

# Welcome to Public Workshop 3

# Workshop Goals



*What are the strengths + values of the Kingsbridge and Bronx community?*

*What are priority uses for the Armory, based on strengths + values?*

Today's Objective:  
**How can priority uses maximize economic + community benefit?**

# Workshop Goals

- Welcome + Introductions
- Engagement Process + Priority Uses for the Armory
- RFP Process
- Land Use + Historic Character
- Build your own Armory (group activity)

# Welcome from **the Co-Chairs**



**Council Member  
Pierina Sanchez**

District 14

Morris Heights, University Heights, Fordham, Kingsbridge



**Sandra Lobo**

Executive Director of Northwest Bronx  
Community and Clergy Coalition (NWBCCC)

# Engagement Process so far

# Engagement by the numbers

**6** Community Board Meetings

**400+** attendees at 2 public workshops

**6** Virtual Office Hours

**6** Community Working Group Meetings

**15** Small Group Discussions

**300+** attendees at 3 online events

**200+** attendees at Town Hall

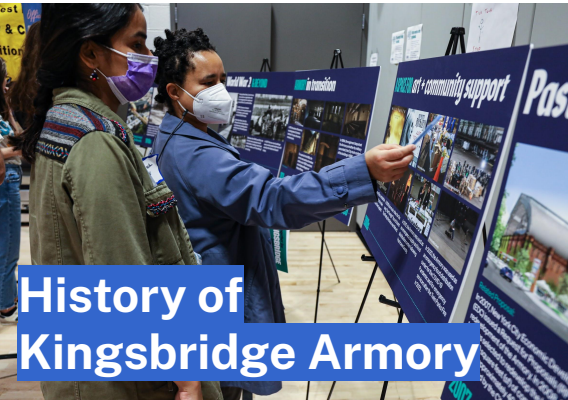
**600+** Community Surveys

**100+** attendees for Armory Tours

# Public Workshop 1: Community Values + Needs Assessment



Engagement worksheets



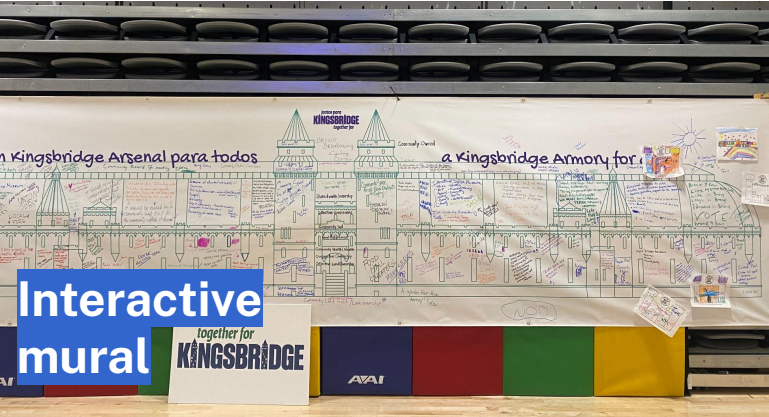
History of Kingsbridge Armory



Values-based discussions



Community values survey



Interactive mural

# Public Workshop 2: Priority Uses for the Armory



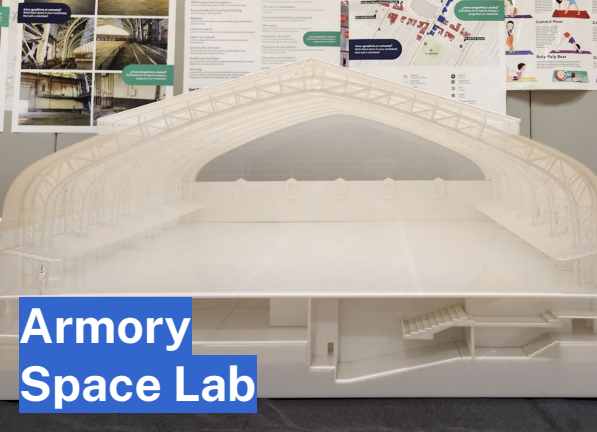
Engagement worksheets



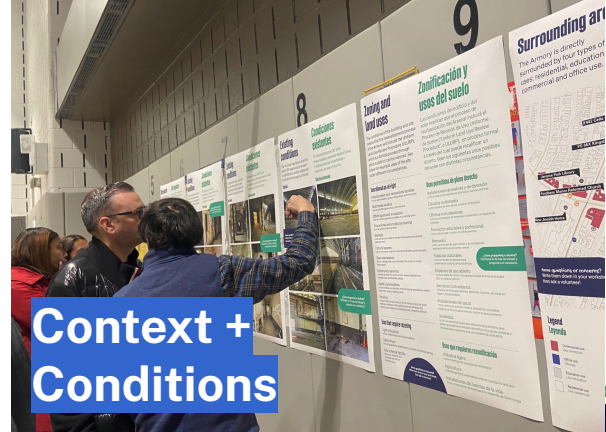
Community mural



Use-based discussions



Armory Space Lab

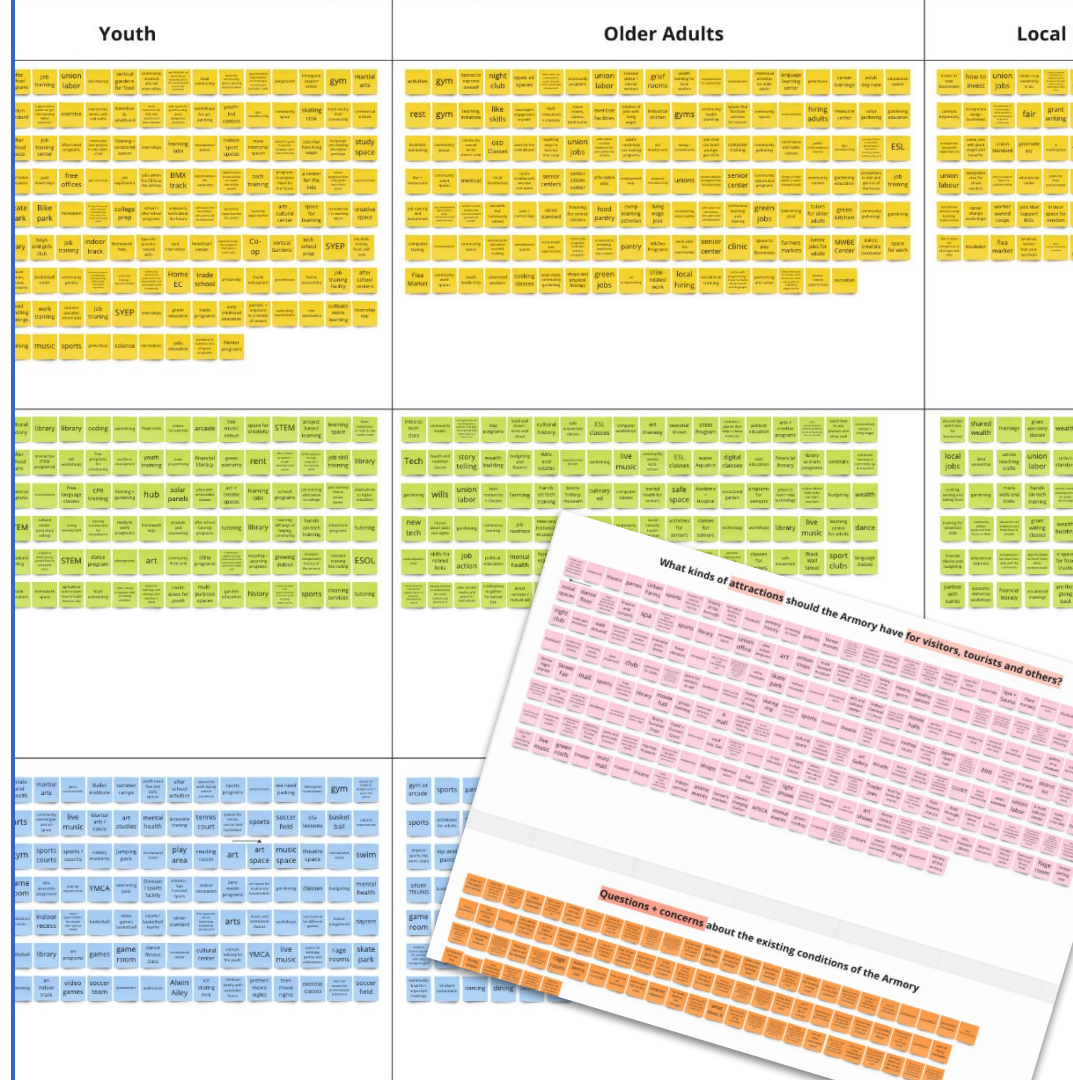


Context + Conditions



# Synthesis Process

1. Transcribing everything we have heard
2. Clustering + re-clustering into common ideas
3. Anchoring + aligning with other data points (Surveys, Focus Groups, CWGs)
4. Surfacing emergent themes



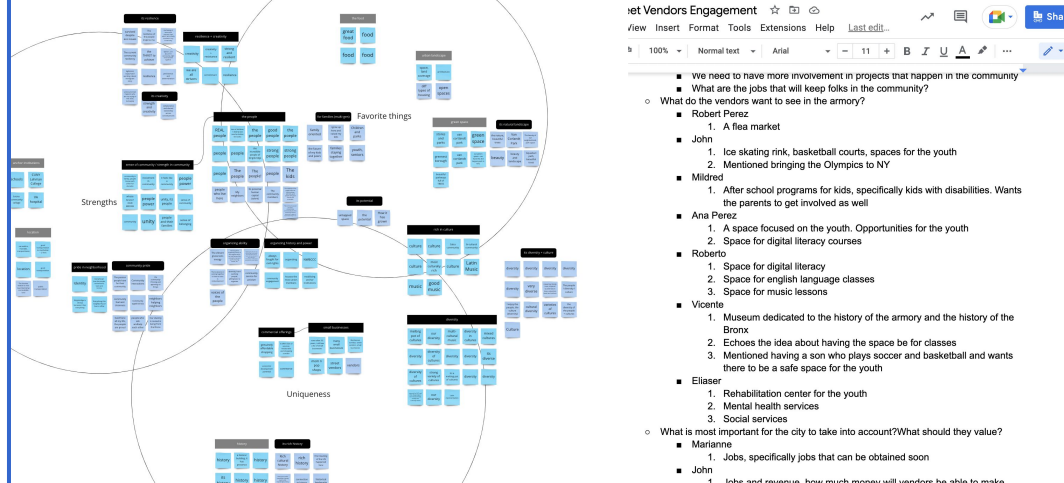
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et Vendors Engagement

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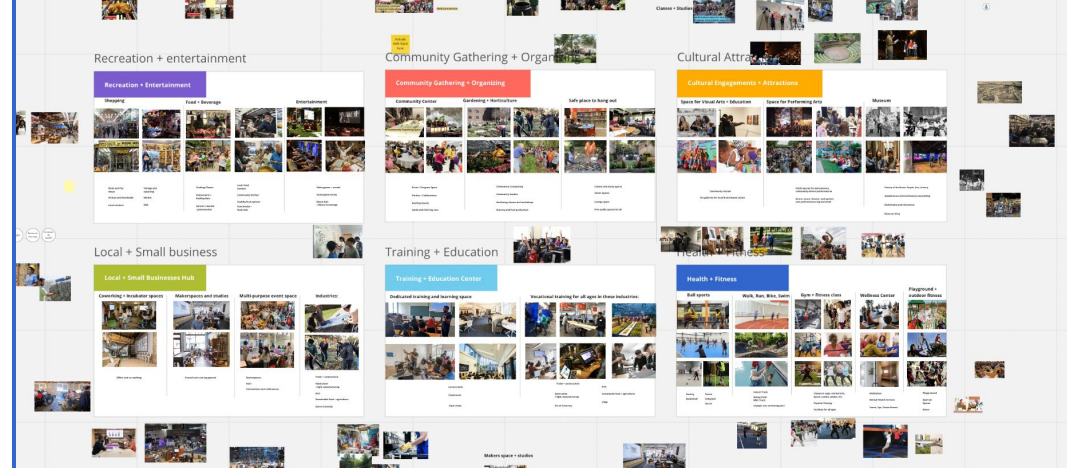
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- We need to have more involvement in projects that happen in the community
- What are the jobs that will keep folks in the community?
  - What do the vendors want to see in the armory?
    - Robert Perez
      1. A flea market
    - John
      1. Ice skating rink, basketball courts, spaces for the youth
      2. Mentioned bringing the Olympics to NY
    - Mildred
      1. After school programs for kids, specifically kids with disabilities. Wants the parents to get involved as well
    - Ana Perez
      1. A space focused on the youth. Opportunities for the youth
      2. Space for digital literacy courses
    - Roberto
      1. Space for digital literacy
      2. Space for english language classes
      3. Space for music lessons
    - Vicente
      1. Museum dedicated to the history of the armory and the history of the Bronx
      2. Echoes the idea about having the space be for classes
      3. Mentioned having a son who plays soccer and basketball and wants there to be a safe space for the youth
    - Eliaser
      1. Rehabilitation center for the youth
      2. Mental health services
      3. Social services
  - What is most important for the city to take into account? What should they value?
    - Marianne
      1. Jobs, specifically jobs that can be obtained soon
    - John
      1. Jobs, specifically jobs that can be obtained soon

	Design for Youth	Design for Older Adults	Design for Local Entrepreneurs / Workers	Foster intergenerational relationships	Wealth generation / community ownership	Put Bronx on the map + attract visitors
Recreation + attraction?						
Art and culture <small>such as theater, arts, performing, event</small>	X	X	X	X		
Museum	X	X	X	X		X
Recreation	X	X	X	X		
Sports	X	X				X

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## Food + Beverage



Bronx on the map

Cooking Classes

Restaurants + Rooftop Bars

Farmer's market / greenmarket



Community wealth

Local biz



Local Food Vendors

Community Kitchen

Healthy food options

Food trucks + food halls

## Entertainment



Youth



Older adults

Intergen

Video games + arcade

Social game rooms

Movie Hall + Movie Screenings

**So, what have  
we heard?**

# Core Strengths of the Bronx

**Community  
resilience**

**Creativity**

**Long + rich  
history**

**Green spaces**

**Diversity**

**Organizing  
power**

# Bronx Community Values



# The Armory can be the economic engine for the Bronx

The Armory can bring **jobs + economic development** to the neighborhood and the Borough:

- **Trade + Construction**
- **Light + Advanced Manufacturing**
- **Urban Agriculture**
- **Green Economy + Green Tech**
- **Life Sciences**
- **Film / TV**



# Priority Uses for the Armory

**Entrepreneurship  
+ Jobs Hub**

**Retail +  
Entertainment**

**Cultural  
Attractions**

**Recreation +  
Fitness**

**Training +  
Education**

**Community  
Gathering +  
Organizing**

# Entrepreneurship + Jobs Hub



## Co-working Spaces

- Affordable office spaces
- Local start-up / small business incubators
- Collaborative space / meeting space
- Makerspace
- Studio space for artists / creators
- Shared tools + equipment



## Multi-purpose Events Space

- Marketplaces
- Conventions + conferences



## Industries

- Trade + construction
- Light + advanced manufacturing
- Urban agriculture
- Green economy + green tech
- Life sciences
- Film / TV

# Retail + Entertainment



## Shopping

- Mom and pop shops
- Local Bronx artisans
- Local vendors
- Vintage + upcycled
- Market
- Mall



## Food + beverage

- Restaurants + bars
- Local food vendors
- Farmers market / greenmarket
- Food court
- Cooking classes
- Community kitchen



## Entertainment

- Indoor amusement park
- E-gaming + e-sports
- Movie theater

# Cultural Attractions



## Spaces for Visual Arts

- Art galleries for local + Bronx artists
- Community murals
- Classroom + studio space



## Spaces for Performing Arts

- Performance venue
- Dance, music, theater, spoken arts
- Classroom + studio space



## Museum

- Celebrate the history of The Bronx
- Guided tours + oral history storytelling
- Multimedia + interactive exhibits

# Recreation + Fitness



## Recreational Space

- Sports stadium
- Ball courts
- Indoor track + field
- Bike track
- Swimming pool



## Gym + Wellness Center

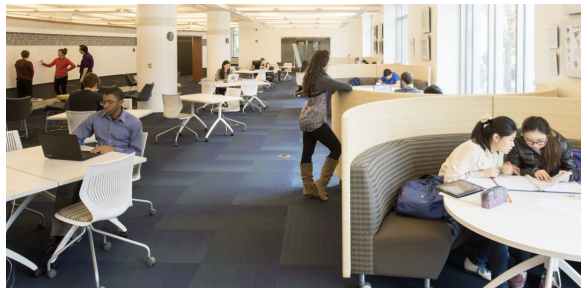
- Classes in yoga, martial arts, dance, zumba, pilates, etc
- Physical therapy
- Facilities for all ages
- Meditation spaces
- Mental health therapy
- Spa with sauna + steam rooms



## Outdoor + Open Air

- All-ages playground with structures for exercise

# Training + Education



## Training + education center

- Lecture halls
- Classrooms
- Open study spaces



## Vocational training for all ages

- Programs for youth
- Programs for seniors, especially in digital literacy + tech
- Opportunities for experienced members of community to train younger generation



## Industries + skills

- Trade + construction
- Light + advanced manufacturing
- Urban agriculture
- Green economy + green tech
- Life sciences
- Film / TV

# Community Gathering + Organizing



## Community Center

- Large community events space
- Community programs
- Community events
- Adult and child day care
- Safe place for youth to hang out
- Library and study spaces
- Green space
- Lounge space



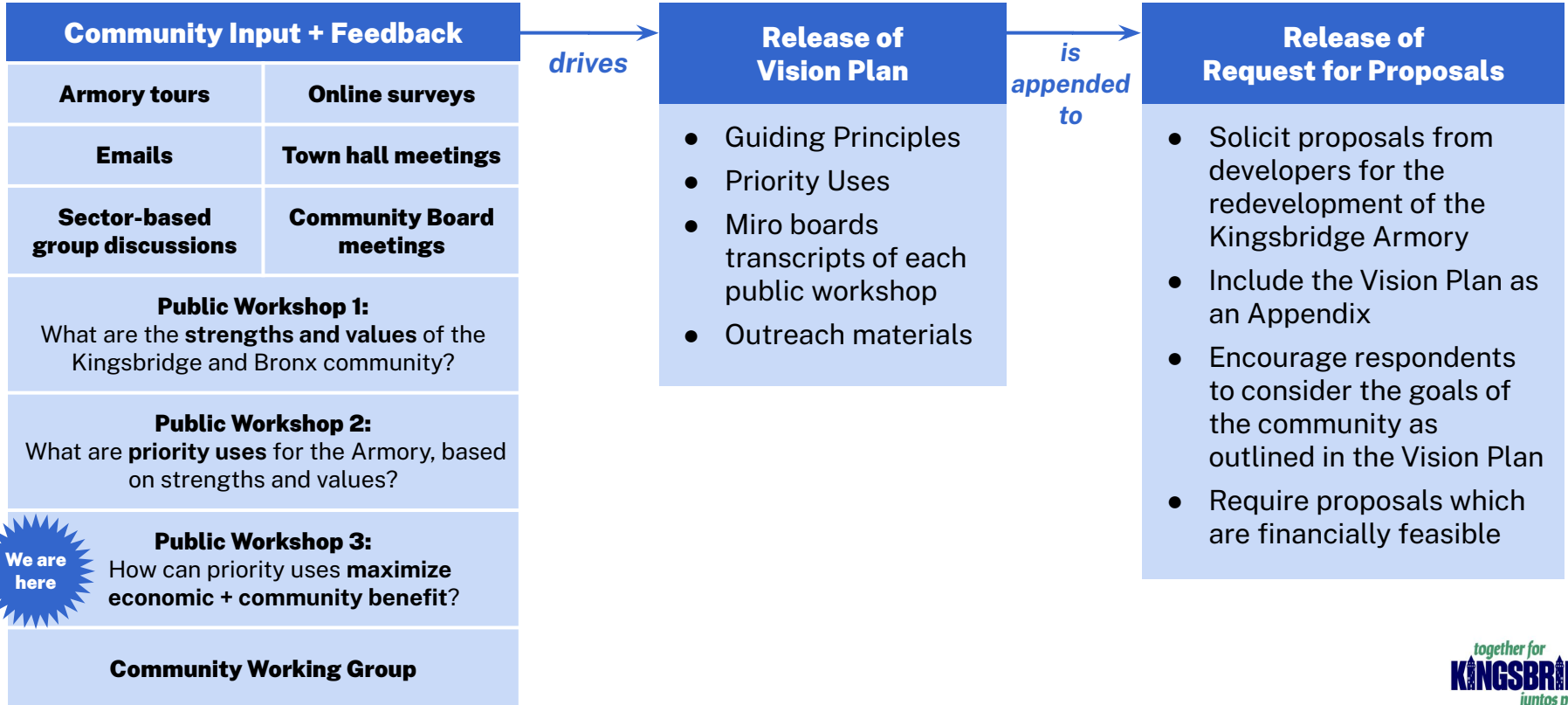
## Community Garden or Farm

- Community garden
- Composting services
- Gardening classes + workshops
- Nursery + food production

# RFP Process



# How are community priorities incorporated into the RFP process?



We are here

# What do we look for when we evaluate RFPs?

<b>Respondent Qualifications + Experience</b>	experience, development skills, and financial resources necessary to complete a high-quality project on time and within budget
<b>Financial + Schedule Feasibility</b>	demonstrated financial resources to complete the proposed development, and the feasibility and availability of financing sources
<b>Economic Impact</b>	number of new jobs created related to construction and operations; City taxes generated by the proposed development; ground rent proposed
<b>Land Use + Design</b>	thoughtful and innovative architectural and urban design that responds to the RFP goals, and the extent to which development potential is maximized
<b>Hiring + Workforce Programs</b>	strength of the MWBE plan; willingness to participate in and provide resources for the HireNYC Plan; extent to which Respondent meets EDC's hiring goals
<b>Completeness + Quality of Overall Response</b>	readiness and structure of respondent and respondent's team; quality and completeness of proposal and documentation

# Land Use + Historic Character

# Landmark Designation



## Allowed

Interior renovations and reprogramming that respect significant architectural features



## Requires Landmarks Commission Approval

Limited exterior additions, changes, upgrades that are necessary



## Not Allowed

Additions to roof of the Armory that protrude outside of building silhouette or significant demolition to exterior

# What Does Zoning Govern?



C4-4

1

## Definition

Regulations that govern how property can and cannot be used in certain geographic areas based on defined zones of use

2

## As of Right (AOR)

Able to be approved in accordance with the terms of a zoning regulation without requiring a variance or public hearing

3

## Uniform Land Use Review Procedure

Procedure whereby applications affecting the land use of the city are publicly reviewed

# Commercial Zone C4-4

C4-4



## Allowed (AOR)

Stores, businesses, or commercial activities not involving any kind of manufacture, processing, or treatment of products



## Requires Rezoning or Conditional Use Permit (ULURP)

Programs that are defined as conditional use or manufacture and process products



## Restricted by Code or Historic Use

Residential use and hazardous manufacturing

# Use Regulations C4-4



**Permitted Use Group(AOR)**



Entertainment & Recreation



Multimedia Studio



Tech Incubator



Museum & Exhibition



Film & TV Production



Urban Farming (local sales)



**Requires Rezoning or Conditional Use Permit (ULURP)**



Life Science & Experimental Research



Cannabis Production



Light Manufacturing



Urban Farming (without sales limitations)



**Restricted by Code and Historic Use**



Residential Development



Hazardous Manufacturing

# Exterior

## Characteristics:

- Existing parking lot off of Reservoir Ave
- Large and small planted areas
- Landmarks protected exterior

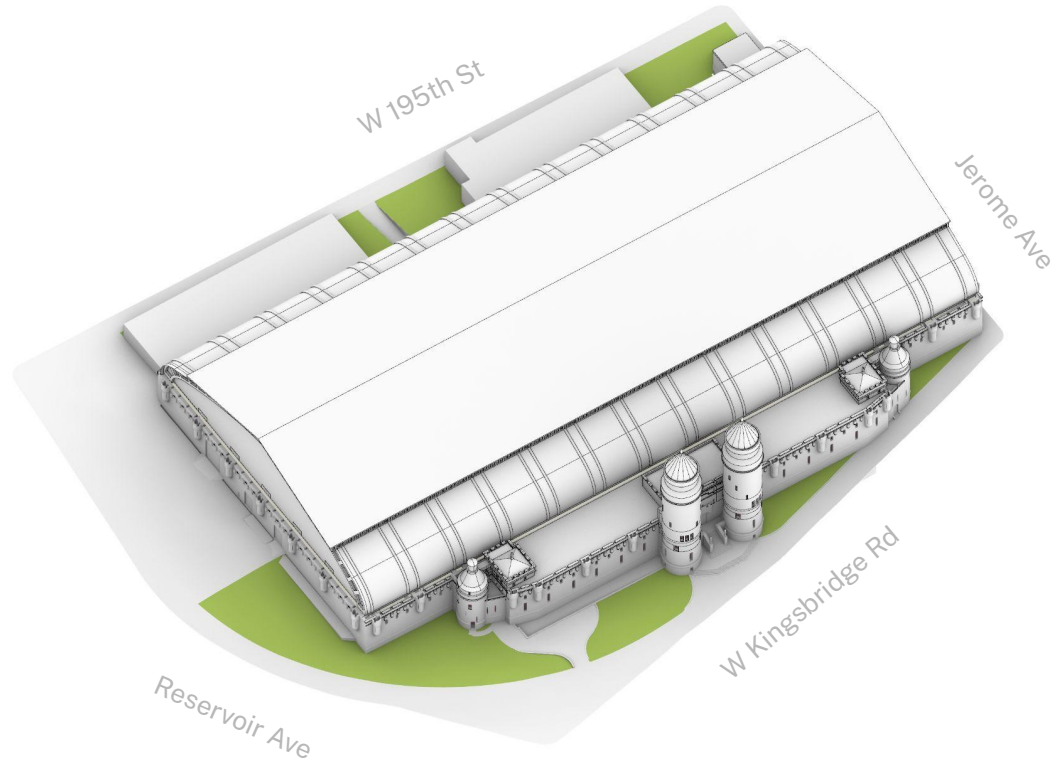
## Constraints:

- Structural integrity of Head House roof
- Changes to exterior of building or green space will require Landmarks review

## Complementary Priority Uses:

Community Gathering  
+ Organizing

Small-scale Outdoor  
Recreation + Fitness





# Drill Hall

## Characteristics:

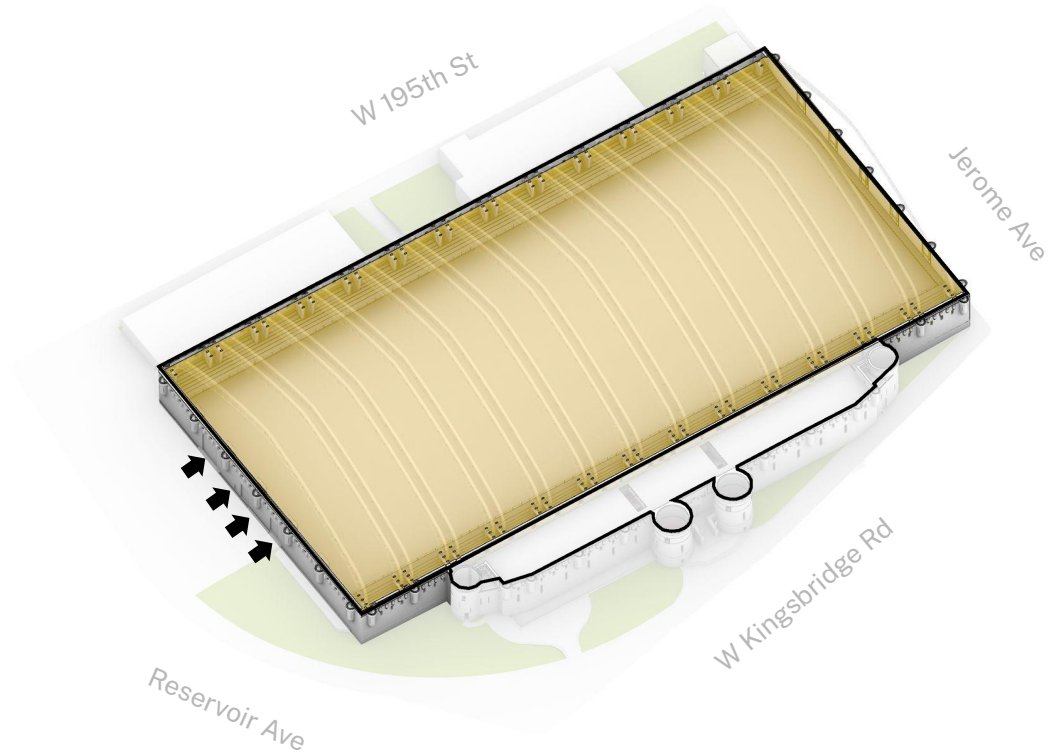
- 115' exterior height
- 103' interior height below truss
- Direct access from Reservoir Ave

## Constraints:

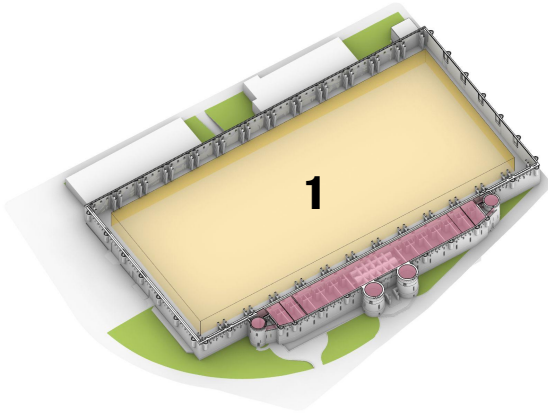
- Structural load limits for Drill Hall floor

## Complementary Priority Uses:

Retail + Entertainment	Recreation + Fitness
Cultural Attractions	Training + Education
Entrepreneurship + Jobs Hub	

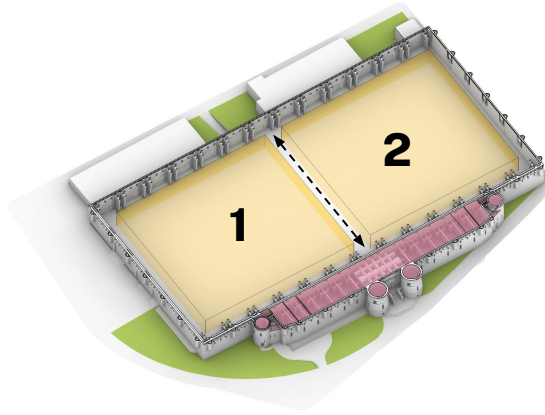


# Drill Hall - Dividing Space



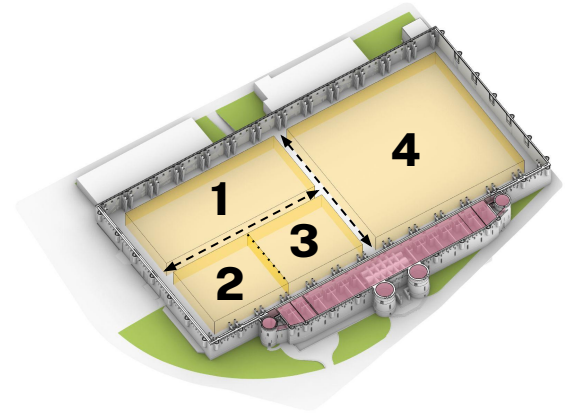
## Single

- Challenging to heat and cool one large space
- Fire exits and hallways along perimeter



## Split

- More standard heating and cooling strategy
- Increase in building circulation
- Shared fire exits and hallways



## Four or More

- More standard heating and cooling strategy
- Increase in fire code regulations for shared walls between uses
- Shared fire exits and hallways

# Head House

## Characteristics:

- Ceiling height range: 10'-15'
- Historically support space for previous program with large and small rooms for offices, lounge space and dining
- Access to operable windows and adequate light

## Constraints:

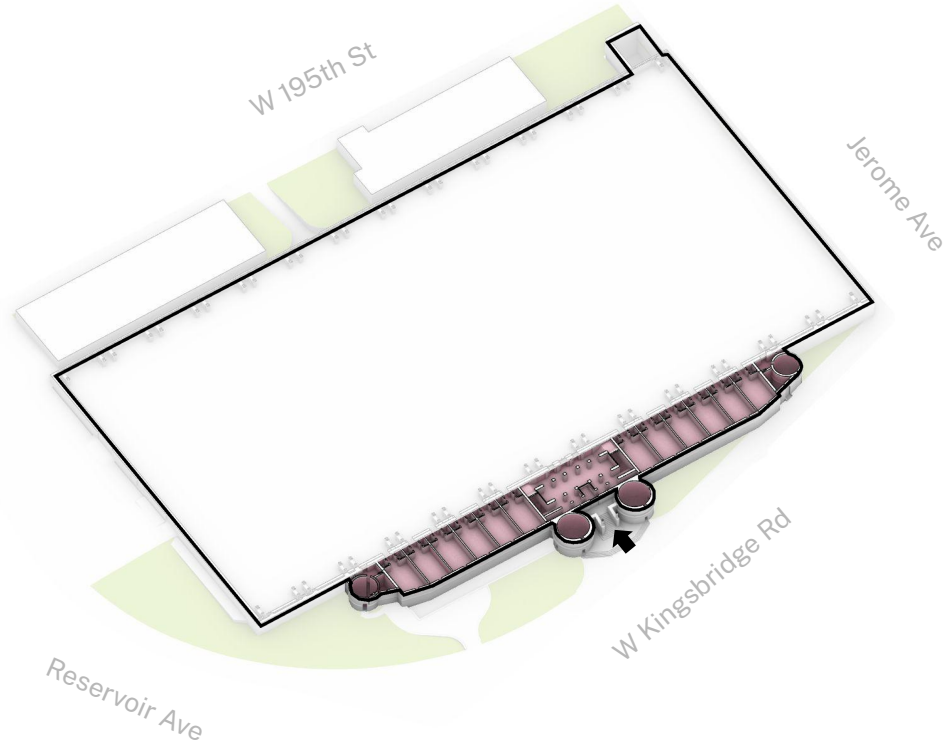
- Existing stairs and hallways do not meet code requirements

## Complementary Priority Uses:

Cultural  
Attractions

Training +  
Education

Community Gathering  
+ Organizing



# Basement Mezzanine

## Characteristics:

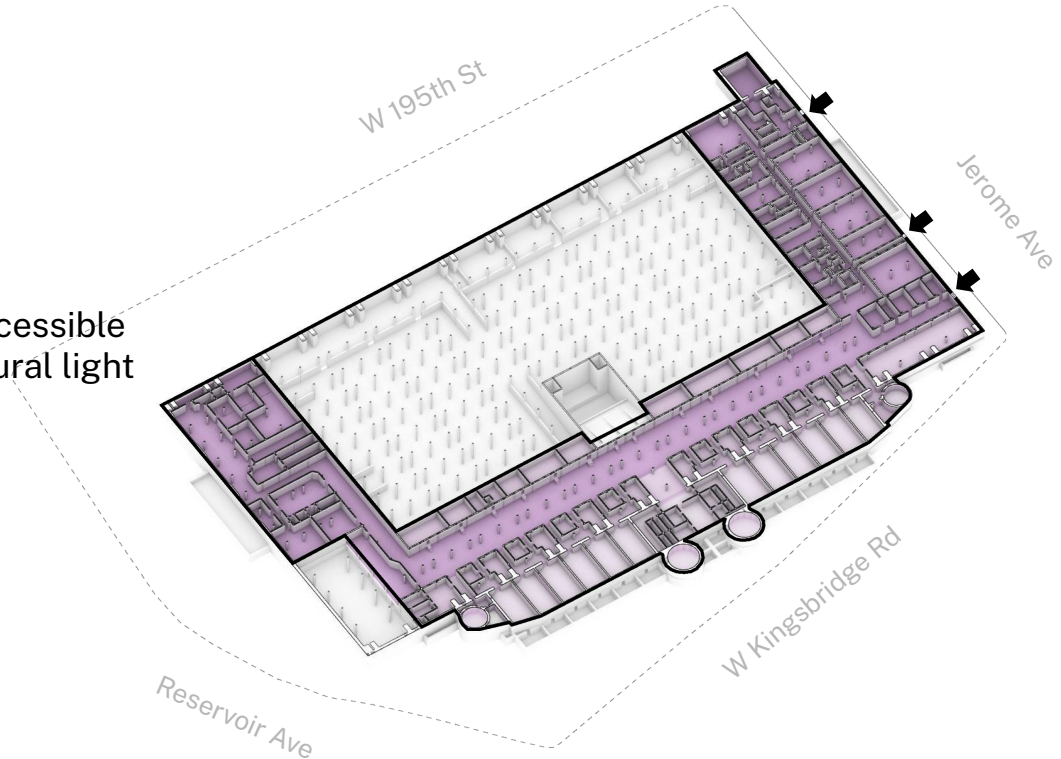
- Ceiling height range: 10'-13'
- Direct access from Jerome Ave
- Access to historic theater

## Constraints:

- Partial level changes not ADA accessible
- Not all rooms have access to natural light

## Complementary Priority Uses:

Retail + Entertainment	Recreation + Fitness
Cultural Attractions	Training + Education
Community Gathering + Organizing	



# Basement

## Characteristics:

- Ceiling height range: 9'-21'
- Double height spaces
- Access to lower level of historic theater
- Access to W 195th St by ramp

## Constraints:

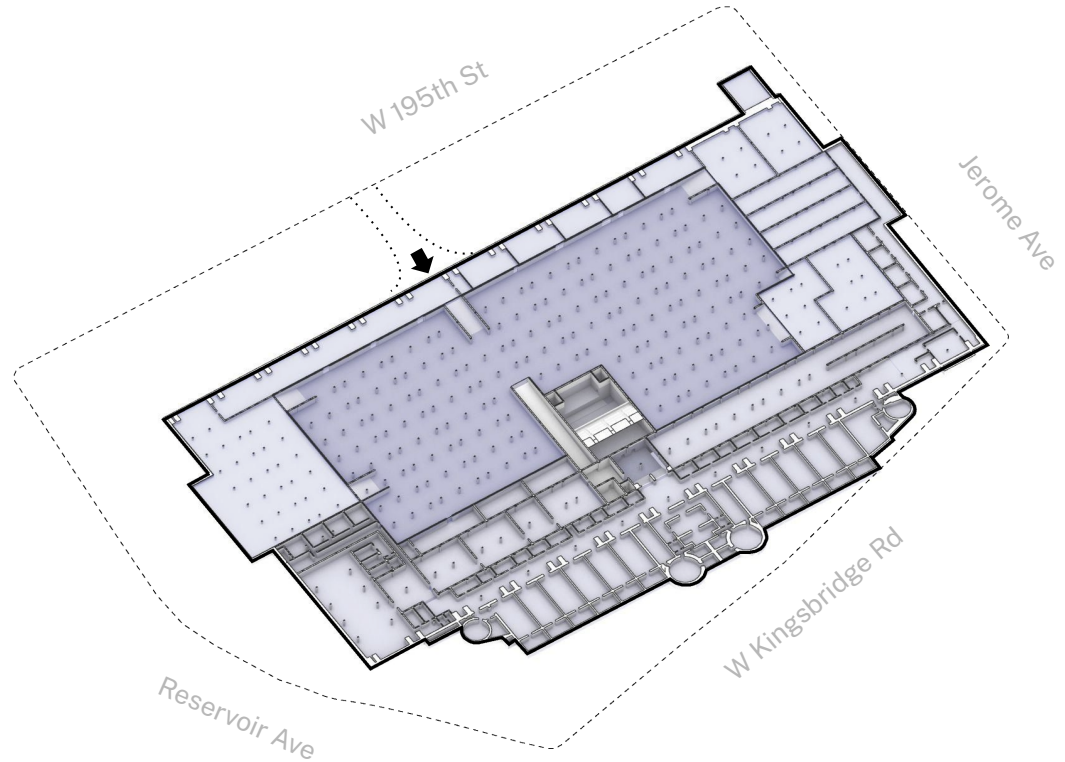
- Column grid supports Drill Hall floor above
- No direct access to natural light

## Complementary Priority Uses:

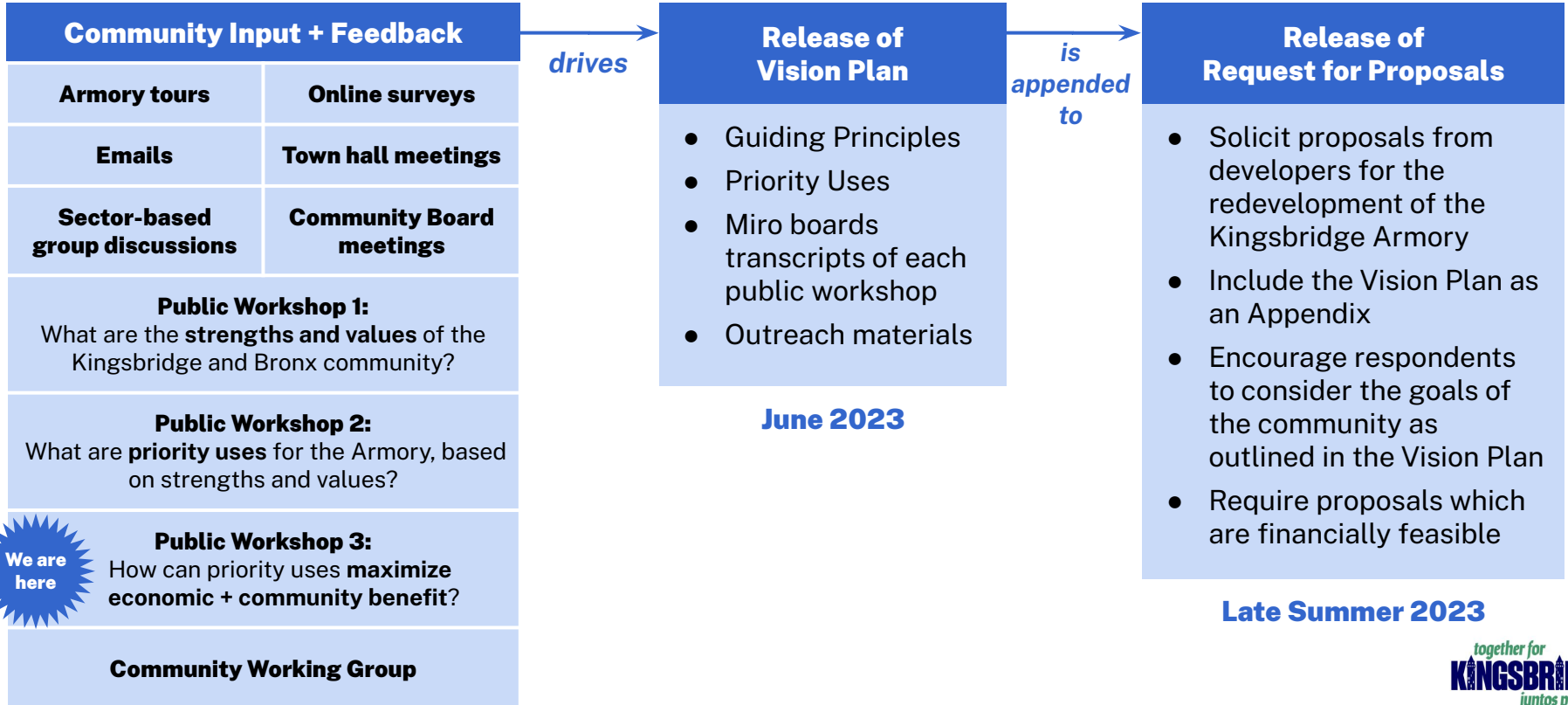
Retail +  
Entertainment

Recreation +  
Fitness

Cultural  
Attractions



# How are community priorities incorporated into the RFP process?



# Now, let's build our ideal Armory!

Facilitated group activity

## Questions

- What is economically feasible?
- What is the economic impact?
- Does it meet land use + design requirements?

+

## Priority Uses

Retail + Entertainment	Entrepreneurship + Jobs Hub
Cultural Attractions	Training + Education
Recreation + Fitness	Community Gathering + Organizing

=

## Your ideal Armory

