

A. INTRODUCTION

This section assesses the potential impact of the proposed project on open space resources surrounding the Bronx Site. Open space is defined by the 2014 *City Environmental Quality Review (CEQR) Technical Manual* as publicly accessible, publicly or privately owned land that is available for leisure, play, sport, or serves to protect and enhance the natural environment. *CEQR Technical Manual* guidelines indicate that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

The proposed project would result in the development of a new detention facility on the Bronx Site, as discussed in Chapter 1, "Project Description." The proposed project's estimated incremental worker and visitor population at the Bronx Site would exceed the CEQR threshold of 500 workers and would therefore require an open space analysis of non-residential populations.

The proposed project would also introduce additional residential uses that would exceed the CEQR threshold of 200 residents requiring an open space analysis of residential populations. Therefore, in accordance with *CEQR Technical Manual* guidelines, an open space assessment of residential and non-residential populations was conducted to determine whether the proposed project would have the potential to result in significant adverse indirect open space impacts.

PRINCIPAL CONCLUSIONS

The proposed project would not have the potential to alter or eliminate any public open space resources on the project site. Based on the analyses provided in Bronx Site Sections 2.5, "Shadows," 2.11, "Air Quality," 2.12, "Noise," and 2.15, "Construction," study area open spaces would not have the potential to experience project-related significant adverse shadows, air quality, or noise impacts. Therefore, the proposed project would not have the potential to result in significant adverse impacts related to direct effects on open space.

The proposed project would introduce new residents and non-residents (i.e., workers and visitors) to the project site, and therefore have the potential to increase demand on public open space resources within their respective study areas. In the residential study area, the total and active residential open space ratios resulting from the proposed project would not meet the guidelines indicated in the *CEQR Technical Manual*, but the decreases in these open space ratios would be less than 5 percent.¹ The passive open space ratio in the residential study area would be above the City's guideline, and the decrease as a result of the proposed project would be less than 5 percent.

¹ *CEQR Technical Manual* guidelines call for 2.5 acres of open space per 1,000 residents, including 2.0 acres of active open space and 0.5 acres of passive open space, and 0.15 acres of passive open space per 1,000 non-residents.

Open spaces within the study area that have low utilization and additional open space resources outside the study area would further reduce the effect of the potential for additional demand generated by the proposed project. Therefore, the proposed project would not have the potential to result in significant adverse impacts on residential open space resources in the residential study area.

The proposed project would not have the potential to result in significant adverse impacts to open space in the non-residential study area, as workers and visitors introduced by the proposed project could be accommodated at the nearby public open space resources within the residential study area and within a ¼ mile of the project site (e.g., St. Mary's Park), the open space demand of workers and visitors introduced by the proposed project would likely be less than this analysis has conservatively projected due to facility security and strict staff schedules, and the proposed project would provide on-site recreational spaces for facility staff. Therefore, the proposed project would not have the potential to result in significant adverse impacts on passive open space resources in the non-residential study area.

B. METHODOLOGY

DIRECT EFFECTS ANALYSIS

According to the *CEQR Technical Manual*, a proposed project would directly affect open space conditions if it causes the loss of public open 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 temporarily or permanently affect the usefulness of a public open space. This section uses information from Bronx Site Sections 2.5, "Shadows," 2.11, "Air Quality," 2.12, "Noise," and 2.15, "Construction," to determine whether the proposed project would have the potential to directly affect any open spaces near the project site. 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 below in "The Future With the Proposed Project."

INDIRECT EFFECTS ANALYSIS

The *CEQR Technical Manual* suggests that a detailed indirect effects analysis is necessary 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. The proposed project's Bronx Site is not located within an area that has been identified as either underserved or well served; therefore, the 200 resident and 500 worker thresholds were applied in this analysis. The proposed project would introduce a new residential population above the 200-resident threshold and a new worker and visitor population above the 500-worker threshold; therefore, following *CEQR Technical Manual* guidance, detailed residential and non-residential indirect effects open space analyses were conducted, as described below.

STUDY AREA

The *CEQR Technical Manual* recommends establishing a study area or areas as the first step in an open space assessment. The study areas are based on the distances that the respective users—workers (or non-residents) and residents—are likely to walk to an open space. According to the *CEQR Technical Manual*, workers typically use passive open spaces and are assumed to walk

approximately 10 minutes, or ¼ mile from their place of work to an open space. Residents are assumed to walk approximately 20 minutes, or ½ mile to an open space, to reach both passive and active open spaces.

The residential-open space study area comprises all census tracts with at least 50 percent of their area within a ½-mile of the project site. As shown in **Figure 2.4-1**, the ½-mile study area includes that area within Census Tracts 27.01, 27.02, 31, 33, 35, 37, and 73.¹ These census tracts cover an area bounded approximately by Westchester Avenue and East 149th Street to the north, Bruckner Boulevard and the Bruckner Expressway to the east, East 135th Street to the south, and St. Ann's Avenue to the east. These census tracts are mapped within Bronx Community District 1.

The non-residential open space study area comprises all census tracts with at least 50 percent of their area within a ¼-mile of the Bronx Site. The ¼-mile study area includes the area within Census Tracts 27.02 and 33.² These census tracts cover an area bounded approximately by St. Mary's Street to the north, Bruckner Boulevard and the Bruckner Expressway to the east, East 137th Street and East 138th Street to the south, and St. Ann's Avenue to the west (see **Figure 2.4-2**). These census tracts are mapped within Bronx Community District 1.

STUDY AREA POPULATION

EXISTING CONDITIONS

The existing residential populations in the study area were obtained from census data. Specifically, the residential population was estimated using the 2012–2016 American Community Survey (ACS) 5-Year Estimates data. Information regarding the existing worker population within the non-residential study area was compiled based on data from ESRI Business Analyst, a national provider of geographic planning data.

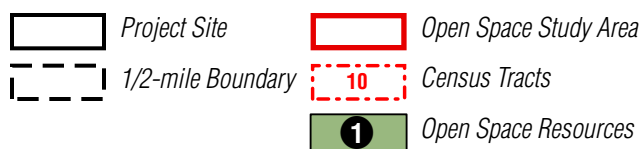
NO ACTION CONDITION

The residential and non-residential populations in their respective study areas in the future without the proposed project (the No Action Condition) were determined by adding the number of residents and non-residents anticipated to result from developments that are expected to be completed in the study areas by 2026~~2027~~ to the existing populations.

WITH ACTION CONDITION

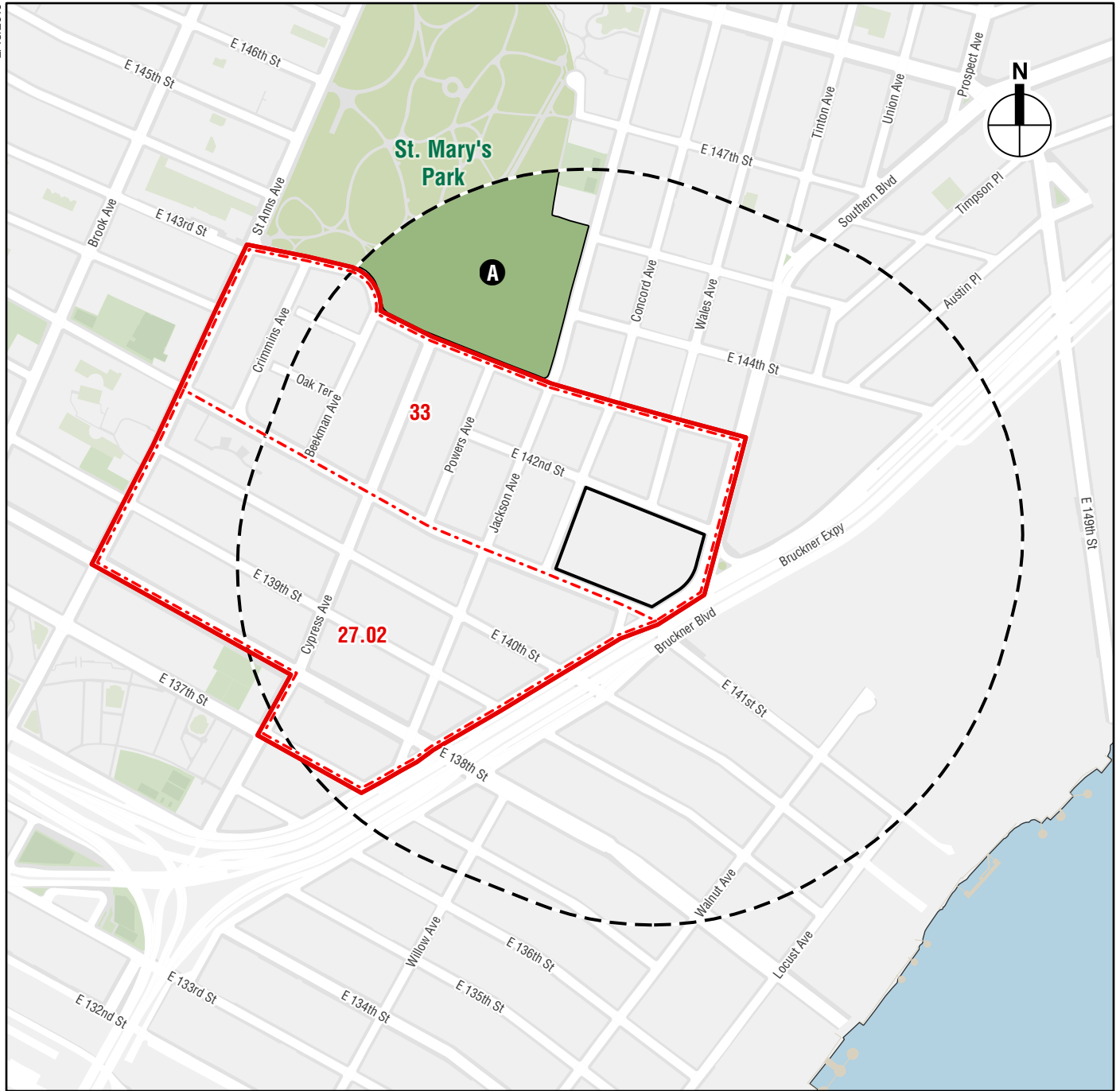
The residential and non-residential populations in their respective study areas in the future with the proposed project (the With Action condition) were determined by adding the number of residents and non-residents anticipated from the proposed project to the residential and non-residential populations in the future without the proposed project. It is anticipated that the proposed project would introduce 700 additional residents as well as 655~~707~~ additional workers and 860~~1,030~~ additional visitors to the project site, for a total increment of 1,515~~1,737~~ additional non-residents. Many of the non-residents expected to result from the proposed project would be visitors to the court facilities that would be located on the project site.

² 2010 U.S. Census.



0 1,000 FEET

Open Space Residential Study Area
Bronx Site - 745 East 141st Street
Figure 2.4-1



- Project Site
- 1/4-mile Boundary
- Open Space Study Area
- Census Tracts
- Open Space Resources

0 1,000 FEET

Open Space Non-Residential Study Area
Bronx Site - 745 East 141st Street

INVENTORY OF OPEN SPACE RESOURCES

Publicly accessible open spaces and recreational facilities within the study area were inventoried to determine their size, character, utilization, and condition. In accordance with the *CEQR Technical Manual*, publicly accessible open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts using both a quantitative and a qualitative analysis, whereas private open space is not accessible to the general public on a regular basis and is considered qualitatively. Open spaces that are not accessible to the general public or that do not offer usable recreational areas were excluded from the survey. Information on the size of the open spaces was obtained from the New York City Department of Parks and Recreation (NYC Parks) and using Geographic Information System (GIS) measurements. The amenities, condition, and utilization of the resources was determined through field surveys conducted during working hours in July of 2018.

At each open space, active and passive recreational spaces were noted. Active open space acreage is used for activities such as jogging, field sports, and children's active play. Passive open space usage includes activities such as strolling, reading, lounging, and people watching. Some spaces, such as lawns and public esplanades, can be considered both active and passive recreation areas since they can be used for passive uses such as sitting or strolling, as well as active uses, such as jogging. For the purpose of this analysis, special attention was paid to the passive open space resources in the study area, as non-residential users are unlikely to participate in activities that require active space during the day. Based on the methodology in the *CEQR Technical Manual*, the utilization level at each facility was determined based on observations of the amount of open space or equipment seen to be in use. Open spaces with less than 25 percent of space or equipment in use were categorized as low usage; those with 25 to 75 percent utilization were classified as moderate usage; and those with over 75 percent utilization were considered to have heavy usage.

ADEQUACY OF OPEN SPACE RESOURCES

COMPARISON TO GUIDELINES

The adequacy of open space in the study area quantitatively assessed using a ratio of usable open space acreage to the study area population; this is referred to as the open space ratio. To assess the adequacy of open space resources, open space ratios are compared with planning goals set by the City as described in the *CEQR Technical Manual*. Although these open space ratios are not meant to determine whether a proposed project might have a significant adverse impact on open space resources, they are helpful guidelines in understanding the extent to which user populations are served by open space resources. For residential populations, 2.5 acres of total open space per 1,000 residents including 2.0 acres of active open space per 1,000 residents and 0.5 acres of passive open space per 1,000 residents is typically considered adequate. For non-residential populations, 0.15 acres of passive open space per 1,000 non-residents is typically considered adequate.

C. EXISTING CONDITIONS

RESIDENTIAL STUDY AREA POPULATION

Based on the data compiled from Census data, the residential open space study area (Census Tracts 27.01, 27.02, 31, 33, 35, 37, and 73) contains 21,577 people (see **Table 2.4-1**).

Table 2.4-1
Existing Residential Population
within the Study Area

Census Tract	Residential Population
27.01	3,034
27.02	4,684
31	1,744
33	3,855
35	3,935
37	279
73	4,046
Total	21,577

Source: ACS 2012–2016 (5-Year Estimates).

RESIDENTIAL STUDY AREA OPEN SPACE RESOURCES

As shown in **Table 2.4-2** and **Figure 2.4-1**, there are four open space resources located within the residential study area. These open space resources are varied in nature, ranging from a large park to small community gardens.

St. Mary's Park is a large park located to the northwest of the project site. Spanning many blocks, the park is bounded by East 149th Street to the north, Jackson Avenue to the east, St. Mary's Street to the south, and St. Ann's Avenue to the west. The park includes many features suitable for both active and passive recreational use. These include baseball fields, benches, pathways, lawn areas, trees, bleachers, bathrooms, water fountains, playground equipment, basketball courts, handball courts, a running track, tennis courts, a dog park, barbeque areas, fitness equipment, a recreation center with an indoor pool, football fields, spray showers, and Wi-Fi hotspots. The park is in adequate condition and experiences high utilization.

Millbrook Playground is a playground located to the south of the project site on the north side of East 135th Street between St. Ann's and Cypress Avenues. The playground is primarily suited for active use, and includes basketball courts, fitness equipment, playground equipment, handball courts, spray showers, and bathrooms. It is in adequate condition and experiences medium utilization.

I-Am-Park is a small park to the north of the project site. It is located on the west side of Jackson Avenue adjacent to St. Mary's Park between East 145th and East 147th Streets. Primarily suited for active uses, the park includes basketball courts, playground equipment, chess tables, and benches. It is in good condition and experiences low utilization.

Pontiac Playground is a playground to the north of the project site. Located on the block bound by East 151st Street, Concord Avenue, East 150th Street, and Jackson Avenue, the playground is primarily suited for active recreational use. It features handball courts, playground equipment, benches, swings, and basketball courts. It is currently in adequate condition and experiences medium utilization.

Table 2.4-2

Inventory of Publicly Accessible Open Space in the Residential Study Area

Map No.	Name	Location	Owner/ Agency	Amenities	Total Acres	Active Acres	Passive Acres	Condition	Utilization
1	St. Mary's Park	East 149th Street, Jackson Avenue, St. Mary's Street, St. Ann's Avenue	NYC Parks	Baseball fields, benches, pathways, lawn areas, trees, bleachers, bathrooms, water fountains, playground equipment, basketball courts, handball courts, a running track, tennis courts, a dog park, barbeque areas, fitness equipment, a recreation center with an indoor pool, football fields, spray showers, Wi-Fi hotspots	35.31	17.66	17.66	Adequate	High
2	Millbrook Playground	East 135th Street between St. Ann's Avenue and Cypress Avenue	NYC Parks	Basketball courts, fitness equipment, playground equipment, handball courts, spray showers, bathrooms	1.05	0.95	0.10	Adequate	Medium
3	I-Am-Park	Jackson Avenue between East 145th Street and East 147th Street	NYC Parks	Basketball courts, playground equipment, chess tables, benches	0.71	0.64	0.07	Good	Low
4	Pontiac Playground	East 151st Street, Concord Avenue, East 150th Street, and Jackson Avenue	NYC Parks/DOE	Handball courts, playground equipment, benches, swings, basketball courts	0.91	0.82	0.09	Adequate	Medium
Totals					37.98	20.06	17.92		
Notes: See Figure 2.4-1 for a map of open space resources. Sources: NYC Parks; Field Surveys, July 2018; MapPLUTO.									

ADEQUACY OF RESIDENTIAL OPEN SPACE RESOURCES

QUANTITATIVE ASSESSMENT

As described above, this analysis takes into account all public open space resources within the study area as these are the open space resources that residents would be likely to use. To assess the adequacy of the open space resources in the study area, the ratio of residents to acres of open space is compared with the City's planning goal of 2.0 acres of open space per 1,000 residents, 2.0 acres of active open space per 1,000 residents, and 0.5 acres of passive open space per 1,000 residents. The open space study area has an existing ratio of 1.760 acres of total open space per

1,000 residents, 0.930 acres of active open space per 1,000 residents, and 0.831 acres of passive open space per 1,000 residents. The total and active open space ratios for the residential study area are below City planning goals; however, the passive open space ratio exceeds the City planning goal (see **Table 2.4-3**).

Table 2.4-3
Existing Conditions: Adequacy of Open Space Resources

Total Population		Open Space Acreage			Open Space Ratios per 1,000 People			Open Space Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	21,577	37.98	20.06	17.92	1.760	0.930	0.831	2.5	2.0	0.5
Notes: Ratios in acres per 1,000 people. Sources: NYC Parks; Field Surveys, July 2018; MapPLUTO.										

QUALITATIVE ASSESSMENT

The four existing open spaces resources within the study area are well suited for active and passive recreation. The resources are in adequate to good condition. Utilization varies throughout the resources; none is overburdened. These factors make the existing open space resources in the study area well suited to providing passive recreation opportunities for existing non-resident population in the study area.

In addition, two community gardens exist within the residential study area that were not included in the quantitative analysis due to irregular public hours.

One is the United We Stand and East 138th Street Community Gardens, two adjacent gardens forming one resource to the southwest of the project site. Located between East 138th Street, Cypress Avenue, East 137th Street, and St. Ann's Avenue, the gardens are open every day except Sunday, from 11 AM to 5 PM Monday to Thursday and from 11 AM to 6 PM on Friday and Saturday. Well suited for passive recreational use, the gardens feature gardening boxes, pathways, benches, picnic tables, a barbeque area, a tool shed, and excellent tree coverage. They are in good condition and experience medium utilization.

The other is the Eagle Slope Community Garden, a small community garden to the northwest of the project site. Located on the southeast corner of the intersection of St. Ann's and Westchester Avenues, the garden is primarily suited for passive recreational use and features gardening boxes, benches, and greenhouses. It is in adequate condition and experiences medium utilization.

NON-RESIDENTIAL STUDY AREA POPULATION

Based on the data compiled from ESRI Business Analyst, the Census Tracts in the non-residential open space study area (Census Tracts 27.02 and 33) contain 805 workers (see **Table 2.4-4**).

Table 2.4-4
Existing Non-Residential
Population within the Study Area

Census Tract	Non-Residential Population
27.02	522
33	283
Total	805
Source: <i>ESRI Business Analyst, 2018</i> <i>Infogroup, Inc.</i>	

NON-RESIDENTIAL STUDY AREA OPEN SPACE RESOURCES

There are no public open space resources currently located within the non-residential open space study area. However, an approximately 11.43-acre portion of St. Mary's Park that is within ¼ mile of the project site and has been included in the quantitative analysis based on guidance from NYC Parks. This portion of St. Mary's Park includes an estimated 5.72 acres of open space for passive recreation.

ADEQUACY OF NON-RESIDENTIAL OPEN SPACE RESOURCES

QUANTITATIVE ASSESSMENT

As described above, this analysis focuses on passive open space resources, as these are the open space resources that non-residents would be most likely to use. To assess the adequacy of the open space resources in the study area, the ratio of non-residents to acres of passive open space is compared with the City's planning goal of 0.15 acres of passive open space per 1,000 non-residents. The open space study area has an existing ratio of 7.101 acres of passive open space per 1,000 non-residents, which is well above the City's planning goal (see **Table 2.4-5**).

Table 2.4-5
Existing Conditions: Adequacy of Open Space Resources

Total Population		Passive Open Space Acreage	Passive Open Space Ratios per 1,000 People	Passive Open Space Goals
Non-Residents	805	5.72	7.101	0.15
Notes: Ratios in acres per 1,000 people. The City's open space ratio goals for total and active open spaces are not applicable to the proposed project under <i>CEQR Technical Manual</i> methodology, as the project would only be introducing a non-residential population to the study area. Sources: NYC Parks; Field Surveys, July 2018; MapPLUTO.				

QUALITATIVE ASSESSMENT

The one existing open spaces resources within the non-residential study area is well suited for passive recreation, include many passive features such as benches, pathways, and lawn areas, and is in adequate condition with high utilization. These factors make the existing open space resource

in the non-residential study area well suited to providing passive recreation opportunities for existing non-resident population in the study area.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT

STUDY AREA RESIDENTIAL POPULATION

PROJECT SITE

As described in Chapter 1, “Project Description,” in the No Action condition, it is expected that no new construction would take place on the project site, and existing conditions would remain in place.

STUDY AREA

As discussed in Section 2.1, “Land Use, Zoning, and Public Policy-Bronx,” seven development projects within the residential study area are currently planned or underway, and are expected to introduce residents by ~~2027~~2026, the proposed project’s build year. The independent No Action condition projects within the residential study area are expected to introduce a total of 901 additional DUs and 2,685 additional residents to the study area by ~~2026~~2027.³

Under the No Action condition, the residents from additional No Action projects (2,685) in the study area expected to be completed by ~~2026~~2027 would increase the residential population within the study area to 24,262.

ADEQUACY OF RESIDENTIAL OPEN SPACE RESOURCES

No new open spaces are expected to be completed within the residential study area by ~~2026~~2027; the open space acreage would remain the same as in existing conditions. As shown on **Table 2.4-6**, the total open space ratio would decrease to 1.565 acres per 1,000 residents, the active open space ratio would decrease to 0.827 acres per 1,000 residents, and the passive open space ratio within the study area would decrease to 0.739 acres per 1,000 non-residents in the future without the proposed project. Therefore, the total and active open space ratios would remain below the City’s planning goals of 2.5 acres of total open space per 1,000 residents and 2.0 acres of active open space per 1,000 residents while the passive open space ratio would remain above the City’s planning goal of 0.5 acres of passive open space per 1,000 residents.

Table 2.4-6
No Action Condition: Adequacy of Residential Open Space Resources

Total Population		Open Space Acreage			Open Space Ratios per 1,000 People			Open Space Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Non-Residential (¼-Mile) Study Area										
Residents	24,262	37.98	20.06	17.92	1.565	0.827	0.739	2.5	2.0	0.5
Notes: Ratios in acres per 1,000 people. Sources: NYC Parks; Field Surveys, July 2018; MapPLUTO.										

³ The addition of 1,690 residents is based on the 2012–2016 ACS average household size for Bronx Community District 1 of 2.98 persons per household.

STUDY AREA NON-RESIDENTIAL POPULATION

PROJECT SITE

As described in Section 2.1, in the No Action condition, it is expected that no new construction would take place on the project site, and existing conditions would remain in place.

STUDY AREA

There is one development project within the non-residential study area currently planned or underway that is expected to introduce non-residents by ~~2026~~2027, the proposed project's build year. This independent No action condition project within the non-residential study area is expected to introduce a total of 334 additional DUs with an estimated accessory staff of 13 additional non-residents to the study area by ~~2026~~2027.

Under the No Action condition, the non-residents from additional No Action projects (13) in the study area expected to be completed by ~~2026~~2027 would increase the non-residential population within the study area to 818.

ADEQUACY OF NON-RESIDENTIAL OPEN SPACE RESOURCES

No new open spaces are expected to be completed within the study area by ~~2026~~2027, and therefore there would continue to be only one public open space within the study area. As shown in **Table 2.4-7**, the passive open space ratio would decrease to 6.988 acres per 1,000 non-residents, above the City's planning goal of 0.15 acres per 1,000 non-residents.

Table 2.4-7
No Action Condition: Adequacy of Open Space Resources

Total Population		Open Space Acreage	Open Space Ratios per 1,000 People	Open Space Goals
Non-Residential (¼-Mile) Study Area				
Non-Residents	818	5.72	6.988	0.15
Notes: Ratios in acres per 1,000 people. The City's open space ratio goals for total and active open spaces are not applicable to the proposed project under <i>CEQR Technical Manual</i> methodology, as the project would only be introducing a non-residential population to the study area. Sources: NYC Parks; Field Surveys, July 2018; MapPLUTO.				

E. THE FUTURE WITH THE PROPOSED PROJECT

The assessment of conditions in the future with the proposed project examines conditions that are expected to occur as a result of the proposed project. The capacity of open space resources to serve future populations in the study area is examined using quantitative and qualitative factors. The potential for direct effects on open space is also considered.

DIRECT EFFECTS

As described above in the discussion of methodology, direct adverse effects on an open space occur when a proposed project 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. Based on the analyses provided in Bronx Site Sections 2.5, “Shadows,” 2.11, “Air Quality,” 2.12, “Noise,” and 2.15, “Construction,” study area open spaces would not have the potential to experience project-related significant adverse shadows, air quality, or noise impacts. Therefore, the proposed project would not have the potential to result in significant adverse impacts related to direct effects on open space.

STUDY AREA RESIDENTIAL POPULATION

Under the With Action condition, the proposed project to construct a new jail and a future mixed-use building with residential use, ground-floor retail, and community facility space on the Bronx Site by ~~2026~~2027. It is anticipated that the proposed project would introduce 700 additional residents to the project site.⁴

STUDY AREA RESIDENTIAL OPEN SPACE RESOURCES

The proposed project would not have the potential to alter existing or proposed open space resources on the project site or within the study area. The total amount of public open space within the study area would remain at 37.98 acres, including 20.06 acres of active open space and 17.92 acres of passive open space.

ADEQUACY OF RESIDENTIAL OPEN SPACE RESOURCES

QUANTITATIVE ASSESSMENT

As shown in **Tables 2.4-8 and 2.4-9**, with a total residential population of 24,962 and 37.98 acres of total open space, the total residential open space ratio within the study area would decrease in the With Action condition compared with the No Action condition by approximately 3 percent. Likewise, with 20.06 acres of active open space and 17.92 acres of passive open space in the study area, the residential active and passive open space ratios would decrease by approximately 3 percent each.

Table 2.4-8
With Action Condition: Adequacy of Open Space Resources

Total Population		Open Space Acreage			Open Space Ratios per 1,000 People			Open Space Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Non-Residential (¼-Mile) Study Area										
Residents	24,962	37.98	20.06	17.92	1.522	0.804	0.718	2.5	2.0	0.5
Notes: Ratios in acres per 1,000 people.										
Sources: NYC Parks; Field Surveys, July 2018; MapPLUTO.										

⁴ The 700 additional residents is based on the average household size for Community District 1 from the 2012–2016 Census ACS data, 2.98 persons per household.

Table 2.4-9
Residential Open Space Ratios Summary

Ratio	City Goal (acres per 1,000 non-residents)	No Action Condition	With Action Condition	Percent Change
Total	2.5	1.565	1.522	-2.75%
Active	2.0	0.827	0.804	-2.78%
Passive	0.5	0.739	0.718	-2.84%

The *CEQR Technical Manual* indicates that a decrease in the open space ratio of 5 percent or more in areas currently below the City’s median community district open space ratio of 1.5 acres per 1,000 residents would generally be considered a substantial change that requires a more detailed analysis. Therefore, as a quantitative assessment, the proposed project would not have the potential to result in a significant impact resulting from an approximately 3 percent decrease in the total, active, and passive residential open space ratios. The anticipated effects of the proposed project on open space resources in the study area are discussed below in the qualitative assessment.

QUALITATIVE ASSESSMENT

The passive residential open space ratio of 0.718 with the proposed project would remain well above the ratio of 0.5 acres per 1,000 non-residents recommended by the City. However, the total and active residential open space ratios currently do not and would not meet the levels recommended by the City. The public open space resources available to residents within the study area include both small and large resources, and as noted above, the field survey of open spaces suggests the existing residential open space resources are not overcrowded by non-residents during the daytime. They are all in adequate to good condition, and would not be overburdened by the additional residential population that would be introduced to the study area by the proposed project. St. Mary’s Park in particular is a large public park near the project site with many amenities that could accommodate far more residents than it does currently.

A sufficient amount of active and passive open space would remain in the study area to support the new residential population. Furthermore, the proposed project would not have the potential to directly impact any open space resources and would not substantially burden nearby open space resources through the introduction of a new residential population.

STUDY AREA NON-RESIDENTIAL POPULATION

Under the With Action condition, the proposed project would construct a new jail and a future mixed-use building with residential use, ground-level retail, and community facility space on the Bronx Site. The non-residential population in the study area would be expected to increase as a result. It is anticipated that the proposed project would introduce ~~655,707~~ additional workers and ~~860,030~~ additional visitors to the project site, with many of these visitors attending the proposed court facilities, for a total increment of 1,515,737 additional non-residents.

STUDY AREA NON-RESIDENTIAL OPEN SPACE RESOURCES

The proposed project would not have the potential to alter existing or proposed open space resources on the project site or within the study area. The one public open space resource within the non-residential study area would remain.

ADEQUACY OF NON-RESIDENTIAL OPEN SPACE RESOURCES

QUANTITATIVE ASSESSMENT

As shown in **Tables 2.4-10 and 2.4-11**, with a total non-residential population of 2,333~~2,555~~ and 5.72 acres of passive open space, the passive open space ratio within the study area would decrease in the With Action condition compared with the No Action condition by approximately 65~~68~~ percent. However, the With Action condition passive open space ratio of 2.45~~2.237~~ would remain well above the City's planning goal of 0.15 acres of passive open space per 1,000 non-residents.

Table 2.4-10

With Action Condition: Adequacy of Open Space Resources

Total Population		Passive Open Space Acreage	Passive Open Space Ratio per 1,000 People	Passive Open Space Goal
Non-Residential (¼-Mile) Study Area				
Non-Residents	<u>2,333</u> 2,555	5.72	<u>2.45</u> 2.237	0.15
Notes: Ratios in acres per 1,000 people. The City's open space ratio goals for total and active open spaces are not applicable to the proposed project under <i>CEQR Technical Manual</i> methodology, as the project would only be introducing a non-residential population to the study area. Sources: NYC Parks; Field Surveys, July 2018; MapPLUTO.				

Table 2.4-11

Non-Residential Passive Open Space Ratios Summary

Ratio	City Goal (acres per 1,000 non-residents)	No Action Condition	With Action Condition	Percent Change
Passive	0.15	6.988	<u>2.45</u> 2.237	<u>-65</u> -68 %

The *CEQR Technical Manual* indicates that a decrease in the open space ratio of 5 percent or more in areas that are currently below the City's median community district open space ratio of 1.5 acres per 1,000 residents would generally be considered a substantial change that requires a more detailed analysis. There would be a larger than 5 percent decrease in the passive open space ratio in the With Action condition compared with that of the No Action condition, but at a passive open space ratio of 2.45~~2.237~~, the study area's open space ratio would remain substantially greater than the City's planning goal of 0.15 acres of passive open space per 1,000 non-residents. The anticipated effects of the proposed project on open space resources in the study area are discussed below in the qualitative assessment.

QUALITATIVE ASSESSMENT

The passive open space ratio of 2.45~~2.237~~ with the proposed project would remain above the ratio of 0.15 acres per 1,000 non-residents recommended by the City. The public open space resource available to non-residents within the study area is a large park in adequate condition, and would not be over-burdened by the additional non-residential population that would be introduced to the study area by the proposed project. There are also additional passive open space resources available to non-residents within a reasonable walk (¼ to ½ mile or a 10- to 20-minute walk)

just outside the study area such as the remainder of St. Mary's Park, I-Am-Park, and the United We Stand Community Garden.

In addition, this analysis conservatively assumes that all workers and visitors to the proposed project at the Bronx site would generate open space demand. However, it is likely that open space demand from project-generated workers and visitors would be substantially lower than projected in this analysis. Visitors to the proposed project would include lawyers, third-party contracted programming staff, medical deliveries, and other service providers. Family and friends of people who are detained would also make up a portion of the visitor population. Many of these visitors would be visiting the project site as part of their occupational duties, and would be likely to move on to a subsequent work appointment rather than utilizing nearby public open space resources.

The proposed project would also include recreational and respite areas for facility staff. These spaces are expected to provide a mix of active and passive programming, including rooftop ball courts, seating, and places to read, eat, or talk on the phone. The proposed project would also provide a staff dining area. Together, this on-site recreational space for staff would reduce the proposed project's potential for increased incremental demand for passive recreational open space within the study area.

A sufficient amount of passive open space would remain in the study area to support the new non-residential population. Furthermore, the proposed project would not have the potential to directly impact any open space resources and would not have the potential to substantially burden nearby open spaces resources through the introduction of a new non-residential population.

F. CONCLUSION

Though the total and active residential open space ratios do not meet the guidelines indicated in the *CEQR Technical Manual* of 2.5 acres of total open space per 1,000 residents and 2.0 acres of active open space per 1,000 residents, the decreases in these open space ratios would be below 5 percent. The passive residential open space ratio would be above the City's guideline, and the decrease as a result of the proposed project would be below 5 percent. Open spaces within the study area that have low utilization and additional open space resources outside the study area would further reduce the potential effects of the additional demand generated by the proposed project. Therefore, the proposed project would not have the potential to result in significant adverse impacts on residential open space resources in the residential study area.

Currently, the passive open space ratio in the study area for non-residential users is well above the guidelines indicated in the *CEQR Technical Manual*, and would remain well above the guidelines in both the No Action and With Action conditions. Though the proposed project would have the potential to result in a decrease in the passive open space ratio of more than 5 percent compared with the No Action condition, the passive open space ratio would remain substantially higher than the City's guideline. The proposed project would not have the potential to result in any impacts, as non-residents introduced by the proposed project to the study area could be accommodated at the one public open space resource within the non-residential study area (St. Mary's Park), the open space demand of workers and visitors introduced by the proposed project would likely be less than this analysis has conservatively projected, and the proposed project would provide on-site recreational spaces for facility staff. Therefore, the proposed project would not have the potential to result in significant adverse impacts on passive open space resources in the non-residential study area. *