

KINGSBRIDGE ARMORY REDEVELOPMENT

Bronx Community Board 7 Public Hearing

June 03, 2025

Agenda

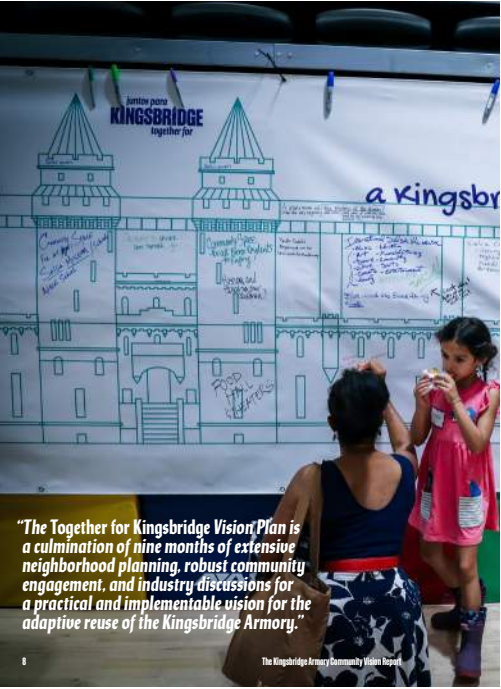
1. Introductions
2. Kingsbridge Armory Redevelopment
 - Project Vision
 - Design Vision
 - Prospective Users
3. ULURP and Environmental Review Process
4. Q & A

Introductions



PROJECT VISION

Together for Kingsbridge



ULURP & Environmental Review

Land Use Actions to Facilitate Project

- Disposition of City-owned land (ground lease)
- Zoning map amendment to rezone the Development Site from C4-4 to M1-4A/R7-2 (MX)
- Zoning text amendments:
 - to establish the proposed MX district
 - to increase indoor arena capacity (by special permit) from 6,000 to 17,000 persons
- Special permit to allow an indoor arena with a capacity of up to 17,000 persons and modification of signage requirements
- Special permit to allow a public parking garage with a capacity of greater than 150 parking spaces

Other Related Actions

- Concurrently subject to Landmarks Preservation Commission and Public Design Commission review and approval processes

Landmarks Scope of Review

Armory

- New & enlarged openings at base of Armory
- New glazed infill within existing drill hall openings at Armory
- New signage
- New windows at the headhouse
- New guardrail at headhouse roof
- New through-wall louvers at rear elevation
- New glass infill at drill hall side walls
- New high performance roof with additional insulation
- Creation of skylights at roof
- Installation of solar panels at roof



Landmarks Scope of Review

New Construction

- Demolition of the existing National Guard buildings
- Construction of a new residential building
- Abutments between the residential building and Armory (and associated removals)
- Infilling rear areaway behind Armory

Site

- New plaza, landscaping, and signage

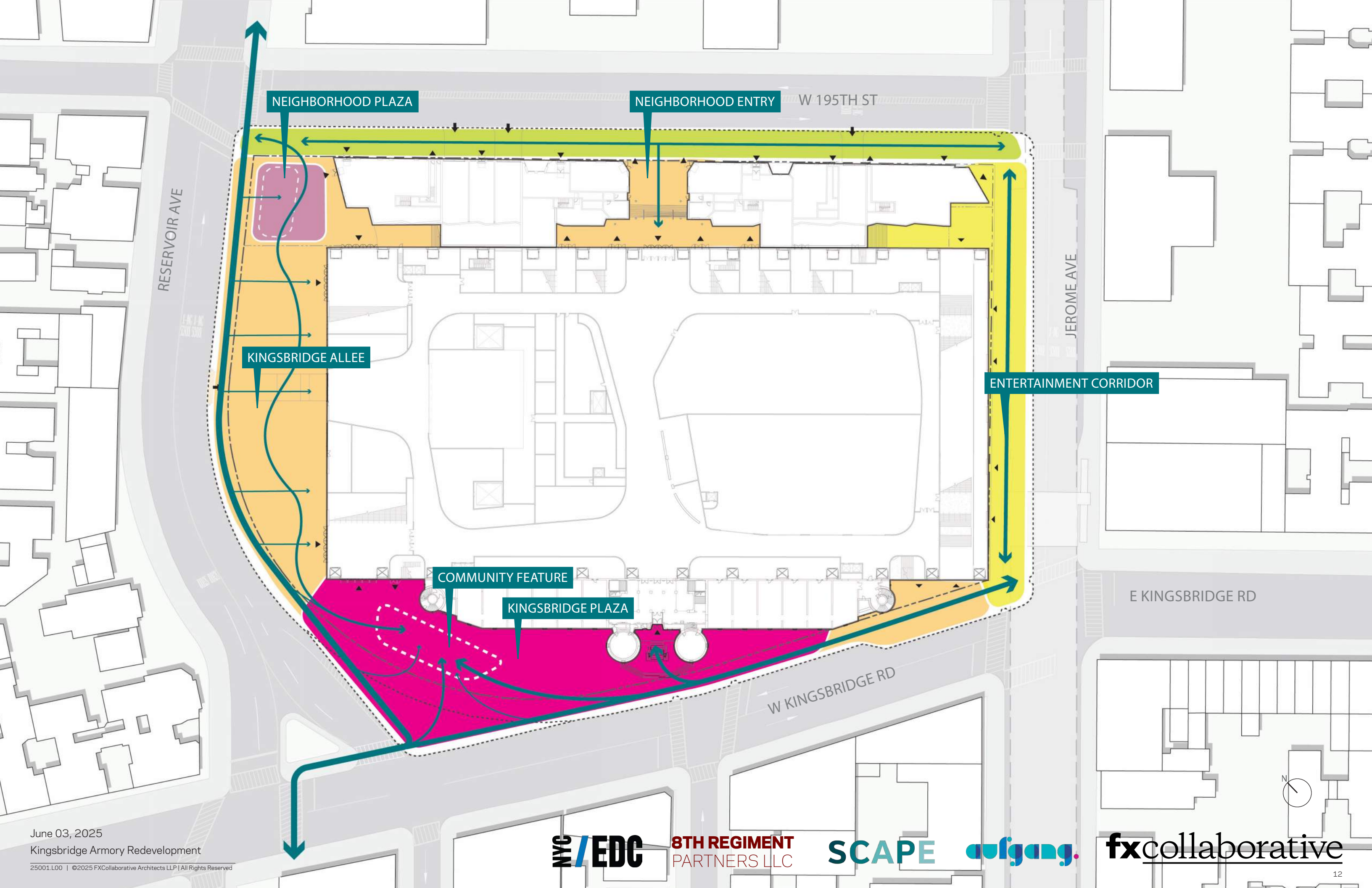


Development Approach

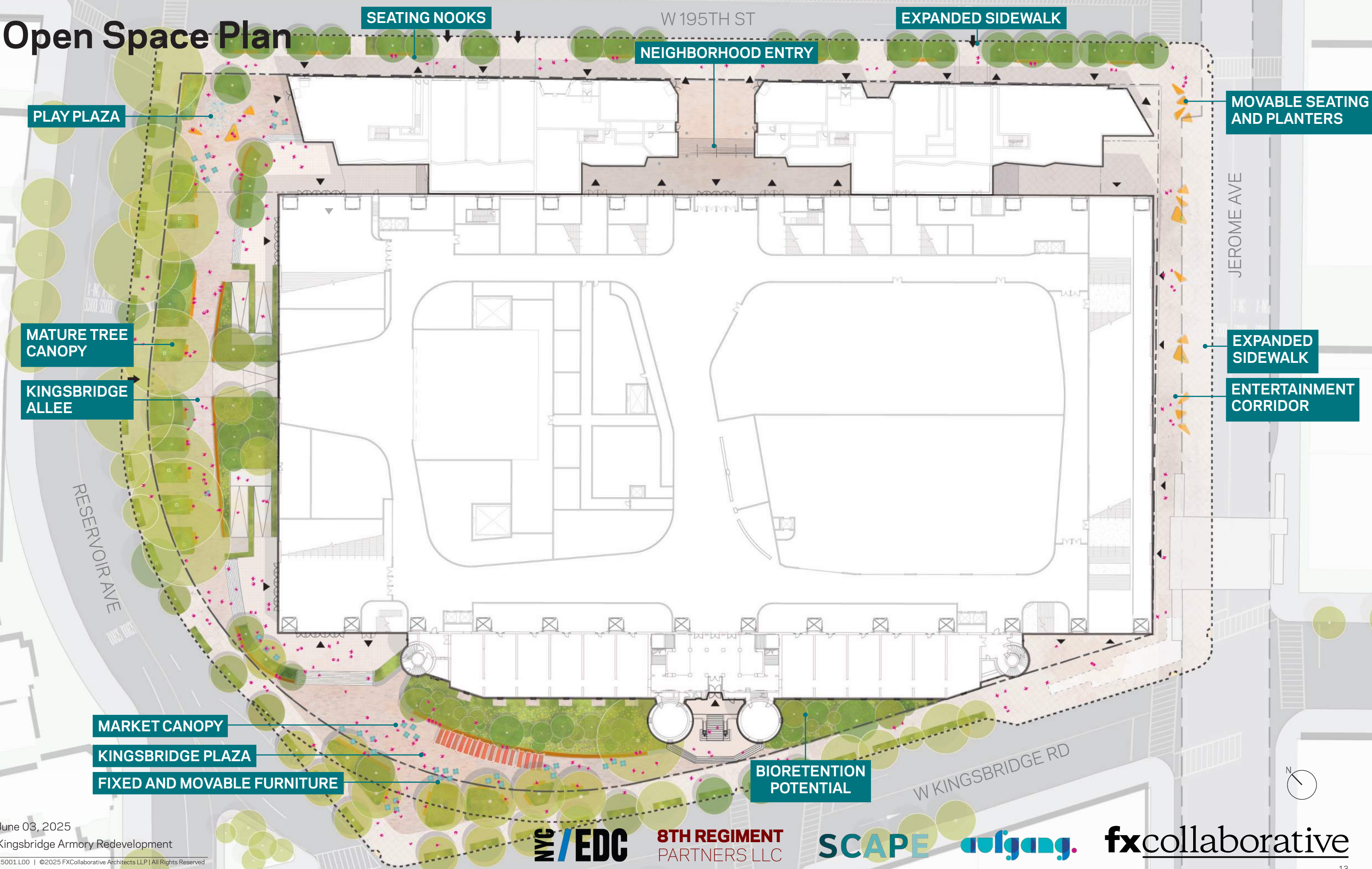
- Uses that reflect the *Together for Kingsbridge* Plan
- Open the Armory to the Bronx
- Engine of employment opportunity
- Historic preservation and stewardship of public asset
- Union Labor Participation – Project Labor Agreement
- Complementary investment, not displacement
- Mixed-use: commercial and affordable housing

DESIGN VISION

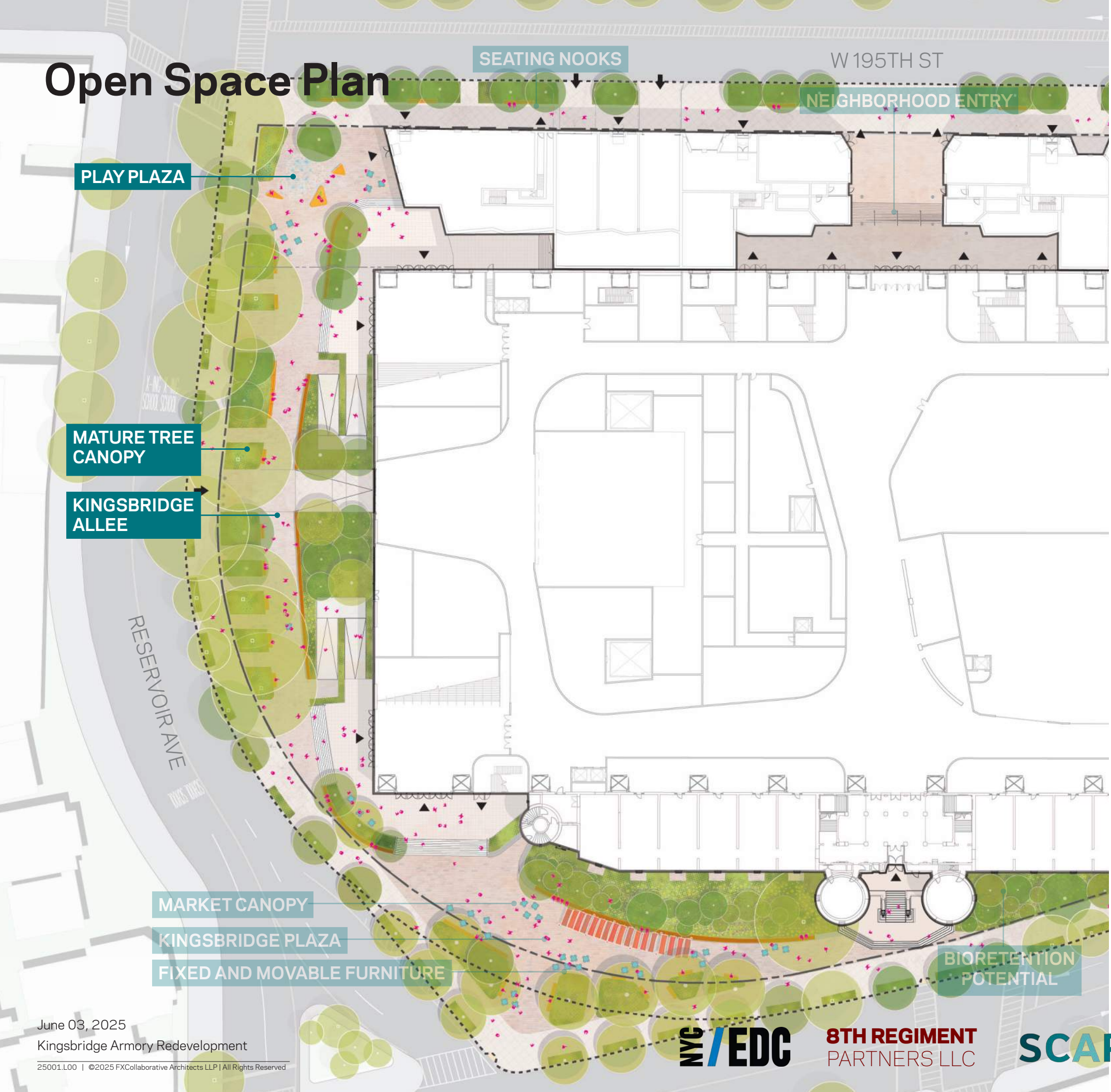




Open Space Plan



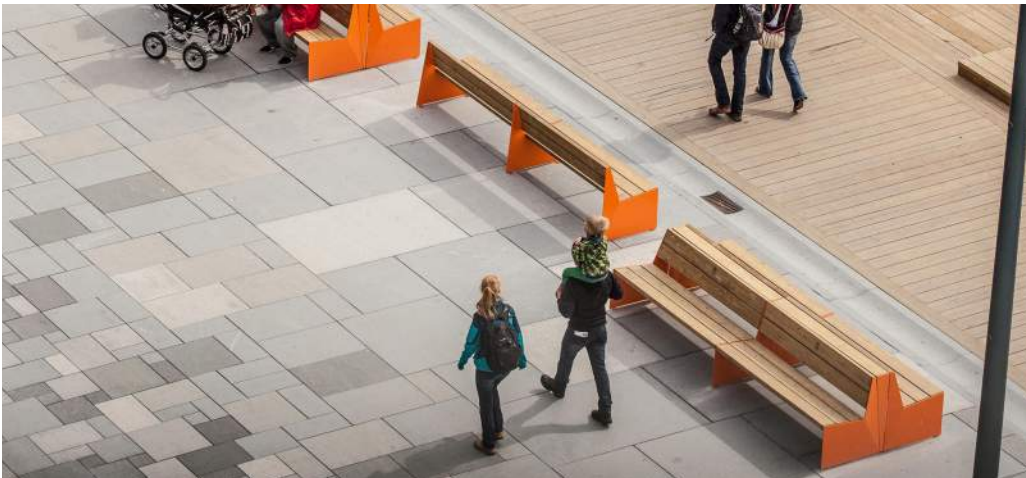
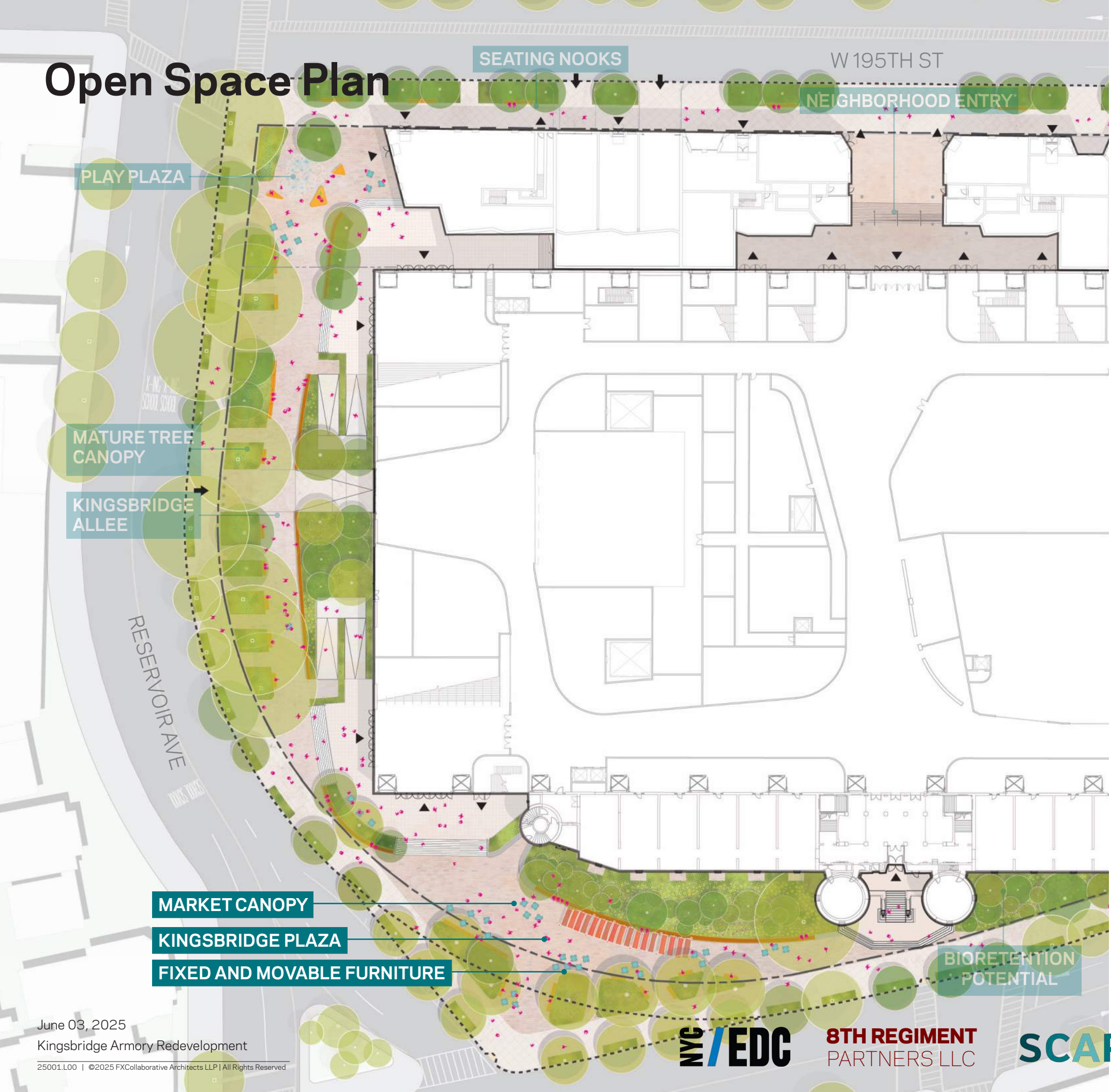
Open Space Plan



The Kingsbridge Allee



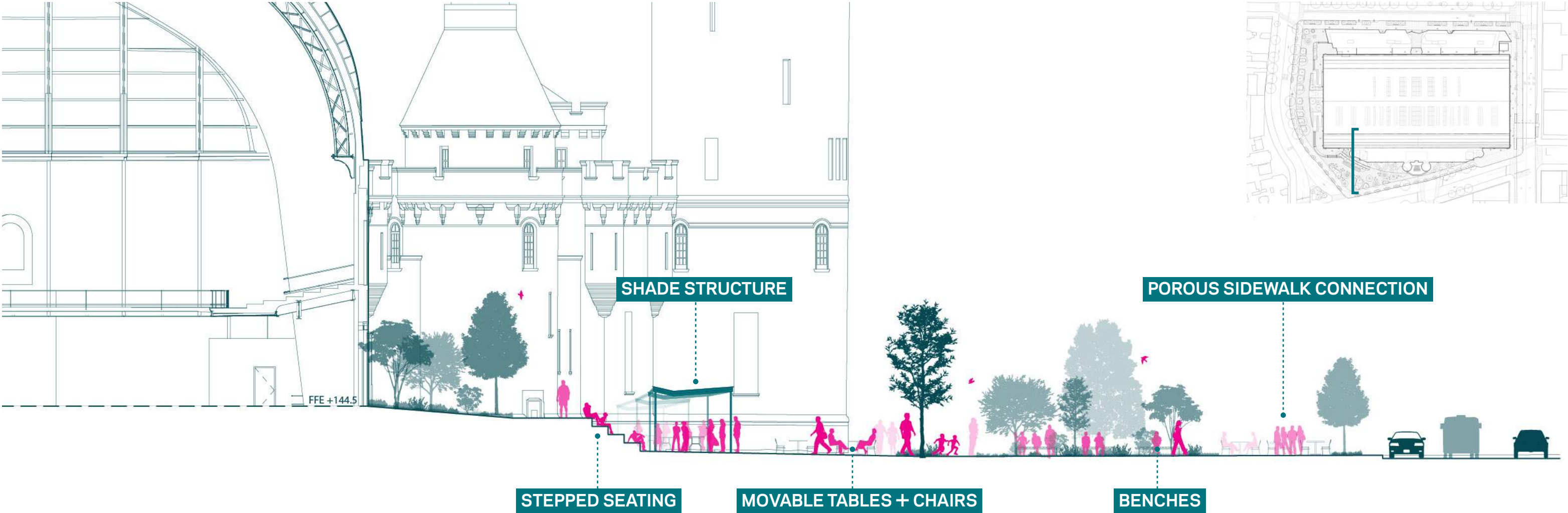
Open Space Plan



The Kingsbridge Plaza



The Kingsbridge Plaza





Program

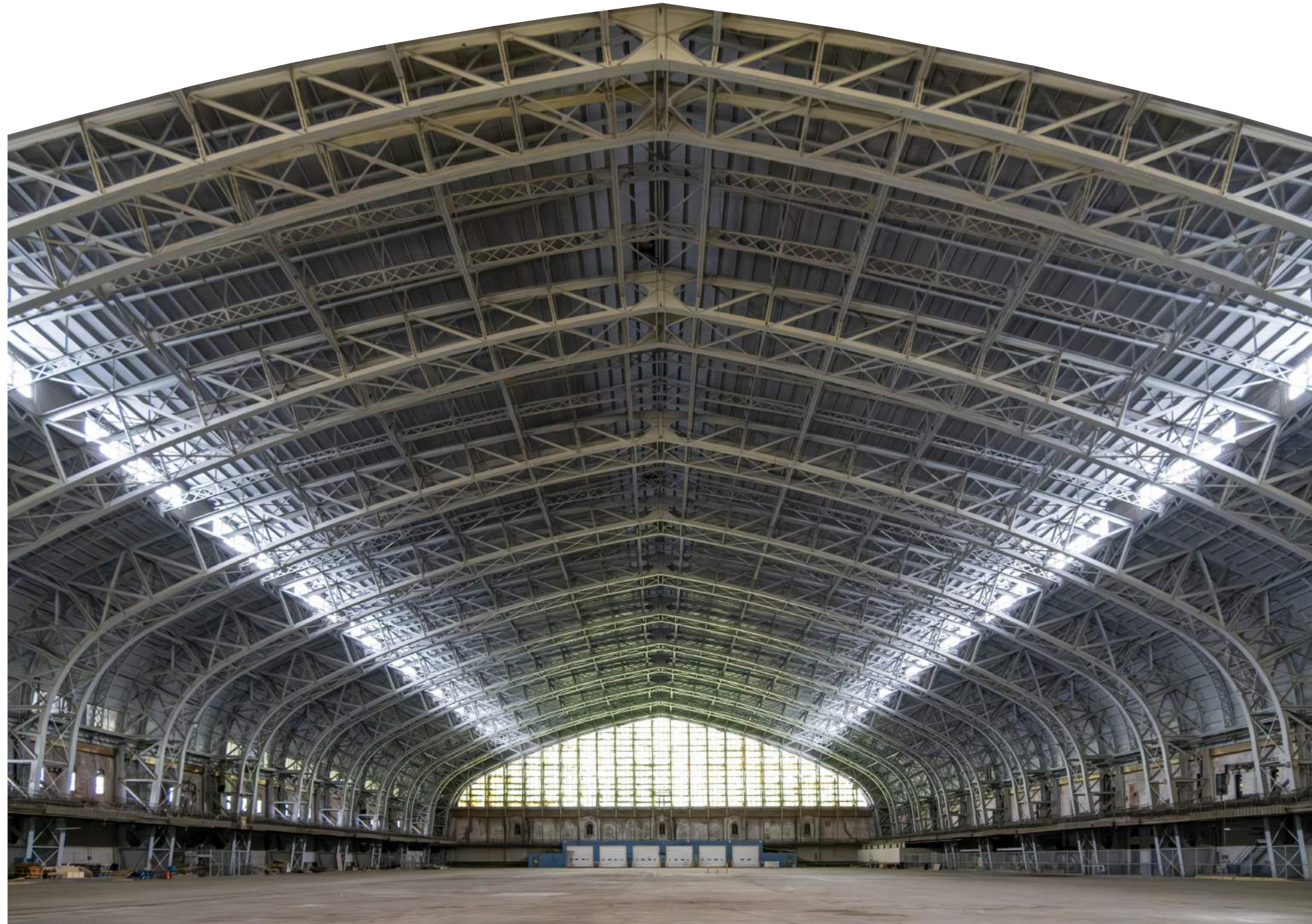


ARMORY:

- EVENTS VENUE
- ENTERTAINMENT / ARCADE
- MUSIC MUSEUM
- CULTURAL CENTER
- COMMUNITY FACILITY
- COMMERCIAL OFFICES
- LIGHT MANUFACTURING INCUBATORS
- ARMORY LOADING / PARKING

RESIDENTIAL:

- AFFORDABLE HOUSING
- GROUND FLOOR RETAIL
- PARKING

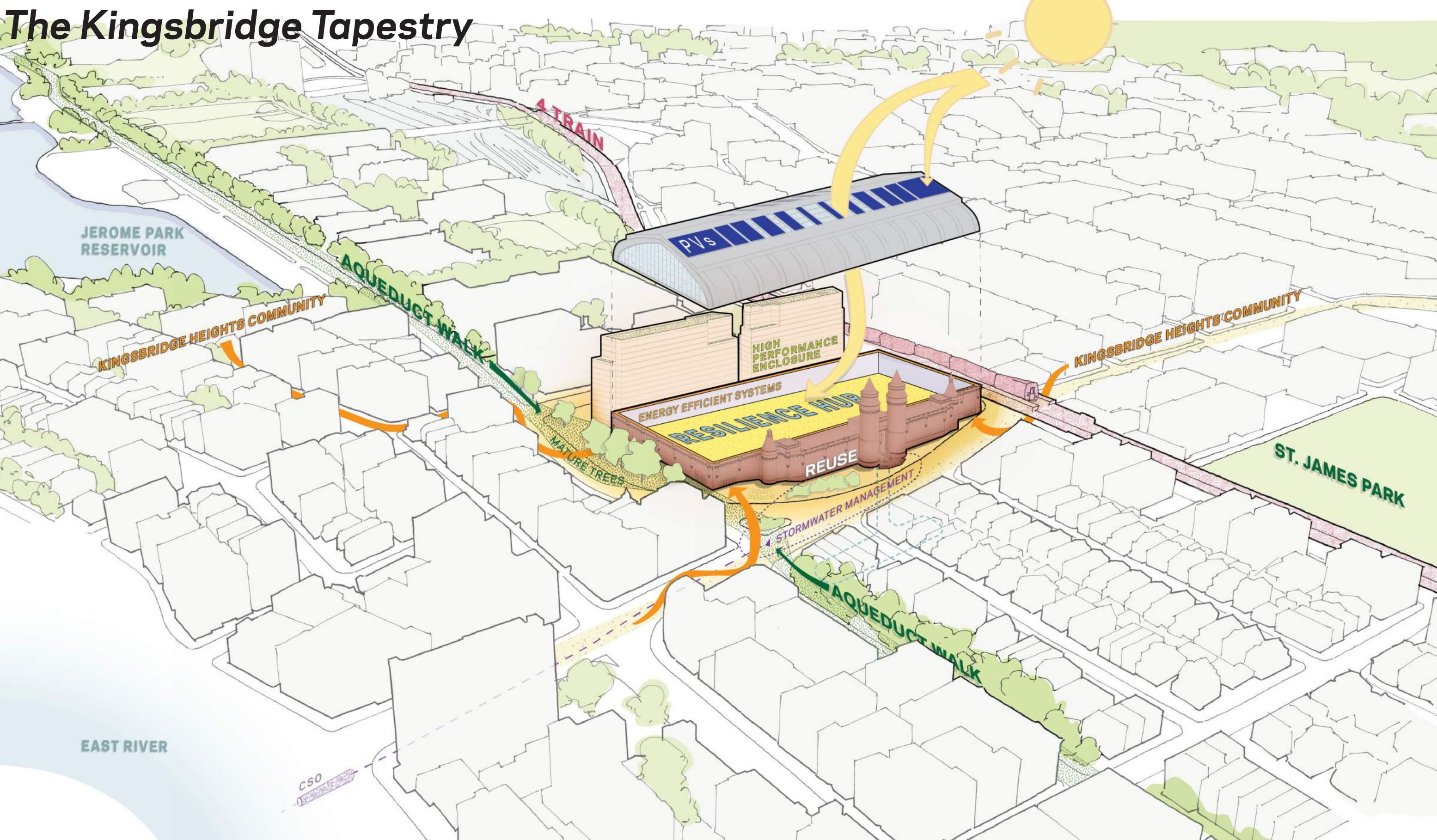




The Kingsbridge Tapestry



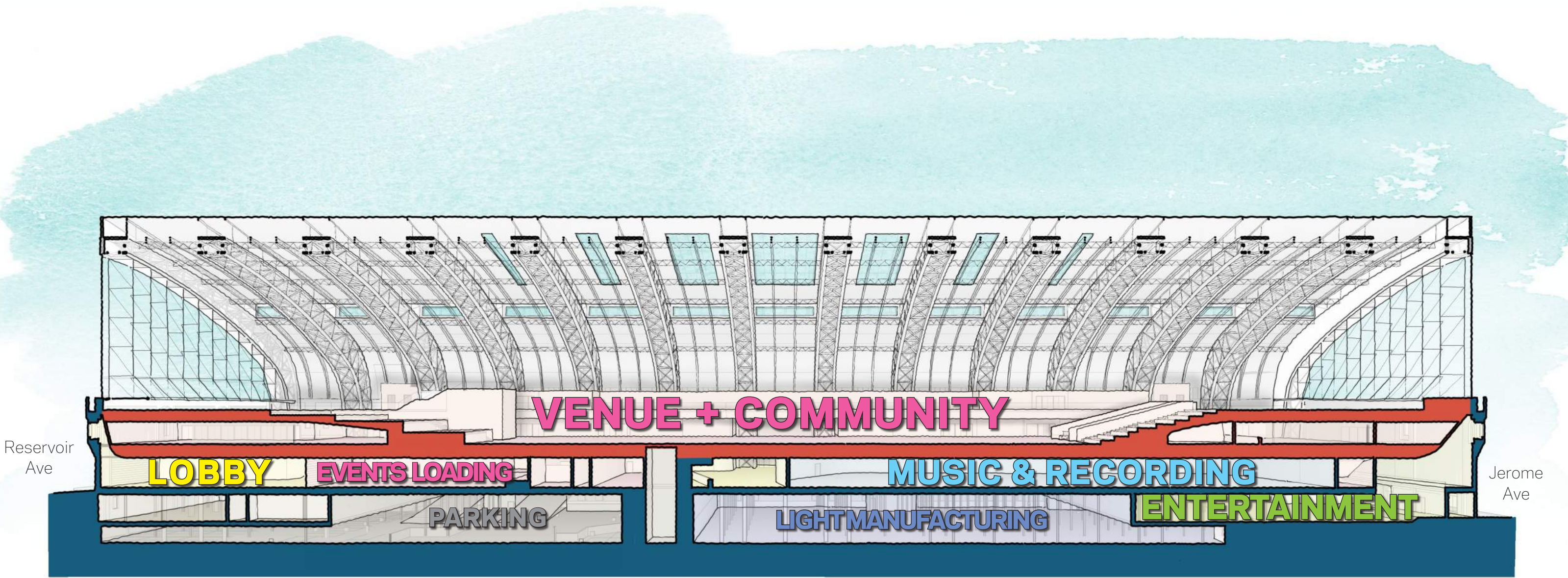
The Kingsbridge Tapestry



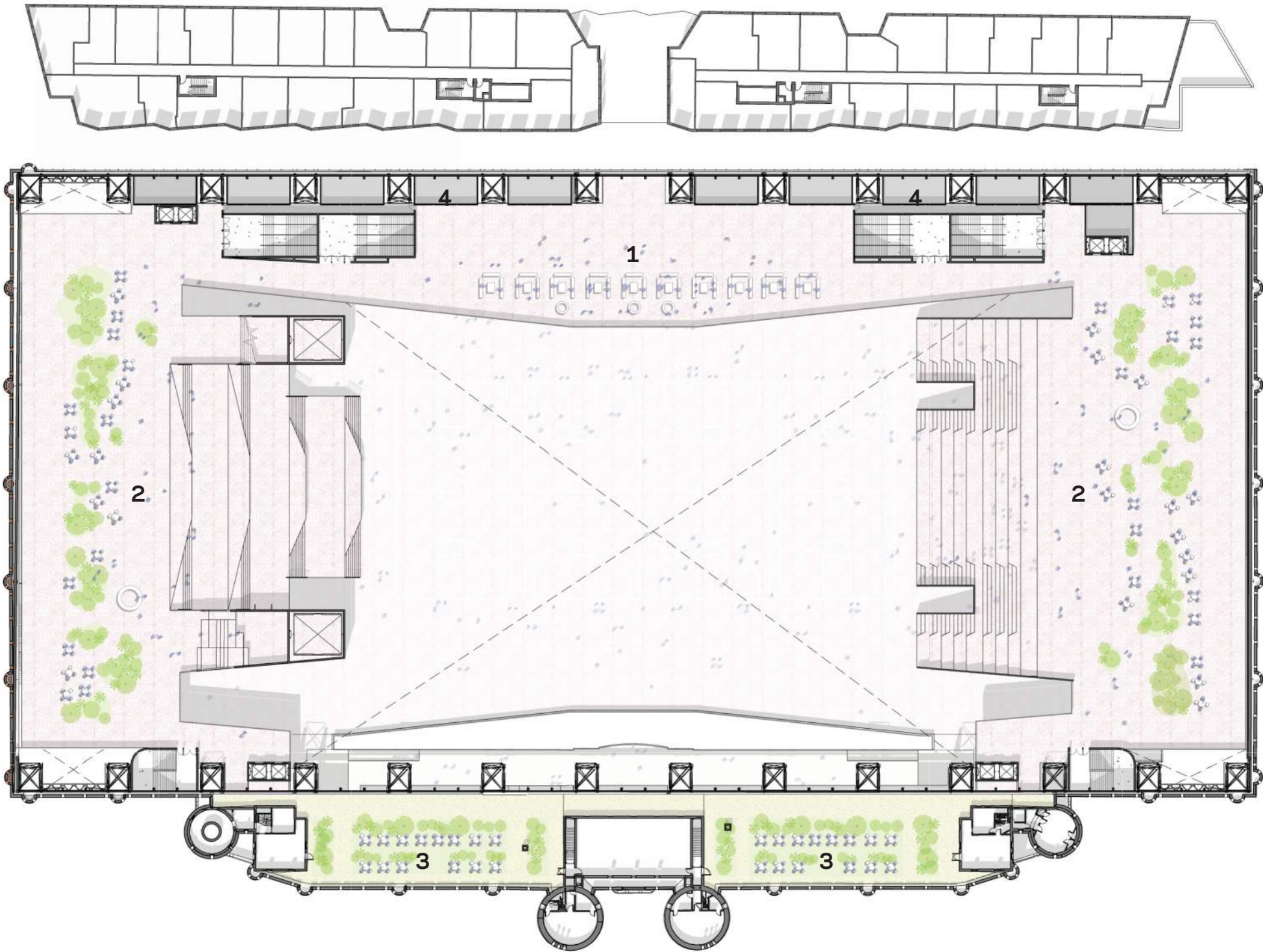
The Kingsbridge Tapestry



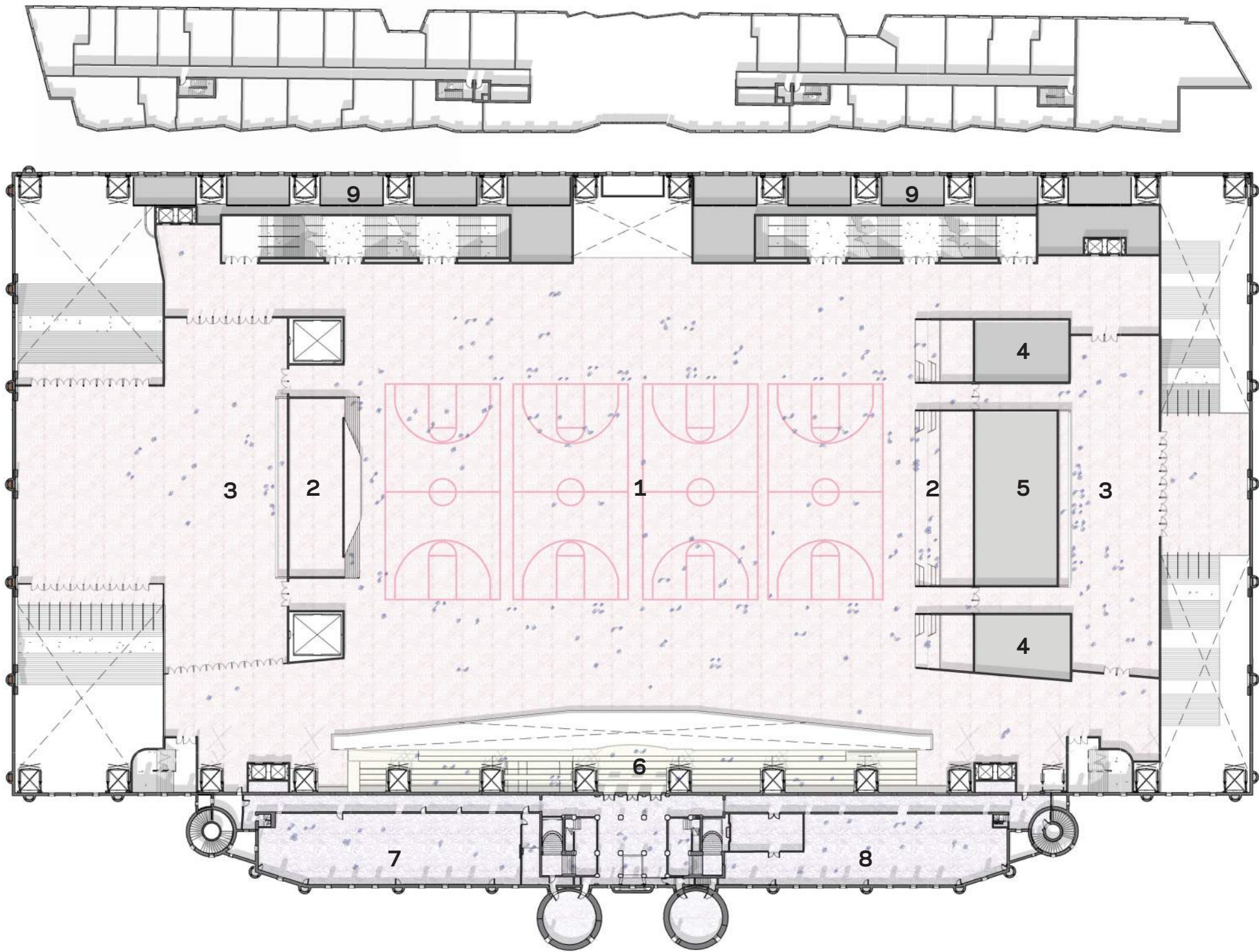
The Kingsbridge Tapestry



Balcony Level



Venue Level



- 1. Venue / Community Space
- 2. Community Steps
- 3. Prefunction
- 4. Restrooms
- 5. Storage
- 6. Head House Balcony
- 7. Cultural Center
- 8. Community Use
- 9. Mechanical

Venue Level



Venue Level



Venue Level

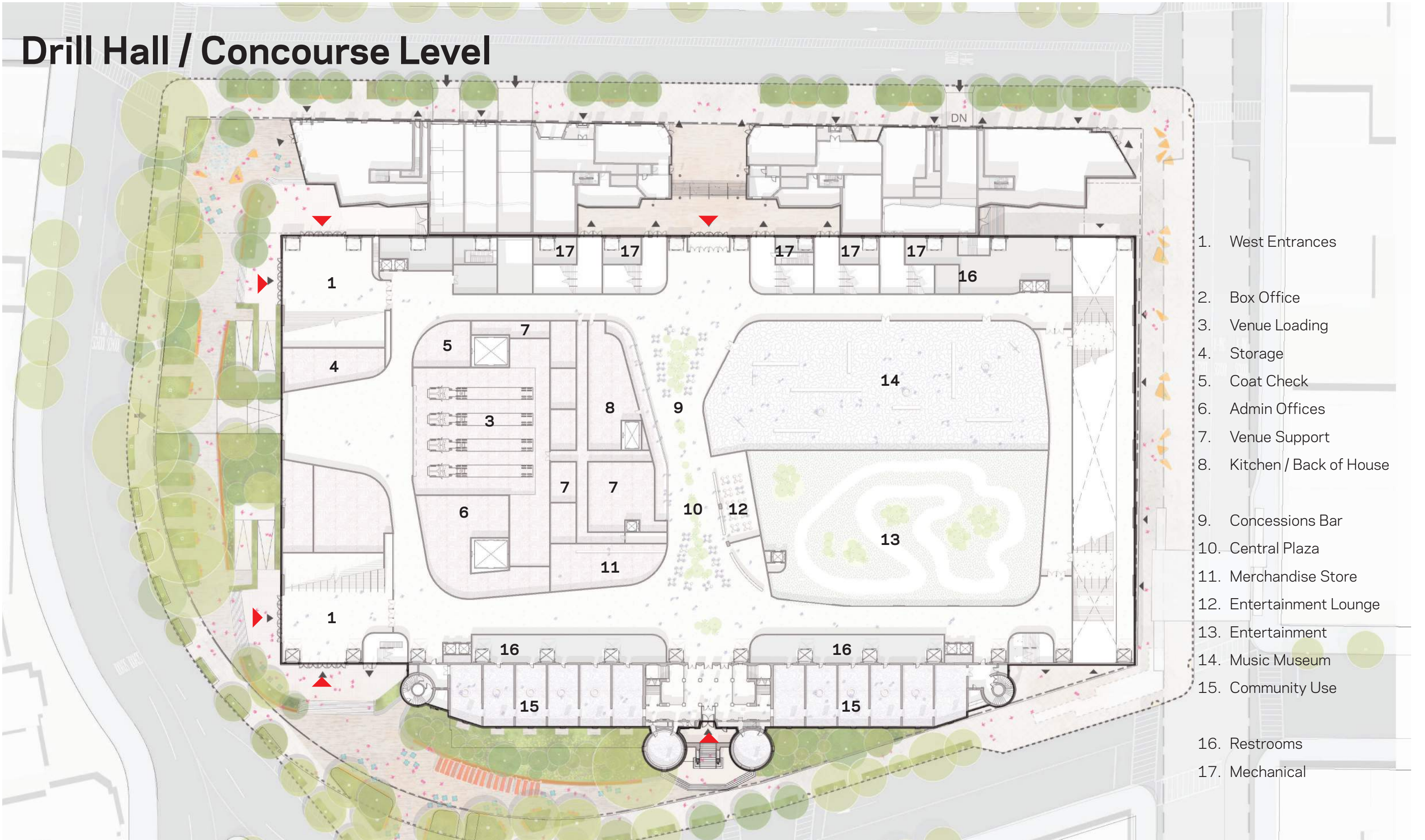


Kingsbridge Flea Market



Graduation Ceremonies

Drill Hall / Concourse Level



Drill Hall / Concourse Level



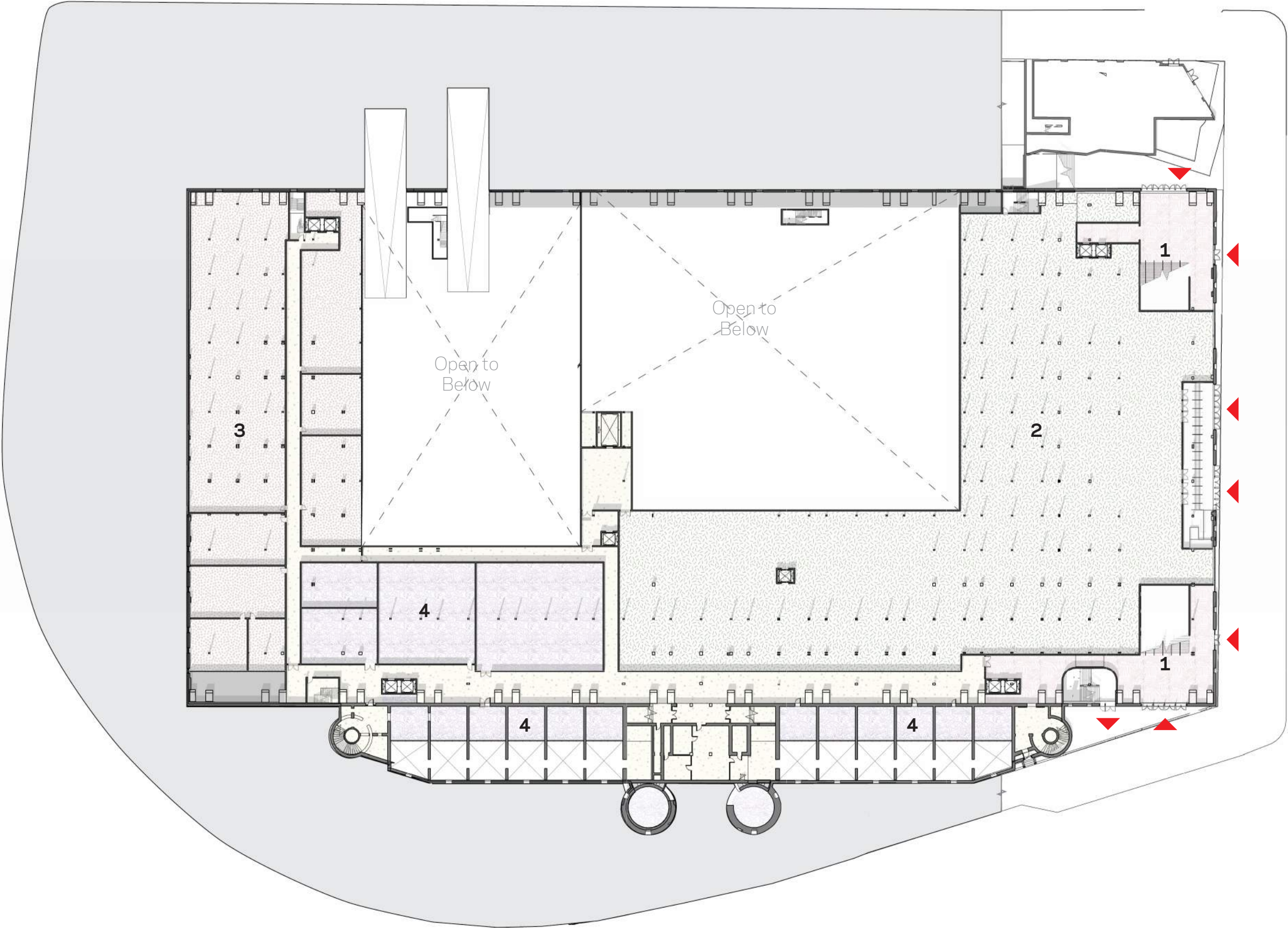
Drill Hall / Concourse Level



Community Uses at Historic Headhouse

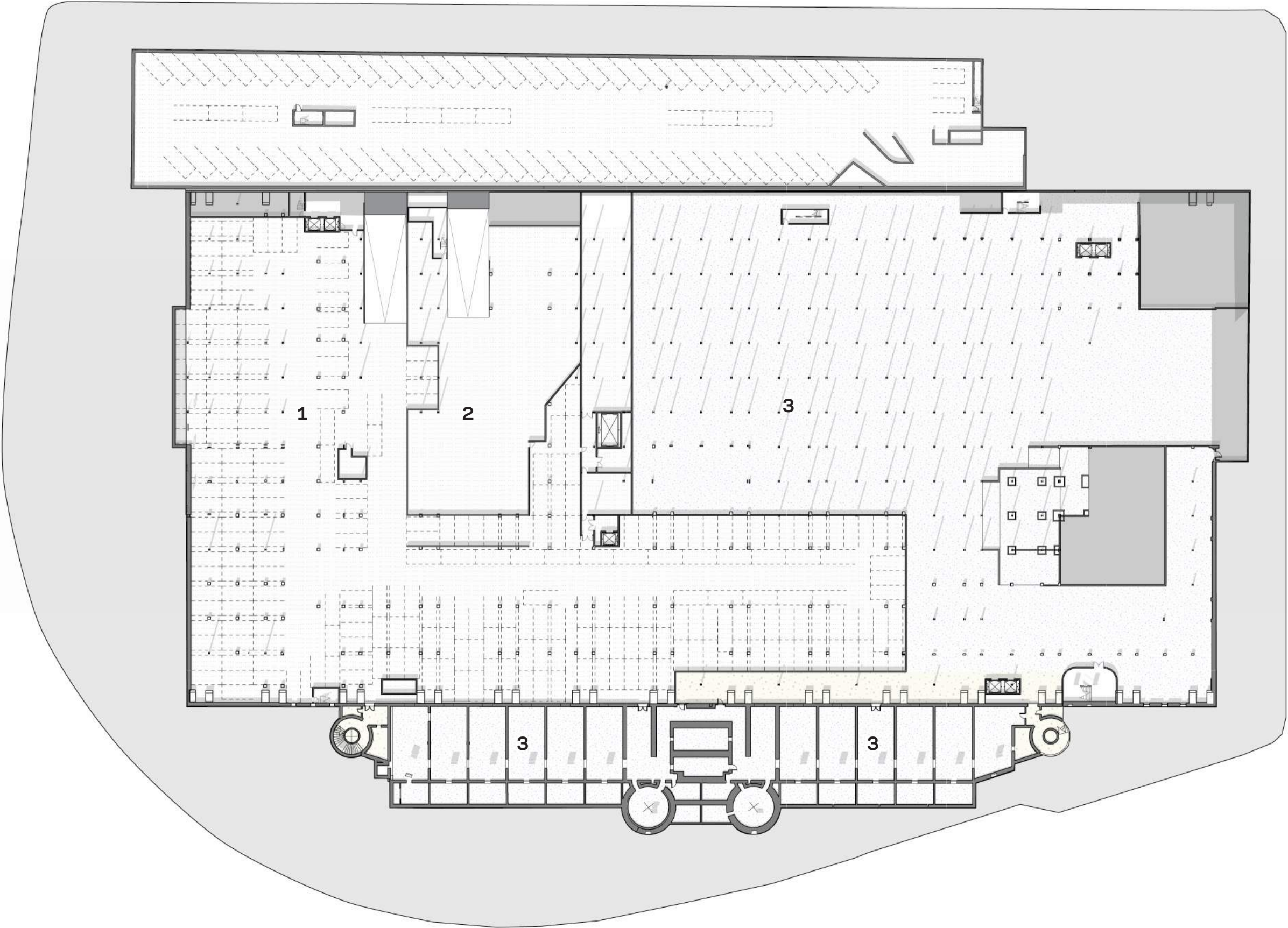


Basement Level



- 1. East Entrances
- 2. Entertainment
- 3. Commercial Offices
- 4. Community Use

Cellar Level



- 1. Attendant Parking
- 2. General Loading
- 3. Light Manufacturing Incubators

Entertainment Uses at Lower Levels

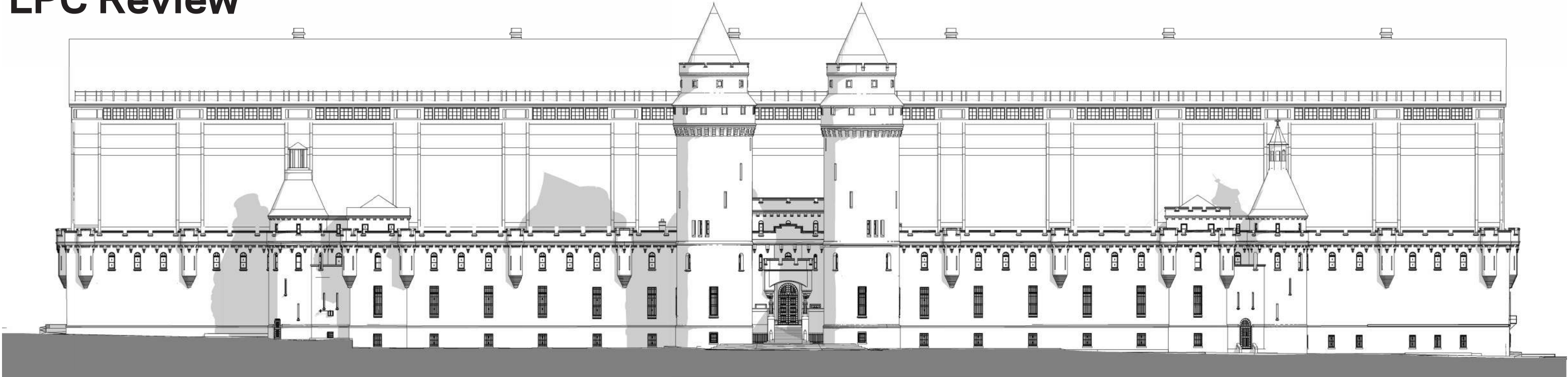


Light Manufacturing Uses at Lower Levels

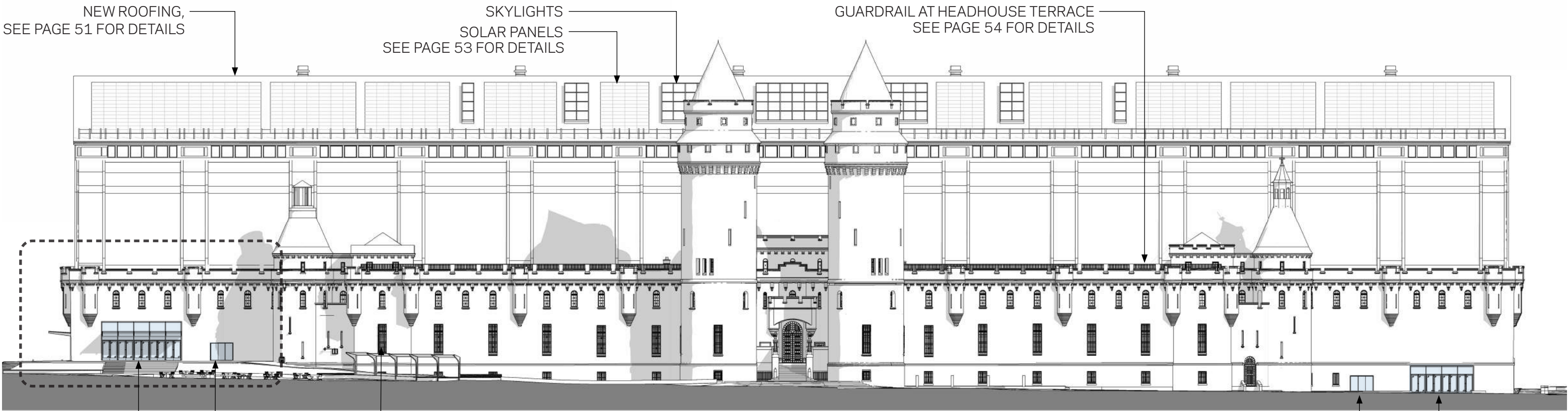


LPC Review

NEW OPENINGS



EXISTING



PROPOSED

LPC Review



EXISTING



PROPOSED

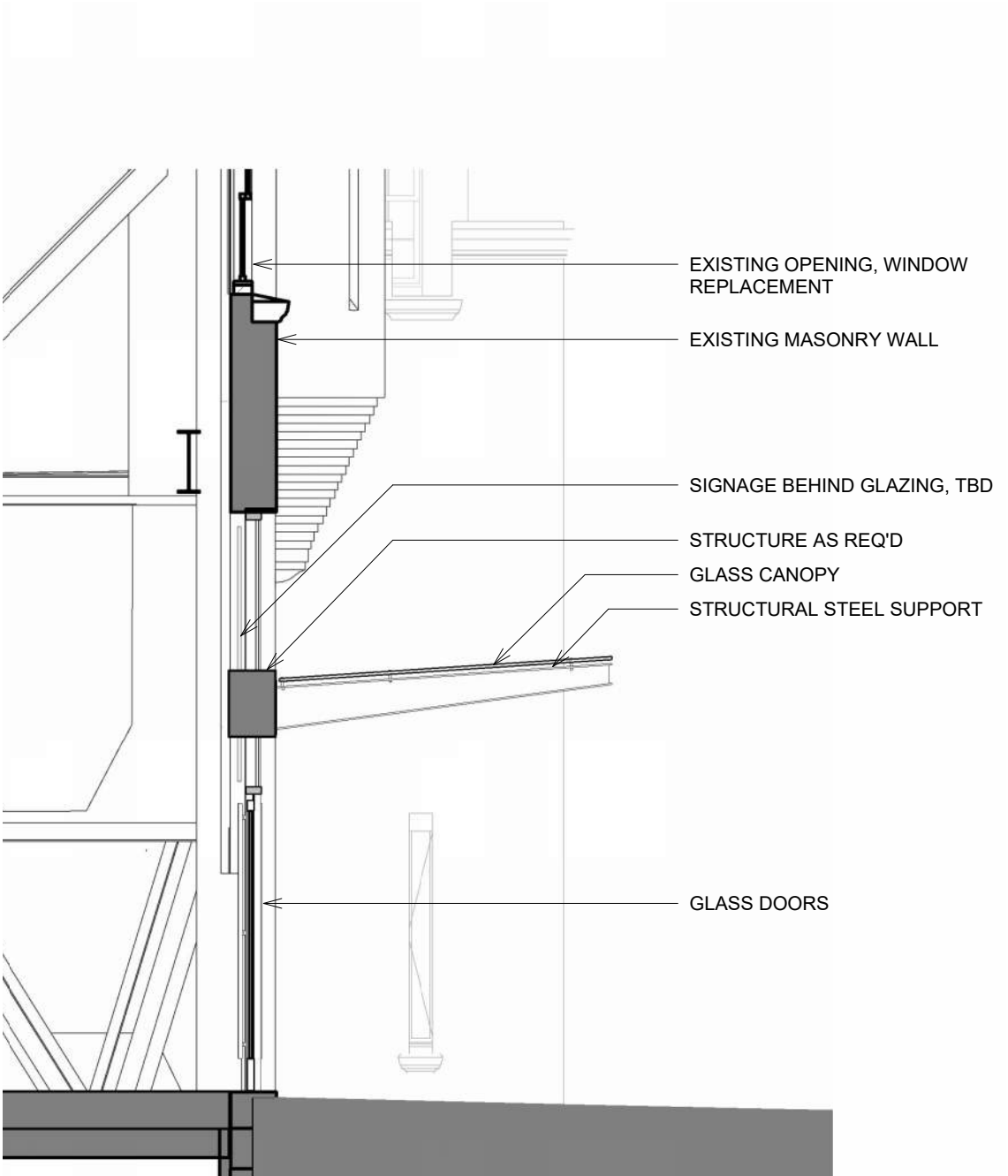
LPC Review



PROPOSED

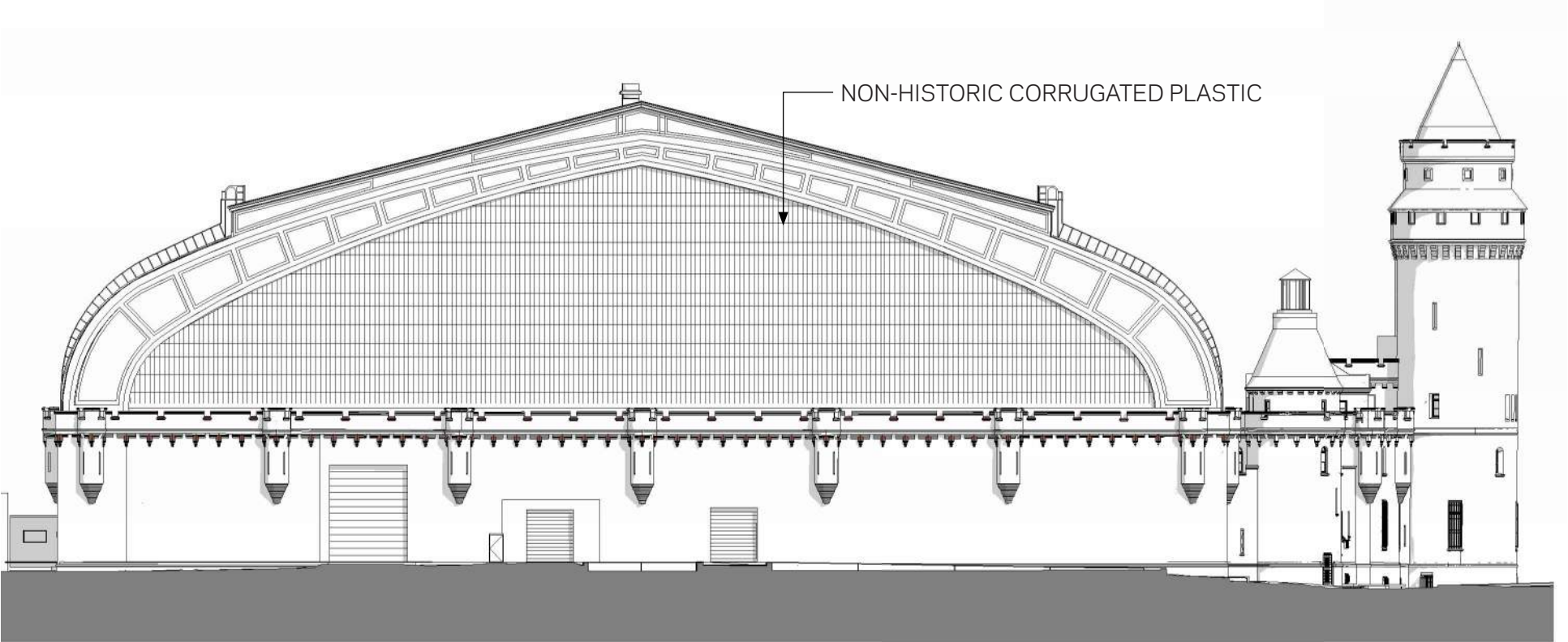
NEW GLASS AND METAL ENTRANCE
DOORS & CANOPY, TYP.

NEW PAINTED METAL EGRESS
DOORS TO MATCH EXISTING BRICK
COLOR, TYP.

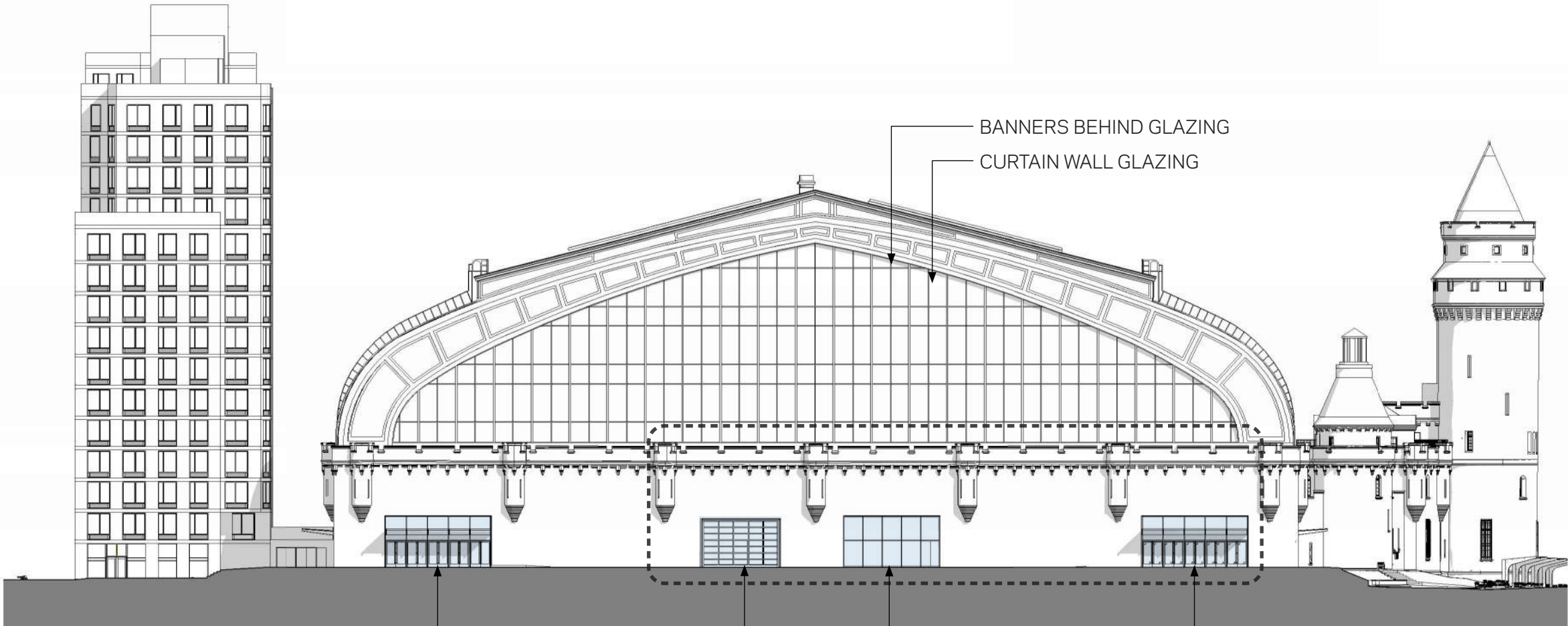


SECTION AT ENTRANCE DOORS

LPC Review



EXISTING



PROPOSED

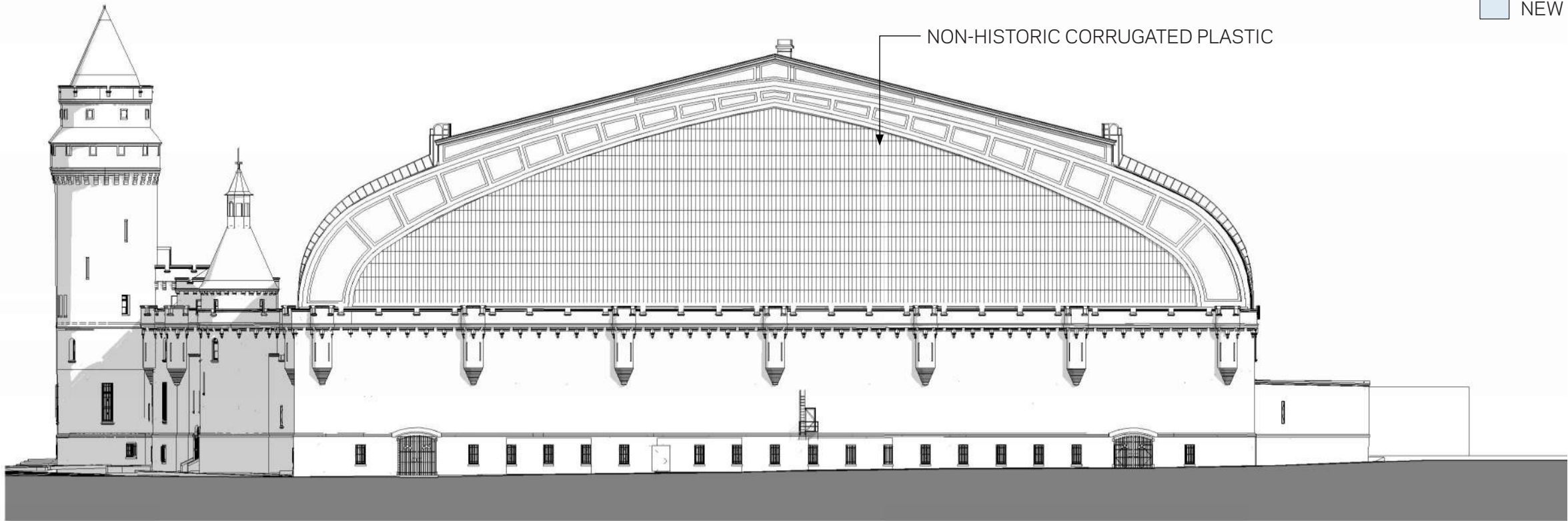
NEW OPENING

ENLARGED OPENING
SEE PAGE 58 FOR DETAILS

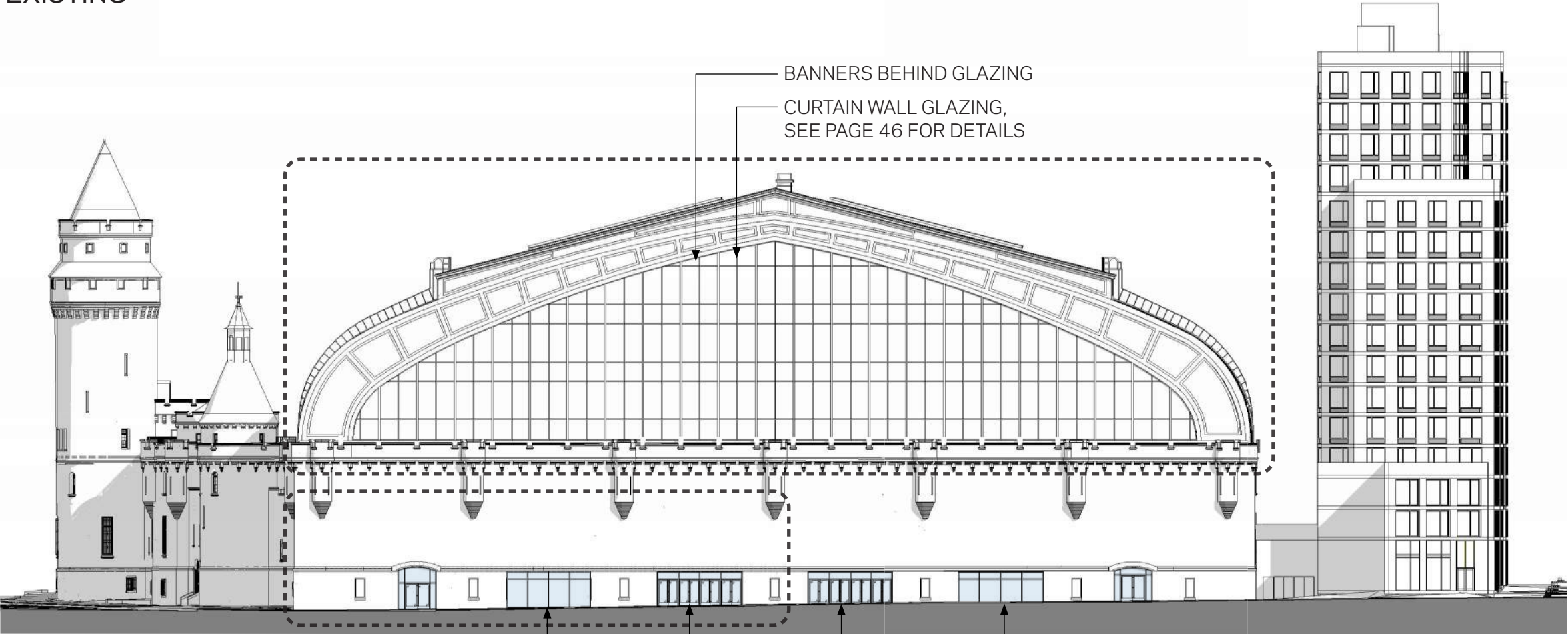
NEW OPENING
SEE PAGE 58 FOR DETAILS

LPC Review

NEW OPENINGS



EXISTING



PROPOSED

LPC Review



EXISTING ARCHED MASONRY OPENING



EXISTING PUNCHED WINDOW MASONRY OPENINGS TO BE EXPANDED INTO ONE LARGER ENTRANCE



PROPOSED

GLASS DOORS IN EXISTING OPENING

HEIGHT OF STOREFRONT & GLASS DOORS TO ALIGN WITH WATER TABLE MASONRY

INSULATED GLASS & PTD. MTL. HIGH-PERFORMANCE WINDOWS, TYP.

GLASS DOORS

LPC Review

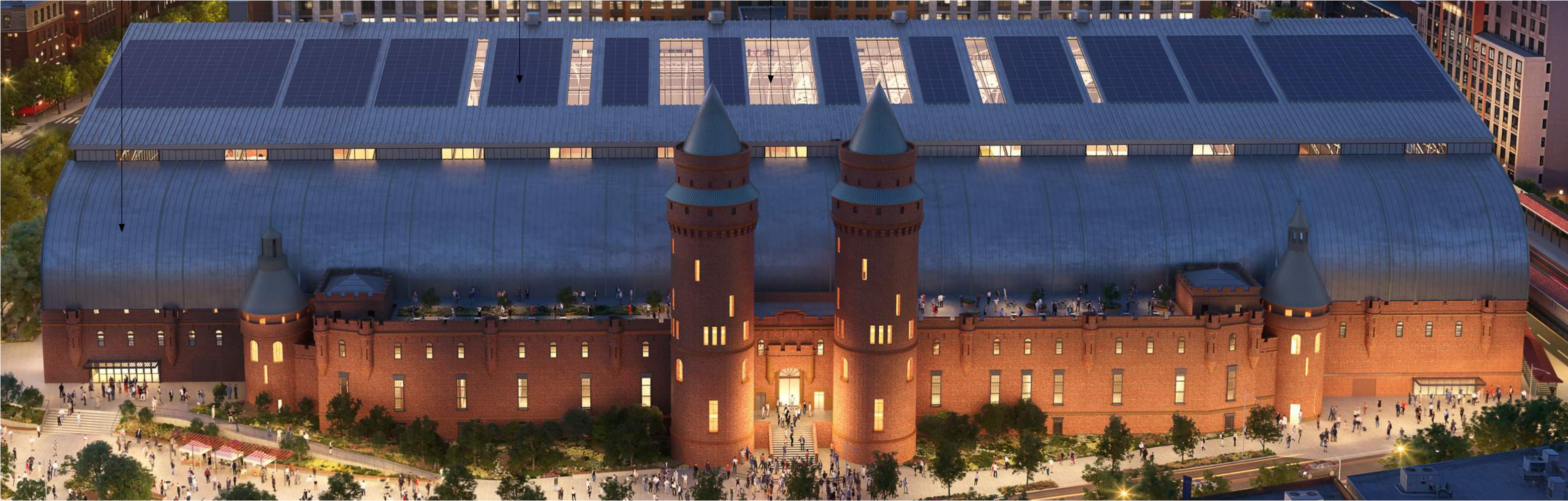
ENTIRE ROOF:

REPLACE ROOF

MONITOR ROOF:

ADD SOLAR PANELS

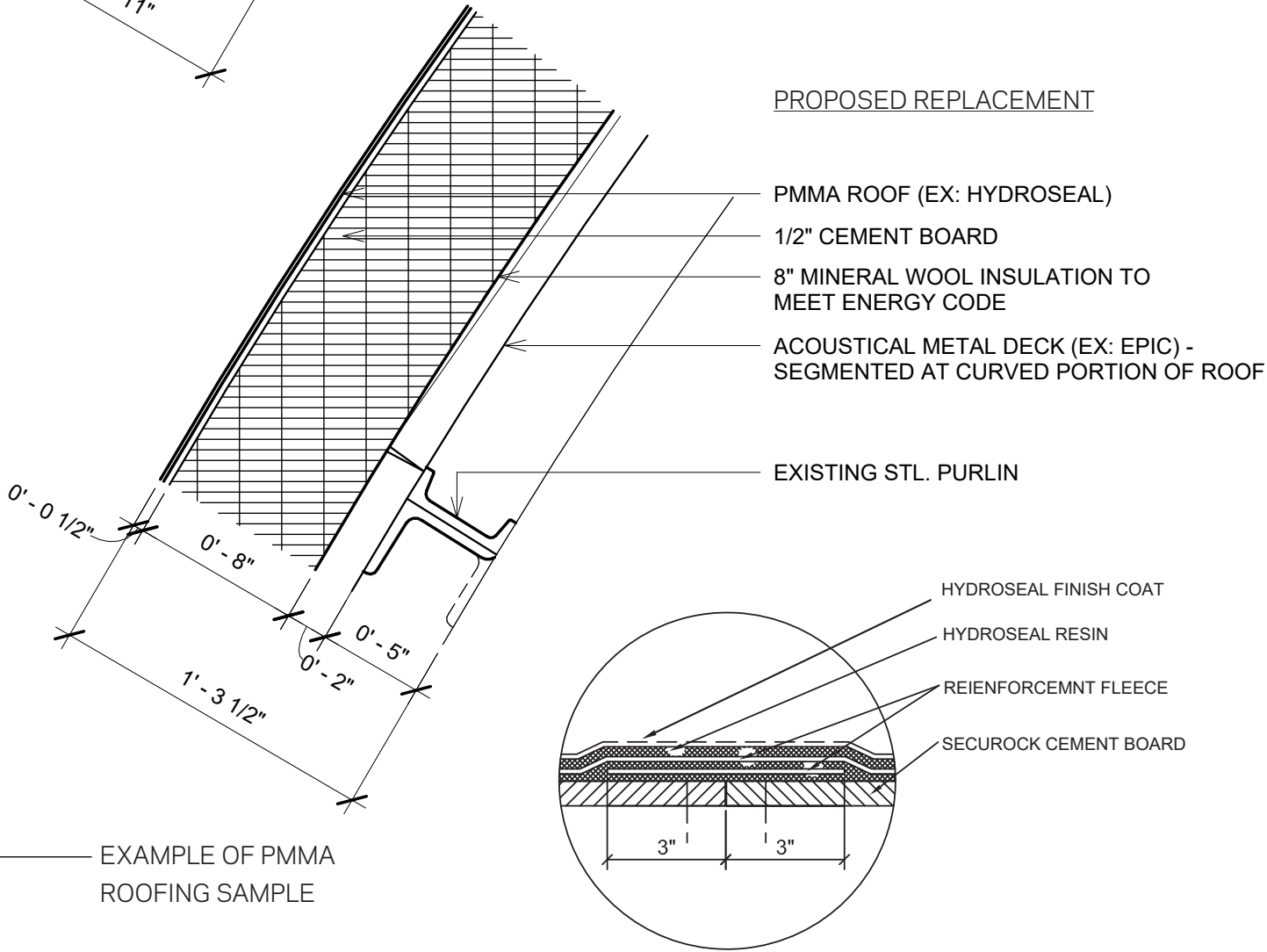
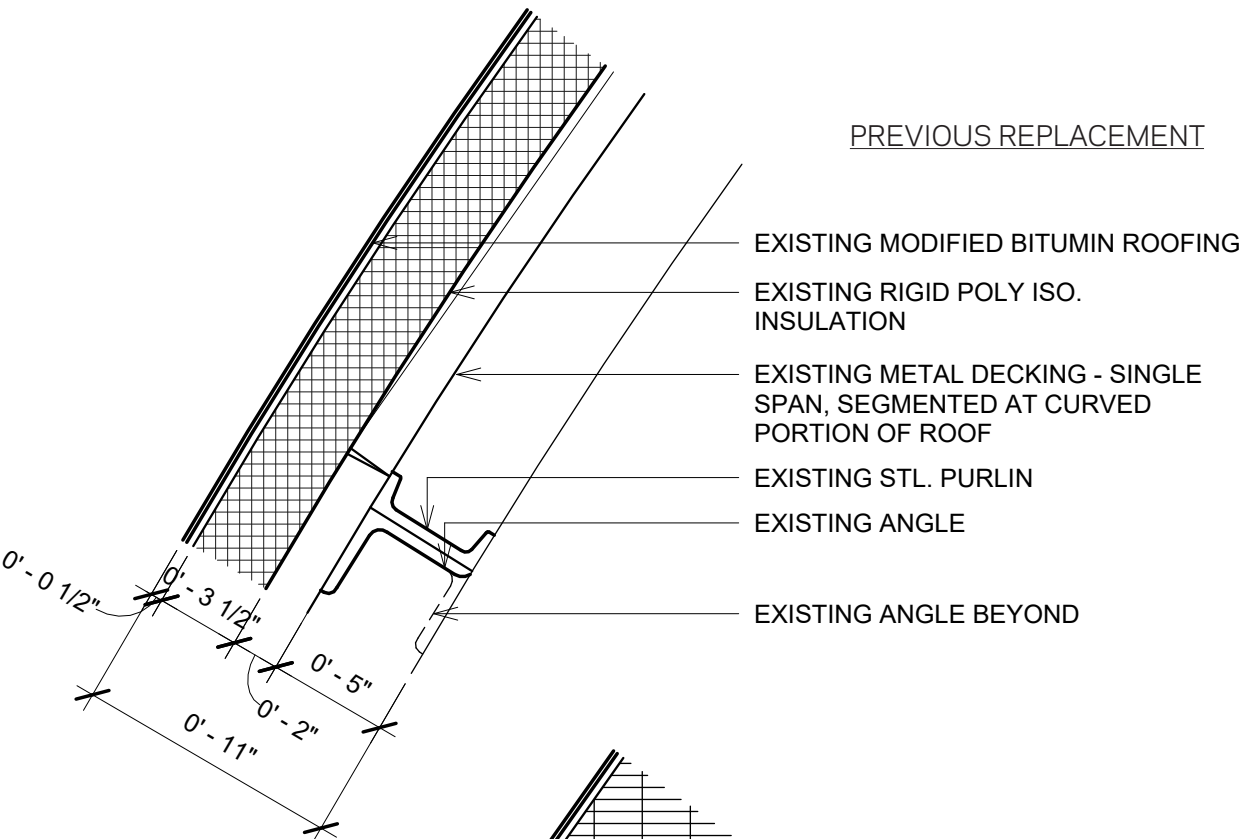
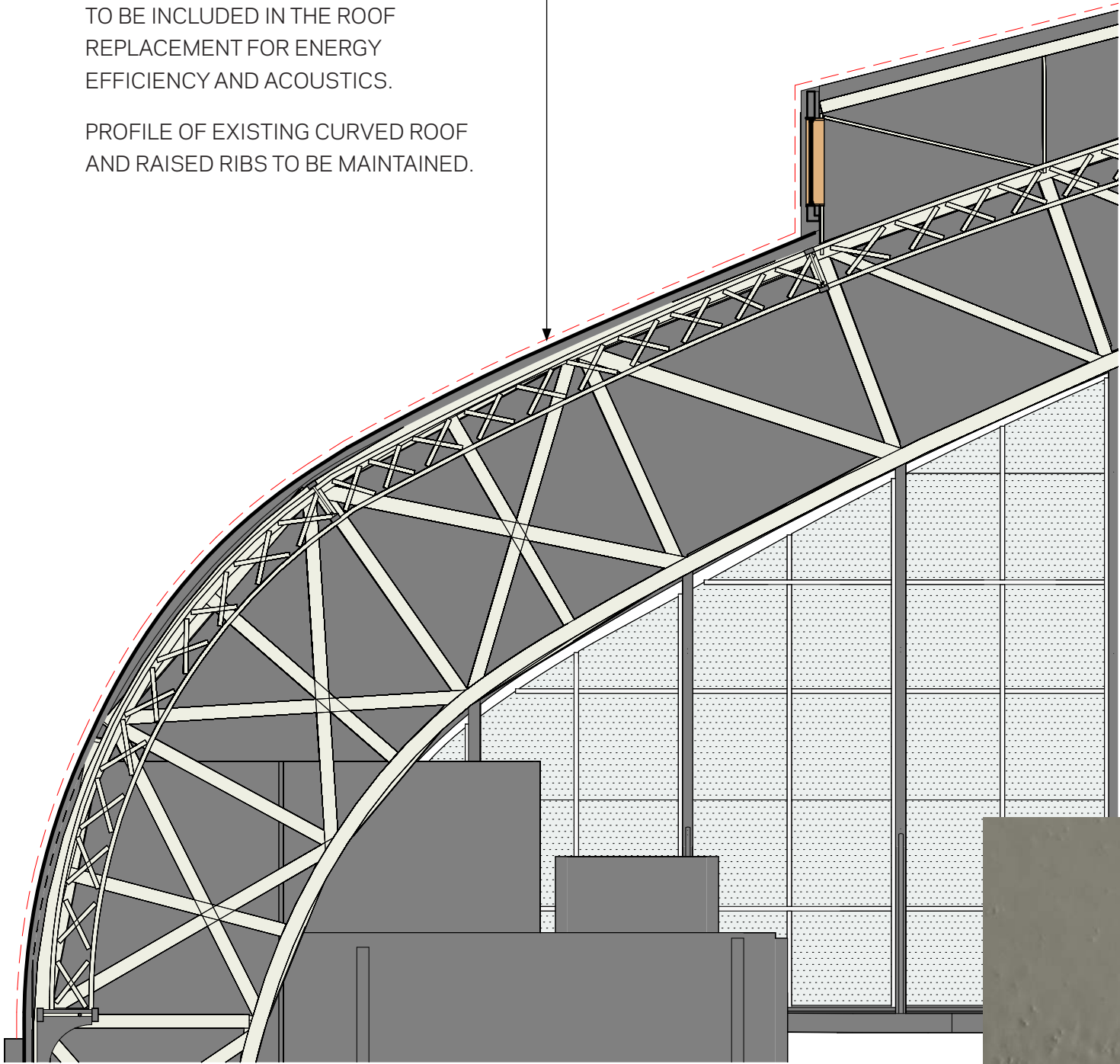
ADD SKYLIGHTS



LPC Review

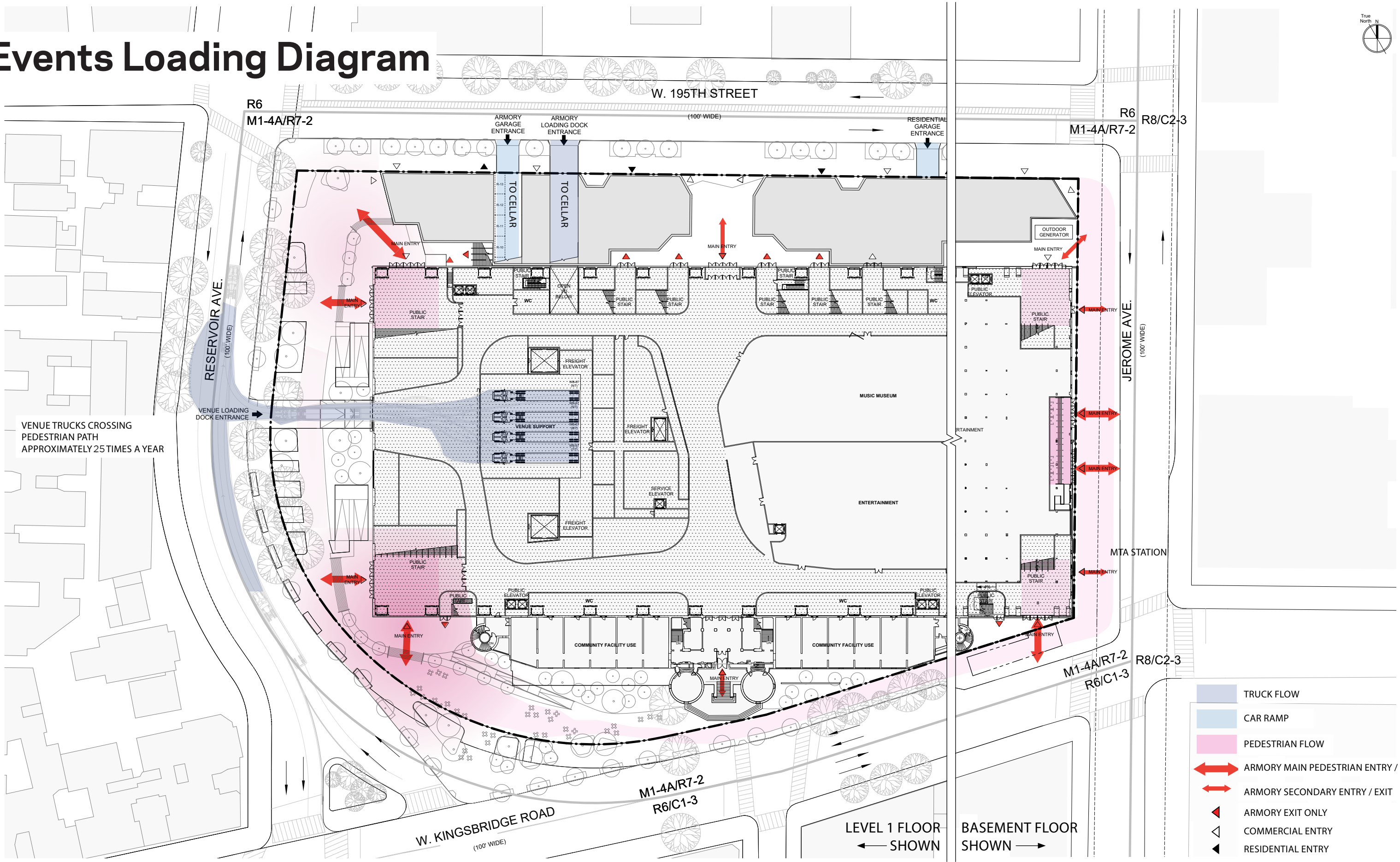
4 1/2" OF ADDITIONAL INSULATION
TO BE INCLUDED IN THE ROOF
REPLACEMENT FOR ENERGY
EFFICIENCY AND ACOUSTICS.

PROFILE OF EXISTING CURVED ROOF
AND RAISED RIBS TO BE MAINTAINED.



EXAMPLE OF PMMA
ROOFING SAMPLE

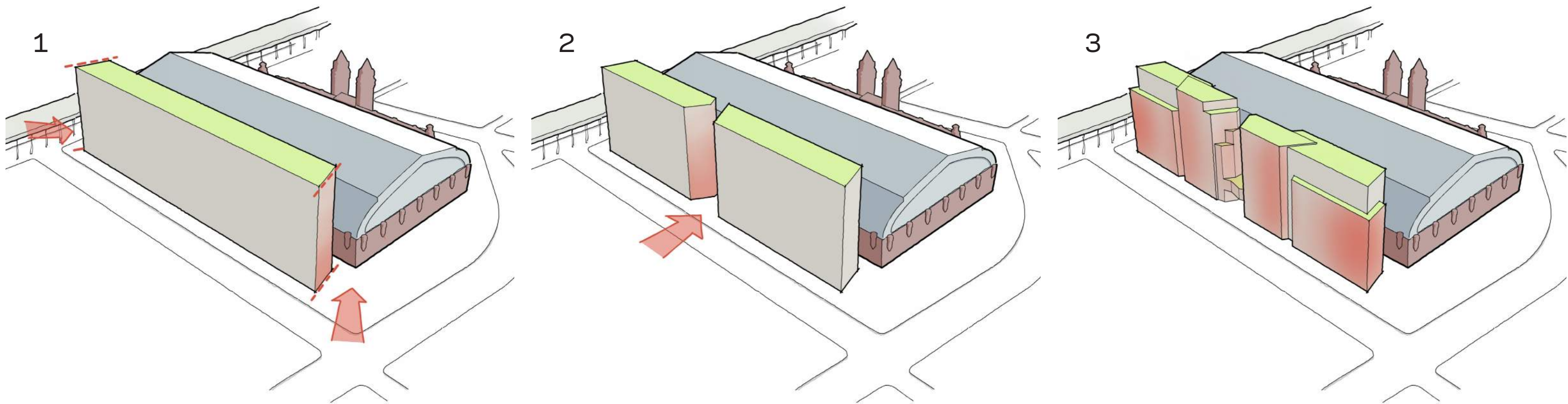
Events Loading Diagram



Residential Building Site



Residential Massing Diagrams



Residential Building - North Elevation



Residential Building



June 03, 2025
Kingsbridge Armory Redevelopment

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Residential Building





Residential Summary

Income Restriction*	Unit Count # %	AMI	Rent (2024) Studio - 3BR	Eligible Income (2024) 1 person - 5 persons
Extremely Low Income	125 25%	30%	\$820 \$1,210	\$32,600 \$50,300
Very Low Income	125 25%	50%	\$1,360 \$2,020	\$54,500 \$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

% of AMI*	Studios	1 Bedroom	2 Bedroom	3 Bedroom
30%	31	55	32	7
50%	31	55	33	6
70%	31	55	32	7
80%	31	55	33	6
Total	124 (25%)	220 (44%)	130 (26%)	26 (5%)

*Note: % of AMI ranges and unit counts are illustrative and subject to change

Residential Summary

Income Restriction	Unit Count		AMI	Rent (2024)		Eligible Income (2024)	
	#	%		Studio - 3BR		1 person	5 persons
Extremely Low Income	125	25%	30%	\$820	\$1,210	\$32,600	\$50,300
Very Low Income	125	25%	50%	\$1,360	\$2,020	\$54,500	\$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



Grocery Associate
30% of AMI



NYC Public School Teacher
70% of AMI



Registered Nurse
80% of AMI

Sustainability Summary

- ~1.5 acres of new publicly accessible open space
- All electric building
- Anticipates LEED Gold Standard
- Rooftop solar panels on Armory
- Advanced stormwater resiliency systems
- Transit-oriented development
- Energy efficient and GHG reducing design

Prospective Users

Community-Oriented Non-Profit Organizations



Northwest Bronx Community
and Clergy Coalition

Dominicanos USA

Kingsbridge Heights
Community Center

Community-Oriented Recreational & Educational Institutions



LEHMAN
COLLEGE

Asphalt Green

Lehman College

Diversified Commercial & Industrial Tenants



Live Nation

RPM

Greenpoint Manufacturing and
Design Center

Spanish Broadcasting Systems
(SBS)

Community Benefits Summary

Community Ownership & Governance

- Two 99-year sub-lease condominiums
 - 25K SF community hub for workforce development, cooperative business incubation and local entrepreneurship
 - 100K SF light manufacturing space reserved for Bronx-based businesses
- Community governance through Community Advisory Council to shape tenant mix, programming, long-term use of public space and community fund

Economic Opportunity and Quality Family-Sustaining Jobs

- Over 600¹ jobs will be created by the Kingsbridge Armory Redevelopment
- Commitment to a Project Labor Agreement for Armory Construction
- Commitment to work with:
 - 32BJ for building service union jobs for Armory and residential
 - Laborers Local 79 on the residential building
- Youth workforce training and apprenticeships
- Community hiring and M/WBE goals

¹ DEIS estimated 620 permanent jobs from the Armory Redevelopment

Community Benefits Summary

What is Community Hiring?

- Builds on NYCEDC's HireNYC initiative
- Implements hiring goals on contracts to expand access to jobs for low-income New Yorkers and those living in low-income communities
- Applies to construction, building services, professional, and standard service contracts, as well as other EDC transactions (e.g. leases)

Who is Eligible?

- **Residence-Based:** An individual certified as residing in one of the following:
 - An Economically Disadvantaged Region (*defined as a zip code in which at least 15% of residents have household incomes below Federal Poverty Level*)
 - A building owned/operated by NYCHA
 - A dwelling participating in the Housing Choice Voucher program
- **Income-Based:** An individual whose individual or household income falls below 300% of Federal Poverty Level

Note: Community Hiring \neq Local Hiring. It targets individuals in disadvantaged communities, not by geography.

Community Benefits Summary

Youth, Culture, and Community Recreation Space

- Community-accessible programming that includes
 - Youth sports (soccer, basketball, etc: ~60,000 SF)
 - Cultural events and live performance venue, regional attractions
 - E-sports and tech-based programming

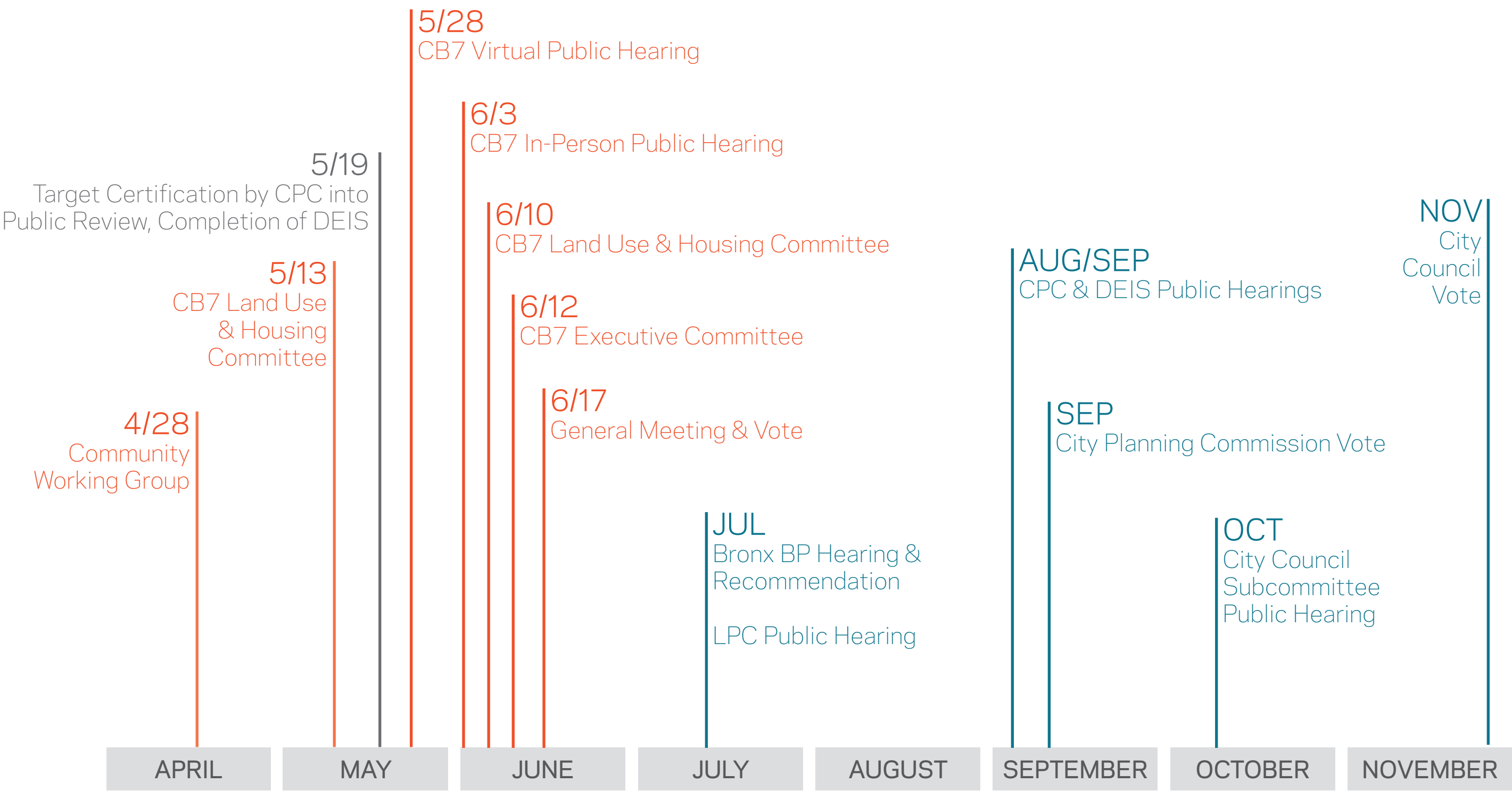
New Quality, Affordable Housing and Small Business Stability

- Up to 500 affordable housing units across income levels (30% to 80% AMI)
- ~20,000 SF of below-market commercial space in residential building for small businesses along the Kingsbridge corridor

ULURP & EIS PROCESS

ULURP & Environmental Review: Schedule

Upcoming Community Meetings & Public Review Milestones



THANK YOU!