A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Action on open space resources. Open space is defined in the 2021 *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 Applicant, 1160 Flushing Ave LLC, proposes to redevelop a site on Block 3167, Lots 18 and 24 ("Projected Development Site 1"). Under the reasonable worst-case development scenario (RWCDS), Projected Development Site 1 would be redeveloped with a new 14-story, mixed-use building containing approximately 75,586 gsf of retail uses, 40,732 gsf of light industrial uses, 121,786 gsf of commercial office uses, and 59,973 gsf of community facility (medical office) uses. In addition, under the RWCDS it is assumed that two new commercial developments would occur on both non-Applicant-owned Lots 29 and 40 ("Projected Development Site 2" and "Projected Development Site 3," respectively). It is anticipated that Projected Development Site 2 would be redeveloped with a six-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 79,821 gsf of office space and 16,730 gsf of retail space; and Projected Development Site 3 would be redeveloped with a five-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 32,547 gsf of office space and 6,250 gsf of retail space. In addition, Projected Development Site 1 will introduce approximately 0.11 acres of private open space (a.k.a. the "pedestrian alley") and approximately 0.33 acres of private outdoor office amenity space.

B. PRINCIPAL CONCLUSIONS

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

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 and 500 workers to an area. As the Proposed Action is expected to introduce approximately 1,305 workers under the RWCDS, compared to the No-Action condition, a detailed open space analysis for a non-residential (0.25-mile) study area was conducted, pursuant to *CEQR Technical Manual* guidance. The *CEQR Technical Manual* indicates that 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 within a Walk to a Park Service Area, 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. An open space impact assessment also considers qualitative factors.

In the future with the Proposed Action, the passive open space ratio within the non-residential (0.25-mile) study area would decrease by more than five percent from the No-Action condition (a 12.61 percent reduction) but would remain above the City's planning guideline of 0.15 acres per 1,000 non-residents, at 0.332 acres per 1,000 non-residents. Additionally, the residential population in the 0.25-mile open space study area would not experience any reductions in the total, active, or passive open space ratios between No-Action and With-Action conditions. In addition, the Project Area is located within a Walk to a Park Service Area and, therefore, is not located within a walk gap area (i.e., an area of the City that is not within a walking distance to a park). As such, workers in the 0.25-mile study area would continue to have access to 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 Action. Furthermore, although the Proposed Action is expected to increase the demand for passive open space for the daytime population in the study area, that demand could be partially absorbed by the at-grade, 0.11-acre private open space that would be provided on Projected Development Site 1 in the future with the Proposed Action, as well as the approximately 0.33 acres of private outdoor office amenity space located on the Proposed Project's second- and fourth-floor terraces. Therefore, the Proposed Action would not result in any significant adverse indirect impacts to study area open space resources, and further analysis is not warranted.

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 Action, this chapter uses information from Attachment F, "Shadows" of the Environmental Assessment Statement (EAS), and **Chapter 5, "Air Quality,"** and **Chapter 6, "Noise"** of this EIS to determine whether the Proposed Action has the potential to directly affect any open spaces in close proximity to the Project Area.

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.

Per *CEQR Technical Manual* guidance, the open space analysis and impact assessment is based on the anticipated incremental development from the Proposed Action. As discussed in **Chapter 1, "Project Description,"** the Proposed Action would introduce approximately 1,305 additional workers to the Project Area compared to the No-Action condition. As such, an open space assessment for the non-residential population generated by the Proposed Action is warranted. As the Proposed Action would not introduce any new residents, the indirect open space impact analysis focuses solely on potential impacts within the non-residential study area (described further below).

Study Area

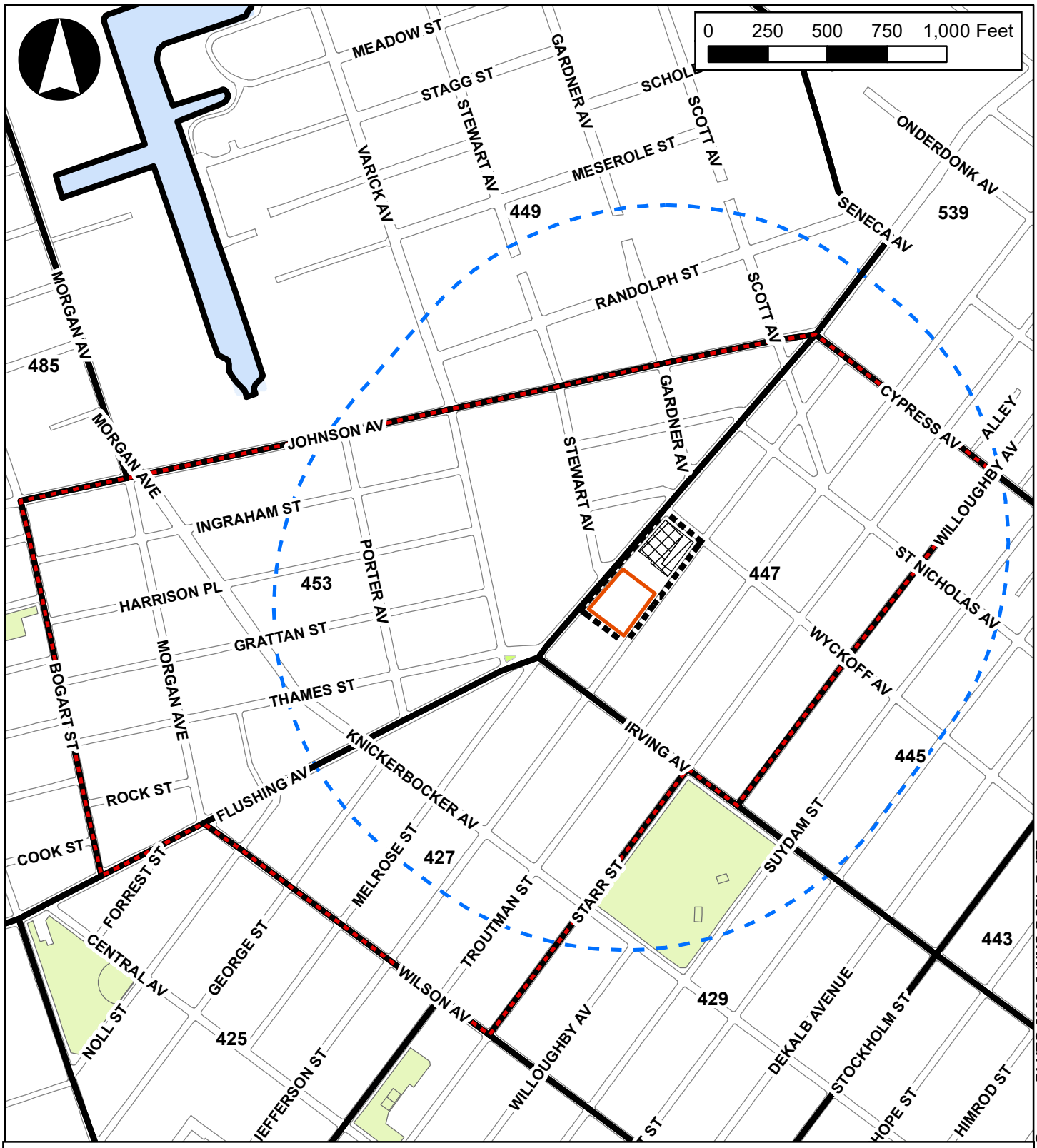
In accordance with the guidance established in the 2021 *CEQR Technical Manual*, open space study areas are based on the distances that respective users—non-residents and residents—are likely to walk to an open space. As stated above, as no residential uses would result from the Proposed Action, the assessment of indirect effects primarily 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 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 3-1**, the quarter-mile open space study area is defined as Census Tracts 447, 427, and 453. The open space study area is generally bounded by Cypress and Johnson avenues to the north, Wilson Avenue to the south, Willoughby Avenue to the east, and Bogart Street to the west. Additionally, while Census Tract 429 (which contains Maria Hernandez Park) does not have at least 50 percent of its land area located within the quarter-mile radius of the Project Area, and thus not included in the non-residential open space study area (pursuant to CEQR guidance), based on correspondence between the environmental consultants, Philip Habib & Associates (PHA), and the New York City Department of City Planning (DCP) and Department of Parks and Recreation (NYC Parks) on November 2 and November 6, 2020, it was determined appropriate for Maria Hernandez Park to be included in the quantitative open space analysis as a majority of this open space is located within the quarter-mile radius of the Project Area (see **Figure 3-1**).

As the Proposed Action would not introduce any new residents to the Project Area, and thus would not exceed the CEQR threshold analysis of 50 residents (within an underserved open space area), a residential open space analysis is not warranted. However, as the Project Area is located in an area with an existing residential population, the residential population of the non-residential study area will also be calculated in accordance with CEQR guidance.

Analysis Framework

The *CEQR Technical Manual* methodology suggests conducting an initial quantitative assessment to determine whether more detailed analyses are appropriate. As the Proposed Action is expected to introduce more than 500 workers to the study area, a detailed open space assessment of the non-residential (0.25-mile) study area is warranted and is provided below.

Figure 3-1
Open Space Study Area



Source: PLUTO 2022v2 (NYC DCP), DoITT

Legend

- Open Space Study Area
- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 1/4-Mile Radius
- 447 Census Tracts
- Open Space

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, worker data provided by the US Census Bureau's OnTheMap application, which is based on Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (beginning of Quarter Employment, 2nd Quarter of 2002-2019), 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 2015-2019 ACS data.
- An inventory of all publicly accessible passive and active recreational facilities in the quarter-mile open space study area. As noted above, based on correspondence between PHA, DCP, and NYC Parks on November 2 and November 6, 2020, it was determined appropriate for Maria Hernandez Park (which is located in Census Tract 429) to be included in the quantitative open space analysis as a majority of this open space is located within the quarter-mile radius of the Project Area (see **Figure 3-1**). As such, the inventory of publicly accessible passive and active recreational facilities will include Maria Hernandez Park.
- 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 non-residents represents a reasonable amount of open space. The needs of residential populations are also considered in the study area because it is assumed that residents will use the same passive open spaces. Therefore, residential population within the 0.25-mile study area 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 and 2.00 acres of active open space per 1,000 residents (2.50 acres per 1,000 residents, total).
- An evaluation of qualitative factors affecting open space use.
- 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 2027 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 Action, employment ratio assumptions were used as follows: one employee per 1,000 sf for light industrial, one employee per 250 sf of office space, one employee per 333 sf of community facility space, and one employee per 300 sf of retail. Residential population expected in the study area in the No-Action condition was estimated based on a ratio of 2.69 residents per unit (2020 Census average household size for Brooklyn CD 4). 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 within a Walk to a Park Service Area (i.e., areas of the City that are within a walking distance of a park), 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 within a Walk to a Park Service Area, 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

To determine the population served by existing open space resources, Census data was compiled for the census tracts comprising the non-residential (0.25-mile) study area. As mentioned above and shown in **Figure 3-2**, the non-residential (0.25-mile) open space study area is comprised of three census tracts (427, 447, and 453).

Non-Residential Population

As shown in **Table 3-1**, based on worker data compiled by the US Census Bureau, the existing worker population for the open space study area is estimated at approximately 8,798 workers. As also shown in **Table 3-1**, 2015-2019 ACS 5-Year Estimates indicate that the non-residential study area has a residential population of approximately 10,019 residents. Within the non-residential study area, the total population (residential plus non-residential) is estimated at 18,817.

TABLE 3-1
Study Area Non-Residential and Residential Populations

Census Tract	Non-Residential (Worker) Population	Residential Population	Total Population
427	410	4,896	5,306
447	6,102	2,545	8,647
453	2,286	2,578	4,864
1/4-Mile Study Area Total	**8,798**	**10,019**	**18,817**

Source: U.S. Census Bureau, ACS 2012-2016 Five-Year Estimates, Special Tabulation: Census Transportation Planning; U.S. Census Bureau, ACS 2015-2019 5-Year Estimates.

The residential population of the 0.25-mile study area was also broken down by age group. As shown in **Table 3-2**, people between the ages of 20 and 64 make up the majority (approximately 76.2 percent) of the residential population in the 0.25-mile study area. Children and teenagers (0 to 19 years old) account for approximately 19.2 percent of the non-residential study area population, and persons 65 years and over account for approximately 4.6 percent of the non-residential study area population. As also presented in **Table 3-2**, the 0.25-mile study area includes a lower population of children, teenagers and seniors and, concurrently, a higher population of adults aged 20 to 64, compared to Brooklyn and New York City as a whole. The residential population in the non-residential study area exhibits a lower median age than that of Brooklyn as a whole and New York City as a whole. Given the range of age groups present in the residential study area population, the study area has a need for various kinds of active and passive recreation facilities, including open space features that can be used by young children and adults.

TABLE 3-2
Existing Non-Residential Open Space (1/4-mile) Study Area Residential Population Characteristics

Census Tract	Total Residential Population	Age Distribution (2015-2019 ACS 5-Year Estimates)												Median Age
		Under 5		5 to 9		10 to 14		15 to 19		20 to 64		65+		
		#	%	#	%	#	%	#	%	#	%	#	%	
427	4,896	250	5.1%	356	7.3%	300	6.1%	231	4.7%	3,487	71.2%	272	5.6%	28.5
447	2,545	194	7.6%	119	4.7%	41	1.6%	182	7.2%	1,934	76.0%	75	2.9%	32.2
453	2,578	96	3.7%	6	0.2%	62	2.4%	93	3.6%	2,209	85.7%	112	4.3%	34.3
1/4 mile study area total	**10,019**	**540**	**5.4%**	**481**	**4.8%**	**403**	**4.0%**	**506**	**5.1%**	**7,630**	**76.2%**	**459**	**4.6%**	**31.1**
Total for Brooklyn	*2,589,974*	*190,959*	*7.4%*	*159,422*	*6.2%*	*155,921*	*6.0%*	*138,939*	*5.4%*	*1,592,439*	*61.5%*	*352,294*	*13.6%*	*35.2*
Total for NYC	*8,419,316*	*544,971*	*6.5%*	*468,577*	*5.6%*	*469,890*	*5.6%*	*450,091*	*5.3%*	*5,263,520*	*62.5%*	*1,222,267*	*14.5%*	*36.7*

Total User Population

Within the study area, the total population (non-residents plus residents) is estimated at 18,817 (refer to **Table 3-1**). 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 3-2** and listed in **Table 3-3**.

As shown in **Table 3-3**, the study area contains one publicly accessible open space resource, Maria Hernandez Park.[1] Maria Hernandez Park is 6.87-acre park is located within the 0.25-mile radius and only two blocks south of the Project Area (see **Figure 3-2**, Map No. 1). It is likely to be utilized by a portion of the population who live and work in the defined study area. Maria Hernandez Park is operated by NYC Parks and features plantings, plant beds, benches, basketball courts, dog-friendly areas, eateries, fitness equipment, playgrounds, spray showers, and handball courts.

[1] As detailed above in Section III, while Census Tract 429 (which contains Maria Hernandez Park) does not have at least 50 percent of its land area located within a 0.25-mile radius of the Project Area, and thus not included in the non-residential open space study area (pursuant to CEQR guidance), based on correspondence between PHA, DCP, and NYC Parks on November 2 and November 6, 2020, it was determined appropriate for Maria Hernandez Park to be included in the quantitative open space analysis as a majority of the open space is located within the 0.25 radius of the Project Area.

TABLE 3-3

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

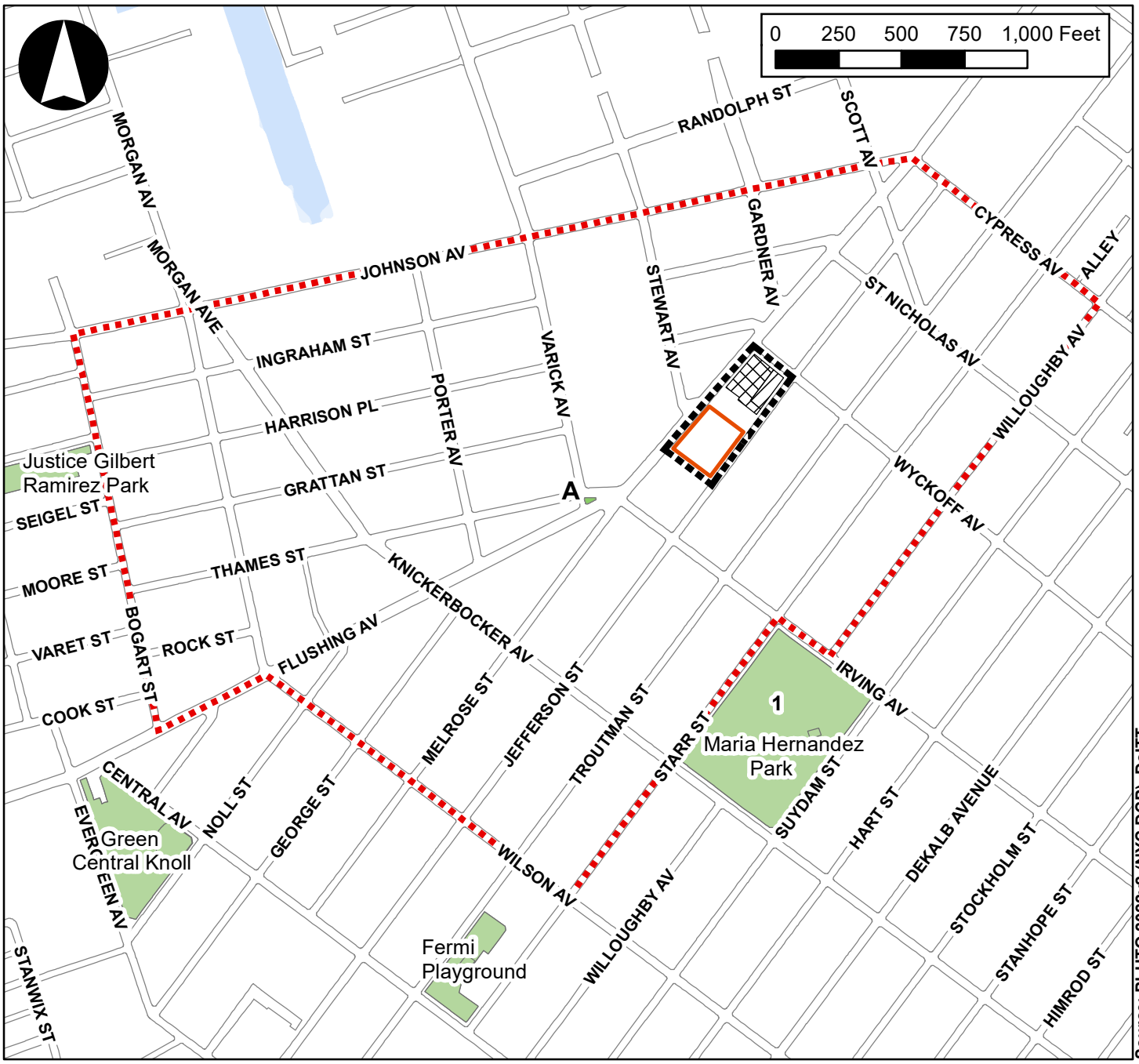
Map No.	Name	Address/Location	Owner/Agency	Amenities	User Groups	Hours of Operation	Total Acres	Active		Passive		Condition & Utilization
								#	%	#	%	
Open Space Resources Included in Quantitative Analysis 1/4-Mile Study Area												
1	Maria Hernandez Park	Irving Avenue, Knickerbocker Avenue, between Starr Street and Suydam Street	NYC Parks	Plantings, plant beds, benches, basketball courts, dog-friendly areas, eateries, fitness equipment, playgrounds, spray shower, and handball courts	Children, Teenagers, Adults, Senior Citizens	6AM to 10PM	6.87	3.44	50%	3.44	50%	Good condition/High utilization
1/4-Mile Study Area Total							**6.87**	**3.44**	**50.0%**	**3.44**	**50.0%**	
Open Space Resources Not Included in Quantitative Analysis 1/4-Mile Study Area												
A	Greenstreet	Varick Avenue, Flushing Avenue, and Thames Street	NYC Parks	Trees	Adults, Senior Citizens	24/7	0.18	0.00	0%	0.18	100%	
1/4-Mile Study Area Non Quantitative Total							**0.18**	**0.00**	**0%**	**0.18**	**100%**	

Source: New York City Open Accessible Space Information System (OASIS), NYC Parks, 2020 Primary Land Us Tax Lot Output (PLUTO) data, site visits conducted in October 2020.

Notes:

[1] Refer to **Figure 3-2**.

* NYC Parks = New York City Department of Parks and Recreation;



Legend

- Open Space Study Area
- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- 1 — Open Space Resources Included in Quantitative Analysis (refer to Table 3-3)
- A — Open Space Resources Included in Qualitative Analysis (refer to Table 3-3)
- Open Space Resources Located Outside of Study Area Boundary

Assessment of Open Space Adequacy

As described above, the analysis of the study area focuses on passive open spaces that may be used by non-residents in the area. To assess the adequacy of open space resources in the study area, the ratio of non-residents to acres of passive open space is compared to the City's planning guideline of 0.15 acres of passive space per 1,000 non-residents.

Quantitative Assessment

The study area includes a total of 6.87 acres of open space, of which approximately 3.44 acres contain passive uses and 3.44 acres contain active uses.[2] A total of 8,798 people work within the defined study area boundary, and 10,019 residents live within this same study area; the combined non-residential (workers) and residential population is 18,817.

Based on *CEQR Technical Manual* methodology, the non-residential study area has a passive open space ratio of 0.39 acres per 1,000 non-residents, which is above the City's guidance of 0.15 acres (see **Table 3-4**). As such, non-residents in the quarter-mile study area are well-served by passive open space resources under existing conditions (refer to **Table 3-4**).

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

		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
Non-residents	8,798	6.87	3.44	3.44	N/A	0.390	N/A	N/A	0.15	N/A
Residents	10,019				0.686	0.343	0.343	2.50	0.50	2.00

Notes:
* 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 non-residents.

Qualitative Assessment

As shown in **Table 3-3** the study area's open space resource is in good condition and features heavy utilization levels. The study area includes one greenstreet, which is not suitable for use by the non-residential population in the study area. 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 ACTION (NO-ACTION CONDITION)

Study Area Population

In the future without the Proposed Action, it is anticipated that while no new construction would be planned for the Applicant-owned Projected Development Site 1, the currently vacant, approximately

[2] Passive, active, and total open space acreage may be slightly off due to rounding errors.

30,388 sf former industrial building on Lots 18 and 24 would be converted and reoccupied with commercial retail uses in the No-Action condition. As discussed in **Chapter 1, "Project Description,"** Projected Development Site 1 would be occupied by approximately 31,907 gsf of commercial retail uses. This development would add approximately 106 workers to the study area.

In addition, a number of projects are expected to be completed in the vicinity of the Project Area by 2027 (refer to **Chapter 2, "Land Use, Zoning, and Public Policy"**), of which three would fall within the defined open space study area. These three known development projects would add an estimated 143 workers and 38 residents to the study area. Altogether, when combined with the 106 workers introduced under the No-Action condition on the Project Area, the total combined study area population is expected to increase to 19,104 in the No-Action condition (9,047 workers and 10,057 residents), as shown in **Table 3-5**.

TABLE 3-5
No-Action Open Space Study Area Population[1]

	Existing Population	Incremental No-Action Population at Project Area	Additional Population in Study Area resulting from Known Development Projects [1]	2027 No-Action Population
Non-residents	8,798	106	143	9,047
Residents	10,019	0	38	10,057

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

Open Space Resources

There are no new publicly-accessible open spaces expected to be added to the study area under the No-Action condition.

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 but there is no expected increase in the amount of public passive open space acreage in the future without the Proposed Action. As a result of these anticipated No-Action changes, the ratio of passive open space per 1,000 non-residents would decrease to 0.38 (from 0.39 under existing conditions) and would continue to be above the City's planning guideline ratio of 0.15 acres (see **Table 3-6**).

TABLE 3-6
Adequacy of Open Space Resources: No-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
Non-residents	9,047	6.87	3.44	3.44	N/A	0.380	N/A	N/A	0.15	N/A
Residents	10,057				0.683	0.342	0.342	2.50	0.50	2.00

Notes:
*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 non-residents.

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

In the 2027 future with the Proposed Action, the Proposed Action is expected to result in the total development of approximately 234,154 gsf of commercial office uses, 98,566 gsf of retail uses, 40,732 gsf of light industrial uses, and 59,973 gsf of community facility (medical office) uses across the three projected development sites. The projected developments would introduce approximately 1,488 total workers to the study area, representing 1,305 additional workers compared to No-Action conditions.

Direct Effects

No publicly accessible open space is currently located on the Project Area. Therefore, the Proposed Action would not cause the physical loss of publicly accessible open space. In addition, as discussed in Attachment F, "Shadows" of the EAS, and **Chapter 5, "Air Quality,"** and **Chapter 6, "Noise"** of this EIS, the Proposed Action would not result in any significant adverse shadows, operational air quality, or noise impacts affecting existing open space resources. Furthermore, the Proposed Action 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

As noted above, as a result of the Proposed Action, the RWCDS would exceed the indirect non-residential open space analysis threshold, and as such, a detailed analysis of indirect effects is warranted and is provided below.

Study Area Population

In total, the RWCDS would introduce an estimated 1,305 new workers over the No-Action condition. As indicated in **Table 3-7**, this additional population is expected to increase the study area's non-residential population to 10,352 while the residential population is expected to remain at 10,057, as under No-Action conditions.

TABLE 3-7
With-Action Open Space Study Area Population

	No-Action Population	Additional Population at Project Area	2027 With-Action Population
Non-residents	9,047	1,305	10,352
Residents	10,057	0	10,057

Open Space Resources

There are no new publicly-accessible open spaces expected to be added to the study area under the No-Action condition.[3]

Assessment of Open Space Adequacy

QUANTITATIVE ASSESSMENT

As presented in **Table 3-8**, in the future with the Proposed Action, the ratio of passive open space per 1,000 non-residents would decrease to 0.33 (from 0.38 under No-Action conditions) and, it would continue to be above the City's guideline ratio of 0.15 acres.

TABLE 3-8
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
Non-residents	10,352	6.87	3.44	3.44	N/A	0.332	N/A	N/A	0.15	N/A
Residents	10,057				0.683	0.342	0.342	2.50	0.50	2.00

Notes:
*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 non-residents.

QUALITATIVE ASSESSMENT

In the future with the Proposed Action, the worker passive open space ratio would remain above the City's planning guideline and recommended weighted ratios of 0.15 acres. The study area's non-residents and residents would also be able to make use of the 4,815 sf (0.11-acres) of private, at-grade open space on the site. The project-generated workers would also be able to utilize the two private outdoor office amenity spaces. As described above, the Proposed Project would include a private pedestrian alley (approximately 0.11 acres of at-grade private open space) fronting the retail and office entryways of Projected Development Site 1 (Lots 18 and 24). The pedestrian alley would contain passive open space features, such as bench seating, tree plantings, and landscaped areas, and it is anticipated that study area residents and workers would utilize the area. In addition, the Proposed Project would also include approximately 0.33 acres of private, passive open space on the proposed office building's second-story and fourth-story terraces featuring bench seating, tables, and landscaped areas, and are expected to be primarily utilized by projected-generated office and retail workers. The outdoor amenity spaces include 8,405 gsf on the second floor terrace and 5,758 gsf on the fourth floor terrace, for a total of 14,163 gsf (0.33-acres). While the Proposed Action is expected to increase the demand for passive open space for the daytime population in the study area, that demand could be partially absorbed by the 0.11-acre, at-

[3] In the EAS, the proposed 0.11-acre pedestrian alley to be introduced at Projected Development Site 1 was previously defined as a 'publicly accessible area' and was thus included in the quantitative open space analysis; however, as described in **Chapter 1, "Projected Description,"** the proposed pedestrian alley has since been refined to serve as a 'private open space' that will be open to the public during normal operating hours. As such, the pedestrian alley is no longer included in the quantitative open space analysis and is instead assessed qualitatively.

grade private open space and the Proposed Project's private office amenity spaces located on the second- and fourth-floor terraces.

Lastly, the quantitative analysis is conservative as it assumes that non-residents 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 *CEQR Technical Manual's* open space planning goals for residential and non-residential populations. 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 within a Walk to a Park Service Area, 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 3-9** displays the percentage change from No-Action to With-Action conditions for the study area.

In the future with the Proposed Action, while the non-residential study area's passive open space ratio would decrease by more than five percent from No-Action conditions (12.61 percent), it would remain above the City's guideline ratio of 0.15 acres per 1,000 non-residents, at 0.332 acres per 1,000 non-residents (refer to **Table 3-9**). Additionally, the residential population in the 0.25-mile open space study area would not experience any reductions in the total, active, or passive open space ratios between No-Action and With-Action conditions. The study area's non-residents and residents would also be able to utilize the approximately 0.11-acre at-grade private open space at Projected Development Site 1 during operational hours. In addition, as shown in **Figure 3-3**, the Project Area is located within a Walk to a Park Service Area and, therefore, is not located within a walk gap area (i.e., an area of the City that is not within a walking distance to a park). As such, workers in the 0.25-mile study area would continue to have access to 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 Action.

TABLE 3-9
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 – Non-residents	0.15	0.390	0.380	0.332	-12.61 %
Residents					
Passive	0.50	0.343	0.342	0.342	0.00%
Active	2.00	0.343	0.342	0.342	0.00%
Total	2.50	0.686	0.683	0.683	0.00%

[1] Calculated weighted ratio of 0.183 for Existing, 0.180 for No-Action, and 0.174 for With-Action conditions.

Additionally, although the Proposed Action would increase the demand on passive open space for the daytime population in the study area, that demand could be partially absorbed by the 0.11-acre at-grade private open space that would be provided on Projected Development Site 1, as described above. Furthermore, the project-generated worker population at Projected Development Site 1 would also have accesses to the approximately 0.33 acres of outdoor office amenity space located on the Proposed

Figure 3-3
Walk to a Park Service Area



Source: PLUTO 2022v2 (NYC DCP), DoITT

Legend

Project Area | Open Space Study Area | Walk to a Park Service Area

Project's second- and fourth-floor terraces. Although there would continue to be a shortage of passive and active open spaces for study area residents, the Proposed Action would not result in any reductions to the passive, active, or total open space ratios related to the residential population in the non-residential study area and thus would not overburden existing open space resources or further exacerbate a deficiency in active open space. Additionally, the introduction of the at-grade private open space at Projected Development Site 1 would be accessible to and utilized by the study area residential population during operating hours. Therefore, while the non-residential population would continue to be well-served and the residential population would continue to be underserved by study area open space resources, the Proposed Action would not result in any significant adverse impacts on existing open space resources within the non-residential (0.25-mile) study area.