

Marcus Garvey Armory Restoration

Bedford-Stuyvesant, Brooklyn, NY

Jefferson Av

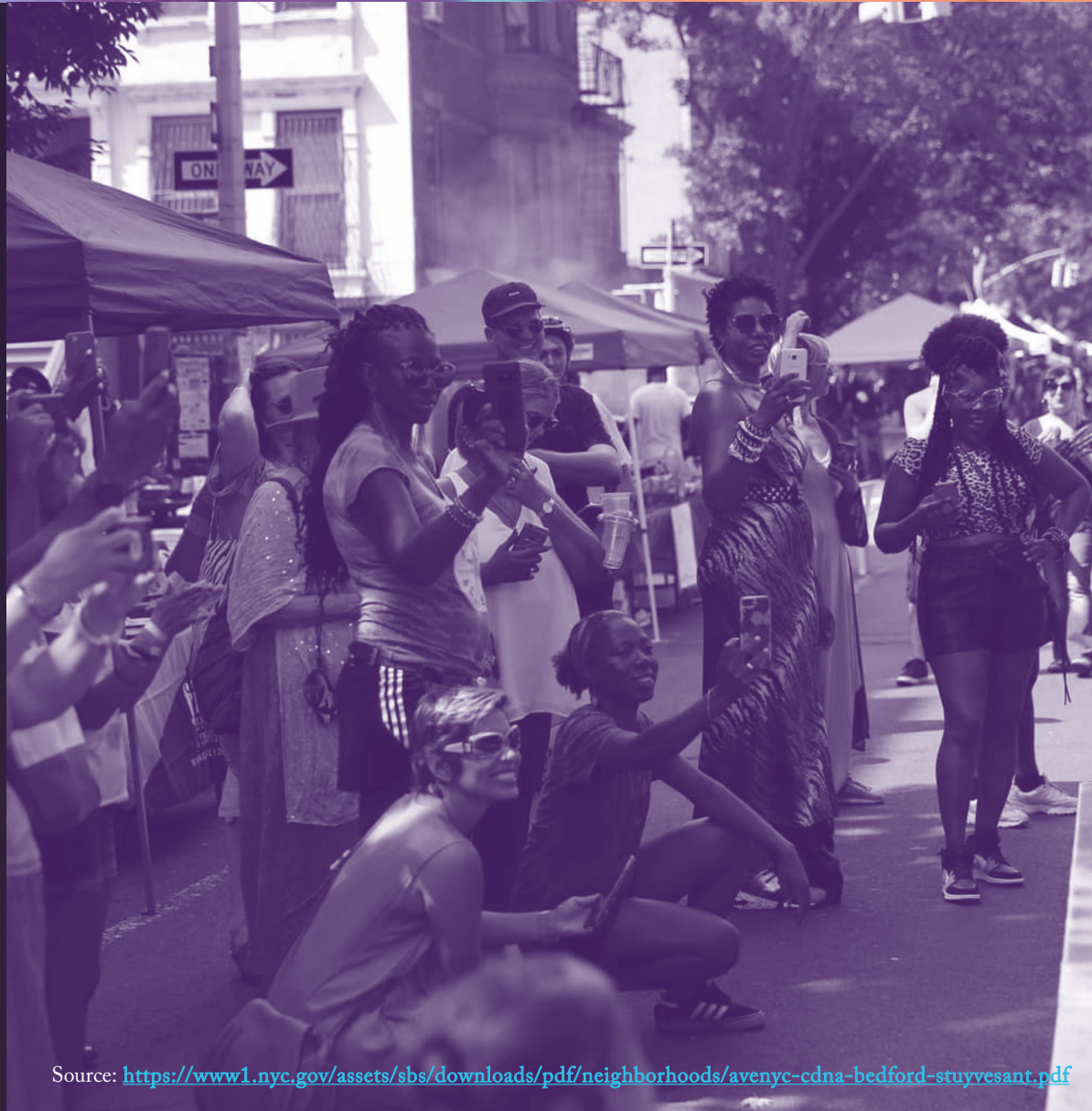
Marcus Garvey Blvd

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Source: <https://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/avenyc-cdna-bedford-stuyvesant.pdf>



Introduction

The 13th Regiment Armory



Brief History of the 13th Regiment Armory

Bedford-Stuyvesant, Brooklyn, NY



Location: 357 Marcus Garvey Blvd, Brooklyn, NY 11221 (formerly Sumner Avenue)

Size: 232,606 NSF (2.62 Acres)

Built: 1892-1894 to replace the 1874 Flatbush Armory

Architect: Rudolphe Lawrence Daus

Construction Cost: \$700,000

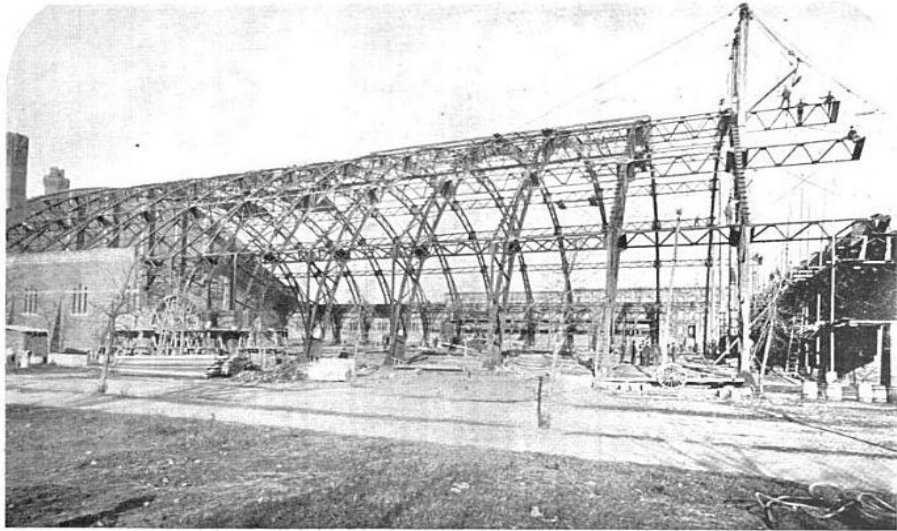
Current Owner: NYC Department of Human Services

Historic Usage: 1894 - 1971: Used for several different functions including:

- Artillery
- Civilian Use (school track, cultural showcase and competitions)

Current Usage:

- Pamoja House: Homeless shelter for men operated by Black Veterans for Social Justice, Inc. Serves approximately 198.



LATERAL SECTIONAL VIEW OF THE NEW ARMORY.

Source: <http://savebedfordstuyvesant.blogspot.com/2013/01/the-largest-building-in-bedford.html>



Source: <http://savebedfordstuyvesant.blogspot.com/2013/01/the-largest-building-in-bedford.html>

HISTORIC PHOTOS OF THE ARMORY



THE ARMORY TODAY



THE ARMORY TODAY



THE ARMORY TODAY



COMMUNITY PROFILE

Demographics

Total Population

165,377 Bedford-Stuyvesant

2,600,747 Brooklyn

8,443,713 New York City

Average Household Size

2.6 Bedford-Stuyvesant

2.69 Brooklyn

2.62 New York City

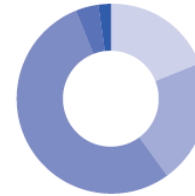
Average Household Size

2.6 Bedford-Stuyvesant

2.69 Brooklyn

2.62 New York City

Race/Background



	Bedford-Stuyvesant	BK	NYC
Hispanic or Latino (of any race)	19%	19%	29%
White alone	21%	36%	32%
Black or African American alone	54%	30%	22%
Asian alone	4%	12%	14%
Two or more races	2%	2%	2%
Some other race alone	0%	0%	1%
American Indian and Alaska Native alone	0%	0%	0%
Native Hawaiian and Other Pacific Islander	0%	0%	0%

Foreign-Born Population

20% Bedford-Stuyvesant

37% Brooklyn

37% New York City

Median Age

32.5 Bedford-Stuyvesant

35.1 Brooklyn

36.5 New York City

Population Age



	Bedford-Stuyvesant	BK	NYC
Under 5 Years	7%	7%	7%
5-14 Years	12%	12%	11%
15-24 Years	14%	12%	12%
25-44 Years	35%	32%	32%
45-64 Years	22%	23%	24%
65+ Years	10%	13%	14%

Educational Attainment

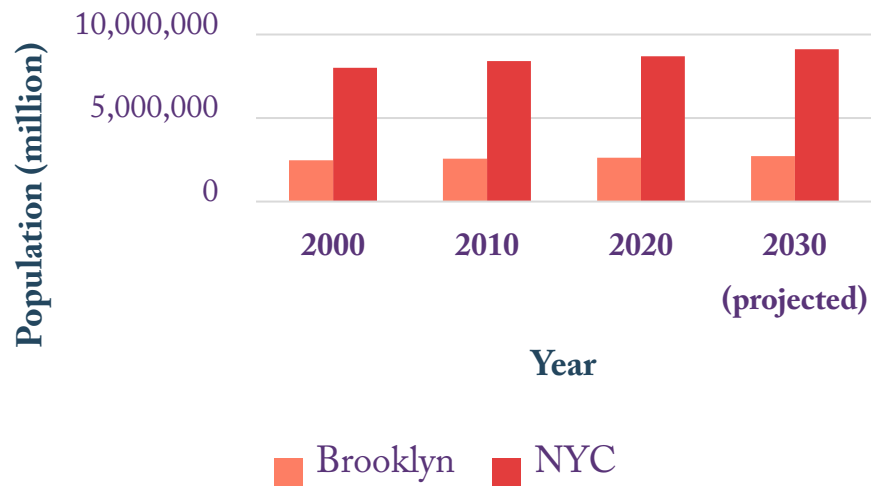


	Bedford-Stuyvesant	BK	NYC
12th Grade or Less, No Diploma	17%	18%	18%
High School Graduate	26%	26%	24%
Some College, No Degree	15%	13%	14%
Associate's Degree	6%	6%	6%
Bachelor's Degree	23%	22%	22%
Graduate or Professional Degree	13%	15%	16%



Demographic Trends

Population Growth Comparison 2020-2030



2020-2030 Population Growth (%):

NYC: 13.9%

Brooklyn: 10.3%

65 & Older as a % of the Population 2020-2030



2020-2030 Senior Population Growth (%):

NYC: 44.2%

Brooklyn: 45%

Neighborhood Economics



Income

Median Household Income

\$50,275	Bedford-Stuyvesant
\$56,015	Brooklyn
\$60,762	New York City

Pop. Below Poverty Line

26%	Bedford-Stuyvesant
21%	Brooklyn
19%	New York City

Employment

Population in Labor Force

66%	Bedford-Stuyvesant
64%	Brooklyn
64%	New York City

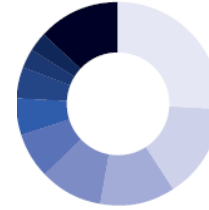
Unemployment*

8.3%	Bedford-Stuyvesant
7.0%	Brooklyn
6.9%	New York City

Commuting

25,155	Work in Bedford-Stuyvesant, live elsewhere
2,216	Live & Work in Bedford-Stuyvesant
66,079	Live in Bedford-Stuyvesant and work elsewhere

Local Residents' Employment



Educational Services, Health Care, Social Assistance	26%
Professional, Scientific, & Technical Services	15%
Accommodation, Food Services, Arts, Entertainment	12%
Retail Trade	10%
Transportation, Warehousing, Utilities	7%
Finance, Insurance, Real Estate	6%
Public Administration	5%
Construction	3%
Manufacturing	3%
Other Services	13%

Jobs Located in Bedford-Stuyvesant



Educational Services, Health Care, Social Assistance	46%
Professional, Scientific, & Technical Services	2%
Accommodation, Food Services, Arts, Entertainment	6%
Retail Trade	9%
Transportation, Warehousing, Utilities	5%
Finance, Insurance, Real Estate	3%
Public Administration	9%
Construction	4%
Manufacturing	3%
Other Services	13%

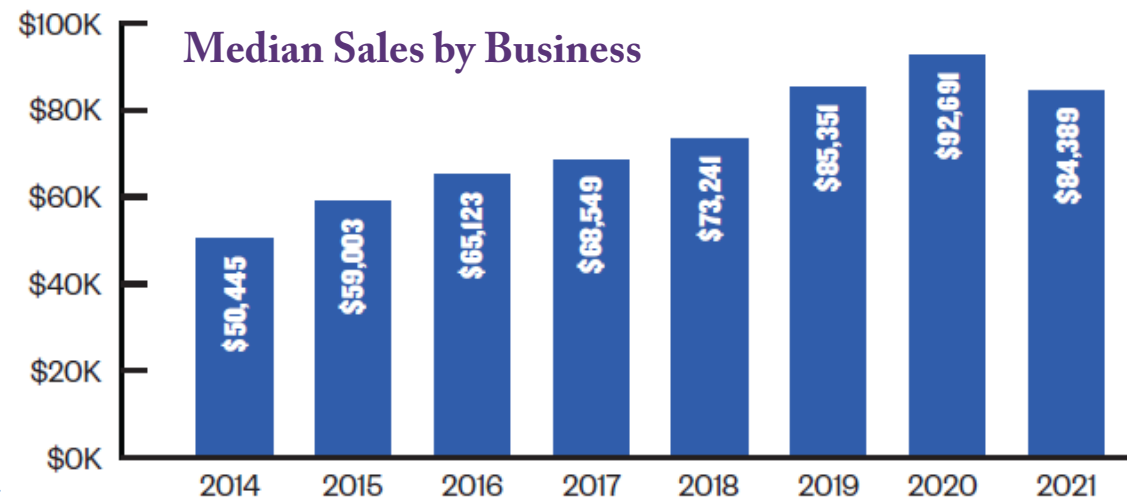
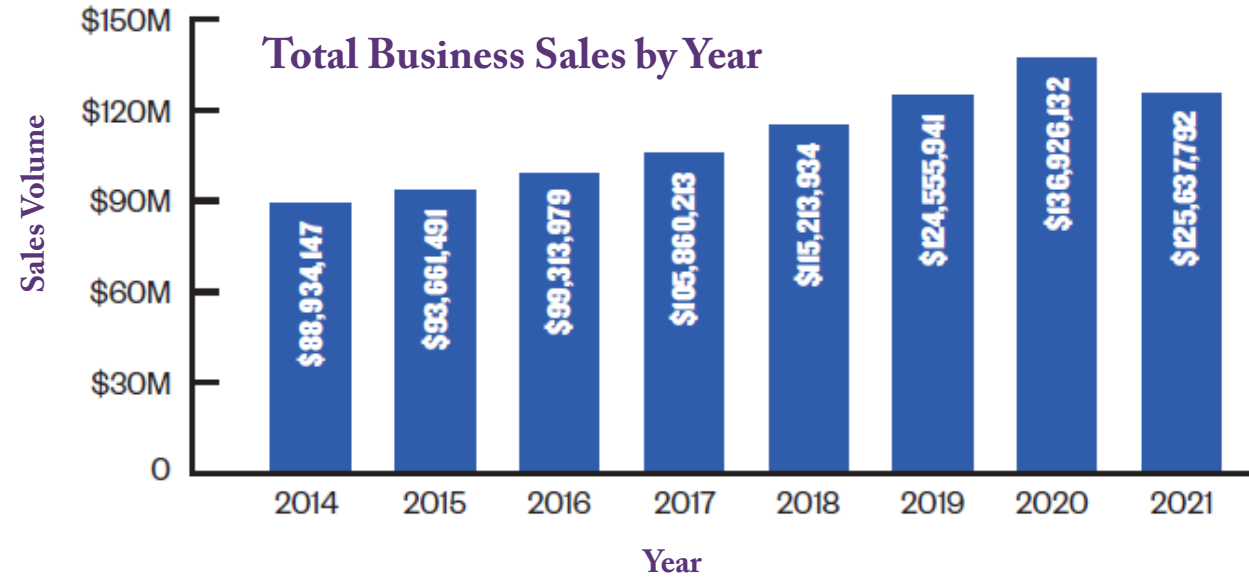
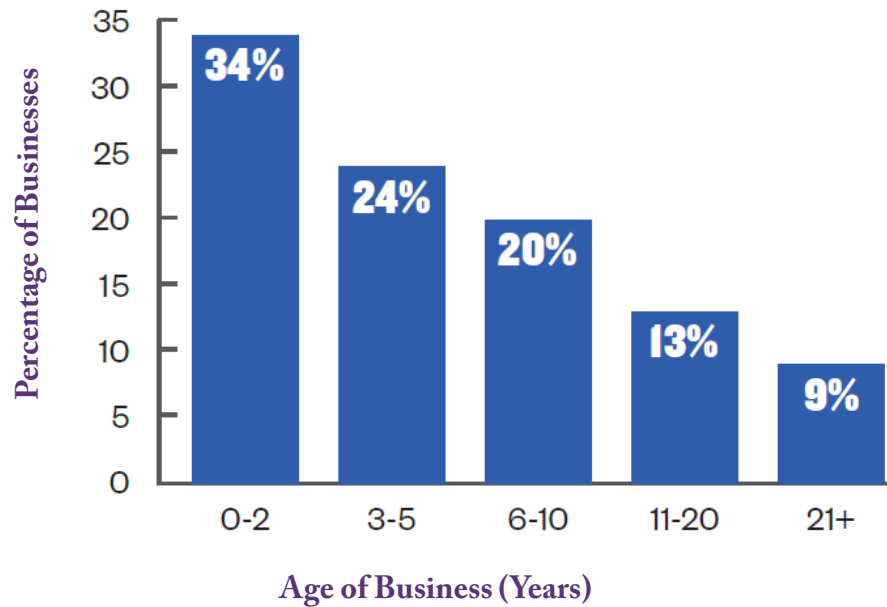
Neighborhood Economics



Business Landscape & Trends

85% of businesses are minority or woman-owned

69% of businesses have 0-2 employees



Neighborhood Economics



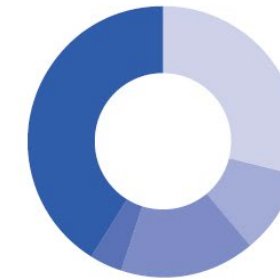
Consumer Preferences and Behaviors

A survey conducted in 2021 for the NYC Department of Small Business Services' Bedford-Stuyvesant Commercial District Assessment, asked residents about their current retail preferences. The screengrab to the right captures their responses:

What additional types of businesses would you like to see in Bedford-Stuyvesant?

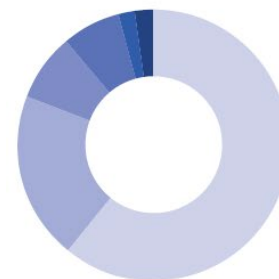
▶ Restaurants	
▶ Bakeries, coffee shops, cafes	
▶ Clothing & shoe stores	
▶ Supermarkets, farmers markets, healthy food stores	
▶ Book stores	
▶ Black owned, locally owned, and independent stores	

When do you usually shop in Bedford-Stuyvesant?



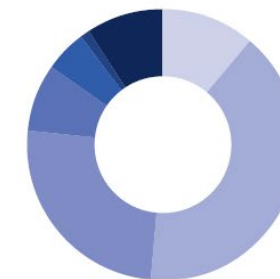
Weekdays	29%
Weekday evenings	10%
Weekend days	16%
Weekend evenings	4%
No set time	41%

How do you usually travel to Bedford-Stuyvesant?



Walk		61%
Personal Car		20%
Bus		8%
Subway		7%
Bike		2%
Taxi/Ride Share		2%

How often do you shop in Bedford-Stuyvesant?



Daily	11%
2 to 4 times a week	40%
Once a week	25%
Twice a month	8%
Once a month	5%
3 to 6 times a year	1%
Not Regularly	9%

Neighborhood Economics



Retail Leakage & Surplus

\$4.31B

Amount residents spend each year on goods and services.

\$2.04B

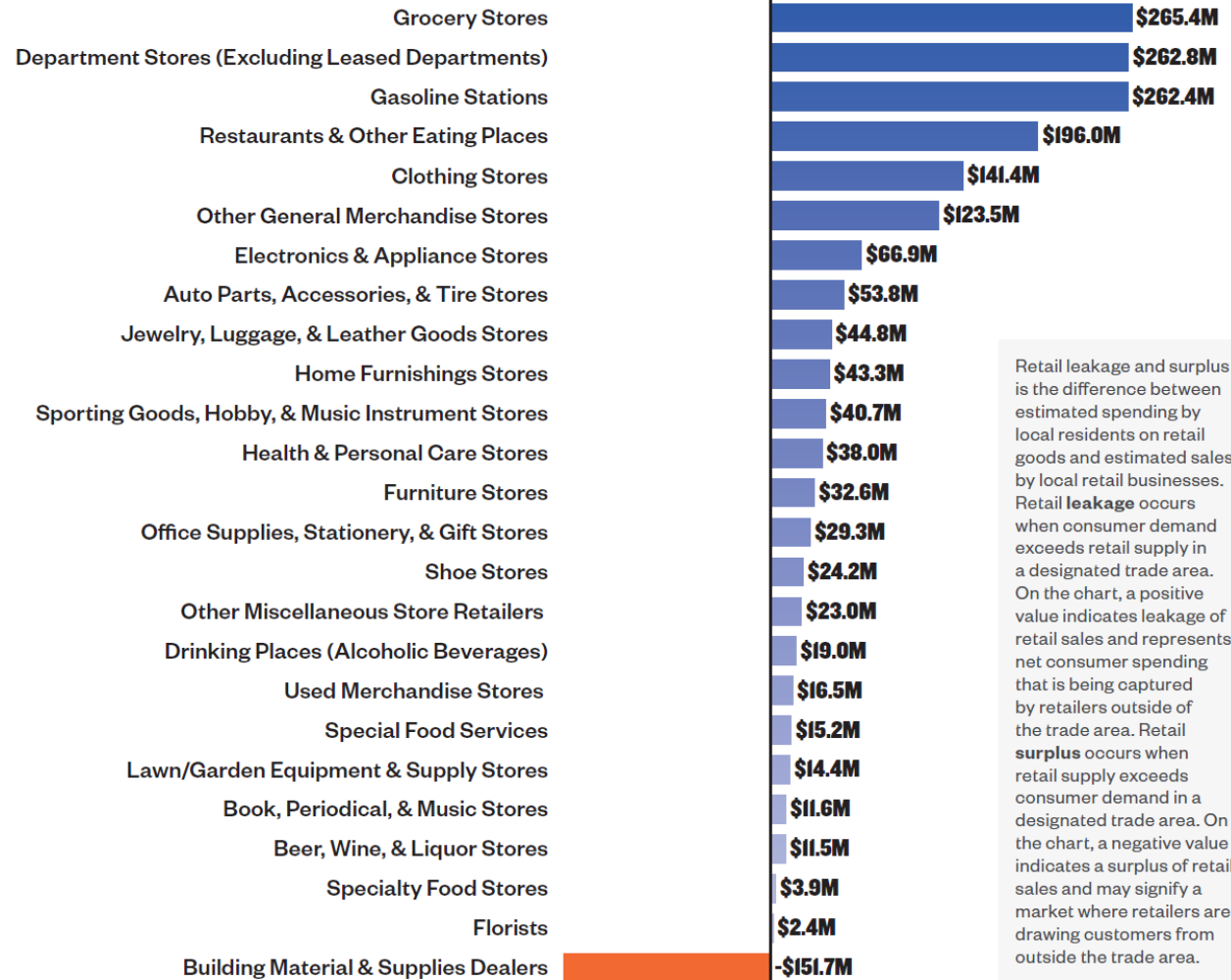
Amount local businesses make in sales each year.

\$2.26B

Amount spent outside of the neighborhood each year

Retail Leakage & Surplus

← Surplus \$0 Leakage →



Retail leakage and surplus is the difference between estimated spending by local residents on retail goods and estimated sales by local retail businesses. Retail **leakage** occurs when consumer demand exceeds retail supply in a designated trade area. On the chart, a positive value indicates leakage of retail sales and represents net consumer spending that is being captured by retailers outside of the trade area. Retail **surplus** occurs when retail supply exceeds consumer demand in a designated trade area. On the chart, a negative value indicates a surplus of retail sales and may signify a market where retailers are drawing customers from outside the trade area.

Opportunities Relevant to the 13th Regiment Armory

Economic



Source <https://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/avenyc-cdna-bedford-stuyvesant.pdf>

Entrepreneurship, Innovation, & Small Business Support

- 34% of businesses are start-ups (0-2 years in business)
- 85% are minority or woman-owned

Workforce

- 8.3% unemployment rate (compared to 6.9 for NYC)
- Only 2.2k residents live and work in Bed-Stuy (66k work outside of the neighborhood)

Retail

- \$2.26B spent on goods and services outside of Bed-Stuy (more than half of community expenditure)

Cultural



Source <https://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/avenyc-cdna-bedford-stuyvesant.pdf>

Vibrant African-American Community

- An opportunity to celebrate African-American arts and culture
- Opportunity to serve as a hub for the African Diaspora, along with the increase of African and Caribbean residents

Physical



© Untapped Cities by Michelle Young

Location:

- Accessible to multiple transit lines at the heart of Marcus Garvey Boulevard.

Size:

- Large size could enable multiple use types



Armory Re-use Case Studies



Featured Case Studies: New York-Based

Major R. Owens Health & Wellness Community Center



Armory: Bedford-Union Armory

Location: Crown Heights, Brooklyn, NY

Size: 515,000 SF

Use Type(s): Supportive programming, Sports & Recreation, Affordable Housing, Community Space

369th Regiment Armory



Armory: Harlem Armory

Location: Harlem, NYC, NY

Size: 266,158 NSF

Use Type: Sports and Recreation, Youth Programming

7th Regiment Armory



Armory: Park Avenue Armory

Location: Lenox Hill, NY, NY

Size: 210,000

Use Type(s): Arts and Culture, Supportive Housing

Featured Case Studies:

StarTUp at the Armory



Location: Towson, MD

Size: 26,000 SF

Use Type(s): Entrepreneurship, Small Business Development, Community Space

The Armory



Location: Owosso, MI

Size: 36,000

Use Type: Entrepreneurship, Small Business Development

Arlen Spector U.S. Squash Center



Location: Philadelphia, PA

Size:

Use Type(s): Sports & Recreation

Major R. Owens Health & Wellness Community Center



Armory: Bedford-Union Armory

Location: Crown Heights, Brooklyn, NY

Size: 515,000 SF

Brief History: The Bedford-Union Armory opened in 1908. When not used for military, it was used for community and sporting events. The National Guard decommissioned it in 2013 and there was increased community support for it to serve as affordable space for recreation and community organizations. In 2015, NYCEDC selected Bedford Courts LLC (BFC Partners) to redevelop the site

Redevelopment

The developer holds a 99-year lease for the armory, but the city maintains ownership of the armory.

Estimated project cost: \$250 million - \$256 million

Commitments: Former Borough President Marty Markowitz pledged \$1 million in 2015

Final Agreement terms:

- Developer to pay \$2 million annual ground rent
- \$1 in rent credit for every \$1 spent towards community benefit (minimum community benefit increased to \$1.25 million – not required until year 3)
 - Stabilization period: Year 1 (25% of base rent should be in community benefit); Year 2 (50% should be for community benefit)
- Nonprofits to be charged an initial annual rent of \$6 per square foot (and raised annually at 3%)

Uses

Housing: 415 apartment units; 250 designated as affordable; 10% for the formerly homeless

Nonprofit Offices: 35,000 SF of affordable office spaces for nonprofits that provide educational and health programming

Sports and Recreation: 60,000 SF of athletic facilities (including courts and a pool) for local residents, schools, and sports leagues

Education: Youth STEM classes

Supportive Programming: LGBTQ support services

Flexible Community Spaces: Space to be rented out for community events or local meetings

Major R. Owens Health & Wellness Community Center

Important Actors & Roles:

Owner: Govt of the City New York

Developer: Bedford Courts, LLC. (BFC Partners)

Anchor Tenant: Boys' Club of New York

Public agencies/officials involved:

- NYCEDC
- Council Member Laurie Cumbo

Notable Community Benefits: (a) swim lessons for a set number of community members for \$10 per hour instead of \$50 per hour; (b) 250 discounted gym memberships for community board members; (c) free or low-cost basketball clinics



Photos of the Major R. Owens Armory

369th Regiment Armory



Location: Harlem, NYC, NY

Size: 266,158 NSF

Brief History: The armory, was built in 1933 for the 369th Regiment, the first Black Regiment to fight in World War I (known as Harlem Hellfighters)

Redevelopment

Estimated project cost: \$46 million (2015)

Capital Sources:

- \$1.8 million – Community Development Block Grant
- \$1.25 million – Seized conviction assets
- \$1.2 million – NY State government
- \$1.2 – NYC Government
- \$500,000 – City Empowerment Zone grant
- Private financing

Uses

Sports and Recreation: 60,000 SF tennis center, offices, and meeting rooms

Supportive Programming: Youth support services; children and family services

369th Regiment Armory

Important Actors & Roles:

Owner: Govt of the City New York

Development Team Member: Westermann Construction Management

Anchor Tenant: Harlem Children's Zone

Public agencies/officials involved:

- HUD

Additional Tenants/user: Harlem Police Athletic League (PAL)



Photos of the 369th Regiment Armory



Park Avenue Armory



Armory: 7th Regiment Armory

Location: Lenox Hill, NY, NY

Size: 210,000 SF

Brief History: The Park Avenue Armory was built between 1877 and 1881 as both military facility and social club. It included an 18-room Head House, a 55,000 SF Drill Hall, and 8,000 SF rifle range under the floor.

Redevelopment

The redevelopment process lasted multiple years. It included significant structural replacements. It also involved environmental remediation and upgrades to the HVAC and electrical systems. It also involved façade renovations and a roof replacement.

Estimated project cost: \$215 million (est. 2016)

Commitments: There was \$150 committed as of 2016

Uses

Arts and Culture: Performance art spaces, arts education

Supportive Housing: Women's shelter

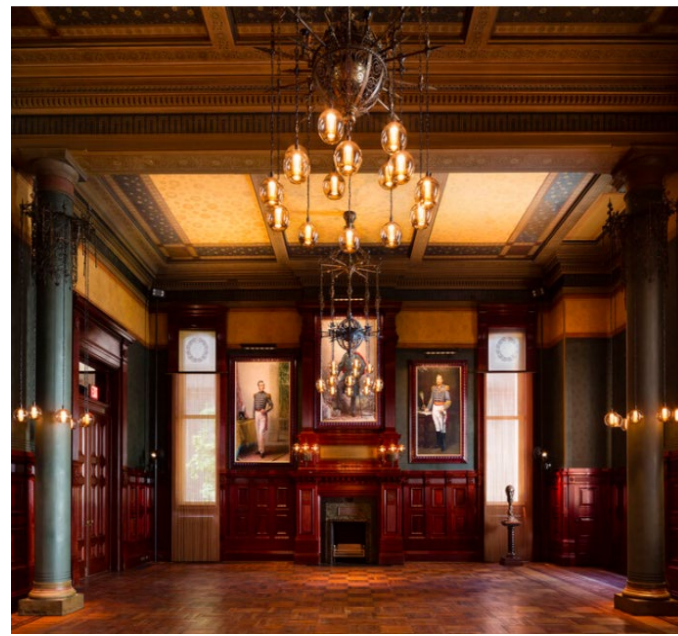
Park Avenue Armory

Important Actors & Roles:

Owner: Govt of the City New York

Anchor Tenant: Park Avenue Armory Organization

Notable Community Benefits: Community arts programming



Photos of the Park Avenue Armory

StarTUp at the Armory



Location: Towson, MD

Size: 26,000 SF

Brief History: The Towson Armory opened in 1933.

Redevelopment

Renovations began in 2019 and completed in 2021. In context, the armory renovation aligned with the nearly \$350 million Towson Row capital improvements and renovations projects that occurred in surrounding area (included student housing, grocery, and hotels).

Estimated project cost: \$7 million - \$8 million

- Acquisition - \$939,000
- Design - \$550,000
- Construction - \$5,600,000

Capital sources (proposed):

- \$500,000 state bond requested (2020)
- \$6.5 million – Equity

Uses

Entrepreneurship and Small Business Development: Serves start-ups, small businesses; accelerator program; entrepreneur mentorship program; industry agnostic but some life science and early-stage technology resources

Innovation: started to bridge the gap between entrepreneurs and the university's resources; hosts student competition

Workforce development: Training for community and students in relevant industries

Co-working spaces

StarTUp at the Armory

Important Actors & Roles:

Developer: Greenberg Gibbons

Anchor Tenant: Towson University

Public agencies/officials involved:

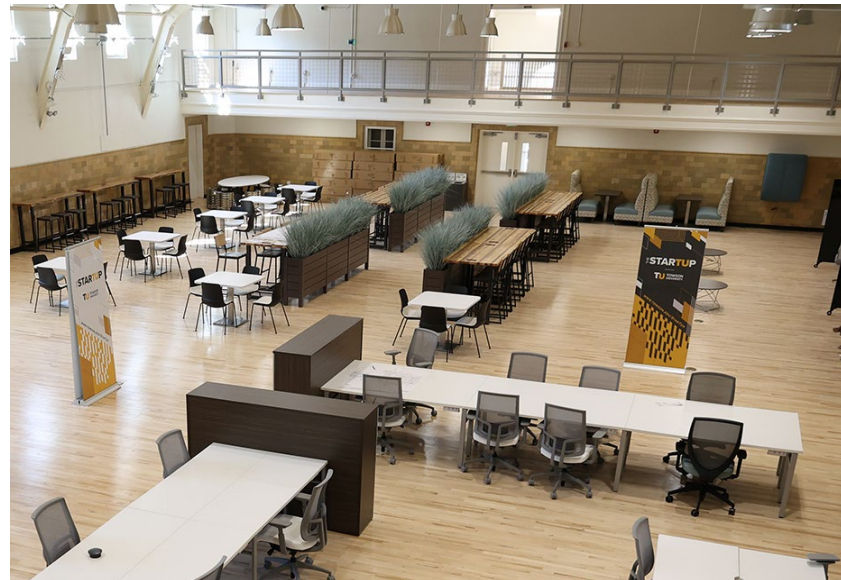
- Baltimore County Government

Capital Providers:

- First Trust Bank
- PNC

Additional organizations:

- TEDCO
- UpSurge Baltimore
- Whiteford, Taylor, and Preston



Photos of StarTUp at the Armory

The Armory



Location: Owosso, MI

Size: 36,000

Brief History: The Armory was built in 1915 for the National Guard. It was also used for community events (dances, lectures, and sporting).

Redevelopment

The building was vacant starting in 2007. It was then redeveloped to create the Shiawassee County Readiness Center. The redevelopment included the demolition of the front structure, restoration and upgrades to the HVAC and plumbing systems, electrical upgrades and the creation of an exterior green space.

Estimated project cost: \$5 million - \$8 million

Capital sources:

- New Market Tax Credits
- Federal Historic Tax Credit allocation
- First National bank (senior lender)
- Michigan EDC - \$1.4 million investment through Community Revitalization Program grant
- State Brownsfield Incentives TIF - \$394,650
- City of Owosso TIF - \$215,558
- \$5.67 million – private funding

Uses

Entrepreneurship and Small Business Development: small business incubator; City invested in a small business development counselor; and programming to secure \$700k in capital for 70 of the businesses.; networking and professional events

Co-working spaces: Offices, desks, offices that range from \$300+ per month to \$900+ per month

The Armory

Important Actors & Roles:

Developer: Greenberg Gibbons

Anchor Tenant: Shiawassee Readiness Center

Public agencies/officials involved:

- Michigan EDC
- City of Owosso

Capital Providers:

- National Trust Community Investment Corporation
- First National Bank

Additional organizations:

- Shiawassee Chamber of Commerce

Notable Community Benefits: Community centered events (farmers markets, nutrition classes, dance classes, youth entrepreneurship programming)



Photos of The Armory

Arlen Specter Center



Location: Philadelphia PA

Size: 79,607

Brief History: The former National Guard armory was built in 1916 and served multiple (civilian and military purposes throughout its history).

Redevelopment

Drexel University planned to redevelop the armory into an additional gym, since it was often used for sports. They also periodically used it for music concerts. The US Squash Association is currently leasing the building and has redeveloped it into the US National Squash Headquarters, equipped with professional-grade squash courts.

Estimated project cost: \$35 million

Capital sources:

- The Reinvestment Fund

Uses

Sports and Recreation: Used to host professional and community squash lessons, tournaments

Community Spaces: offices and community engagement within the space

The Specter Center

Important Actors & Roles:

Owner: Drexel University

Anchor Tenant: US National Squash Association

Notable Community Benefits: U.S. Squash Community Initiative - aimed at developing relationships with children and families across the socio-economic spectrum and create access to the "social capital of squash"

Photos of Specter Center

Armory Snapshot

Armory	Location	Size	Estimated Redevelopment Range (\$)	Uses
13 th Regiment Armory	Bedford-Stuyvesant, Brooklyn, NY	232,606 NSF	TBD	Supportive Housing
Major R. Owens Health and Wellness Community Center	Crown Heights, Brooklyn	515,000 SF	\$250 - \$256 million	Affordable Housing, Nonprofit office Spaces, Sports and Recreation Youth Programming
Harlem Armory	Harlem, NY, NY	266,158 SF	\$46 million	Sports and Recreation, Youth Programming
Park Avenue Armory	Lenox Hill, NY, NY	210,000 SF	\$215 million (2015)	Arts and Culture, Supportive Housing
StarTUp at the Armory	Towson, MD	26,000 SF	\$7-\$8 million	Entrepreneurship, Small Business Development
The Armory	Owosso, MI	36,000 SF	\$5 - \$8 million	Entrepreneurship, Small Business Development, Co-Working
Arlen Specter Center	Philadelphia, PA	79,607 SF	\$35 million	Sports and Recreation

Lessons & Use Opportunities for the 13th Regiment Armory

Use Opportunities and Relevant Case Studies:

Economic Development

Focus Area	Relevant Case Studies
Entrepreneurship & Small Business Development	StarTUp at the Armory The Armory (Owosso)
Workforce Development	Major R. Owens Center StarTUp at the Armory
Poverty Alleviation & Supportive Services	Major R. Owens Center Park Avenue Armory

Arts and Culture

Focus Area	Relevant Case Studies
Events Spaces	Major R. Owens Center Park Avenue Armory
Cultural Performances	Park Avenue Armory

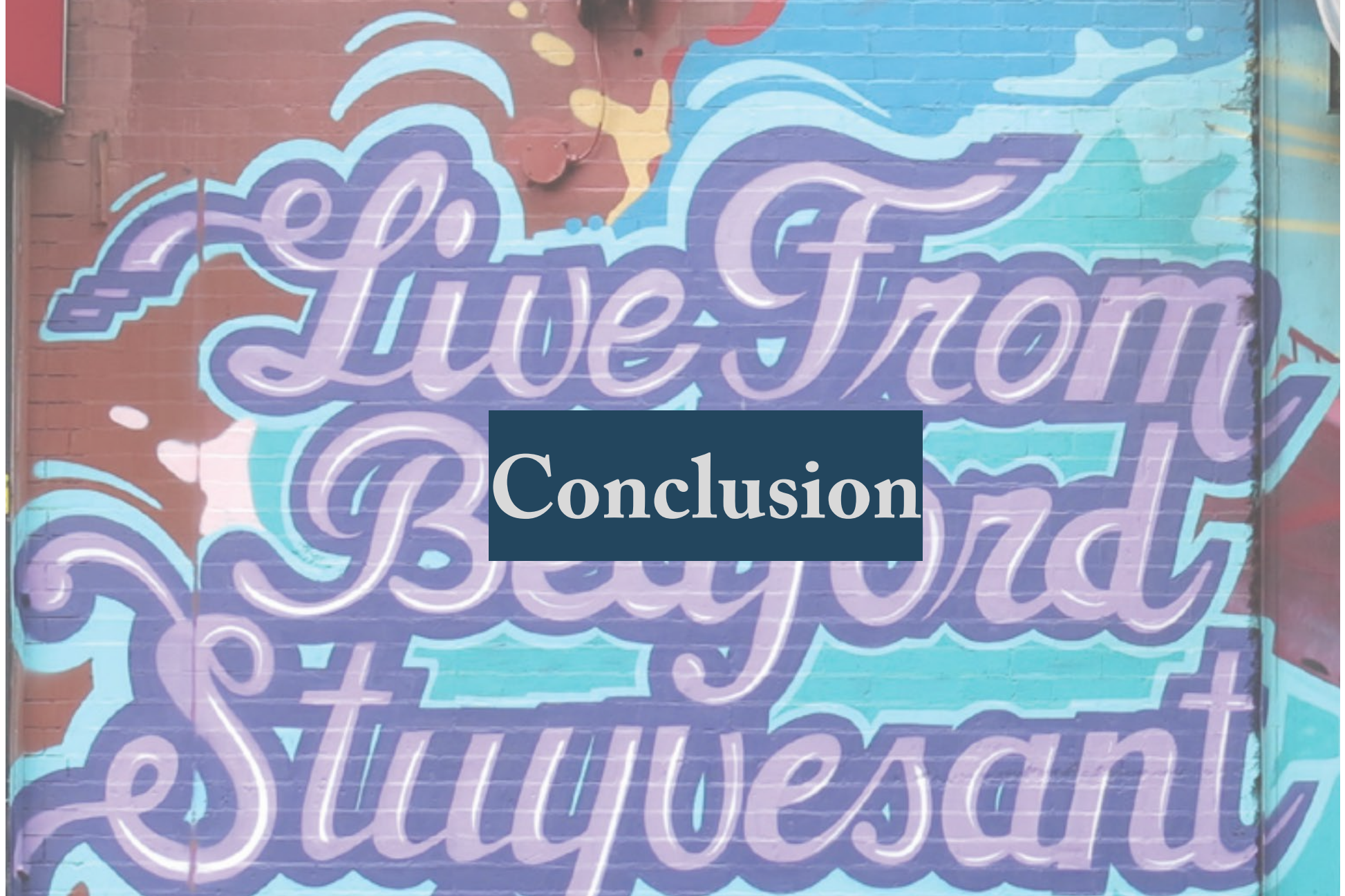
Physical Development

Focus Area	Relevant Case Study
Environmental Remediation	Park Avenue Armory
Structural Changes	Park Avenue Armory Major R. Owens Center Arlen Specter Center
Historic Preservation	Park Avenue Armory
Flexible Multi-Use Spaces	Major R. Owens Center Harlem Armory
Diverse Funding Sources	Harlem Armory The Armory (Owosso)

Redevelopment Process

Focus Area	Relevant Case Studies
Community Engagement	Major R. Owens Center The Armory (Owosso)
Anchor Partnerships	StarTUp at the Armory Major Owens Center Park Avenue Armory Harlem Armory

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Conclusion

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