Chapter 5: Open Space

A. INTRODUCTION

Under the 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, open space is defined as publicly accessible, publicly or privately owned land that operates or is available for leisure, play, or sport, or serves to protect or enhance the natural environment. According to the *CEQR Technical Manual*, an open space assessment should be conducted if a project would have a direct effect on open space, such as eliminating or altering a public open space, or an indirect effect, such as when new population overburdens available open space.

As described in Chapter 1, "Project Description," the proposed project would redevelop the northern portion of the Bronx Psychiatric Center (BPC) campus with a mix of commercial and medical office, bio-tech/research, hotel, accessory, college/trade school, community facility, and retail uses along with open space and parking facilities. For the purposes of this Environmental Impact Statement (EIS), it is assumed that in the future without the proposed project (the "No-Action" condition), the three primary, existing buildings (Bronx Children's Psychiatric, Thompson, and Parker Buildings) would remain vacant. The powerhouse, two metal shelters, and small storage building on the project site would also be vacated and decommissioned, and the ballfields would remain as in the existing condition. The proposed project would be completed in two phases, with 2023 as the analysis year for Phase I completion, and 2028 as the year for Phase II full build-out, or "With-Action" condition.

Because the proposed project would have a direct effect on open space and would add a new residential and non-residential population, this chapter examines the proposed project's potential effects on open space resources in accordance with the *CEQR Technical Manual*. The analysis inventories the condition and use of open spaces within the study area and addresses potential impacts on open space facilities both quantitatively and qualitatively.

PRINCIPAL CONCLUSIONS

DIRECT EFFECTS

The proposed project would remove the four baseball fields located on the project site, but would replace them with one regulation-size baseball field and one little league-size field by the completion of Phase I in 2023. These existing baseball fields are used by local community athletic organizations and are not open for general public use. Therefore, they are not considered public open space for the purposes of this analysis. Programming for the proposed replacement fields would be coordinated with local community athletic organizations; however, they would be private and would not be considered public open space for the purposes of this analysis. Nonetheless, baseball fields would continue to be available for use by local community athletic organizations with the proposed project. The proposed project would also provide publicly accessible walking/bike paths and new open space amenities and landscaped passive recreation areas. The proposed project would result in a net increase of passive open space, active open space,

and total open space acreage available to the public. Overall, the proposed project would not result in any significant adverse direct effects to open space.

INDIRECT EFFECTS

Potential indirect effects on open space were assessed for non-residential users in a ¼-mile study area and for residential users in a ½-mile study area. The quantitative assessment of open space is based on ratios of usable open space acreage to the study area populations (the "open space ratios").

In the ¼-mile non-residential study area, there is no passive publicly accessible open space for non-residential users and therefore, the passive open space ratio does not meet the Department of City Planning (DCP) guideline of 0.15 acres per 1,000 non-residential users. With the addition of the proposed passive open space, the passive open space ratio would exceed the City's planning goal of 0.15 acres per 1,000 workers in both phases of the proposed project, and would increase compared with No-Action conditions. Therefore, the proposed project would not result in significant adverse indirect impacts on open space resources in the non-residential study area.

As compared with the City's planning goal open space ratios of 2.5 acres of total open space per 1,000 residents, including 0.50 acres of passive space and 2.0 acres of active open space per 1,000 residents, the study area is underserved by total and active open space in existing conditions and would continue to be underserved in the No-Action and With-Action conditions. However, the construction of the proposed passive and active open spaces would improve these ratios compared with No-Action conditions. Therefore, the proposed project would not result in significant adverse indirect impacts on open space resources in the residential study area.

B. DIRECT EFFECTS ASSESSMENT

METHODOLOGY

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 results in increased noise or air pollutant emissions, odor, or shadows that would affect the usefulness of a public open space, whether on a permanent or temporary basis. A proposed project can also directly affect an open space by enhancing its design or increasing its accessibility to the public.

The proposed project would result in the redevelopment of the BPC. Accordingly, this assessment identifies the areas of the BPC that would be directly affected by the proposed project, and describes their characteristics, features, and context.

EXISTING CONDITIONS

Based on field observations conducted in September 2015, April 2016, and July 2017, there are no publicly accessible open spaces located on the project site. However, there are private open spaces located on the northern and western portions of the project site that are not accessible to the public. These private resources are four private baseball fields in good condition on the project site, which are owned by the New York State Office of Mental Health (OMH) and used by little league baseball teams, including the Parkchester Babe Ruth Group Inc., BronxChester Little League, and Van Nest Little League. These baseball fields also include bleachers for spectators and batting cages. In total, these four baseball fields provide approximately 216,984 square feet of active recreational open space, or approximately 4.98 acres. These existing baseball fields are

used by local community athletic organizations and are not open for general public use. Therefore, they are not considered public open space for the purposes of this analysis but are considered qualitatively.

During a field visit in September 2015, none of the baseball fields were in use; the baseball fields are typically used between April and July. Observations were conducted again in April 2016 to understand use during the baseball season. Usage of these baseball fields is seasonal and they are primarily used on weekdays after school hours and on weekends during the spring and summer months. In addition, the existing campus has limited access and is not open to the public.

THE FUTURE WITHOUT THE PROPOSED PROJECT

In the No-Action condition, no substantial changes are expected to occur to the open spaces located on the project site. The private baseball fields will remain as in existing conditions and will continue to be utilized by the Little Leagues.

THE FUTURE WITH THE PROPOSED PROJECT

The proposed project would not remove any existing public open space resources; however, the proposed project would remove the four private baseball fields on the project site and replace them with one private regulation-size baseball field and one private little league-size field by the completion of Phase I in 2023.

The proposed project would provide new publicly accessible open space resources in the form of new walking/bike paths and new open space amenities. With the completion of Phase II in 2028, the amount of publicly accessible open space on the project site would increase by approximately 0.76 acres of active space and 3.1 acres of passive space compared with No-Action conditions (see **Table 5-1**). **Figure 5-1** presents the open space plan for the proposed project and identifies proposed publicly accessible open spaces. As shown in Figure 5-1 and described in Chapter 1, "Project Description," the proposed project would also introduce private open space that would not be publicly accessible; the private open space is not accounted for quantitatively in this analysis.

Table 5-1
Changes to Project Site Publicly Accessible Open Space with the Proposed Project

Open Space Area	Total Acres	Active Acres	Passive Acres
Recreation Areas, Walking/Biking Paths, and Landscaped Areas[1]	3.85	0.76	3.09
With-Action Total	**3.85**	**0.76**	**3.09**
With-Action Increment	**+3.85**	**+0.76**	**+3.09**

Notes:
[1] Walking/biking paths are assumed to be 50 percent active use and 50 percent passive use.

Although the proposed project would replace existing private baseball fields, these fields are currently restricted to little league baseball users and are only used seasonally; therefore, these baseball fields have limited use. In addition, other baseball fields would remain available just outside the project site, including five baseball fields located west of the project site along Marconi Street and three baseball fields associated with Samuel H. Young Park, located south of the project site. The proposed project would replace the four baseball fields with one regulation-size baseball

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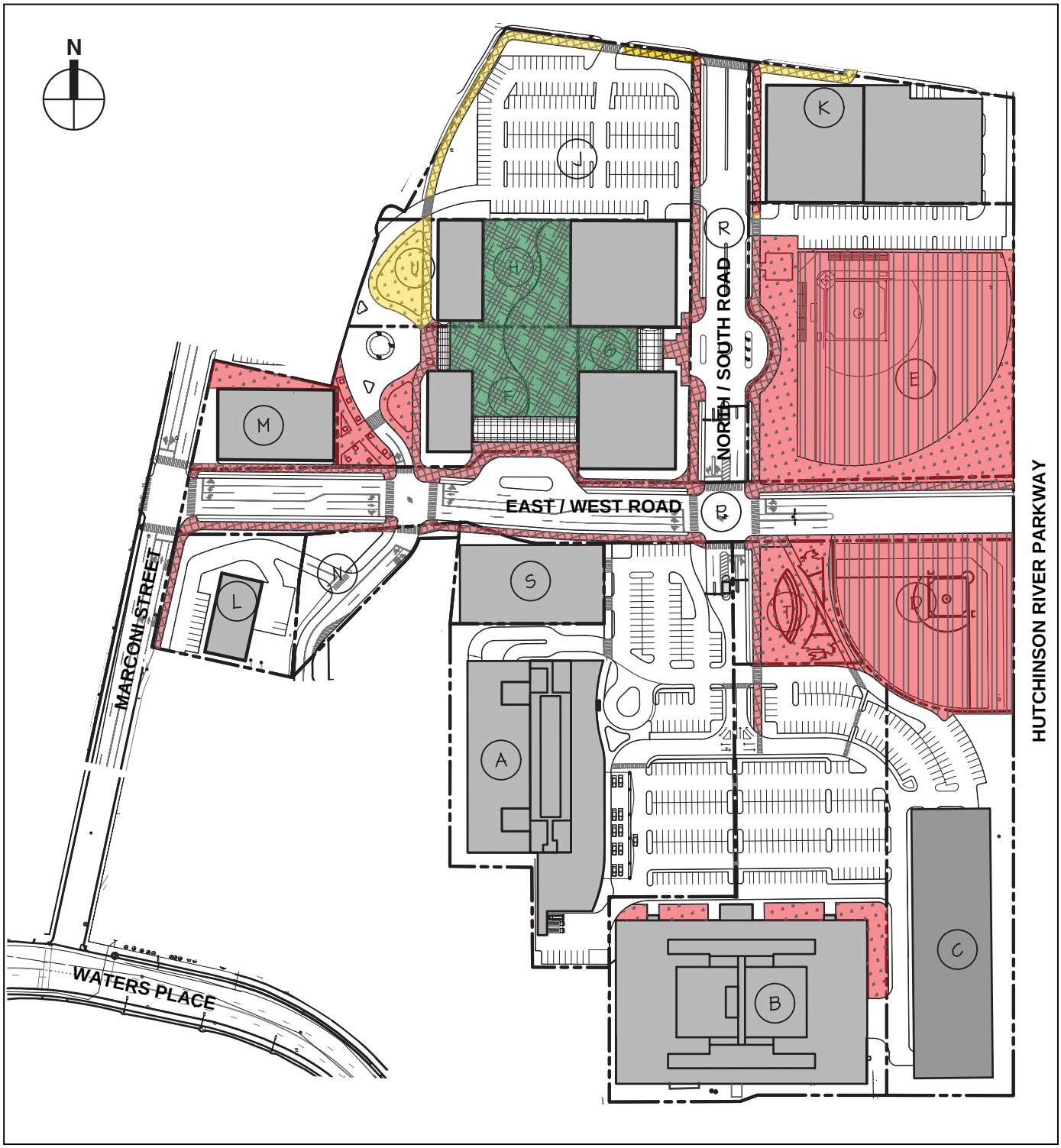


Source: Newman Design Architects PLLC

PHASE 1 AREAS:

- *Recreation Space (Publicly Accessible)*
- *Walk/Bike Path (Publicly Accessible)*
- *Baseball Field (Private)*

PHASE 2 AREAS:

- *Recreation Space (Publicly Accessible)*
- *Walk/Bike Path (Publicly Accessible)*
- *Roof Terrace (Private)*

0 100 250 FEET

Proposed Open Space Plan

BRONX PSYCHIATRIC CENTER LAND USE IMPROVEMENT PROJECT

Figure 5-1

field and one little league-size field with state-of-the-art technology for drainage and turf. These proposed fields would be available for use the majority of the year, unlike the existing fields. Programming for the fields would be coordinated with local community athletic organizations, but these fields would not generally be open to public use. Therefore, these replacement fields are not considered public open space for the purposes of this analysis, but are considered qualitatively.

During construction of the proposed project, the existing regulation-size baseball diamond currently located at the northwest corner of the project site along with the adjacent practice field would remain in operation from the time of closing until construction begins on proposed Buildings 3 and 4. Prior to the start of construction of Buildings 3 and 4, the developer would complete construction on the proposed new, regulation-size baseball diamond at the northeast corner of the project site and the little league size baseball field on the south side of the proposed East-West Road. The existing baseball diamond and adjacent practice field at the northwest corner of the project site would remain in operation until the replacement fields are completed as part of the proposed project.

As described below under the discussion of indirect effects, the ¼-mile non-residential study area does not contain any publicly accessible passive open space resources. The new publicly accessible passive open spaces proposed as part of the project would consist of new walking/biking paths with benches, new open space amenities and other landscaped passive recreation areas. These open spaces would be available throughout the year to the public. In addition, these open spaces would connect to the existing Hutchinson River Greenway open space resource described below, which is currently fenced-off from the project site. This new open space would encourage the public to enjoy a previously restricted area, make the site more accessible, and would complement the proposed uses of the site, including its increased worker population. Therefore, the proposed project would not result in significant adverse direct effects to open space.

C. INDIRECT EFFECTS ASSESSMENT

METHODOLOGY

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-residential users, 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 non-residential users 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. Since the project area has not been identified as either underserved or well-served, the thresholds of 200 residents and 500 non-residential users were applied in this analysis. The proposed project would result in 4,700 new workers on the project site with the completion of Phase I in 2023 and an additional 3,300 new workers in Phase 2 in 2028. In addition, the proposed project would result in an estimated 2,789 daytime student population at the completion of Phase I, which is also included in the quantified open space analysis.[1] Because the proposed project would generate more than 500 non-residential users, an open space assessment is warranted. The proposed project would also increase the number of residents in the study area, with 250 dwelling units adding an estimated 725 residents. Therefore, an assessment of the effects of new residents on open space resources is warranted. The purpose

[1] Based on a ratio of 35.86 square feet per student; calculated from the 125,522-square-foot Mercy College facility with 3,500 students.

of this preliminary assessment is to clarify the degree to which an action would affect open space and the need for further analysis. If this assessment indicates the need for further analysis, a detailed analysis of open space should be performed.

The indirect effects analysis begins with an assessment to clarify the degree to which an action would affect open space and the need for further analysis. The action's effects 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, for non-residential populations, if the assessment shows that a non-residential study area's open space ratio falls below the City's passive open space ratio of 0.15 acres per 1,000 non-residential user; and a proposed action would result in a decrease in ratio of more than 5 percent, it could be considered a substantial change warranting a more detailed analysis. For residential populations, if the assessment shows that a study area's residential open space ratio falls below the City's passive open space ratio of 0.5 acres per 1,000 residential users, active open space ratio of 2.0 acres per 1,000 residential users, or total open space ratio of 2.5 acres per 1,000 residential users; and a proposed action would result in a decrease in ratio of more than 5 percent, it could be considered a substantial change warranting a more detailed analysis. This analysis evaluates potential indirect impacts on open space for a 2023 analysis year and 2028 analysis year. For the 2023 analysis year, open space ratios in the With-Action condition are compared with the No-Action condition in 2023. For the 2028 analysis year, open space ratios in the With-Action condition are compared with the No-Action condition in 2028.

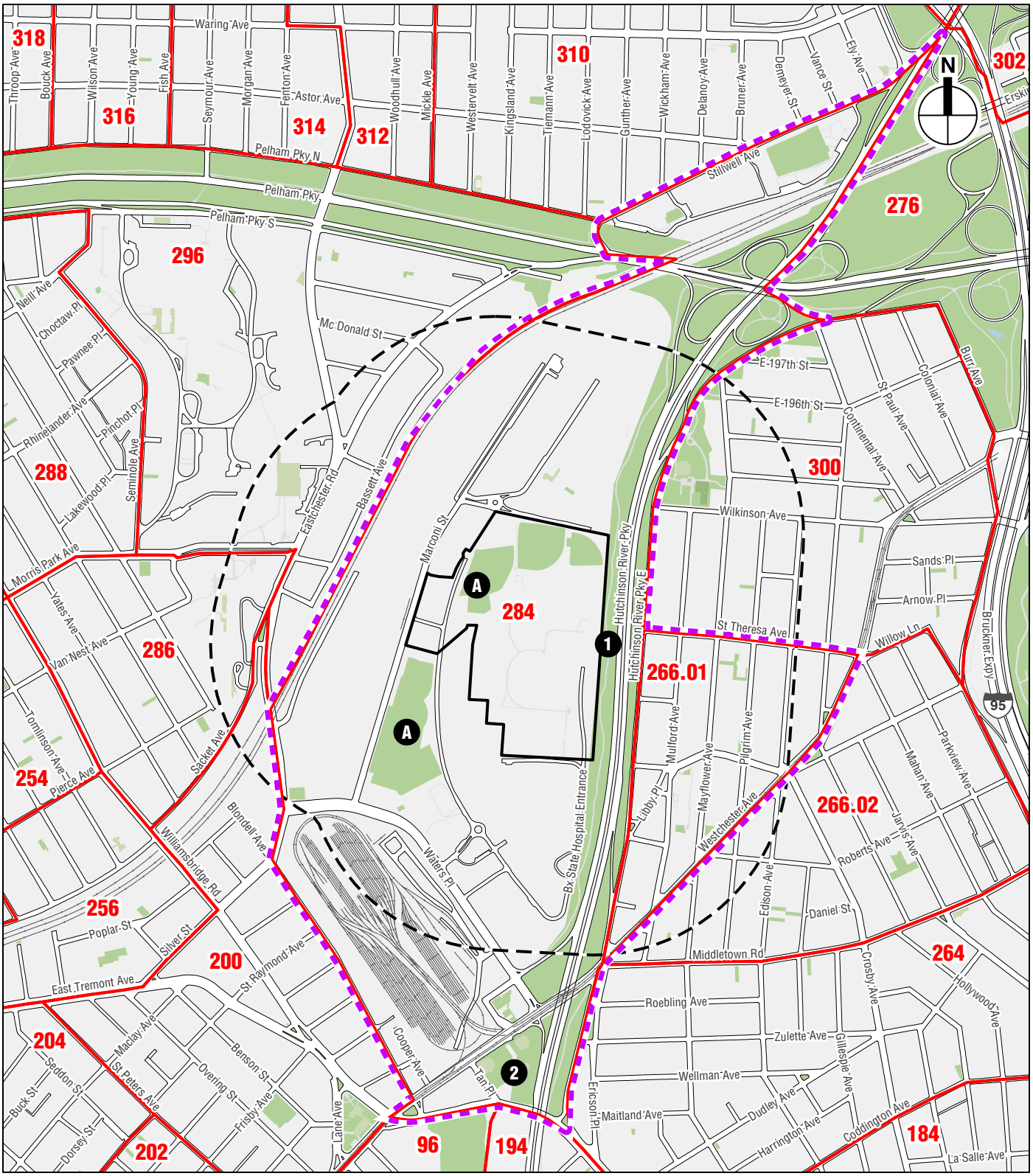
In addition to the quantitative factors cited above, the *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. These include the availability of nearby destination resources, the beneficial effects of new open space resources provided by the project, and the comparison of projected open space ratios with established city guidelines.

STUDY AREA

The *CEQR Technical Manual* recommends establishing study area boundaries as the first step in an open space analysis. The study area is based on the distance a person is assumed to walk to reach a neighborhood open space. Following *CEQR Technical Manual* guidelines, workers and other daytime users typically use passive open spaces, and are assumed to walk approximately 10 minutes (about a ¼-mile distance) from their places of work. Residents typically use both active and passive open spaces, and are assumed to walk approximately 20 minutes (about a ½-mile distance) from their places of residence.

Because the proposed project would introduce a new non-residential population, a non-residential study area based on a ¼-mile distance from the project site was evaluated (see **Figure 5-2**). The study area for the proposed project was adjusted to include all census tracts that fall at least 50 percent within a ¼-mile radius around the development site and project area. As shown on **Figure 5-2**, the study area contains Census Tracts 266.01 and 284.

Because the proposed project would also introduce a new residential population, a residential study area based on a ½-mile distance from the project site was evaluated (see **Figure 5-3**). The study area for the proposed project was adjusted to include all census tracts that fall at least 50 percent within a ½-mile radius around the development site and project area. As shown on **Figure 5-3**, the study area contains Census Tracts 200, 264, 266.01, 266.02, 284, 286, 296, and 300.



Project Site

Study Area (1/4-mile boundary)

Non-residential Study Area Boundary

10 Census Tracts

1 Publicly Accessible Open Space Resource

A Private Baseball Fields

Non-residential Open Space Study Area and Resources

BRONX PSYCHIATRIC CENTER LAND USE IMPROVEMENT PROJECT

Figure 5-2

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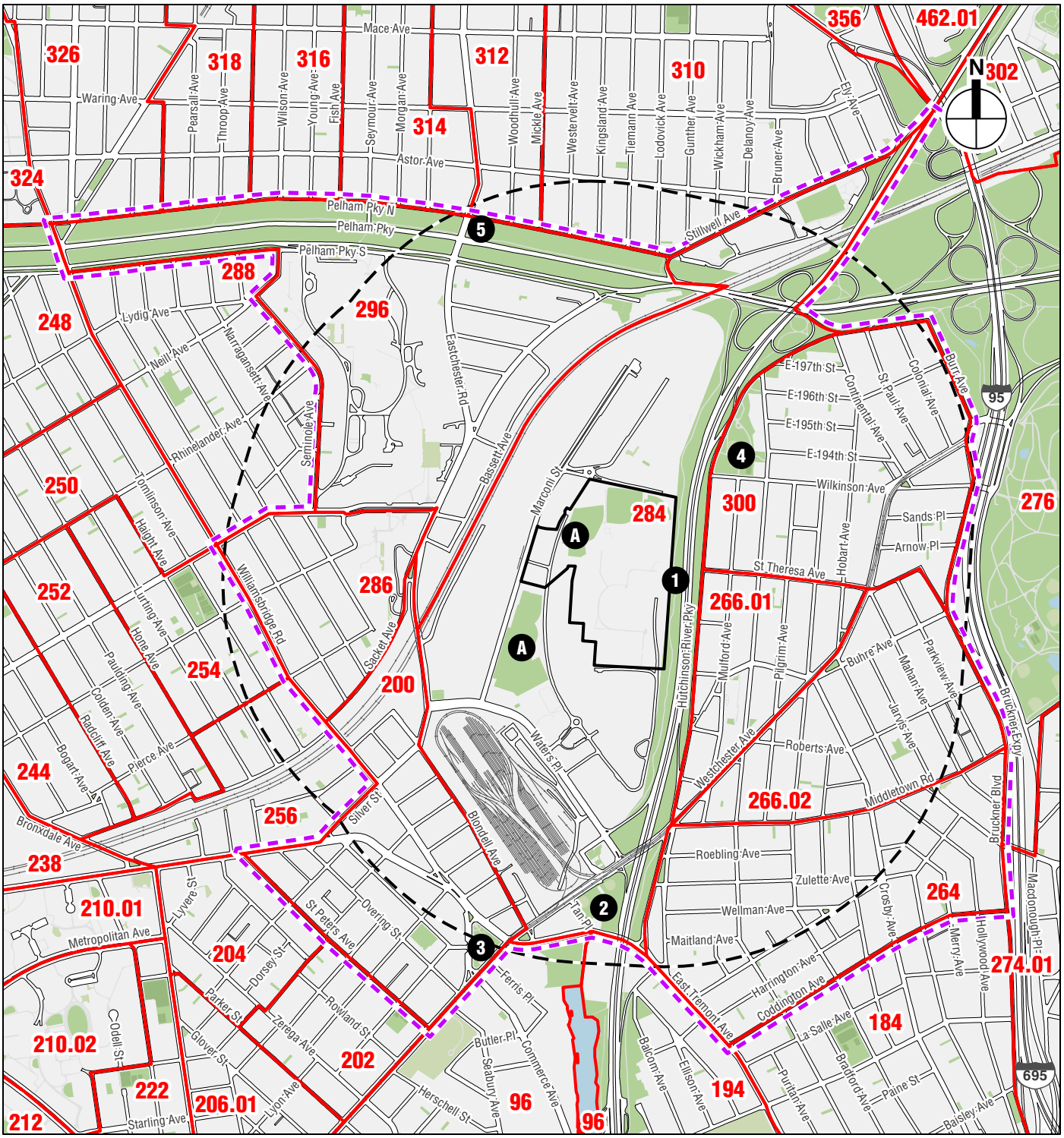

Residential Open Space Study Area and Resources

BRONX PSYCHIATRIC CENTER LAND USE IMPROVEMENT PROJECT

Figure 5-3

OPEN SPACE USER POPULATIONS

Existing Conditions—Non-residential Study Area

Data were compiled from Esri, a national provider of geographic planning data, for the census tracts in the non-residential study area to determine the number of workers within the study area. Existing daytime student population was also estimated for the study area. In addition, publicly accessible open spaces within the study area are identified.

Existing Conditions—Residential Study Area

The existing residential population of the study area was calculated using 2011–2015 American Community Survey (ACS) data obtained from Social Explorer, another national provider of geographic planning data.

The Future Without the Proposed Project—Non-Residential Study Area

Mercy College, north of the project site, is expected to complete an expansion of its programs by the 2023 (Phase I) analysis year. This development would introduce 1,800 additional students which, following *CEQR* methodology, would be added to the daytime non-residential population. Two other commercial developments within the non-residential study area are anticipated to be completed and increase the daytime non-residential population by 2023 (Phase I). These are 1538 Stilwell Avenue and 1540 Bassett Avenue, which will introduce a total of 126 additional workers to the non-residential study area. No other developments are anticipated to be completed in the non-residential open space study area that would increase the daytime non-residential population in either the 2023 (Phase I) or 2028 (Phase II) analysis years.

The Future Without the Proposed Project—Residential Study Area

Several new residential developments are anticipated to be completed in the residential open space study area by the 2023 (Phase I) analysis year. These No Build projects would introduce a total of 307 dwelling units to the residential study area. No other developments are currently anticipated to be completed in the residential open space study area that would increase the residential population in the 2028 (Phase II) analysis year.

The Future With the Proposed Project

The proposed project would result in approximately 4,700 new workers and 2,789 daytime students with the completion of Phase I in 2023 and an additional 3,300 new workers with Phase II in 2028. In addition, approximately 290 new residents would be introduced in Phase I and 435 new residents would be introduced in Phase II (total of approximately 725 residents at full build out).

INVENTORY OF OPEN SPACE RESOURCES

All publicly accessible open spaces and recreational facilities located within both the non-residential and residential study areas were inventoried using information from the New York City Department of Parks and Recreation (NYC Parks), published EISs for recent projects in or near the study area, and field observations conducted in September 2015, April 2016, and July 2017.

The *CEQR Technical Manual* defines public open space as open space that is regularly open to the public during designated daily periods. Open spaces that do not fit this definition because they 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.

The character, condition, and use of the publicly accessible open spaces and recreational facilities within the study areas were recorded 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.

ADEQUACY OF OPEN SPACE RESOURCES

The goal of this assessment is to determine the nature and significance of the change in the availability of open space relative to the demand from the new population, and the usability of the open space affected by the proposed project. This is done using both quantified and qualitative analyses. The adequacy of open space in the study area was quantitatively assessed using a ratio of usable open space acreage to the study area population—referred to as an "open space ratio." The open space ratio is compared against planning goals set forth by DCP. For non-residential populations, 0.15 acres of passive open space per 1,000 non-residential users is typically considered adequate, according to the City's planning goal. For residential populations, 2.5 acres of total open space per 1,000 residents, including 0.50 acres of passive space and 2.0 acres of active open space per 1,000 residents, are the City's planning goals. However, these goals are often not feasible for many areas of the City, and are not considered to be impact thresholds. Rather, they are used as benchmarks to represent how well an area is served by its open space resources.

EXISTING CONDITIONS

STUDY AREA POPULATION

Nonresidential Study Area (¼ Mile)

The current worker population within the non-residential study area is approximately 5,841 workers. In addition, there are an estimated 1,700 daytime students that utilize publicly accessible open spaces within the study area. Therefore, the total daytime non-residential population is estimated at 7,541 (see **Table 5-2**).

Table 5-2
Nonresidential Open Space Study Area Census Tracts

Census Tract Number	Non-Residential Population
266.01	373
284	7,168[1]
Total	7,541[1]

Notes: See **Figure 5-2** for Census Tract location.
[1] This total includes an additional 1,700 daytime students.
Sources: ESRI Business Analyst Business Summary Report, 2017.

Residential Study Area (½ Mile)

The current residential population within the residential study area is approximately 28,857 (see **Table 5-3**).

Table 5-3
Residential Open Space Study Area Census Tracts

Census Tract Number	Residential Population
200	4,722
264	5,842
266.01	3,035
266.02	5,769
284	740
286	1,288
296	1,660
300	5,801
Total	28,857

Notes: See **Figure 5-3** for Census Tract location.
Sources: Social Explorer, 2017.

STUDY AREA OPEN SPACES

NON-RESIDENTIAL STUDY AREA (¼ MILE)

There are two publicly accessible open space and recreational resources currently operating within the non-residential study area. **Table 5-4** identifies these two resources, and **Figure 5-2** illustrates their locations in the study area. These open spaces include publicly owned spaces that are open to the public. Altogether, the publicly accessible open space resources in the non-residential study area total approximately 2.38 acres, all of which are considered active recreational open space.

Table 5-4
Non-Residential Study Area Existing Publicly Accessible Open Space Inventory

Ref. No.	Name/Address	Location	Owner	Amenities	Total Acres	Active	Passive	Condition/ Utilization
1	Hutchinson River Greenway	Extends between Ferry Point Park and Pelham Parkway	NYC Parks	Greenway with bike path and trees	1.10	1.10	0.00	Good/Low
2	Samuel H. Young Park	Westchester Ave. bet. Waters Ave. and E. Tremont Ave.	NYC Parks	Baseball field	1.28	1.28	0.00	Good/Low
Non-Residential (¼-mile) Study Area Total					**2.38**	**2.38**	**0.00**	

Notes:
[1] See **Figure 5-2** for location of open spaces.
[2] Nine privately owned baseball fields are located on or near the project sites, and are designated as "A" in **Figure 5-2**.
NYC Parks = New York City Department of Parks and Recreation
OMH = New York State Office of Mental Health
Sources: NYC Parks open space database; *Bronx Mental Health Redevelopment Project EIS*, 2008; AKRF, Inc. field surveys, September 2015 and April 2016.

RESIDENTIAL STUDY AREA (½ MILE)

In addition to the two publicly accessible open space and recreational resources identified in within the nonresidential study area, three more publicly accessible open space and recreational resources have been identified within the residential study area. **Table 5-5** identifies these three resources, in addition to the two already identified in the non-residential study area. **Figure 5-3** identifies their locations in the study area. These open spaces include publicly owned spaces that are open to the public. Altogether, these publicly accessible open space resources in the residential study area total approximately 8 acres, with 1.4 acres of passive recreational open space and 6.6 acres of active recreational open space.

Table 5-5
Residential Study Area Existing Publicly Accessible Open Space Inventory

Ref. No.	Name/Address	Location	Owner	Amenities	Total Acres	Active	Passive	Condition/ Utilization
1	Hutchinson River Greenway	Extends between Ferry Point Park and Pelham Parkway	NYC Parks	Greenway with bike path and trees	1.10	1.10	0.00	Good/Low
2	Samuel H. Young Park	Westchester Ave. bet. Waters Ave. and E. Tremont Ave.	NYC Parks	Baseball field	1.28	1.28	0.00	Good/Low
3	Owen F. Dolan Park	Westchester Square and Westchester Avenue	NYC Parks	Bathrooms, eateries, recreation centers, wi-fi hotspots	1.40	0.00	1.40	Good/Medium
4	Colucci Playground	Between Hutchinson River Parkway East and Mayflower Avenue	NYC Parks	Baseball field, basketball courts, bathrooms, bocce courts, handball courts, fitness equipment, playgrounds, spray showers	4.00	4.00	0.00	Good/Low
5	Pelham Parkway Greenway	Adjacent to the Pelham Parkway	NYC Parks	Bicycling and greenways	0.25	0.25	0.00	Good/Low
Residential (½-mile) Study Area Total					**8.03**	**6.63**	**1.40**	

Notes:
[1] See **Figure 5-3** for location of open spaces.
[2] Nine privately-owned baseball fields are located on or near the project sites, and are designated as "A" in **Figure 5-3**.
NYC Parks = New York City Department of Parks and Recreation
OMH = New York State Office of Mental Health
Sources: NYC Parks open space database; *Bronx Mental Health Redevelopment Project EIS*, 2008; AKRF, Inc. field surveys, September 2015 and April 2016.

ADEQUACY OF OPEN SPACES

As described above, the non-residential portion of this analysis focuses on passive open spaces because these are the open spaces that non-residential users introduced by the proposed project would be most likely to use. Typically, to assess the adequacy of the open spaces in the area, the ratio of non-residential users to acres of passive open space is compared with the City's planning goal of 0.15 acres of passive space per 1,000 non-residential users. However, non-residential users in the study area are not expected to use the Hutchinson River Greenway or Samuel H. Young Park, as these resources contain only active recreational open space. Based on ¼-mile study area, there is no passive publicly accessible open space for non-residential users to use and therefore, the passive open space ratio does not meet the City's planning goal of 0.15 per 1,000 non-residential users.

For the residential portion of this analysis, both passive and active open spaces are considered as the residents introduced by the proposed project are likely to use both types of open space. To assess the adequacy of the open spaces in the area, the ratio of residential users to acres of passive, active, and total open space is compared with the City's planning goal of 0.5 acres of passive open space per 1,000 residents, 2.0 acres of active open space per 1,000 residents, and 2.5 acres of total open space per 1,000 residents. Under existing conditions, the passive open space ratio for the residential open space study area is 0.049 acres per 1,000 residents, the active open space ratio is 0.230 per 1,000 residents, and the total open space ratio is 0.278 per 1,000 residents. None of these ratios meets the City's planning goals for open space per 1,000 residential users in the ½ mile residential study area.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT—2023

STUDY AREA POPULATION

PROJECT SITE

There would be no changes to the project site population in the 2023 No-Action condition.

STUDY AREA

Within the ¼-mile non-residential open space study area, by 2023 the Mercy College expansion of its programs is projected to increase enrollment by 1,800 additional students. Two projects at 1540 Basset Avenue and 1538 Stillwell Avenue will also be completed, adding 126 additional workers to the non-residential study area. These three projects would increase the daytime non-residential study area population. Therefore, the non-residential population of the ¼-mile non-residential study area would increase to 9,467 in the No-Action condition by 2023.

Within the ½-mile residential open space study area, by 2023, new residential developments with a total of 307 units would increase the residential population. Therefore, the residential population of the ½-mile residential open space study area would increase by 890 residents to 29,747 in the No-Action condition by 2023.

STUDY AREA OPEN SPACES

Study area open spaces would remain as in existing conditions under the No-Action condition by 2023.

ADEQUACY OF OPEN SPACES

Since the open spaces would remain the same as in existing conditions, there would not be any passive publicly accessible open space within the ¼-mile non-residential open space study area. Therefore, the passive open space ratio (0.0 per 1,000 non-residential users) would continue not to meet the City's planning goal of 0.15 per 1,000 non-residential users under the No-Action condition in 2023, as shown in **Table 5-6**.

Table 5-6
No-Action Condition: Adequacy of Open Space Resources—Non-Residential Study Area Phase I (2023)

Non-Residential Population	Passive Open Space Acreage	Passive Open Space Ratios per 1,000 People	City Open Space Guidelines
9,467	0	0.0	0.15

The passive, active, and total open space ratios (0.047, 0.223, and 0.270 acres per 1,000 residents, respectively) for the residential population within the ½-mile residential open space study area would also remain below the City's planning goals of 0.5 acres of passive open space per 1,000 residents, 2.0 acres of active space per 1,000 residents, and 2.5 acres of total open space per 1,000 residents under the No-Action condition in 2023, as shown in **Table 5-7**.

Table 5-7
No-Action Condition: Adequacy of Open Space Resources—Residential Study Area Phase I (2023)

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
29,747	8.03	6.63	1.4	0.270	0.223	0.047	2.5	2.0	0.5

E. THE FUTURE WITH THE PROPOSED PROJECT—2023

STUDY AREA POPULATION

With the completion of Phase I of the proposed project in 2023, 4,700 new workers and 2,789 daytime students would be introduced to the project site. The non-residential population in the ¼-mile non-residential study area would increase to 16,956.

In Phase I of the proposed project, 290 new residents would be introduced to the project site. In 2023 under the With-Action condition, the residential population in the ½-mile residential study area would increase to 30,037.

STUDY AREA OPEN SPACES

As described above, the proposed project would not directly affect any publicly accessible open space resources on the project site, but would remove the four private baseball fields on the project site and replace them with one private, regulation-size baseball field and one private, little league-size field by the completion of Phase I in 2023. The proposed baseball fields would use state-of-the-art technology for drainage and turf, making them available the majority of the year, unlike the existing fields. Programming for the proposed replacement fields would be coordinated with local community athletic organizations; however, they would be private and are not considered public open space for the purposes of this analysis.

Phase I of the proposed project would introduce publicly accessible open space areas to the project site in the form of walking/biking paths with benches and landscaped areas. Phase I of the proposed project would introduce approximately 3.4 acres of publicly accessible open space, consisting of 0.6 acres of active space and 2.8 acres of passive space. These open spaces would be available throughout the year.

With the completion of Phase I, the passive open space acreage within the ¼-mile non-residential study area would increase to approximately 2.8 acres. The open space that would be added by Phase I of the proposed project would increase the total amount of open space in the ½-mile residential study area to 11.45 acres in 2023, including 7.28 acres of active open space and 4.17 acres of passive open space.

ADEQUACY OF OPEN SPACES

NON-RESIDENTIAL STUDY AREA (¼ MILE)

It is expected that non-residential users introduced by the proposed project would primarily utilize the publicly accessible open spaces provided by the proposed project to meet their open space needs. Due to the absence of publicly accessible passive open space resources within the ¼-mile non-residential study area, the new non-residential population that would be introduced by the proposed project would not be expected to overburden any existing open space resources within the ¼-mile non-residential study area.

As shown in **Table 5-8**, with the introduction of 7,489 non-residential users and approximately 2.77 acres of passive open space in Phase I of the proposed project, the passive open space ratio would be 0.164 acres per 1,000 non-residential users, which is above the City's guideline of 0.15 acres of passive open space per 1,000 non-residential users.

Table 5-8
With-Action Condition: Adequacy of Open Space Resources—Non-Residential Study Area Phase I (2023)

Non-Residential Population	Passive Open Space Acreage	Passive Open Space Ratios per 1,000 People	City Open Space Guidelines
16,956	2.77	0.164	0.15

RESIDENTIAL STUDY AREA (½ MILE)

Residential users introduced by the proposed project would be expected to utilize the publicly accessible open spaces provided by the proposed project as well as those existing in the surrounding ½-mile area to meet their open space needs. The proposed project would introduce new open spaces and a new residential population.

As shown in **Table 5-9**, with the introduction of 290 residents as well as approximately 2.77 acres of passive open space and 0.64 acres of active open space in Phase I of the proposed project, open space ratios would increase. The total open space ratio would rise to 0.381 acres per 1,000 residential users, the active open space ratio would rise to 0.242 acres per 1,000 residential users, and the passive open space ratio would rise to 0.139 acres per 1,000 residential users in the ½-mile residential open space study area. Though these open space ratios would still be below the City's guidelines, they would increase compared to the No-Action condition in 2023.

Table 5-9
With-Action Condition: Adequacy of Open Space Resources—Residential Study Area Phase I (2023)

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
30,037	11.45	7.28	4.17	0.381	0.242	0.139	2.5	2.0	0.5

F. THE FUTURE WITHOUT THE PROPOSED PROJECT—2028

STUDY AREA POPULATION

PROJECT SITE

There would be no changes to the project site population in the No-Action condition between 2023 and 2028.

STUDY AREA

Within the ¼-mile non-residential open space study area, between 2023 and 2028 no new developments are anticipated to be completed in the non-residential open space study area that would increase the daytime non-residential population. Therefore, the non-residential population would remain 9,467 in the No-Action condition in 2028.

Within the ½-mile residential open space study area, between 2023 and 2028 no new developments are anticipated to be completed in the residential open space study area that would increase the residential population. Therefore, the residential population would remain 29,747 in the No-Action condition in 2028.

STUDY AREA OPEN SPACES

In the 2028 analysis year, it is assumed for analysis purposes that access improvements to the Hutchinson River Parkway (HRP) in the study area would be completed. The HRP improvements would include reconfiguring the HRP on- and off-ramps and introducing a new service road along the southbound HRP between Exit 2 (Westchester Avenue) and Exit 3 (Pelham Parkway). This service road would run along HRP adjacent to the project site. Based on a preliminary study, it is expected that the HRP greenway would be relocated but the amount of usable open space would be maintained. Therefore, the study area open space acreage would remain as in existing conditions under the No-Action condition in 2028.

ADEQUACY OF OPEN SPACES

Since the open spaces would remain the same as in existing conditions, there would not be passive publicly accessible open space within the ¼-mile non-residential open space study area. Therefore, the passive open space ratio (0.0 per 1,000 non-residential users) would continue to not meet the City's planning goal of 0.15 per 1,000 non-residential users, as shown in **Table 5-10**.

Table 5-10
No-Action Condition: Adequacy of Open Space Resources—Non-Residential Study Area Phase I (2028)

Non-Residential Population	Passive Open Space Acreage	Passive Open Space Ratios per 1,000 People	City Open Space Guidelines
9,467	0	0.0	0.15

Likewise the passive, active, and total open space ratios (0.047, 0.223, and 0.270 acres per 1,000 residents, respectively) for the residential population within the ½-mile residential open space study area would remain below the City's planning goal of 0.5 acres of passive open space per 1,000 residents, 2.0 acres of active space per 1,000 residents, and 2.5 acres of total open space per 1,000 residents under the No-Action condition in 2028, as shown in **Table 5-11**.

Table 5-11
No-Action Condition: Adequacy of Open Space Resources—Residential Study Area Phase I (2028)

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
29,747	8.03	6.63	1.4	0.270	0.223	0.047	2.5	2.0	0.5

G. THE FUTURE WITH THE PROPOSED PROJECT—2028

With the completion of Phase II of the proposed project in 2028, an additional 3,300 workers would be introduced. Therefore, in 2028 under the With-Action condition, the non-residential population in the ¼-mile non-residential study area would increase to 20,256.

In Phase II of the proposed project, a total of 725 additional residents would be added to the project site compared to No-Action conditions. Therefore, the 2028 residential population in the ½-mile residential study area under the With-Action condition would be 30,472.

STUDY AREA OPEN SPACES

With the completion of Phase II, the total amount of publicly accessible passive open space in the ¼-mile non-residential study area would increase to 3.09 acres.

By the completion of Phase II of the proposed project in 2028, the total amount of open space in the ½-mile residential study area would increase to 11.89 acres, including 7.40 acres of active open space and 4.49 acres of passive open space.

ADEQUACY OF OPEN SPACES

NON-RESIDENTIAL STUDY AREA (1/4 MILE)

As shown in **Table 5-12**, with the introduction of an additional 3,300 workers and 0.31 acres of passive open space in Phase II of the proposed project, the passive open space ratio would be 0.153 acres per 1,000 non-residential users. This would be above the City's guideline of 0.15 acres of passive open space per 1,000 non-residential users and would represent an increase over the No-Action condition in 2028 under which no passive open space would be accessible to the daytime population of the ¼-mile non-residential study area.

Table 5-12
With-Action Condition: Adequacy of Open Space Resources—Non-Residential Study Area Phase II (2028)

Non-residential Population	Passive Open Space Acreage	Passive Open Space Ratios per 1,000 People	City Open Space Guidelines
20,256	3.09	0.153	0.15

RESIDENTIAL STUDY AREA (½-MILE)

As shown in **Table 5-13**, a total of 725 new residents would be introduced with the completion of Phase II, and the additional 0.12 acres of active and 0.31 acres of passive open space that would be opened with the completion of Phase II in 2028 would increase the open space ratios further. The total open space ratio would rise to 0.390 acres per 1,000 residential users, the active open space ratio would increase to 0.243 acres per 1,000 residential users, and the passive open space ratio would rise to 0.147 acres per 1,000 residential users in the ½-mile residential open space study area. Though these open space ratios would still be below the City's guidelines, they represent an increase over conditions under the No-Action condition in 2028.

Table 5-13
With-Action Condition: Adequacy of Open Space Resources—Residential Study Area Phase II (2028)

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
30,472	11.89	7.40	4.49	0.390	0.243	0.147	2.5	2.0	0.5

H. IMPACT SIGNIFICANCE

According to the *CEQR Technical* Manual, the significance of a project's effects on open space is assessed using both qualitative and quantitative factors. These effects are compared with those that would occur in the No-Action condition to determine the effects attributable to the proposed project. 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.

IMPACT SIGNIFICANCE—2023

As described above, there is no existing passive publicly accessible open space for non-residential users to utilize in the ¼-mile non-residential open space study area and therefore, the passive open space ratio does not meet the City's planning goal of 0.15 acres per 1,000 workers. The new proposed passive open spaces to be completed in Phase I of the proposed project would benefit the community and workers within the ¼-mile non-residential study area, since it is an area lacking in passive open space (see **Table 5-14**). These open spaces would be available throughout the year and would create a vibrant area frequented by residents and workers of the study area. With the addition of approximately 2.77 acres of passive open space in Phase I, the passive open space ratio would be above the City's planning goal of 0.15 acres per 1,000 workers, and would improve compared with No-Action conditions in 2023. Therefore, Phase I of the proposed project would not result in significant adverse indirect impacts on open space resources in the ¼-mile non-residential study area.

Table 5-14
Impact Significance—Non-Residential Study Area Phase I (2023)

Ratio	City Open Space Guideline	Open Space Ratios per 1,000		Percent Change (Future No-Action to Future With-Action)*
		No-Action	With-Action	
Passive—Non-residents	0.15	0.00	0.164	N/A
Note: * Decrease in open space ratio may not be apparent due to rounding.				

Though the total active and passive open space ratios for the ½-mile residential open space study area are below City planning goals under the existing condition and would remain so in both the No-Action and With-Action conditions in 2023, the With-Action condition would improve these ratios substantially. The total open space ratio would increase by 41 percent, the active open space ratio would increase by 8 percent, and the passive open space ratio would increase by 196 percent (see **Table 5-15**). Therefore, Phase I of the proposed project would not result in significant adverse indirect impacts on open space resources in the ½-mile residential study area.

Table 5-15
Impact Significance—Residential Study Area Phase I (2023)

Ratio	City Open Space Guideline	Open Space Ratios per 1,000		Percent Change (Future No-Action to Future With-Action)*
		No-Action	With-Action	
Total—Residents	2.5	0.270	0.381	41.1%
Active—Residents	2.0	0.223	0.242	8.5%
Passive—Residents	0.5	0.047	0.139	195.7%
Note: * Decrease in open space ratio may not be apparent due to rounding.				

IMPACT SIGNIFICANCE—2028

The new proposed passive open spaces to be completed in Phase II of the proposed project would also benefit the community and workers within the ¼-mile non-residential study area, further increasing the amount of accessible passive open space. With the addition of the proposed approximately 0.31 acres of passive open space in Phase II of the proposed project, the passive open space ratio would be slightly above the City's planning goal of 0.15 acres per 1,000 workers in 2028 under the With-Action condition, and would improve compared with No-Action conditions in 2028 (see **Table 5-16**). Therefore, Phase II of the proposed project would not result in significant adverse indirect impacts on open space resources in the ¼-mile non-residential study area.

Table 5-16
Impact Significance—Non-residential Study Area Phase II (2028)

Ratio	City Open Space Guideline	Open Space Ratios per 1,000		Percent Change (Future No-Action to Future With-Action)*
		No-Action	With-Action	
Passive—Non-residents	0.15	0.00	0.153	N/A
Note: * Decrease in open space ratio may not be apparent due to rounding.				

Though the total, active, and passive open space ratios for the ½-mile residential open space study area are below City planning goals under the existing condition and would remain so in both the No-Action and With-Action conditions in 2028, the With-Action condition would improve these ratios substantially with the introduction of active and passive open space resources on the project site. The total open space ratio would increase by 44.4 percent, the active open space ratio would increase by 9.0 percent, and the passive open space ratio would increase by 212.8 percent (see **Table 5-17**). Therefore, Phase II of the proposed project would not result in significant adverse indirect impacts on open space resources in the ½-mile residential study area.

Table 5-17
Impact Significance—Residential Study Area Phase II (2028)

Ratio	City Open Space Guideline	Open Space Ratios per 1,000		Percent Change (Future No-Action to Future With-Action)*
		No-Action	With-Action	
Total—Residents	2.5	0.270	0.390	44.4%
Active—Residents	2.0	0.223	0.243	9.0%
Passive—Residents	0.5	0.047	0.147	212.8%
Note: * Decrease in open space ratio may not be apparent due to rounding.				

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