

August 15, 2019

NOTICE OF COMPLETION AND PUBLIC HEARING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
BRONX PSYCHIATRIC CENTER LAND USE IMPROVEMENT PROJECT

Pursuant to the State Environmental Quality Review Act (Article 8 of the New York State Environmental Conservation Law) and the regulations adopted pursuant thereto (6 NYCRR Part 617), a Draft Environmental Impact Statement (DEIS) has been prepared for the proposed Bronx Psychiatric Center Land Use Improvement Project (the proposed project), and copies thereof are available online or upon request to the offices of the lead agency as set forth below.

SEQRA Classification: Type I

Lead Agency: New York State Urban Development Corporation
d/b/a Empire State Development (ESD)

Project Description: The proposed project entails the redevelopment of the northern portion of the New York State Office of Mental Health Bronx Psychiatric Center (BPC) campus located at 1500 Waters Place in the Morris Park section of the Bronx (the project site). ESD has conditionally selected Simone Development Companies to redevelop the approximately 34-acre site with approximately 1.2 million gross square feet (gsf) of commercial office space for business, professional, or medical facilities; it would also include approximately 100,000 gsf of bio-tech/research space; 250,000 gsf of accessory use; 124,300 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; 8.7 acres of open space, including two baseball diamonds with a 2,000 gsf support building and supporting amenities; 8,100 gsf of accessory amenity space; and approximately 4,029 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 - have been vacated and uses have been 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 and Betty Parker Buildings would be renovated and are proposed to contain a mix of educational, hotel, office, community facility, bio-tech/research and retail uses. The proposed project would include five new buildings for office,

community facility, accessory, and retail uses, and a new retail building. The proposed project would remove the four existing private ball fields currently located on the project site, but would replace them with the new recreational uses described above and would result in an increase in the amount of publicly accessible open space on the project site.

Project Location: The project site is located in the Morris Park section of the Bronx and is generally 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.

Lead Agency Contact: Soo Kang
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Empire State Development
633 Third Avenue
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(212) 803-3253

The Executive Summary of the DEIS, which describes the proposed project and its potential impacts, is incorporated hereto and made a part hereof.

A Public Hearing will be held on the DEIS pursuant to SEQRA and other relevant statutes on Monday, September 16, 2019, 6:30 pm to 8:30 pm at the Albert Einstein College of Medicine, LeFrak Auditorium located at 1301 Morris Park Avenue, Bronx, NY 10461.

Copies of the DEIS are available for inspection at ESD, 633 Third Avenue, New York, NY 10017. A flash drive of the entire DEIS and/or a paper copy of the Executive Summary of the DEIS are available at no charge upon request. Paper copies of the complete DEIS are available for purchase. The DEIS is also available on ESD's website at: <https://esd.ny.gov/bronx-psych-redevelopment-project>. In addition, the DEIS is available at the Westchester Square Branch of the New York Public Library at 2521 Glebe Avenue, Bronx, NY. An inspection copy of the DEIS will also be available at the Public Hearing. To inspect and/or obtain copies of the DEIS, please contact Michael Avolio at (212) 803-3729.

Comments on the DEIS may be made orally or submitted in writing at the Public Hearing or submitted in writing to the lead agency. Comments must be received no later than 5:00 pm on October 16, 2019. Written comments may be submitted by email to BronxPsychiatric@esd.ny.gov or mail to the lead agency contact. Written comments, whether received at the Public Hearing or submitted to the lead agency, will be afforded the same weight as oral testimony, and those wishing to submit lengthy or complex testimony are urged to do so in writing.

This Notice and the DEIS have been sent to:

Dormitory Authority State of New York
NYS Department of Environmental Conservation, Region II
NYS Office of General Services
NYS Office of Mental Health
Metropolitan Transportation Authority
NYC Mayor's Office of Environmental Coordination
NYC Department of City Planning, Bronx Office
NYC Department of Transportation
Bronx Borough President's Office
Bronx Community Boards 10 and 11
Westchester Square Public Library