

**Appendix D**  
**Smart Growth Impact Statement**

## SMART GROWTH IMPACT STATEMENT

This Smart Growth Impact Statement is a tool to assist Empire State Development's (ESD) Smart Growth Advisory Committee in deliberations to determine whether an ESD-funded project is consistent with the State Smart Growth Public Infrastructure Criteria. Not all questions/answers may be relevant to all projects. **PLEASE TYPE ALL ANSWERS AND PROVIDE THE COMPLETED FORM AS AN MS WORD FILE.**

Date: September 7, 2018

Project Name: Bronx Psychiatric Center Land Use Improvement Project

Project Number: N/A

**Have any other entities issued a Smart Growth Impact Statement with regard to this project? (If so, attach same).**

- Yes  
 No

**1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure?**

- Yes  
 No  
 Not relevant

Explain briefly: The Bronx Psychiatric Center Redevelopment Project (the "project") entails the redevelopment of a portion of the New York State Office of Mental Health (OMH) Bronx Psychiatric Center campus located at 1500 Waters Place in the Morris Park section of the Bronx. The approximately 34-acre project site would be redeveloped with approximately 1.8 million gross square feet of development including commercial office space for business, professional, or medical facilities, bio-tech/research space, accessory housing, hotel, college/trade school, retail, community facility, and open space including two baseball diamonds.

The project would improve existing infrastructure by extending the existing Hutchinson Metro Center water loop into the project site for water supply, and developing a new lift station and interconnection with an existing internal sanitary lift station and sewer main which would convey sanitary sewage to the City's Hunts Point Wastewater Treatment Plant.

**2. Is the project located wholly or partially in a municipal center, characterized by any of the following: (check those that apply)**

- A city or a village

- Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to:
  - Central business districts (such as the commercial and often geographic heart of a city, "downtown", "city center")
  - Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the central business district, and is most often used in reference to retailing and socializing)
  - Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
  - Brownfield Opportunity Areas (<http://www.dos.ny.gov/opd/programs/brownFieldOpp/boasummary.html>)
  - Downtown areas of Local Waterfront Revitalization Plan areas (<http://www.dos.ny.gov/opd/programs/lwrp.html>)
  - Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
  - Environmental Justice areas (<http://www.dec.ny.gov/public/911.html>)
  - Hardship areas (Projects that primarily serve census tracts and block numbering areas with a poverty rate of at least twenty percent according to the 2010 Census.)

Explain briefly: The project site is in a densely developed urban area in the Morris Park section of the Bronx. Predominant land uses within the neighborhood include commercial, community facilities, transportation, and residential uses.

(Indicate if the project is located adjacent to municipal centers, in an area that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center, or in an area designated for concentrated development in the future in a municipal or regional comprehensive plan.)

**3. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan?**

- Yes
- No
- Not relevant

Explain briefly: The project site is a part of the Bronx Psychiatric Center which is operated by OMH. As such, development and activities on the project site are governed by OMH's comprehensive plan and various initiatives, all with the purpose of furthering the agency's goal of enhancing the quality of the State's public mental health system. OMH has consolidated its operations and has created a smaller campus of newly constructed

buildings adjacent to the project site. With this consolidation, OMH has vacated the project site occupied by three primary and four smaller buildings.

Although the project site is not located along the waterfront, it is located within the City's designated Coastal Zone Boundary and is therefore subject to the New York City Waterfront Revitalization Program (WRP) and to the Coastal Zone management policies of both the City and the State. The project is consistent with the WRP's policies to encourage commercial and residential development in appropriate coastal zone areas; integrate consideration of climate change and sea level rise into the planning and design of the project; and incorporate public access into new public and private development where compatible with proposed land uses and coastal location.

**4. Does the project preserve and enhance the State's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources?**

- Yes
- No
- Not relevant

Explain briefly: The project will enhance recreation and open space resources by replacing four existing baseball fields with two baseball diamonds, a sculpture garden, outdoor amphitheater and publicly accessible walking/biking paths.

**5. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups?**

- Yes
- No
- Not relevant

Explain briefly: The project will include a mix of uses including commercial office, bio-tech/research, accessory housing, hotel, college/trade school, retail, community facility, and open space. In addition, the future site owner plans to enter the site into the New York State Department of Environmental Conservation's Brownfield Cleanup Program (BCP). Remediation related to leaks from PCB-containing electrical transformers and any other required remediation would be conducted in accordance with the BCP requirements.

**6. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency?**

- Yes
- No
- Not relevant

Explain briefly: The project site is situated near two NYC subway stations and several local bus routes. In addition, the developer will expand their existing free shuttle service to the project site from the Westchester Square subway station.

**7. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?**

- Yes
- No
- Not relevant

Explain briefly: The project involves close coordination among State agencies including ESD, OMH (site operator) and the Dormitory Authority of the State of New York (site owner) for the disposition of the site as well as coordination with various City agencies during the SEQR process.

(Demonstration of coordination may include SEQR coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, SPDES permit issuance/revision notices, etc.)

**8. Does the project involve community based planning and collaboration?**

- Yes
- No
- Not relevant

Explain briefly: The project involves community input as part of the SEQR process. An environmental assessment form and Draft Scope of Work were made available to the general public, public agencies and other interested groups, and a public scoping meeting was held. A public hearing will also be held to consider the Draft Environmental Impact Statement, General Project Plan (GPP) and the essential terms and conditions of the disposition of property and other transactions for the proposed project.

**9. Is the project consistent with local building and land use codes?**

- Yes
- No
- Not relevant

Explain briefly: The project will comply with all requirements of the NYC Construction Codes. The project will require the override of certain aspects of the NYC Zoning Resolution; the GPP along with Design Guidelines will establish design controls for the proposed project's buildings, open space and other features.

**10. Will the proposed project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation?**

- Yes
- No
- Not relevant

Explain briefly: The project supports greenhouse gas reduction goals through its commitment to Leadership in Energy and Environmental Design (LEED) certification and U.S. Environmental Protection Agency (USEPA) Energy Star rating (for all buildings with the exception of parking garages and the small retail building), and the conditions of the GPP would specifically require that all buildings be designed and constructed to achieve at least a 5 percent reduction in energy expenditure relative to the ASHRAE 90.1-2013 standard (equivalent to the current building code requirement), be designed to earn the USEPA Energy Star, and achieve LEED and Energy Star certification. The GPP would be administered by ESD and would govern all development of the site which would ensure adequate governance structure to sustain the project's implementation.

**11. a. Is the project located in a flood hazard area?**

- Yes
- No

**b. If yes, will the proposed project mitigate future physical climate risk due to sea-level rise, storm surges and/or flooding based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data?**

- Yes
- No
- Not applicable

Explain briefly: Some of the project area is within the current one-percent annual chance flood hazard zone, and the entire project area is surrounded by the current flood hazard zone. The conditions of the GPP would require that each development be designed to be resilient to flood elevations. In the event that elevation and other solutions prove to be

impracticable, the flood design may also include deployable flood protection for building openings. All critical infrastructure would be either elevated or sealed up to the flood design elevation.

(Please explain how your project demonstrates that future physical climate risk due to sea-level rise, storm surge and/or flooding has been considered. For example, have you demonstrated consideration of the flood risk applicable to your specific structure type? Explain how the siting and design have evaluated flood-risk considerations including but not limited to human health and safety, environmental effects, cost, funding-source requirements, feasibility and community impact. For information on future climate risks, consult New York's ClimAID report at <https://www.nyserda.ny.gov/climaid> and information on implementation of the Community Risk and Resiliency Act at <http://www.dec.ny.gov/energy/102559.html>.)

Project Name: Bronx Psychiatric Center Redevelopment Project

Project Number: N/A

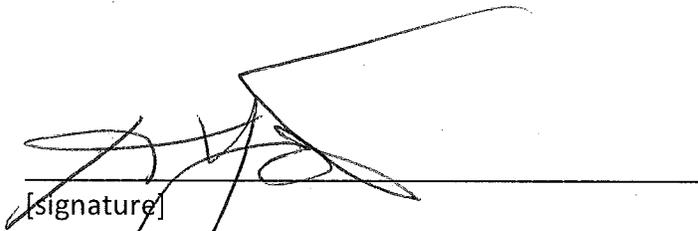
### ESD SMART GROWTH ADVISORY COMMITTEE FINDING

ESD's Smart Growth Advisory Committee has reviewed the available information regarding this project and finds: (check one)

- The project was developed in general consistency with the relevant Smart Growth Criteria.
- The project was not developed in general consistency with the relevant Smart Growth Criteria.
- It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons:

### ATTESTATION

I, Chief Executive Officer of ESD / designee of the Chief Executive Officer of ESD, hereby attest that the project, to the extent practicable, meets the relevant criteria set forth above and, that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.

  
[signature]

Kevin Younis, COO & Executive Deputy Commissioner  
[print name & title]

01/02/19  
[date]