

This chapter considers the potential for the proposed project at the Bronx Site to result in significant adverse environmental impacts. Under the guidelines of the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, these analyses evaluate how the proposed project would affect existing on-site and surrounding resources and/or conditions and whether it is compatible with those existing conditions or may otherwise affect them.

As described in Chapter 1, “Project Description,” with the proposed project, the City would establish a system of four new modern borough-based detention facilities to house a total population of ~~5,000~~ 4,000 people. One facility will be located in each of the Bronx, Brooklyn, Manhattan, and Queens boroughs. The proposed project would facilitate the relocation of the detainee population from Rikers Island to each of the new facilities and the closure of the jails on Rikers Island. At the Bronx Site at 745 East 141st Street, the proposed project would redevelop the existing tow pound on the eastern portion of the site with a new detention facility containing approximately ~~1,270,000~~ 1,170,000 gross square feet (gsf) and support space, retail and community facility space, court-related facilities, and approximately 575 accessory parking spaces. The western portion of the site would be rezoned from the existing M1-3 zoning district to a Special Mixed Use M1-4/R7X district. The rezoning is intended to facilitate a future development on the site at 320 Concord Avenue. For the purposes of analysis and based on a conceptual design, the future mixed-use building is assumed to contain approximately 209,025 gsf of floor area, with approximately 31,000 gsf of ground-floor retail and community facility space and approximately 235 dwelling units. For the purposes of the EIS analysis, it is assumed that all of the dwelling units would be affordable. *