5

Open Space

This chapter assesses the potential impacts of the Proposed Actions on open space. The *2021 City Environmental Quality Review (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 and/or enhancement of the natural environment.

Introduction

GO Quay, LLC (the Project Developer) and the Metropolitan Transportation Authority (MTA) (an affiliate of the New York City Transit Authority [NYCTA]) (collectively, the Applicants) are seeking several discretionary actions (the Proposed Actions) that would apply to a rezoning area consisting of Brooklyn Block 2590, Lot 25, the majority of Lot 1, and the northern half of the former Quay Street in the Greenpoint neighborhood of Brooklyn, Community District (CD) 1 (the Rezoning Area); the remaining portion of Lot 1 (which would not be rezoned); and a relocation site that would house two NYCTA facilities that are being relocated from their existing locations and consolidated into a new facility located at 213 Meadow Street (Block 2951, Lots 1, 5, and 45) in the East Williamsburg neighborhood of Brooklyn CD 1 (the NYCTA Relocation Site) that would be constructed by the Project Developer. The Rezoning Area, the remaining portion of Lot 1 that will not be rezoned, and the NYCTA Relocation Site are, collectively, the Affected Area.

The Proposed Actions would facilitate on the Development Site (Brooklyn Block 2590, Lots 1 and 25)[1] a mixed-use development that would comprise three buildings totaling approximately 1,215,000 gross square feet (gsf) (the Proposed Development). The Proposed Development would include the construction of two buildings on Lot 1 totaling approximately 1,106,500 gsf of residential space for up to approximately 1,150 total dwelling units (DUs). Additionally, the Proposed Development would

[1] On December 17, 2024, the southern half of former Quay Street was incorporated into Lot 25. The northern half of former Quay Street is not controlled by the Applicants.

include the construction on Lot 25 of approximately 35,000 gsf of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum, which is owned by the Monitor Museum. It is the Project Developer's intent to pursue Mandatory Inclusionary Housing (MIH) Option 1, under which 25 percent (up to approximately 300) of the proposed units would be affordable at an average of 60 percent Area Median Income (AMI), pursuant to MIH requirements. However, the Project Developer intends to provide the affordable units at an average of 56 percent AMI. The development would also include approximately 36,500 gsf of local retail commercial space[2] and approximately 37,000 gsf of below-grade parking (approximately 140 spaces) on Lot 1.

The Proposed Development would also include substantial open space improvements. The development would include the creation of over an acre of waterfront open space (approximately 50,000 sf or 1.15 acres). This new open space would include a 34,000-sf Waterfront Public Access Area (WPAA), which would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and an upland connection between the future Bushwick Inlet Park and West Street, plus approximately 9,000 sf of additional Public Access Area (PAA). The remaining 7,000 sf of new open space would consist of open space for museum visitors as well as landscaping and planting areas that would visually blend and physically connect with the WPAA and PAA spaces. In addition to this new open space, as part of the Proposed Development, long-term funding, in the amount of $300,000 annually, would be provided to the City/New York City Department of Parks and Recreation (NYC Parks) for the operation of Bushwick Inlet Park.

Furthermore, the Proposed Development would include resiliency and flood protection measures on the Development Site—including installation of a new bulkhead to defend against future flooding due to sea level rise; implementation of wet floodproofing for non-critical and dry floodproofing for critical features; and the inclusion of green roofs, green infrastructure, and soft surfaces where feasible and practicable.

To enable the redevelopment of the Development Site, the NYCTA Facility on Lot 1 would be relocated to a new approximately 143,000-gsf turnkey facility at the NYCTA Relocation Site at 213 Meadow Street in East Williamsburg. The NYCTA Emergency Response Unit (ERU) Facility, currently located at 65 Commercial Street (Block 2472, Lot 415), would also be relocated to the new facility at the NYCTA Relocation Site. The relocation of the ERU Facility to the NYCTA Relocation Site would create a fully vacant site at 65 Commercial Street, which would facilitate the full realization of the planned Box Street Park by the City allowing for an additional 25,000 sf of publicly accessible open space at the ERU Site.

Principal Conclusions

The Proposed Actions would not result in a physical loss of public open space, affect the use of an open space so that it no longer serves the same user population, or limit public access to an open space. As such, no direct open space impacts would occur.

An analysis of the potential for the Proposed Development to indirectly impact open space due to a residential population increase was conducted and found that the Proposed Actions would not result in a significant adverse impact to open space. According to the *CEQR Technical Manual*, a project may have a significant adverse indirect impact on open space resources if it significantly reduces the

[2] The Project Developer may include up to approximately 3,000 sf of community facility space (i.e., meeting space) for non-profit use in place of local retail space in the East Building. For the purpose of a conservative assessment, the EIS analyzes this space as local retail.

open space ratio (OSR), thereby overburdening existing facilities or exacerbating a deficiency in open space. Given that the Proposed Development is anticipated to introduce an increment of approximately 2,795 residents over the No-Action condition, an open space analysis for a residential half-mile study area was conducted in accordance with *CEQR Technical Manual* guidelines.

In the With-Action condition, the active OSR would decrease by approximately 8.1 percent, from 1.07 acres per 1,000 residents in the No-Action condition to 0.98 acres per 1,000 residents in the With-Action condition. The passive OSR would decrease by approximately 7.5 percent, from 1.81 in the No-Action condition to 1.68 in the With-Action condition. The total OSR would decrease by approximately 7.7 percent, from 2.88 in the No-Action condition to 2.66 in the With-Action condition. The Development Site is located in a Walk-to-a-Park Service Area and would continue to be well served by nearby open space resources. In the future With-Action condition, while the study area's passive and total OSRs would decrease by more than 5 percent, the passive and total OSRs would remain above the City's planning goals of 0.5 and 2.5 acres per 1,000 residents, respectively. Although the active OSR would remain below the City's planning goal, as in the existing and No-Action conditions, the decrease in the active OSR would be offset by the provision of new public open space as part of the Proposed Development, long-term funding from the Project Developer to the City/NYC Parks, and private open space terraces for use by residents of the Proposed Development, thereby alleviating demand on nearby public open space resources. Additionally, the new open space created by the Proposed Development would provide opportunities for active recreation, such as walking and jogging from points north and south along the waterfront. As such, no significant adverse impact to open space resources would occur.

Additionally, as a qualitative consideration, because the ERU Facility would move operations to the NYCTA Relocation Site in the With-Action condition, the 25,000-sf ERU Site would be vacant, which would allow for the full realization of the City's long-anticipated plan for Box Street Park. Though located outside of the half-mile study area, the larger Greenpoint neighborhood would benefit from this additional open space resource that would not have an immediate path forward without the Proposed Actions. The larger portion of Box Street Park will begin construction in early- to mid-2026, making timely availability of the ERU Site important.

Methodology

Indirect Analysis

An indirect effects analysis is performed where a project could add sufficient population, either residents or non-residents, such that capacity of the open space to serve the population would be noticeably diminished. The threshold for such an analysis is whether the project would introduce more than 200 residents or 500 workers to the study area.

Compared to the future No-Action condition, the With-Action condition in the future with the Proposed Actions is expected to introduce approximately 2,795 incremental residents and approximately 176 incremental workers. The majority of incremental workers would be introduced at the NYCTA Relocation Site. However, the threshold of 500 workers would not be met, and therefore, a non-residential analysis of open space resources is not warranted. As such, the EIS only includes a residential assessment of open space. A detailed open space analysis is necessary if a project would result in a reduction in the OSR of more than five percent over the future No-Action condition in

study areas where the OSR approaches or exceeds the City's planning goal of 2.5 acres per 1,000 residents. As such, a detailed residential analysis of open space adequacy is provided.

Study Area

As described in the *CEQR Technical Manual*, an open space study area is defined by the reasonable walking distance users would travel to reach open spaces and recreational areas—typically a half-mile distance for residential populations.

Pursuant to *CEQR Technical Manual* guidance, the residential study area comprises all census tracts with at least 50 percent of their area located within a half mile of the Development Site. As shown in **Figure 5-1**, seven census tracts have at least 50 percent of their area located within a half-mile of the Development Site, including Census Tracts 565, 575, 561, 573, 569, 557, and 517.

The relocation of the ERU Facility (Block 2472, Lot 415) to the NYCTA Relocation Site would create a fully vacant site at 65 Commercial Street, allowing for the full realization of the planned Box Street Park. The Paratransit Site (Block 2472, Lot 425), which is the larger portion of Box Street Park, is currently in the planning and design phase. However, the City's future development on both the ERU Site and the Paratransit Site is not considered to be part of the Proposed Development, and is outside of the study area so is therefore not considered in the quantitative analysis. The existing and future conditions are shown for qualitative consideration.

NYC Parks Walk-to-a-Park Initiative

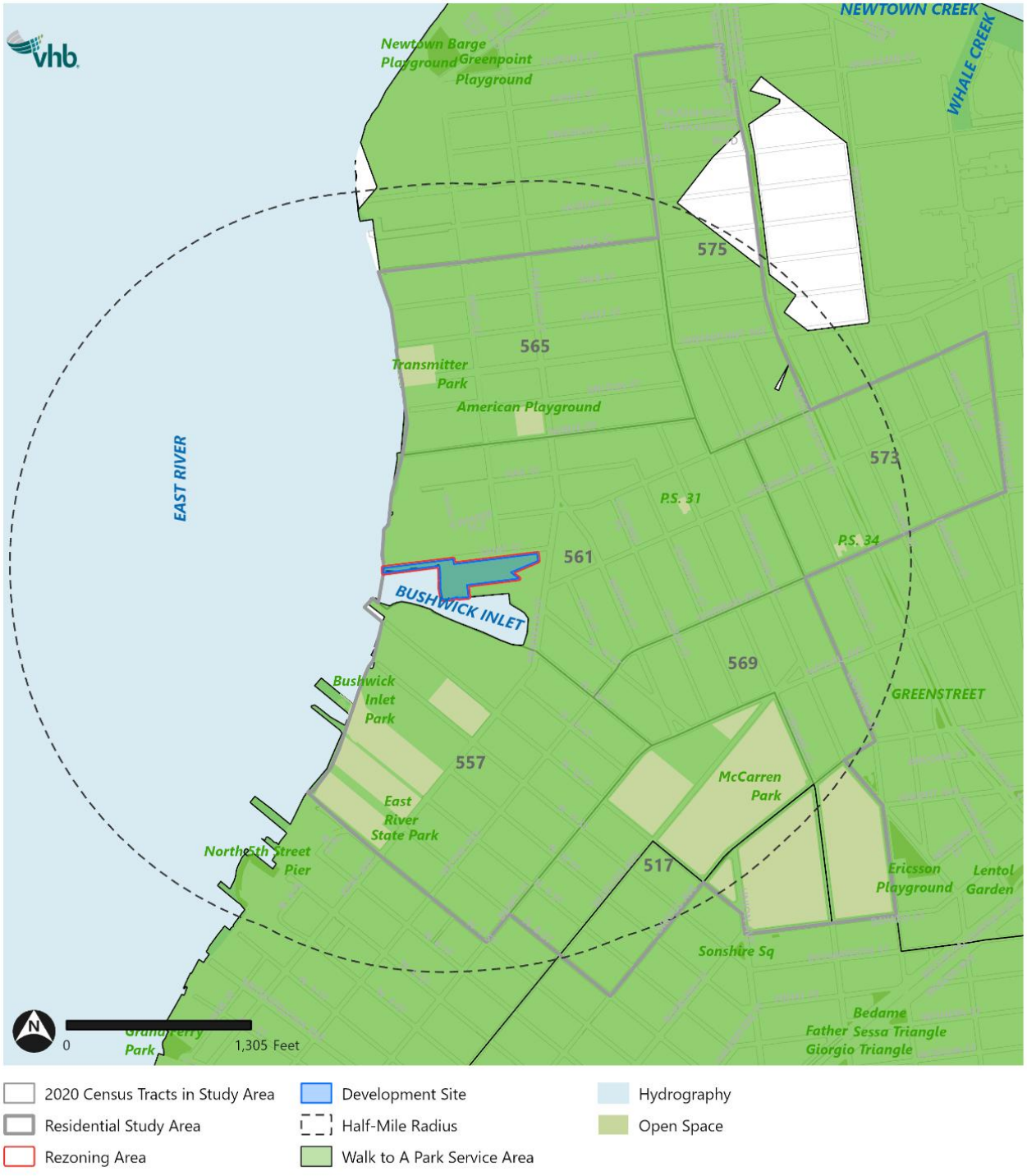
New York City, as part of the OneNYC 2050 Building a Strong and Fair City plan, has set a goal to have 85 percent of New York City residents living within walking distance of a park by 2030. To help the City reach this goal, NYC Parks has a Walk-to-a-Park initiative that focuses on increasing access to parks and open space in areas of the City where residents live further than a walk to a park. According to Walk-to-a-Park service area geographic data provided by the City, the entire Development Site is located within a Walk-to-a-Park service area. A very small portion of the study area located to the north and northeast are within walk gap areas (see **Figure 5-2**).

Figure 5-1 Residential Open Space Study Area Map



Source: NYC Parks, Open Space (2024)

Figure 5-2 Walk-to-a-Park Service Area



Source: NYC Parks, 2020 Census

Open Space User Populations

Existing Conditions

To identify residential user populations within the residential study area, data from the 2020 Decennial Census and developments completed within the residential study area since April 2020 were used to determine existing residential population.

The Future No-Action Condition

The residential study area population for the No-Action condition was determined by adding the existing population to the expected new population introduced from developments to be completed by the analysis year of 2031.

The Future With-Action Condition

The residential study area population for the With-Action condition was determined by adding the incremental number of residents from the Proposed Development to the residential population in the No-Action condition.

Inventory of Open Space Resources

The *CEQR Technical Manual* defines public open space as open space that is publicly or privately owned and is accessible to the public on a regular basis, either constantly or for designated daily periods of time. Open spaces that are only available to limited users or are not available to the public on a regular or constant basis are not considered public open space but may be considered in a qualitative assessment of open space impacts.

Publicly accessible open space resources in the study area were inventoried through the latest available data obtained from NYC Parks and the New York City Geographic Information System (GIS). Open space is characterized as passive, active, or a mixture of active and passive depending on features of the space. Active open space is used for exercise, sports, or active children's play. Examples include playgrounds, athletic fields or courts, pools, and greenways. Passive open spaces allow for activities such as strolling, reading, sunbathing, and people watching. Examples include plazas, walking paths, gardens, and certain lawns with restricted uses. Esplanades are an example of open space that may be used for active uses, such as running and biking, or passive uses, such as dog walking.

Playgrounds that are jointly managed by NYC Parks and the NYC Department of Education (DOE) are included in the inventory of open spaces. While public use of these playgrounds is prohibited during school hours, they are still included in the quantitative analysis as they serve the public in the afterschool and weekend hours.

Existing Conditions

Seven public open space resources are located within the study area—McCarren Park, WNYC Transmitter Park, Bushwick Inlet Park, American Playground, P.S. 31 and P.S. 34 playgrounds, and East River State Park (Marsha P. Johnson State Park).

McCarren Park is a 36.49-acre popular park known for various sports courts and fields, including soccer, baseball, tennis, and a running track. It is also home to the McCarren Park Pool and Play Center. Although part of McCarren Park lies located outside of the census tract within the half-mile

radius of the Development Site, the entire acreage of McCarren Park is included in the analysis due to its proximity to the Development Site and connectivity within the park.

WNYC Transmitter Park is a 6.61-acre public park situated on the East River waterfront, featuring green space for passive activities as well as places for fishing, and a children's play area.

South of the Development Site lies the future Bushwick Inlet Park. Construction of the 1.9-acre Motiva Parcel is underway, and NYC Parks anticipates that this portion of the park will be completed by the end of 2025. When all parcels are fully built out, the future park will total 35.53-acres of public open space. The current 5.8-acre open portion of the Bushwick Inlet Park features several passive recreational uses, including a comfort station, a viewing platform, and a lawn surrounded by benches. Additionally, this open space contains a synthetic turf multi-purpose field for football and soccer, as well as a playground for active recreation.

P.S. 31 and P.S. 34 playgrounds are part of the "Schoolyard to Playground" initiative, jointly operated by NYC Parks and NYC DOE. Schoolyards that participate in this initiative receive improvements and are opened to the public during non-school hours. The 0.16-acre P.S 31 playground and 0.24-acre P.S. 34 playgrounds are open to the public after school hours on the weekdays and during weekends and holidays. Both playgrounds feature children's play equipment and seating areas.

Marsha P. Johnson State Park is a 7-acre park operated by New York State Office of Parks, Recreation, and Historic Preservation (NYS OPRHP) and features both active and passive recreational uses, including a dog run, playgrounds, lawns, and picnic areas. Marsha P. Johnson State Park is also home to Smorgasburg, an outdoor food market that operates in the park on Saturdays from April through October. A walkway from Marsha P. Johnson State Park connects with the North 5th Street Pier and Park to the south.

The open space inventory considered for quantitative analysis does not include the area's community gardens, as these gardens are restricted with limited hours of accessibility. The inventory also excludes "Greenstreets," small, planted areas within the street right-of-way maintained by NYC Parks as part of New York City's Greenstreets program, as these areas generally do not include passive recreational features such as benches or seating areas.

Adequacy of Open Space Resources

Comparison to City Guidelines

The adequacy of open space in the study area is based on ratio of usable open space acreage to the study area population (the OSR). The City's planning goal for open space is 2.5 acres per 1,000 residents and optimally distributed as 80 percent active open space (or 2.0 acres per 1,000 residents) and 20 percent passive open space (or 0.5 acres per 1,000 residents).

Impact Assessment

The *CEQR Technical Manual* outlines the following guidelines for residential open space assessments:

- The City attempts to achieve a ratio of 2.50 acres per 1,000 residents for large-scale proposals. Ideally, this would consist of 0.50 acres of passive open space and 2.00 acres of active open space per 1,000 residents. However, these goals are often not feasible for many areas of the City and they do not constitute an impact threshold. Rather, it is a benchmark that represents how well an area is served by open space.

› A ratio that meets the Citywide Community District median ratio of 1.50 acres of open space per 1,000 residents is also recommended.

The determination of significant adverse impacts is based on how a project would change the OSRs in a study area, in addition to qualitative factors not reflected in the quantitative assessment. According to the *CEQR Technical Manual*, if a project would reduce an OSR and consequently result in overburdening existing facilities, or if it would substantially exacerbate an existing deficiency in open space, it may result in a significant adverse impact on open space resources. In general, if a study area's OSRs fall below City guidelines and a project would result in a decrease in the OSR greater than the percent change threshold associated with the area's OSR range, it could be considered a substantial change requiring additional analysis. In areas that have been determined to be extremely lacking in open space, a reduction as small as one percent may be considered significant, warranting further analysis (see **Table 5-1**).

Table 5-1 Percent Change Guidance to Determine Possible Open Space Impact

Total OSR Range	Active OSR Range	Passive OSR Range	Percentage Change in Open Space Ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 or greater	1.61 to 2.0* or greater	0.41 to 0.50* or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%

Note:
* 2.5 OSR is the planning goal in NYC, with optimal distribution goal of 2.0 Active OSR and 0.5 Passive OSR

Direct Effects Analysis

Consistent with the *CEQR Technical Manual*, a direct effects analysis should be performed if a proposed project would directly affect open space conditions by causing the loss of public open space; changing the use of an open space so that it no longer serves the same user population; limiting public access to an open space; or increasing noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of a public open space. A proposed project can also directly affect an open space by enhancing its design or increasing its accessibility to the public. As discussed in **Chapter 1, Project Description**, the Development Site contains land that is identified as park on the City Map (Lot 25), with underlying M3-1 zoning, that is vacant and is privately owned by the Greenpoint Monitor Museum. The land was conveyed to the Monitor Museum for the purpose of constructing a new museum to celebrate the site's history and the U.S.S. Monitor. NYC Parks has stated that it does not intend to acquire the property for use as a public park. Therefore, this land is not considered to be an existing open space or parkland. However, the Proposed Actions would facilitate the development of public open space on approximately 50 percent of Lot 25.

The EIS does, however, assess the potential for direct impacts related to shadows cast by the Proposed Development on nearby public open space resources (see **Chapter 6, Shadows**). As detailed in **Chapter 6, Shadows**, the analysis concludes that there would be no significant adverse shadows impacts to public open space.

Preliminary Assessment

Existing Conditions

Study Area Population

As outlined in **Table 5-2**, data from the 2020 Decennial Census determined that a total of 20,798 residents are located within the study area. Based on the data provided by NYC DCP, there have been 49 new developments completed since 2021, which are projected to have introduced a total of 1,261 DUs and 3,064 new residents to the study area (see **Table 5-3** and **Appendix A**). Therefore, the total existing residential population in the study area is approximately 23,862 people. Additionally, the majority of the population is comprised of adults who often use court facilities and fields for sports as well as space for more individualized recreation, such as biking and jogging.

Table 5-2 Population from Census Tracts

Census Tract	Residential Population
565	3,738
561	3,460
517	2,636
569	1,624
557	1,848
575	4,902
573	2,590
Total	**20,798**
Population under 5 years	**937 (4.5%)**
Ages 5 to 9	**538 (2.6%)**
Ages 10 to 14	**421 (2.0%)**
Ages 15 to 19	**326 (1.6%)**
Ages 20 to 64	**16,845 (81.0%)**
Ages 65 and over	**1,728 (8.3%)**

Source: *2020 Decennial Census*

Table 5-3 Approximate Total Existing Study-Area Population, Including Developments Completed Since 2021

Total DUs Completed Since 2021	Approximate Population from DUs	Total Population from 2020 Census	Total Existing Population
1,261	3,064	20,789	**23,862**

Source: *NYC DCP, Development DB 24Q2*

Adequacy of Open Spaces

The study area has an overall OSR of 2.19 acres per 1,000 residents (see **Table 5-4**), which is below the 2.5 acres per 1,000 residents in the *CEQR Technical Manual* Open Space Guidelines. The study

area's current residential passive and active open space ratios are 1.28 and 0.91 acres per 1,000 residents, respectively, with the passive OSR exceeding the CEQR Open Space Goal, and the active OSR below.

Table 5-4 Existing Conditions – Adequacy of Open Space Resources in 0.5-Mile Residential Study Area

	Open Space Acreage			Open Space Ratios (Acres per 1,000 People)			CEQR Open Space Goal		
Total Population	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
23,862	52.22	21.75	30.47	2.19	0.91	1.28	2.50	2.00	0.50

Study Area Open Space Resources

As discussed above, the study area includes seven publicly accessible open spaces, which together provide a total of 52.22 acres of publicly accessible open space that includes 21.75 acres of active open space and 30.47 acres of passive open space (**Table 5-5**). It should be noted that only a portion of Bushwick Inlet Park is improved as parkland currently—the area between North 9th Street and North 10th Street (approximately 3.9 acres) and a 1.9-acre park at 50 Kent Avenue. Since the majority of the park has not been improved as parkland, the existing condition considers the portions that are currently in-use for public open space, which is approximately 5.8 acres.

Table 5-5 Exiting Open Space Resources

Map No.	Name	Owner/ Agency	Features and Amenities	Hours of Operations	Total Acres	Active Acres	Passive Acres	Conditions	Utilization
1	American Playground	NYC Parks	Courts (Basketball and handball), Playgrounds, Public Restrooms, Spray Showers	6 AM to 9 PM	0.91	0.68	0.23	Good	High
2	Bushwick Inlet Park (Existing)	NYC Parks	Football Fields, Playgrounds, Soccer Fields, Public Restrooms, Lawn	9 AM to 10 PM	5.80	1.78	4.02	Excellent	Moderate
3	Marsha P. Johnson State Park (East River State Park)	NYS OPRHP	Playground, Lawn	9 AM to 9 PM (May to Oct.); 9 AM to 7 PM (Oct. to May)	7.00	2.45	4.55	Excellent	High
4	McCarren Park	NYC Parks	Courts (Basketball, Bocce, Handball, and Tennis), Baseball Fields, Soccer Fields, Barbecue Areas, Playgrounds, Public Restrooms, Running Tracks, Recreation Center, Spray Showers, Fitness Equipment, Lawn, Wi-Fi, Eateries	6 AM to 1 AM	36.49	16.42	20.07	Good	High
5	P.S. 31 Playground	DOE	Courts, playground, spray shower, benches	When school is in session: open to the public after school hours until dusk; When school is out of session: 8 AM to Dusk	0.16	0.16	0	Good	Low
6	P.S. 34 Playground	DOE	Courts and playground		0.24	0.18	0.06	Fair	High
7	WNYC Transmitter Park	NYC Parks	Seating, Spray Shower, Gardens, Playground, Lawn, Fishing	6 AM to 1 AM	1.62	0.08	1.54	Fair	High
				Residential Study Area Total	**52.22**	**21.75**	**30.47**		
				Percent of Study Area Open Space	100.0%	41.7%	58.3%		

Source: New York City Open Accessible Space Information System (OASIS), NYC Parks, PLUTO data (2024), site visits conducted in March 2025

No-Action Condition

As described in the **Methodology** section, above, the No-Action condition accounts for population growth and changes expected to the inventory of open space resources by the 2031 analysis year.

Study Area Population

In the future No-Action condition, there would be 65 active construction (No-Action) projects expected to be completed prior to 2031, adding 2,126 incremental residential units to the study area. These developments are expected to introduce 5,166 incremental residents to the study area. Without the Proposed Actions, the Development Site would remain the same as the existing condition. Therefore, the study area population in the No-Action condition would be 29,028 people (see **Table 5-6**).

Table 5-6 Population from No-Action Projects

Total No-Action DUs	Approximate Population from DUs	Total No-Action Population
2,126	5,166	**29,028**

Source: *NYC DCP, Development DB 24Q2*

Study Area Open Spaces

In the No-Action condition, it is expected that the unimproved areas of Bushwick Inlet Park would be completed, providing a total of 35.53 acres of public open space.[3] Additionally, independent of the Proposed Development, an approximately 1.78-acre publicly accessible open space, part of the Calyer Place development, is under construction, with some segments complete, north of the Development Site, further enhancing East River waterfront access and connectivity and creating another open space resource for residents in the study area.[4] The Calyer Place development's open space would be completed by the 2031 analysis year. The remainder of the existing open space resources in the inventory table are expected to remain the same.

Adequacy of Open Spaces

In the No-Action condition, the total OSR in the study area would increase to 2.88 acres per 1,000 residents, which would be above the City's planning goal of 2.5 acres per 1,000 residents in the *CEQR Technical Manual* open space guidelines. The active OSR would be below the City's planning goal at 1.07 and the passive OSR would exceed the City's planning goal at 1.81 (see **Table 5-7**).

Table 5-7 No-Action Condition – Adequacy of Open Space Resources in 0.5-Mile Residential Study Area

	Open Space Acreage			Open Space Ratios (Acres per 1,000 People)			CEQR Open Space Goal		
Total Population	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
29,028	83.73	31.08	52.65	2.88	1.07	1.81	2.50	2.00	0.50

[3] Source: Bushwick Inlet Park Capital Projects: NYC Parks

[4] The area of the publicly accessible open space is estimated based on the DOB approved site plan (DOB Job. No. 320909996)

With-Action Condition

Study Area Population

In the With-Action condition, the Proposed Development would introduce an additional 2,795 residents to the study area population (see **Table 5-8**).

Table 5-8 No-Action and With-Action Population Comparison

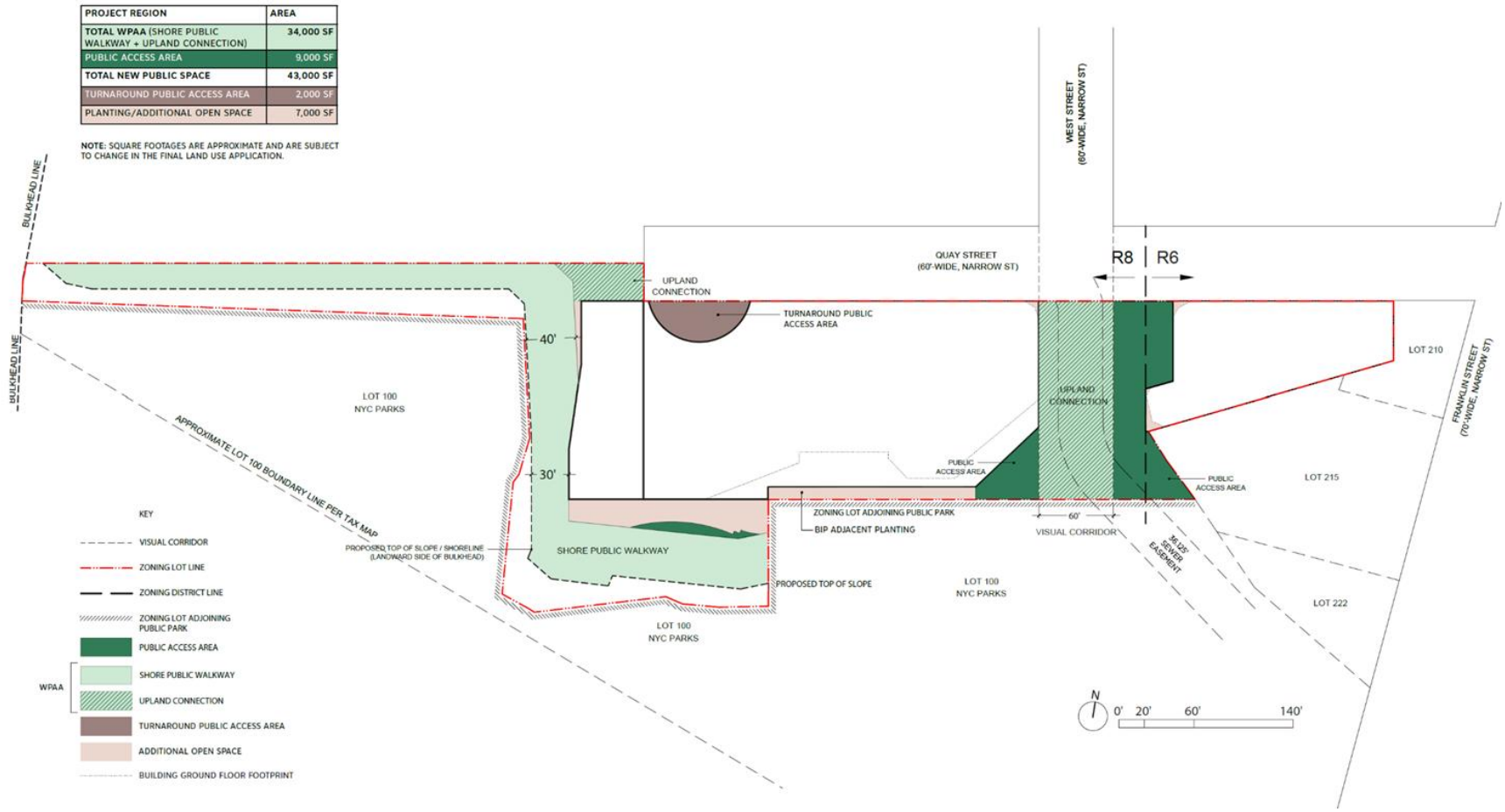
No-Action Population	With-Action Population	Increment
29,028	31,823	+2,795

Study Area Open Spaces

In the With-Action condition, the Proposed Development would introduce approximately 50,000 sf of open space, including an approximately 0.99-acre publicly accessible landscaped WPAA (34,000 sf) and PAA (9,000 sf) that would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and an upland connection between the future Bushwick Inlet Park and West Street (see **Figure 5-3** through **Figure 5-8**). The open space would feature native plantings and trees to support biodiversity as well as an interactive water feature for recreation, a stone-block amphitheater, an overlook with picnic tables, and other seating areas. These enhancements would introduce new connectivity by providing pedestrians with a seamless transition through various recreational and scenic areas, fostering a more integrated and user-friendly waterfront experience. The 7,000-sf remainder of the new open space would consist of open space for museum visitors, as well as landscaping and planting areas that would visually blend and physically connect with the WPAA and PAA.

With thoughtfully designed landscaping, seating areas, and walking pathways, the Proposed Development aims to provide a space for varied passive and active recreation opportunities. In addition to this new public open space, as part of the Proposed Development, the Project Developer would provide long-term funding, in the amount of $300,000 annually, to the City/NYC Parks for the operation of Bushwick Inlet Park. Without the Proposed Actions, the existing NYCTA Facility would continue to serve as a wall to the waterfront, prohibiting the provision of the Applicant's proposed WPAA and open space connections and leaving the future Bushwick Inlet Park to lead to a dead end at the Development Site.

Figure 5-3 WPAA and PAA Plan



Source: SCAPE
Note:
Illustrative rendering subject to change.

Figure 5-4 With-Action Pedestrian Connections

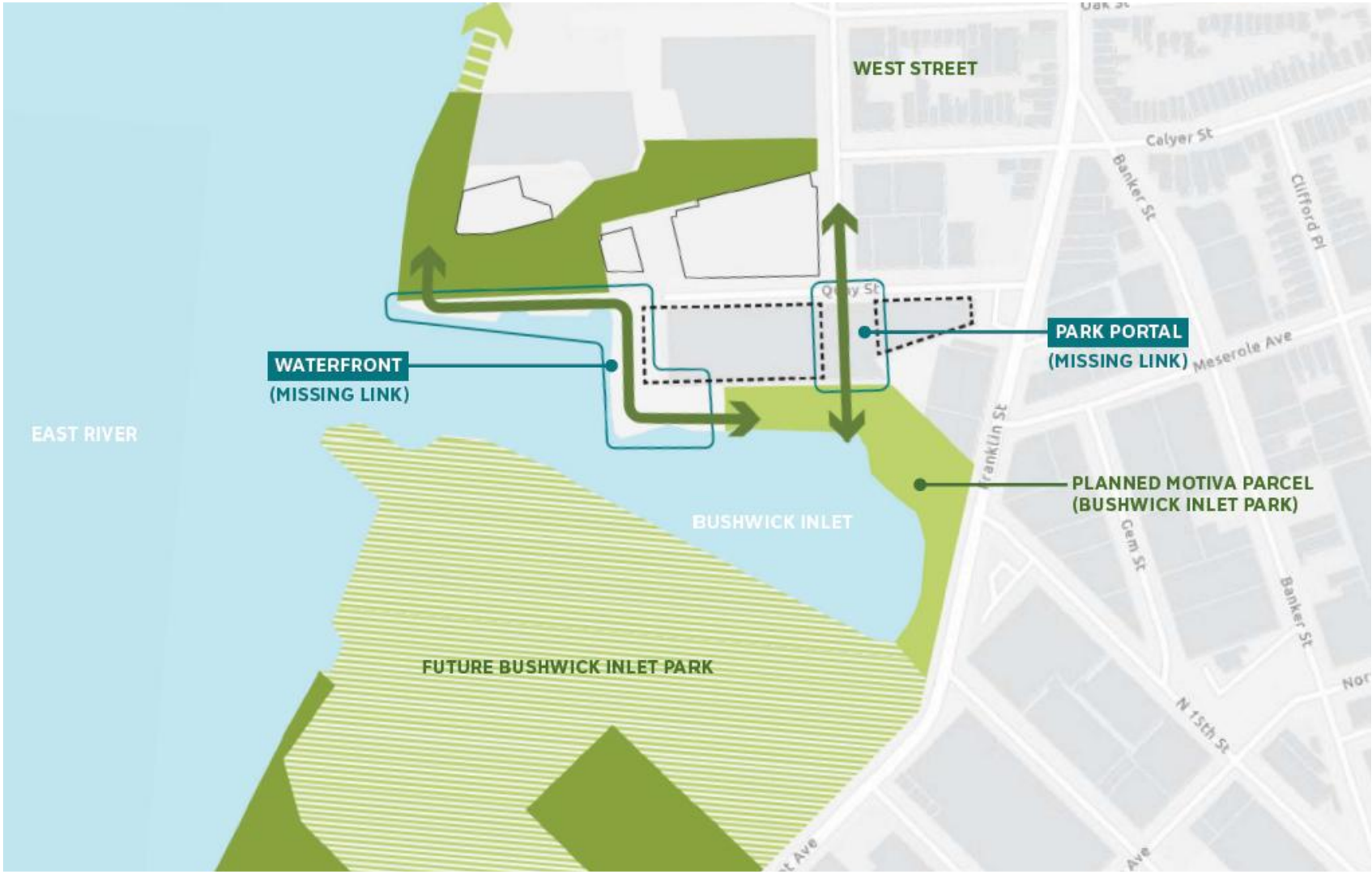


Figure 5-5 Proposed Shore Public Walkway Facing West



Source: SCAPE
Note:
Illustrative rendering subject to change.

Figure 5-6 Upland Connection from West Street



Source: SCAPE
Note:
Illustrative rendering subject to change.

Figure 5-7 Upland Connection Seating Area



Source: SCAPE
Note:
Illustrative rendering subject to change.

Figure 5-8 Proposed Shore Public Walkway Facing South



Source: SCAPE
Note:
Illustrative rendering subject to change.

Adequacy of Open Spaces

Quantitative Assessment

In the With-Action condition, the study area would have 84.72 acres of open space, of which approximately 31.33 acres would contain active uses, and 53.40 acres would contain passive uses. An additional 2,795 residents from the Proposed Development would be added to the study area's residential population. As such, the study area's total OSR in the With-Action condition would be 2.66 acres per 1,000 residents, the active OSR would be 0.98 acres per 1,000 residents, and the passive OSR would be 1.68 acres per 1,000 residents. The total and passive OSRs would be above the City's guidelines, while the active OSR would continue to fall below. The total OSR would be approximately 6 percent greater than the *CEQR Technical Manual* open space goal of 2.50 acres per 1,000 residents (see **Table 5-9**).

Table 5-9 With-Action Condition – Adequacy of Open Space Resources in 0.5-Mile Residential Study Area

	Open Space Acreage			Open Space Ratios (Acres per 1,000 People)			CEQR Open Space Goal		
Total Population	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
31,823	84.72	31.33	53.40	2.66	0.98	1.68	2.50	2.00	0.50

Qualitative Assessment

In the future with the Proposed Actions, the total residential OSR and the passive OSR would be well above the City's planning goals. Future residents and members of the public would have access to the entire Bushwick Inlet Park, as well as the 0.99-acre WPAA and PAA that would be constructed as part of the Proposed Development. The Project Developer would maintain the open space proposed as part of the Proposed Development and would provide funding to the City/NYC Parks for the maintenance and operation of Bushwick Inlet Park in perpetuity, which will help to ensure the appropriate upkeep and staffing for the community's maximum utilization and enjoyment of the space. Additionally, residents of the Proposed Development would have access to approximately 18,000 sf of outdoor terrace space as a private building amenity, which would further alleviate demand on nearby public open space resources.

In addition to open space resources included in the quantitative assessment, there are additional open space resources, outside of the study area, that are available for residents of the Proposed Development and surrounding community to enjoy and should be considered qualitatively. For example, the 1.06-acre Ericsson Playground, located directly across the street from the eastern edge of McCarren Park, features basketball courts and handball courts for active recreation. The 3.08-acre North 5th Street Pier and Park is within the half-mile radius but is not included in the quantitative analysis because it is located in a census tract with less than half of its area within the half-mile radius. This park is situated at the North Williamsburg NYC Ferry station and is connected to the Marsha P. Johnson State Park. It features well-shaded walkways and benches, as well as an artificial turf that can be used for passive or active recreation.

Because the ERU Facility would move operations to the NYCTA Relocation Site in the With-Action condition, the ERU Site would be vacant, which would allow for the full realization of the City's long-anticipated plan for Box Street Park. Though located outside of the half-mile study area, the larger Greenpoint neighborhood would benefit from this additional open space resource that would not

have an immediate path forward without the Proposed Actions. The Paratransit Site, the larger portion of Box Street Park, will begin construction in early- to mid-2026, making timely availability of the ERU Site important. **Photo 5-1** and **Photo 5-2** shows the existing conditions at the ERU Site; **Figure 5-9** shows the City's planned future condition at this site. The ERU Site is identified in this figure and would be part of the park in the future with the Proposed Actions.

Photo 5-1 ERU Site Existing Condition

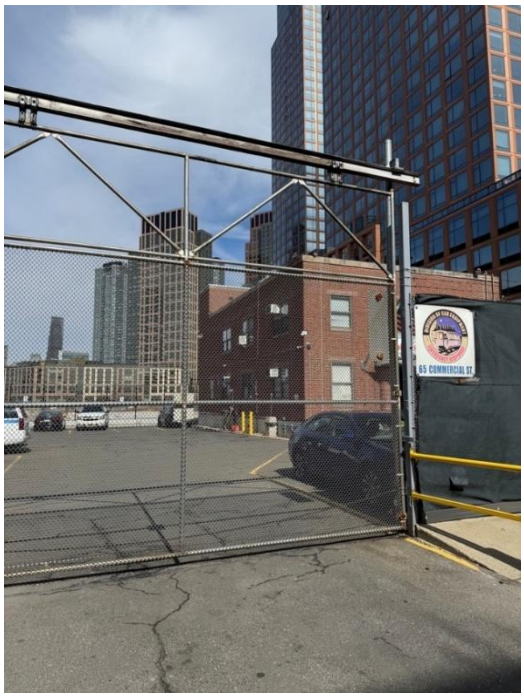


Photo 5-2 Future Box Street Park (Paratransit Site) Existing Condition



Figure 5-9 Future Box Street Park Plan at ERU Site



Source: NYC Parks

Impact Determination

As described previously, for areas with a total OSR of 2.01 to 2.50 or greater (such as the study area), a significant adverse open space impact may result if the total OSR would be reduced by more than 5 percent. For passive open space, the 5 percent change threshold applies, and for active open space, the 3 percent change threshold applies (reference **Table 5-1**). In areas that are extremely lacking in open space, a reduction of as little as one percent may be considered significant, depending on the area of the city. Conversely, in areas that are within a Walk-to-a-Park Service Area, a marginally greater percentage of change may be acceptable. **Table 5-10** displays the percentage change between the No-Action and With-Action conditions for the study area.

Table 5-10 Open Space Ratios Summary

Ratio	CEQR Goal (Acres per 1,000)	No-Action Condition	With-Action Condition	Percent Change
Active	2.00	1.07	0.98	-8.1%
Passive	0.50	1.81	1.68	-7.5%
Total	2.50	**2.88**	**2.66**	-7.7%

In the 2031 analysis year, the active OSR would decrease by 8.1 percent from 1.07 in the No-Action condition to 0.98 in the With-Action condition. The passive OSR would decrease by 7.5 percent from 1.81 in the No-Action condition to 1.68 in the With-Action condition. The total OSR would decrease by 7.7 percent from 2.88 in the No-Action condition to 2.66 in the With-Action condition. The Development Site is located in a Walk-to-a-Park Service Area and would continue to be well served by nearby open space resources. As shown in **Table 5-10**, in the future With-Action condition, while the residential study area's passive and total OSRs would decrease by more than 5 percent, passive and total OSRs would remain well above the City's planning goals of 0.50 and 2.50 acres per 1,000 residents, respectively. The active OSR would remain below the City's planning goal, as in the existing and No-Action condition. However, the Proposed Actions would introduce new open space that would contribute to a larger connected open space network that would support active recreation within the study area.

New residents and the surrounding community would have access to the WPAA and PAA that is part of the Proposed Development. The WPAA would provide access to the waterfront where none currently exists and would connect the future Bushwick Inlet Park with West Street and with the existing Shore Public Walkway to the north of the site, thereby improving access to nearby open spaces and creating a continuous pedestrian path for active uses like running and walking. The WPAA and PAA would also include a variety of recreation amenities for the public including seating areas, an interactive water feature, and a stone-block amphitheater. Residents of the Proposed Development would also have access to approximately 18,000 sf of private terrace space as a building amenity, which would alleviate demand on public open spaces in the study area.

In addition to the new public open space provided, as part of the Proposed Development, the Project Developer would support the operation of Bushwick Inlet Park with long-term funding to the City/NYC Parks.

Therefore, considering both quantitative and qualitative factors, residents within the half-mile study area would continue to be well served by open space resources, in terms of passive and total open space, in the future with the Proposed Actions. Although the study area experiences a low active OSR

in the existing, No-Action, and With-Action conditions, the 0.09 raw decrease in the active OSR (8.1 percent) would be offset by the provision of new public open space as part of the Proposed Development, long-term funding from the Project Developer to the City/NYC Parks, and private open space terraces for use by residents of the Proposed Development, thereby alleviating demand on nearby public open space resources. Additionally, the new open space created by the Proposed Development would provide opportunities for active recreation such as walking and jogging from points north and south along the waterfront. Study area residents would also have access to active open space resources that are outside of the study area but within walking distance, including Ericsson Playground and walking/jogging paths at North 5th Street Pier and Park. As such, there would be no significant adverse impact to open space resources.