ACME FISH EXPANSION
Chapter 4: Open Space

A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Actions on open space resources. Open space is defined in the 2014 *City Environmental Quality Review* (CEQR) *Technical Manual* as publicly accessible, publicly or privately owned land that is available for leisure, play, or sport or serves to protect or enhance the natural environment. *CEQR Technical Manual* guidance indicates that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

As outlined in Chapter 1, "Project Description," the Proposed Actions would facilitate an approximately 654,300 gross square foot (gsf) commercial/manufacturing development (the "Proposed Development") in the Greenpoint neighborhood of Brooklyn.

B. PRINCIPAL CONCLUSIONS

A detailed open space analysis was conducted and determined that the Proposed Actions would not result in significant adverse open space impacts. According to the *CEQR Technical Manual,* a proposed action may result in a significant impact on open space resources if (a) there would be direct displacement or alteration of existing open space within the study area that would have a significant adverse effect on existing users; or (b) it would reduce the open space ratio and consequently result in the overburdening of existing facilities or further exacerbating a deficiency in open space.

Direct Effects

The Proposed Actions would not result in the physical loss of existing public open space resources. The Proposed Actions would also not result in any significant adverse operational air quality, construction, noise, or shadow impacts affecting open space resources. Therefore, the Proposed Actions would not result in significant adverse direct open space impacts.

Indirect Effects

The open space analysis determined that the Proposed Actions would not result in significant adverse indirect open space impacts. In the future with the Proposed Actions, while the quarter-mile study area's passive open space ratio would decrease by more than five percent from the No-Action condition (a 9.46 percent reduction), it would remain well above the City's planning guideline of 0.15 acres per 1,000 workers, at 0.67 acres per 1,000 workers. Therefore, workers in the defined study area would continue to be well-served by passive open space resources, and there would be no significant adverse open space impact in the study area as a result of the Proposed Actions.

C. METHODOLOGY

Direct Effects

According to the *CEQR Technical Manual*, a proposed project would directly affect open space conditions if it causes the loss of public open space, changes the use of an open space so that it no longer serves the same user population, limits public access to an open space, or results in increased noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of a public open space. As no open space resources would be physically altered or displaced as a result of the Proposed Actions, this chapter uses information from Chapter 5, "Shadows," Chapter 11, "Air Quality," Chapter 13, "Noise," and Chapter 16, "Construction," to determine whether the Proposed Actions have the potential to directly affect any open spaces in close proximity to the Development Site.

Indirect Effects

As described in the *CEQR Technical Manual*, open space can be indirectly affected by a proposed action if it would add enough population, either residential or non-residential, to noticeably diminish the capacity of open space in the area to serve the future population. Typically, an assessment of indirect effects is conducted when a project would introduce more than 200 residents or 500 workers to an area; however, the thresholds for assessment are slightly different for areas of the City that have been identified as either underserved or well-served by open space. For areas underserved by open space, the threshold for assessment is more than 50 residents or 125 workers, and for areas well-served by open space, the threshold for assessment is more than 350 residents or 750 workers. As indicated in the *CEQR Technical Manual Appendix: Open Space Maps*, the Development Site is located in an area that is considered underserved by open space (see Figure 4-1).[1]

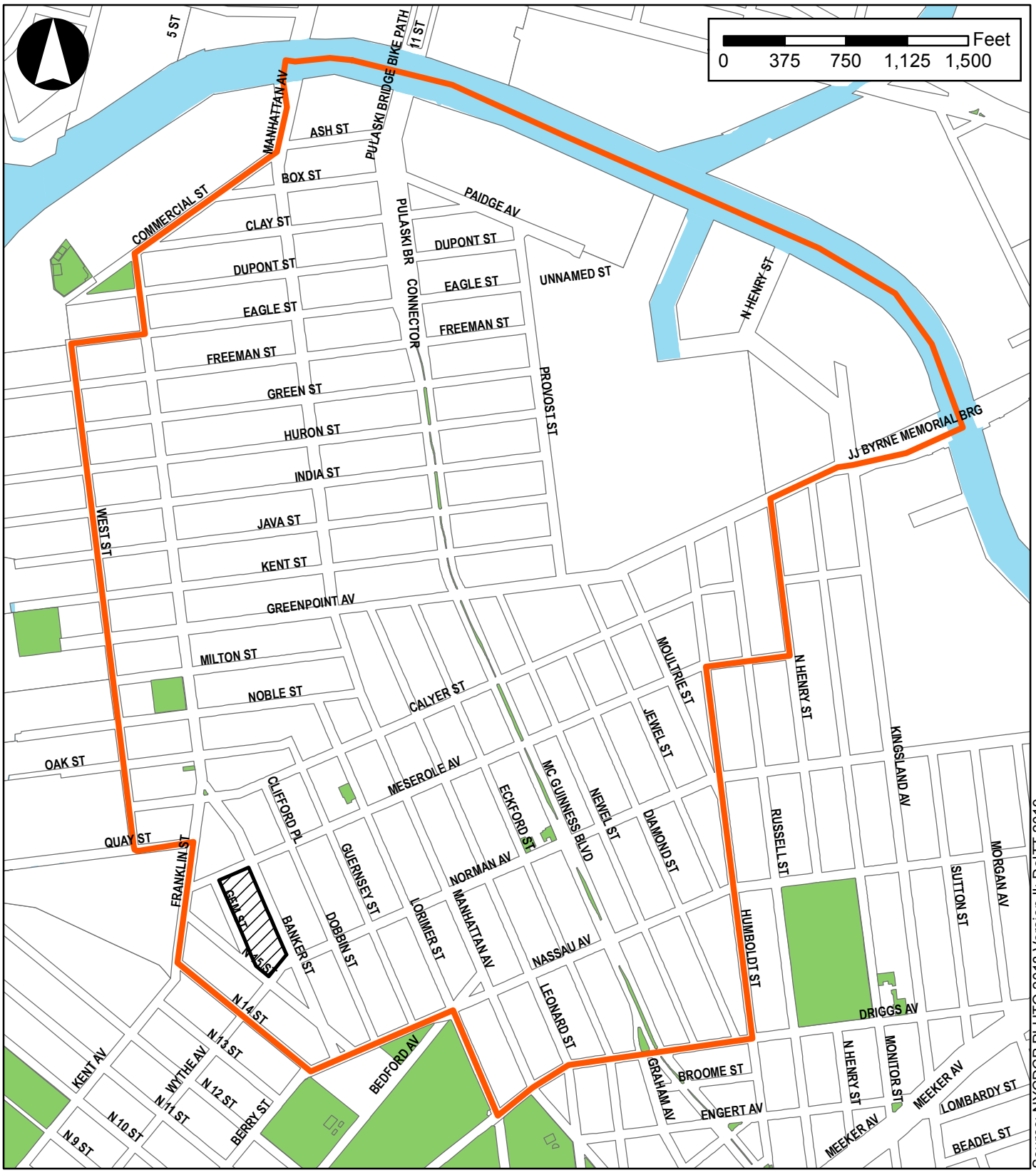
Per *CEQR Technical Manual* guidance, the open space analysis and impact assessment is based on the anticipated incremental development from the Proposed Actions. As discussed in Chapter 1, "Project Description," the Proposed Actions would introduce approximately 1,810 additional workers to the Development Site compared to the No-Action condition. As such, an open space assessment for the non-residential population generated by the Proposed Actions is warranted. As the Proposed Actions would not introduce any new residents, the indirect open space impact analysis focuses solely on potential impacts on non-residents (workers).

Study Area

In accordance with the guidance established in the 2014 *CEQR Technical Manual*, open space study areas are based on the distances that respective users—workers and residents—are likely to walk to an open space. As stated above, as no residential uses would result from the Proposed Actions, the assessment of indirect effects focuses on the non-residential (worker) population of open space users. According to the *CEQR Technical Manual*, workers are assumed to walk approximately 10 minutes, or a quarter-mile from their place of work to an open space. In accordance with this guidance, the adequacy of open space resources was assessed for the quarter-mile (worker) study area. Pursuant to CEQR guidance, this study area was adjusted to include all census tracts with at least 50 percent of their area within the quarter-mile

[1] The *CEQR Technical Manual* defines underserved areas as areas of the City that exhibit a high population density that are generally the greatest distance from parkland where the amount of open space per 1,000 residents is currently less than 2.5 acres.

Underserved Neighborhood - Greenpoint



Source: NYCDCP PLUTO 2018 Version II; DoITT 2019

Legend

Development Site | Underserved Neighborhood | Open Space

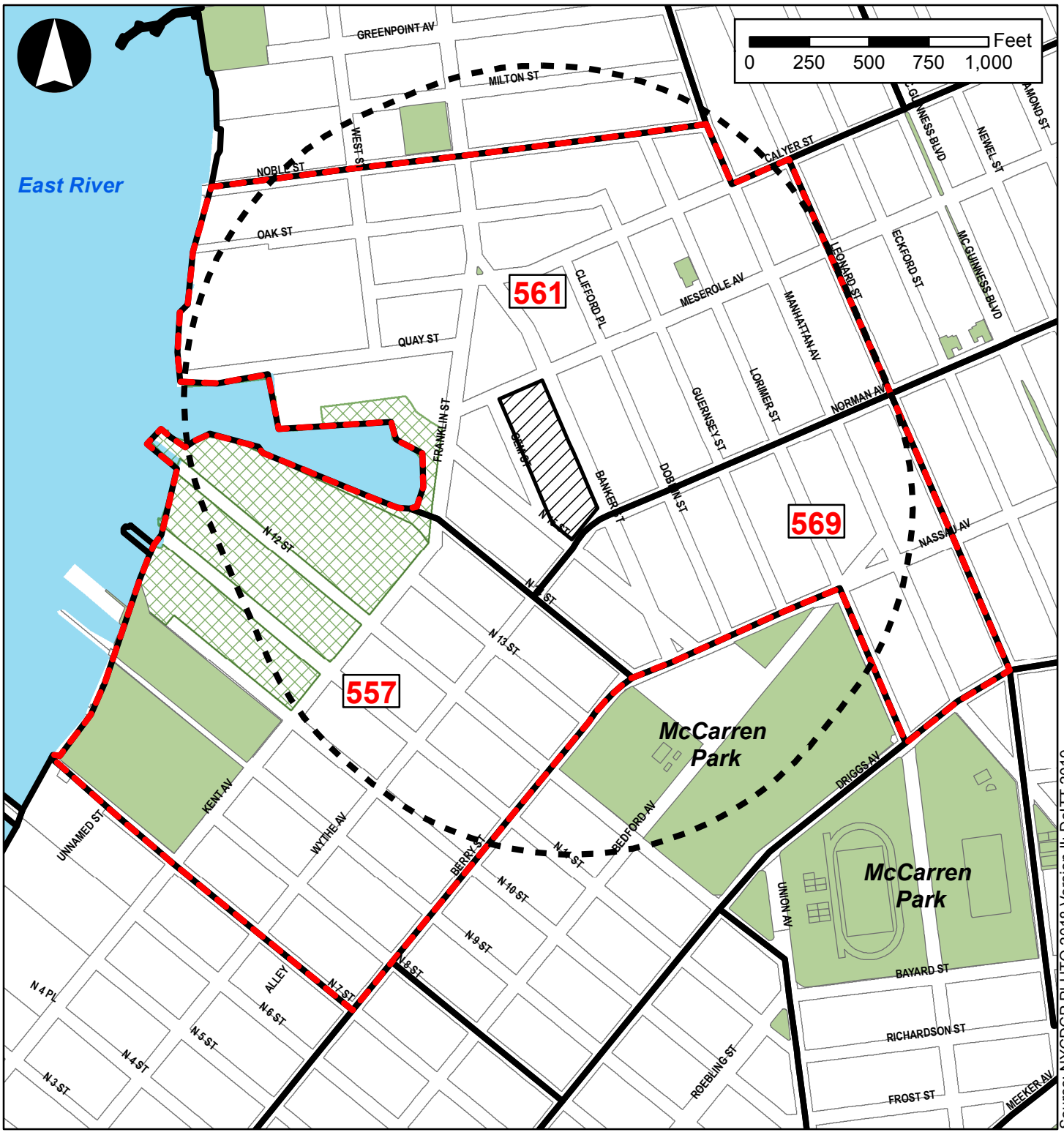
boundary. In this way, the study area allows for analysis of both the open spaces in the area as well as population data. As shown on Figure 4-2, the quarter-mile open space study area is defined as Census Tracts 557, 561, and 569. The open space study area is generally bounded by Noble Street to the north, North 7th street, Driggs and Nassau avenues to the south, Berry and Leonard streets to the east, and the East River waterfront to the west

Analysis Framework

The *CEQR Technical Manual* methodology suggests conducting an initial quantitative assessment to determine whether more detailed analyses are appropriate, but also recognizes that for projects that introduce a large population in an area that is underserved by open space, it may be clear that a full, detailed analysis should be conducted. The Development Site is located within an underserved area as identified in the *CEQR Technical Manual*; however, it should be noted that in the larger study area, census tract 557 is located within an area that is defined as well-served by open space in the 2014 *CEQR Technical Manual*, while census tracts 561 and 569 are located in an underserved area. As the study area encompasses an underserved area and the Proposed Actions are expected to introduce more than 125 workers to the study area, a detailed open space assessment is warranted and is provided below.

With an inventory of available open space resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares these ratios with certain guidelines. The qualitative assessment examines other factors that may affect conclusions about adequacy, including proximity to additional resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the study area's population. Specifically, the analysis in this chapter includes:

- Open space study area population. To determine the number of workers in the study area, reverse journey-to-work census data provided by Census Transportation Planning Products (CTPP), which is based on 2006-2010 estimates from the American Community Survey (ACS), have been compiled for census tracts comprising the open space study area. Because the study area has a residential population that may also use open spaces, in accordance with *CEQR Technical Manual* guidance, the number of residents in the study area has also been calculated, based on 2013-2017 ACS data.
- An inventory of all publicly accessible passive and active recreational facilities in the quarter-mile open space study area.
- An assessment of the quantitative ratio of open space in the study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with certain guidelines. According to the *CEQR Technical Manual*, a ratio of 0.15 acres of passive open space per 1,000 workers represents a reasonable amount of open space. The needs of workers and residential populations are also considered together in the study area because it is assumed that both will use the same passive open spaces. Therefore, a weighted average is also considered for the analysis that balances the amount of open space necessary to meet the guideline of 0.50 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 workers. Because this ratio changes depending on the proportion of residents and workers in the study area, the tables summarizing the open space ratios outline the amount of open space needed in each condition in the study area, and calculate the weighted average ratio of passive open space acres per 1,000 combined residents and workers.
- An evaluation of qualitative factors affecting open space use.



Source: NYCDCP PLUTO 2018 Version II; DoITT 2019

Legend

- Development Site
- Quarter-Mile Radius
- 561 2010 Census Tracts
- Open Space Study Area
- Open Space
- Future Bushwick Inlet Park

- A determination of the adequacy of open space in the quarter-mile open space study area in the existing condition, the No-Action condition, and the With-Action condition.
- An assessment of expected changes in future levels of open space supply and demand in the 2024 analysis year, based on other planned development projects within the open space study area. To estimate the non-residential population expected in the study area in the future without the Proposed Actions, employment ratio assumptions were used as follows: one employee per 1,000 sf for industrial/warehousing, one employee per 250 sf of office space, three employees per 1,000 sf of retail/restaurant/community facility space, one employee per 900 sf of health club, one employee per three hotel rooms, one employee per 50 parking spaces, and 1 employee per 25 DU. Residential population expected in the study area in the No-Action condition was estimated based on a ratio of 2.61 residents per unit (2010 Census average household size for Brooklyn CD1). Any new open space or recreational facilities that are anticipated to be operational by the analysis year are also accounted for. Open space ratios are calculated for future No-Action conditions and compared with existing ratios to determine changes in future levels of open space adequacy.

Impact Assessment

Impacts are based in part on how a project would change the open space ratios in the study area as well as other qualitative considerations. According to the *CEQR Technical Manual*, a decrease in an open space ratio of five percent or more compared to the No-Action condition is generally considered to be a significant adverse impact. If a study area exhibits a low open space ratio, indicating a shortfall of open space, smaller decreases in that ratio as a result of the action may constitute significant adverse impacts. Conversely, in areas that are well-served by open space, a greater percentage of change (more than five percent) may be tolerated.

In addition to the quantitative factors cited above, the *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. These include the availability of nearby destination resources, the beneficial effects of new open space resources provided by a project, and the comparison of projected open space ratios with established City guidelines. It is recognized that the open space ratios of the City guidelines described above are not feasible for many areas of the City, and they are not considered impact thresholds on their own. Rather, these are benchmarks that indicate how well an area is served by open space. Determinations as to what constitutes a significant adverse open space impact are not based solely on the results of the quantitative assessment. Qualitative considerations such as the distribution of open space, whether an area is considered "well-served" or "underserved" by open space, the distance to regional parks, the connectivity of open space, and any additional open space provided by the proposed project, should be considered in a determination of significance.

D. EXISTING CONDITIONS

Study Area Population

Non-Residential Population

As shown in Table 4-1, based on ACS reverse journey-to-work census data compiled by CTPP, the existing worker population for the open space study area is estimated at approximately 4,725 workers.

TABLE 4-1
Study Area Non-Residential and Residential Populations

Census Tract	Non-Residential (Worker) Population	Residential Population	Total Population
557	1,660	2,214	3,874
561	1,965	3,348	5,313
569	1,100	1,537	2,637
1/4-Mile Study Area Total	**4,725**	**7,099**	**11,824**

Source: U.S. Census Bureau, ACS 2006-2010 Five-Year Estimates, Special Tabulation: Census Transportation Planning; U.S. Census Bureau, ACS 2013-2017 5-Year Estimates.

Residential Population

As also shown in Table 4-1, 2013-2017 ACS data indicate that the study area has a residential population of approximately 7,099 persons.

Total User Population

Within the study area, the total population (workers plus residents) is estimated at 11,824 (refer to Table 4-1). Although this analysis conservatively assumes that the employees and residents are separate populations, it is possible that some of the employees live near their workplace or work from home. As a result, there is likely to be some double-counting of the daily user population in which non-residential and residential populations overlap, resulting in a more conservative analysis.

Inventory of Publicly Accessible Open Space

According to the *CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Pursuant to the *CEQR Technical Manual*, publicly accessible open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts using both a quantitative and a qualitative analysis, whereas private open space is not accessible to the general public on a regular basis and is considered only qualitatively. Field surveys and secondary sources were used to determine the number, availability, and condition of publicly accessible open space resources in the study area.

An open space is determined to be active or passive by the uses that the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns, and paved areas for active recreation.

Passive open space (which is the focus of non-residential open space impact assessment) is used for sitting, strolling, and relaxation, and typically contains benches, walkways, and picnicking areas. However, some passive spaces can be used for both passive and active recreation; such as a lawn or riverfront walkway, which can also be used for ball playing, jogging, or rollerblading.

All of the publicly accessible open space and recreational resources within the defined study area are identified in Figure 4-3 and listed in Table 4-2.

As shown in Table 4-2, the study area contains a total of 11.07 acres of open space, of which approximately 6.50 acres (58.7 percent) comprises passive open space uses and approximately 4.57 acres (41.3 percent)

comprises active open space uses. As shown in Figure 4-3 and Table 4-2, three publicly accessible open space and recreational resources are located within the study area.

The largest open space resource located in the study area is Marsha P. Johnson State Park (formerly East River State Park)[2] (Map No. 1), located to the southwest of the Development Site and bounded by North 9th Street to the north, North 7th Street to the south, Kent Avenue to the east, and the East River waterfront to the west. The approximately seven-acre open space is operated by the New York State Office of Parks, Recreation, and Historic Preservation (NYS OPRHP) and features both active and passive recreational uses, including a dog run, playgrounds, lawns, picnic tables, and benches. Marsha P. Johnson State Park is also home to Smorgasburg, an outdoor food market that operates in the park on Saturdays from April through October.

Another significant open space resource in the study area is the 3.9–acre completed portion of Bushwick Inlet Park (Map No. 2), located southwest of the Development Site (to the north of Marsha P. Johnson State Park) and bounded by North 9th Street to the south, North 10th Street to the north, Kent Avenue to the east, and the East River waterfront to the west. Bushwick Inlet Park, which is operated by the New York City Department of Parks and Recreation (NYC Parks), features several passive recreational uses, including a comfort station, a viewing platform, and a lawn surrounded by benches. Additionally, the open space contains a synthetic turf multi-purpose field for field hockey, football, lacrosse, rugby, soccer, and ultimate Frisbee, as well as playgrounds for active recreation. The open space, in its current 3.9-acre state, represents the initial phase of Bushwick Inlet Park, which will ultimately comprise a total of 27.3 acres and span five and a half blocks along the East River waterfront between North 9th Street (south) and Quay Street (north), as shown in Figure 4-3. In the future, when all phases of Bushwick Inlet Park are complete and operational, the Development Site will be located one block to the east of the open space's Franklin Street frontage where it will border Bushwick Inlet.

It should also be noted that an additional 1.9 acres of the future Bushwick Inlet Park, located at 50 Kent Avenue between North 11th and North 12th streets, is currently open to the public on a temporary basis on weekends (9 am to 5 pm) and at other times for programming and events. The area, which accommodates a temporary "Pop-Up Park" comprised of grassy open space with some picnic tables, is accessible to the public on a temporary basis through 2020, when it is scheduled to undergo a full capital reconstruction. As this area is only accessible on a temporary basis, it is not included in the quantitative analysis for existing conditions.

[2] East River State Park was renamed by Governor Cuomo on February 1, 2020, in honor of Marsha P. Johnson.



Source: NYCDCP PLUTO 2018 Version II; DoITT 2019

Legend

- Open Space Study Area
- Development Site
- 1 — Open Space Resources Included in Quantitative Analysis (refer to Table 4-4)
- A — Open Space Resources Included in Qualitative Analysis (refer to Table 4-4)
- Open Space Resources Located Outside of Study Area Boundary
- Future Bushwick Inlet Park

TABLE 4-2

Open Space Resources within the ¼-Mile Open Space Study Area

Map No.[1]	Name	Location	Owner/ Agency*	Amenities	Hours of Operation	Acreage	Active		Passive		Condition	Utilization
							Acres	%	Acres	%		
1	Marsha P. Johnson State Park (East River State Park)	90 Kent Ave.	NYS OPRHP	Dog Run, Playgrounds, Lawns, Picnic Tables, Benches, WiFi Access	9AM to 9PM (May to Oct.); 9AM to 7PM (Oct. to May)	7.00	2.45	35	4.55	65	Good	High
2	Bushwick Inlet Park	Bounded by Kent Ave., N. 9th, and 10th Sts.	NYC Parks	Comfort Station, Playgrounds, Soccer/Football Fields, Lawn, Benches	9AM to 10PM	3.9	1.95	50	1.95	50	Excellent	High
3	P.S. 31 Playground	75 Meserole Ave.	NYCDOE	Playground, Asphalt Play Areas	When school is in session: Open to the public after school hours until dusk; When school is out of session: 8AM to Dusk	0.17	0.17	100	0.00	0	Excellent	Low
					¼-Mile Study Area Totals	***11.07***	***4.57***	***41.3***	***6.50***	***58.7***		
Open Space Resources Not Included in Quantitative Assessment												
A	McCarren Park[2]	Bounded by Lorimer St. and Nassau Ave. (North), N. 12th St. (South), Driggs Ave. (East), and Berry St. (West)	NYC Parks	Father Jerzy Popieluszko Square, Comfort Station, Asphalt Field, Baseball Diamonds, Basketball & Tennis Courts, Outdoor Pool, Walkways, Benches, Lawns, Landscaping, Trees	6AM to 1AM	36.49	21.89	60	14.6	40		
B	61 Franklin Street Garden	61 Franklin St.	NYC Parks	Shelter, Raised plant beds, Landscaping, Benches	Saturdays & Sundays: 10 AM to 2 PM; Wednesdays: 4 to 6 PM	0.04	0.00	0	0.04	100		
					Total Additional Study Area Open Space Not Included	***36.53***	***21.89***	***60***	***14.64***	***40***		

Source: New York City Open Accessible Space Information System (OASIS), NYC Parks, 2018 Primary Land Us Tax Lot Output (PLUTO) data, site visits conducted in July 2018.

Notes:

[1] Refer to Figure 4-3.

* NYC Parks = New York City Department of Parks and Recreation; NYCDOT= New York City Department of Transportation; NYCDOE = New York City Department of Education; NYS OPRHP = New York State Parks Recreation & Historic Preservation.

Assessment of Open Space Adequacy

As described above, the analysis of the study area focuses on passive open spaces that may be used by workers in the area. To assess the adequacy of open space resources in the study area, the ratio of workers to acres of passive open space is compared to the City's planning guideline of 0.15 acres of passive space per 1,000 workers. In addition, the combined passive open space ratio for both workers and residents in the study area is compared with the recommended weighted average ratio.

Quantitative Assessment

The study area includes a total of 11.07 acres of open space, of which approximately 6.50 acres contain passive uses. A total of 4,725 people work within the defined study area boundary, and 7,099 residents live within this study area; the combined non-residential and residential population is 11,824.

Based on *CEQR Technical Manual* methodology, the non-residential study area has a passive open space ratio of 1.38 acres per 1,000 workers, which is more than nine times greater than the City's guidance of 0.15 acres (see Table 4-3). As such, workers in the quarter-mile study area are well-served by open space resources under existing conditions. Similarly, the combined passive open space ratio is 0.55 acres per 1,000 residents and workers, more than 1.5 times the recommended weighted average ratio of 0.36 acres per 1,000 combined users (refer to Table 4-3).

TABLE 4-3
Adequacy of Open Space Resources: Existing Conditions

		Open Space Acreage			Open Space Ratios per 1,000 People			*CEQR Technical Manual* Open Space Optimal Planning Goal		
	Population	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Workers	4,725	11.07	6.50	4.57	N/A	1.38	N/A	N/A	0.15	N/A
Combined Workers & Residents	11,824				N/A	0.55	N/A	N/A	0.36[1]	N/A

Notes:
[1] Based on target open space ratios established by creating a weighted average of the amount of open space necessary to meet the City guidance of 0.50 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 workers.

Qualitative Assessment

As shown in Table 4-2, the study area 's open space resources are in good to excellent condition and feature low to moderate utilization levels. The study area includes many passive open space uses, such as walkways, lawns, and landscaped areas, benches, and picnic tables, all of which are suitable for use by the non-residential population in the study area.

In addition, while McCarren Park was conservatively excluded from the open space analysis in accordance with CEQR guidance (due to the census tract configurations), this 36.49-acre park is located only one block to the south of the Development Site (Map No. A) and is likely to be utilized by a portion of the population who live and work in the defined study area. McCarren Park is operated by the New York City Department of Parks and Recreation (NYC Parks) and features several passive recreational uses, including Father Jerzy Popieluszko Square, which contains a memorial surrounded by landscaping and seating, as well as a comfort station, benches, and a lawn, in addition to an asphalt field, baseball diamonds, an outdoor pool, and multiple basketball and tennis courts for active recreation.

Moreover, as noted above, the quantitative analysis is conservative in scope as it assumes that daytime users (workers) and residents are separate populations, whereas it is possible that some of the workers live near their workplace or work from home, resulting in some double-counting of the daily user population in the study area.

E. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Study Area Population

In the No-Action condition, it is anticipated that the existing buildings on the Development Site would be re-occupied by a mix of eating/drinking/entertainment establishments, creative office and warehouse uses, and Lot 125 would be redeveloped with a new 3-story commercial building with distillery, office, dance studio and restaurant uses. As discussed in Chapter 1, "Project Description," these No-Action uses on the Development Site would add approximately 422 workers to the study area. In addition, a number of projects are expected to be completed in the vicinity of the Development Site by 2024 (refer to Chapter 2, "Land Use, Zoning, and Public Policy"), of which 28 would fall within the defined open space study area. These 28 known development projects would add an estimated 4,035 workers and 2,360 residents to the study area. Altogether, when combined with the 422 workers introduced under the No-Action condition on the Development Site, the total combined study area population is expected to increase to 18,641 in the No-Action condition (9,182 workers and 9,459 residents), as shown in Table 4-4.

TABLE 4-4
No-Action Open Space Study Area Population[1]

	Existing Population	No-Action Population on Development Site	Additional Population in Study Area resulting from Known Development Projects[1]	2024 No-Action Population
Workers	4,725	422	4,035	9,182
Combined Workers & Residents	11,824	422	6,395	18,641

Notes:
[1] Refer to Table 2-3 in Chapter 2, "Land Use, Zoning, and Public Policy."

Open Space Resources

NYC Parks plans to expand Bushwick Inlet Park, as indicated in Figure 4-3. The City of New York has recently completed the land acquisition phase for the proposed expansion, which will add an additional 23.4 acres of publicly accessible open space to the study area when the Bushwick Inlet Park expansion is completed and operational, for a total park acreage of 27.3. The City, in conjunction with NYC Parks, is currently in the process of remediating several of the former-industrial properties that will become part of Bushwick Inlet Park in the future. As noted above, the 50 Kent Avenue portion of the future park is scheduled to begin construction in 2020. However, at this time, no project timeline or completion date for the overall expansion project has been finalized. As such, the additional 23.4 acres of the expanded Bushwick Inlet Park, which would significantly improve the conditions and usability of open space in the study area upon completion, were conservatively not included in the quantitative open space analysis.

Additionally, the recently completed commercial building at 25 Kent Avenue will introduce two publicly accessible plazas into the study area by 2024, featuring benches, tables, and landscaping, and totaling

approximately 14,400 sf (0.33 acres).[3] As these two plazas would be accessible to the public and in close proximity to the Development Site, it is likely new employees introduced into the study area by the Proposed Development would utilize this additional open space, and they are therefore included in the quantitative analysis.

Assessment of Open Space Adequacy

As noted above, it is anticipated that new development in the study area will result in an increase in the population as well as the passive open space acreage in the future without the Proposed Actions. As a result of these anticipated No-Action changes, the ratio of passive open space per 1,000 workers would decrease to 0.77 (from 1.38 under existing conditions); however, it will continue to be well above the City's planning guideline ratio of 0.15 acres (see Table 4-5). Similarly, while the ratio for the combined population of workers and residents would decrease to 0.37 (from 0.55 under existing conditions), it will continue to exceed the calculated No-Action recommended weighted ratio of 0.33.

TABLE 4-5
Adequacy of Open Space Resources: No-Action Condition

	2024 No-Action Population	Open Space Acreage			Open Space Ratios per 1,000 Persons			*CEQR Technical Manual* Open Space Optimal Planning Goal		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Workers	9,182	11.40	6.83	4.57	N/A	0.74	N/A	N/A	0.15	N/A
Combined Workers & Residents	18,641				N/A	0.37	N/A	N/A	0.33[1]	N/A

Notes:
[1] Based on target open space ratios established by creating a weighted average of the amount of open space necessary to meet the City guideline of 0.50 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 workers.

F. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

In the 2024 future with the Proposed Actions, the Development Site would be redeveloped with approximately 654,300 gsf of commercial/manufacturing uses. The Proposed Development would be comprised of a 4-story, approximately 109,300 gsf, Acme Smoked Fish processing facility, a nine-story commercial building with approximately 496,800 gsf of office uses and 33,800 gsf of local retail, as well as 150 off-street accessory parking spaces. The Proposed Development would introduce approximately 2,232 total workers to the study area, representing 1,810 additional workers compared to No-Action conditions.

In addition, as described in Chapter 1, "Project Description," the Proposed Development is anticipated to include both open to the sky and partially covered open space at the southern portion of the Development Site, totaling approximately 21,403 sf (0.49 acres), which would provide physical and visual through block connectivity accessible to the public. Approximately 12,880 sf of the Public Access Area (PAA) would be open to the sky, and approximately 8,523 sf would be partially covered. The PAA would occupy four street frontages (Banker Street, Wythe Avenue, North 15th Street, and Gem Street) and feature differing levels of plantings, establishing a vertical hierarchy of landscaped integration within the Development Site and the adjoining neighborhood. Within the PAA, the open space areas would include a variety of public

[3] Although the 25 Kent Avenue building has been completed, it Is not yet fully occupied and is therefore included as a No-Build site for CEQR analysis purposes.

seating options throughout, including accessible companion seating, movable tables and chairs benches, as well as wooden platforms with sculptural seating. In addition, the Proposed Development would feature two pedestrian pathways, with textured and patterned stone pavers, which would be partially covered by the Building. The main pedestrian pathway would extend north-south from Wythe Avenue to the mid-block of the Development Site, and the second pedestrian pathway, under the commercial building, would extend east-west from Banker Street to Gem Street. Both proposed pedestrian pathways would be flanked by ground level retail frontage (e.g. restaurants with cafes) to promote activity and security. The areas open to the sky would also include plantings and trees, as well as areas for art installations, as part of the landscape features. The proposed publicly accessible open space areas at the southern portion of the Development Site would introduce new, dynamic streetscapes which would facilitate the extension of the public realm from the adjoining streets into the Proposed Development.

Additionally, separate from the PAA, there would be approximately 5,775 sf of open areas adjacent to the retail establishments on the Development Site, which are conservatively not included in the quantitative analysis. The open areas adjacent to the retail establishments, which are separate from the PAA, can be accessed from these establishments and provide furnishings for sitting and dining.

Direct Effects

No publicly accessible open space is currently located on the Development Site. Therefore, the Proposed Actions would not cause the physical loss of publicly accessible open space. In addition, as discussed in Chapter 5, “Shadows,” Chapter 10, “Air Quality," Chapter 12, “Noise,” and Chapter 15, “Construction,” the Proposed Actions would not result in any significant adverse shadows, operational air quality, or noise impacts affecting existing open space resources. Furthermore, the Proposed Actions would not change the use of a publicly accessible open space resource so that it no longer serves the same user population, nor would it limit public access to any open space resources.

Indirect Effects

Study Area Population

In total, the Proposed Development would introduce an estimated 1,810 new workers over the No-Action condition. As indicated in Table 4-6, this additional population is expected to increase the study area’s worker population to 10,992 and the combined worker and residential population to 20,451.

Open Space Resources

As noted above, the Proposed Development would introduce approximately 0.49 acres of partially covered passive open space areas to the study area, which would provide physical and visual through block connectivity accessible to the public and are therefore included in the quantitative analysis.

TABLE 4-6
With-Action Open Space Study Area Population

	No-Action Population	Additional Population on Development Site	2032 With-Action Population
Workers	9,182	1,810	10,992
Combined Workers & Residents	18,641	1,810	20,451

Assessment of Open Space Adequacy

QUANTITATIVE ASSESSMENT

As presented in Table 4-7, in the future with the Proposed Actions, the ratio of passive open space per 1,000 workers would decrease to 0.67 (from 0.74 under No-Action conditions); however, it would continue to be well above the City's guideline ratio of 0.15 acres. Similarly, the passive open space ratio for the combined population of residents and workers, which would decrease slightly to 0.36 (compared to 0.37 in the No-Action condition), would continue to exceed the calculated With-Action recommended weighted ratio of 0.31.

TABLE 4-7
Adequacy of Open Space Resources: With-Action Condition

		Open Space Acreage			Open Space Ratios per 1,000 Persons			*CEQR Technical Manual* Open Space Optimal Planning Goal		
	Population	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Workers	10,992	11.89	7.32	4.57	N/A	0.67	N/A	N/A	0.15	N/A
Combined Workers & Residents	20,451				N/A	0.36	N/A	N/A	0.31[1]	N/A

Notes:
[1] Based on target open space ratios established by creating a weighted average of the amount of open space necessary to meet the City guideline of 0.50 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 workers.

QUALITATIVE ASSESSMENT

In the future with the Proposed Actions, the worker and combined residential/worker passive open space ratios would remain well above the City's planning guideline and recommended weighted ratios of 0.15 acres and 0.31 acres, respectively. The study area's workers and residents would also be able to make use of portions of the approximately 36.5-acre McCarren Park that are accessible beyond the southern boundary of the defined study area and are within an easy walking distance of one-block from the Development Site. As noted above, although McCarren Park was conservatively excluded from the quantitative analysis, it is likely that it is used by people that live and work in the defined study area. Moreover, a majority of the study area open spaces are in excellent condition and use levels are characterized by moderate utilization. Additionally, as the Proposed Development would provide on-site amenities, such as 0.49 acres of publicly accessible open space areas, which would be accessible to the on-site worker population generated by the Proposed Development, use of the open space resources within the study area by the on-site worker population may prove to be negligible.

It should also be noted that this analysis conservatively does not include any component of the planned Bushwick Inlet Park expansion, which would add approximately 23.4 acres of publicly accessible open space to the study area, significantly improving the conditions and usability of open space in the study area in the future. Lastly, the quantitative analysis is conservative as it assumes that workers and residents are separate populations, whereas it is possible that some of the workers live near their workplace or work from home, resulting in some double-counting of the daily user population in the non-residential study area.

Determining Impact Significance

As outlined above, a significant adverse open space impact may occur if a proposed action would reduce the open space ratio by more than five percent in areas that are currently below the City's median Community District open space ratio of 1.5 acres per 1,000 residents. In areas that are extremely lacking

in open space, a reduction of as little as one percent may be considered significant, depending on the area of the City. Conversely, in areas that are well-served by open space, a greater percentage of change (more than five percent) may be tolerated. These reductions may result in the overburdening of existing facilities or further exacerbating a deficiency in open space. Table 4-8 displays the percentage change from No-Action to With-Action conditions for the study area.

TABLE 4-8
Study Area Open Space Ratios Summary

Ratio	*CEQR Technical Manual* Open Space Optimal Planning Goal (acres per 1,000)	Open Space Ratios per 1,000			Percent Change (Future No-Action to Future With-Action)
		Existing	No-Action	With-Action	
Passive – Workers	0.15	1.38	0.74	0.67	-9.46%
Passive – Combined Workers + Residents	0.15 for Workers, 0.5 for Residents[1]	0.55	0.37	0.36	2.70%

[1] Calculated weighted ratio of 0.36 for Existing, 0.33 for No-Action, and 0.31 for With-Action conditions.

In the future with the Proposed Actions, while the non-residential study area's passive open space ratio would decrease by more than five percent from No-Action conditions (9.46 percent), it would remain well above the City's guideline ratio of 0.15 acres per 1,000 workers, at 0.67 acres per 1,000 workers (refer to Table 4-8). Therefore, workers in the quarter-mile study area would continue to be well-served by passive open space resources, and there would be no significant adverse impact on open space in the defined study area as a result of the Proposed Actions.

It should also be noted that, although the Proposed Development would increase the demand for passive open space for the daytime population in the study area, that demand could be entirely absorbed by the 0.49-acre publicly accessible open space area that would be provided on the Development Site in the future with the Proposed Actions. As such, in a practical sense, the utilization of the existing open space facilities in the study area would not be expected to increase measurably as a result of the Proposed Actions.