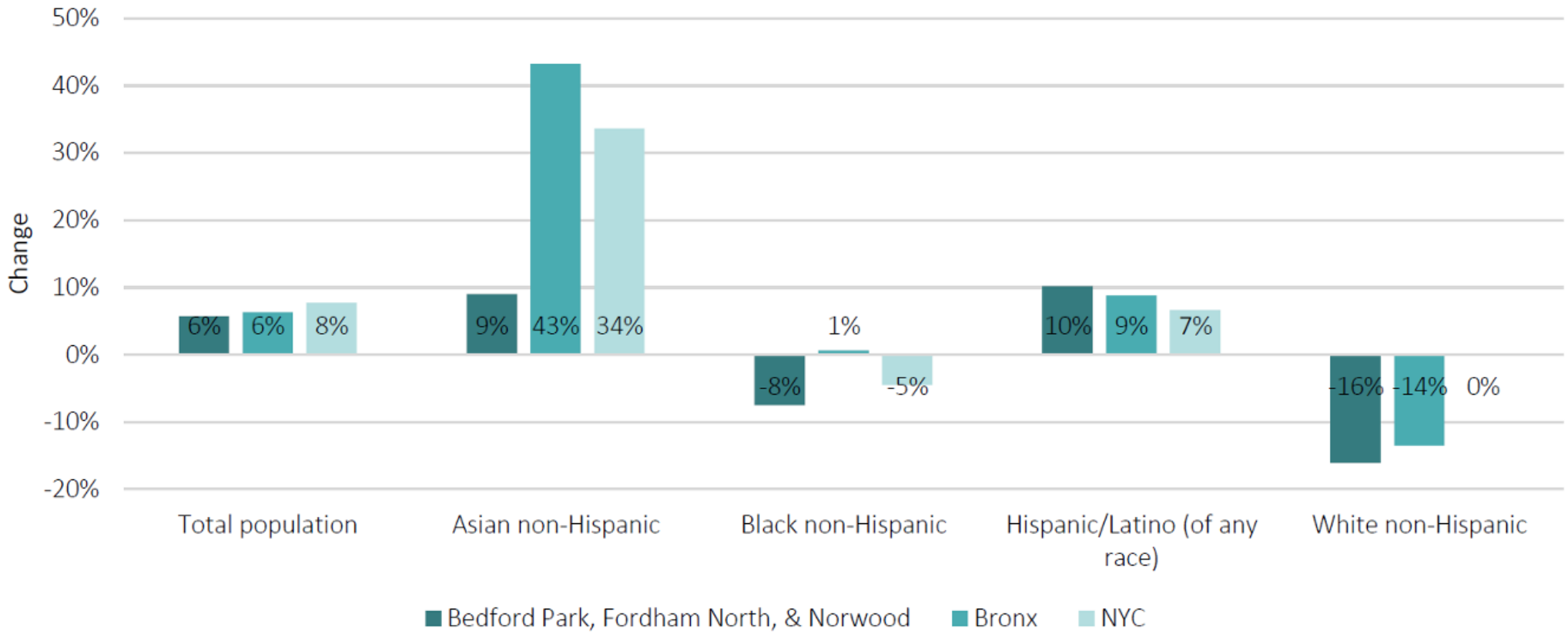


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



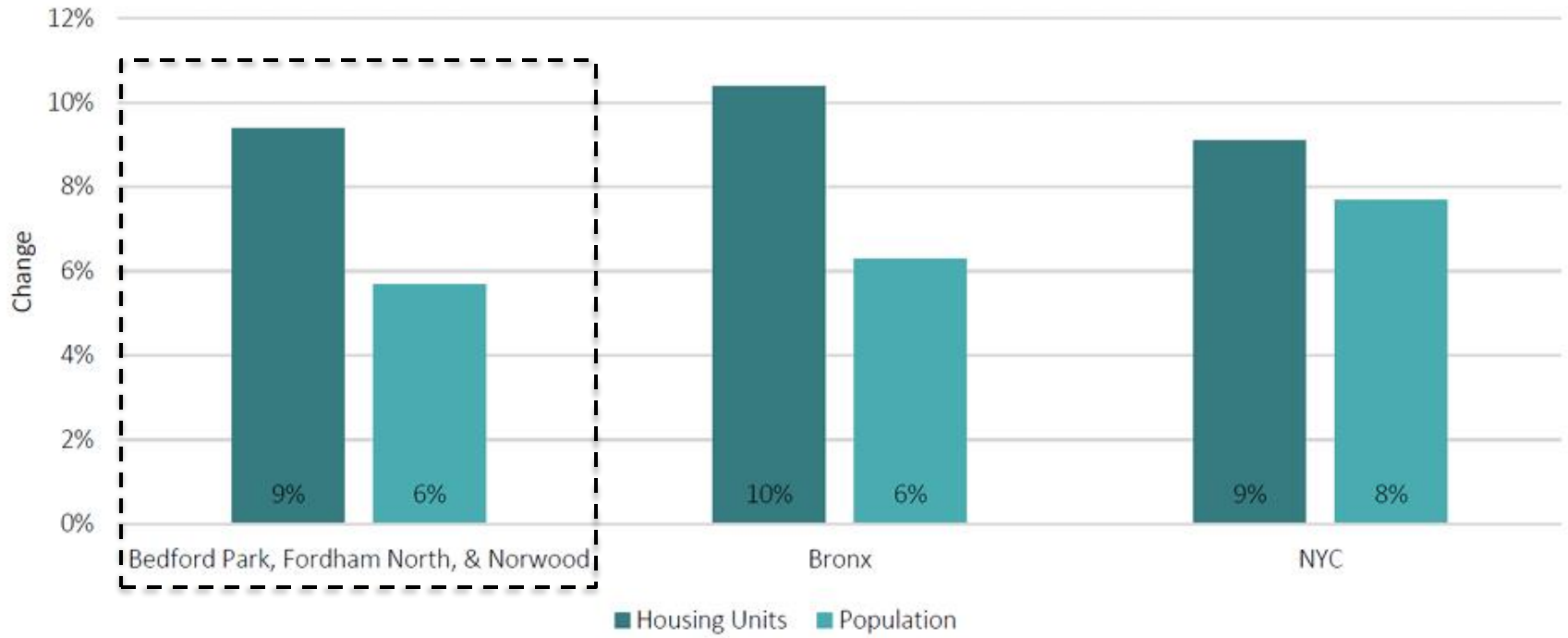
Source: Census 2010, 2020; Community Profile Table 1.01

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

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.

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

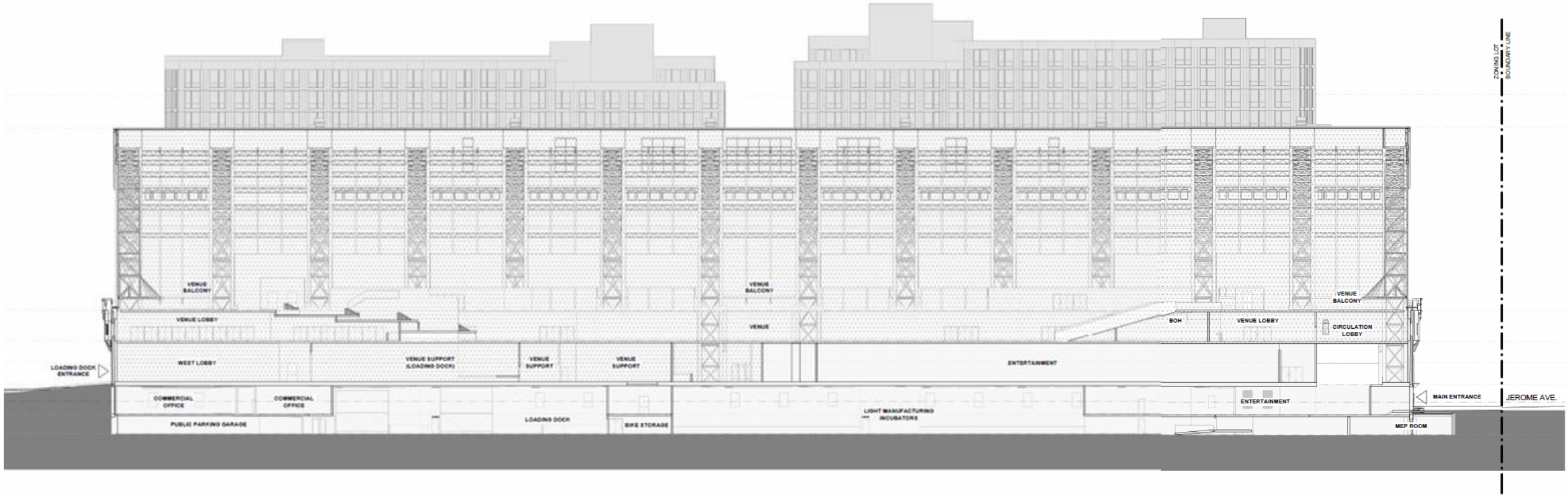
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Thank You

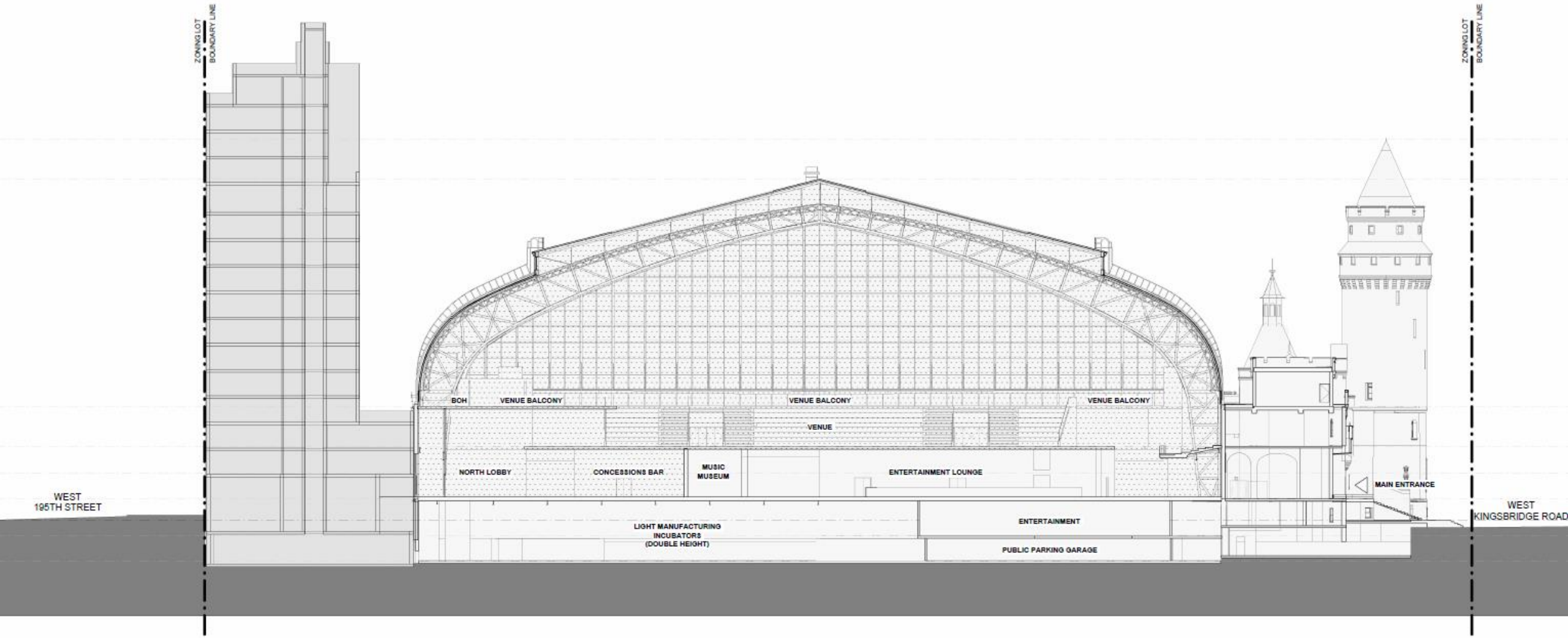


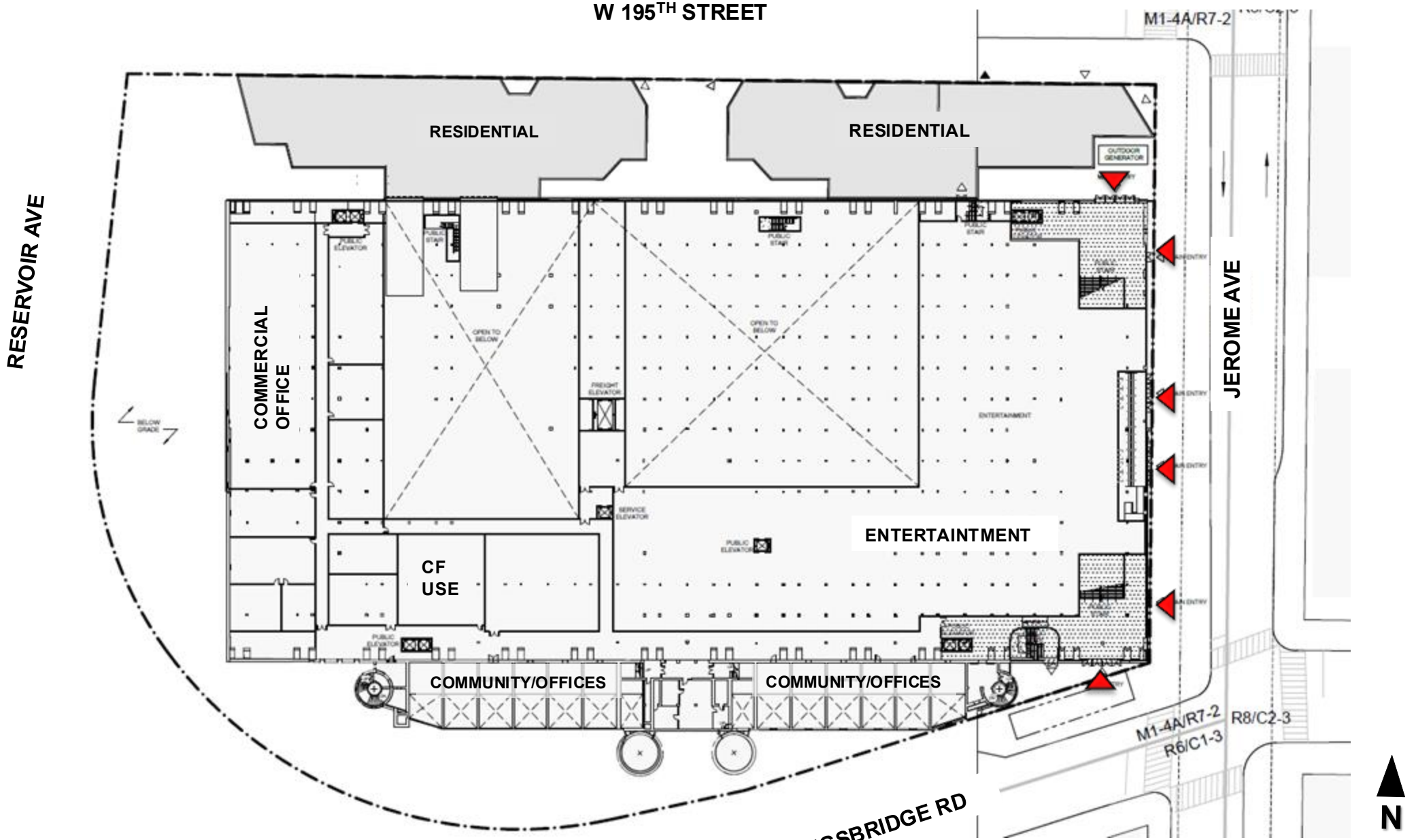
APPENDIX

Section – West-East

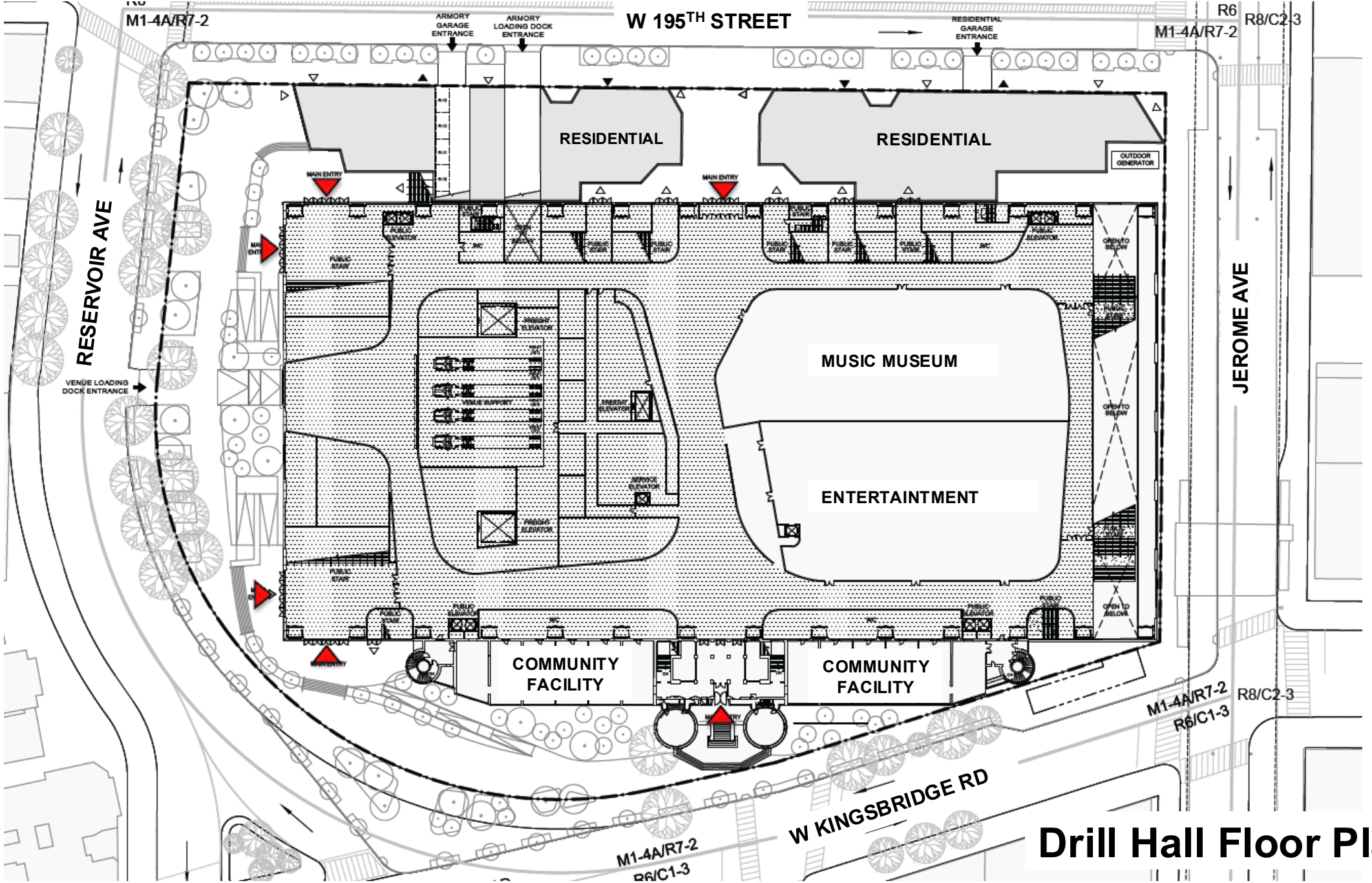


Section – North-South



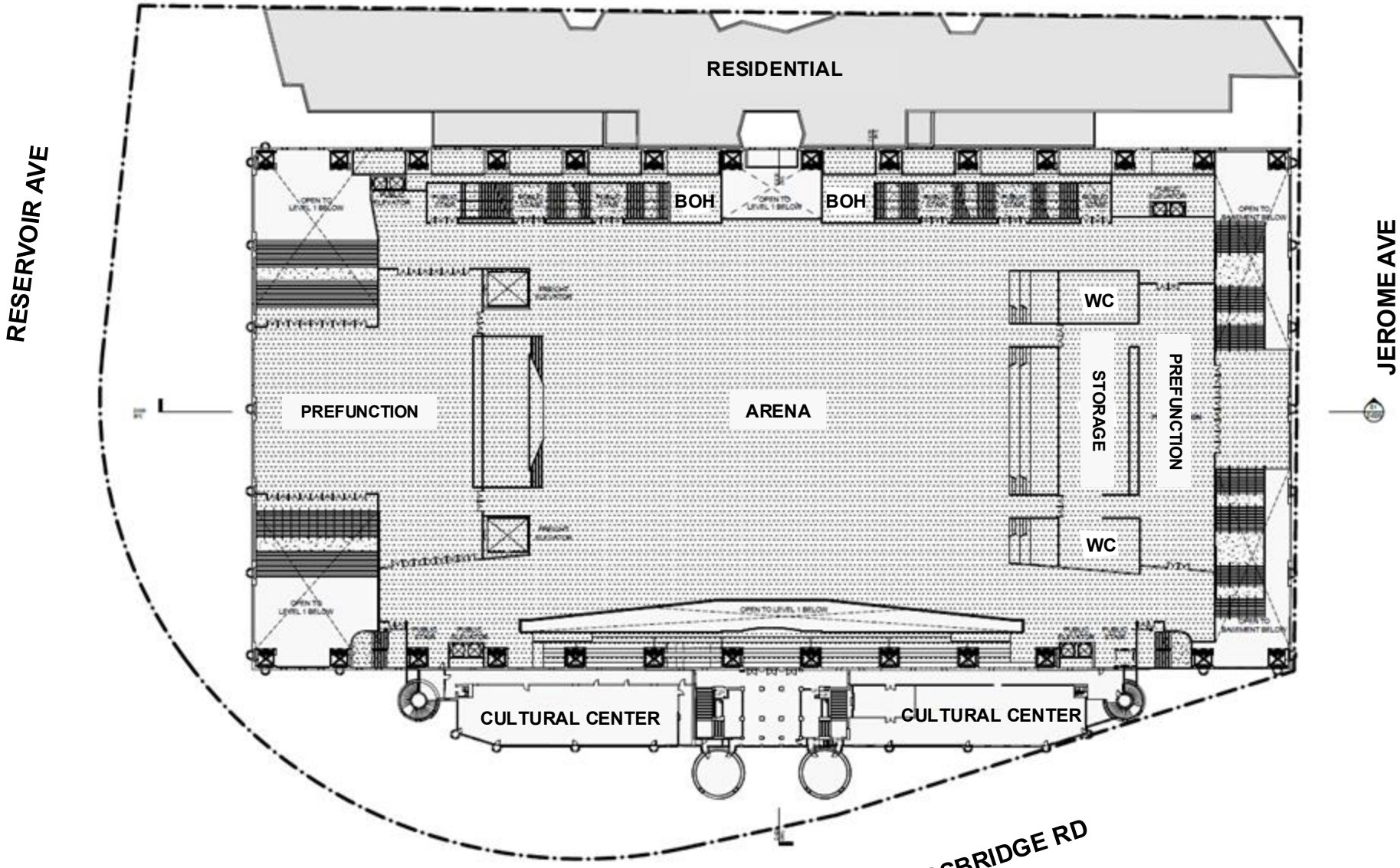


Basement Floor Plan



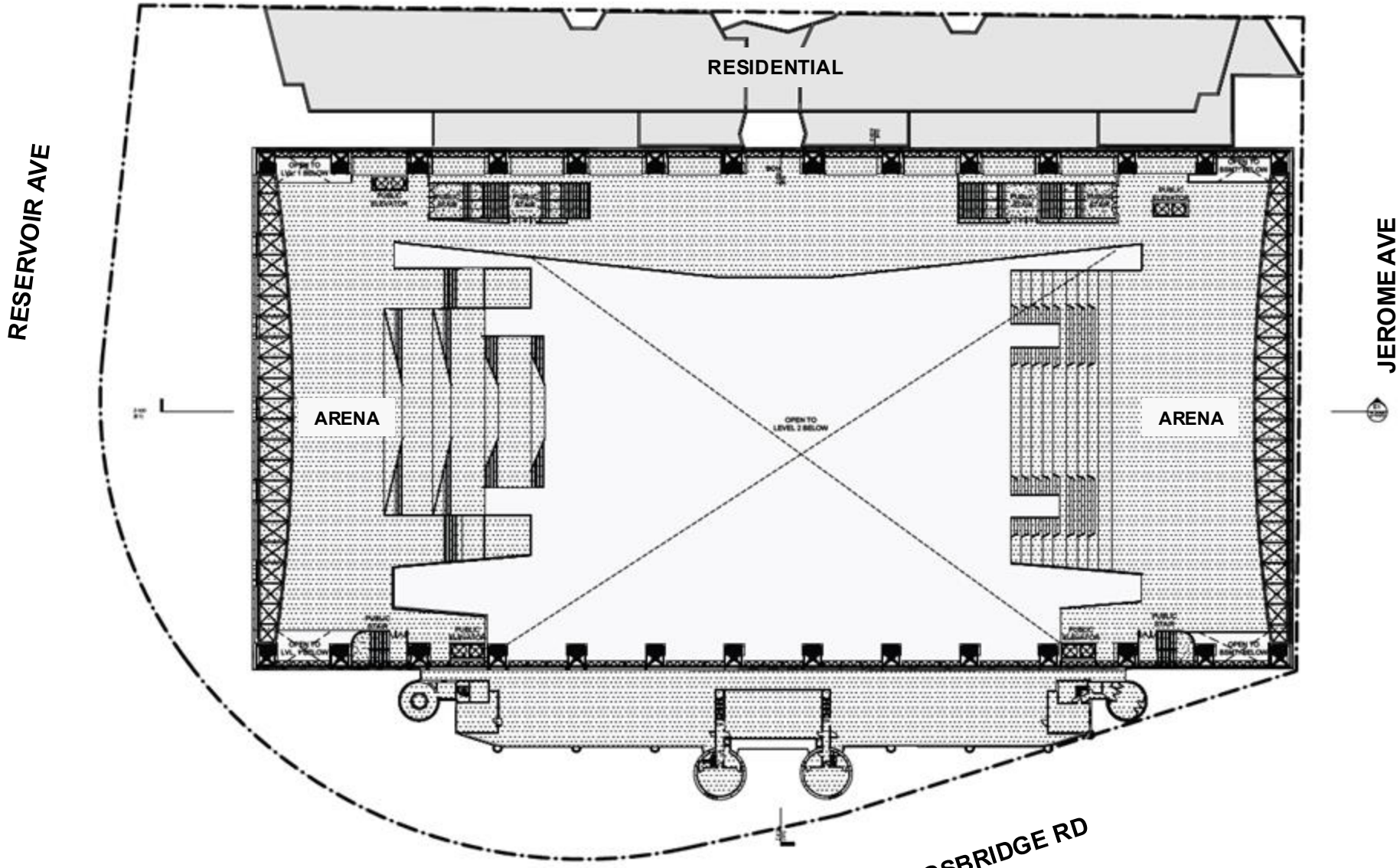
Drill Hall Floor Plan

W 195TH STREET



Level 2 Plan

W 195TH STREET



Level 3 Plan