

November 20, 2015

**NEW YORK STATE URBAN DEVELOPMENT CORPORATION
d/b/a EMPIRE STATE DEVELOPMENT**

**NOTICE OF PUBLIC SCOPING AND INTENT TO PREPARE
A DRAFT ENVIRONMENTAL IMPACT STATEMENT**

Bronx Psychiatric Center Land Use Improvement and Redevelopment Project

Notice is hereby given pursuant to the New York State Environmental Quality Review Act (“SEQRA”), codified in Article 8 of the Environmental Conservation Law, and its implementing regulations (6 NYCRR Part 617), that the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) intends to prepare a Draft Environmental Impact Statement (“DEIS”) for the Bronx Psychiatric Center Land Use Improvement and Redevelopment Project (the “project”) in Bronx County, New York.

The proposed action is the sale of an approximately 33-acre portion of the New York State Office of Mental Health (OMH) Bronx Psychiatric Center (BPC) campus located at 1500 Waters Place in the Morris Park section of the Bronx to Simone Development Companies, the conditionally selected developer for the project site. With the proposed action, ESD, in consultation with the City, would override the New York City Zoning Resolution with respect to certain use and bulk regulations, including parking, setback and floor area. It is anticipated that ESD would adopt and approve a General Project Plan to facilitate the project.

The project site is the northern portion of the BPC campus, and is bounded by the Hutchinson Metro Center to the north, the Hutchinson River Parkway to the east, the remaining portion of the BPC campus and Waters Place to the south, and Marconi Street to the west.

The proposed project would include approximately 1.5 million gross square feet (gsf) of commercial office space for business, professional, or medical facilities; 100,000 gsf of hotel use; 100,000 gsf of college/trade school space; 40,000 gsf of retail space; 2,000 gsf of community facility space; 197,112 square feet of open space, including one regulation-sized football/soccer field and one baseball diamond with supporting amenities; and approximately 5,440 accessory parking spaces. Independent of the proposed project, three primary existing BPC buildings on the project site—1) the Bronx Children’s Psychiatric, 2) the John W. Thompson, and 3) the Betty Parker Buildings—are being vacated and uses will be relocated to new BPC facilities located at the southern portion of the campus. The Bronx Children’s Psychiatric Building would be demolished. The John W. Thompson Building would be renovated for educational, community facility, and hotel use and the Betty Parker Building would be renovated for business/medical/educational/office use. The proposed project would include

four new, approximately 13-story, 250,000 square foot buildings for office use, and a two-building retail plaza. The proposed project would remove the three existing ball fields currently located on the project site, but would replace them with the new recreational uses described above.

Construction of the proposed project is expected to occur in two phases over a period of approximately 10 years. Phase I is expected to be complete in 2021, with the full build out of Phase II expected in 2026. Phase I would include a total of approximately 1,242,000 gsf of development, 197,112 square feet of open space and 4,115 parking spaces. Phase II would include approximately 500,000 gsf of development and 1,325 parking spaces.

ESD has determined the proposed project to be a Type I action per SEQRA, which requires a determination of significance. ESD has prepared a Full Environmental Assessment Form (“FEAF”) for the proposed action and determined that the proposed project could have the potential to result in significant adverse environmental impacts, and therefore a Draft Environmental Impact Statement (“DEIS”) is to be prepared to assess the impact(s), along with possible mitigation, as well as to explore alternatives that may reduce potential significant adverse impacts.

A public scoping meeting has been scheduled to obtain comments on the draft scope of analysis for the DEIS, which is attached to this notice. The meeting will be held on December 7, 2015 from 4:00 PM to 7:00 PM at the Herbert H. Lehman High School, Auditorium, 3000 E. Tremont Avenue, Bronx, New York 10461.

Copies of the draft scope of analysis may be obtained from ESD’s website at http://esd.ny.gov/PublicMeetings_Notices.html under the Public Notices section or may be requested through the contact below.

Comments on the draft scope of analysis may be presented at the public scoping meeting or submitted in writing to: Jennifer Rivera, Empire State Development, 622 Third Avenue, New York, NY 10017, or by email: BronxPsych@esd.ny.gov. Written comments on the draft scope of analysis will be accepted until 5:00 PM on December 22, 2015.

Part 617 allows thirty (30) days from the date of this notice for consent or challenge of this lead agency designation. If no objections are made within thirty (30) days from the mailing of this notice, it will be assumed that the involved and potentially involved agencies concur that ESD serve as lead agency for the environmental review of the proposed action.

This notice and draft scope have been sent to the following potentially involved or interested parties:

Dormitory Authority State of New York
NYS Office of Mental Health
NYS Department of Environmental Conservation, Region II
NYS Office of Parks, Recreation and Historic Preservation
Mayor of the City of New York
NYC Mayor's Office of Sustainability
NYC Department of City Planning, Bronx Office
NYC Department of Transportation
Metropolitan Transportation Authority
Bronx Borough President's Office
Bronx Community Board # 11