

# KINGSBRIDGE ARMORY REDEVELOPMENT

ULURP Numbers: N 250296 ZRX, C 250293 PPX, C 250292 ZSX, C 250295 ZSX, and C 250294 ZMX

New York City Council, Committee on Land Use  
Subcommittee on Landmarks, Public Siting, and Dispositions  
Hon. Kamillah Hanks, Chair

September 30, 2025

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# Introductions



Constantinople & Vallone  
Consulting



# History

**2006:** The Shops at the Armory



**2012:** Kingsbridge National Ice Center





# Together for Kingsbridge





# How does this project differ from the 2013 KNIC?

	KNIC	Today
Program	<ul style="list-style-type: none"><li>▪ Three (3) primary uses: ice rink, ancillary retail, and community space</li><li>▪ Heavily dependent on 750K sf ice rink for revenue and cash flow generation</li></ul>	<ul style="list-style-type: none"><li>▪ Multiple uses and varied programming with several commercial, revenue-generating uses</li><li>▪ Executed Letters of Interest for two-thirds of the Armory space establishes revenue base</li></ul>
Financing	<ul style="list-style-type: none"><li>▪ \$138M in State <u>loan</u> financing</li><li>▪ Failure to obtain sufficient capital and control project costs</li></ul>	<ul style="list-style-type: none"><li>▪ \$200M+ of City and State <u>grants</u></li><li>▪ Established lender relationships with Wells Fargo, Valley National Bank, Citibank, Webster Bank</li><li>▪ 8th Regiment Partners principals have capacity to fund majority of equity portion of the capital stack</li></ul>
Developer	<ul style="list-style-type: none"><li>▪ Development team lacked requisite experience to undertake and deliver project of this complexity</li><li>▪ Hindered by internal litigation within KNIC leadership, including disputes over control</li><li>▪ Inability to raise adequate financing</li></ul>	<ul style="list-style-type: none"><li>▪ Over 20 years of experience delivering projects with an aggregate cost in the \$ Billions.</li><li>▪ In the last 5 years, principals have delivered over 2 Million sf (commercial space)</li><li>▪ Over \$1 Billion in third-party debt and equity financing raised by development principals</li></ul>



# 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



# Prospective Tenants

## Community-Oriented Non-Profit Organizations



Dominicanos USA  
Kingsbridge Heights  
Community Center

## Community-Oriented Recreational & Educational Institutions



Asphalt Green  
Lehman College

## Diversified Commercial & Industrial Tenants



Live Nation  
RPM  
Spanish Broadcasting Systems  
(SBS)



# Land Use Actions

## 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 ZR 123-90 to establish the proposed MX district
  - to ZR 74-182(b) to increase indoor arena capacity from 6,000 to 17,000 persons and amend permitted modifications of signage, parking, and loading provisions for such arena
- 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

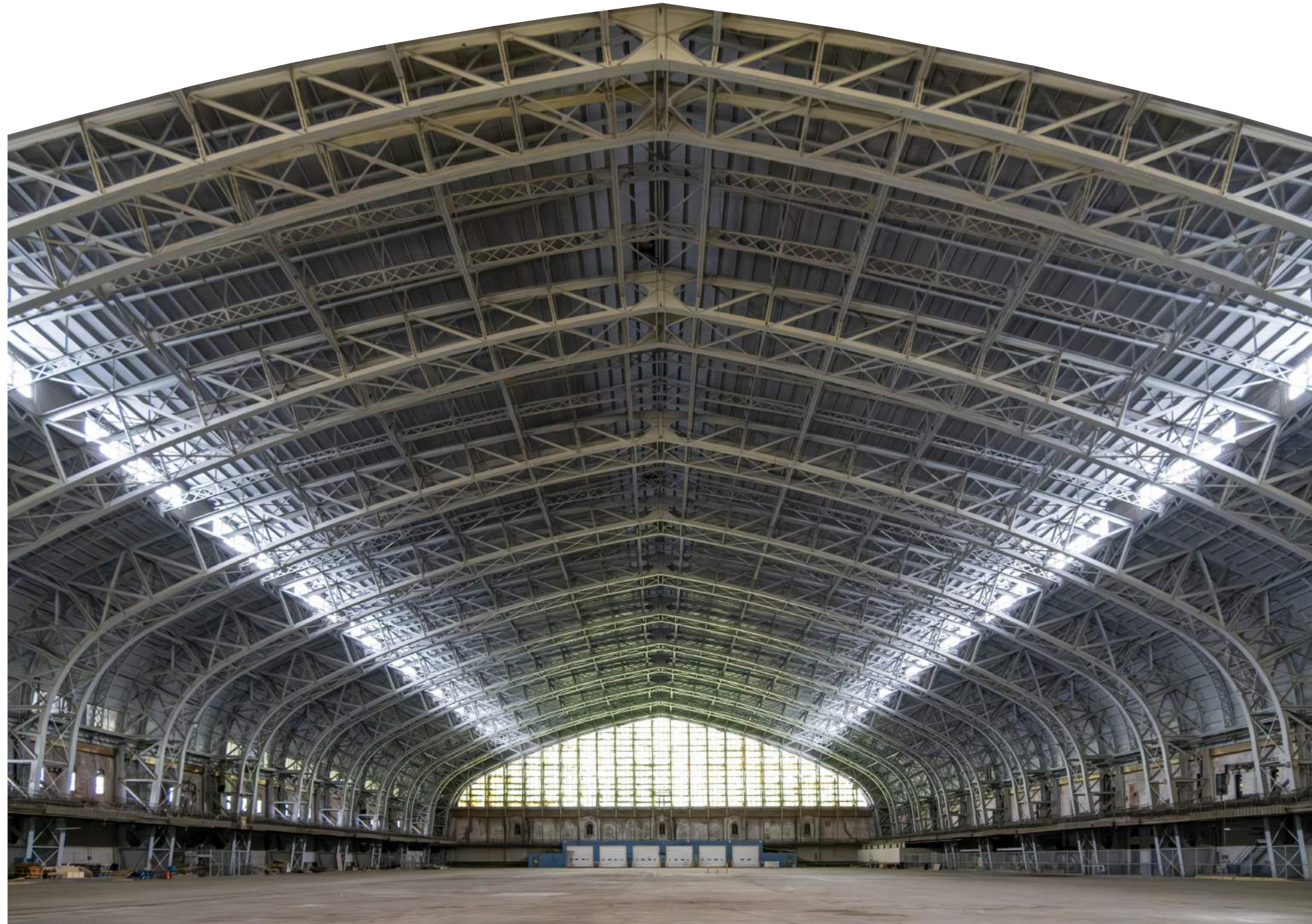
# Environmental Review

- 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.
- The Notice of Completion for the Final Environmental Impact Statement (FEIS) was issued on September 5, 2025.
- FEIS identified significant adverse impacts with respect to:
  - Noise
  - Transportation
  - Construction (Noise)
- No other significant adverse impacts were identified.
- Mitigation measures are identified in the FEIS.















# The Kingsbridge Tapestry





# The Kingsbridge Tapestry



September 24, 2025  
Kingsbridge Armory Redevelopment

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PARTNERS LLC

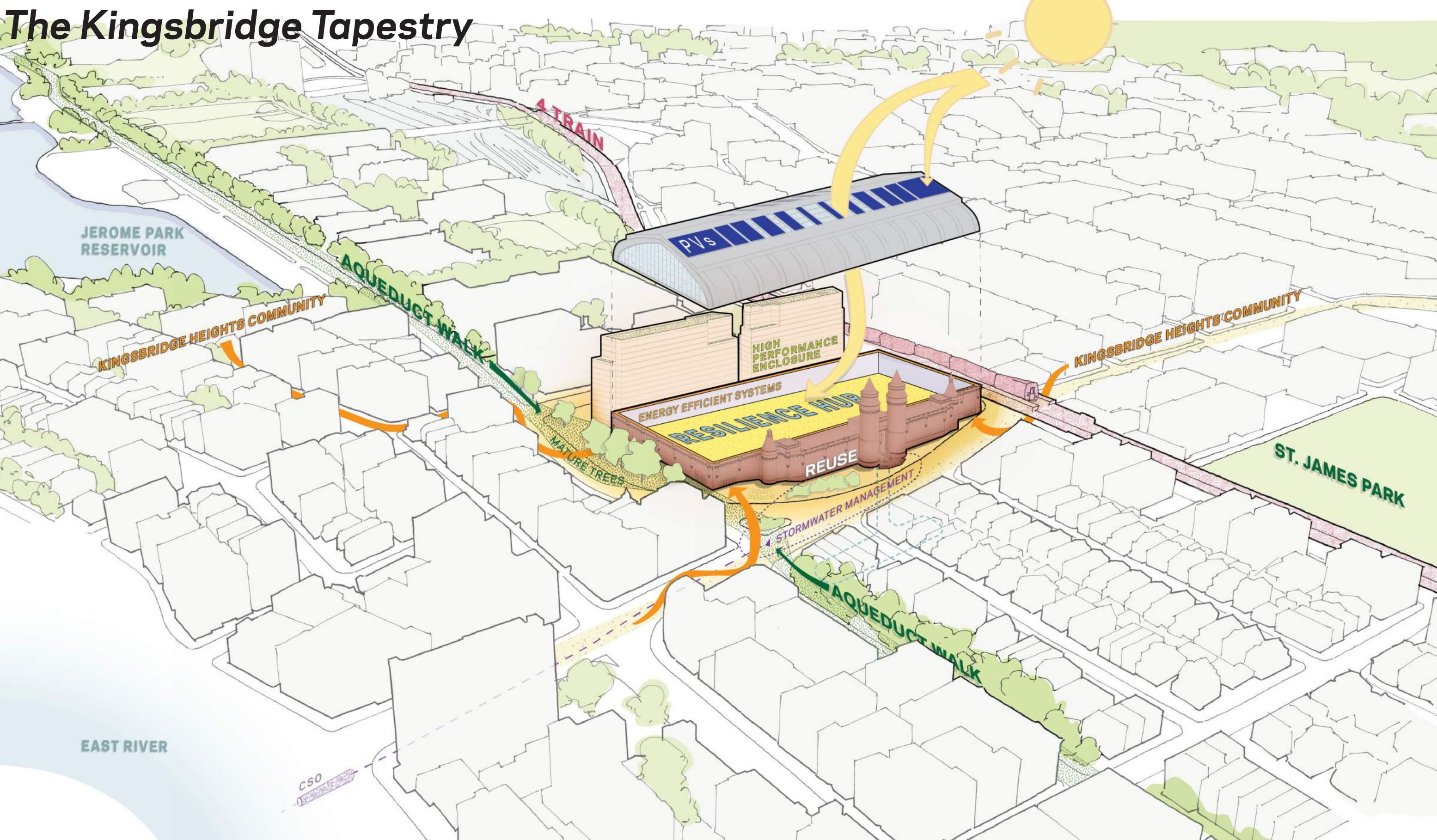
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# The Kingsbridge Tapestry





# The Kingsbridge Tapestry

















# Community Uses at Historic Headhouse



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# Entertainment Uses at Lower Levels





# Light Manufacturing Uses at Lower Levels











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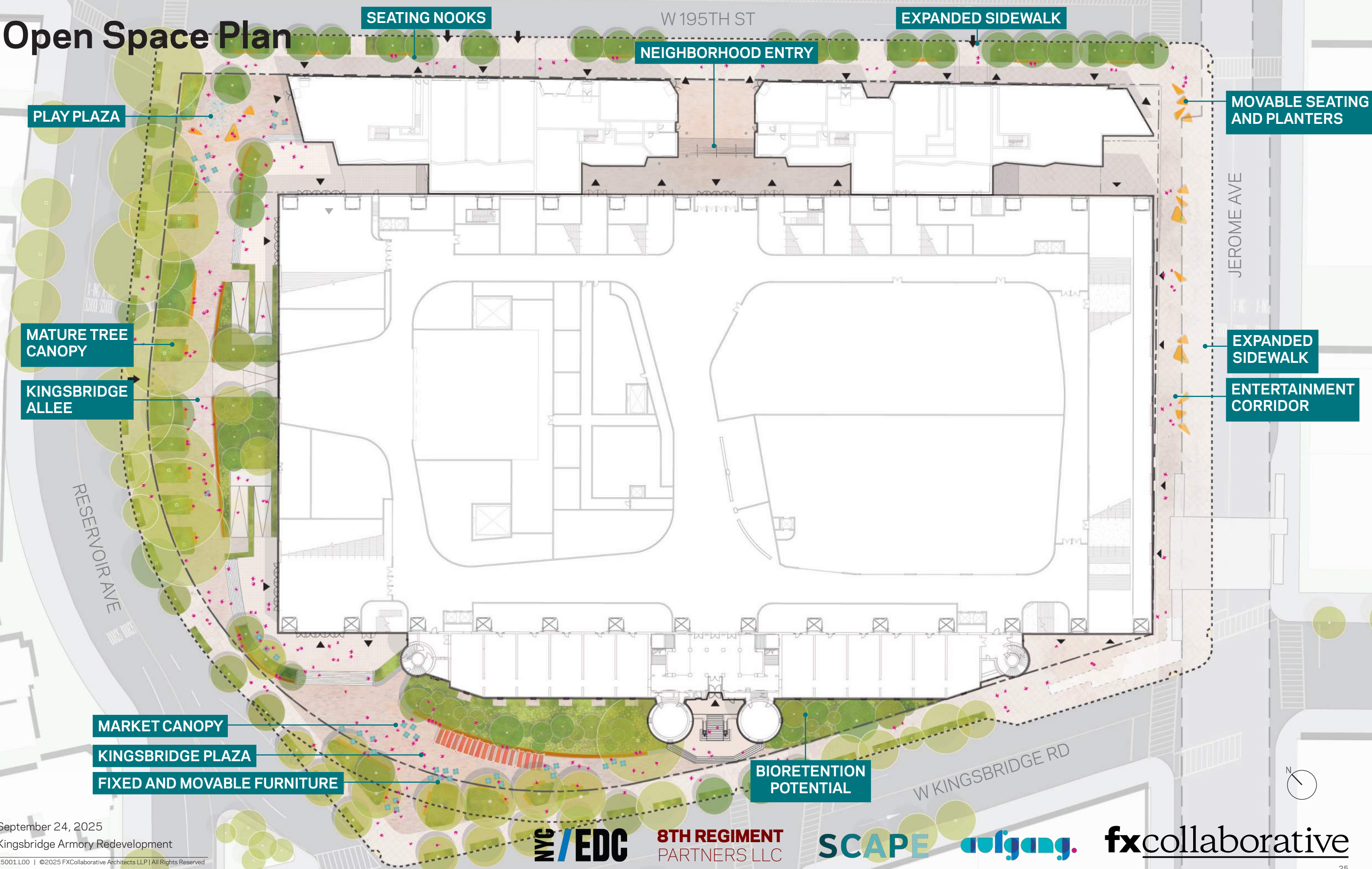
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# Open Space Plan











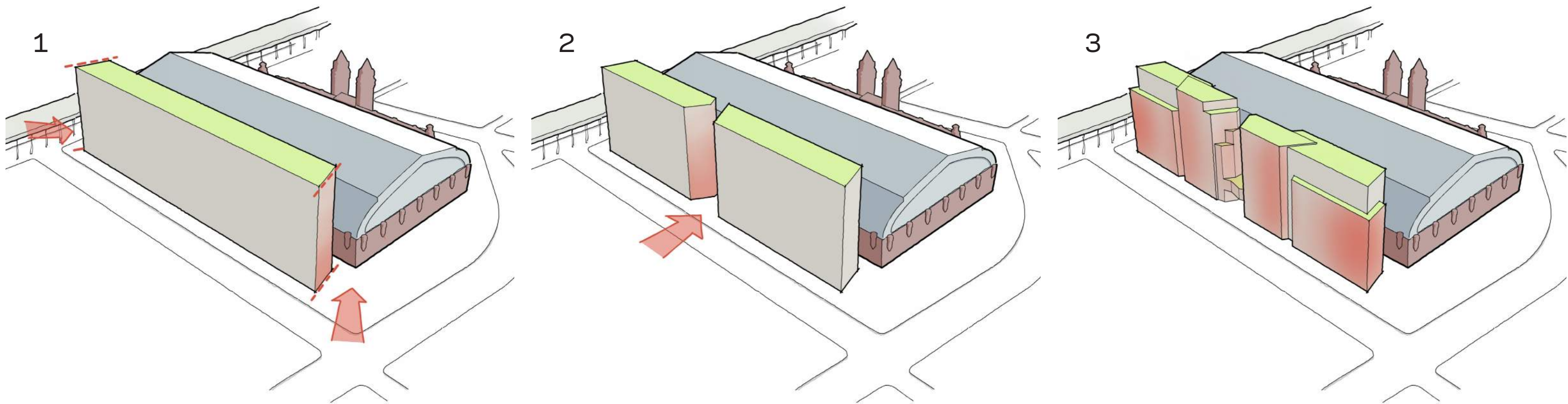


# Residential Building Site





# Residential Massing Diagrams







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# Residential Summary

Unit Type	30% AMI	50% AMI	70% AMI	80% AMI	Total	% Units by Unit Type
Studio	31	31	31	31	124	25%
1 Bedroom	55	55	55	55	220	44%
2 Bedroom	32	33	32	33	130	26%
3 Bedroom	7	6	7	6	26	5%
Total Units	125	125	125	125	500	100%
% Units by AMI	25%	25%	25%	25%	100%	

\*Exact unit mix and affordability is subject to change up until project closing. Estimated rents and income are based on 2024 AMI's and are subject to change.



# Residential Summary

30% AMI:  
\$34,020 – \$43,740 / yr



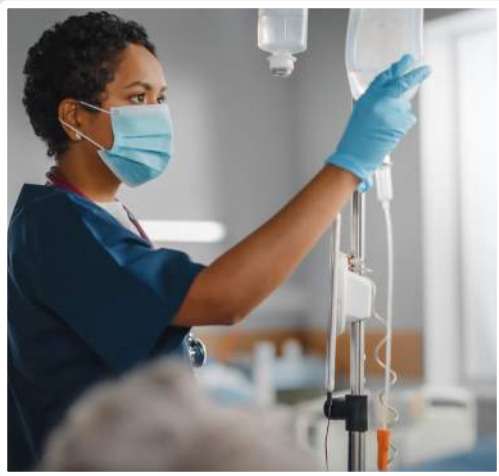
Home Care Aide

50% AMI:  
\$56,700 – \$72,000 / yr



Teacher

80% AMI:  
\$90,720 – \$116,640 / yr



Nurse



Waiter



Construction



Social Worker

\*Exact unit mix and affordability is subject to change up until project closing. Estimated rents and income are based on 2024 AMI's and are subject to change.



# Sustainability Summary

- Transit-oriented development
- Adaptive reuse of historic structure
- ~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
- Energy efficient and GHG reducing design



# 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
  - Approx. 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 600<sup>1</sup> 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

<sup>1</sup> DEIS estimated 620 permanent jobs from the Armory Redevelopment



# Community Benefits Summary

## Youth, Culture, and Community Recreation Space

- Community-accessible programming that includes
  - Youth sports (soccer, basketball, etc)
  - 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



# Community Benefits Summary

## Light Manufacturing Program

- Approx. 100,000 sf of light manufacturing space programmed by NWBCCC:
  - Envisioned as incubator space
  - Preserves and expands Bronx-based businesses facing displacement
  - Offers long-term, below-market rents to small and mid-sized firms
  - Supports a pipeline of MWBE- and immigrant-owned producers, manufacturers, artisans
  - Establishes community governance over critical economic asset
  - Prioritizes clean, small-scale manufacturing to meet or exceed M1 standards
- Provides a blueprint for integrating industrial uses into mixed-use urban settings



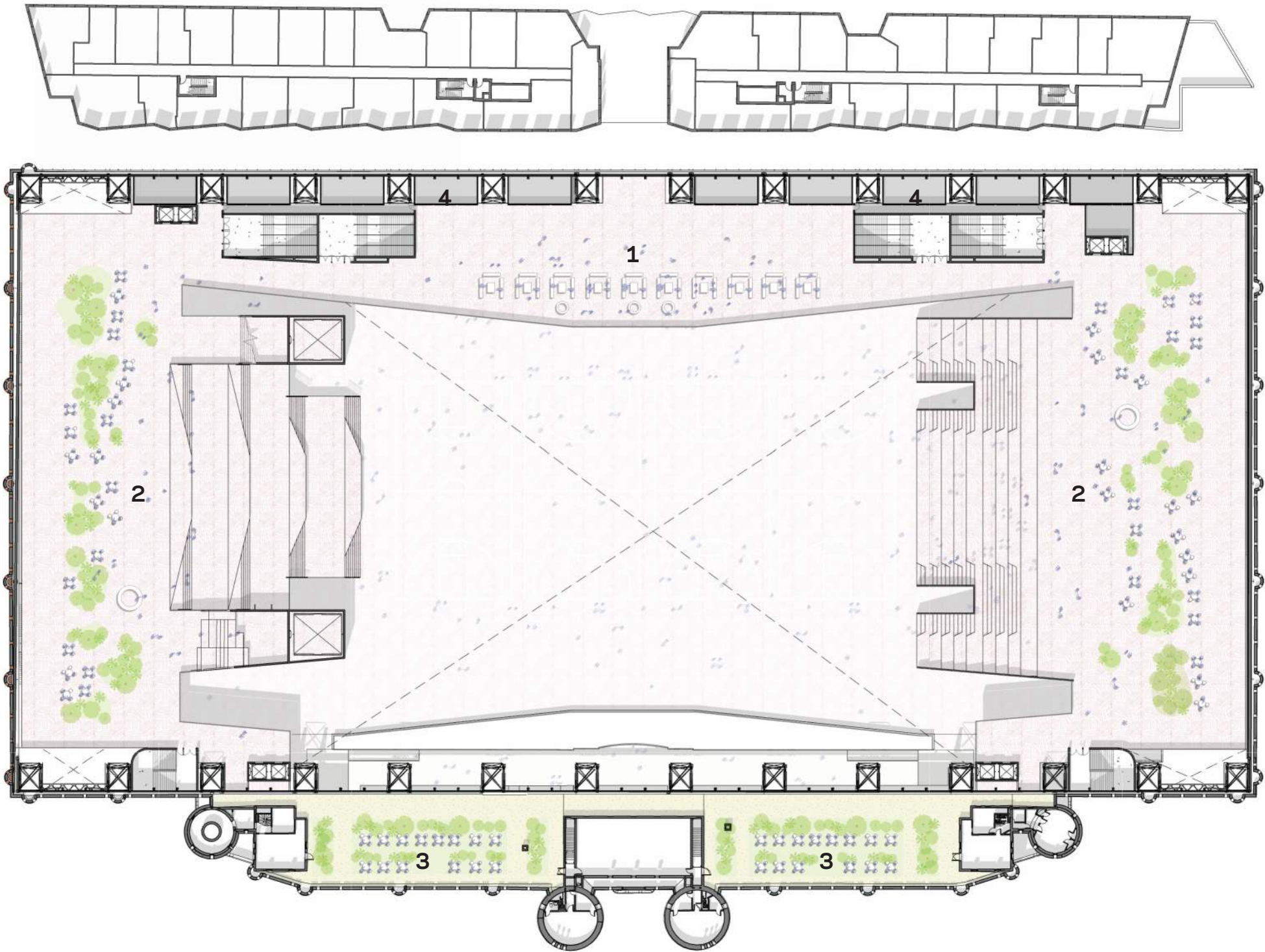




# APPENDIX



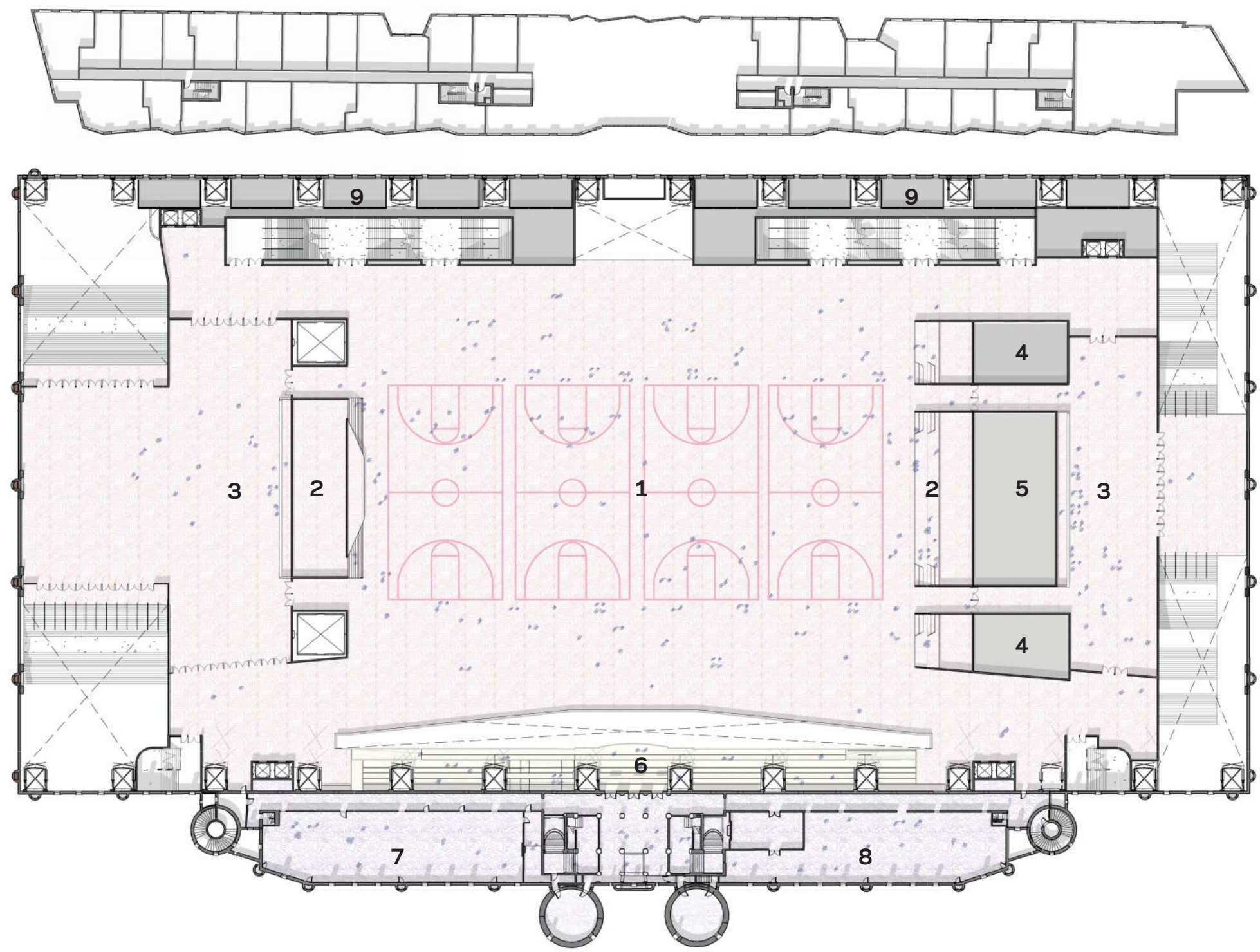
# Balcony Level



- 1. Balconies
- 2. Garden Cafe
- 3. Roof Terrace
- 4. Mechanical



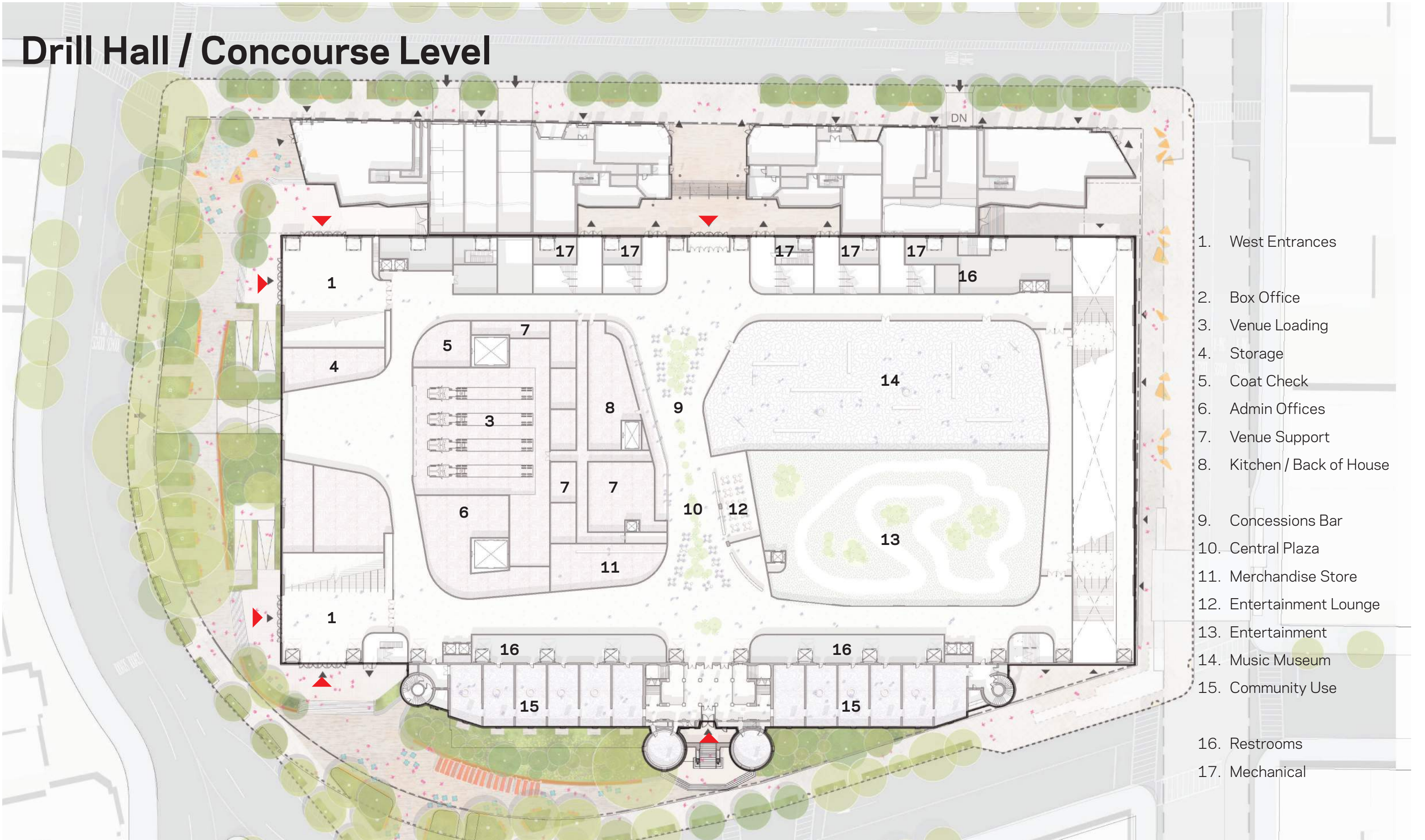
# Venue Level



- 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

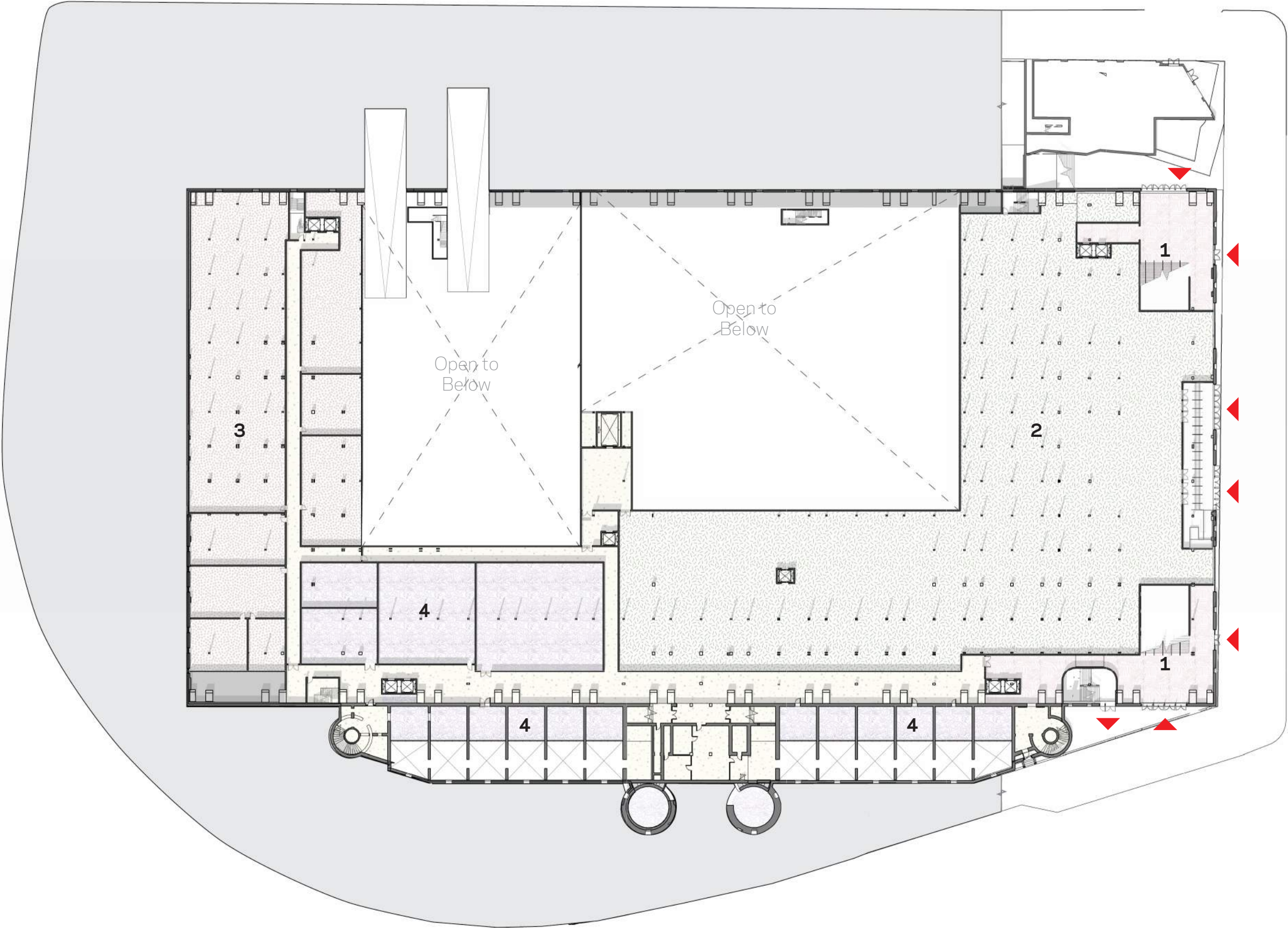


# Drill Hall / Concourse Level





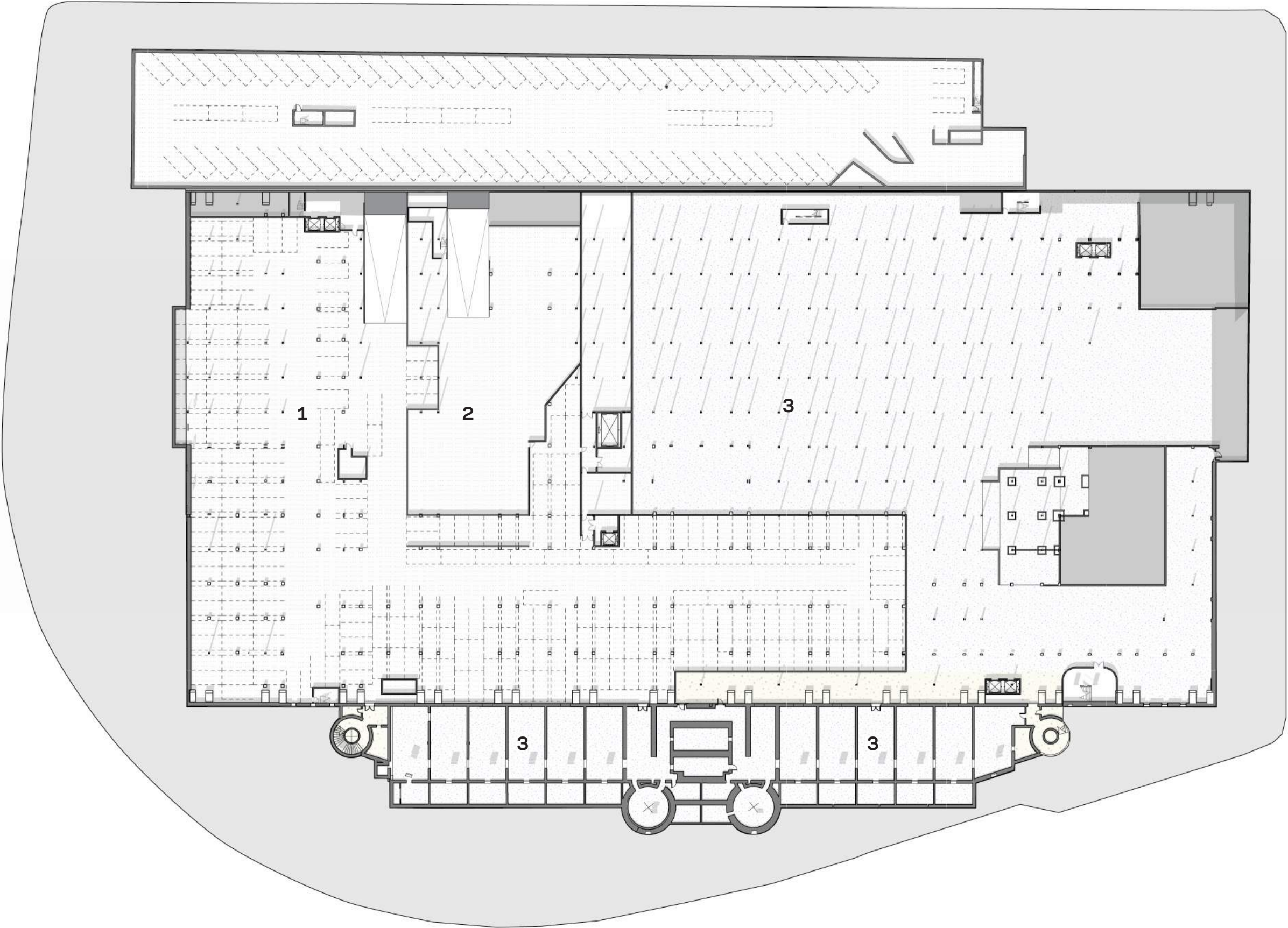
# Basement Level



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



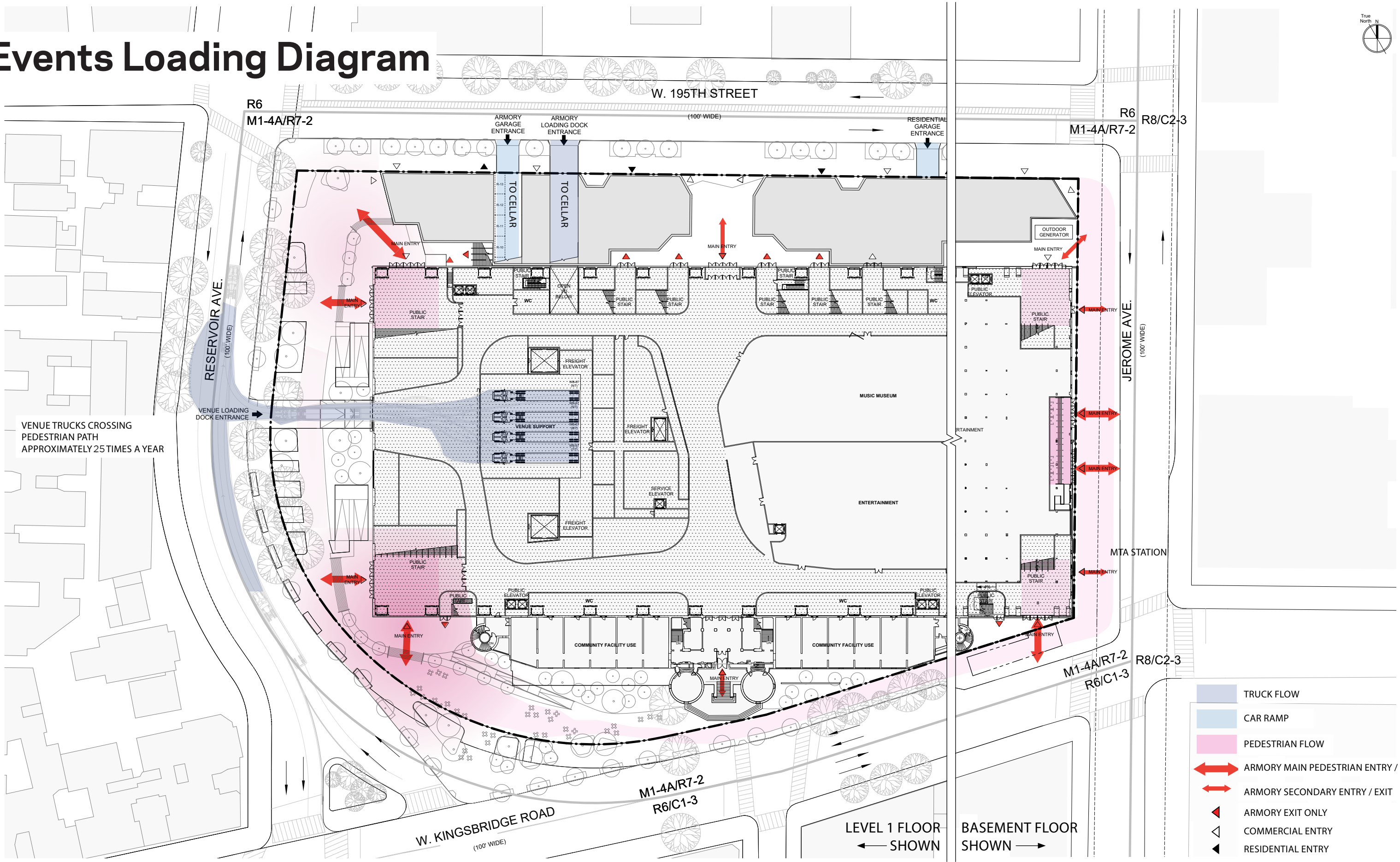
# Cellar Level



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



# Events Loading Diagram





# Residential Building - North Elevation





# 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.



# ULURP & Environmental Review: Schedule

Upcoming Community Meetings & Public Review Milestones

