



**BRONX BOROUGH PRESIDENT VANESSA L. GIBSON**

**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 8<sup>th</sup> 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 8<sup>th</sup> 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 195<sup>th</sup> Street, Jerome Avenue, West Kingsbridge Road and Reservoir Avenue; and
2. Establishing a Special Mixed Use District (MX-30) bounded by West 195<sup>th</sup> 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 8<sup>th</sup> 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 (MWBs) 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.**