A. INTRODUCTION

An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed development would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to the guidelines established in the 2014 *City Environmental Quality Review* (*CEQR) Technical Manual,* except in areas considered "underserved" or "well-served" by open space, a project that would add fewer than 200 residents or 500 employees, or a similar number of other users to an open area, is typically not considered to have indirect effects on open space.

Although the proposed action/RWCDS would not have a direct effect on existing open space resources in the rezoning area, the proposed action/RWCDS is expected to introduce approximately 344 affordable dwelling units and 803 market-rate units, for a total of approximately 1,147 units. This would result in an increase of approximately 4,072 residents; based on an assumption of 3.55 residents per dwelling unit. The proposed action/RWCDS would also include approximately 64,807 gsf of retail space. This would result in an increase of approximately 240 employees[1]. The proposed action would also include the introduction of approximately 0.60 acres of publicly-accessible open space. A quantitative assessment was conducted to determine whether the proposed action would significantly reduce the amount of open space available for the area's population. The expected number of residents exceeds the CEQR threshold for a detailed open space analysis (200 residents), while the expected number of workers is well below the CEQR threshold for a detailed open space analysis (500 workers). Accordingly, the analysis of open space will focus exclusively on the open space needs of the study area residential population.

B. PRINCIPAL CONCLUSIONS

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 open space within the study area that has a significant adverse effect on existing users; or (b) it would reduce the open space ratio and consequently overburden existing facilities or further exacerbate deficiency in open space. The *CEQR Technical Manual* also states that "if the area exhibits a low open space ratio indicating a shortfall of open space, even a small decrease in the

[1] Action-generated retail employees estimated at 3 per 1,000 gsf; 64.807 x 3 = 194.4, rounded to 194 and residential employees estimated at 1 per 25 DUs; 1,147 ÷ 25 = 46.

ratio as a result of the action may cause an adverse effect." A 5 percent or greater decrease in the open space ratio is considered to be "substantial", and a decrease of less than 1 percent is generally considered to be insignificant unless open space resources are extremely limited.

The majority of the open space study area analyzed in this chapter is not located in either an underserved or a well-served area as defined in the *CEQR Technical Manual Appendix: Open Space Maps*, although four blocks in the southeastern portion of the study area are located within an underserved area that extends further east into the Bushwick neighborhood.

Based on the analysis below, the proposed action/RWCDS would not result in a significant adverse open space impact. As noted above, the proposed rezoning would not result in any direct displacement or alteration of existing public spaces in the study area. In terms of indirect effects, it would result in a 3.4-percent decrease in the study area's open space ratio, which is less than the 5-percent impact threshold. Although the study area's No-Action open space ratio would be relatively low under No-Action conditions, the introduction of a new 0.60-acre publicly accessible open space as part of the proposed action would provide not only a quantitative improvement in the open space ratio but a qualitative one as well by creating a new open space adjacent to the residences generated by the proposed action which could be used by the public. In addition, as the action-generated buildings would be required to comply with the Quality Housing Program (QHP), the project would be required to provide approximately 31,623 sf of private indoor or outdoor recreation space. These spaces also would help meet the open space needs of action-generated residents.

C. OPEN SPACE STUDY AREA AND METHODOLOGY

The analysis of open space resources has been conducted in accordance with the guidelines established in the *CEQR Technical Manual*. Using CEQR methodology, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources by the build year 2019, both without and with the proposed action. In addition, qualitative factors are considered in making an assessment of the proposed action's effects on open space resources.

In accordance with the guidelines established in the *CEQR Technical Manual,* the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a worker population. Because the worker population generated by the proposed action falls well below the threshold of 500 additional employees, a half-mile radius is the appropriate basis for the study area boundary.

Open Space Study Area

Pursuant to CEQR guidelines, the residential open space study area includes all census tracts that have at least 50 percent of their area located within half-mile of the proposed rezoning area and all open spaces within it that are publicly accessible. As described above, residents typically walk up

to a half-mile for recreational spaces. While there are some additional nearby public open spaces located outside the study area boundary that likely are utilized by some study area residents, for conservative analysis purposes, only those open spaces in the study area and used in the quantitative analysis. These nearby open spaces located beyond the study area boundary are not included in the quantitative analysis but are described qualitatively.

The project area encompasses two blocks in the southeastern part of the Williamsburg neighborhood in Brooklyn Community District, 1. As shown in Figure 5-1, the open space study area includes the following census tracts: 253, 255, 257, 259.01, 259.02, 285.01, 285.02 and 1237 (which are located in Brooklyn Community District 3), as well as 489, 491, 505, 507, 509, 511, 529, 531, and 533 (which are located in Brooklyn Community District 1).

Analysis Framework

Direct Effects Analysis

According to the *CEQR Technical Manual*, a proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the 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 causes increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether on a permanent or temporary basis.

A shadows assessment is provided in Chapter 6; as discussed therein, the proposed action would not result in any significant adverse shadows impacts on any public open spaces.

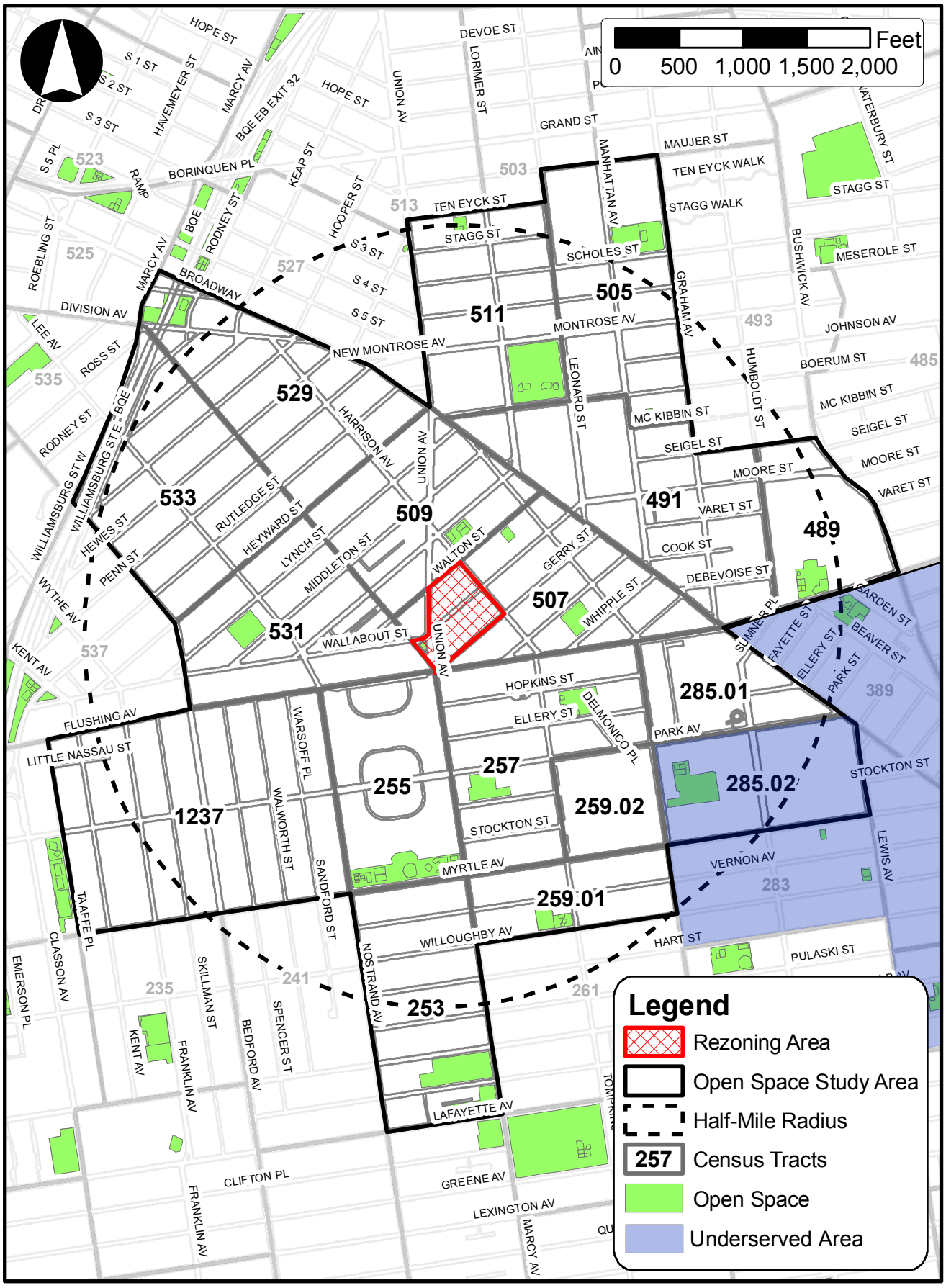
An air quality assessment is provided in Chapter 13; as discussed therein, the proposed action would not result in any significant adverse air quality impacts. Furthermore, it would not result in a significant increase in emissions from mobile sources while increased emissions from building HVAC systems, which would be vented at elevations above study area open spaces, would not result in any significant adverse air quality impacts due to fuel type and stack locations restrictions as part of an (E) designation that would be recorded against the project area tax lots. The proposed action would not generate significant odors.

A noise assessment is provided in Chapter 15; as discussed therein, the proposed action would not result in any significant increase in ambient noise levels and would not result in any significant adverse noise impacts.

As the proposed action would not result in any significant adverse shadows, air quality, or noise impacts, it would not result in any directed permanent or temporary effects on any publicly-accessible open space.

As there are no publicly-accessible open spaces in the rezoning area, the proposed action/RWCDS would not have any direct effect and no further analysis is warranted.

Open Space Study Area



Indirect Effects Analysis

Indirect effects occur to an area's open spaces when a proposed action would add enough population, either workers or residents, to noticeably diminish the ability of an area's open space to serve the existing or future population. For projects in areas such as the project area that are categorized as neither "well-served" or "under-served" and which would generate an increment of 200 residents and/or 500 workers, the *CEQR Technical Manual* states that a preliminary assessment is warranted, and, depending on the results of that assessment, a more detailed analysis may also be required. For indirect effects, the Manual advises that a full, detailed open space analysis is necessary if a project would introduce a large population in an area that is underserved by open space, while in some cases the need for a detailed analysis of open space may be less clear, and a preliminary assessment may be useful in determining the need for a more detailed analysis of open space. The southeastern portion of the half-mile study area is located within an underserved area; but the majority of the study area is not located within an underserved or well-served area as determined by the CEQR guidelines. Nevertheless, given the small amount of open space in the study area relative to its population density and the size of the population that would be introduced by the proposed action, it is clear that a detailed analysis is necessary.

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 this ratio with certain guidelines. The qualitative assessment examines other factors that can 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 analysis in this chapter includes:

- Characteristics of the open space users: residents. To determine the number of residents in the study area, 2010 census data have been compiled for census tracts comprising the open space study area along with population projections of large residential developments completed since the 2010 census based on research conducted for the land use, zoning, and public policy assessment. In addition, a 0.5 percent per year (2010-2016) background growth rate is applied to the 2010 population to account for general increases in population and smaller developments not identified individually. Study area population age cohort data, from the 2010 census, is also provided to identify the distribution and likely types of open space that may be needed.
- An inventory of all publicly accessible passive and active recreational facilities in the open space study areas.
- 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. The *CEQR Technical Manual* generally recommends a comparison to the City's planning goal of 2.5 acres of open space per 1,000 residents and the median ratio for community districts in New York City, which is 1.5 acres of open space per 1,000 residents.
- An evaluation of qualitative factors affecting open space use.
- A final determination of the adequacy of open space in the open space study area.

D. PRELIMINARY ASSESSMENT

Pursuant to the guidelines of the *CEQR Technical Manual*, a preliminary open space assessment was conducted which provided a comparison of the total existing open space ratios and in the future with the proposed action. The preliminary analysis, which does not take into account No-Build study area changes, indicated a 3.9 percent decrease from existing to With-Action conditions. The *CEQR Technical Manual* advises that if the study area exhibits a low open space ratio (e.g., below the citywide average of 1.5 acres per 1,000 residents), a decrease in the open space ratio of 1 percent or greater generally warrants a detailed analysis. As the study area exhibits a low open space ratio (i.e., below the citywide average of 1.5 acres per 1,000 residents) under existing conditions and in the future with the proposed actions and the preliminary analysis indicates a decrease of 3.9 percent, a detailed open space assessment is warranted, which is provided below.

E. DETAILED ANALYSIS

Existing Conditions

Demographic Characteristics of the Study Area

To determine the residential population served by existing open space resources, 2010 Census data were compiled for the census tracts comprising the study area and updated to 2016. With an inventory of available open space resources and the number of potential users, open space ratios were calculated and compared with existing citywide averages and the City's planning goals. As mentioned above and shown in Figure 5-1, the open space study area is comprised of seventeen census tracts. Table 5-1 shows the 2010 Census total population figures for each census tract in the study area, as well as for the study area as a whole. As shown in Table 5-1 below, the Census data indicate that the study area had a total residential population of approximately 66,761 people in 2010. Factoring in a yearly background growth factor of approximately 0.5 percent and residents generated by major developments between 2010 and 2016, the residential population of the sixteen census tracts total approximately 69,119 people in 2016.

In 2010, the median population age for individual census tracts within the residential study area ranged from a high of 38.0 years (census tract 491) to a low of 13.4 years (census tract 531). As shown in Table 5-2, the study area's weighted average median age of 25.2 years is lower than the median age for Brooklyn as a whole, which is 34.1 years.

Table 5-1, 2016 Existing Study Area Population

Census Tract	Residential Population
253	2,754
255	5,102
257	2,131
259.01	2,010
259.02	3,419
285.01	428
285.02	2,802
489	4,039
491	6,418
505	4,163
507	2,288
509	3,694
511	3,933
529	3,979
531	7,027
533	6,566
1237	6,008
Residential Total in 2010 *Source: 2010 Census*	66,761
Background Growth (0.5% year growth since 2010)	2,028
Study Area Major Developments Completed Between 2010 and 2016	330
Residential Total in 2016	**69,119**

Table 5-2a, Study Area Age Groups (2010)

Age Category	Persons	Percent of Total Population
4 and younger	8,480	13%
5-19	18,307	27%
20-64	34,654	52%
65 and older	5,320	8%
Total	66,761	100%
Median Age: 25.2 years		

Table 5-2b, Brooklyn, Age Groups (2010)

Age Category	Persons	Percent of Total Population
4 and younger	177,198	7%
5-19	486,638	19%
20-64	1,553,231	62%
65 and older	287,633	12%
Total	2,504,700	100%
Median Age: 34.1 years		

Source: 2010 Census (Median Age for Study Area is a weighted average of census tract data)

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 4 years old or younger use traditional playgrounds that have play equipment for toddlers and preschool children. Children ages 5 through 9 typically use traditional 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 use playground equipment, court spaces, little league fields, and ball fields. Teenagers' and young adults' needs tend toward court game facilities such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized recreation such as rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, ad hoc active sports such as Frisbee®, and recreational activities in which all ages can participate. Senior citizens engage in active recreation such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

Therefore the residential population of the study area was also broken down by age groups, as seen in Table 5-2. As shown in the table, approximately 60 percent of the study area residents are adults, with approximately 52 percent between the ages of 20 and 64 and approximately 8 percent age 65 and older. Conversely, 40 percent of the study area population are children, with 13 percent under age 5 and 27 percent between ages 5 and 18. As such, the study area has a higher proportion of children compared to Brooklyn as a whole; in the borough 26 percent of residents are age 18 and younger and 74 percent of residents are age 19 and older. This data could reflect a proportionately higher demand for playgrounds and playing fields compared to Brooklyn.

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*, public open space is defined as facilities open to the public on a constant and regular basis, including for designated daily periods and is assessed for impacts under CEQR guidelines, whereas private open space is not accessible to the general public on a regular basis, and is therefore only considered qualitatively. Field surveys and secondary sources were used to determine the number, availability and condition of publicly accessible open space resources in the residential study areas.

An open space is determined to be active or passive by the uses which 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 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 green lawn or riverfront walkway, which can also be used for ball playing, jogging or rollerblading.

Within the defined study area, all publicly-accessible open spaces were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition of available open space. The information used for this analysis was gathered through field inventories conducted in November 2015; from the website of the New York City Department of Parks and Recreation (NYC Parks); and from the New York City Oasis database and other secondary sources of information including previous CEQR environmental reviews.

The condition of each open space facility was categorized as "Excellent", "Good", or "Fair". A facility was considered in excellent condition if the area was clean, attractive, and all equipment was present and in good repair. A good facility had minor problems such as litter, or older but

operative equipment. A fair facility was one that was poorly maintained, had broken or missing equipment, lack of security, or other factors that would diminish the facility's attractiveness. Determinations were made subjectively, based on a visual assessment of the facilities.

Likewise, judgments as to the intensity of use of the facilities were qualitative, based on an observed degree of activity or utilization on a weekday from 11 am until 3 pm, which is considered the weekday peak utilization period according to the *CEQR Technical Manual*. If a facility seemed to be at or near capacity, i.e. the majority of benches or equipment was in use, then utilization was considered heavy. If the facility or equipment was in use, but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light. Table 5-3, Open Space Inventory, identifies the address, ownership, hours, acreage of active and passive open spaces in the study area, and their condition and utilization. Figure 5-2 maps their location in the study area.

As shown in Figure 5-2, 33 publicly-accessible open space and recreational resources within the half-mile study area are included in the quantitative analysis. These resources comprise a total of approximately 33.61 acres, with substantially more active open space (approximately 26.62 acres, or 79 percent of total) than passive open space (approximately 6.99 acres, or 21 percent of total). The two closest public open spaces to the rezoning area, both located across the street from the rezoning area, are De Hostos Playground and the greenstreets triangle at the intersection of Union Avenue, Marcy Avenue, and Wallabout Street. De Hostos Playground is located along Harrison Avenue between Lorimer and Walton streets and is associated with IS 318, Eugenio Maria de Hostos School. It contains play equipment, basketball courts, handball courts, bathrooms, and benches. The greenstreets triangle bounded by Union Avenue, Marcy Avenue, and Wallabout Street includes plantings and bench seating. While greenstreets are not normally included in CEQR quantitative analyses, this open space functions similar to a small park rather than a typical greenstreet area such as a planted median.

Some of the larger open space resources included in the quantitative analysis are described briefly below.

In addition to the above resources, there are several nearby open space resources located outside the study area that given their proximity are likely utilized by study area residents (identified by letters in Figure 5-2) which are therefore discussed in the qualitative analysis below.

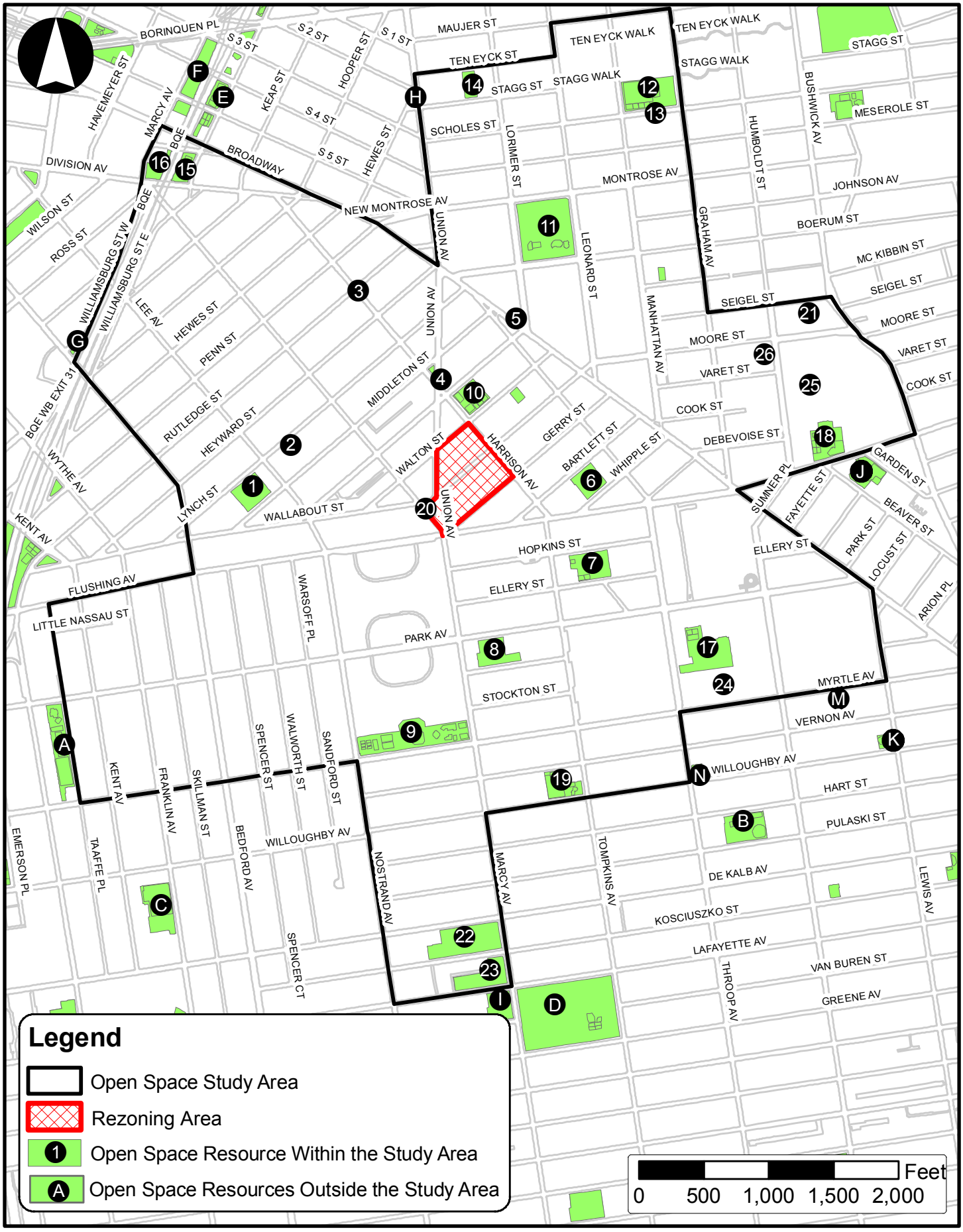

BORINQUEN PL
S 3 ST
S 2 ST
S 1 ST
HOOPER ST
MAUJER ST
TEN EYCK ST
TEN EYCK WALK
STAGG ST
STAGG WALK
HAVEMEYER ST
MARCY AV
KEAP ST
S 4 ST
HEWES ST
SCHOLES ST
LORIMER ST
BUSHWICK AV
MESEROLE ST
DIVISION AV
BQE
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ROSS ST
NEW MONTROSE AV
UNION AV
LEONARD ST
GRAHAM AV
BOERUM ST
MC KIBBIN ST
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LEE AV
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PENN ST
MANHATTAN AV
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MIDDLETON ST
HEYWARD ST
WALTON ST
HARRISON AV
GERRY ST
BARTLETT ST
WHIPPLE ST
DEBEVOISE ST
WYTHE AV
LYNCH ST
WALLABOUT ST
SUMNER PL
FAYETTE ST
GARDEN ST
BEAVER ST
KENT AV
HOPKINS ST
PARK ST
LOCUST ST
ELLERY ST
FLUSHING AV
WARSOFF PL
ARION PL
LITTLE NASSAU ST
PARK AV
STOCKTON ST
MYRTLE AV
VERNON AV
SPENCER ST
WALWORTH ST
SANDFORD ST
KENT AV
FRANKLIN AV
SKILLMAN ST
WILLOUGHBY AV
HART ST
PULASKI ST
EMERSON PL
TAAFFE PL
BEDFORD AV
NOSTRAND AV
MARCY AV
TOMPKINS AV
DE KALB AV
LEWIS AV
KOSCIUSZKO ST
SPENCER CT
LAFAYETTE AV
THROOP AV
VAN BUREN ST
GREENE AV
Legend
Open Space Study Area
Rezoning Area
Open Space Resource Within the Study Area
Open Space Resources Outside the Study Area
Feet
0
500
1,000
1,500
2,000

Table 5-3, Inventory of Existing Study Area Public Open Spaces

Map No.	Name	Address/Location	Owner	Features	Hours of Access	Total Acres	Active		Passive		Condition	Use Level
							%	#	%	#		
1	Middleton Playground	Lynch, Middleton Sts. & Lee Ave.	NYC Parks	Benches, Play Equipment, Basketball, Handball Courts	Dawn to Dusk	1.10	100%	1.10	0%	0.00	Good	Moderate
2	PS 380 Playground	Lynch St., Marcy Ave., Middleton Ave.	NYCDOE	Benches, Basketball Courts	Dawn to Dusk	1.00	100%	1.00	0%	0.00	Good	Moderate
3	PS 71 Playground	Rutledge St., Heyward St., Harrison Ave.	NYCDOE	Benches, Basketball Courts	Dawn to Dusk	0.50	100%	0.50	0%	0.00	Fair	High
4	Harmony Triangle	Middleton St., Union & Harrison Aves.	NYC Parks	Sitting Benches	Dawn to Dusk	0.10	0%	0.00	100%	0.10	Excellent	Low
5	Lindsay Triangle	407 Broadway	NYC Parks	Landscaped Area, Seating	Dawn to Dusk	0.04	0%	0.00	100%	0.04	Fair	Low
6	PS 168 Playground (Bartlett Playground)	Bartlett St. Throop Ave.	NYCDOE/ NYC Parks	Benches, Basketball Courts	Dawn to Dusk	0.92	100%	0.92	0%	0.00	Good	Moderate
7	PS 148 Playground (Charlie's Place)	Hopkins & Ellery Sts.	NYC Parks	Handball Courts, Basketball Courts	Dawn to Dusk	1.26	100%	1.26	0%	0.00	Fair	Moderate
8	PS 297 Playground (Stockton Playground)	Park Ave., Marcy Ave., Floyd St.	NYCDOE/ NYC Parks	Benches, Basketball Courts, Play Equipment	Dawn to Dusk	1.08	100%	1.08	0%	0.00	Good	Moderate
9	Marcy Houses Playground	Myrtle Ave., Nostrand Ave., Marcy Ave.	NYC Parks	Benches, Play Equipment	Dawn to Dusk	3.20	30%	0.96	70%	2.24	Fair	Moderate
10	De Hostos Playground	Harrison Ave., Lorimer St., Walton St.	NYCDOE/ NYC Parks	Playground, Basketball Courts, Handball Courts, Benches, Bathrooms	Dawn to Dusk	1.10	100%	1.10	0%	0.00	Fair	High
11	Stemberg Park	Montrose Ave., Boerum, Lorimer, Leonard Sts.	NYC Parks	Baseball Fields, Basketball Courts, Handball Courts, Playgrounds, Bathrooms	Dawn to Dusk	4.04	100%	4.04	0%	0.00	Good	Moderate
12	Martinez Playground	Scholes St & Manhattan to Graham Aves	NYC Parks	Basketball Courts, Bathrooms, Handball Courts, Playgrounds	Dawn to Dusk	1.37	100%	1.37	0%	0.00	Good	Moderate
13	Heckscher Foundation Children's Garden	134-136 Scholes St	NYRP	Garden	Dawn to Dusk	0.06	100%	0.06	0%	0.00	Good	Low
14	Ten Eyck Plaza	Ten Eyck St, Lorimer St, Stagg St, Union Ave.	NYC Parks	Sitting Areas, Trees, Play Equipment	Dawn to Dusk	0.46	10%	0.04	90%	0.42	Good	Moderate
15	Rodney Park South	Division Ave., Rodney St., S. 9th St.	NYC Parks	Basketball Courts, Benches, Walkways	Dawn to Dusk	0.39	100%	0.39	0%	0.00	Fair	Low
16	Marcy Park South	Division Ave., Marcy St., S. 9th St.	NYC Parks	Basketball Courts, Handball Courts	Dawn to Dusk	0.36	100%	0.36	0%	0.00	Fair	Low
17	Sumner Playground	M Garvey Blvd., Throop, Park, & Myrtle Aves.	NYCDOE/ NYC Parks	Basketball Courts, Playground, Comfort Station, Handball Courts, Spray Shower, Kiddie Pool, Benches	Dawn to Dusk	1.97	80%	1.57	20%	0.40	Good	Moderate
18	Bushwick Playground & Pool	Knickerbocker, Putnam Aves., Woodbine St.	NYC Parks	Handball Courts, Comfort Station, Playground, Pool	Dawn to Dusk	1.29	100%	1.29	0%	0.00	Good	Moderate
19	Willoughby Playground	Tompkins, Willoughby, Vernon Aves.	NYC Parks	Basketball Courts, Comfort Station, Handball Courts, Playground	Dawn to Dusk	0.91	100%	0.91	0%	0.00	Good	Moderate
20	Greenstreet	Union/Marcy Aves.	NYC Parks	Landscaped Area, Benches	Dawn to Dusk	0.02	0%	0.00	100%	0.02	Fair	Low
21	Mayor John Hylan Houses Open Space	Seigel St., Bushwick Ave., Moore St., Humboldt Ave.	NYCHA	Benches, Play Equipment	Dawn to Dusk	0.71	70%	0.50	30%	0.21	Good	Low
22	Kosciusko Pool	Marcy Ave., Kosciusko Sts., Dekalb & Nostrand Aves.	NYC Parks	Swimming Pool	11 am—7 pm, summer season	2.39	100%	2.39	0%	0.00	Not Available	Not Available
23	Banneker Playground	Marcy Ave., Kosciusco St., Lafayette St.	NYC Parks	Basketball Courts, Handball Courts, Playground	Dawn to Dusk	1.67	100%	1.67	0%	0.00	Good	Low

Map No.	Name	Address/Location	Owner	Features	Hours of Access	Total Acres	Active %	Active #	Passive %	Passive #	Condition	Use Level
24	Sumner Houses Open Space	Throop Park, Myrtle Avs., Marcus Garvey Blvd.	NYCHA	Benches, Play Equipment	Dawn to Dusk	2.07	67%	1.39	33%	0.68	Good	Moderate
25	Bushwick Houses Open Space	Moore St., Bushwick, Flushing, Humboldt Avs.	NYCHA	Benches, Play Equipment, Basketball Courts, Baseball Field, Running Track	Dawn to Dusk	5.44	50%	2.72	50%	2.72	Good	Low
26	Humboldt Street Plaza	Humboldt Street between Varet and Moore Streets	NYCDOT	Plantings, seating, vending areas (adjoining Moore Street Market)	N/A	0.16	0%	0.00	100%	0.16	Excellent	High
					TOTAL	**33.61**	**79%**	**26.62**	**21%**	**6.99**		

Notable Study Area Open Space Resources

The largest public open space in the study area is the 5.44-acre open space at the 1,220-apartment Bushwick Houses public housing complex bordered by Humboldt and Moore streets and Bushwick and Flushing avenues. The Bushwick Houses occupies 16.02 acres, covering one superblock, equivalent to four city blocks. This open space resource occupies more than one-quarter of the total area of the housing complex and includes both active and passive recreation areas. Passive open space exists along pedestrian walkways throughout the complex and around the four play areas located near the Moore and Bushwick streets frontages. Active open space includes basketball courts, a baseball field, running track, and play areas with benches and play equipment. The condition of these areas is good with light or moderate utilization. Also within this superblock and physically integrated with the housing complex is the separate 2.78-acre Bushwick Pool and Playground facility, which is under NYC Parks jurisdiction and is located along Flushing Avenue between Humboldt and Bushwick avenues. This is an outdoor aquatic facility open during the summer season with an intermediate-sized pool, 75 feet long by 60 feet wide and a wading pool for young children 30 feet long by 20 feet wide. In addition to a pool, this area has play equipment with safety surfacing, benches, handball courts, spray showers, and swings.

The second largest park in the study area is the approximately 4.04-acre Frances Hamburger Sternberg Park. It occupies a superblock and extends from Boerum Street to Montrose Avenue between Lorimer and Leonard streets. Originally known as the Williamsburg Park, in 1925 the Board of Aldermen (predecessor to the City Council) renamed the facility Lindsay Park, in honor of George H. Lindsay, a congressman representing Williamsburg from 1901 to 1913. In 1964, the park was expanded by local law, adding over two acres as part of the creation of the Lindsay Park Houses, a complex of federally subsidized apartments. In 1990, a local law renamed the park and playground for Frances Hamburger Sternberg, a New York native and active Brooklyn community member. Sternberg Park is primarily an active open space that offers baseball fields, basketball courts and handball courts. The playground contains swings, play equipment with safety surfacing, benches, picnic tables, and a comfort station.

Marcy Houses Playground, located on the grounds of the Marcy Houses public housing project, is a 3.20-acre park, and is the third largest publicly accessible open space resource within the study area. It is directly accessible to the approximately 4,300 residents of Marcy Houses and the surrounding neighborhood. Marcy Houses consists of 27 six-story buildings on 28.49 acres bounded by Flushing, Marcy, Nostrand and Myrtle avenues. Much of the open space within this housing project is open grassy areas with trees crossed by paved pathways and benches. The playground includes a full regulation and half-court basketball court, game tables, play equipment, a baseball diamond, spray showers, children's swings, benches and picnic tables. The condition of this playground is fair with moderate utilization. As with the Bushwick Houses open space, this open space is open to the general public, but primarily serves the residents of the housing authority residential buildings in its immediate proximity.

There are also approximately 2.07 acres of public open space at the Sumner Houses, another public housing development in the area. Located on two superblocks and bounded by Park, Lewis, Myrtle, and Throop avenues, public open space at Sumner Houses includes both passive and active

spaces. It is a mix of play areas and seating areas, however it features a higher proportion of open space for active recreation. The western block (Block 1740), contains Sumner Playground which includes play equipment, benches, spray showers, a kiddie pool, a grass baseball diamond, a tennis court, a handball court and a basketball court in addition to accessible grassy spaces. The eastern block (Block 1580) contains two sets of play equipment with safety surfacing and a basketball court along Lewis Avenue. Also, there are benches along the pedestrian paths on both blocks of the Sumner Houses public housing development.

Another notable facility is the Kosciusko Pool, located at the southern edge of the study area. The pool can accommodate up to 920 bathers and is complemented by a spray pool, a baby pool, bleachers, and a bathhouse. There are pipe sculptures for climbing, which are incorporated into the design of the bathhouse, a large mushroom sculpture, and a flagpole with a yardarm. As it is an outdoor pool, it is only open during the summer season.

In addition to these larger facilities, which include play areas, there are 11 additional playgrounds each smaller than 2 acres, including several associated with adjoining schools and operated jointly by NYC Department of Parks and Recreation and NYC Department of Education. Collectively these facilities account for approximately 36 percent (12.25 acres) of the area's publicly accessible open space. These open spaces are mostly active resources, although they have benches around the perimeter. The playgrounds are paved and have basketball courts, handball courts, jungle gyms and swings. All of these playgrounds are in good to fair condition and well maintained, with utilization generally moderate.

The remaining open space resources within the study area consist of a mix of triangles and plazas, which generally are on small plots of land of a half-acre each or less.

Quantitative Analysis of Open Space Adequacy

The following analysis 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 1.5 acres of total open space per 1,000 residents is the median community district ratio in New York City, it generally represents adequate open space conditions and is used as the CEQR standard for this project. As an optimal planning goal, the City tries to achieve an overall residential open space ratio (OSR) of 2.5 acres per 1,000 population (80 percent active and 20 percent passive) for large-scale plans and proposals. However, this goal is often not feasible for many areas of the city (especially higher density areas), but serves as a benchmark that represents an area that is well served by open spaces.

In calculating the open space ratio per 1,000-user population for the study area, all of the resources listed in Table 5-3 were included. Table 5-4 shows that with an existing 2016 study area residential population of approximately 69,119 people, the existing total open space ratio in the study area is approximately 0.486 acres of open space per 1,000 residents. The study area has 0.385 acres of active open space per 1,000 residents, and 0.101 acres of passive open space per 1,000 residents.

Table 5-4, Analysis of Adequacy of Open Space Resources in the Study Area under 2016 Existing Conditions

Study Area	**2016 Existing Conditions**
Residential Population	69,119
Passive Open Space Acreage	6.99
Active Open Space Acreage	26.62
Total Open Space Acreage	33.61
Open Space Ratios	
Passive	0.101
Active	0.385
Total	**0.486**

Based on the previously mentioned guidelines, although most of the half-mile study area is not located within an underserved nor a well-served area, the study area exhibits a low open space ratio, compared to the city-wide median ratio of 1.5 acres per 1,000 persons and the planning goal of 2.5 acres per 1,000 persons (0.5 acres of passive space and 2.0 acres of active space). The study area therefore requires a more detailed analysis of open spaces resources available to the residential community.

Qualitative Assessment of Open Space Adequacy

The open space resources that exist within the open space study area are deficient in meeting the community's open space needs according to the City's guidelines for the provision of open space. Although the study area is close to the optimal mixture of recreational facilities, with approximately 79 percent dedicated to active uses and 21 percent dedicated to passive use, open space ratios per 1,000 residents still fall below the City's planning goal of 2.5 acres per 1,000 residents and the Citywide median of 1.5 acres per 1,000 residents.

The quantitative deficiency of open space resources within the defined study area may be ameliorated by several factors. First, many of the 26 open spaces in the study area are considered to be in good or excellent condition, and the use levels are generally moderate at the majority of these facilities.

Second, the study area contains an excellent mix of recreational facilities to serve the study area's significant young population, with 79 percent dedicated to active uses and 21 percent to passive recreation. As noted above, approximately 40 percent of the study area's residents are below the age of 20, indicating a need for playgrounds, court game facilities, little league fields, and ball fields. The study area includes 26.62 acres of active open space facilities, with a wide variety of active open space options to serve this young population, including a substantial number of playgrounds, basketball, and handball courts.

Third, there are a significant number of other park areas and open space resources that are located beyond the open space study area boundary, which could add considerable accessible active and passive open space for the study area's residential population. As shown in Figure 5-2 and listed in Table 5-5, there are 12 additional opens space resources located within two blocks of the study area boundary, which provide a total of approximately 14.71 acres of open space resources (13.57 active, 1.14 passive). These include a number of playgrounds, as well as the 7.82-acre Herbert Von

King Park, which contains a variety of active open space resources such as baseball fields, handball courts, fitness equipment, and a playground, as well as a recreation center which houses the Eubie Blake Auditorium, a senior citizen and teen center, and an amphitheater. Although these open spaces are located beyond the open space study area boundary, it is likely that residents, particularly those in census tracts along the study area's edges, at least occasionally take advantage of the recreational resources that these parks have to offer, particularly given both the relative paucity of open space in the study area and the high proportion of children who would typically require active recreation space. Therefore, additional public open spaces are available to the study area's user population, beyond what has been included in the quantitative analysis. Although these resources are located outside of the study area boundary, they are relatively large, accessible, and widely-utilized open spaces that are expected to attract existing and future users within the study area boundary.

Fourth, the study area includes a number of community gardens and private open space resources that meet the needs of various residents in the study area. There are seven community gardens within the study area that cumulatively contain approximately a half-acre of open space that is accessible to the public for limited durations. These resources provide active recreation for volunteer members, i.e., gardening, and passive recreation seating for visitors. The Beginning With Children Charter School, located immediately south of the rezoning area, includes a large recreational area with a running track which is used by its students, some of whom reside in the study area. In addition, some of the residential properties in the study area include their own dedicated private open space, including the Lindsay Park Houses, a 2,702-unit multi-building Mitchell-Lama co-op apartment complex covering three superblocks in the northeastern part of the study area. In addition, recent residential buildings built in the area pursuant to mandatory the QHP are required to provide private outdoor and indoor recreational areas open to all building occupants.

Future Without the Proposed Action (No-Action)

Rezoning Area

There are no new residential developments anticipated in the rezoning area in the future without the proposed action as the properties are expected to remain undeveloped. As under existing conditions, the rezoning area would not have any residential population under No-Action conditions.

Study Area

Several new residential developments are currently under construction or anticipated to be completed within the study area in the future without the proposed action by 2019. These new developments would increase the residential population within the study area.

Table 5-5, Additional Open Space Resources Adjacent to the Study Area

Map No.	Name	Address/Location	Owner	Features	Hours of Access	Total Acres	Active %	Active #	Passive %	Passive #	Condition	Use Level
A	Taaffe Playground	Taaffe Pl. between Park & Myrtle Aves.	NYC Parks	Basketball & Handball courts, Play Area, Spray Showers	Dawn to Dusk	1.82	100%	1.82	0%	0.00	Good	Low
B	Pulaski Playground	M. Garvey Blvd., Pulaski St., Hart St.	NYC Parks	Basketball Courts, Playground, Handball Court, Volleyball Courts, Picnic Tables, Game Tables	Dawn to Dusk	1.42	90%	1.28	10%	0.14	Excellent	Moderate
C	Star Spangled Playground	Franklin, Willoughby & Dekalb Aves.	NYC Parks	Playgrounds, Spray Showers	Dawn to Dusk	1.10	100%	1.10	0%	0.00	Good	Moderate
D	Herbert Von King Playground	Greene, Marcy, Lafayette, Tompkins Sts.	NYC Parks	Baseball Fields, Handball Courts, Playground, Recreation Center, Barbecuing Areas, Dog Run, Seating	Dawn to Dusk	7.82	90%	7.04	10%	0.78	Good	Low
E	Rodney Park Center	Broadway, Rodney St., S. 5th St.	NYC Parks	Playing Courts	Dawn to Dusk	0.24	100%	0.24	0%	0.00	Good	Moderate
F	Marcy Green Center	Marcy Ave., S. 4th & S. 5th Sts.	NYC Parks	Landscaping, Seating Areas	Dawn to Dusk	0.20	0%	0.00	100%	0.20	Excellent	Low
G	Lithuanian Flyers Memorial	Stagg St., Hewes St., Union Ave.	NYC Parks	Triangle/Plaza	Dawn to Dusk	0.02	0%	0.00	100%	0.02	Good	Low
H	Magnolia Tree Earth Center/ Hattie Carthan Community Garden	Marcy Ave between Clifton Pl. and Lafayette Ave.	NYC Parks	Garden	Varies	0.81	100%	0.81	0%	0.00	Good	Moderate
I	Garden Playground	Garden St., Flushing Ave., Beaver St.	NYC Parks	Basketball Courts, Playground, Spay Showers, Benches		0.92	100%	0.92	0%	0.00	Good	Moderate
J	Father Strouse Playground	Willoughby Ave. between Lewis Ave. & Marcus Garvey Blvd.	NYC Parks	Playground	Dawn to Dusk	0.16	100%	0.16	0%	0.00	Good	Low
K	303 Vernon Playground	Myrtle Ave. bet. Marcus Garvey Blvd. & Lewis Ave.	NYC Parks	Playground, basketball court, benches, tables	Dawn to Dusk	0.12	100%	0.12	0%	0.00	Good	Low
L	Green Bridge Community Garden Alliance	Willoughby Ave. between Throop Ave. & Marcus Garvey Blvd.	NYC Parks	Planting beds, shelter, benches, tables	Varies	0.08	0%	0.08	100%	0.00	Good	Low
					TOTAL	**14.71**	**92%**	**13.57**	**8%**	**1.14**		

These include developments expected to be completed in the land use study area identified in Chapter 2, "Land Use, Zoning, and Public Policy" (Table 2-2). It should be noted that there are additional developments expected to be completed in the 2019 future without the Proposed Action located outside of the land use study area discussed in Chapter 2 and therefore not included in the land use analysis, but which are located within the open space study area and have been included in this open space analysis.

The residential components of these No-Build developments have been added to the existing conditions residential population. In addition, a 0.5 percent per year background growth rate is applied to the existing 2016 population to account for general increases in population and smaller developments not identified individually. Table 5-6 shows these No-Build developments and the background growth combined are expected to increase the study area population by approximately 6,592 residents by 2019 to a total of 75,800 residents.

Table 5-6, 2019 No-Action Study Area Population

Total 2016 Residents in Study Area		**69,119**
Anticipated 2019 No-Action Developments[1]	**Additional Units[2]**	**Additional Residents**
Land Use Study Area (Table C-2)	1,659	4,796
Open Space Study Area[3]	287	843
Subtotal:	1,857	5,639
Background Growth (@ 0.5%/year)		1,042
Total Additional Residents in Study Area		6,681
Total Residents in Study Area, 2019 No-Action		75,800

(1) Source: PHA research of print and online media, NYC DOB Building Information System, NYC CPC approved actions, and approved BSA applications
(2) Number of residents per DU based on applicable environmental review documents or for other projects. If no environmental review document available, then the same rate as is used for the proposed action (3.55 residents per DU) assumed.
(3) Developments located in open space study area but outside land use study area.

Open Space Resources

Study Area

There are no additional public open space resources anticipated to be developed within the study area in the future without the proposed action by 2019.

Accordingly, under 2019 No-Action conditions the study area total open space will remain at 33.61 acres, with the passive open space remaining at 6.99 acres, and the active open space remaining at 26.62 acres.

It should be noted that the *Broadway Triangle FEIS* identified an anticipated significant adverse open space impact that would occur as a result of the projected development associated with that areawide rezoning. As partial mitigation for that impact, HPD identified a new 18,000-sf (0.41-acre) public open space that it would seek to develop in the West Bushwick Urban Renewal Area

on City-owned land at the intersection of Beaver Street and Bushwick Avenue (Block 3137, Lots 1, 6, 9, and 11). A public open space has not been developed at this site to date, but in any event this property is located outside the open space study area for this EIS and therefore a new open space at this location would not affect the study area open space inventory or resulting open space ratios.

Quantitative Analysis of Open Space Adequacy

With the expected changes in residential population and no changes expected in public open space in the study area in the 2019 future without the proposed action, there will be changes in the open space ratios. Although some of the new developments would also introduce new employees to the area, as previously mentioned, this analysis focuses exclusively on the potential impacts of the proposed action on the residential population of the study area. As shown in Table 5-7, under 2019 No-Action conditions the total open space ratio for the study area will be 0.443 acres per 1,000 residents, which is below the recommended City-wide community district median of 1.5 acres per 1,000 residents.

Table 5-7, Analysis of Adequacy of Open Space Resources in the Study Area under 2019 No-Action Conditions

Study Area Residential Population		Open Space Acreage			Open Space Ratio per 1,000 people		
		Total	Active	Passive	Total	Active	Passive
No-Action	**75,800**	33.61	26.62	6.99	0.443	0.351	0.092
Existing	**69,119**	33.61	26.62	6.99	0.486	0.385	0.101

In addition, the active open space ratio would decrease from the existing conditions of 0.385 acres per 1,000 residents to 0.351 acres, which is below the recommended active open space ratio of 2.0 acres per 1,000 residents, and the study area would not be well-served by active open space. The passive open space ratio for the study area's residents would decrease slightly from the existing conditions of 0.101 acres per 1,000 residents to 0.092, which is below the recommended guideline value of 0.5 acres per 1,000 residents and therefore, the study area would not be served well by passive open space.

Qualitative Assessment of Open Space Adequacy

The qualitative factors cited above in the existing conditions assessment would continue to offset to some degree the low open space ratios in the study area.

Future With the Proposed Action (With-Action)

This section describes the open space conditions that would result from the RWCDS associated with the proposed action by 2019. It evaluates the potential for the proposed action to result in significant adverse impacts to open space resources directly and indirectly based on a comparison of the No-Action condition (described above) to the With-Action condition.

The proposed action would introduce a predominantly residential mixed-use development on two blocks in South Williamsburg, Brooklyn. This action would consist of the addition of 1,147 DUs. Using the assumption of 3.55 residents per DU, the proposed action would result a net increase of approximately 4,072 new residents and would increase the study area population from 75,800 residents under 2019 No-Build conditions to 79,872 residents under 2019 Build conditions.

Direct Effects Analysis

The proposed action would not have a direct effect on any study area open spaces. The development of the RWCDS on the project area would not cause the physical loss of public open space because of encroachment or displacement; would not change the use of an open space so that it no longer serves the same user population; and would not limit public access to an open space. In addition, as discussed in Chapter 6 of this EIS, the proposed action would not cause increased shadows that would significantly affect the usefulness or utilization of any study area open spaces, whether on a permanent or temporary basis.

Indirect Effects Analysis

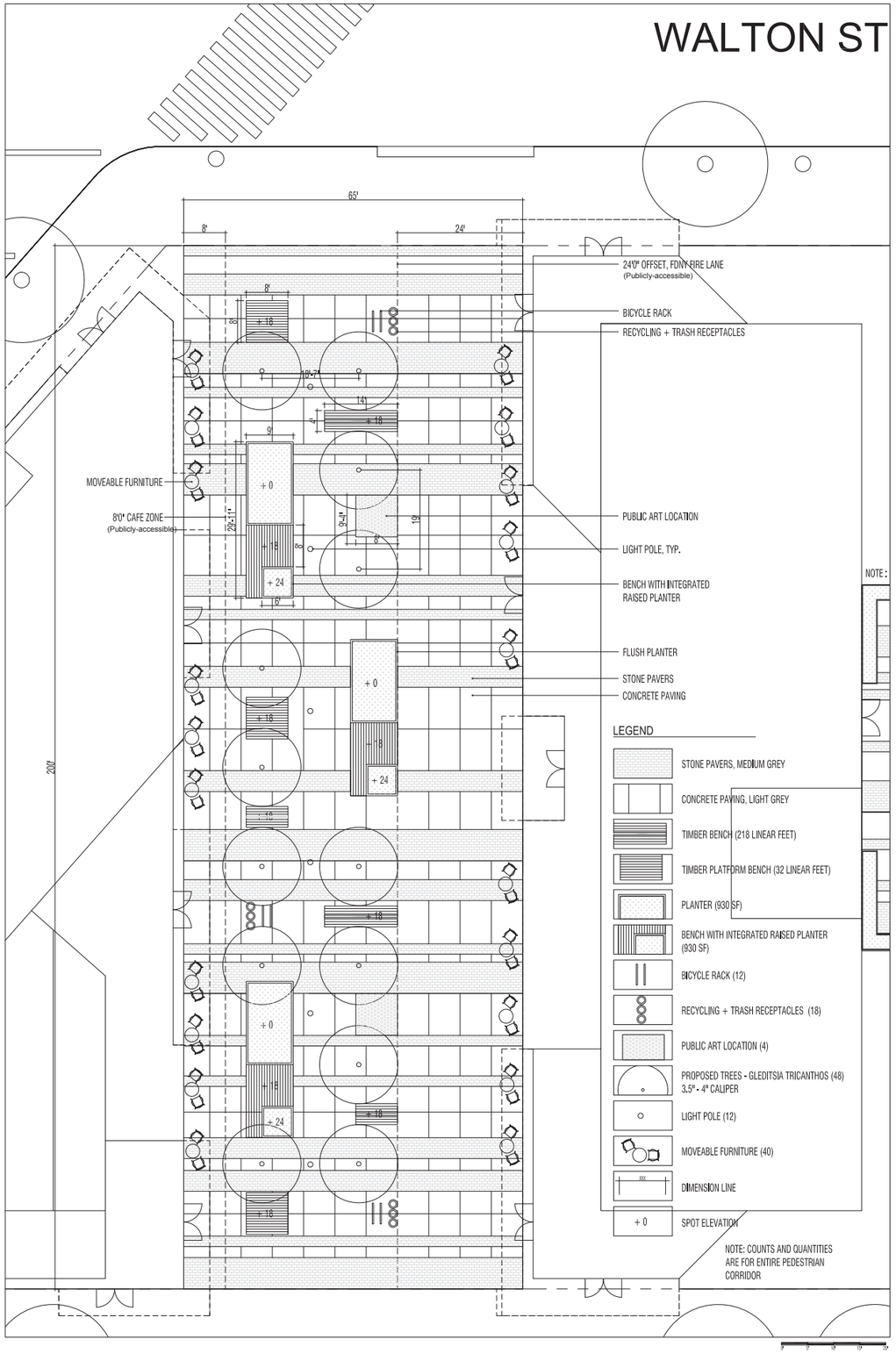
Open Space Resources

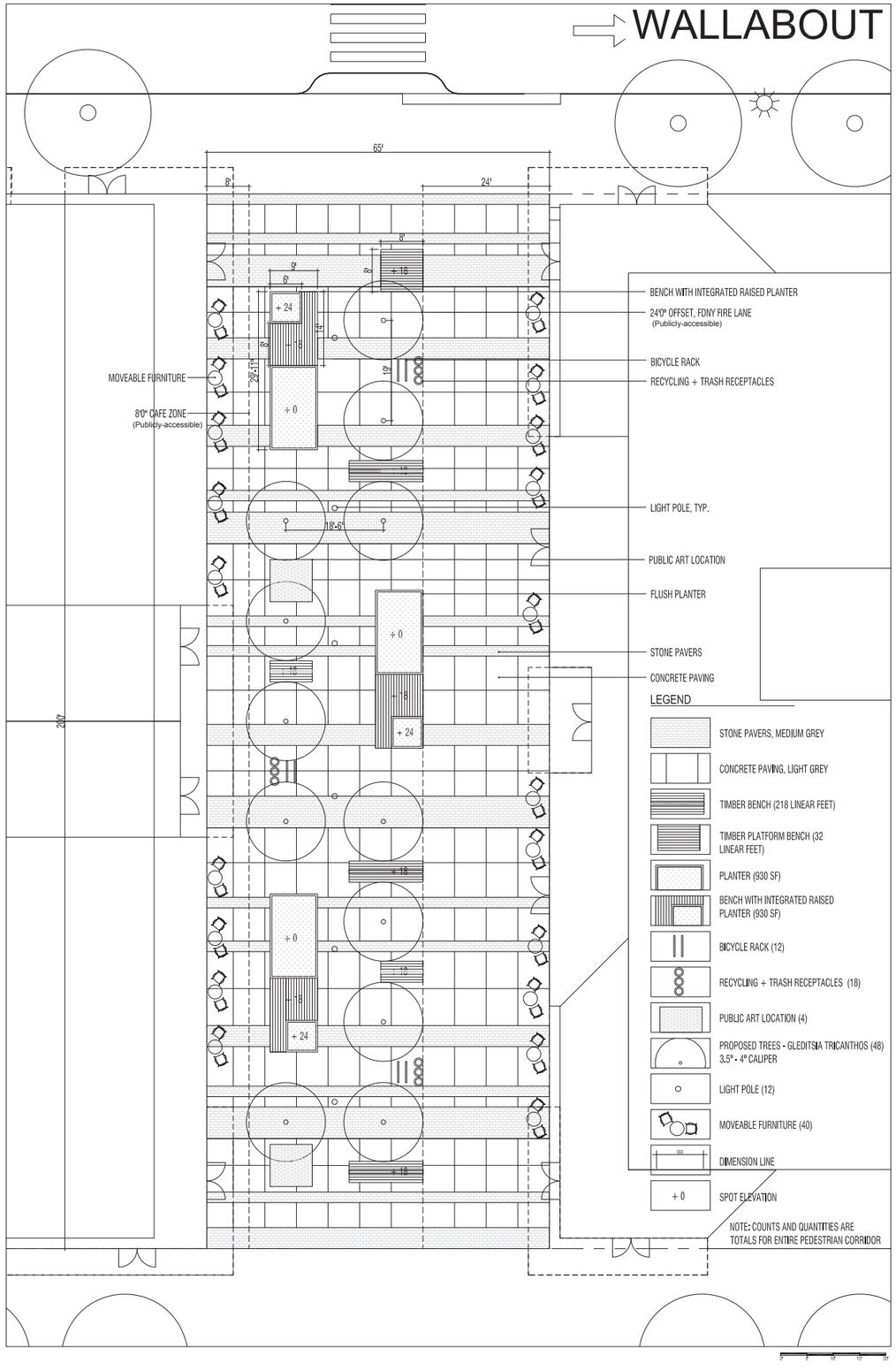
The proposed action/RWCDS would result in a 0.60-acre (26,000-sf) publicly-accessible open space in the project area. This resource would be provided in midblock corridors on each of the project area's two blocks, measuring 65 feet wide by 200 feet long and aligned on a north-south axis parallel to Harrison Avenue. As such, there would be 0.30 acres (13,000 sf) of public open space on each block.

A legal instrument, such as a Restrictive Declaration, would be adopted as part of the proposed action. It would bind the project area to providing and maintaining the 26,000 sf of privately-owned publicly-accessible open space in the location indicated as a condition for the change in use, as detailed in plans included with the application. This would also include a requirement that completion of the open space would be a condition for issuance of the first certificate of occupancy (C of O) for residential use.

A design and program for this public open space is being developed by the applicant through ongoing coordination with DCP and would be finalized before the completion of the ULURP process. Figure 5-3 presents the preliminary design for this proposed open space and Figure 5-4 presents an illustrated site plan indicating the relationship between the open space, buildings, and street network. The 0.60-acre publicly-accessible open space shall meet minimum requirements as set forth in the Restrictive Declaration or equivalent legal document, including but not limited to minimum amount and type of landscaping, minimum amount and type of seating areas, and hours of operation in which the space would be accessible to the public.

For analysis purposes in this DEIS, it is assumed that the on-site public open space would be 100 percent a passive recreation facility, based on the preliminary design, however this assumption does not reflect a project commitment and therefore it is possible that some portion of the open space could be programmed for active recreation. If the design is revised this will be reflected in the FEIS.





Pfizer Sites Rezoning EIS

Figure 5-3

Preliminary Design of Publicly-Accessible Open Space



Pfizer Sites Rezoning EIS

Figure 5-4

Illustrated Site Plan

With the addition of the 0.60-acre public open space in the project area, under With-Action conditions the study area would have a total of 34.21 acres of open space. With 100 percent of the new open space resource being passive recreation for analysis purposes, the passive recreation area would increase from 6.99 acres to 7.59 acres, while the active recreation area would remain at 26.62 acres.

Assessment of Open Space Adequacy

Quantitative Assessment

As a result of the changes to population and public open space acreage that would occur under With-Action conditions, the total open space ratio in the future with the proposed action would be 0.428 acres per 1,000 residents, this represents a decrease of 0.015 acres of open space (a 3.4 percent decrease) over the future No-Action ratio (see Table 5-8). The active open space ratio in the future with the proposed action would be 0.333 acres per 1,000 residents, this represents a decrease of 0.018 acres of open space (a 5.1 percent decrease) over the future No-Action ratio. The passive open space ratio in the future with the proposed action would be 0.092 acres of open space per 1,000 residents, this represents an increase of 0.003 acres of open space (a 3.1 percent increase) over the future No-Action ratio.

Table 5-8, 2019 Future With the Proposed Action: Open Space Ratios Summary

		Open Space Acreage			Open Space Ratio per 1,000 people		
Study Area Residential Population		**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
% Change No-Action to With-Action	+5.4%	+1.8	0%	+8.6	-3.4%	-5.1%	+3.1
With-Action	79,872	34.21	26.62	7.59	0.428	0.333	0.095
No-Action	75,800	33.61	26.62	6.99	0.443	0.351	0.092
Existing	69,119	33.61	26.62	6.99	0.486	0.385	0.101
OPEN SPACE GUIDELINE					2.5	2.0	0.5

Impact Assessment

Impact determinations are based in part on how a project would change the open space ratios in the study area. According to the *CEQR Technical Manual*, if a proposed project would result in a decrease in open space ratios compared with those in the future without the project, the decrease is generally considered to be a substantial change if it would approach or exceed 5 percent. Or, if a study area exhibits a low open space ratio (e.g., below 1.5 acres per 1,000 residents or 0.15 acres of passive space per 1,000 nonresidential users), 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. 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.

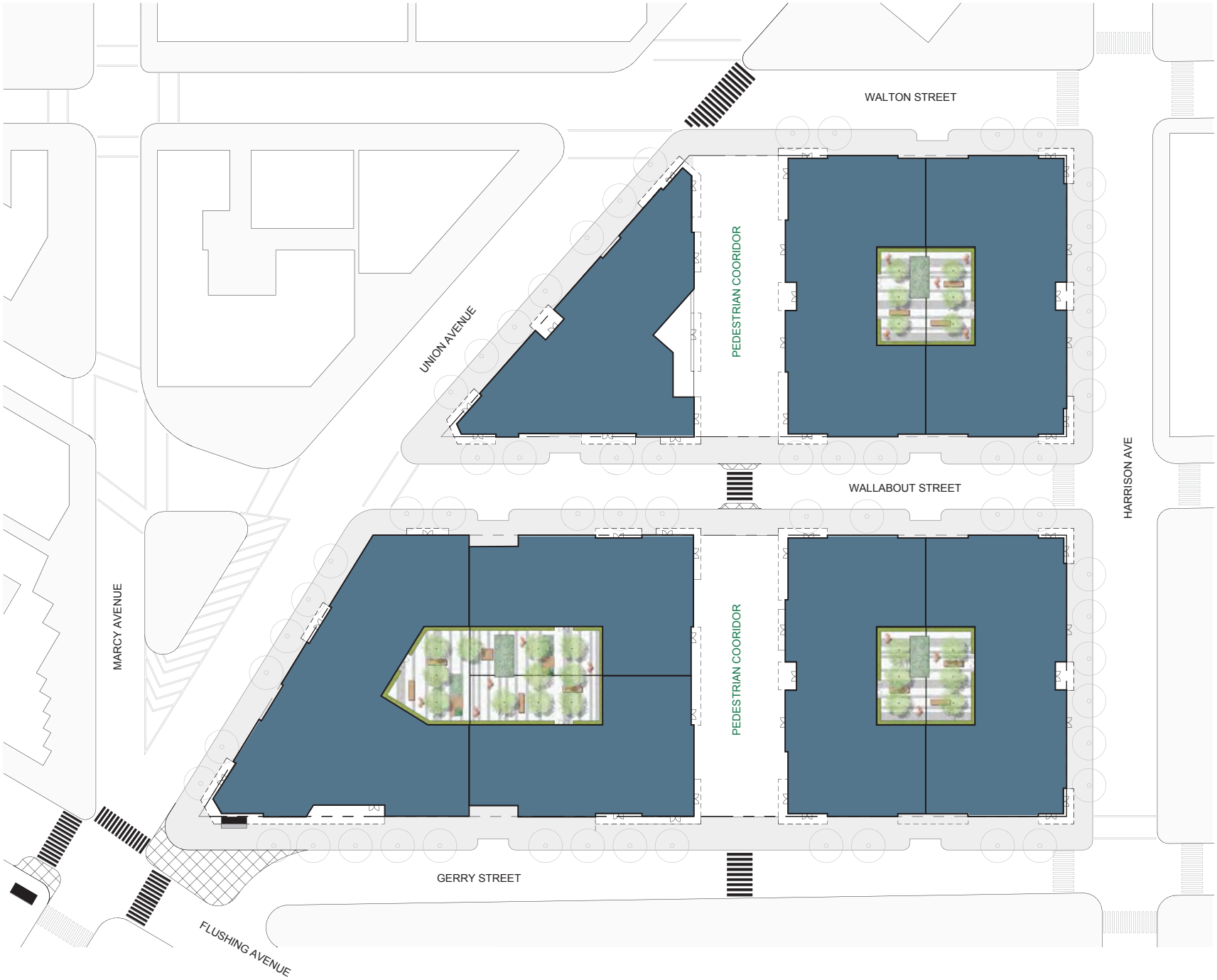
Based on the analysis above, the proposed action would result in a 3.4 percent decrease (-3.4%) in the open space ratio in the Future With-Action, which is below the 5 percent *CEQR Technical Manual* threshold. The study area would have a low overall open space ratio of 0.428 acres per 1,000 residents, well below the Citywide median of 1.5 acres per 1,000 residents.

Based on the assumption that all of the action-generated open space would be a passive recreation facility, the passive open space ratio would increase from 0.092 acres per 1,000 residents to 0.095 acres per 1,000 residents, a 3.1 percent increase. Conversely, the active open space ration would decrease from 0.351 acres per 1,000 residents to 0.333 acres per 1,000 residents, a 5.1 percent decrease. Although not assumed for analysis purposes, if a portion of the action-generated open space was programmed for active recreation use the decrease in the active open space ratio would fall below 5 percent.

Qualitative Assessment

The provision of a 0.60-acre publicly-accessible open space as part of the proposed action would increase the inventory of spaces in an area where there is a paucity of such space. This new facility would be conveniently located for residents of the proposed project/RWCDS buildings and other nearby residents. Combined with the public open spaces that are located outside but close to the study area boundary that are likely used by some study area residents and other open space not included in the quantitative analysis, the action-generated open space would help to ameliorate the low open space ratios in the study area. In addition, as noted above, some study area residents may use private open spaces located within the study area, including those required in new developments constructed pursuant to the QHP.

The QHP is mandatory in contextual zoning districts, such as the R7A, R7D, and R8A districts that would be adopted for the project area as part of the proposed action, and therefore the action-generated buildings would be required to provide private recreation space equivalent to a minimum of 3.3 percent of R7A and R7D floor area and 2.8 percent of R8A floor area. Based on the RWCDS development program, a minimum of approximately 31,623 sf (0.73 acres) of private recreation space would be provided in the project area buildings under With-Action conditions. Although a specific program for such space is not within the purview of this application, for illustrative purposes this could include an indoor recreation area such as an exercise or yoga room and outdoor recreation space such as a landscaped terrace with seating or a tot lot. The RWCDS design includes three interior courtyards with a combined area of approximately 19,700 sf located above the first floor that would be used as recreation space; this is illustrative of a means in which the development could partly comply with the QHP recreation requirement. Figure 5-5 presents the RWCDS second floor/courtyard plan. Other required private recreation area could be located inside the buildings or within other outdoor terraces.



Pfizer Sites Rezoning EIS

Figure 5-5

Second Floor/Courtyard Plan

Active recreation areas provided as part of the QHP private recreation areas would help to offset the effects of the proposed action on active open space ratios, which is a concern given the concentration of children in the study area. In addition, the project area's proximity to nearby public open spaces with active recreation facilities including the 1.1-acre De Hostos Playground, located one block to the east and the 0.92-acre PS 168 Playground located two blocks to the southeast would also be resources available for action-generated residents.

Impact Determination

The proposed action/RWCDS, with its decrease in the study area open space ratio of 3.4 percent, would not result in a significant adverse open space impact. Although the With-Action open space ratio in the study area would remain well below the 1.5-acre Citywide median, the qualitative factors cited above would help to offset the effects of the low open space ratio. In addition, another consideration in making impact determination is whether there is a feasible means for improving public open space ratios in areas where they are low. In the case of the proposed action, as it would provide 0.60 acres of new publicly-accessible open space within the project area, this project improvement would help to avoid the potential for a significant adverse open space impact.