

Appendix A
New York City
Waterfront Revitalization Program (WRP)
and
New York State
Coastal Zone Management Program Consistency
Assessment Form (CAF)

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM

Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Empire State Development

Name of Applicant Representative: Soo Kang (project contact)

Address: 633 Third Avenue, New York, NY 10017

Telephone: 212.803.3100 Email: Soo.Kang@esd.ny.gov

Project site owner (if different than above): Dormitory Authority of the State of New York

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The proposed project would redevelop the northern portion of the Bronx Psychiatric Center (BPC) campus with approximately 1.2 million gross square feet (gsf) of commercial office space for business, professional, or medical facilities; it would also include 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 (of which 3.9 acres would be publicly accessible), including two baseball diamonds with a 2,000 gsf support building and supporting amenities; and approximately 4,029 accessory parking spaces. Independent of the proposed project, the three primary existing buildings on the project site—the Bronx Children's Psychiatric, John W. Thompson, and Betty Parker buildings—have been vacated and the uses 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 five new buildings, a new retail building, and new parking garages and surface parking lots would be constructed.

2. Purpose of activity

In an effort to reduce its facilities footprint and optimize its service provision shifting from institutionalized to transitional/community-based settings, the New York State Office of Mental Health (OMH) has consolidated its current operations in a smaller 40-acre campus of newly constructed buildings adjacent to the project site. Upon consolidation, OMH has vacated the 34-acre project site and made it available for development. The proposed project would activate and enliven an underutilized portion of the BPC campus and better connect the proposed uses to surrounding development at Hutchinson Metro Center.

C. PROJECT LOCATION

Borough: Bronx Tax Block/Lot(s): 4226/30 and p/o 35

Street Address: 1500 Waters Place

Name of water body (if located on the waterfront): N/A

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission

☐ Yes ☒ No

- | | | |
|---|--|--|
| <input type="checkbox"/> City Map Amendment | <input type="checkbox"/> Zoning Certification | <input type="checkbox"/> Concession |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Zoning Authorizations | <input type="checkbox"/> UDAAP |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise |
| <input type="checkbox"/> Housing Plan & Project | <input type="checkbox"/> Other, explain: _____ | |
| <input type="checkbox"/> Special Permit | | |

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Board of Standards and Appeals

☐ Yes ☒ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- | | |
|--|---|
| <input type="checkbox"/> Legislation | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking | <input type="checkbox"/> Policy or Plan, specify: _____ |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____ |
| <input type="checkbox"/> 384 (b) (4) Approval | <input type="checkbox"/> Permits, specify: _____ |
| <input type="checkbox"/> Other, explain: _____ | |

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☒ Other, explain: ESD: adoption of General Project Plan and Zoning Overrides, approval of essential terms of transaction, acquisition and subsequent disposition of real property

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a [Joint Application for Permits?](#)

☐ Yes

☒ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☒ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☒ No
3. Is the project located on publicly owned land or receiving public assistance? ☒ Yes ☐ No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) ☒ Yes ☐ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) ☒ Yes ☐ No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - ☐ Significant Maritime and Industrial Area (SMIA) (2.1)
 - ☐ Special Natural Waterfront Area (SNWA) (4.1)
 - ☐ Priority Maritime Activity Zone (PMAZ) (3.5)
 - ☐ Recognized Ecological Complex (REC) (4.4)
 - ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
I	Support and facilitate commercial and residential redevelopment in areas well-suited to such development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
2	Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Protect and restore the quality and function of ecological systems within the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
5	Protect and improve water quality in the New York City coastal area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Provide public access to, from, and along New York City's coastal waters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Protect scenic resources that contribute to the visual quality of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.


"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Connor Lacefield

Address: 440 Park Avenue South, New York, NY 10016

Telephone: 646-388-9855

Email: clacefield@akrf.com

Applicant/Agent's Signature: 

Date: 6/20/19

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning

Waterfront and Open Space Division

120 Broadway, 31st Floor

New York, New York 10271

212-720-3696

wrp@planning.nyc.gov

www.nyc.gov/wrp

New York State Department of State

Office of Planning and Development

Suite 1010

One Commerce Place, 99 Washington Avenue

Albany, New York 12231-0001

518-474-6000

www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☐ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Worksheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. HighTab 4 contains primary results. Tab 5, "Future Flood Level Projections" contains background computations. The remaining tabs contain additional results, to be used as relevant. Non-highlighted cells have been locked.

Background Information	
Project Name	Bronx Psychiatric Center Redevelopment
Location	1500 Waters Place, Bronx, NY 10461
Type(s)	<div> <input checked="" type="checkbox"/> Residential, Commercial, Community Facility <input checked="" type="checkbox"/> Parkland, Open Space, and Natural Areas <input type="checkbox"/> Tidal Wetland Restoration <input type="checkbox"/> Critical Infrastructure or Facility <input type="checkbox"/> Industrial Uses </div> <div> <input type="checkbox"/> Over-water Structures <input type="checkbox"/> Shoreline Structures <input type="checkbox"/> Transportation <input type="checkbox"/> Wastewater Treatment/Drainage <input type="checkbox"/> Coastal Protection </div>
Description	The proposed project entail the redevelopment of a 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 (the project site). The New York State Urban Development Corporation d/b/a Empire State Developent (ESD) has conditionally selected Simone Development Companies to redevelop the project site with approximately 1.2 million gross square feet (gsf) of commercial office s pace for business, professional, or medical facilities; it would also include 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
Planned Completion date	2028

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet Error."

Last update: June 7, 2017

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	3.33	3.33	NAVD88	https://tidesandcurrents.noaa.gov/datums.html?id=8518687
1% flood height	13.00	13.00	NAVD88	3
As relevant:				
0.2% flood height	-->		NAVD88	
MHW	2.98	2.98	NAVD88	https://tidesandcurrents.noaa.gov/datums.html?id=8518687
MSL	-0.14	-0.14	NAVD88	https://tidesandcurrents.noaa.gov/datums.html?id=8518687
MLLW	-3.52	-3.52	NAVD88	

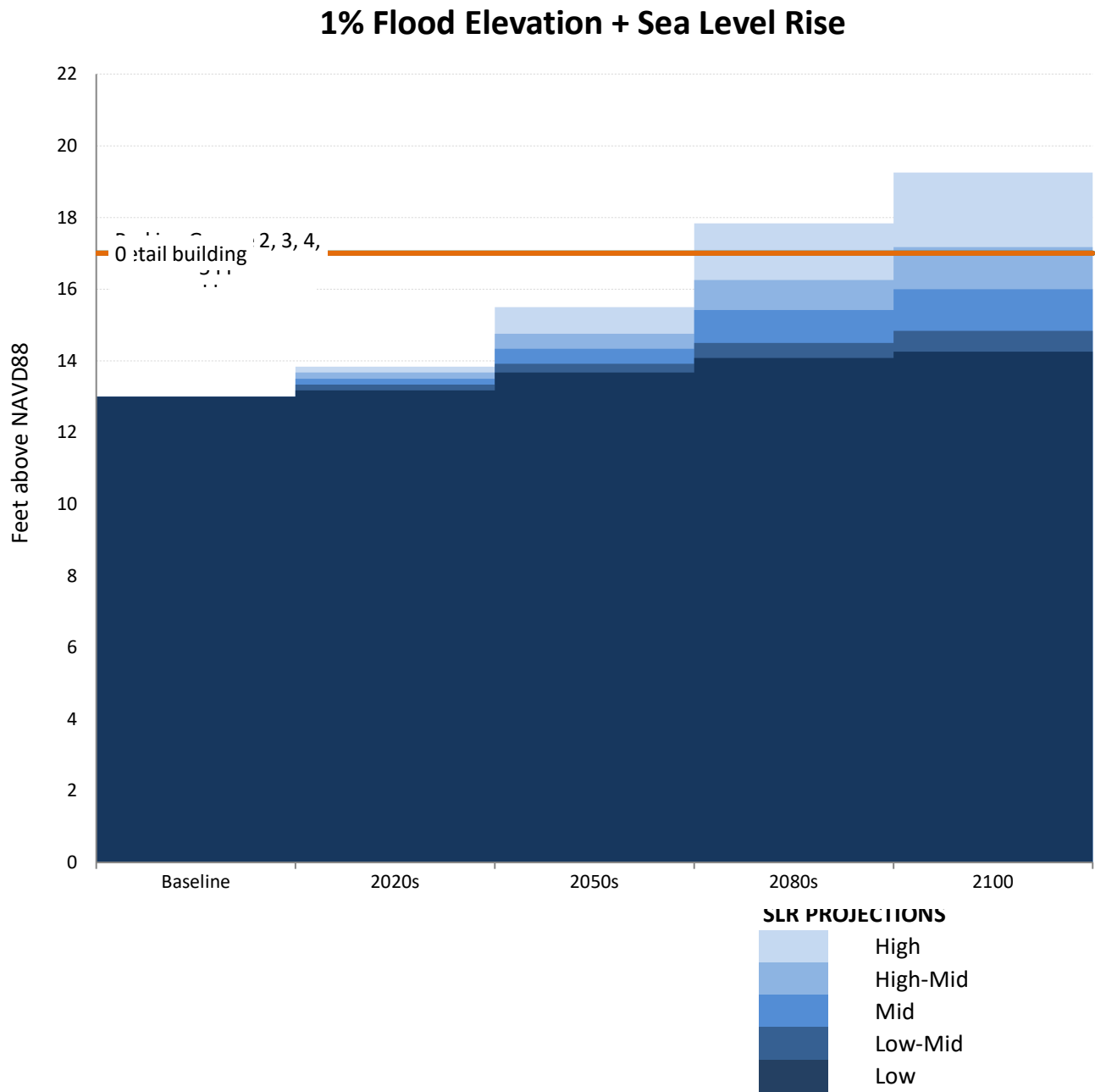
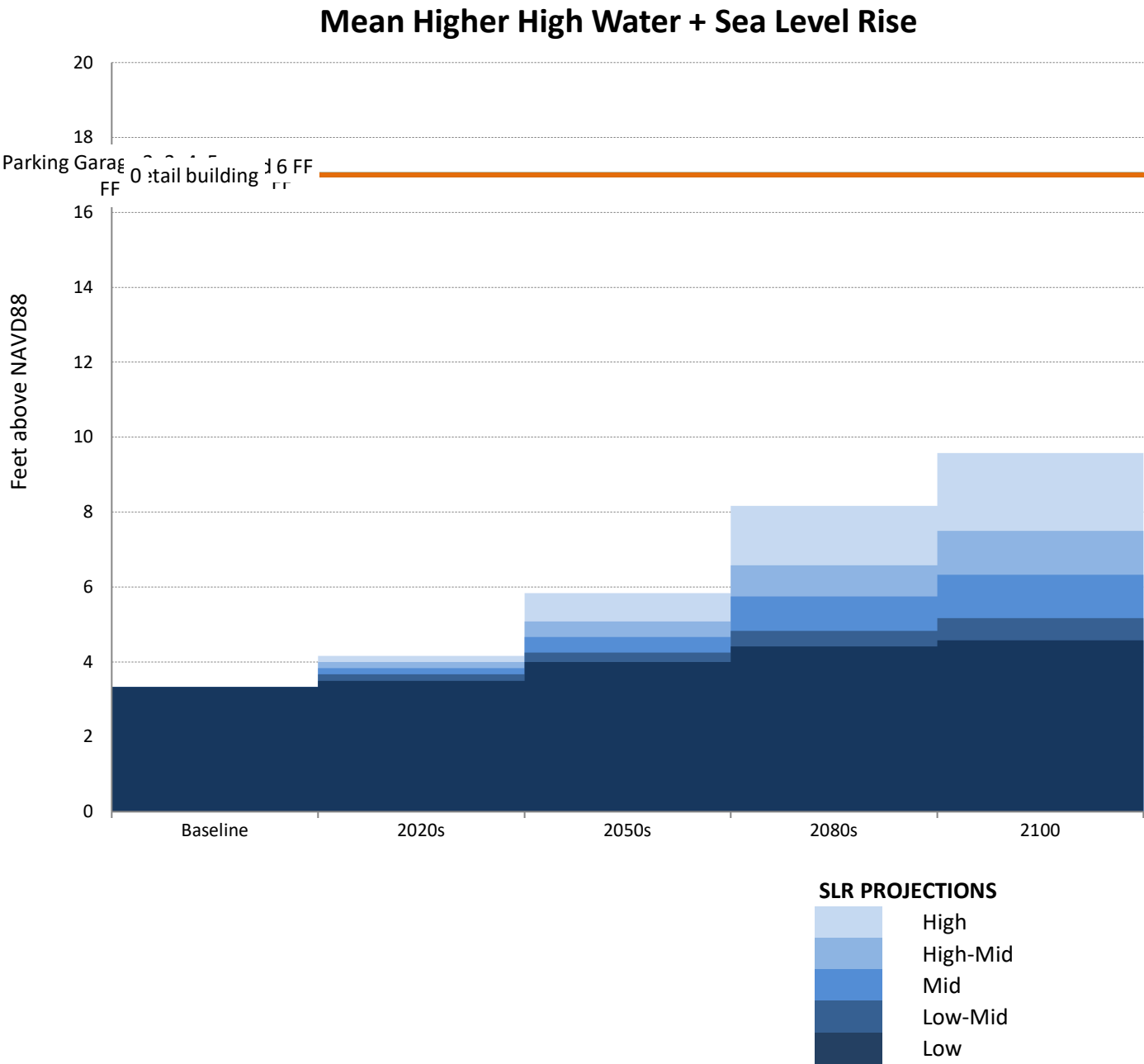
Data will be converted based on the following datums:

Datum	FT (NAVD88)
NAVD88	0.00
NGVD29	-1.10
Manhattan Datum	1.65
Bronx Datum	1.51
Brooklyn Datum (Sewer)	0.61
Brooklyn Datum (Highway)	1.45
Queens Datum	1.63
Richmond Datum	2.09
Station	0.00
MLLW	-3.52

Describe key physical features of the project.

Feature <small>(enter name)</small>	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 1% flood height	Ft Above 0.2% flood height
John W. Thompson Building FF	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!
A 13-story, approximately 409,700-gsf building to contain a mix of education, hotel, and office uses.(First Floor Elevation)										
Betty Parker Building FF	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!
A 6-story, approximately 413,100-gsf building containing a mix of office and community facility uses.(First Floor Elevation)										
Towers 3 and 7 FF	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!
Two buildings for office, accessory, and retail uses.(First Floor Elevation)										
Towers 4, 5, and 6 FF	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!
Three buildings for office, community facility, and retail uses.(First Floor Elevation)										
Little league field support building	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!
8.6 Acres of open space, including two baseball diamonds with an approximately 5,000-gsf support building and supporting amenities.										
Parking Garage 2, 3, 4, 5 FF	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!
(First Floor Elevation)										
Retail building	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!
Retail uses (First Floor Elevation)										
	<input checked="" type="checkbox"/> Vulnerable <input type="checkbox"/> Critical <input type="checkbox"/> Potentially Hazardous <input type="checkbox"/> Other	2100	17.0	Feet	NAVD88	17.0	17.0	13.7	4.0	#VALUE!

Assess project vulnerability over a range of sea level rise projections.



NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.
2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.
3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):

- (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) ☒
- (b) Financial assistance (e.g. grant, loan, subsidy) ☐
- (c) Permit, license, certification ☐

2. Describe nature and extent of action:

The proposed project involves the redevelopment of a 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. The approximately 34-acre project site is generally bounded by 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. Simone Development Companies, which has been conditionally selected as the developer for the project site, would redevelop the project site with approximately 1.2 million gross square feet (gsf) of commercial office space for business, professional, or medical facilities. The proposed project would also include 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; 8,100 gsf of accessory amenity space; 8.7 acres of open space, including two baseball diamonds with a 2,000 gsf support building and supporting amenities; and approximately 4,029 accessory parking spaces. The proposed project requires the sale of the property to the developer, and the adoption and affirmation of a General Project Plan (GPP) by Empire State Development

d/b/a NYS Urban Development Corporation, including overrides of the New York City Zoning Resolution.

3. Location of action:

<u>Kings</u>	<u>Bronx</u>	<u>1500 Waters Place</u>
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

(a) Name of applicant: Simone Development Companies

(b) Mailing address: 1250 Waters Place, PH1, Bronx, NY 10461

(c) Telephone Number: (718) 215-3000

(d) State agency application number: N/A

5. Will the action be directly undertaken, require funding, or approval by a federal agency?

Yes _____ No ☒ If yes, which federal agency? _____

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:

	<u>YES</u>	<u>NO</u>
(a) Significant fish or wildlife habitats?.....	___	<input checked="" type="checkbox"/>
(b) Scenic resources of statewide significance?	___	<input checked="" type="checkbox"/>
(c) Important agricultural lands?	___	<input checked="" type="checkbox"/>

2. Will the proposed activity have a significant effect upon:

(a) Commercial or recreational use of fish and wildlife resources?	___	<input checked="" type="checkbox"/>
(b) Scenic quality of the coastal environment?	___	<input checked="" type="checkbox"/>
(c) Development of future, or existing water dependent uses?	___	<input checked="" type="checkbox"/>
(d) Operation of the State's major ports?	___	<input checked="" type="checkbox"/>
(e) Land and water uses within the State's small harbors?	___	<input checked="" type="checkbox"/>
(f) Existing or potential public recreation opportunities?	___	<input checked="" type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation?	___	<input checked="" type="checkbox"/>

3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters?	<input checked="" type="checkbox"/>
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area?	<input checked="" type="checkbox"/>
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area?	<input checked="" type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input checked="" type="checkbox"/>

- (e) Mining, excavation, filling or dredging in coastal waters? ☐ ☒
- (f) Reduction of existing or potential public access to or along the shore? ☐ ☒
- (g) Sale or change in use of state-owned lands located on the shoreline or under water? ☐ ☒
- (h) Development within a designated flood or erosion hazard area? ☒ ☐
- (i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? ☐ ☒

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program?..... ☐
☒

D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or
 Section B.1(c) is checked AND B.5 is answered "Yes",

THEN one copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State
 Office of Coastal, Local Government and Community Sustainability
 One Commerce Plaza
 99 Washington Avenue, Suite 1010
 Albany, New York 12231-0001

If assistance of further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

CONSISTENCY OF PROPOSED PROJECT WITH THE WATERFRONT REVITALIZATION PROGRAM POLICIES

New York City's Waterfront Revitalization Program (WRP) includes 10 principal policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives. The consistency assessment is provided below for policies 1, 1.1, 1.3, 1.5, 5, 5.1, 6, 6.2, 7, 7.2, 8, and 8.2, which were answered "promote" or "hinder" in the City's coastal assessment form.

Policy 1: Support and facilitate commercial and residential development in areas well suited to such development. See response to Policy 1.1, below.

Policy 1.1: Encourage commercial and residential redevelopment in appropriate coastal zone areas.

The proposed project location is not within a Special Natural Waterfront Area or Significant Maritime and Industrial Area and does not contain any unique or significant natural features. The project site is located northeast of the Westchester Square Medical Center and east of Yeshiva University's Albert Einstein College of Medicine. Just north of the project site, over 80 companies, medical practices, and healthcare organizations are located at Hutchinson Metro Center, which employs approximately 7,500 people and serves approximately

5,000 visitors every weekday. The proposed project's adjacency to the Center would fulfill the need for commercial space capable of supporting and addressing public health concerns by adding approximately 1.2 million square feet of complementary medical and professional offices to the currently vacated project site. A planned 133-room hotel would also create the opportunity for visitors to stay in the community, offering meeting space and other hospitality services. The proposed project would also include community facility space for members of Community District 11. For these reasons, the proposed project would be appropriate for this location and is therefore consistent with this policy.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

The proposed project would redevelop the project site, which is a portion of the larger BPC campus. The project site is served by existing public facilities and infrastructure, and would develop new infrastructure where necessary, including new roadways through the project site and new water supply, wastewater, and stormwater infrastructure. Therefore, the proposed project would be consistent with this policy.

Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

See response to Policy 6.2, below.

Policy 5: Protect and improve water quality in the New York City coastal area. See response to Policy 5.1, below.

Policy 5.1 Manage direct or indirect discharges to waterbodies.

The proposed project would be required to implement stormwater best management practices (BMPs) as part of the New York City Department of Environmental Protection (DEP) site connection approval process. These BMPs would bring the site into compliance with the required stormwater release rate, and may include on-site stormwater detention systems such as planted rooftop spaces ("green roofs"), subsurface vaults/tanks, stone beds, stormwater chambers, and/or perforated pipes. The incorporation of the appropriate stormwater source control BMPs that would be required as part of the site connection approval process, with the review and approval of DEP, would reduce the overall volume of stormwater runoff as well as the peak stormwater runoff rate from the project site. Additionally, a Stormwater Pollution Prevention Plan will be prepared as a part of the State Pollutant Discharge Elimination System permit, which will identify both temporary erosion and sediment controls and permanent water quality controls. Therefore, the proposed project would be consistent with this policy.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change. See response to Policy 6.2, below.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.

On the basis of the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Map (FIRM), approximately half the area of the project site, specifically around the perimeter, is located within the 100-year floodplain (Zone AE; the area with a 1 percent probability of flooding each year) or the 500-year floodplain (Zone X; the area with a 0.2 percent probability of flooding each year). The 100-year flood elevation at the site is +13 feet North American Vertical Datum of 1988 (NAVD88). The New York City Panel on Climate Change (NPCC) issued sea level rise projections in 2015 that have been incorporated in the City's WRP Policy 6.2 guidance. These projections have been mapped by the New York City Department of City Planning. Based on these maps, it is expected that in the future, the project site would be within the 100-year floodplain by the year 2050 under the highest level of projected sea level rise and nearly the entirety of the site would be within the 100-year floodplain by the year 2080. The project site is not located within the current or future (projected with sea level rise) high-tide flood zones or elevations even under the worst-case sea level rise

scenario. Therefore, future daily (semi-diurnal) tidal flooding would not be a risk factor for the project site.

The proposed project would be compliant with the required design flood elevation per the New York City Building Code. Additional measures have been incorporated into the planning and design of all buildings on the project site to ensure long-term resiliency to climate change and sea level rise in the City's Coastal Zone. The conditions of the GPP would require that each building within the proposed project be designed to be resilient to flood elevations of up to the base flood elevation defined by FEMA at the time (currently 13 feet NAVD88) with 1 foot of freeboard plus sea-level rise projected by NPCC for at least 50 years beyond the construction date for the high end of the "Middle Range" scenario (currently 39 inches). Until FEMA floodplains and/or NPCC projections are updated, the applicable elevation for design purposes for the proposed project would be 17 feet NAVD88, including 1 foot of freeboard.

The proposed project has considered climate change and sea level rise projections in its planning and design and would be consistent with this policy.

Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety. See response to Policy 7.2, below.

Policy 7.2: Prevent and remediate discharge of petroleum products.

Previous subsurface investigations and other studies have indicated the potential for hazardous materials related to petroleum storage tanks, including some with reported spills, to be present at the project site. Preparation for the proposed project would include a review of updated regulatory databases and the findings of a new site visit. Depending on the design and construction details of the redevelopment plan, measures to avoid the potential for adverse impacts from hazardous materials may include additional subsurface investigation and soil characterization and implementation of a Remedial Action Plan to address any identified and potential hazardous materials concerns. Any hazardous materials discovered at the project site would be handled and disposed of in accordance with the appropriate regulations. Therefore, the proposed project would be consistent with this policy.

Policy 8: Provide public access to and along New York City's coastal waters. See response to Policy 8.2, below.

Policy 8.2: Incorporate public access into new public and private development where compatible with proposed land use and coastal location.

The proposed project would remove four existing baseball fields currently located on the project site and replace them with two baseball diamonds. The proposed project would also provide publicly accessible walking/biking paths with benches, new open space amenities, and a private roof garden. In total, the proposed project would result in approximately 8.7 acres of open space, of which approximately 3.9 acres would be publicly accessible. The project site is located near publicly accessible open spaces including the Hutchinson River Parkway, Colucci Playground, Samuel H. Young Park, Pelham Bay Little League, and Pelham Bay Park. Therefore, the proposed project would be consistent with this policy.

Preparer's Name: Soo Kang

Title: Senior Director, Planning & Environmental Review Agency: Empire State Development

Telephone Number: (212) 803-3253

Date: June 7, 2019