

A. INTRODUCTION

This analysis of potential open space impacts followed the methodologies contained in the *City Environmental Quality Review (CEQR) Technical Manual*. According to the *CEQR Technical Manual*, the first step is to take an inventory of all publicly accessible recreational facilities within a defined study area. The study area is based on the distance a person is assumed to walk to reach a neighborhood open space. Workers or other daytime populations are assumed to walk about a ¼-mile and residents are assumed to walk about a ½-mile to reach neighborhood open spaces.

The Proposed Project would result in the development of approximately 957,700 gross square feet (gsf) of retail uses, which would introduce a sizable daytime population in excess of 500 workers and a substantial number of shoppers to the project site. Therefore, a commercial open space analysis covering a ¼-mile study area was prepared to determine whether the added workers and visitors brought to the neighborhood by the Proposed Project would significantly increase the demands for local parks and recreational facilities. The assessment does not include an analysis of residential open space ratios within a ½-mile area because the proposed actions would not introduce new residents to the area.

The Proposed Project would not displace any existing open space resources. The ratio of passive open space for the daytime population would remain above the CEQR guideline of 0.15 acres per 1,000 workers for the daytime population in both the 2009 and 2014 Build years; therefore, there would be no significant adverse impact to passive open space for the daytime population. The passive open space ratio per 1,000 residents and workers combined would increase from No Build conditions, and would remain above the recommended weighted average (of CEQR guidelines) ratio of 0.31 acres per 1,000 residents and workers.

As the passive open space ratio for workers would remain above CEQR guidelines and the combined passive open space ratio for workers and residents would increase from the No Build condition and remain above guidelines, the Proposed Project would not result in significant adverse impacts to open space.

B. METHODOLOGY

The open space study area comprises all census tracts that have 50 percent of their area located within ¼-mile of the project site. Within the open space study area, all publicly accessible open spaces are inventoried to determine their character, condition, and acreage. Open spaces located within ¼-mile of the project site, but within a census tract having less than 50 percent of its area located within ¼-mile of the project site, are not included quantitatively in the open space assessment but are discussed qualitatively.

Open spaces within the study area are differentiated between acreage dedicated to active and passive recreation. Active open spaces have facilities for organized games, children's

equipment, basketball, handball, fields, and playgrounds. Passive open spaces are characterized by gardens, walkways, and benches, perhaps with tables and board games (e.g., chess tables). The open space analysis for the commercial population focuses on impacts to passive open space.

Next, the number of potential users of these open spaces is determined based on the most recent (2000) census data for the residential population and on (2000) reverse journey to work data compiled by the United States Department of Transportation.

With an inventory of available resources and potential users, the adequacy of open space is then assessed both quantitatively and qualitatively. The quantitative analysis computes the ratio of open space acreage to the population and compares this ratio with CEQR guidelines. For nonresidential populations, the City considers 0.15 acres of open space per 1,000 workers to represent a reasonable amount of open space resources for that population. The needs of the residential population are also considered in combination with that of the nonresidential population because it is assumed that both residents and workers will use the same passive open spaces. Therefore, a weighted average of the amount of open space necessary to meet the CEQR guideline of 0.50 acres of passive open space per 1,000 residents and the aforementioned guideline of 0.15 acres of passive open space per 1,000 workers is considered in this analysis. This ratio changes depending on the proportion of residents and workers in each study area. It is recognized that these goals are not feasible for many areas of the City, and they are not considered impact thresholds. Rather, these are benchmarks indicating how well an area is served by open space.

C. EXISTING CONDITIONS

OPEN SPACE USER POPULATION

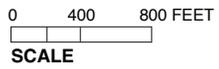
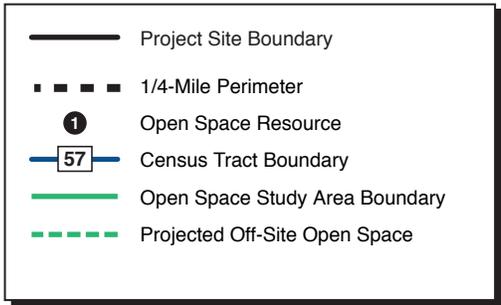
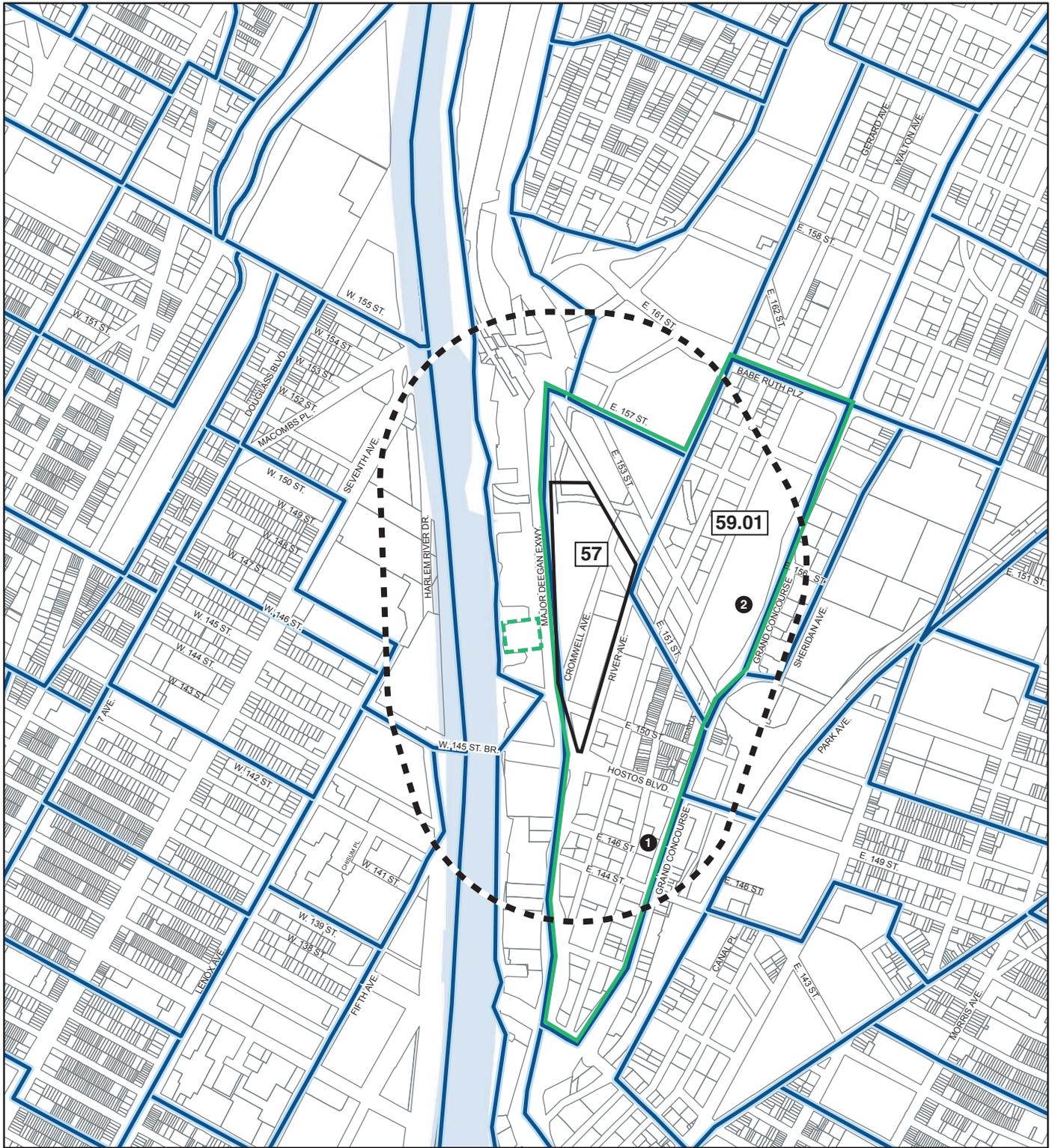
Population data for the study area is presented in Table 5-1. As shown below, under existing conditions, there are approximately 5,830 residents and 4,851 workers in the open space study area.

**Table 5-1
Existing Resident and Daytime Populations**

Tract	Resident Population	Worker Population
57	858	2483
59.01	4,972	2368
Total Population (study area)	5,830	4,851
Source: U.S. Census of Population and Housing, 2000; Reverse Journey to Work Data, compiled by <u>USDOT</u>		

OPEN SPACE INVENTORY

The open space study area contains two open spaces, Garrison Playground and Franz Siegel Park, with approximately 16.69 acres of active and passive open space. The open space resources within the study area are listed in Table 5-2 and are shown on Figure 5-1. Of this total, 6.95 acres are active and 9.73 acres are passive space (see Table 5-1).



GATEWAY CENTER AT BRONX TERMINAL MARKET

Open Space
Figure 5-1

Table 5-2
Existing Open Space Inventory

Map Ref.	Name	Borough	Owner/ Agency	Acres of Passive Open Space	Acres of Active Open Space
1	Garrison Playground	BX	NYCDPR	0.14	0.56
2	Franz Siegel Park	BX	NYCDPR	9.59	6.4
Total				<u>9.73</u>	<u>6.95</u>
Source: New York City Department of Parks and Recreation open space database; AKRF, Inc. field surveys, August 2004.					

Garrison Playground, located west of the Grand Concourse between Hostos Boulevard and East 144th Street, features handball walls, basketball courts, play equipment, concrete play areas, and benches. Franz Siegel Park, located on the Grand Concourse between 151st Street and 158th Street, has a mix of active and passive recreational facilities. The 16-acre park contains basketball and handball courts, baseball fields, jungle gyms, a comfort station, and landscaped hills.

QUANTITATIVE ASSESSMENT

Within the open space study area there are 16.69 acres of total open space, of which 9.73 acres are passive space. As described above, the quantitative analysis for the non-residential population focuses on passive open space, as that is the type of open space typically used by daytime populations. Based on a 2000 worker population of 4,851, the passive open space ratio is 2.01 acres per 1,000 workers; well above the guideline of 0.15 acres per 1,000 workers. As shown in Table 5-3 below, the suggested combined ratio of acres of passive open space to residents and workers in the existing condition is 0.34 acres per 1,000 workers and residents. The ratio of passive open space to the existing combined population is 0.91 acres per 1,000 residents and workers, well above the suggested guideline.

QUALITATIVE ASSESSMENT

As described above, there is enough passive open space in the study area to serve the non-residential population, and when the residential population is considered along with the daytime population the study area still has sufficient passive open space to serve both populations simultaneously. In addition, a portion of Macombs Dam Park, a largely active recreational space with some passive recreational amenities, such as a lawn, is located within ¼-mile of the project site. Although it provides recreational facilities to the daytime and residential populations, Macombs Dam Park is not included in the quantitative assessment because it is within a census tract having less than 50 percent of its area located within ¼-mile of the project site. Summit Avenue Park is a 0.06-acre park located just outside the ¼-mile perimeter. This park contains a hillside lawn area with a small playground. These open spaces supplement the publicly-accessible open spaces located within the study area.

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

2009

STUDY AREA POPULATION

No new major real estate development projects that would introduce new residents to the study area are expected to be completed in the No Build condition by 2009. One project that would introduce a new worker population is expected. Lincoln Hospital has plans to construct new facilities, including a 30,000 sf labor and delivery center and a 2,000 sf MRI unit. These facilities are expected to introduce an additional 71 workers to the study area by 2009. It is also expected that the population would continue to grow as a result of additional development projects that are not planned at this time. Thus, a growth rate of 0.5 percent per year has been assumed. It is expected that the 2009 population would be approximately 5,977 for the residential population and 5,044 for the daytime population. The renovation of the Hostos Community College building, the replacement of the existing New York City Department of Homeless Services Emergency Assistance Unit, and the reconstruction of 149th Street would not introduce new residential or worker populations to the study area.

STUDY AREA OPEN SPACES

In the future without the proposed actions, a new Yankee Stadium could be constructed within Macombs Dam Park, just north of the existing stadium. As noted above, Macombs Dam Park is not included within the open space study area because it is located in a census tract that does not have half of its area within ¼-mile of the project site. The potential open space impacts of this No Build project are discussed in Chapter 22, “Future Conditions with a Relocated Yankee Stadium.” As noted in that chapter, the Yankee Stadium project is expected to develop a 5.11-acre portion of the area west of the project site as a public open space with active uses, as part of a parkland replacement program to offset the loss of Macombs Dam Park land to be used for the new stadium site. However, even without the development of this open space the passive open space ratios for workers, as well as workers and residents combined, in the area would continue to exceed DCP’s guidelines. The Proposed Project’s workers and visitors would enjoy proximity to the new open space developed in conjunction with the Yankee Stadium project.

ADEQUACY OF OPEN SPACES

In the open space study area, the residential population is expected to increase to approximately 5,977 and the daytime population is expected to increase to approximately 5,044. The acreage of passive open space is expected to remain at 9.73 acres. The worker population will continue to be well-served by the passive open space inventory. With an inventory of 9.73 acres, the passive open space ratio will be 1.92 acres per 1,000 workers, which is above the guideline of 0.15 acres per 1,000 workers. While the change in the residential and worker populations in the future without the proposed actions alters the weighted average passive open space guidance value, the new measure changes by a negligible amount and when rounded remains at 0.34 acres of passive open space per 1,000 workers and residents. The combined passive open space ratio per 1,000 workers and residents in the future without the proposed actions would be 0.88, and would remain above this guideline.

The surrounding area parks will continue to provide additional open space for area residents and workers.

2014

STUDY AREA POPULATION

No major development projects that would introduce new residential or worker populations in the study area are expected to be completed in the No Build condition by the 2014 build year. The anticipated growth rate of 0.5 percent per year is projected to continue, resulting in a residential population of approximately 6,128 and a worker population of approximately 5,170 persons.

STUDY AREA OPEN SPACES

No new open space projects are expected to be completed in the open space study area by 2014.

ADEQUACY OF OPEN SPACES

In the open space study area, the residential population is expected to increase to approximately 6,128 and the daytime population is expected to increase to approximately 5,170. The acreage of passive open space will remain at 9.73 acres. With a ratio of 1.88 acres per 1,000 workers, the worker population will continue to be well-served by the passive open space inventory. The combined worker and residential populations will have 0.86 acres of passive open space per 1,000 persons and would remain above the combined ratio of 0.34.

The study area currently has sufficient passive open space to serve the daytime and combined residential and daytime populations.

E. PROBABLE IMPACTS OF THE PROPOSED ACTIONS

2009

STUDY AREA POPULATION

By 2009, the Proposed Project would provide approximately 957,700 gross square feet (gsf) of retail space and would employ approximately 1,766 workers. Approximately 287 workers currently working on the project site would be displaced. Thus, the net daytime population in the future with the Proposed Project would total approximately 6,523 in the 2009 Build year, for a total population of 12,500.

ADEQUACY OF OPEN SPACES

A comparison of open space ratios in the existing, No Build, and Build conditions is shown in Table 5-3. With the Proposed Project, the daytime population in the study area would total approximately 6,523 persons. In the future with the Proposed Project, the City—with contributions from the project sponsor—would develop an approximately 2-acre waterfront public open space on a portion of the Bronx Terminal Market area west of Exterior Street (see Figure 5-1, above). The City is committed to developing the off-site public open space by the Proposed Project's 2009 Build year. Therefore, the acreage of passive open space would increase to 11.73 acres.

Table 5-3
Analysis of Adequacy of Public Open Space Resources
in the 1/4-Mile Study Area

	Existing Conditions	No Build Conditions 2009	No Build Conditions 2014	With the Project 2009	With the Project 2014
Study Area Population:					
Residents	<u>5,830</u>	<u>5,977</u>	<u>6,128</u>	<u>5,977</u>	<u>6,128</u>
Workers	<u>4,851</u>	<u>5,044</u>	<u>5,170</u>	<u>6,523</u>	<u>7,154</u>
Total:	<u>10,681</u>	<u>11,021</u>	<u>11,298</u>	<u>12,500</u>	<u>13,282</u>
Open Space Acreage:					
Total	<u>16.69</u>	<u>16.69</u>	<u>16.69</u>	<u>18.69</u>	<u>18.69</u>
Active	<u>6.95</u>	<u>6.95</u>	<u>6.95</u>	<u>6.95</u>	<u>6.95</u>
Passive	<u>9.73</u>	<u>9.73</u>	<u>9.73</u>	<u>11.73</u>	<u>11.73</u>
Open Space Ratios (acres per 1,000 residents and/or workers):					
Passive	<u>2.01</u> /1,000 workers	<u>1.93</u> /1,000 workers	<u>1.88</u> /1,000 workers	<u>1.80</u> /1,000 workers	<u>1.64</u> /1,000 workers
Recommended Weighted Average Ratio for Passive	<u>0.34</u> /1,000 residents and workers	<u>0.34</u> /1,000 residents and workers	<u>0.34</u> /1,000 residents and workers	<u>0.32</u> /1,000 residents and workers	<u>0.31</u> /1,000 residents and workers
Combined Passive	<u>0.91</u> /1,000 residents and workers	<u>0.88</u> /1,000 residents and workers	<u>0.86</u> /1,000 residents and workers	<u>0.94</u> /1,000 residents and workers	<u>0.88</u> /1,000 residents and workers
Percent Change:		Existing to No Build		No Build to Project	
Passive	N/A	<u>-3.83</u>	<u>-6.17</u>	<u>-6.78</u>	<u>-12.88</u>
Combined Passive	N/A	<u>-3.09</u>	<u>-5.46</u>	<u>6.29</u>	<u>2.55</u>
Notes: <i>Planning Goal Ratios: 0.15 acres/1,000 workers, 0.50 acres/1,000 residents of passive open space</i> A weighted average ratio is used combining DCP's goals of 0.50 acres/1,000 residents and 0.15 acres/1,000 workers.					
Source: 2000 U.S. Census of Population and Housing					

The ratio of passive open space for the daytime population would decrease by 6.78 percent to 1.80 acres per 1,000 workers, which is still well above the guideline of 0.15 for the daytime population; therefore, there would be no significant adverse impact to passive open space for the daytime population. The passive open space ratio per 1,000 residents and workers would increase by approximately 6.29 percent to 0.94 acres per 1,000 persons and would remain above the recommended weighted average ratio of 0.32 acres per 1,000 residents and workers in the future with the proposed actions. As the passive open space ratio for workers and the combined passive open space ratio for workers and residents would remain above recommended guidelines, the Proposed Project would not have significant adverse impacts to open space in 2009.

2014

STUDY AREA POPULATION

By 2014, the Proposed Project would construct a 250-room hotel that would employ approximately 155 workers. In addition, based on a rate of 1.5 guests per room the hotel would also introduce approximately 350 guests to the area. Thus, the net daytime population in the future with the proposed actions would total approximately 7,154 in 2014 for a total population of approximately 13,282.

STUDY AREA OPEN SPACES

No open space would be created on the project site by 2014.

ADEQUACY OF OPEN SPACES

With the completion of the Proposed Project, the daytime population in the study area would total approximately 7,154 persons. The acreage of passive open space would remain at 11.73 acres. The ratio of passive open space for the daytime population would decrease from the 2014 No Build condition to 1.64 acres per 1,000 workers, which is still well above the guideline of 0.15 for the daytime population. The passive open space ratio per 1,000 residents and workers would increase from the 2014 no build condition to 0.88, and would remain above the recommended weighted average ratio of 0.31 acres per 1,000 residents and workers in the future with the proposed actions. As the passive open space ratio for workers and the combined passive open space ratio for workers and residents would remain above recommended guidelines, the proposed actions would not have significant adverse impacts to open space in 2014. Overall, the Proposed Project would not have any significant adverse impacts on open space. *