5 OPEN SPACE

5.1 Introduction

This assesses the potential of the Proposed Actions to result in an adverse effect on open space resources, either directly or indirectly. The 2021 *CEQR Technical Manual* defines open space as publicly- or privately-owned land that is publicly accessible and available for leisure, play, or sport, or is set aside for the protection or enhancement of the natural environment. Per the *CEQR Technical Manual,* an open space assessment is conducted to determine whether a proposed project would have a direct impact resulting from the elimination or alteration of open space, or an indirect impact resulting from burdening available open space by the introduction of 200 residents or 500 employees.

The With-Action Condition would result in an additional 2,735 residents and 65 employees over the No-Action Condition. Because the Proposed Actions would result in more than 200 incremental residents, a residential indirect effect assessment was warranted based on CEQR screening criteria. Based on the number of incremental employees generated by the development, a non-residential indirect effects assessment is not warranted. In addition to the analysis provided in this section, Chapter 6, "Shadows" of the Draft Environmental Impact Statement (DEIS) provides an assessment of the Proposed Actions' potential shadow effects on open space resources.

5.2 Principal Conclusions

A detailed open space analysis for the residential study area determined that the Proposed Actions would not result in a significant adverse open space impact. The Proposed Actions would introduce a new residential population and a preliminary indirect assessment on the effects of public open spaces was warranted. The preliminary assessment determined that the Proposed Actions would not result in a significant adverse indirect open space impact for residential users.

The Proposed Actions would introduce 1.38 acres of new public open space comprising waterfront public access areas (WPAAs) and additional open space. Approximately 0.828

acres would be dedicated to passive open space and 0.552 acres would be dedicated to active open space, with shore public walkways, seating, vegetation, and paved areas on Projected Development Sites 1 and 2.

The proposed open spaces would introduce new waterfront open space on the Bronx River's west shore and complement recent improvements made to Starlight Park, which is one of the interconnected open spaces that comprise Bronx River Greenway. The Greenway is a twenty-mile pedestrian and bike path along the Bronx River that connects waterfront open spaces from Westchester County to the East River. Public waterfront access would be extended south from Starlight Park into the Proposed Rezoning Area, and new upland connections and shore public walkways would introduce new public access to the Bronx River waterfront from Sheridan Boulevard. These proposed open spaces would be funded, developed, and maintained by the Applicant, thereby reducing the City's obligation to develop, operate, and maintain the Study Area's open spaces.

The Study Area currently has an overall open space ratio (OSR) of 0.5604 acres per 1,000 residents, which is below the City's optimal OSR of 2.5 acres per 1,000 residents. Because the Proposed Rezoning Area's existing OSR is between 0.5 and 1.0, a significant adverse indirect impact could occur if the Study Area's OSR is reduced by more than two percent, per Table 7-1 of the *CEQR Technical Manual*.

Absent the Proposed Actions there would be approximately 1,362 dwelling units that would be developed and fully operational by the 2028 analysis year within the Study Area ("No-Build" projects). Assuming an average household size of 2.8 persons and a vacancy rate of 5.77 percent, the No-Build projects would increase the Study Area population by 3,593. The No-Action Condition would have an OSR of 0.5316, a decrease of 0.0288 from the existing conditions based on the additional population.

With approximately 2,735 project-generated residents, the reduction in passive open space per 1,000 residents would be partially offset by the proposed 1.38-acres of proposed open spaces on Projected Development Sites 1 and 2. In total, the With-Action Condition would result in a Study Area decrease in the overall OSR by less than two percent. The active OSR would increase by 0.044 percent (0.0001 point) and the passive OSR would decrease by 0.334 percent (0.0011 points), resulting in an overall OSR decrease of 0.192 percent (0.0010 points) compared to the No-Action Condition. Because the Proposed Actions would result in an overall OSR reduction that is less than two percent relative to the No-Action Condition, the Proposed Actions would not result in a significant adverse indirect open space impact for residential users, and detailed analysis is not warranted.

Overall, the Study Area has a variety of programmed open spaces available for a range of age groups, users, and recreational opportunities. Recreational amenities include baseball fields, basketball courts, running tracks, kayak/canoe launch sites, barbecuing areas, playgrounds, and hiking trails. The Proposed Actions would not alter the amount of open space available to residential users and would introduce new privately developed and maintained open spaces near the waterfront.

5.3 Methodology

Direct Effects

Per the *CEQR Technical Manual*, a proposed project directly affects open space resources if it encroaches upon, limits public access to, or causes a loss of public open space. Direct effects may also occur if the resource would be so changed that the open space no longer serves the same user population, or if the proposed project results in increased noise or air pollutant emissions, odor, or shadows that temporarily or permanently affects the usefulness of a public open space. The development facilitated by the Proposed Actions would not directly displace an existing open space; however, a new pedestrian connection along the northern lot line of Projected Development Site 1 to Starlight Park would be created as part of the Proposed Development. As detailed in DEIS Chapter 6, "Shadows," the Proposed Actions would not result in significant adverse shadow impacts to an open space resource. As detailed in Chapter 13, "Air Quality" and Chapter 15, "Noise" of this DEIS, the Proposed Actions would not result in noise, air pollutant emissions, or odors that would directly affect the usability of a public open space.

Indirect Effects

Open space can be indirectly affected by a proposed action if the project would add sufficient population, either residential or non-residential, to substantively diminish the capacity of the open space to serve the future population. An assessment is conducted if a proposed project would generate more than 200 residents or 500 employees.

Pursuant to *CEQR Technical Manual* guidelines, the indirect analysis is based on the incremental residential and non-residential populations generated by the Proposed Actions. The With-Action Condition would result in an additional 2,735 residents and 65 employees over the No-Action Condition. The Proposed Actions would result in more than 200 incremental residents; therefore, a residential indirect effect assessment is warranted based on CEQR screening criteria. Based on the number of incremental employees generated by the development, a non-residential indirect effects assessment is not warranted because the Proposed Actions would generate fewer than the CEQR screening criteria of 500 incremental employees.

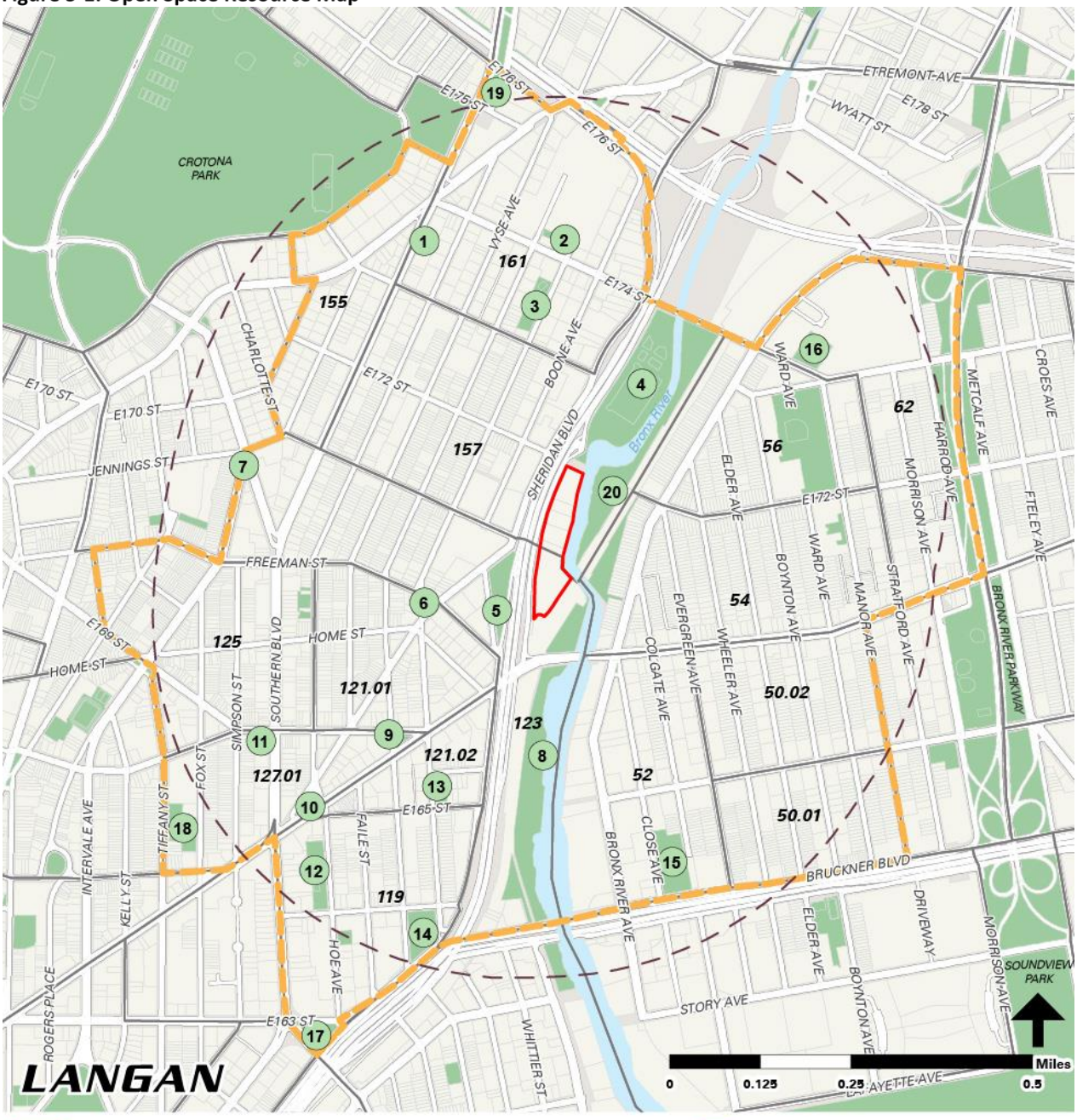
Study Area

The first step to assess potential open space effects is to define the study area for the population that would be generated by a proposed project – in this case a residential population. Per the *CEQR Technical Manual*, an open space study area is defined by the reasonable walking distance that users would travel to reach local open space and recreation areas – typically a 0.5-mile radius for projects that require a residential indirect open space assessment. Therefore, consistent with the guidelines in the *CEQR Technical Manual,* a 0.5-mile radius was used to identify the 2020 Census Tracts with more than 50 percent of their areas within 0.5 miles of the Proposed Rezoning Area.

The Study Area shown in Figure 5-1 includes Bronx 2020 Census Tracts 50.01, 50.02, 52, 54, 56, 62, 119, 121.01, 121.02, 123, 125, 127.01, 155, 157, and 161.

Information on publicly accessible open space resources within the Open Space Study Area, including names and acreages, were found on the New York City Department of Parks and Recreation's (NYC Parks) website.

Figure 5-1: Open Space Resource Map



Walk to a Park Service Area

The *CEQR Technical Manual* requires that a preliminary open space analysis identify whether the affected area is located within a "Walk to a Park Service Area" -- areas that are within walking distance of a park. Affected areas that are located outside of a Walk to Park Service Area – known as walk gap areas – require a detailed analysis to identify whether the projected development further exacerbates a condition of residents living in areas of the city with inadequate park access. The Proposed Rezoning Area is located within a Walk to a Park Service Area, as shown in Figure 5-2.

Figure 5-2: Walk to a Park Service Area



While Projected Development Sites 1 and 2 are both located within a Walk to a Park Service Area, the Proposed Actions would add 1.38-acres of new publicly accessible open space to the area that would be funded, constructed, and operated by the Applicant. The new publicly accessible open space would allow current and future residents in the area to benefit from the open space and amenities that would be provided, thereby potentially decreasing the City's walk gap areas.

Passive and Active Open Space

The *CEQR Technical Manual* classifies open space resources as having either passive or active open space.

Open space that is used for sports, exercise, or active play is classified as "active open space." Active open space may consist of recreational facilities such as playgrounds, fields (baseball, soccer, football, track), courts (basketball, handball, tennis), outdoor fitness equipment, pools, greenways, and esplanades (running, biking, rollerblading, or other active recreation), multi-purpose areas (open lawns and paved areas for active recreation, such as running games, informal ballgames, skipping rope, etc.), and shore public walkways.

Open space that is used for relaxation, such as sitting or strolling, is classified as "passive open space." Passive open space may include plazas, beach seating, picnic areas, esplanades (sitting, strolling), greenways, walking paths, lawns reserved for passive use, gardens, and publicly accessible natural areas used for activities such as strolling, dog walking, or bird watching.

Open Space Ratio

The OSR is the acreage of existing open space per 1,000 residents. Because local OSRs vary widely in New York City, as a planning goal, an OSR of 2.5 acres per 1,000 residents represents an area that is well served by open space. This ratio is consequently used as an optimal benchmark for residential populations in large-scale plans and proposals.

If the OSR increases or remains substantially the same in the With-Action Condition compared to the No-Action Condition, no further analysis of open space is warranted. A project may generally tolerate up to a five percent decrease in OSR before the need for more detailed analysis is considered. For projects in study areas where the OSR is not near the City's optimal 2.5 OSR, the percentage decrease in OSR is weighted against how the OSR of the study area compares to the City's optimal OSR. If a project results in a percentage change greater than the OSR guideline in Table 5-1, then a detailed analysis may be warranted.

Table 5-1: Preliminary Assessment – Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percentage Change in Open Space Ratio
2.01 to 2.50* or greater	5%
1.51 to 2.00	4%
1.01 to 1.50	3%
0.51 to 1.00	2%
0.50 or Less	1%

*2.5 is the OSR planning goal in NYC.
Source: *CEQR Technical Manual* Table 7-1.

Impact Criteria

Indirect open space impacts are based in part on how a project would change OSRs in the Study Area. If the decrease in OSR exceeds the percentage change in Table 5-1, it is generally considered a substantial change that warrants a more detailed analysis.

The optimal OSRs set by the City provide a guide to measure quantitative effects, however, the optimal OSR is often not feasible for many areas of the City, and the City does not consider these ratios as its open space policy for every neighborhood. Pursuant to CEQR guidelines, the OSRs do not constitute an absolute impact threshold, but rather benchmarks that represent how well an area is served by open space. A determination of significance is based upon the context of a project, including its location, the quality and quantity of the open space, the types of open space provided throughout the study area, and any new open space provided by the project. Therefore, an OSR change is one metric used in impact evaluation.

In addition to quantitative analyses, the *CEQR Technical Manual* also recommends conducting qualitative analyses to assess potential open space impacts. Qualitative analyses look at the availability of open space resources, the beneficial effects of new open space resources provided by a project, and the comparison of projected OSRs with established City guidelines. Qualitative and quantitative analyses are both provided as part of this assessment.

5.4 Existing Conditions

Inventory of Publicly-Accessible Open Spaces

The publicly accessible open space resources in the Study Area include Seabury Playground, Eae J Mitchell Park, Boone Slope, Rock Garden Park, Starlight Park, Daniel Boone Playground, Freeman Triangle, Greenstreet (at Intervale and Louis Nine), Concrete Plant Park, Bryant Triangle, Benjamin Gladstone Square, Field of Dreams Park, Printers Park, Longfellow Playground, Lyons Square Playground, Colgate Close, P.S. 195 (Schoolyard to Playground), H.S. 690/692, Playground 174, Monsignor Raul Del Valle Square, New Hoe Avenue Garden, Tiffany Playground, Crotona Parkway Malls, and Starlight Park Phase 2. These open space resources are described below and in Table 5-2.

- Seabury Playground is a 0.19-acre playground on Southern Boulevard between East 174th and 173rd streets. The playground contains benches, a basketball court, and playgrounds.
- Eae J Mitchell Park is a 0.18-acre neighborhood park on East 174th street between Bryant and Longfellow avenues. The park includes benches, tables, and vegetation for passive recreation.
- Rock Garden Park is a 0.98-acre neighborhood park on Longfellow Avenue between East 173rd and 174th streets. The park provides both passive and active recreational opportunities including playgrounds, benches, a basketball court, and spray showers.
- Starlight Park is a 17.06-acre neighborhood park along Sheridan Boulevard between East 174th Street, East 172nd Street, and Jennings Street. Capital improvements were recently made to the park, which expanded the park south along the Bronx River. The park contains the Bronx River House, which is the Bronx River Alliance's headquarters,

as well as active and passive recreational uses including baseball fields, soccer fields, basketball courts, a kayak/canoe launch site, dog-friendly areas, and playgrounds.

- Daniel Boone Playground is a 1.20-acre playground along Boone Avenue between West Farms Road and Freeman Street. The park contains active recreational uses including a playground and spray showers.
- Freeman Triangle is a 0.02-acre triangle/plaza at the intersection of Freeman Street, Longfellow Avenue, and West Farms Road. The triangle is passively used and contains vegetation and benches.
- Greenstreet at the intersection of Intervale Avenue and Louis Nine Boulevard is a 0.13-acre NYC Park's greenstreet which contains benches and vegetation.
- Concrete Plant Park is a 6.28-acre neighborhood park along the Bronx River between Westchester Avenue and Bruckner Boulevard completed in September 2009. It contains dog-friendly areas, kayak/canoe launch sites, waterfront promenade, reading circle, and links to multi-use pedestrian greenways.
- Bryant Triangle is a 0.17-acre triangle at the intersection of East 167th Street, Westchester Avenue, and Bryant Avenue. The triangle contains benches for seating and vegetation.
- Benjamin Gladstone Square is a 0.20-acre triangle/plaza at the intersection of West Farms Road, Hoe Avenue, and Westchester Avenue. The triangle contains benches for seating and vegetation.
- Field of Dreams Court is a 0.17-acre recreation field/court along East 167th Street between Southern Boulevard and Simpson Street. The park contains active recreational uses including a playgrounds and a basketball court.
- Printers Park is a 1.34-acre playground along Hoe Avenue between Aldus Street and Westchester Avenue. The park contains active recreational uses including playgrounds.
- Longfellow Playground is a 0.37-acre playground along Longfellow Avenue, Lowell Street, and East 165th Street. The park contains active recreational uses including a playground.
- Lyons Square Playground is a 1.32-acre playground along bounded by Aldus Street to the north, Bryant Avenue to the west, Bruckner Boulevard to the south and Longfellow Avenue to the east. The park contains active recreational uses including a playground, bathrooms, basketball courts, and spray showers.
- Colgate Close is a 1.87-acre neighborhood park along Bruckner Boulevard between Colgate Avenue and Close Avenue. The park contains active recreational uses including a playground and spray showers.
- Playground 174 is a 1.00-acre playground along East 174th Street between Bronx River Avenue and East 173rd Street. The park contains active recreational uses including a basketball courts, bathrooms, eateries, fitness equipment, an outdoor pool, playgrounds, and spray showers.
- Monsignor Raul Del Valle Square is a 0.42-acre triangle/plaza at the intersection of Hunts Point Avenue, Bruckner Boulevard, and East 163rd Street. The triangle contains bathrooms and access to the Hunts Point Avenue subway station via stairs and an elevator.

- Tiffany Playground is a 1.21-acre playground bounded by Fox Street to the east, East 165th Street to the south, Tiffany Street to the west, and East 167th Street to the north. The park contains active recreational uses including a basketball courts, bathrooms, handball courts, playgrounds, and spray showers.
- Crotona Park Malls is a 0.34-acre greenstreet bounded by East 176th Street to the north, Crotona Parkway to the east, East 175th Street to the south, and Southern Boulevard to the west. The Crotona Park Malls continue north along Crotona Parkway and Southern Boulevard and contain bench seating and vegetation. Only a small portion is within the Study Area.
- Starlight Park Phase 2 is a recently constructed 2.7-acre addition to the 17-acre Starlight Park that includes greenway paths, wetland and shoreline restoration, seating areas and river overlooks, a dog run, and new bicycle and pedestrian bridges connecting the Morrisania and West Farms neighborhoods. It opened in 2022.

Table 5-2: Open Space Resources

ID	Open Space Resource	Amenities	Total Acres	Passive Acres	Passive %	Active Acres	Active %	Category
1	Seabury Playground	Playgrounds, basketball court, and benches	0.19	0	0	0.19	100	Active
2	Eae J Mitchell Park	Tables, benches, and vegetation	0.18	0.18	100	0	0	Passive
3	Rock Garden Park	Playgrounds, spray showers, basketball court, and benches	0.98	0.87	89	0.11	11	Active/ Passive
4	Starlight Park	Baseball fields, eateries, soccer fields, basketball courts, kayak/canoe launch sites, dog-friendly areas, and playgrounds	17.06	14.48	85	2.58	15	Active/ Passive
5	Daniel Boone Playground	Playgrounds, benches, and spray showers	1.20	0	0	1.20	100	Active
6	Freeman Triangle	Benches and vegetation	0.02	0.02	100	0	0	Passive
7	Greenstreet (at Intervale and Louis Nine)	Benches and vegetation	0.13	0.13	100	0	0	Passive
8	Concrete Plant Park	Dog-friendly areas, kayak/canoe launch sites, waterfront promenade, reading circle, and multi-use pedestrian greenways	6.28	5.05	80	1.23	20	Active/ Passive
9	Bryant Triangle	Benches and vegetation	0.17	0.17	100	0	0	Passive
10	Benjamin Gladstone Sq	Benches and vegetation	0.20	0.2	100	0	0	Passive
11	Field of Dreams Park	Playgrounds and a basketball court	0.17	0	0	0.17	100	Active
12	Printers Park	Playgrounds	1.34	0	0	1.34	100	Active
13	Longfellow Playground	Playgrounds	0.37	0	0	0.37	100	Active
14	Lyons Square Playground	Playgrounds, bathrooms, basketball courts, and spray showers	1.32	0	0	1.32	100	Active
15	Colgate Close	Playgrounds and spray showers	1.87	0	0	1.87	100	Active
16	Playground 174	Basketball courts, bathrooms, eateries, fitness equipment, outdoor pools, playgrounds, and spray showers	1.00	0	0	1.00	100	
17	Monsignor Raul Del Valle Square	Bathrooms	0.42	0.42	100	0	0	Passive
18	Tiffany Playground	Basketball courts, bathrooms, handball courts, playgrounds, and spray showers	1.21	0	0	1.21	100	Active
19	Crotona Parkway Malls	Benches and vegetation	0.34	0.34	100	0	0	Passive
20	Starlight Park Phase 2 (Opened in 2022)	Bicycle and pedestrian bridges, trails, jogging loop, parkland	2.7	1.35	50	1.35	50	Active/ Passive
		Study Area Total	**37.15**	**23.21**	**62%**	**13.94**	**38%**	

All Study Area resources are under ownership of the Department of Parks and Recreation (NYC Parks).

In total, the Study Area contains 37.15 acres of publicly accessible open space, including 23.21 acres of passive recreational space and 13.94 acres of active recreational space. All open space resources within the Study Area were determined to be in acceptable condition.[1]

OSR in the Study Area

The most recent data published by DCP (derived from the 2020 U.S. Census) indicates that the Study Area has an existing residential population of 65,447 people. NYC Department of Buildings (DOB) certificates of occupancy indicated a net housing increase of 320 units between the 2020 Census and 2022. Assuming an average household size of 2.8 persons (the household size across Bronx Community Districts 2, 3, and 9 – the three community districts that intersect the Study Area) and a vacancy rate of 5.77 percent, there would be a net population increase of 844 persons between 2020 and 2022, resulting in an estimated population of 66,291.[2] Table 5-3 shows there are 37.15 acres of open space within the Study Area, of which 23.21 acres are passive and 13.94 acres are active. Accordingly, the Study Area's overall OSR is 0.5604 acres per 1,000 residents. The Study Area's passive and active OSRs are 0.3502 and 0.2103 acres per 1,000 residents, respectively.

Table 5-3: Adequacy of Open Space Resources – Existing Conditions

	Open Space Acreage			OSR per 1,000 Residents			*CEQR Technical Manual* Guidelines		
Pop.	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
66,291	37.15	13.94	23.21	0.5604	0.2103	0.3502	2.50	2.00	0.50

5.5 No-Action Condition

Proposed Rezoning Area

In the No-Action Condition, there would be no changes to existing conditions in the Proposed Rezoning Area. Projected Development Sites 1 and 2 would continue to be occupied by an automobile mechanic training facility and open parking facility with accessory office buildings and garage.

Study Area

As stated in the analysis framework in Chapter 1 "Project Description," absent the Proposed Actions there would be approximately 1,362 dwelling units that would be developed and fully operational by the 2028 analysis year within the Study Area (No-Build Projects). Assuming an average household size of 2.8 persons and a vacancy rate of 5.77 percent, the No-Build projects would increase the Study Area population by 3,593 persons. With the additional population, the No-Action residential population in the Study Area is projected to be 69,884 (see Table 5-4).

[1] Conditions of open spaces were derived from inspection summaries performed by NYC Parks and reported on NYC Parks' website.
[2] Residential population data within the Study Area based on the 2020 Census Data, No-Build Population, and projected population growth from 2020 to 2022 certificates of occupancy issued by the NYC Department of Buildings.

Table 5-4: No-Action – Residential Open Space Study Area Population

Existing Population	Residential Population in Study Area (No-Build Projects)	No-Action Residential Population in the Proposed Rezoning Area	No-Action Population
66,291	3,593	0	69,884

In the No Action Condition, there would be a total of 37.15 acres of open space. With a population increase of 3,593 in the Study Area, the total OSR in the No-Action Condition would decrease by 0.0288 from existing conditions, as shown in Table 5-5.

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

	Open Space Acreage			No-Action OSR per 1,000 Residents			CEQR OSR Guidelines		
Population	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
69,884	37.15	13.94	23.21	0.5316	0.1994	0.3322	2.50	2.00	0.50

The passive OSR would decrease to 0.3322 acres per 1,000 residents and the active OSR would decrease to 0.1994 acres per 1,000 residents compared to existing conditions. In the No-Action Condition, the overall OSR would be less than the optimal 2.5 acres per 1,000 residents guideline set forth in the *CEQR Technical Manual*. The passive OSR would be 66 percent of the optimal *CEQR Technical Manual* guideline of 0.5 acres per 1,000 residents, while the active OSR would be 10 percent of the optimal 2.0 acres per 1,000 residents.

5.6 With-Action Condition

Proposed Rezoning Area

The With-Action Condition would result in 970 incremental dwelling units over the No-Action Condition. Based on an average household size of 2.82 residents in Bronx Community District 9, the Proposed Actions would generate 2,735 incremental residents over the No-Action Condition.[3]

In the With-Action Condition, 1.38 acres of project-generated open space would be developed along the Bronx River across Projected Development Sites 1 and 2. The new open space would include 0.408 acres on Projected Development Site 1 (0.338 acres of waterfront public access areas (WPAAs) – which comprise shore public walkways and upland connections – and 0.070 acres of additional open space) and 0.971 acres on Projected Development Site 2 (0.47 acres of WPAA and 0.501 acres of additional open space). Across Projected Development Sites 1 and 2, the proposed 1.38 acres of open space would include 0.828 acres of passive open space and 0.552 acres of active open space. Amenities would include a shore public walkway for walking and biking, upland connections, and additional open space areas. The open space would be activated by retail uses that would front along the WPAAs. The illustrative plans for these open spaces are provided in Appendix A.

Projected Development Site 1 would contain 0.408-acres of WPAA including a shore public walkway with trees and other landscaping, seating, lighting, bicycle parking, and trash

[3] The Proposed Rezoning Area is in Bronx Community District 9, which has an average household size of 2.82, based on the 2020 U.S. Census.

bins. An upland connection between Sheridan Boulevard and the Bronx River along the site's southern lot line would be provided as part of the WPAA. Public open space along the site's northern lot line – from Sheridan Boulevard to the proposed shore public walkway – would also be provided. Along this open area, a new pedestrian connection would be created along Projected Development Site 1's northern lot line to Starlight Park. This new direct connection would create an entry into the Proposed Rezoning Area's proposed open space network, allowing for continuous public access from Starlight Park to the proposed shore public walkway. Consultation with NYC Parks regarding the design of this pedestrian connection is ongoing, and final design will require approval from NYC Parks. Figure 5-3 below shows the illustrative connection location. Additional details will be provided in the Final EIS.

Figure 5-3: Illustrative Connection to Starlight Park



Source: Dirtworks Landscape Architecture, PC

Projected Development Site 2 would contain 0.47-acres of WPAAs including a shore public walkway and an upland connection between Sheridan Boulevard and the Bronx River along the site's northern side lot line. The WPAA at Projected Development Site 2 would contain trees and landscaping, seating areas, lighting, and trash bins. In addition to these WPAAs, the Applicant would develop 0.50-acres of additional public open space between Buildings 2 and 3 with a sloped, ADA-accessible path from Sheridan Boulevard to the waterfront. This additional open space would also contain a variety of amenities including an amphitheater with stepped seating, landscaping, bicycle parking, and lighting. Together, these project-generated open spaces would increase the amount of publicly accessible open space along the west shore of the Bronx River and complement the expansion of Starlight Park on the river's eastern shore.

Table 5-6: Proposed Open Space – With-Action Condition

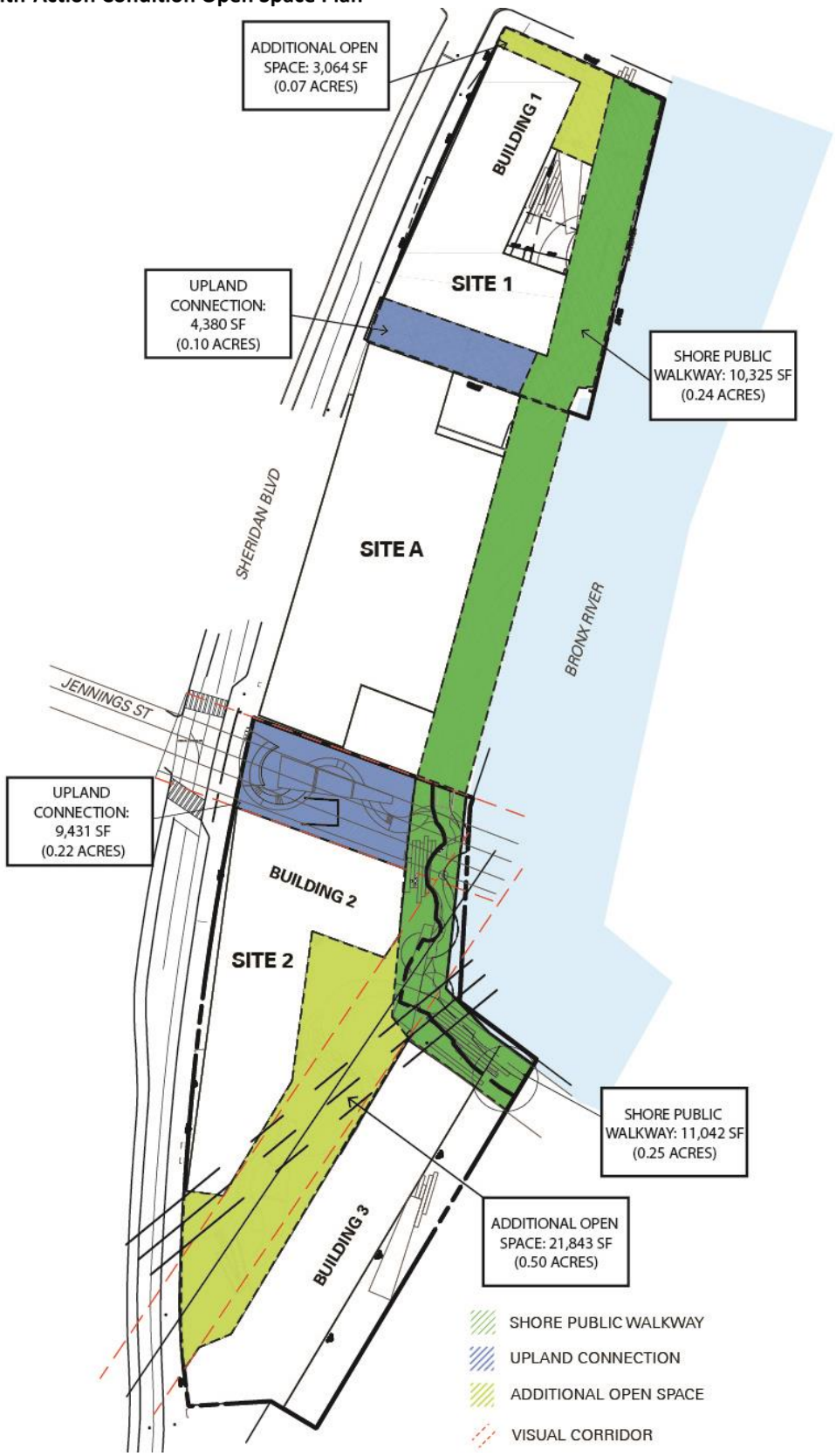
Open Space Type by Development Site		Area (sf)	Acres (acres)
Projected Development Site 1 (1460 Sheridan Blvd)	Waterfront Public Access Areas	14,705	0.34
	Shore Public Walkway	*10,325*	*0.24*
	Upland Connection	*4,380*	*0.10*
	Additional Open Space	3,064	0.07
	Development Site Subtotal	**17,769**	**0.41**
Projected Development Site 2 (1480 Sheridan Blvd)	Waterfront Public Access Areas	20,473	0.47
	Shore Public Walkway	*11,042*	*0.25*
	Upland Connection	*9,431*	*0.22*
	Additional Open Space	21,843	0.50
	Development Site Subtotal	**42,316**	**0.97**
PROJECT-GENERATED OPEN SPACE GRAND TOTAL		**60,085**	**1.38**

Figure 5-4 identifies the locations of the WPAAs provided in the With-Action Condition; Table 5-6 summarizes the square footage of the project-generated open spaces that would be developed by the Applicant in the With-Action Condition.

Table 5-6: Proposed Open Space – With-Action Condition

Open Space Type by Development Site		Area (sf)	Acres (acres)
Projected Development Site 1 (1460 Sheridan Blvd)	Waterfront Public Access Areas	14,705	0.34
	Shore Public Walkway	*10,325*	*0.24*
	Upland Connection	*4,380*	*0.10*
	Additional Open Space	3,064	0.07
	Development Site Subtotal	**17,769**	**0.41**
Projected Development Site 2 (1480 Sheridan Blvd)	Waterfront Public Access Areas	20,473	0.47
	Shore Public Walkway	*11,042*	*0.25*
	Upland Connection	*9,431*	*0.22*
	Additional Open Space	21,843	0.50
	Development Site Subtotal	**42,316**	**0.97**
PROJECT-GENERATED OPEN SPACE GRAND TOTAL		**60,085**	**1.38**

Figure 5-4: With-Action Condition Open Space Plan



Source: Dirtworks Landscape Architecture, PC

Study Area

With the addition of 1.38-acres of new publicly accessible open spaces on Projected Development Sites 1 and 2, the Study Area would have 38.53 acres of open space in the With-Action Condition. Table 5-7 shows the change in the Study Area between the No-Action and With-Action OSRs.

Table 5-7: Percent Change in Open Space Ratio

Residential Population	Type	Acreage	OSR[1]	OSR Planning Goal
No-Action Condition				
69,884	Active	13.94	0.1994	2.00
	Passive	23.21	0.3322	0.50
	Total	**37.15**	**0.5316**	**2.50**
With-Action Condition				
72,619	Active	14.49	0.1995	2.00
	Passive	24.04	0.3310	0.50
	Total	**38.53**	**0.5306**	**2.50**
Increment				
2,735	Active	0.552	0.0001	
	Passive	0.828	-0.0011	
	Total	**1.380**	**-0.0010**	
Percent Change				
	Active (%)	3.96	0.044%	
	Passive (%)	3.57	-0.334%	
	Total (%)	**3.71**	**-0.192%**	

[1] Open Space Ratio = Acres of Open Space/ residential population * 1,000.
Note: Numbers may not add due to rounding

Quantitative Assessment Conclusion

The *CEQR Technical Manual* states a significant adverse indirect open space impact may occur if a project would reduce the OSR by more than the percentage change presented in Table 5-1. As noted in Table 5-7, the Study Area is below the City's optimum OSR for overall, passive, and active open space acreages. Based on the With-Action Condition population of 72,619 residents in the Study Area, the overall OSR in the With-Action Condition would be 0.5306 acres per 1,000 residents, which would be a decrease of 0.192 percent from the No-Action Condition's overall OSR. Similar to the No-Action Condition, the With-Action Condition's overall OSR would be below the City's optimal 2.5 acres per 1,000 residents.

Comparable to the No-Action Condition, the active and passive OSRs would continue to be below the City's optimal OSRs in the With-Action Condition. As noted in Table 5-7, the passive OSR would decrease from 0.3322 to 0.3310 acres per 1,000 residents, a decrease of 0.334 percent. The With-Action passive OSR of 0.3310 would be 66 percent of the City's optimal passive OSR of 0.5 acres per 1,000 residents. The active OSR would increase from 0.1994 to 0.1995 acres per 1,000 residents, an increase of 0.044 percent. In the With-Action Condition, the active OSR of 0.1995 would be 10 percent of the City's optimal OSR. Therefore, by the *CEQR Technical Manual*'s quantitative analysis methods, the Proposed Actions would not result in a quantitative significant adverse indirect open space impact.

Qualitative Assessment

As noted in the *CEQR Technical Manual*, what constitutes a significant adverse open space impact is not based solely on the results of the quantitative assessment and may take into account qualitative factors. Therefore, a qualitative assessment of the Proposed Actions is provided below to determine the overall impact significance.

In the With-Action Condition, the Applicant would construct a new open space network on the projected development sites. A new pedestrian connection to Starlight Park would be created along the northern lot line of Projected Development Site 1, allowing for continuous public access from the park to the proposed shore public walkway. The design of this pedestrian connection is not yet finalized, as further consultation with NYC Parks is ongoing (see Figure 5-3).

The Proposed Actions would introduce new privately owned open space resources on the projected development sites. The projected development sites would be funded, developed, and maintained by the Applicant, thereby reducing the City's obligation to maintain open spaces in the Study Area. The WPAA on Projected Development Sites 1 and 2 would also be designed to current waterfront standards (as outlined in Zoning Resolution (ZR) Section 62-62) and would provide amenities such as seating, trees, vegetation, bicycle parking, and trash receptacles. The open space would be activated by retail uses that would front along the WPAAs. Projected Development Site 2 would also contain private open space for tenants per the quality housing regulations of ZR 28-20. The outdoor tenant-only amenity spaces are anticipated to include passive recreational facilities such as outdoor seating, walking paths, and landscaped areas.

Further, new open space would complement the existing interconnected open spaces along the Bronx River Greenway by improving the west shore of the Bronx River in the Proposed Rezoning Area. The area surrounding the Proposed Rezoning Area contains a mix of active and passive open spaces and is next to Starlight Park. Starlight Park contains soccer and baseball fields, basketball courts, a playground, a canoe/kayak launch, an educational center, and a waterfront walking and cycling path. The park was recently expanded between East 172nd and Westchester Avenue ("Starlight Park Phase 2"). This expansion provided additional walking paths and other passive recreational opportunities in the area immediately surrounding the Proposed Rezoning Area.[4]

The Bronx River Greenway travels through Starlight Park. The Starlight Park Phase 2 improvements recently created 0.75 miles of contiguous off-street shared-use trails from the southern end of Concrete Plant Park to the northern end of Starlight Park. With three bridges over the Bronx River and one bridge over the railroad right-of-way, the Starlight Park portion of the greenway segment provides access from the Proposed Rezoning Area to recreational amenities and neighboring communities.

In addition to Starlight Park, the greenway comprises a series of open spaces connected by on- and off-street trails, including Soundview, Hunts Point Riverside, Concrete Plant, and other Bronx parks. These parks contain a variety of passive and active uses, including baseball fields, basketball courts, running tracks, kayak/canoe launch sites, barbecuing areas, playgrounds, hiking trails, a zoo, a botanical garden, a cricket pitch, and in-water

[4] Starlight Park Phase 2: The Missing Link in the Bronx River Greenway, Bronx River Alliance, https://bronxriver.org/restoration-access/developing-the-greenway/bridgethegapcompletestarlightparktofinishthebronxrivergreenway

recreational opportunities. In total, the Bronx River Greenway offers approximately 20 miles of greenway trail, with plans to add additional miles of greenway in the future.[5] In recent years, the greenway has restored river access to Bronx residents where former manufacturing uses once impeded access to and enjoyment of the waterfront. The Proposed Actions would support the increased access to waterfront recreational activities.

[5] Greenway Program, Bronx River Alliance, https://bronxriver.org/about/greenway