Chapter 5: Open Space

A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Actions on open space resources. Open space is defined by the 2025 *City Environmental Quality Review (CEQR) Technical Manual* as publicly accessible, publicly or privately owned land that operates or is available for leisure, play, or sport, or serves to protect or enhance the natural environment. An open space assessment should be conducted if a project would have a direct effect on open space, such as eliminating or altering a public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

The co-Applicants, the New York City Educational Construction Fund (ECF) and 240 Nassau Street Holdings, LLC, are seeking zoning approvals, including zoning map and text amendments, a special permit, and other City and State approvals and potential future U.S. Department of Housing and Urban Development (HUD) actions (the "Proposed Actions"), to facilitate the construction of a proposed mixed-use development on Block 110, Lot 25 and Block 111, Lot 1 (the "Project Site") in Downtown Brooklyn, Community District (CD) 2. The proposed development would include four new buildings totaling approximately 1.7 million gross square feet (gsf), including public school facilities; residential, retail, and community facility space; cultural center space; and open space (the "Proposed Project").

The Proposed Actions include discretionary zoning approvals from the New York City Planning Commission (CPC) and New York City Council, as well as the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing. A determination from NYC Parks pursuant to ZR Section 23-381 is also being sought to permit light and air for the legally required windows at the abutting lot lines between Buildings 1 and 4 and the abutting lot lines of Golconda Playground. A detailed description of the Proposed Project and the approvals needed to facilitate the Proposed Project is presented in Chapter 1, "Project Description."

As discussed in more detail below, a detailed open space assessment was conducted to determine the potential for impacts to open space as a result of the Proposed Actions.

PRINCIPAL CONCLUSIONS

The Proposed Actions would result in a significant adverse impact to open space. According to the *CEQR Technical Manual*, a proposed action may result in a significant adverse impact on open space resources if (a) there would be direct displacement/alteration of existing publicly accessible 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 exacerbation of a deficiency in open space. The residential population generated by the Proposed Actions would result in a 4.77 percent decrease in the total open space ratio and a 5.28 percent decrease in the active open space ratio, in an area that is characterized by an existing deficiency in the amount of

open space currently available for residents. The decrease in total and active open space would result in the potential for a significant adverse impact.

DIRECT EFFECTS

Direct effects on public open space may occur when a project encroaches on, or causes a loss of, open space. Direct effects may also occur if public access is limited, the type and amount of public open space is changed, or if the facilities within an open space would be so changed that the open space no longer serves the same user population. Other direct effects may result from sources of noise, air pollutants, odors, or shadows on public open space, affecting its function, usability, or enjoyment.

The Proposed Project would not directly displace, limit access to, or otherwise eliminate any existing publicly accessible open space within the study area. The Proposed Actions would enhance existing open space by creating 20,896 square feet (sf) (0.48 acres) of new publicly accessible open space on the Project Site that would be adjacent to Golconda Playground. The new publicly accessible open space would serve as an open space amenity for study area residents and unify Golconda Playground, Commodore Barry Park, and Farragut Houses and improve circulation throughout the neighborhood. The new publicly accessible open space would include seating and gathering areas, landscaped areas, and walkways.

As described in Chapter 6, “Shadows,” the Proposed Actions would not result in a significant adverse shadow impact. While there would be an increase in shadows on open space resources, including the adjacent Golconda Playground and Commodore Barry Park, the incremental shadows would not constitute a significant adverse open space impact because the shadows would not affect the use of the open spaces. The Proposed Actions would result in project-generated shadows on several other public open spaces with sunlight-sensitive features; however, in those cases the shadows would be limited in extent and duration and would also not result in a significant adverse impact.

Based on the analyses provided in other chapters for air quality, noise, and construction, study area open spaces would not experience significant adverse impacts associated with direct effects related to operational air quality, operational noise, or construction air quality. Chapter 17, “Construction,” provides an analysis of the potential for construction of the Proposed Project to result in temporary significant adverse noise impacts on open spaces.

INDIRECT EFFECTS

The Proposed Actions would generate a residential population that would place added demands on open spaces in the study area. Under existing conditions, the study area exhibits a shortfall of both total and active open space. The quantitative assessment of open space concludes that the Proposed Actions would decrease the total open space ratio by approximately 4.77 percent (to 1.650 acres per 1,000 residents) and the active open space ratio by approximately 5.28 percent (to 0.380 acres per 1,000 residents). The Proposed Actions would also decrease the passive open space ratio by approximately 4.62 percent (to 1.271 acres per 1,000 residents). As these decreases would exceed the *CEQR Technical Manual* quantitative thresholds indicating the potential for an impact for total and active open space and the study area would continue to exhibit low active open space facilities, the Proposed Actions would result in a significant adverse indirect open space impact. Potential mitigation measures are discussed in Chapter 19, “Mitigation.”

B. METHODOLOGY

DIRECT EFFECTS

According to the *CEQR Technical Manual*, a project would directly affect open space conditions if it causes the loss of publicly accessible 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 publicly accessible open space. The Proposed Actions would not result in development that would directly displace any open space resources. This chapter uses information from Chapters 6, "Shadows;" 12, "Air Quality;" 14, "Noise;" and 17, "Construction" to determine whether the Proposed Actions would have the potential to directly affect any open spaces on or near the Project Site. A project can also directly affect an open space by enhancing its design or increasing its accessibility to the public.

INDIRECT EFFECTS

As described in the *CEQR Technical Manual*, open space can be indirectly affected by a proposed action if there are increases in either residential or non-residential populations that noticeably diminish open space capacity. Typically, a preliminary assessment of indirect effects is conducted when a project would introduce more than 250 units (in medium and high residential zoning districts, commercial districts, or manufacturing districts) or 500 nonresidents to an area.

In accordance with *CEQR Technical Manual*, the open space analysis is based on the projected development expected under the Proposed Actions. As discussed in Chapter 1, "Project Description," by the 2033 build year the Proposed Actions are expected to introduce a net increase of approximately 1,418 dwelling units (DUs), which would generate a projected residential population of approximately 2,879 residents introduced to the Project Site. An analysis of indirect effects on open space resources is warranted, as the number of units anticipated to be introduced by the Proposed Actions is greater than the CEQR analysis threshold of 250 or more incremental units in an existing R6 district. The Proposed Actions are anticipated to introduce approximately 225 new workers to the Project Site; therefore, the CEQR analysis threshold of 500 or more incremental workers would not be exceeded and further assessment of the non-residential population is not warranted.[1] Consistent with *CEQR Technical Manual* methodology, this chapter assesses the indirect effects of the Proposed Actions on open space for the residential user population.

WALK-TO-A-PARK SERVICE AREA

As part of *OneNYC 2050—Building a Strong and Fair City*, the City has put forth a goal that calls for 85 percent of New York City residents to live within walking distance of a park by 2030. To help accomplish this goal, NYC Parks has a Walk to a Park initiative that focuses on increasing access to parks and open space in areas of the City where residents live beyond

[1] Estimate of workers based on standard industry rates, as follows: 1 employee per 25 DU; 1 employee per 333 sf of local retail; 1 employee per 1,000 sf of community facility space; 1 employee per 1,000 sf of cultural space; and 1 staff per 10 students.

walking distance to a park. The Walk-to-a-Park service area is shown on **Figure 5-1**. Portions of the map that are not covered by a Walk-to-a-Park service area are considered "walk gaps;" i.e., areas of the City that are not within a walking distance to a park.

According to the *CEQR Technical Manual*, as part of the preliminary assessment of open space, a project should be reviewed to determine if it is located within a Walk-to-a-Park service area. Project sites that are located outside of a Walk-to-a-Park service area (i.e., located in a known walk gap area) suggest that there is a need for a detailed analysis to be performed to determine if the project may further exacerbate a condition of residents living in areas of the City with inadequate park access, potentially leading to a significant impact. The Project Site is not located within a known walk gap area; therefore, further analysis with regard to this initiative is not warranted.

STUDY AREA

The *CEQR Technical Manual* recommends establishing a study area or areas as the first step in an open space assessment. The study areas are based on the distances that the respective users—in this case, residents—are likely to walk to an open space. According to the *CEQR Technical Manual*, residents are assumed to walk approximately 10 minutes, or ½ mile, to an open space.

Because the Proposed Actions would introduce an incremental new residential population above the 250-unit threshold, the adequacy of open space resources was assessed for the ½-mile (residential) study area. This study area was adjusted to include all census tracts with at least 50 percent of their area within the ½-mile boundary. The study area allows for consideration of open spaces in the study area and population data. As shown on **Figure 5-2**, the ½-mile residential open space study area includes the area within Census Tracts 11, 13, 15.01, 15.02, 21, 23, 29.01, 31.01, 31.02, 185.01, and 211. The Project Site and broader ½-mile open space study area is located in Brooklyn Community District (CD) 2. The study area is generally bounded by the East River and Flushing Avenue to the north; Dekalb Avenue to the south; Cadman Plaza West to the west; and Williamsburg Place, Adelphi Street, and Cumberland Street to the east.

ANALYSIS FRAMEWORK

The *CEQR Technical Manual* methodology recommends conducting an initial quantitative assessment to determine whether a more detailed analysis is appropriate but also recognizes that for projects that introduce a large population in an area that is neither well-served nor underserved by open space, it may be clear that a full, detailed analysis should be conducted. Because the Proposed Actions would introduce a sizeable new residential population to the study area, a detailed analysis was conducted.

With an inventory of available open space resources and potential users, the adequacy of open space in the study areas can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population within the study area and compares this ratio with open space adequacy 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 area's population. Specifically, the assessment considers:

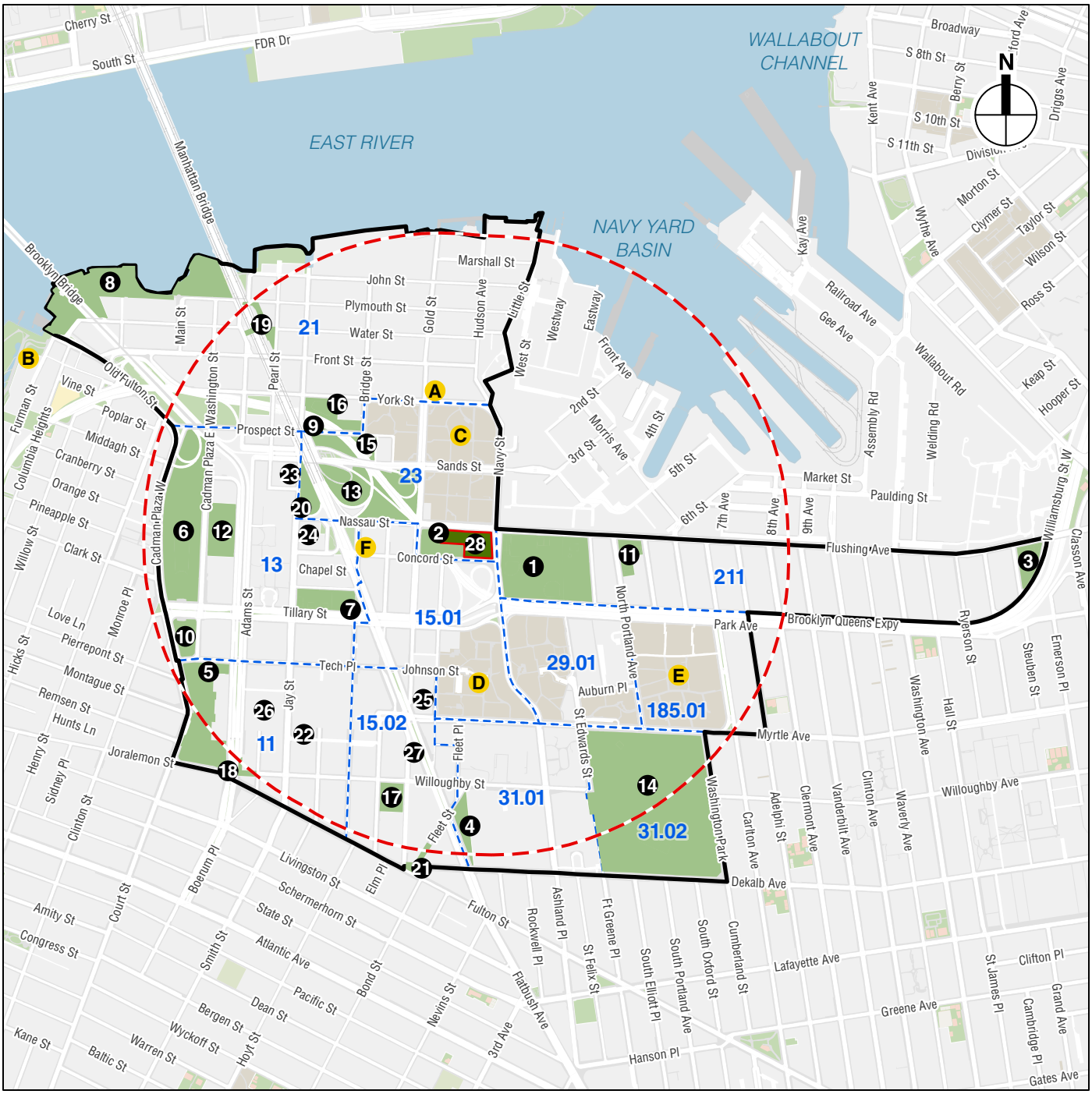


NYC Educational Construction Fund

Walk to a Park Service Area

240 NASSAU STREET

Figure 5-1



Project Site
Study Area (1/2-mile perimeter)
Open Space Study Area
15.02
Census Tract Boundary
Qualitative Open Space

0 400 FEET

NYC Educational Construction Fund

Open Space Resources

240 NASSAU STREET

Figure 5-2

- Characteristics of the open space user group (residents) will be determined. To determine the number of residents in the study area, 2020 U.S. Census data will be compiled for census tracts comprising the residential open space study area.
- An inventory of all publicly accessible passive and active recreational facilities in the open space study area. The condition and usage of existing facilities will be described based on the inventory and field visits. Acreages of these facilities will be determined, and the total study area acreages will be calculated. The percentage of passive and active open space will also be calculated.
- An assessment of the quantitative ratio of open space in the study area, conducted by computing the ratio of open space acreage to the residential population in the study area and comparing the open space ratio with open space adequacy guidelines. The assessment should identify whether a site is located in an identified walk gap of the City as defined by NYC Park's Walk to a Park program. Open space ratios are expressed as the amount of open space acreage (total, passive, and active) per 1,000 user population. According to the *CEQR Technical Manual*, in New York City local open space ratios vary widely, and the median ratio citywide at the CD level is 1.5 acres of open space per 1,000 residents. Typically, for the assessment of both direct and indirect effects, citywide local norms have been calculated for comparison and analysis. As a planning goal, a ratio of 2.5 acres per 1,000 residents represents an area well-served by open spaces and is consequently used as an optimal benchmark for residential populations in large-scale proposals. Ideally, this would comprise 0.50 acres of passive space and 2.0 acres of active open space per 1,000 residents. According to the *CEQR Technical Manual*, for large-scale projects (and for planning purposes), the City also seeks to attain a planning goal of a balance of 80 percent active open space and 20 percent passive open space.
- An assessment of expected changes in future levels of open space supply and demand in the 2033 build year in the No Action and With Action conditions. Open space adequacy in the No Action condition is based on planned development projects within the open space study area. To estimate the residential population expected in the study areas in the No Action condition, an average household size of 2.03 persons was applied to the number of new DUs expected in the residential open space study area. Any new open space or recreational facilities that are anticipated to be operational by the build year are also taken into account.
- Open space ratios are determined for the No Action and With Action conditions and compared to determine potential changes to open space adequacy in the 2033 build year.
- An evaluation of qualitative factors affecting open space use, including weekday utilization and the condition of facility equipment.
- A determination of the adequacy of open spaces within the open space study area in the existing, No Action, and With Action conditions.

IMPACT ASSESSMENT

The assessment of the potential for significant adverse impacts on open space is both quantitative and qualitative. According to the *CEQR Technical Manual*, a total open space ratio decrease approaching or exceeding 5 percent suggests that a potential for a significant adverse open space impact may exist and warrants further consideration. 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. 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, including the availability of nearby destination open space, the beneficial effects of new open space resources provided by a project, or other factors. It is recognized that the open space ratios of the City guidelines presented 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.

When assessing the effects of a change in the open space ratio, the assessment should consider the balance of passive and active open space resources appropriate to support the affected population and the condition of existing open spaces within the study area. 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 in a Walk-to-a-Park Service Area or not, the distance to regional parks, and the connectivity of open space—should be considered in a determination of significance.

C. EXISTING CONDITIONS

STUDY AREA POPULATION

As shown in **Table 5-1**, based on 2020 Decennial Census data and the New York City Department of City Planning (DCP) Housing Database, there are an estimated 49,163 residents within the study area.[2]

Table 5-1
Open Space Study Area Census Tracts

Census Tract Number[1]	Population
Census Tracts Total Population	38,430
DCP Housing Database Additional Residents[2]	10,733
Total	**49,163**

Notes:
[1] See **Figure 5-2** for census tract locations.
[2] DCP's Housing Database shows a net increase of 5,660 housing units in the study area since the Census data collection in April 2020, according to DCP Housing Database 2025 Q4 (the latest available data). Assuming a rental vacancy rate of 6.58 percent and an average household size of 2.03 within Brooklyn CD 2, an additional 10,733 people are estimated over the 38,430 residents identified in the 2020 Census for an existing population estimate of 49,163 residents.
Source: 2020 U.S. Census Bureau Decennial Census; DCP Housing Database.

AGE DISTRIBUTION

Table 5-2 summarizes the age distribution of the residential population within the residential open space study area and compares this distribution to the age distributions of Brooklyn and New York City overall with data from the 2020 Census. As shown in **Table 5-2**, the study

[2] The DCP Housing Database was consulted to assess potential population growth since the data collection in April 2020. Approximately 5,660 housing units have been constructed within the study area since the 2020 Census, increasing the population by an estimated 10,733 residents from the 38,430 residents identified within the census tracts.

area has a similar age distribution as compared to Brooklyn and New York City for non-adult population categories; however, its working adult population (residents 20 to 64 years old) comprises a greater proportion of its population at 70 percent when compared with that of Brooklyn and New York City (62 and 63 percent, respectively), and its senior adult population comprises a lower proportion of its population (10 percent) when compared with that of Brooklyn (14 percent) and New York City (15 percent).

Table 5-2
Residential Open Space Study Area Population Age Distribution

	Study Area		Brooklyn		New York City	
Age Category	**Persons**	**Percent**	**Persons**	**Percent**	**Persons**	**Percent**
Under 5 Years	2,173	6%	169,016	6%	475,637	5%
5 to 9 Years	1,704	4%	166,390	6%	479,017	5%
10 to 14 Years	1,818	5%	164,899	6%	491,325	6%
15 to 19 Years	1,945	5%	158,117	6%	505,700	6%
20 to 64 Years	27,018	70%	1,031,034	62%	5,542,287	63%
65 Years and Over	3,772	10%	372,612	14%	1,310,224	15%
Total	**38,430**	**100%**	**2,736,074**	**100%**	**8,804,190**	**100%**

Note:
The population age distribution is based on the 2020 Census and does not incorporate the addition of DCP Housing Database residents.
Sources: 2020 Census, U.S. Census Bureau.

Within a given area, the age distribution of a population affects the way open spaces are used and the need for various types of recreational facilities. Typically, children five years old or younger use playgrounds that have play equipment for toddlers and preschool children. Children ages five through nine typically use playgrounds as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children ages 10 through 14 typically use playground equipment, court spaces, and ball fields. Teenagers and young adults tend toward court game facilities such as basketball and field sports. Adults (ages 20 to 64) use court game facilities and sports fields, along with more individualized recreation such as rollerblading, biking, and jogging, which require bike paths and vehicle-free roadways. Adults also gather with families for picnicking, active informal sports such as frisbee, and recreational activities in which all ages can participate. Senior citizens (65 years and older) engage in active recreation such as handball, tennis, and swimming, as well as recreational activities (such as gardening, fishing, walking,) that require passive facilities. The range of age groups present in the study area indicates a need for active and passive recreation facilities, flexible facilities, and open space areas that can be used for both active and passive recreation, like paths or promenades for running, open areas for informal sports, and benches for seating.

INVENTORY OF PUBLICLY ACCESSIBLE OPEN SPACES

According to the *CEQR Technical Manual*, open space resources may be public or private and may be used for active and/or passive recreational purposes. The *CEQR Technical Manual* defines publicly accessible open space as facilities open to the public at designated hours on a regular basis, and they are 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 only considered qualitatively.

Field surveys and secondary sources (including NYC Parks' online database) were used to determine the number, availability, and condition of publicly accessible open space resources within the non-residential and residential study areas.

An open space is determined to be active or passive based on the uses that the design of the open 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 other paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation; these spaces typically contain benches, walkways, and picnicking areas. However, some passive spaces can be used for both passive and active recreation; a green lawn or riverfront walkway, for example, can also be used for ball playing, jogging, or rollerblading.

All publicly accessible open space and recreational resources within the residential study area is shown in **Table 5-3**. As presented in **Table 5-3**, the residential study area contains a total of 27 publicly accessible open spaces, providing approximately 89.57acres of publicly accessible open space.

Open spaces on NYCHA developments are considered only in the qualitative assessment. These open space resources are intended for use by NYCHA residents and not the general public, and there are no posted public access hours. Similarly, community gardens located on NYC Parks-controlled property are considered in the qualitative assessment. These resources are shown in **Table 5-4**.

As shown in **Table 5-3**, the residential study area contains a total of 89.57 acres of public open space, of which approximately 20.75 acres (23 percent) are used for active recreation and approximately 68.85 acres (77 percent) are used for passive recreation.

Table 5-3
Study Area Open Space Resources

Map No.[1]	Name	Location	Owner/ Agency	Acreage	Active		Passive		Condition	Utilization	Amenities
					Acres	%	Acres	%			
Residential Study Area											
1	Commodore Barry Park	Nassau St., Park Ave., bet. Navy St. and N. Elliot Pl.	NYC Parks	10.39	7.27	70%	3.12	30%	Low	Low	Baseball and football fields, basketball and handball courts, outdoor pools, playgrounds, spray showers, public restrooms, seating
2	Golconda Playground	Gold St. between Nassau St. and Concord St.	NYC Parks	1.5	1.13	75%	0.38	25%	Good	Low	Basketball and handball courts, playgrounds, public restrooms, skate parks, spray showers, seating
3	Steuben Playground	Flushing Ave., Steuben St., Williamsburg Pl.	NYC Parks	1.17	0.41	35%	0.76	65%	Good	Low	Handball courts, fitness equipment, playgrounds, seating
4	University Place	Flatbush Ave. at Fleet St.	NYC Parks	1.16	0.00	0%	1.16	100%	Low	Low	Seating
5	Columbus Park	Adam St., Court St., Cadman Plaza West bet. Johnson St. and Fulton St.	NYC Parks	4.14	0.00	0%	4.14	100%	Good	Moderate	Eateries and seating
6	Cadman Plaza Park	Cadman Plaza West, Cadman Plaza East bet. BQE and Tillary St.	NYC Parks	10.38	0.52	5%	9.86	95%	Excellent	Moderate	Dog-friendly areas, public restrooms, Wi-Fi hot spots, walkways, lawns, seating
7	McLaughlin Park	Jay St., Bridge St. bet. Tillary St. and Cathedral Pl.	NYC Parks	1.98	1.49	75%	0.5	25%	Good	Moderate	Baseball fields, basketball and handball courts, fitness equipment, playgrounds, spray showers, public restrooms, Wi-Fi hot spots, seating
8	Portion of Brooklyn Bridge Park	Brooklyn Waterfront from Washington St. to Old Fulton St.	NYC Parks/BBPC	8.91	3.56	40%	5.35	60%	Excellent	High	Barbecuing areas, basketball, bocce, handball, pickleball, and volleyball courts, dog-friendly areas, fishing, fitness equipment, kayak/canoe launch sites, public restrooms, roller hockey, soccer fields, Wi-Fi hot spots, seating
9	Maritcha R. Lyons Park	Prospect St. bet. Jay St. and the BQE	NYC Parks	0.23	0.00	0%	0.23	100%	Low	Low	Seating
10	Korean War Veterans Plaza	Cadman Plaza West, Cadman Plaza East bet. Tillary St. and Johnson St.	NYC Parks	1.2	0.00	0%	1.2	100%	Good	Low	Seating
11	Oxport Playground	Flushing Ave. bet. N. Portland Ave. and N. Oxford St.	NYC Parks/DOE	1.03	0.77	75%	0.26	25%	Good	Low	Basketball courts, tennis court, fitness equipment, playgrounds, spray showers, seating
12	Walt Whitman Park	Cadman Plaza East, Adams St. bet. Red Cross Pl. and Tillary St.	NYC Parks	2.91	0.00	0%	2.91	100%	Good	Low	Seating, game tables
13	Trinity Park	Nassau St., Sands St. bet. Manh. Bridge and Gold St.	NYC Parks	0.58	0.00	0%	0.58	100%	Good	Low	Seating, game tables

Table 5-3
Study Area Open Space Resources

Map No.[1]	Name	Location	Owner/ Agency	Acreage	Active		Passive		Condition	Utilization	Amenities
					Acres	%	Acres	%			
14	Fort Greene Park	Myrtle Ave., De Kalb Ave. bet. Washington Park and St. Edward's St.	NYC Parks	30.17	3.02	20%	27.15	80%	Good	High	Barbecuing areas, basketball and tennis courts, dog-friendly areas, Great Trees, nature centers, playgrounds, public restrooms, spray showers, Wi-Fi hot spots, seating
15	Bridge Park 3	Sands St., Prospect St. bet. Bridge St. and Manh. Bridge	NYC Parks	1.93	1.35	70%	0.58	30%	Good	Low	Basketball and handball courts, seating
16	Susan Smith McKinney Steward Park	Bridge St., Jay St. bet. Prospect St. and York St.	NYC Parks	1.88	0.38	20%	1.5	80%	Excellent	Moderate	Playgrounds, public restrooms, seating
17	Abolitionist Place	Duffield St., Albee Sq. W, Willoughby St.	NYC EDC	1.15	0.115	10%	1.035	90%	Excellent	Moderate	Playgrounds, seating
18	Willoughby Plaza	Willoughby St., Adams St., Pearl St	NYC DOT / Downtown Brooklyn Partnership	0.34	0	0%	0.34	100%	Excellent	Moderate	Seating
19	Pearl Street Plaza	Plymouth St., Pearl St., Adams St.	NYC DOT / DUMBO BID	0.83	0	0%	0.83	100%	Excellent	Low	Seating
20	Brooklyn Plaza	Jay St. and Manh. Bridge	NYC DOT	1.15	0	0%	1.15	100%	Good	Low	Seating
21	Albee Square Plaza	Albee Square W., Fulton St., and Bond St.	NYC DOT / Fulton Mall Improvement Association	0.58	0	0%	0.58	100%	Good	Moderate	Seating
22	1 MetroTech Center POPS	Jay St., Tech Pl., Bridge St., Tillary St., Flatbush Ave., Duffield St., and Willoughby St.	Forest City Ratner Companies/1 MetroTech Center North	3.3	0.00	0%	3.3	100%	Excellent	Low	Seating
23	90 Sands Street POPS	Sands St., Jay St., High St., and Pearl St.	90 Sands Street Housing Development Fund	0.18	0.00	0%	0.18	100%	Good	Low	Seating
24	203 Jay Street POPS	Jay St. bet. Concord St. and Nassau St.	203 Jay Street Associates, LLC	0.24	0.00	0%	0.24	100%	Excellent	Low	Seating
25	343 Gold Street POPS	Myrtle Ave. bet. Flatbush Ave. Extension and Prince St.	Avalon Gold LLC	0.43	0.00	0%	0.43	100%	Good	Low	Seating
26	350 Jay Street POPS	Jay St. bet. Willoughby St. and Tech Pl.	Brooklyn Renaissance Plaza LLC	0.66	0.00	0%	0.66	100%	Good	Low	Seating
27	141 Willoughby Street POPS	Gold St. and Flatbush Ave. Extension	141 Willoughby Fee Owner LLC	1.15	0.06	5%	1.09	95%	Excellent	Low	Dog-friendly areas, playgrounds, seating
Residential Study Area Totals[2]				**89.57**	**20.75**	**23%**	**68.85**	**77%**			

Table 5-3
Study Area Open Space Resources

Map No.[1]	Name	Location	Owner/ Agency	Acreage	Active		Passive		Condition	Utilization	Amenities
					Acres	%	Acres	%			
Note: [1] See **Figure 5-2** for open space locations. [2] There may be small discrepancy between the total number value due to rounding. ***Resources were closed at the time of field survey. NYC Parks = New York City Department of Parks and Recreation DOE = New York City Department of Education BBPC = Brooklyn Bridge Park Corporation POPS = privately owned public space **Sources:** AKRF field survey January and May 2026; NYC Parks Open Space Database.											

Table 5-4
Qualitative Open Space Resources

Map ID No.[1]	Name	Location	Owner/Program	Type
A	Vinegar Hill Community Garden	199 York Street	NYC Parks	Community Garden
B	Brooklyn Bridge Park (portion outside of the study area)	Brooklyn Waterfront from Old Fulton St. to Atlantic Ave.	NYC Parks	Barbecuing areas, basketball, bocce, handball, pickleball, and volleyball courts, dog-friendly areas, fishing, fitness equipment, kayak/canoe launch sites, public restrooms, roller hockey, soccer fields, Wi-Fi hot spots, seating
C	Farragut Houses	York St., Bridge St., Nassau St., and Navy St.	NYCHA	Basketball courts. playgrounds, community garden, walkways, seating
D	Ingersoll Houses	Prince St., Myrtle Ave., Tillary St., and St. Edwards. St.	NYCHA	Basketball courts, playgrounds, community garden, walkways, seating
E	Whitman Houses	Auburn Pl., St. Edwards St., Myrtle Ave., Carlton Ave., and Park Ave.	NYCHA	Basketball courts, playgrounds, walkways, seating
F	Bridge Plaza Community Garden	153 Concord Street	New York Restoration Project	Community Garden
Note: [1] As depicted in **Figure 5-2.** NYCHA = New York City Housing Authority **Sources:** AKRF fieldwork conducted in January and May 2026; NYC Parks Open Space Database.				

Open spaces within the study area include several neighborhood parks, ballfields, playgrounds, as well as passive open spaces—such as plazas and walking paths. The largest open space resource in the study area is Fort Greene Park. Fort Greene Park spans an entire block and totals 30.17 acres. It contains a wide variety of spaces for active and passive uses, including barbecuing areas, basketball and tennis courts, dog-friendly areas,

a Great Tree[3], nature centers, playgrounds, spray showers, public restrooms, and seating areas. Fort Greene Park is in good condition and was observed to have high utilization. A reconstruction of the park's existing entrances, paths, and plaza and drainage infrastructure. Construction is expected to take 12 to 18 months and is anticipated to be completed before the 2033 build year.

Other open space resources in the study area include a portion of Brooklyn Bridge Park, Commodore Barry Park, and Cadman Plaza Park. Brooklyn Bridge Park is located along the Brooklyn waterfront and an approximately 8.91-acre portion of the 85.0-acre park is located within the study area. The park contains several amenities including barbecuing areas, basketball, bocce, handball, pickleball, and volleyball courts, dog-friendly areas, fishing, fitness equipment, kayak/canoe launch sites, public restrooms, roller hockey, soccer fields, and seating areas. This park is in excellent condition and was in high use at the time of field observation. Commodore Barry Park is a 10.39-acre park located across Navy Street from the Project Site. Commodore Barry Park includes baseball and football fields at the southern portion of the block. Basketball and handball courts, outdoor pools, playgrounds, and spray showers are located on the northern portion of the block, with seating areas located throughout the park. NYC Parks is planning a reconstruction of the multipurpose play area and ballfields, and the installation of a track and sports lighting around the ballfields in Commodore Barry Park. Construction is expected to take 12 to 18 months and is anticipated to be completed before the 2033 build year. Cadman Plaza Park is bounded by Cadman Plaza West and Cadman Plaza East between the Brooklyn-Queens Expressway (BQE) and Tillary Street. The 10.38-acre park offers winding walking paths with benches through landscaped lawns. This resource is in excellent condition and was observed to have moderate utilization.

Other capital improvement projects occurring at open spaces within the study area include the reconstruction of the public restroom buildings at Cadman Plaza Park and the reconstruction of retaining walls along Tillary Street, Flatbush Avenue, and Cathedral Place in McLaughlin Park, with no changes to acreages for either resource. Both open spaces are currently in the construction stage with an anticipated completion date of August 2026 for McLaughlin Park and October 2028 for Cadman Plaza Park.

The study area is home to several playgrounds. Golconda Playground is a 1.50-acre playground located between the Project Site to the west and the elevated BQE. The playground offers basketball and handball courts, playgrounds, a skate park, spray showers, public restrooms, and seating areas. Other playgrounds include Steuben Playground and Oxport Playground. These playgrounds are generally in good condition with low utilization levels. The playgrounds typically include basketball and handball courts, fitness equipment, and spray showers and provide active open space opportunities for varying age groups.

Abolitionist Place is a 1.15-acre park bounded by Duffield Street, Albee Square West, and Willoughby Street. It is controlled by the New York City Economic Development Corporation

[3] The Great Trees of New York City is a NYC Parks initiative of trees that stand out for their unique size, shape, species, and historical significance. Fort Greene Park is home to a 68-inch diameter English Elm, which is located along Fort Greene Park's Tree Trail and planted in the park's original 1860s design by Frederick Law Olmsted and Calvert Vaux. The English Elm is among the largest and oldest trees in Brooklyn.

(EDC) and contains both playgrounds and seating. This resource is in excellent condition and was observed to have moderate utilization.

In addition to the various active open spaces in the study area, there are several passive resources that provide benches and landscaping for the public. University Place is a 1.16-acre plaza located on the western portion of the Long Island University campus along Flatbush Avenue Extension. The plaza provides numerous seating areas with plantings and serves as a passive resource for neighborhood workers, Long Island University students, and residents. This resource is in low condition and was observed to have low utilization. Other passive open space resources in the study area include Columbus Park, Korean War Veterans Plaza, five New York City Department of Transportation (DOT) pedestrian plazas with seating (Willoughby Plaza, Pearl Street Plaza, Brooklyn Plaza, and Albee Square Plaza), as well as six privately owned public spaces (POPS) which provide plaza space by offering benches and plantings. These POPS—1 MetroTech Center, 90 Sands Street, 203 Jay Street, 343 Gold Street, and 350 Jay Street are less than one acre and provide plantings and seating areas, with the exception of the 1.15-acre 141 Willoughby Street POPS which features not only plantings and seating areas, but also playgrounds and dog-friendly areas. These POPS are in good to excellent condition and were observed to have low utilization at the time of the field observation.

ASSESSMENT OF OPEN SPACE ADEQUACY

The assessment of the adequacy of open space resources within the study area takes into consideration the ratios of active, passive, and total open space resources per 1,000 residents. As noted in **Table 5-1** above, the open space study area is estimated to have a total population of 49,163 residents.

QUANTITATIVE ASSESSMENT

As shown in **Table 5-3**, in the existing condition, the study area includes a total of 89.57 acres of open space, of which approximately 20.75 acres (23 percent) are utilized for active recreation, and approximately 68.85 acres (77 percent) are utilized for passive recreation.

Based on *CEQR Technical Manual* methodology, the study area has an existing total open space ratio of 1.822 acres per 1,000 residents, an active open space ratio of 0.422 acres per 1,000 residents, and a passive open space ratio of 1.400 acres per 1,000 residents (see **Table 5-5**). This is lower than the City's recommended guidelines of 2.5 acres of total open space per 1,000 residents and 2.0 acres of active open space per 1,000 residents, but well above the City's recommended guideline of 0.5 acres of passive open space per 1,000 residents. As such, there is an existing shortfall of both total and active open space in the residential study area.

Table 5-5
Adequacy of Open Space Resources: Existing Condition

		Open Space Acreage			Open Space Ratios per 1,000 Persons			Open Space Goals		
	Population	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residential (1/2-mile) Study Area										
Residents	49,163	89.57	20.75	68.85	1.822	0.422	1.400	2.5	2.0	0.5

Note: There may be a small discrepancy between the number values above due to rounding.
Sources: 2020 U.S. Census; DCP; NYC Parks; AKRF Field Survey, January and May 2026.

QUALITATIVE ASSESSMENT

As discussed above under the quantitative assessment, the open space study area contains a mix of recreational facilities in which approximately 23 percent of the open space in the study area is dedicated to active recreation and approximately 77 percent is dedicated to passive recreation.

As shown in **Table 5-3**, the residential study area open spaces include a wide variety of actively programmed spaces appropriate for all age groups, including children, teenagers, adults, and seniors. As noted in **Table 5-2**, the study area includes a higher percentage of working-age adults (ages 20 to 64), as compared with Brooklyn and New York City overall (70 percent in the study area compared with 62 percent in Brooklyn and 63 percent in New York City). As indicated in the *CEQR Technical Manual*, adults tend to utilize active recreational amenities (such as handball and basketball courts) as well as open lawns and other passive recreational amenities, and open spaces within the residential study area include such facilities (see **Table 5-3**). Overall, 24 open spaces shown in the table are in excellent or good condition, and several open spaces are newly restored, undergoing renovation, or planning to undergo renovation. 18 open spaces were observed to have low utilization; five of these include active open spaces while the rest are plazas with seating areas.

As shown in **Table 5-2**, approximately 20 percent of the residential study area population consists of children below the age of 20. As noted in the *CEQR Technical Manual,* children require a variety of active recreational amenities including playgrounds and sports facilities, such as basketball and handball courts, similar to the adult population. The residential study area open spaces serving this population include nine parks with playground/jungle gym equipment, and eight parks with basketball courts or other age-appropriate recreational amenities, such as handball courts, baseball fields, football fields, outdoor pools, and tennis courts.

In addition to the quantified open space resources within the residential study area, there are additional open spaces including community gardens which are accessible to the public during specified hours, three NYCHA developments that contain landscaped grounds, playgrounds, and basketball courts—Farragut Houses, Ingersoll Houses, and Whitman Houses−and the remaining portions of Brooklyn Bridge Park located outside of the residential study (see **Table 5-4**). The NYCHA developments provide approximately 42 acres of open space. Brooklyn Bridge Park is an extensive 85-acre open space spanning across the Brooklyn waterfront from Washington Street to Atlantic Avenue, in which only an 8.91-acre portion is within the residential study area. Brooklyn Bridge Park contains a wide and unique variety of passive and active amenities, such as bocce, pickleball, and volleyball courts, fishing, kayak/canoe launch sites, and roller hockey. Though it is not classified as a regional park by NYC Parks, Brooklyn Bridge Park is a large and unique waterfront open space with several active and passive features and is popular with Brooklynites, New Yorkers, and visitors to the City. As such, it can be assumed that residents from the study area would likely visit and utilize the entirety of the open space resource, not just the portions within the study area.

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

DIRECT EFFECTS

In the future without the Proposed Actions (the No Action condition), the existing schools (P.S. 287, aka the Dr. Bailey K. Ashford school, and the Community Roots Charter School) on Block 111, Lot 1 would remain; and the Madison Square Boys and Girls Club on Block 110, Lot 25 (Building/Site 1) would be closed. Block 110, Lot 25 will be developed with an as-of-right, seven-story residential building containing approximately 84 DUs.

INDIRECT EFFECTS

STUDY AREA POPULATION

In the No Action condition, approximately 84 DUs, or approximately 171 residents would be introduced to the Project Site as a result of the seven-story residential building on the Project Site. Additional residential growth is anticipated to be added from 11 known residential developments expected by the 2033 build year (see **Appendix A**). In total, the planned developments, including the No Action development, would introduce 1,157 DUs to the study area, resulting in approximately 2,519 additional residents. Under the No Action condition, the new population would total 51,682 residents within the study area.

STUDY AREA OPEN SPACES

In the No Action condition, there are no changes anticipated to the open space resources within the study area by the build year other than the aforementioned NYC Parks rehabilitation projects.

ASSESSMENT OF OPEN SPACE ADEQUACY

Quantitative Assessment

While the total open space available for study area residents would not increase in the No Action condition, the total residential population of the study area is expected to increase as a result of additional residential development. In total, the study area population is anticipated to increase from 49,163 residents in the existing condition to 51,682 residents in the No Action condition by the 2033 build year.

As shown in **Table 5-6,** the total open space ratio is anticipated to decrease to 1.733 acres per 1,000 residents in the No Action condition, as compared to 1.822 acres per 1,000 residents under existing conditions. The active open space ratio is anticipated to decrease from 0.422 acres per 1,000 residents under existing conditions to 0.401 acres per 1,000 residents in the No Action condition. The passive open space ratio is anticipated to decrease from 1.400 acres per 1,000 residents to 1.332 acres per 1,000 residents in the No Action condition. Similar to existing conditions, residents will be underserved by open space in the No Action condition (both total and active open space) according to *CEQR Technical Manual* open space guidelines of 2.5 acres of total open space per 1,000 residents and 2.0 acres of active open space per 1,000 residents. The passive open space is more than double the recommended *CEQR Technical Manual* open space guideline of 0.5 acres of passive open space per 1,000 residents.

Table 5-6
Adequacy of Open Space Resources: No Action Condition

	Population	Open Space Acreage			Open Space Ratios per 1,000 Persons			Open Space Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residential (1/2-mile) Study Area										
Residents	51,682	89.57	20.75	68.85	1.733	0.401	1.332	2.5	2.0	0.5

Note: There may be a small discrepancy between the number values above due to rounding.
Sources: 2020 U.S. Census; DCP; NYC Parks; AKRF Field Survey, January and May 2026.

Qualitative Assessment

As discussed above, in the No Action condition approximately 23 percent of the open space in the residential study area is dedicated to active recreation and approximately 77 percent is dedicated to passive recreation.

As in the existing condition, residential study area open spaces include a wide variety of actively programmed spaces appropriate for all age groups within the study area, including children, teenagers, adults, and seniors. While utilization of public open space in the study area is anticipated to increase in the No Action condition due to the projected population growth, some open spaces will reopen with improved facilities, thereby improving the overall condition and quality of study area open spaces.

As shown in **Table 5-4**, additional open spaces not considered in the quantitative assessment that are available to study area residents include community gardens, three NYCHA campuses, and the approximately 76.09-acre portion of the Brooklyn Bridge Park located outside of the residential study area.

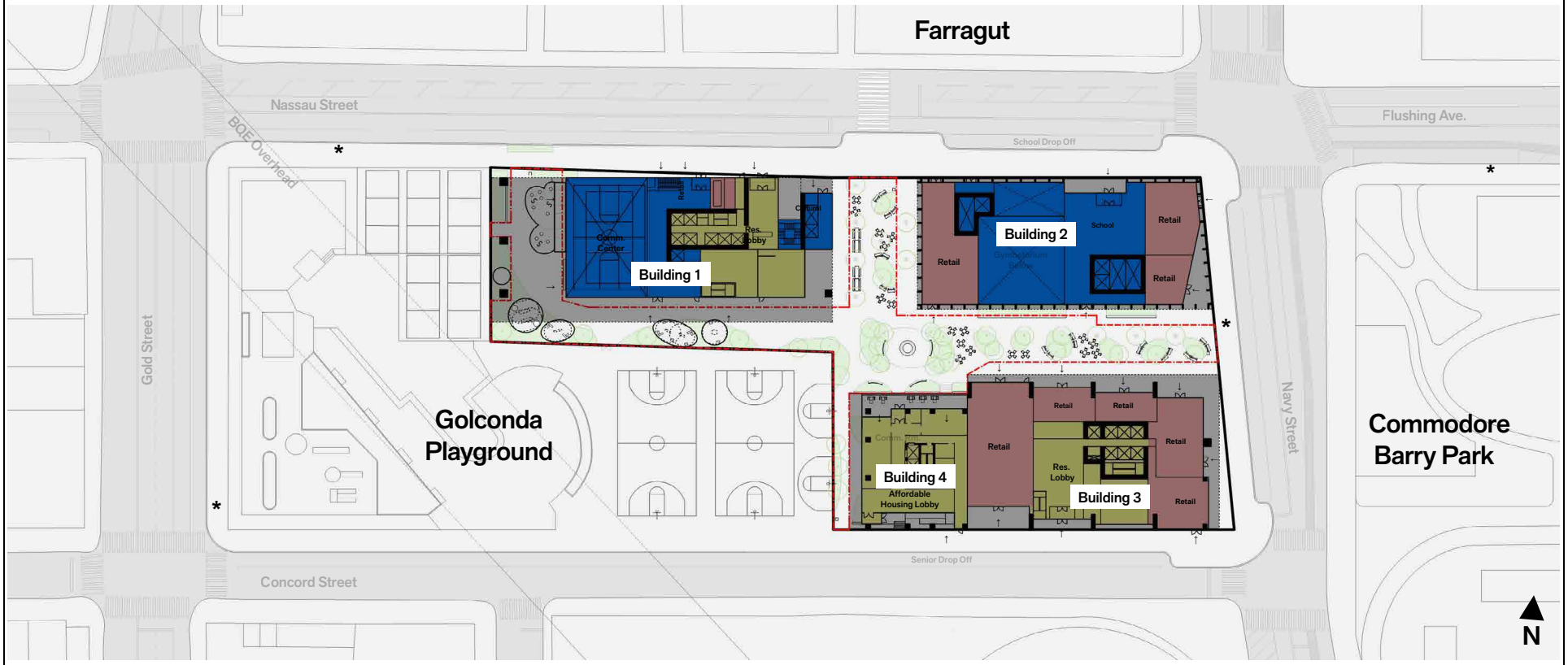
E. THE FUTURE WITH THE PROPOSED ACTIONS

DIRECT EFFECTS

The Proposed Actions would not have an adverse direct effect on the study area's open space resources. The Proposed Actions would result in no physical loss of existing publicly accessible open space and would not change the use of an existing open space resource so that it no longer serves the same user population; nor would the Proposed Actions limit public access to an existing open space resource.

The Proposed Actions would result in beneficial direct effects with the addition of publicly accessible open space on the Project Site. As shown in **Figures 5-3 through 5-5**, the Proposed Actions would result in the introduction of approximately 0.85 acres of open space, of which approximately 0.37 acres would be private open space and approximately 0.48 acres or 20,896 sf, would be publicly accessible (Map No. 28). The publicly accessible open space would contain 0.48 acres (20,896 sf) of passive amenities, including landscaped areas, walking paths, and seating areas.

The publicly accessible open space would be located between Buildings 1 through 4, and would serve to increase neighborhood connectivity to Golconda Park to the west. The Proposed Actions would also introduce visual and physical connections to Golconda Park from midblock locations on Nassau Street along the north edge of the Project Site and along



Source: Alloy

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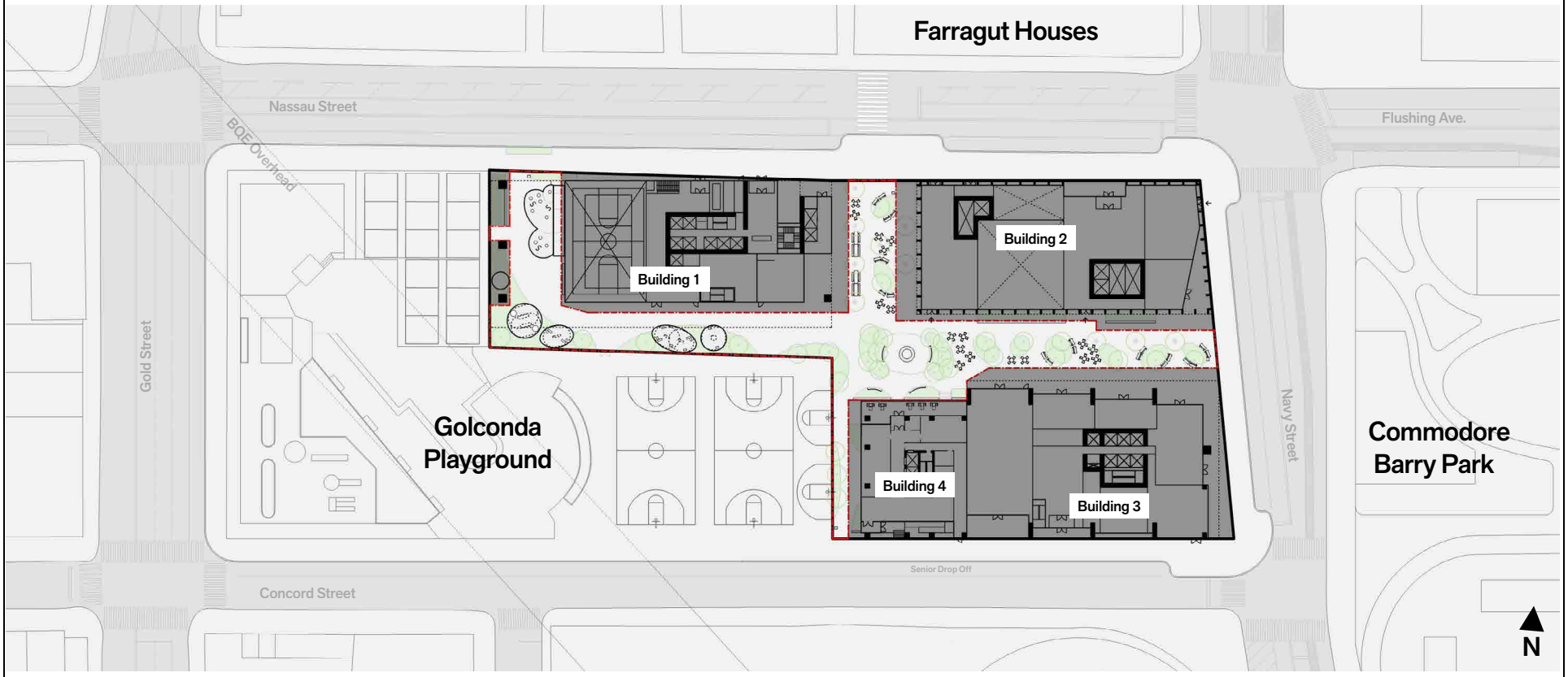
Future Open Space Resource

Figure 5-3



Source: Alloy

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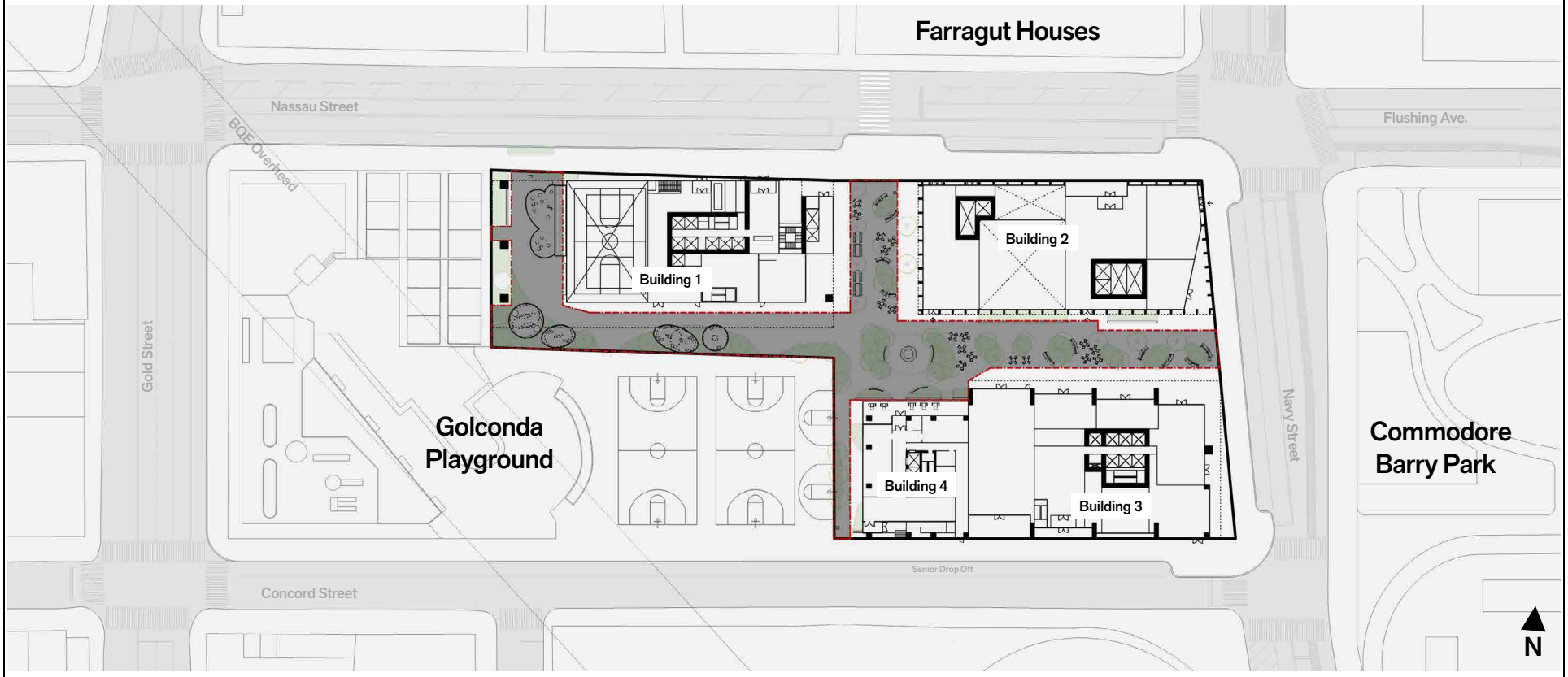
Private Space on the Project Site

Figure 5-4



Source: Alloy

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Public Access Area (PAA) Boundary on the Project Site

Figure 5-5

Navy Street to the east. As discussed in Chapter 7, "Urban Design and Visual Resources," the placement of the new buildings establishes midblock visual and physical connections to the Farragut Houses complex to the north, Golconda Playground to the west, and Commodore Barry Park to the east. The new publicly accessible open space would include seating and gathering areas, landscaped areas, and walkways. In addition, in coordination with NYC Parks, access points are currently proposed on the Project Site which would provide a direct connection between the publicly accessible open space and Golconda Playground. The two new potential access points include one entrance located to the north of the basketball courts along the southern façade of Building 1, and one entrance to the east of the basketball courts along the western façade of Building 4.

As described in Chapter 6, "Shadows," the Proposed Actions would not result in a significant adverse shadow impact due to incremental shadows. While there would be an increase in shadows on open space resources, including on the adjacent Golconda Playground and Commodore Barry Park, it would not constitute a significant adverse open space impact because the additional shadows would not affect the use of the open spaces. The Proposed Actions would result in project-generated shadows on several other public open spaces with sunlight-sensitive features; however, in those cases the shadows would be limited in extent and duration and would not result in a significant adverse impact. Based on the analyses provided in other chapters for air quality, noise, and construction, study area open spaces would not experience significant adverse impacts associated with direct effects related to operational air quality, operational noise, or construction air quality. Chapter 17, "Construction," provides an analysis of the potential for construction associated with the Proposed Actions to result in temporary significant adverse noise impacts on open spaces.

INDIRECT EFFECTS

STUDY AREA POPULATION

In the With Action condition, the Proposed Actions are anticipated to introduce approximately 2,879 incremental residents to the study area. The Proposed Project, along with the background development anticipated in the study area, would result in a With Action condition population of 54,561 residents (a 5.1 percent increase compared with the No Action condition).

STUDY AREA OPEN SPACES

As discussed above and shown in **Figures 5-3 through 5-5**, the Proposed Actions would introduce approximately 0.85 acres of new open space to the study area, of which approximately 0.37 acres would be private open space and approximately 0.48 acres would be publicly accessible open space. The publicly accessible open space would contain 0.48 acres of passive amenities, including landscaped areas, walking paths, and seating areas.

ASSESSMENT OF OPEN SPACE ADEQUACY

Quantitative Assessment

In the With Action condition, the total open space available to study area residents would increase from 89.57 acres in the No Action condition to 90.05 acres and the amount of passive open space would increase from 68.85 acres in the No Action condition to 69.33

acres. Active open space would remain the same as the No Action condition at 20.75 acres. The open space ratios are presented in **Table 5-7**. Although the total and passive open space available for study area residents would increase in the With Action condition, the total residential population of the study area is also anticipated to increase as a result of the Proposed Actions. In total, the study area population is anticipated to increase from 51,682 residents in the No Action condition to 54,561 residents in the With Action condition.

Table 5-7
Adequacy of Open Space Resources: With Action Condition

		Open Space Acreage			Open Space Ratios per 1,000 Persons			Open Space Goals		
	Population	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residential Study Area										
Residents	54,561	90.05	20.75	69.33	1.650	0.380	1.271	2.5	2.0	0.5

Note: There may be a small discrepancy between the number values above due to rounding.
Sources: 2020 U.S. Census; DCP; NYC Parks; AKRF Field Survey, January and May 2026.

As a result, the total open space ratio is anticipated to decrease in the With Action condition, from 1.733 acres per 1,000 residents in the No Action condition to 1.650 acres per 1,000 residents in the With Action condition. The active open space ratio is anticipated to decrease from 0.401 to 0.380. The passive open space ratio is anticipated to decrease from 1.332 to 1.271. Similar to existing and No Action conditions, the total and active open spaces would be below the *CEQR Technical Manual* open space guidelines of 2.5 acres of total open space per 1,000 residents and 2.0 acres of active open space per 1,000 residents, but the passive open space is more than double the recommended *CEQR Technical Manual* open space guideline of 0.5 acres of passive open space per 1,000 residents.

Qualitative Assessment

As noted above, under existing conditions, the amount of open space in the study area falls below the City's planning goal of 2.5 total acres per 1,000 residents, and the shortfall is expected to remain irrespective of the Proposed Actions. The profile of the population generated by the Proposed Actions would be similar to the existing population and is not expected to have any unique characteristics, such as a disproportionately younger or older population, that would place heavy demand on facilities that cater to a specific user group. With the potential inclusion of senior housing in Building 4, a community gathering space appropriate for seniors would be provided on-site.

Additional open spaces not considered in the quantitative assessment would continue to be available to study area residents. These resources include community gardens, passive and active open space elements on NYCHA campuses, and the approximately 76.09-acre portion of Brooklyn Bridge Park located outside of the study area. Brooklyn Bridge Park offers a wide and unique variety of passive and active amenities, such as bocce, pickleball, and volleyball courts, fishing, canoe/kayak paddling, and roller hockey extending continuously along the waterfront. Though it is not considered Brooklyn's regional park, given its contiguity to the study area portions of the park, it can be assumed that with its size and its facilities, residents from both the study area and those residing in the Project Site would likely visit and utilize the entirety of the open space resource, not just portions located within the study area. While these areas were not included in the open space inventory and quantitative analysis, the open spaces would address some of the demand of residents in the study.

The Proposed Project would introduce 0.48 acres (20,896 sf) of publicly accessible open space on Project Site, all of which would be passive open space (see **Figure 5-5**). As shown in the figure, the new on-site publicly accessible open space provides an east-west public corridor between Golconda Playground to the west and Commodore Barry Park to the east, providing continuous connectivity of recreational spaces spanning through two City blocks. The on-site publicly accessible open space includes approximately 0.48 acres of publicly accessible private open space. Passive amenities include landscaping, walkways, and seating areas, which would be located throughout the Project Site and between the proposed buildings (see **Figure 5-3**). Furthermore, two potential access points between the Project Site and Golconda Playground are currently being contemplated as part of the open space design. As shown in **Figure 5-3**, one potential access point would be located to the north of the basketball courts along the southern façade of Building 1, and the other potential access point would be to the east of the basketball courts along the western façade of Building 4. The potential access point would provide a direct connection between the publicly accessible open space and Golconda Playground.

Impact Determination

According to the *CEQR Technical Manual*, the significance of a project's effects on open space is assessed taking into consideration qualitative and quantitative factors. **Table 5-8** expresses the percentage change from the No Action condition to the With Action condition for the residential study area.

Table 5-8
Open Space Ratio Summary

Ratio	*CEQR Technical Manual* Open Space Guideline	Open Space Ratios per 1,000			Percent Change (No Action to With Action)
		Existing	No Action	With Action	
Residential Study Area					
Total	2.5	1.822	1.733	1.650	-4.77%
Active	2.0	0.422	0.401	0.380	-5.28%
Passive	0.5	1.400	1.332	1.271	-4.62%
Note: There may be a small discrepancy between the number values above due to rounding.					

In the With Action condition, the total and active open space ratios would remain below the City's guideline ratios of 2.5 acres and 2.0 acres per 1,000 residents, respectively. As shown in **Table 5-8**, the total open space ratio in the residential study area would decrease by approximately 4.77 percent (to 1.650 acres per 1,000 residents); the active open space ratio would decrease by approximately 5.28 percent (to 0.380 acres per 1,000 residents); and the passive open space ratio would decrease by approximately 4.62 percent (to 1.271 acres per 1,000 residents).

According to the *CEQR Technical Manual*, in addition to the considerations of the open and/or active space provided in the study area and any proposed improvements to existing open space, a total open space ratio decrease approaching or exceeding 5 percent suggests that a potential for a significant adverse open space impact may exist and warrants further consideration. However, if a study area exhibits a low open space ratio, which occurs with the Proposed Actions, a reduction as small as 1 percent may be considered significant. According to Table 7-5 of the *CEQR Technical Manual*, a decrease in total open space ratio of 4 percent or more is generally considered a significant adverse impact for a project in a residential open space study area where the total open space ratio is between 1.51 to 2.0 and a decrease in

active open space ratio of 1 percent or more is generally considered a significant adverse impact where the active open space ratio is less than 0.41. Therefore, as these decreases would exceed the *CEQR Technical Manual* quantitative thresholds indicating the potential for an impact for total and active open space, the absence of any other open and/or active space provided in the study area nor the improvement of any existing open space, and the study area would continue to exhibit low active open space facilities, the Proposed Actions would result in a significant adverse indirect open space impact. Potential mitigation measures to address the significant adverse impact are discussed in Chapter 19, "Mitigation." ✷