

POSITIVE DECLARATION

**NOTICE OF INTENT TO PREPARE
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

<u>PROJECT:</u> Yankee Stadium Redevelopment Project Borough of the Bronx CEQR: 05DPR006X	<u>LEAD AGENCY:</u> New York City Department of Parks & Recreation The Arsenal, Central Park 830 Fifth Avenue New York, New York 10021
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DATE ISSUED: June 15, 2005

TYPE OF ACTION: Type I

PROJECT NAME AND LOCATION

The Yankee Stadium Redevelopment Project is located in the Bronx and comprises the following: the existing Yankee Stadium site, portions of Macomb's Dam and John Mullaly Parks, parking fields surrounding the existing stadium, portions of the Bronx Terminal Market located west of Exterior Street, and portions of the Harlem River waterfront. Two existing streets will be incorporated into the project site: East 162nd Street between Jerome Avenue and River Avenue, and Ruppert Place between East 157th Street and East 161st Street. The project area is generally bounded by East 164th Street, East 151st Street, East 157th Street, River Avenue, and the Harlem River.

The project is located in Bronx Community District 4.

PROJECT DESCRIPTION:

The New York City Department of Parks and Recreation (DPR) proposes to allow for the development of a new baseball stadium by the New York Yankees on portions of Macomb's Dam and John Mullaly Parks adjacent to the existing stadium site, located at East 161st Street and River Avenue in The Bronx. The new, open-air stadium, with a capacity for 54,000 spectators (53,000 seats and 1,000 standing spaces), would replace the existing, approximately 55,500-seat, outdated 82-year-old Yankee Stadium with one that can effectively accommodate a modern baseball team and provide greatly improved spectator and parking facilities.

The proposed project would displace approximately 1,270 parking spaces in existing lots out of a total of 7,079 parking spaces serving the existing stadium. A total of 5,809 existing spaces would remain. The proposed project would develop four new parking garages

containing approximately 5,235 spaces, bringing the total to 11,044 spaces, which would support the parking need for the new stadium. Street-level non-destination retail could be developed in one of the parking garages for a total of approximately 19,000 gross square feet (gsf).

The project would require the alienation of approximately 22.06 acres of currently mapped parkland to allow for its disposition by DPR, through leases, for operation of the new Yankee Stadium and several new parking garages. Following that disposition, however, these areas would remain mapped parkland. In addition, new areas of mapped parkland would be created to provide additional new open space and to accommodate park facilities displaced by the new stadium and garages. To replace the recreational facilities displaced by these structures, the proposed project would include the following elements. Several replacement recreational facilities would be developed atop two of the garages to be constructed within a portion of Macomb's Dam Park. In addition, new parkland and recreational facilities would be developed: (1) at the site of the existing stadium; (2) on parking lots surrounding the existing stadium; (3) at the site of three warehouse buildings along Exterior Street within the Bronx Terminal Market; and (4) as an esplanade on paved areas located along the Harlem River waterfront. In total, the proposed project would result in the development of 27.97 acres of parkland containing replacement facilities, a net increase of 5.91 acres over existing conditions. Three of the four parking garages are expected to be completed by 2009, with the final garage and remaining replacement parkland to be completed by 2011. 2009 has been chosen as the analysis year for the EIS, because that is the year in which the principal component of the project – the new stadium – would be completed.

Public actions required to permit the proposed project to go forward include disposition of City-owned property in the form of long-term leases, mapping actions to map parks and demap portions of two streets (East 162nd Street and Ruppert Place), approval of a concession to operate tennis courts, a special permit for a public parking garage (not located on parkland), and State and City funding for the non-stadium portions of the proposed plan. Certain State and Federal permits may be required for activities in connection with construction of the waterfront park. Displacement of the recreational facilities that were rehabilitated and improved with funds from the Federal Land and Water Conservation Fund (LWCF) on portions of Macomb's Dam Park would be subject to Federal regulation under Section 6(f) of the Land and Water Conservation Fund Act.

The disposition, parkland mapping, approval of a concession, and parking garage special permit actions are subject to the City's Uniform Land Use Review Procedure (ULURP), and all of the actions require environmental review. DPR will be the lead agency for the environmental review.

STATEMENT OF SIGNIFICANT EFFECT:

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), the New York City Department of Parks and Recreation, as the lead agency for the referenced project, has determined that the proposed project may have a significant impact on the quality of the human environment. Accordingly, an Environmental Impact Statement is required to evaluate and disclose the extent to which impacts may occur.

Aspects of the proposed action that may require evaluation of potential environmental impacts include:

- (1) changes to land use, zoning, and public policy;
- (2) changes related to socioeconomic conditions, due to the improvement, additional and redistribution of open space and recreational facilities in the project area, and due to the fiscal and employment conditions associated with the construction and operation of the proposed new stadium and garages;
- (3) substantial changes to open space resources related to the utilization of existing parkland, creation of new parkland and facilities and new locations, and the removal of existing resources from the public's use for a temporary period of time;
- (4) potential incremental shadows that may affect historic resources with significant, light-dependent features, publicly accessible open space, historic landscapes, and significant natural features;
- (5) potential changes related to historic resources;
- (6) changes related to urban design and visual resources;
- (7) changes related to neighborhood character due to the introduction of new travel patterns, structures, visual resource changes and reconfigured parkland;
- (8) potential changes related to natural resources;
- (9) potential impacts related to potential pathways for human exposure contaminated materials;
- (10) consistency with the New York State Coastal Zone Management Plan and the New York City Waterfront Revitalization Program;
- (11) changes related to infrastructure systems serving the project area, including water supply, sanitary sewage, stormwater management;
- (12) potential changes related to the generation and disposal of solid waste and sanitation services;
- (13) potential changes related to energy supply systems;
- (14) changes related to traffic and parking due to the altered location of the stadium and construction of new garages;
- (15) changes related to transit and pedestrians;

- (16) potential changes related to air quality related to mobile and stationary source emissions from vehicular traffic and parking facilities, the proposed HVAC system, and impacts on project users from industrial or manufacturing activities within proximity to the project site;
- (17) potential changes related to noise due to the location of the new stadium and changes in traffic patterns; and
- (18) construction-related impacts related to open space, natural resources, transportation systems, air quality, noise, hazardous materials and infrastructure.

Accordingly, the New York City Department of Parks and Recreation directs that a Draft Environmental Impact Statement be prepared in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-09 of Executive Order No. 91 of 1977, as amended.

Public Scoping:

Public Scoping is a process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft EIS. A Scoping Document has been prepared outlining the proposed content of the Draft EIS.

The Public Scoping meeting will be held on July 18, 2005 at 6:00 p.m. to 8:00 p.m. at the:

Bronx Museum of the Arts
1040 Grand Concourse
Bronx, New York 10456

A copy of the Scoping Document may be obtained by any member of the public from:

Joshua Laird, Chief of Planning
New York City Department of Parks and Recreation
The Arsenal, Central Park
830 Fifth Avenue, Room 403
New York, New York 10021
Telephone: 212-360-3403
Fax: 212-360-3453

Written comments will be accepted until 5:00 p.m. on August 17, 2005 and may be submitted at the public scoping meeting or to Joshua Laird at the above address.

The Positive Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.



Joshua Laird
Chief of Planning