

**A. INTRODUCTION**

The proposed project would introduce new residents to the project, creating new demands for open space in the area. Because the proposed project would add a new residential population, this chapter examines the potential impacts of the proposed project on open space resources in accordance with the *CEQR Technical Manual*. This chapter examines potential direct effects of the proposed project on nearby publicly accessible open spaces (e.g., additions or reductions in open space, shadows, noise increases) as well as indirect effects created by changes in demand for and use of the area's open spaces. The analysis inventories the condition and use of open spaces within a ½-mile radius of the project area and addresses impacts on open space facilities both quantitatively and qualitatively.

**PRINCIPAL CONCLUSIONS**

*DIRECT EFFECTS*

The proposed project would not remove or alter any existing publicly accessible open spaces, nor would it result in any significant adverse shadow, noise, or air quality impacts on any open spaces.

*INDIRECT EFFECTS*

Based on the methodology of the *CEQR Technical Manual*, a preliminary analysis of the proposed project's indirect effects on open space was conducted to determine the need for a detailed analysis. The preliminary analysis concluded that the proposed project would not result in a significant adverse impact on open space and that a detailed analysis was not necessary.

**Table 5-1** provides a comparison of open space ratios in the future without and with the proposed project. For the residential population, the total open space ratio, as well as both active and passive open space ratios, would decrease by less than one percent. The open space ratios for both the future without and with the proposed project would continue to fall short of the City's recommended open space ratio guidelines.

**Table 5-1**  
**2014 Future With the Proposed Project: Open Space Ratios Summary**

Ratio <sup>1</sup>	City Guideline	Open Space Ratios			Percent Change Future Without to Future With the Proposed Project
		Existing Conditions	Future Without the Proposed Project	Future With the Proposed Project	
Total/Residents	2.5	0.1854	0.1841	0.1824	-0.92%
Active/Residents	2.0	0.1111	0.1103	0.1093	-0.92%
Passive/Residents	0.5	0.0744	0.0738	0.0732	-0.92%

**Notes:** <sup>1</sup> Ratios in acres per 1,000 residents.

Although these ratios would continue to fall short of City open space planning guidelines, they would not be considered a substantial change. It is recognized that the City guidelines are not feasible for many areas of the city, and they are not considered impact thresholds. In addition, some open space needs of the study area population would be met by open spaces located within ½-mile of the project site but not included in the quantitative analysis, including Morningside Park, St. Nicholas Park, and Marcus Garvey Memorial Park. While these three parks are located within the ½-mile of the project site, they are not considered in the quantitative analysis because, in accordance with the *CEQR Technical Manual*, at least 50 percent of their census tract areas do not fall within the study area. Nonetheless, these major parks provide both passive and active open space recreational amenities for residents in the study area. Although open space ratios would continue to fall below city guidelines and would decrease slightly with the proposed project, the proposed project would not result in a significant adverse indirect impact on open spaces in the study area.

While private open space and recreational facilities are not considered in the quantitative analysis, the proposed development would provide new open space for use by the proposed project's residents and users, which is considered in the qualitative assessment. As currently planned, the proposed project would include separate outdoor terraces (passive) and gym facilities for residents and hotel visitors. Thus, the proposed project is expected to include active and passive private open space and recreation amenities for use by building occupants, helping to meet project-generated demand for open space.

For these reasons, the proposed project would not result in any significant adverse impacts on open space.

## **B. METHODOLOGY**

### **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. This chapter uses information from Chapter 6, "Shadows," Chapter 15, "Air Quality," and Chapter 17, "Noise," to determine whether the proposed project would directly affect any open spaces near the project area (in addition, although the schoolyard of P.S. 154 is not publicly accessible, the effects of the project's shadows on this space are discussed in Chapter 6, "Shadows). A proposed project can also directly affect an open space by enhancing its design or increasing its accessibility to the public. The direct effects analysis is included in the "Probable Impacts of the Proposed Project" portion of Section C, "Preliminary Assessment."

### **INDIRECT EFFECTS ANALYSIS**

Following the methodology of the *CEQR Technical Manual*, indirect open space impacts may occur when a proposed action would add enough population (either residents or non-residents) to noticeably diminish the ability of an area's open space to serve the existing or future population.

Typically, an assessment of indirect effects is conducted when a project would introduce 200 or more residents or 500 or more workers to an area; however, the thresholds for assessment are

slightly different for areas of the city that have been identified as either underserved or well-served by open space. Because the project area is within an area that has been identified as well-served in terms of open space based on the *CEQR Technical Manual*, a threshold of 350 residents and 750 workers was applied in this analysis. Based on the assumption that approximately 230 units would be built, the proposed project would introduce approximately 495 new residents to the project area.<sup>1</sup> The proposed project would also increase the number of workers in the project area, but the increase would be less than 750 employees. Because the proposed project would introduce more than 350 new residents, a preliminary analysis was conducted to assess its potential indirect effects on residential users of the area's open space resources. The purpose of a preliminary assessment is to clarify the degree to which an action would affect open space and the need for further analysis. If the preliminary assessment indicates the need for further analysis, a detailed analysis of open space should be performed.

Because the proposed project would result in less than 750 additional employees compared to the future without the proposed project, an analysis of potential impacts on non-residential users of open space is not warranted.

Using the methodology of the *CEQR Technical Manual*, 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—the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both with and without the proposed project. In addition, qualitative factors are considered in making an assessment of a proposed action's effects on open space resources.

#### *STUDY AREA*

The *CEQR Technical Manual* recommends establishing study area boundaries as the first step in an open space analysis. Residents use both passive and active open spaces and are assumed to travel up to ½-mile to reach neighborhood recreational spaces. Thus, for a project that would add substantial residential populations, there should be an analysis of the project's effects on active and passive open spaces located within ½-mile of the project area. Therefore, as recommended in the *CEQR Technical Manual*, a ½-mile residential study area is used in this analysis.

The study area for the proposed project includes all census tracts that fall at least 50 percent within a ½-mile radius around the project area. **Figure 5-1** shows all census tracts included in the residential study area.

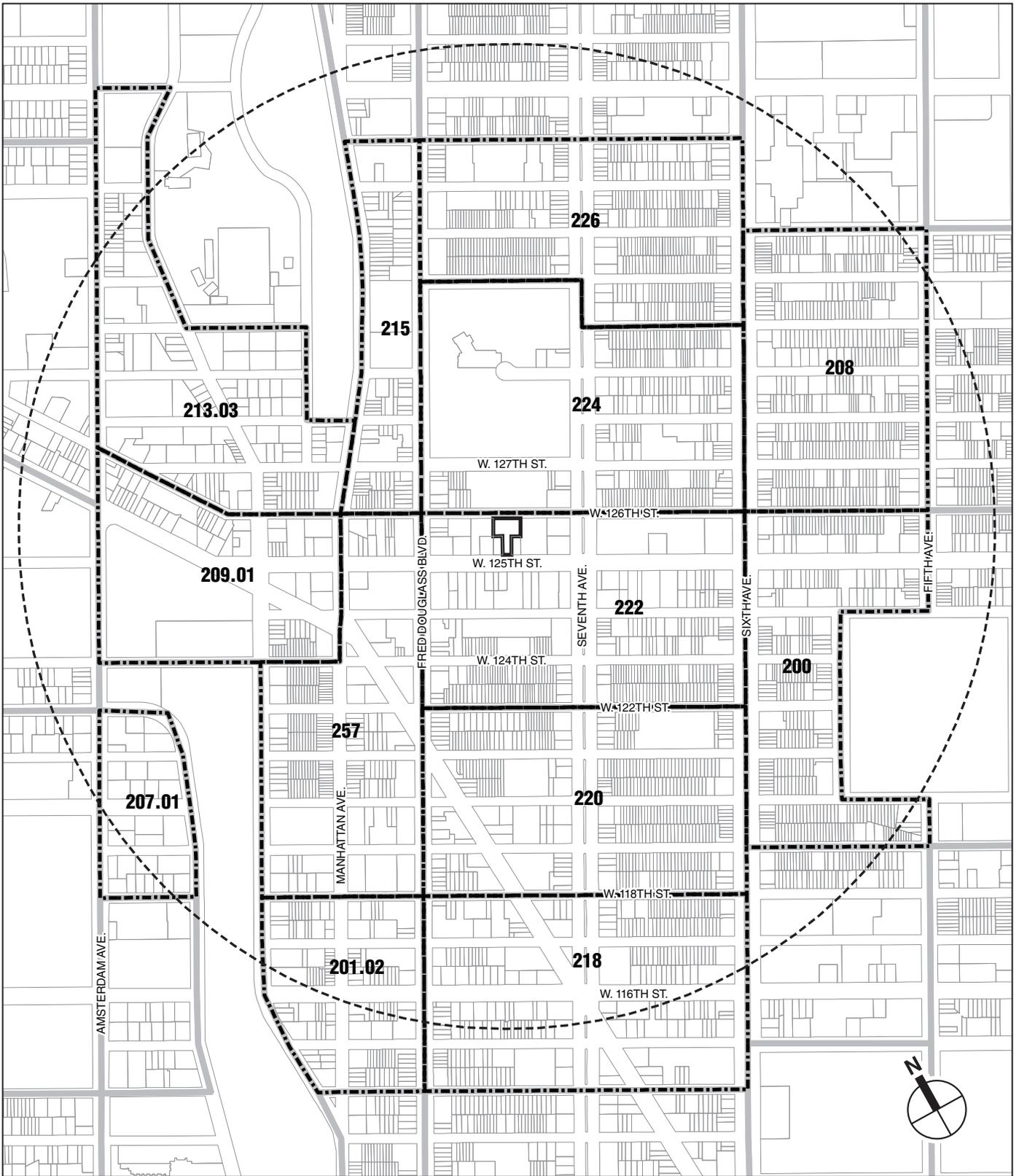
#### *OPEN SPACE USER POPULATIONS*

##### *Existing Conditions*

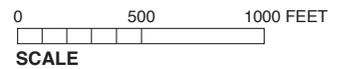
Census data were used to identify potential open space users within the study area. For this analysis, the open space user group is area residents. To determine the number of residents within the study area, data were compiled from the 2010 Census for the tracts in the study area.

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<sup>1</sup> The Community District 10 average household size of 2.15 persons per household was applied to the expected number of units for the proposed project.



-  Project Site
-  Half-Mile Perimeter
-  Census Tract Boundary
- 201.02** Census Tract Number



*The Future Without the Proposed Project*

As discussed in Chapter 2, “Land Use, Zoning, and Public Policy” a number of new developments are expected to be constructed in the ½-mile study area by 2014.<sup>1</sup> To estimate the population expected in the study area in the future without the proposed project, an average household size of 2.15 persons per household was applied to the number of new housing units expected in the area.

*Probable Impacts of the Proposed Project*

The population introduced by the proposed project was estimated by multiplying the maximum number of units by an average household size of 2.15 persons per household.

*INVENTORY OF OPEN SPACE RESOURCES*

All publicly accessible open spaces and recreational facilities located within the study area were inventoried. The inventory of open spaces was compiled based on field visits conducted in January 2012 and information from the New York City Department of Parks and Recreation (DPR). Published environmental impact statements (EISs) for recent projects in or near the study area were also consulted.

The *CEQR Technical Manual* defines a publicly accessible open space as one “that is accessible to the public on a constant and regular basis or for designated daily periods.” Open spaces that are not available to the public on a regular basis or are available only to a limited set of users are considered private open space and are not included in the quantitative open space analysis. There are several community gardens located in the study area, however, only community gardens open to the general public at least four days a week were included in the quantitative analysis.

The character and condition of the publicly accessible open spaces and recreational facilities within the study area were determined during field visits. Active and passive amenities were noted at each open space. Active facilities are intended for vigorous activities, such as jogging, field sports, and children’s active play. Such facilities might include basketball and handball courts, jogging paths, ball fields, and playground equipment. Passive facilities encourage such activities as strolling, reading, sunbathing, and people watching. Passive open spaces are characterized by picnic areas, walking paths, or gardens. Certain areas, such as lawns or public esplanades, can serve as both active and passive open spaces.

In addition, major open spaces located within ½-mile of the project site but technically outside the study area—such as Marcus Garvey Memorial Park, Morningside Park, and St. Nicholas Park—are considered qualitatively since they provide additional open space resources available to the study area population.

*ADEQUACY OF OPEN SPACE RESOURCES*

*Comparison to City Guidelines*

The adequacy of open space in the study area was quantitatively assessed using a ratio of useable open space acreage to the study area population (the “open space ratio”). The open space ratio

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<sup>1</sup> Chapter 2, “Land Use, Zoning, and Public Policy,” notes that while none of the new developments expected to be completed by the 2014 analysis year fall within the 400-foot study area used for the land use analysis, several are located within the ½-mile study area used for the open space analysis.

was compared to City open space planning guidelines. The following guidelines are used in this type of analysis:

- For non-residential populations, 0.15 acres of passive open space per 1,000 non-residents is typically considered adequate.
- For residential populations, two guidelines are used. The first is a citywide median open space ratio of 1.5 acres per 1,000 residents. In New York City, local open space ratios vary widely, and the median ratio at the Community District level is 1.5 acres of open space per 1,000 residents. The second is an open space planning goal established for the City of 2.5 acres per 1,000 residents—2.0 acres of active and 0.5 acres of passive open space per 1,000 residents—for large scale plans and proposals. However, these goals are often not feasible for many areas of the city, and they are not considered an impact threshold. Rather, they are used as benchmarks to represent how well an area is served by its open space resources.

#### *Impact Assessment*

Impacts are based 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 reduce an open space ratio 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 impact on open space resources. In general, if a study area's open space ratio falls below city guidelines, and a proposed action would result in a decrease in the ratio of more than five percent, it could be considered a substantial change and a detailed analysis is warranted. However, in areas that are extremely lacking in open space, a reduction as small as 1 percent may be considered significant, depending on the area of the City.

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 the project, and the comparison of projected open space ratios with established city guidelines.

### **C. PRELIMINARY ASSESSMENT**

A preliminary assessment of open space consists of calculating total population, tallying the open space acreage within the area, and comparing the open space ratios for existing conditions and the future without and with the proposed project.

#### **EXISTING CONDITIONS**

##### *STUDY AREA POPULATION*

Based on the 2010 Census, the study area has a population of approximately 52,585 residents (see **Table 5-2**).

**Table 5-2  
Existing Residential Population**

Census Tract	Population
226	3,778
213.03	5,619
215	3,068
224	6,247
208	4,591
209.01	3,673
222	2,644
200	2,581
207.01	3,329
257	3,876
220	5,370
201.02	3,865
218	6,617
<b>Total Population</b>	<b>52,585</b>
<b>Sources: U.S. Census Bureau, 2010 Census.</b>	

*STUDY AREA OPEN SPACE INVENTORY*

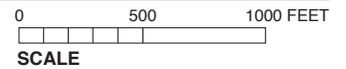
There are 24 public open space and recreational resources located within the ½-mile study area (see **Figure 5-2**). These open spaces include publicly accessible open spaces and privately owned spaces that are open to the public. Altogether, the open space resources in the study area total 9.75 acres, of which 5.84 acres is active and 3.91 acres is passive open space (see **Table 5-3**). The study area open spaces include numerous small and mid-size playgrounds and community gardens open to the public four days a week or more. Larger parks such as Morningside Park, St. Nicholas Park, and Marcus Garvey Memorial Park are also located within ½-mile of the project site but have not been included in the quantitative analysis based on the methodology of the *CEQR Technical Manual*, but they are considered in the qualitative discussion.

The largest open space in the study area is located around the General Grant Houses. Collectively, the open spaces around the General Grant Houses contain a variety of amenities for active and passive use including benches, basketball courts, children’s playgrounds, and tree-shaded areas. The multiple parks and open spaces scattered throughout the site of the General Grant Houses total 2.50 acres, of which 1.85 acres is considered active recreational open space and 0.65 acres is considered passive recreational space.

Other larger open spaces in the study area are the P.S. 125/Ralph Bunche Playground (located on the same superblock as the Grant Houses) and Annunciation Park. The P.S. 125/Ralph Bunche Playground has a variety of amenities for active and passive users including basketball courts, picnic tables, a children’s playground, benches, and trees. Of this park’s 1.69 acres, approximately 0.34 are considered passive recreational areas and 1.35 are considered active recreational areas. Annunciation Park is also equipped with active and passive recreational amenities, including a small running track, benches, a basketball court, and playground equipment.



-  Project Site
-  Half-Mile Perimeter
-  Census Tract Boundary
-  Open Space Resource



**Table 5-3**  
**Study Area Open Space Inventory**

Map ID No. <sup>1</sup>	Name	Location	Owner	Total Acres	Active	Passive	Amenities	Condition/Utilization
1	P.S. 125/Ralph Bunche Playground	Morningside Avenue between W. 123rd and W. 124th Sts	DPR	1.69	1.35	0.34	Playground, benches, tennis courts	Good/Light
2	Roosevelt Triangle	Bound by Morningside Avenue, W. 125th, and Hancock Place	DPR	0.07	0	0.07	Benches, landscaping	Excellent/Light
3	Clayton Williams Garden	W. 126th St, Frederick Douglass Blvd to St. Nicholas Avenue	MLT	0.19	0	0.19	Community garden	Excellent/Moderate
4	St. Nicholas Playground North	2400 Frederick Douglass Blvd	DPR	0.66	0.59	0.07	Basketball court, playground equipment, swings, benches	Fair/Moderate
5	St. Nicholas Playground South	2400 Frederick Douglass Blvd	DPR	0.67	0.54	0.13	Swings, basketball court, restrooms	Fair/Moderate
6	State Office Building Plaza	Corner of Adam Clayton Powell Jr. Blvd and 7th Avenue	New York State	0.5	0	0.5	Benches, plantings	Excellent/Moderate
7	General Grant Houses	1205 W. 123rd St	DPR	2.5	1.85	0.65	Playground equipment, benches	Excellent/Moderate
8	Unity Park/Gardens	53 West 128th Street	DPR	0.13	0	0.13	Community garden	Excellent/Light
9	Reverend Linette C. Williamson Memorial Park	128th St between Lenox and Fifth Avenues	DPR	0.06	0	0.06	Community garden	Good/Light
10	Courtney Callender Playground	Fifth Avenue between W. 130th and 131st Sts	DPR	0.65	0.62	0.03	Basketball court, playground equipment, benches	Excellent/Moderate
11	132nd Street Block Association Park	W. 132nd St from Lenox Avenue to Adam Clayton Powell Jr. Blvd	DPR	0.17	0	0.17	Community garden	Good/Light
12	Joseph Daniel Wilson Garden	W. 122nd St from Adam Clayton Powell Jr. Blvd to Frederick Douglass Blvd	DPR	0.06	0	0.06	Community garden	Fair/Light
13	Samuel Marx Triangle	Bound by St. Nicholas Avenue, Adam Clayton Powell Jr. Blvd, and W. 115th St	DPR	0.03	0	0.03	Landscaping, one bench	Good/Light
14	A. Phillip Randolph Square	Bound by St. Nicholas Avenue, Adam Clayton Powell Jr. Blvd, and W. 117th St	DPR	0.07	0	0.07	Trees, benches	Excellent/Moderate
15	Annunciation Park	Convent and Amsterdam Avenue between W. 134th and W. 135 Sts	DPR	1.24	0.62	0.62	Playground equipment, benches, small track, basketball court	Excellent/Moderate
16	Collyer Brothers Park	Corner of Fifth Avenue and E. 128th St	DPR	0.03	0	0.03	Benches, plantings	Excellent/Light
17	Garden of Love	302 West 116th Street	DPR	0.09	0	0.09	Community garden	Good/Light
18	P.S. 76 Community Playground	225 West 120th Street	DOE	0.37	0.27	0.1	Playground equipment, small track, trees, benches	Excellent/Heavy

**Table 5-3 (cont'd)**  
**Study Area Open Space Inventory**

Map ID No. <sup>1</sup>	Name	Location	Owner	Total Acres	Active	Passive	Amenities	Condition/Utilization
19	Harriet Tubman Memorial Park	Between Frederick Douglass, Manhattan, and St. Nicholas Avenues	DPR	0.03	0	0.03	Statue, seating, landscaping	Excellent/Light
20	Our Little Garden Acre/Garden Eight	275 West 122nd Street	DPR	0.05	0	0.05	Community garden	Good/Light
21	New 123rd Street Block Association Garden	112-116 West 123rd Street	DPR	0.14	0	0.14	Community garden	Good/Light
22	West 124th Street Community garden	West 124 Street between Lenox Avenue and 5th Avenue	DPR	0.05	0	0.05	Community garden	Fair/Light
23	Edward P. Bowman Park	52 West 129th Street	DPR	0.05	0	0.05	Community garden	Excellent/Light
24	Harlem Success Garden	116 West 134th Street	DPR	0.25	0	0.25	Community garden	Good/Light
<b>Study Area Total</b>				<b>9.75</b>	<b>5.84</b>	<b>3.91</b>		
<p><b>Notes:</b> <sup>1</sup> See Figure 5-2 for open space resources.                      DPR= New York City Department of Parks and Recreation                      DOE= New York City Department of Education                      NYCHA= New York City Housing Authority                      TPL= Trust for Public Land                      MLT= Manhattan Land Trust</p> <p><b>Sources:</b> AKRF Field Surveys, January 2012; NYCHA open space acreage calculated using GIS data.</p>								

There are numerous moderately sized playgrounds and community gardens scattered throughout the study area. Some of the most notable are the Harlem Success Garden at 116 West 134th Street, St. Nicholas Playground North and South located on Adam C. Powell Boulevard between West 127th and West 133rd Streets, the Courtney Callender Playground on Fifth Avenue between 130th and 131st Streets, and the P.S. 76 Community Playground at 225 West 120th Street. These open spaces provide a variety of both active and passive recreational amenities for study area residents including benches, chess tables, playground equipment, basketball courts, gardening areas, and a mini-track.

The remainder of the public open spaces consists of passive recreational resources in the form of small parks, gardens, plazas, and squares scattered throughout the study area. Plazas and small parks include open spaces such as Harriet Tubman Memorial Park, the plaza of the Adam Clayton Powell State Office Building, Roosevelt Triangle, and A. Philip Randolph Square. These open spaces provide passive amenities such as benches, landscaping, and tree-shaded areas. There are also a number of small community gardens in the study area, including the Garden of Love, the West 124th Street Community Garden, and Clayton Williams Garden. These open spaces provide passive recreational amenities such as benches and seating areas, and provide gardening and landscaping opportunities for the study area residents.

**ADEQUACY OF OPEN SPACES**

With a total of 9.75 acres of open space (5.84 for active use and 3.91 for passive use) and a total residential population of 52,585, the residential study area has an overall open space ratio of 0.185 acres per 1,000 residents (see **Table 5-4**). This is less than the City’s planning guideline of 2.5 acres of open space per 1,000 residents, and it falls short of the citywide community district median of 1.5 acres per 1,000 residents.

**Table 5-4  
Existing Conditions: Adequacy of Open Space Resources**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
52,585	9.75	5.84	3.91	0.185	0.111	0.074	2.5	2.0	0.50

The study area’s current residential passive open space ratio is 0.074 acres of passive open space per 1,000 residents, which is below the City’s goal of 0.5 acres per 1,000 residents. The area’s residential active open space ratio is 0.111 acres per 1,000 residents, which is below the City’s planning guideline of 2.0 acres per 1,000 residents.

*Qualitative Considerations*

As noted above, three major open spaces—including Morningside Park, St. Nicholas Park, and Marcus Garvey Memorial Park—are located within ½-mile of the project site but have not been included in the quantitative analysis. The portion of these parks located within ½ mile of the project site is 37.88 acres and together the three parks total more than 72 acres. Residents within walking distance of these parks seeking both passive and recreational opportunities are likely to make use of these larger parks. Marcus Garvey Memorial Park provides passive and active recreation space for residents in the eastern portion of the study area, while St. Nicholas Park and Morningside Park provide passive and active recreation space for residents in the northwest and southwest portions of the study area respectively.

**THE FUTURE WITHOUT THE PROPOSED PROJECT**

*STUDY AREA POPULATION*

Absent the proposed project, existing conditions on the project site would not change. No new employees or residents would be introduced to the site.

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” several anticipated developments in the open space study area are planned or under construction, some of which are expected to be completed by 2014. These developments will increase the residential population. The projects planned or under way within the open space study area include approximately 171 residential units. Assuming a household size of 2.15 persons for these new units, it is anticipated that the population of the study area will increase by 368 residents for a total study area residential population of 52,953.

*STUDY AREA OPEN SPACES*

No study area open spaces are anticipated to be added or removed from the open space inventory.

*ADEQUACY OF OPEN SPACES*

In the future without the proposed project, the additional population introduced to the study area by expected developments will result in a small increase in the demand on the area’s open spaces. However, because the population increase is small compared to the total study area population, the open space ratios will be only minimally reduced. The overall open space ratio will decrease to 0.184 acres per 1,000 residents, and will remain considerably lower than the

city’s planning guideline of 2.5 acres of total open space per 1,000 residents and the citywide median of 1.5 acres per 1,000 residents (see **Table 5-5**). The passive ratio per 1,000 residents will remain 0.074 acres, well below the guideline ratio of 0.5 acres of passive space per 1,000 residents, and the active open space ratio will decrease to 0.110 acres per 1,000 residents and also remain well below the city’s planning guideline of 2.0 acres per 1,000 residents.

**Table 5-5  
Future Without the Proposed Project: Adequacy of Open Space Resources**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
52,953	9.75	5.84	3.91	0.184	0.110	0.074	2.5	2.0	0.50

*Qualitative Considerations*

As in existing conditions, in the future without the proposed project, residents will continue to have access to the major open space resources located within ½ mile of the project site but not included in the quantitative analysis, including Marcus Garvey Memorial Park, Morningside Park, and St. Nicholas Park.

**PROBABLE IMPACTS OF THE PROPOSED PROJECT**

*STUDY AREA POPULATION*

Based on the 230 new residential units and using an average household size of 2.15, the proposed project would introduce approximately 495 residents to the project area. In total, with the proposed project, the study area would have 53,448 residents.

*STUDY AREA OPEN SPACES*

The proposed project would not directly displace any public open spaces and would not add any publicly accessible open spaces.

*ADEQUACY OF OPEN SPACES*

With the proposed project, as in existing conditions and the future without the proposed project, all open space ratios in the residential study area would remain below City guideline levels. The total open space ratio in the residential study area would decrease by less than one percent to 0.182 acres per 1,000 residents (see **Table 5-6**). The passive and active open space ratios would also decrease by less than one percent—the passive open space ratio would decrease slightly to 0.073 acres per 1,000 residents and the active open space ratio would decrease slightly to 0.109 acres per 1,000 residents.

**Table 5-6  
Future With the Proposed Project: Adequacy of Open Space Resources**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
53,448	9.75	5.84	3.91	0.182	0.109	0.073	2.5	2.0	0.50

*Qualitative Considerations*

Study area residents would continue to have access to major open space resources located within ½ mile of the project site but not included in the quantitative analysis, including Marcus Garvey Memorial Park, Morningside Park, and St. Nicholas Park. These major open space resources would help to meet the open space needs of some portions of the study area population, including the population that would be added by the proposed project.

While private open space and recreational facilities are not considered in the quantitative analysis, the proposed development is expected to provide both active and passive amenities for use by building occupants. The proposed project is planned to include both passive outdoor open spaces as well as gym facilities for exercise. These amenities, while not accessible to the general public, would serve the project-generated population who might otherwise use open spaces in the study area.

*IMPACT SIGNIFICANCE*

*Direct Effects*

As described earlier in the discussion of methodology, direct adverse effects on an open space occur when a proposed action would cause the physical loss of public open space; change the use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether on a permanent or temporary basis. The proposed project would not directly displace or affect any public open spaces and would not result in shadow, air quality, or noise impacts on any of the open spaces in the study area, or on the P.S. 154 schoolyard (see Chapter 6, “Shadows,” Chapter 15, “Air Quality,” and Chapter 17, “Noise”).

*Indirect Effects*

According to the *CEQR Technical Manual*, if the decrease in the open space ratio approaches or exceeds 5 percent, it is generally considered a substantial change warranting a more detailed analysis. However, the change in the open space ratio should be balanced against how well-served an area is by open space. If the study area exhibits a low open space ratio, even a small decrease may warrant a detailed analysis. Likewise, if the study area exhibits an open space ratio that approaches or exceeds the planning goal of 2.5 acres, a greater percentage of change in the ratio may be acceptable.

As with existing conditions and the future without the proposed actions, the open space ratios for the future with the proposed actions would continue to fall short of the City’s recommended open space ratio guidelines. The proposed project would result in a slight decrease in the total, active and passive open space ratios due to a modest increase in the study area residential population (see **Table 5-7**). The total open space ratio, as well as both the passive and active open space ratios, would decrease by less than one percent and would continue to fall short of City open space planning guideline ratios. This decrease would be less than 0.002 acres per 1,000 residents and would not be considered a substantial change.

**Table 5-7**  
**2015 Future With the Proposed Project: Open Space Ratios Summary**

Ratio <sup>1</sup>	City Guideline	Open Space Ratios			Percent Change Future Without to Future With the Proposed Projects
		Existing Conditions	Future Without the Proposed Projects	Future With the Proposed Projects	
Total/Residents	2.5	0.1854	0.1841	0.1824	-0.92%
Active/Residents	2.0	0.1111	0.1103	0.1093	-0.92%
Passive/Residents	0.5	0.0744	0.0738	0.0732	-0.92%
<b>Notes:</b>					
<sup>1</sup> Ratios in acres per 1,000 residents.					

It is recognized that the City guidelines are not feasible for many areas of the city, and they are not considered impact thresholds. In addition, some of the open space needs of the study area population would be met by nearby major parks that are not included in the calculations of the open space ratios, including Morningside Park, St. Nicholas Park, and Marcus Garvey Memorial Park. Furthermore, the proposed project is expected to include active and passive private open space and recreation amenities for use by building occupants, helping to meet project-generated demand for open space.

The proposed project would not result in significant adverse impacts on open space resources in the study area because open space ratios would remain substantially the same in the future with the proposed project; there are a number of major open spaces nearby that, while not included in the study area calculations of open space, would nonetheless serve the project population; and the proposed project would provide on-site open space and recreational amenities to at least partially offset new open space demand. \*