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## CHAPTER 6: OPEN SPACE

### A. INTRODUCTION

An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the area. According to the *CEQR Technical Manual*, a direct open space impact would “physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value.” An indirect effect may occur when the population generated by a proposed project would be sufficient to noticeably diminish the ability of an area’s open space to serve the existing or future population. According to the guidelines established in the *CEQR Technical Manual*, a project that would add more than 200 residents or 500 employees, or a similar substantial number of other users to an area, is typically assessed for any potential indirect effects on open space. The Proposed Action would add new residents to the area, and therefore has the potential to affect open space utilization.

As discussed in Chapter 1, “Project Description,” the Proposed Action includes zoning map amendments to rezone the existing M1-2 manufacturing district to residential and commercial districts; zoning text amendments to establish Inclusionary Housing in the Project Area; the disposition of City-owned properties; Urban Development Action Area Projects designation; and the modification of an Urban Renewal Plan. The “Proposed Project” is defined as the development projected to occur as a result of the Proposed Action by 2018. The Proposed Project is expected to result in approximately 1,851 dwelling units, (of which ~~905~~ 844 would be affordable), ~~103,535~~ 103,286 square feet of retail space and ~~25,856~~ 35,456 square feet of community facility space.

This anticipated development would add an estimated 5,516 new residents and approximately ~~388~~ 428 new retail and community facility employees to the study area over the next nine years following the adoption of the Proposed Action. As the Proposed Action would add 5,516 new residents, a detailed quantitative open space assessment was conducted to examine the change in total population relative to total public space in the area, in order to determine whether the increase in user population due to the Proposed Action would significantly reduce the amount of open space available for the area’s population. This entails the calculation of the existing open space ratio, as well as the open space ratios in the future without and with the Proposed Action in place. The open space ratio is expressed as the amount of public open space acreage per 1,000 user population. Because the worker population generated by the Proposed Action falls below the threshold of 500 additional employees, the following analysis focuses on the needs of the additional residential population only.

### B. OVERVIEW

The Proposed Action would result in significant adverse open space impacts. With the Proposed Action, the population of the open space study area would increase by 5,516 residents, from ~~92,120~~ 92,263 to ~~97,636~~ 97,779. The amount of public open space would remain the same, with 33.99 total acres of public open space, consisting of 27.41 acres of active open space and 6.58 acres of passive open space. In the future with the Proposed Action, open space ratios in the open space ~~ratio~~ study area would decrease by approximately 5.6 percent as compared to the future without the Proposed Action. The private recreational space created under the Quality Housing Program for all action-generated residential units in the future with the Proposed Action would contribute to alleviating some of the shortage of open space in the study area. In addition, there are several large open space resources just outside the study area which would also partially alleviate the shortage of open space for new residents of the proposed action. However, the decrease in open space ratio would exceed the 5 percent threshold for possible impacts. In

light of the very low open space ratios in the study area under No-Action conditions and worsening that would occur with the Proposed Action, there would be a significant adverse open space impact.

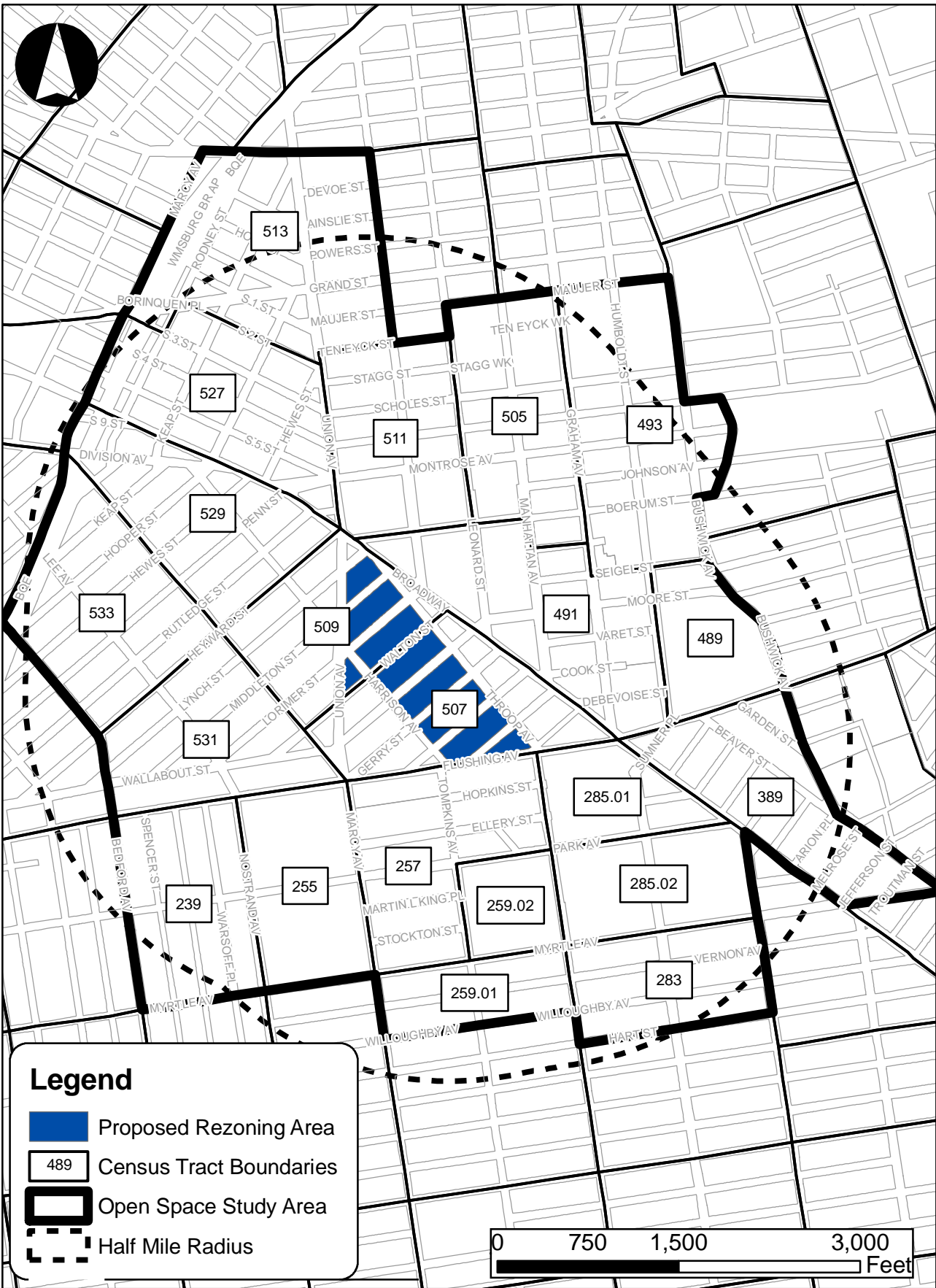
### C. METHODOLOGY AND OPEN SPACE STUDY AREA

With an inventory of available resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares this ratio with certain guidelines. The qualitative assessment examines other factors that can affect conclusions about adequacy, including proximity to additional resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the area's population. Specifically, the analysis includes:

- Characteristics of the residential user group. To determine the number of residents in the study area, census data has been compiled for census tracts comprising the open space study area.
- An inventory of all publicly accessible passive and active recreational facilities in the study area.
- An assessment of the quantitative ratio of open space in the study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with certain guidelines. For the residential population, there are generally two guidelines that are used to evaluate residential open space ratios. The New York City Department of City Planning (DCP) generally recommends a comparison to the median ratio for community districts in New York City, which is 1.5 acres per 1,000 residents. Alternately, NYCDCP has established an optimal level, or planning goal, of 2.5 acres per 1,000 residents.
- An evaluation of qualitative factors affecting open space use, including barriers to access, description of active and passive uses, and characteristics of user groups.
- A final determination of the adequacy of open space in the study area.

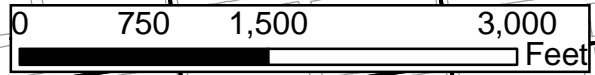
#### *OPEN SPACE STUDY AREA*

In accordance with the guidelines established in the *CEQR Technical Manual*, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects. For purposes of analysis, the study area was determined by identifying a half-mile radius around the boundaries of the Project Area. Per *CEQR Technical Manual* guidelines, census tracts with 50 percent or greater of their area located within the half-mile radius were included in the calculation of population and open space; those with less than 50 percent of their area in the half-mile radius were excluded. Figure 6-1 shows the resultant open space study area boundary. As shown in Figure 6-1, the open space study area includes 21 census tracts. It should be noted that although the open space study area is demarcated along census tracts boundaries, open spaces that fall within the half-mile radius, but outside of the open space study area census tracts nevertheless were included in this analysis. Conversely, open spaces that fall outside the half-mile radius but are within study area census tracts were also included in the analysis.



**Legend**

- Proposed Rezoning Area
- 489 Census Tract Boundaries
- Open Space Study Area
- Half Mile Radius



**NYC**™ Department of Housing Preservation & Development

Broadway Triangle

Open Space Study Area

**PHA** Philip Habib & Associates, P.E., P.C. Figure 6-1

**D. EXISTING CONDITIONS**

*STUDY AREA POPULATION*

To determine the residential population served by existing open space resources, 2000 Census data were compiled for the census tracts comprising the study area. With an inventory of available open space resources and the number of potential users, open space ratios can be calculated and compared with existing citywide averages and planning goals set forth by NYCDCP.

As shown in Table 6-1, 2000 Census data indicate that the study area has a residential population of approximately 76,993 people. Approximately 56.6 percent of the population falls between the ages of 18 and 64, compared with 61.7 percent for Brooklyn as a whole. Approximately 34.7 percent of the study area's residents are below the age of 18, compared with 26.9 percent for Brooklyn as a whole. Approximately 8.7 percent are 65 years of age and older, lower than the average for Brooklyn, which is 11.5 percent. The demographic data suggest a need for a range of active and passive recreation facilities, particularly those geared toward children and adults.

**Table 6-1  
Residential Population**

<b>Census Tract</b>	<b>Population</b>	<b>Under 18 yrs.</b>	<b>Percent</b>	<b>18 to 64 yrs.</b>	<b>Percent</b>	<b>65+ yrs.</b>	<b>Percent</b>
239	417	114	27.3%	277	66.4%	26	6.2%
255	5,077	1,926	37.9%	2,713	53.4%	438	8.6%
257	2,026	634	31.3%	1,293	63.8%	99	4.9%
259.01	1,887	630	33.4%	1,162	61.6%	95	5.0%
259.02	3,595	1,457	40.5%	1,880	52.3%	258	7.2%
283	3,624	1,319	36.4%	2,037	56.2%	268	7.4%
285.01	1,422	193	13.6%	1,082	76.1%	147	10.3%
285.02	2,921	925	31.7%	1,693	58.0%	303	10.4%
389	2,287	733	32.1%	1,437	62.8%	117	5.1%
489	4,020	1,421	35.3%	2,142	53.3%	457	11.4%
491	5,453	1,303	23.9%	3,211	58.9%	939	17.2%
493	7,681	2,345	30.5%	4,665	60.7%	671	8.7%
505	4,211	1,048	24.9%	2,561	60.8%	602	14.3%
507	728	271	37.2%	437	60.0%	20	2.7%
509	1,838	922	50.2%	876	47.7%	40	2.2%
511	3,730	952	25.5%	2,304	61.8%	474	12.7%
513	4,362	1,087	24.9%	2,941	67.4%	334	7.7%
527	7,277	2,300	31.6%	4,580	62.9%	397	5.5%
529	4,295	2,069	48.2%	1,988	46.3%	238	5.5%
531	2,582	1,307	50.6%	1,173	45.4%	102	4.0%
533	7,560	3,792	50.2%	3,133	41.4%	635	8.4%
<b>Total:</b>	<b>76,993</b>	<b>26,748</b>	<b>34.7%</b>	<b>43,585</b>	<b>56.6%</b>	<b>6,660</b>	<b>8.7%</b>

Source: 2000 US Census Data

As discussed in Chapter 3, “Socioeconomic Conditions,” the area has experience significant population growth since the 2000 Census with the creation of approximately 2,753 additional housing units. Based on the area’s average of 2.98 persons per household and housing unit occupancy rate of 94.5 percent (also 2000 Census), as shown in Tables 3-4 and 3-10, the area’s population is projected to have increased by approximately 7,753 residents. As a result, the 2008 existing open space study area population is approximately 84,746. It is assumed for analysis purposes that the age distribution for the study area remains similar to that reflected in the 2000 Census. Refer to Table 6-2.

**Table 6-2  
2008 Open Space Study Area Existing Population**

	<b>residents</b>
<b>2000 Census Population</b>	76,993
<b>2000 to 2008 growth (2,753 DUs @ 2.98/DU, 94.5% occupancy rate)</b>	7,753
<b>Existing 2008 Population</b>	84,746

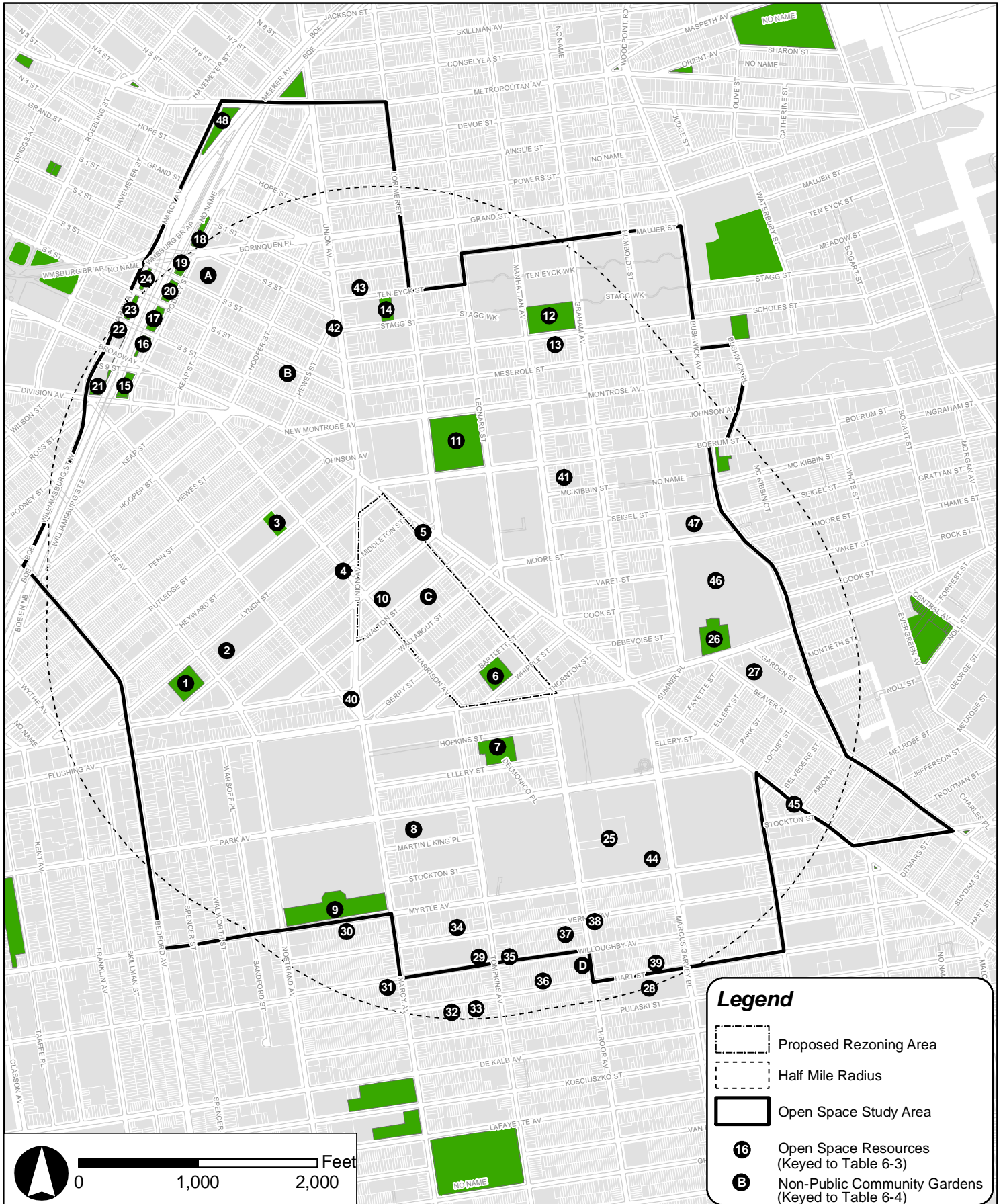
*INVENTORY OF PUBLICLY-ACCESSIBLE OPEN SPACE*

According to *the CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Public open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts under CEQR. Private open space is not accessible to the general public on a regular basis and should only be considered qualitatively.

An open space is determined to be active or passive by the uses which the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns, and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation, with benches, walkways, and picnicking areas.

Publicly accessible open space facilities within the study area were inventoried in October 2008 and identified by their location, size, owner, type, utilization, equipment, hours, and condition of available open space. The condition of each open space facility was categorized as “Excellent,” “Good”, “Fair”, or “Poor.” A facility was considered in excellent condition if the area was clean, attractive, and all equipment was present and in good repair. A good facility had minor problems such as litter, or older but operative equipment. A fair facility was one which was poorly maintained, had broken or missing equipment, or other factors which would diminish the facility’s attractiveness. A poor facility exhibited serious deficiencies in cleanliness, security, and landscaping. Determinations were made subjectively, based on a visual assessment of the facilities. Table 6-3, Open Space Inventory, identifies the address, ownership, hours, acreage of active and passive open spaces in the study area, and their condition and utilization. Figure 6-2 provides a map of their locations. The Map Key number provided in the first column of Table 6-3 indicates the appropriate marker for each open space in Figure 6-2.

Judgments as to the intensity of use and conditions of the facilities were qualitative, based on an observed degree of activity or utilization. If a facility seemed to be at or near capacity, i.e., the majority of benches or equipment was in use, then utilization was considered heavy. If the facility or equipment was in use, but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light.



**Legend**

- Proposed Rezoning Area
- Half Mile Radius
- Open Space Study Area
- 16 Open Space Resources (Keyed to Table 6-3)
- B Non-Public Community Gardens (Keyed to Table 6-4)

Table 6-3  
Open Space Inventory

#	NAME	ADDRESS	OWNER	DESCRIPTION	HOURS OF ACCESS	TOTAL ACRES	ACTIVE		PASSIVE		CONDITION & UTILIZATION
							%	ACRES	%	ACRES	
1	Middleton Playground	Lynch, Middleton Sts. & Lee Ave.	NYCDPR	Benches, Play Equipment, Basketball, Handball courts	Dawn to Dusk	1.10	100%	1.10	0%	0.00	Good/Light
2	PS 380 Playground	Lynch St., Marcy Ave., Middleton Ave.	NYCDOE	Benches, Basketball Courts	Dawn to Dusk	1.00	100%	1.00	0%	0.00	Good/Moderate
3	PS 71 Playground	Rutledge St., Heyward St., Harrison Ave.	NYCDOE	Benches, Basketball Courts	Dawn to Dusk	0.50	100%	0.50	0%	0.00	Fair/Moderate
4	Arlington Square	Middleton St., Union & Harrison Aves.	NYCDPR	Sitting Benches	Dawn to Dusk	0.10	0%	0.00	100%	0.10	Excellent/Low
5	Lindsay Triangle	407 Broadway	NYCDPR	Landscaped Area	Dawn to Dusk	0.04	100%	0.04	0%	0.00	Fair/Low
6	PS 168 Playground (Bartlett Playground)	Bartlett St., Throop Ave.	NYCDOE	Benches, Basketball Courts	Dawn to Dusk	0.92	100%	0.92	0%	0.00	Good/Moderate
7	PS 148 Playground (Charlie's Place)	Hopkins & Ellery Sts.	NYCDOE	Handball Courts, Basketball Courts	Dawn to Dusk	0.50	100%	0.50	0%	0.00	Fair/Moderate
8	PS 297 Playground (Stockton Playground)	Park Ave., Marcy Ave., Floyd St.	NYCDOE	Benches, Basketball Courts, Play Equipment	Dawn to Dusk	1.08	100%	1.08	0%	0.00	Good/Moderate
9	Marcy Houses Playground	Myrtle Ave., Nostrand Ave., Marcy Ave.	NYCDPR	Benches, Play Equipment	Dawn to Dusk	3.20	30%	0.96	70%	2.24	Fair/Moderate
10	De Hostos Playground	Harrison Ave., Lorimer St., Walton St.	NYCDOE	Playground, Basketball Courts, Handball Courts, Benches, Bathrooms	Dawn to Dusk	0.93	100%	0.93	0%	0.00	Excellent/ Fair/Moderate (See note in text)
11	Stenberg Park	Montrose Ave., Boerum, Lorimer, Leonard Sts.	NYCDPR	Baseball Fields, Basketball Courts, Handball Courts, Playgrounds, Bathrooms	Dawn to Dusk	4.04	100%	4.04	0%	0.00	Good/Moderate
12	Martinez Playground	Scholes St & Manhattan to Graham Aves	NYCDPR	Basketball Courts, Bathrooms, Handball Courts, Playgrounds	Dawn to Dusk	2.00	100%	2.00	0%	0.00	Good/Moderate

**Broadway Triangle**

**Table 6-3 (continued)  
Open Space Inventory**

#	NAME	ADDRESS	OWNER	DESCRIPTION	HOURS OF ACCESS	TOTAL ACRES	ACTIVE		PASSIVE		CONDITION & UTILIZATION
							%	ACRES	%	ACRES	
13	Heckscher Foundation Children's Garden	134-136 Scholes St	NYRP	Garden	Dawn to Dusk	0.06	100%	0.06	0%	0.00	Fair/Low
14	Ten Eyck Plaza	Ten Eyck St, Lorimer St, Stagg St, Union Ave.	NYCDPR	Sitting Areas, Trees	Dawn to Dusk	0.46	0%	0.00	100%	0.46	Good/Light
15	Rodney Park South	Division Ave., Rodney St., S. 9th St.	NYCDPR	Basketball Courts, Benches, Walkways	Dawn to Dusk	0.39	100%	0.39	0%	0.00	Good/Moderate
16	Rodney Park Center	Broadway, Rodney St., S. 5th St.	NYCDPR	Handball Courts, Benches	Dawn to Dusk	0.24	100%	0.24	0%	0.00	Good/Moderate
17	Rodney Park North	S. 4th St., Rodney St., S. 5th St.	NYCDPR	Basketball Courts, Benches, Walkways	Dawn to Dusk	0.38	100%	0.38	0%	0.00	Good/Moderate
18	Rodney Playground North	Grand St., Rodney St., S. 1st St.	NYCDPR	Basketball Courts, Benches, Walkways	Dawn to Dusk	0.29	95%	0.28	5%	0.01	Good/Low
19	Rodney Playground Center	Rodney, Boringuen, S. 3rd Sts.	NYCDPR	Playground, Comfort Station, Picnic Tables, Benches	Dawn to Dusk	0.19	25%	0.05	75%	0.14	Good/Moderate
20	Rodney Playground South	Rodney St., S. 3rd St., S. 4th St.	NYCDPR	Playground, Comfort Station, Picnic Tables, Benches	Dawn to Dusk	0.32	90%	0.29	10%	0.03	Good/High
21	Marcy Park South	Division Ave., Rodney St., S. 9th St.	NYCDPR	Benches	Dawn to Dusk	0.36	0%	0.00	100%	0.36	Fair/Low
22	Marcy Green South	Broadway, Marcy Ave., S. 5th St.	NYCDPR	Benches	Dawn to Dusk	0.14	0%	0.00	100%	0.14	Fair/Low
23	Marcy Green Center	Marcy Ave., S. 4th & 5th Sts.	NYCDPR	Benches	Dawn to Dusk	0.20	0%	0.00	100%	0.20	Fair/Low
24	Marcy Green North	Marcy Av., S. 4th St., S. 3rd St.	NYCDPR	Benches	Dawn to Dusk	0.15	0%	0.00	100%	0.15	Fair/Low

Table 6-3 (continued)  
Open Space Inventory

#	NAME	ADDRESS	OWNER	DESCRIPTION	HOURS OF ACCESS	TOTAL ACRES	ACTIVE		PASSIVE		CONDITION & UTILIZATION
							%	ACRES	%	ACRES	
25	Sumner Playground	M Garvey Blvd., Throop, Park, & Myrtle Aves.	NYCDPR	Basketball Courts, Playground, Comfort Station, Handball Courts, Spray Shower, Kiddie Pool, Benches	Dawn to Dusk	1.34	80%	1.07	20%	0.27	Good/ Moderate
26	Bushwick Playground & Pool	Knickerbocker, Putnam Aves., Woodbine St.	NYCDPR	Handball Courts, Comfort Station, Playground, Pool	Dawn to Dusk	2.78	100%	2.78	0%	0.00	Good/ Moderate
27	Garden Playground	Flushing Ave., Beaver St., Garden St.	NYCDPR	Basketball Courts, Playground	Dawn to Dusk	1.09	100%	1.09	0%	0.00	Good/ Moderate
28	Pulaski Playground	M Garvey Blvd, Pulaski St., Hart St.	NYCDPR	Basketball Courts, Playground, Handball Court, Volleyball Courts, Picnic Tables, Game Tables	Dawn to Dusk	1.42	90%	1.28	10%	0.14	Good/ Moderate
29	Willoughby Playground	Tompkins, Willoughby, Vernon Aves.	NYCDPR	Basketball Courts, Comfort Station, Handball Courts, Playground	Dawn to Dusk	0.91	100%	0.91	0%	0.00	Good/ Moderate
30	Vernon Cases Community Garden	42-48 Vernon Ave.	NYCHPD	Garden	M,W,F,Sat. 1-3pm	0.04	100%	0.04	0%	0.00	Fair/Low
31	Red Gate Garden	604 Marcy Ave.	NYCDPR	Garden	M-F 1-3pm	0.06	100%	0.06	0%	0.00	Fair/Low
32	Hart to Hart Garden	104-108 Hart St.	NYCDPR	Garden	M-Sun. 2-4pm	0.06	100%	0.06	0%	0.00	Fair/Low
33	American Heart Garden	122 Hart St.	NYCDPR	Garden	9-11 am, 3-6pm	0.05	100%	0.05	0%	0.00	Fair/Low
34	New Harvest Garden	121-125 Vernon Ave.	NYCHPD	Garden	M,Th. 10am-2pm, Sa. 12-12:30pm	0.05	100%	0.05	0%	0.00	Fair/Low

**Broadway Triangle**

**Table 6-3 (continued)  
Open Space Inventory**

#	NAME	ADDRESS	OWNER	DESCRIPTION	HOURS OF ACCESS	TOTAL ACRES	ACTIVE		PASSIVE		CONDITION & UTILIZATION
							%	ACRES	%	ACRES	
35	All Peoples Church of the Apostolic Faith Garden	149 Tompkins Ave.	NYCDPR	Garden	M,W,F,Sa. 5-8pm	0.06	100%	0.06	0%	0.00	Fair/Low
36	Hart Street Community Garden	169-171 Hart St.	Trust for Public Land	Garden	M-F 9am-12pm	0.05	100%	0.05	0%	0.00	Fair/Low
37	T + T Vernon Block Association	200 Vernon Ave.	NYCDPR	Garden	10am-3pm	0.05	100%	0.05	0%	0.00	Fair/Low
38	Vernon/Throop Block Association	257 Throop Ave.	NYCDPR	Garden	M/W 9am-12pm	0.04	100%	0.04	0%	0.00	Fair/Low
39	Hart St. Veg. Garden	249 Hart St.	NYCHPD	Garden	4-6pm	0.06	100%	0.06	0%	0.00	Fair/Low
40	Greenstreet	Union/Marcy Aves.	NYCDPR	Landscaped Area	Dawn to Dusk	0.01	100%	0.01	0%	0.00	Fair/Low
41	Sunshine Community Garden	99-100 McKibbin St.	NYCDPR	Garden	M 12-2pm/ T 2-4pm/ W 3-6pm/ Th 4-6pm Su	0.06	100%	0.06	0%	0.00	Fair/Low
42	Lithuania Square	Union Ave. and Stagg St.	NYCDPR	Landscaped Area	Dawn to Dusk	0.01	100%	0.01	0%	0.00	Fair/Low
43	Ten Eyck Houses HDFC	15-17 Ten Eyck Street	NYCDPR	Garden	M,Th,F 6-8pm/ T 11am-1pm	0.06	100%	0.06	0%	0.00	Fair/Low
44	Sumner Houses Open Space	Throop Park, Myrtle Aves., Marcus Garvey Blvd.	NYCHA	Benches, Play Equipment	Dawn to Dusk	2.07	67%	1.39	33%	0.68	Good/ Moderate
45	LDC of Broadway	Broadway, Lewis Ave., Stockton St.	NY Garden Trust	Garden	N/A	0.02	100%	0.02	0%	0.00	Fair/Low
46	Bushwick Houses Open Space	Moore St., Bushwick, Flushing, Humboldt Aves.	NYCHA	Benches, Play Equipment	Dawn to Dusk	4.40	67%	2.95	33%	1.45	Good/ Moderate
47	Mayor John Hylan Houses Open Space	Seigel St., Bushwick Ave., Moore St., Humboldt Ave.	NYCHA	Benches, Play Equipment	Dawn to Dusk	0.71	70%	0.50	30%	0.21	Good/ Moderate
48	Jaime Capiz Playground	Metropolitan, Meeker, & Marcy aves	NYCDPR	Play equipment, spray shower, basketball	Dawn to dusk	0.75	85%	0.64	15%	0.11	Fair/ Low
					<b>TOTAL</b>	<b>34.74</b>	<b>81%</b>	<b>28.05</b>	<b>19%</b>	<b>6.69</b>	

As shown in Table 6-3, the study area has a number of publicly accessible open space facilities, ranging from large neighborhood parks to playgrounds and small plazas. In total, 48 sites have been identified for quantitative analysis purposes, which include approximately 28.05 acres for active recreation and 6.69 acres for passive use, for a total of approximately 34.74 acres of open space in the study area.

Bartlett Playground is a 0.92 acre active open space located within the Project Area (#6 on Figure 6-2) and features basketball and handball courts, play equipment with safety surfacing, a comfort station, spray showers, drinking fountains, benches, swings, and picnic tables.

The largest park in the study area is Frances Hamburger Sternberg Park. It occupies two city blocks (approximately 4.04 acres) and extends from Boerum Street to Montrose Avenue between Lorimer and Leonard Streets (# 11 on Figure 6-2). Originally known as the Williamsburg Park, in 1925 the Board of Aldermen (predecessor to the City Council) renamed the facility Lindsay Park, in honor of George H. Lindsay, a congressman representing Williamsburg from 1901 to 1913. In 1964, the park was expanded by local law, adding over two acres as part of the creation of the Lindsay Park Houses, a complex of federally subsidized apartments. In 1990, a local law renamed the park and playground for Frances Hamburger Sternberg, a New York native and active Brooklyn community member. Sternberg Park is primarily an active open space that offers baseball fields, basketball courts and handball courts. The playground contains swings, play equipment with safety surfacing, benches, picnic tables, and a comfort station.

Marcy Houses Playground, located on the grounds of the Marcy Houses public housing project, is a 3.2-acre park (#9 on Figure 6-2). Much of the open space within this housing project is open grassy areas with trees crossed by paved pathways and benches. The playground includes a full regulation and half-court basketball court, game tables, play equipment, a baseball diamond, spray showers, children's swings, benches and picnic tables. The condition of this playground is categorized as fair with moderate utilization. This open space is open to the general public, but primarily serves the residents of the housing authority residential buildings.

Marcy Green (North, South, and Central) and Rodney Park (North, South and Central), Marcy Park South, and Rodney Playgrounds (North, South, and Central) are a series of small parks/recreational facilities which are located on either side of the Brooklyn-Queens Expressway (BQE), and serve as a buffer between the busy expressway and the surrounding neighborhood. Marcy Park South and Marcy Green South, Center, and North, (#s 21 to 24 in Figure 6-2, respectively) are located on the north side of the BQE and line the north side of Marcy Street between Division Avenue and South Third Street. In total, these facilities occupy approximately 0.85 acres and feature passive recreational facilities, including open green spaces and sitting areas with benches and tables. Rodney Park South, Center, and North; and Rodney Playground North, Center, and South (#s 15 to 20 in Figure 6-2, respectively) are located on the south side of the BQE and line the south side of Rodney Street between Division Avenue and Grand Street. Occupying approximately 1.81 acres, these facilities consist of primarily active open space and feature basketball and handball courts, a volleyball court, walkways, playgrounds, benches, and game tables.

The Bushwick Pool & Playground is located within the Bushwick Houses residential complex and is located along Flushing Avenue between Humboldt and Bushwick Avenues (#26 on Figure 6-2). In addition to a pool, this area has play equipment with safety surfacing, benches, handball courts, spray showers, and swings.

In addition, the study area also features several, small passive recreational facilities scattered throughout the neighborhood, including Arlington Square, Lindsay Triangle, Ten Eyck Plaza, and several other sitting areas (map keys are referenced in Table 6-3). All of these facilities are predominantly passive and

## **Broadway Triangle**

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offer quiet sitting areas with benches and/or tables, trees, and planted areas. A few also contain sculptures or memorials dedicated to famous neighborhood inhabitants.

Between the DEIS and the FEIS, the condition of De Hostos Playground (#10 in Figure 6-2) was reassessed due to concerns raised about the condition of the open spaces. The initial visual assessment occurred during the autumn months, when features such as the children's spray shower could not be readily assessed. In consultation with DPR, Table 6-3 was revised to identify this playground as being in "fair" rather than "excellent" condition due to the condition of certain features, including the spray showers and public restrooms.

### *QUANTITATIVE ANALYSIS OF OPEN SPACE ADEQUACY*

The Department of City Planning has established quantitative measures for determining the adequacy of open and recreational space within a neighborhood. The citywide median ratio of 1.5 acres per 1,000 persons provides a measure of open space adequacy, while the planning goal for large-scale proposals is 2.5 acres per 1,000 persons, consisting of 2.0 acres of active space and 0.5 acres of passive space. Provided below are assessments of existing open space conditions according to these two guidelines.

The open space study area contains a total of approximately 34.74 acres of open space, of which an estimated 28.05 acres are for active recreation and 6.69 acres are for passive use. With a 2008 study area residential population of approximately 84,746, the existing total open space ratio in the study area is approximately 0.410 acres of open space per 1,000 residents. Based on the existing breakdown of active and passive open space, the active open space ratio in the study area is approximately 0.331 acres per 1,000 residents, and the passive open space ratio is approximately 0.079 acres of passive open space per 1,000 residents. The half-mile study area therefore contains an inadequate amount of open space and does not meet NYCDP's measure of adequacy for open space per 1,000 residents.

### *QUALITATIVE ASSESSMENT OF OPEN SPACE ADEQUACY*

The open space resources that exist within the half-mile study area are deficient in meeting the community's open space needs according to NYCDP's guidelines for the provision of open space. Although the study area contains a good mixture of recreational facilities, with approximately 81 percent dedicated to active uses and 19 percent dedicated to passive use, open space ratios per 1,000 residents still fall below NYCDP's planning goal of 2.5 acres per 1,000 residents and the Citywide median of 1.5 acres per 1,000 residents.

The existing facilities provide a wide variety of options to open space users. In addition to passive areas containing grassy areas and trees, physical amenities provided by existing facilities include sitting areas, walking paths, handball courts, basketball courts, and playgrounds. These facilities often host a wide array of active programming, including swimming lessons, day camps, and little league teams. Active open spaces comprise approximately 81 percent of the existing open space within the half-mile study area, which is appropriate for the demographics of the local population. The high proportion of active open space and accompanying active programming is appropriate given that a substantial portion of the study area population (approximately 35 percent) is comprised of youth 17 years of age and younger. Younger adults, from 18-40 years of age, are also key users of active open spaces.

The open space study area also includes several other community gardens that were not taken into account as part of the quantitative analysis but their presence should be noted. These include four gardens listed in Table 6-4 that do not have regular periods when they are open to the public and as such they do not meet the definition of public open space. Their location is identified in Figure 6-2 by letter keyed to Table 6-4. Although not open to the general public, these gardens provide an open space resources to

their user populations, who likely reside the open space study area as they are associated with institutions that serve the local community.

**Table 6-4  
Open Space Study Area: Community Gardens Without Public Hours**

Map ID	NAME	ADDRESS	OWNER	DESCRIPTION	HOURS OF ACCESS	TOTAL ACRES
A	P.S. 19K "Kids Garden"	325 South 3rd St.	NYC DOE	School Garden	School Hours	0.01
B	Placita Infantil (Nuestros Niños Day Care)	S 4th Street btwn Hooper & Hewes Sts.	IPIS Agency	Playground	School Hours	0.10
C	I.S. 318/Project Roots	106-110 Walton St.	NYC DPR	School Garden	School Hours	0.06
D	Nicole's Place	154 Tompkins Av.	Willoughby-Tompkins LT	Private Community Garden	Unknown	0.06

In addition, several public open space facilities located near the open space study area were not taken into account as part of the quantitative analysis but their presence also should be noted. McCarren Park which is located to the north of the Project Area, just outside the open space study area, is a major regional park for northwestern Brooklyn that likely attracts many residents of the study area. It has 30.21 acres and contains features such as baseball fields, basketball courts, bocce courts, football fields, soccer fields, tennis courts, a running track, handball courts, and a dog run. In addition, McCarren Pool, a pool within McCarren Park ~~which, which~~ is also slated for reactivation as a functioning pool. Three blocks east of McCarren Park is the 9.13-acre Monsignor McGolrick Park with basketball and racquet sport courts and grassy fields for active and passive activities in this park. Also located to the south of the Project Area, just outside the open space study area, is Herbert Von King Park (approximately 7.82 acres). Von King Park contains a variety of active open space resources such as baseball fields, handball courts, fitness equipment, and a playground. This park also contains a recreation center which houses the Eubie Blake Auditorium, a senior citizen and teen center, and an amphitheater. Cooper Park, occupying approximately 6.40 acres, is located just outside the open space study area, to the northeast of the Project Area. The park contains basketball courts, handball courts, game tables, bocce courts, sitting areas, horseshoe and shuffleboard courts, play areas, and two softball diamonds with bleachers. As with McCarren Park, given their size and amenities available, these other facilities likely are used by study area residents, particularly those ~~located~~ residing within a half-mile of these parks.

The on-street bicycle facilities in the study area also qualitatively enhance open space conditions for the local population. These currently include on-street striped bicycle lanes, known as "Class 2" facilities, on Throop Avenue (northbound), Manhattan Avenue (northbound), Leonard Street/Wallabout Street/Harrison Avenue/Tompkins Avenue (southbound), Bedford Avenue (northbound), Willoughby Avenue (eastbound), and Grand Street (two-way eastbound and westbound). These lanes, which connect with the larger City-wide bicycle network, directly benefit the community by providing an active recreation facility as well as dedicated cycling space, which encourages ridership and increases safety for cyclists. Furthermore, they facilitate direct access to a number of open space resources, including large parks outside the study area such as McCarren Park, Tompkins Park, and Fort Greene Park. Class 2 bicycle lanes in NYC are typically 4 to 6 feet wide and include pavement markings, such as lane lines and bicycle symbols to provide a defined space for bicyclists and a visual cue to motorists and pedestrians.

**E. FUTURE CONDITION WITHOUT THE PROPOSED ACTION**

*OPEN SPACE STUDY AREA POPULATION*

In the 2018 future without the Proposed Action, a net increase of approximately ~~1,020~~ 1,068 dwelling units is anticipated to be developed within the study area. These new residential development projects include a net increase of 5 units on the projected development sites summarized in Table 1-1 in Chapter 1, “Project Description” and ~~1,015~~ 1,063 units on other sites in the land use study area summarized in Table 2-3 in Chapter 2, “Land Use, Zoning, and Public Policy.” Based on 2000 Census data, the average household size for Brooklyn Community Districts 1, 3 and 4, which encompasses the Project Area and the open space study area, is 2.98; accordingly these ~~1,020~~ 1,068 units are expected to increase the open space study area population by approximately ~~3,040~~ 3,183 residents. In addition, a background growth rate of 0.5 percent per year was applied to the 2008 existing population to account for additional development including smaller developments not identified individually and projects that are not currently planned that may occur in the study area by the Build Year of 2018. Based on this rate, background growth would account for approximately 4,334 additional study area residents. The approximately ~~1,020~~ 1,068 new dwelling units and the additional background growth expected in the study area in the future without the Proposed Action, is estimated to add a total of approximately ~~7,374~~ 7,517 new residents to the study area by 2018. This would bring the study area’s residential population to ~~92,120~~ 92,263 in the future without the Proposed Action.

As demonstrated in Table 6-5, in 2018 without the proposed actions, it is anticipated that the study area would have approximately ~~92,120~~ 92,263 residents. No substantial changes in the age group structure of the residential population are expected by the 2018 Build Year. The number of residents in each age cohort as shown in Table 6-5 is based on the percent share for that age cohort at the time of the 2000 Census.

**Table 6-5  
Study Area Residential Population by Age Group, No-Action Condition, 2018**

<b>Age Category</b>	<b>Number</b>	<b>Percent</b>
Under 19 years	<del>32,053</del> <u>32,003</u>	34.7%
20-64 years	<del>52,229</del> <u>52,148</u>	56.6%
65+ years	<del>7,981</del> <u>7,969</u>	8.7%
<b>Total</b>	<del>92,263</del> <u>92,120</u>	<b>100.0%</b>

*OPEN SPACE RESOURCES*

In the future without the Proposed Action, no changes in the amount of publicly accessible open space in the study area are anticipated.

*QUANTITATIVE ANALYSIS OF OPEN SPACE ADEQUACY*

As discussed above, it is anticipated that new development in the study area will result in an increase in the population in the future without the Proposed Action. In addition, the supply of open space in the study area, both active and passive, is not expected to change in the future without the Proposed Action. In the future without the Proposed Action, the projected population in the half-mile open space study area would be ~~92,120~~ 92,263 persons by 2018.

As shown in Table 6-6, the total open space ratio in the study area would decrease from 0.410 acres per 1,000 residents under existing conditions, to 0.377 acres per 1,000 residents. The ~~amount of available~~ active open space ratio would ~~remain~~ decrease from 0.331 acres per 1,000 residents under existing conditions to 0.304 acres per 1,000 residents. The ~~amount of available~~ passive open space ratio would decrease from 0.079 acres per 1,000 residents under existing conditions to 0.073 acres per 1,000 residents.

**Table 6-6  
Analysis of Adequacy of Open Space Resources in the Study Area – No-Action Condition**

	<b>Existing Conditions</b>	<b>No-Action Conditions</b>
<b>Total Residential Population</b>	<b>84,746 residents</b>	<b><del>92,263</del> 92,120 residents</b>
Active Open Space Acreage	28.05 ac	28.05 ac
Passive Open Space Acreage	6.69 ac	6.69 ac
<b>Total Open Space Acreage</b>	<b>34.74 ac</b>	<b>34.74 ac</b>
Active Open Space Ratio	0.331	0.304
Passive Open Space Ratio	0.079	0.073
<b>Open Space Ratio</b>	<b>0.410</b>	<b>0.377</b>

Table 6-7 demonstrates the number of acres per 1,000 residents by age cohort in the future without the Proposed Action.- Expected population growth by 2018 would decrease open space ratios by approximately ~~8.7~~ 8.1 percent from existing conditions and would strain existing open space resources within the study area.

**Table 6-7  
No-Action Conditions Acres per 1,000 Residents by Age Cohort, 2018**

<b>Age Category</b>	<b>Total Acres</b>	<b>Passive Acres</b>	<b>Active Acres</b>
<b>Under 19 years</b>	<u>1.08</u> <del>1.09</del>	0.21	0.88
<b>20-64 years</b>	0.67	0.13	0.54
<b>65+ years</b>	<u>4.35</u> <del>4.36</del>	0.84	<u>3.51</u> <del>3.52</del>

In the future without the Proposed Action, the study area is anticipated to continue to fall short of the guidelines for adequacy (1.5 acres per 1,000 residents) and the citywide planning goals established by NYCDCP (2.5 acres per 1,000 residents).

*QUALITATIVE ASSESSMENT OF OPEN SPACE ADEQUACY*

As discussed above, in the future without the Proposed Action, no changes in the amount of publicly accessible open space are anticipated. It is expected that some study area residents would continue to use other open spaces, including private open spaces such as community gardens listed in Table 6-4 and nearby regional parks such as McCarren Park and Von King Park that are located outside the study area boundary. In addition, according to the City’s NYC Cycling Map 2009 and as part of the NYC Bicycle Master Plan, it is expected that a future bicycle facility will be provided on Whipple Street and Throop Avenue in the immediate vicinity of the Project Area that will connect the existing northbound bike lanes

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on Throop Avenue (south of Flushing Avenue) and Manhattan Avenue, thereby by creating a continuous northbound bike lane in the study area. Therefore it is expected that the expanding network of bicycle lanes will continue to benefit open space users in the future without the proposed action.

### F. FUTURE CONDITION WITH THE PROPOSED ACTION

#### *OPEN SPACE STUDY AREA POPULATION*

Chapter 1, “Project Description” shows that in the future with the Proposed Action, it is estimated that a total of approximately 1,851 dwelling units (DUs) would be added within the Project Area by 2018. Based on 2000 Census data, the average household size which encompasses the Project Area and the open space study area (Brooklyn Community Districts 1, 3, and 4) is 2.98 persons per household. Based on these assumptions, the approximately 1,851 new dwelling units expected in the Project Area in the future with the Proposed Action are estimated to add approximately 5,516 new residents to the Project Area. This would bring the study area’s residential population to ~~97,636~~ 97,779 in the future with the Proposed Action. Table 6-8 demonstrates the projected population by age cohort.

**Table 6-8**  
**Study Area Residential Population by Age Group, Action Condition, 2018**

<b>Age Category</b>	<b>Number</b>	<b>Percent</b>
Under 19 years	<del>33,969</del> <u>33,920</u>	34.7%
20-64 years	<del>55,352</del> <u>55,274</u>	56.6%
65+ years	<del>8,458</del> <u>8,445</u>	8.7%
<b>Total</b>	<del>97,779</del> <u>97,636</u>	<b>100.0%</b>

#### *OPEN SPACE RESOURCES*

No new open public space resources are anticipated to be developed as part of the RWCDS. Therefore, the open space resources within the study area would remain unchanged from No-Action conditions. However, it should be noted that the Quality Housing Program, which provides specific requirements for outdoor and indoor recreational space, is required in both of the contextual zoning districts proposed as part of the Proposed Action, as discussed in the qualitative assessment below.

#### *QUANTITATIVE ANALYSIS OF OPEN SPACE ADEQUACY*

As shown in Table 6-9, in the future with the Proposed Action, the total residential open space ratio in the study area would decrease slightly compared to No-Action Conditions, to ~~0.356~~ 0.355 acres per 1,000 residents (0.377 under No-Action Conditions). The active open space ratio would decrease slightly compared to No-Action conditions, to 0.287 per 1,000 residents (0.304 under No-Action Conditions). The passive open space ratio would decrease to ~~0.073~~ 0.068 acres per 1,000 residents (~~0.069~~ 0.073 under No-Action Conditions).

**Table 6-9**  
**Analysis of Adequacy of Open Space Resources in the Study Area –Action Condition**

	No-Action Conditions	Action Conditions	Percent Change in Open Space Ratio from No-Action to Action
<b>Total Residential Population</b>	<del>92,263 residents</del> <b>92,120 residents</b>	<del>97,779 residents</del> <b>97,636 residents</b>	-
Active Open Space Acreage	28.05 ac	28,05 ac	-
Passive Open Space Acreage	6.69 ac	6.69 ac	-
<b>Total Open Space Acreage</b>	<b>34.74 ac</b>	<b>34.74 ac</b>	-
Active Open Space Ratio	0.304	0.287	-5.6%
Passive Open Space Ratio	0.073	<del>0.068</del> <b>0.069</b>	-5.6%
<b>Open Space Ratio (acres/1,000 residents)</b>	<b>0.377</b>	<del>0.355</del> <b>0.356</b>	-5.6%

Table 6-10 demonstrates the acres per 1,000 residents in each age group in the future with the proposed action. According to the *CEQR Technical Manual*, given the range of age groups present in the study area, the need exists for various kinds of active and passive recreation facilities, including those with amenities that can be used by children and adults. The age distribution of a population affects the way open spaces are used and the need for a variety of recreational facilities. Typically, children 4 years old or younger use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for such activities as ball playing, running, and skipping rope. Children ages 10 through 14 use playground equipment, court spaces, little league fields, and ball fields. Teenagers’ and young adults’ needs tend toward court game facilities and fields for sports, as well as more individualized recreational activities such as rollerblading, biking, and jogging, which require bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picknicking, ad hoc active sports such as Frisbee, and recreational activities in which all ages can participate. Senior citizens engage in active recreation such as handball, tennis, gardening, and swimming, as well as recreational activities that require passive facilities. Although passive and active open space ratios would decrease by approximately 5.6 percent, no particular age cohort would be more affected as a result of the proposed action since the decrease only represents a ~~0.021~~ 0.022 acreage difference in total open space ratio.

**Table 6-10**  
**Action Conditions Acres per 1,000 Residents by Age Cohort, 2018**

Age Category	Total Acres	Passive Acres	Active Acres
<b>Under 19 years</b>	1.02	0.20	0.83
<b>20-64 years</b>	0.63	0.12	0.51
<b>65+ years</b>	4.11	0.79	3.32

*QUALITATIVE ASSESSMENT OF OPEN SPACE ADEQUACY*

In the future with the Proposed Action, ratios of open space to residents would continue to be lower than the measure of open space adequacy and the optimal planning goals furnished by DCP. The population to be generated by the Proposed Action is not expected to have any special characteristics, such as a

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disproportionately younger or older population, that would place heavy demand on facilities that cater to specific user groups.

It should be noted however that the Proposed Action would map contextual zoning districts in much of the rezoning area and consequently much of the new residential development expected as a result of the Proposed Action must adhere to Quality Housing Program regulations. These regulations require the residential developments to include amenities such as tree plantings, landscaping, and recreational space. These open space amenities would improve open space conditions on the sites of future development and help alleviate future open space shortfalls. However, as this recreational space would not be public space, it would not improve the study area's open space ratios and the shortfalls in the open space ratios in the quantitative analysis described above would remain.

Additionally, in the future with the proposed action, the proximity of McCarren Park, Monsignor McGolrick Park, Cooper Park, and Von King Park would continue to be a factor in alleviating the study area's open space deficiency. These large open spaces provide 53.46 acres, i.e., more public open space acreage than is provided in the open space study area. All of these public parks are located near the study area boundary and are prominent open spaces in this section of Brooklyn. These resources' numerous amenities would provide many opportunities for residents in the study area to enjoy both passive and active open space recreation. Similarly, on a smaller scale bicycle lanes and other private open spaces in the study area, such as community gardens listed in Table 6-4, would also provide open space for some study area residents.

### **Shadows Effects of the Proposed Action**

Chapter 7, "Shadows," includes assessments of the shadow effects of the Proposed Action on open space resources in the vicinity of the Project Area. As disclosed in that chapter, the Proposed Action would result in significant adverse shadows impacts on two open space resources. These include Bartlett Playground (public open space #6 in Table 6-3) and "Project Roots" Community Garden (community garden "C" in Table 6-4). Refer to Chapter 7 and Chapter 24, "Mitigation," for further details.

### **ASSESSMENT**

According to *CEQR Technical Manual* guidelines, a Proposed Action or project may result in a significant adverse impact on open space resources if (a) there would be a direct displacement/alteration of existing open space within the study area that has a significant adverse effect on existing and anticipated users; or (b) it would reduce the open space ratio and consequently result in overburdening existing facilities or further exacerbates a deficiency in open space. According to the *CEQR Technical Manual*, a 5 percent decrease in the open space ratio is generally considered to be a substantial change warranting more detailed analysis. However, if the study area exhibits a low open space ratio, even a small decrease in that ratio as a result of the action may have an adverse effect, whereas a change of less than 1 percent should be considered significant only if open space resources are very scarce in the study area.

The Proposed Action would not result in the direct displacement or alteration of existing open space resources in the study area. Open space resources within the study area are not scarce. There are a number of parks, playgrounds, sitting areas, ball courts, and other public open space facilities dispersed across the study area, including one public open space (Bartlett Playground) located within the Project Area). Most of these study area open space resources are in good to excellent condition, and contain a balanced mix of active and passive uses. In the future with the Proposed Action, it is anticipated that the shortage of open space exhibited in the study area under both Existing and No-Action conditions would continue. Open space ratios present under Existing and No-Action conditions are below the citywide

median of 1.5 acres of open space per 1,000 residents and also below the NYCDCP Planning Guidelines of 2.0 acres of active open space per 1,000 residents and 0.5 acres of passive open space per 1,000 residents, and would continue to be below those guidelines in the future with the Proposed Action. The open space ratios in the study area would decrease by approximately 5.6 percent under Build conditions as compared to No-Build conditions.

The private recreational space created under the Quality Housing Program for all action-generated residential units in the future with the Proposed Action would contribute to alleviating some of the shortage of open space in the study area. In addition, there are several large open space resources just outside the study area which would also partially alleviate the shortage of open space for new residents of the proposed action. While these qualitative considerations would help to ameliorate the effects of the low amount of open space available relative to the size of the study area population, nevertheless the Proposed Action would result in a significant adverse open space impact. With the low open space ratios in the area under No-Action conditions that would decrease by 5.6 percent in the future with the Proposed Action, the Proposed Action would exceed the 5 percent threshold for possible impacts.

~~Possible mitigation for this significant adverse open space is discussed in Chapter 24, “Mitigation,” and Chapter 26, “Unavoidable Adverse Impacts.”~~

Mitigation for the significant adverse open space impact is discussed in Chapter 24 “Mitigation.” As discussed in Chapter 24, partial mitigation would be provided for the significant adverse impacts associated with passive open space.

As discussed in Chapter 26 “Unavoidable Adverse Impacts,” since only partial mitigation would be provided, the deficiency in passive and active open space would be unavoidable.

## **G. CONCLUSION**

With the Proposed Action, the population of the open space study area would increase by 5,516 residents, from ~~92,120~~ 92,263 to ~~97,636~~ 97,779. The amount of public open space would remain the same, with 33.99 total acres of public open space, consisting of 27.41 acres of active open space and 6.58 acres of passive open space. In the future with the Proposed Action, open space ratios in the open space ~~ratio~~ study area would decrease by approximately 5.6 percent as compared to the future without the Proposed Action. The private recreational space created under the Quality Housing Program for all action-generated residential units in the future with the Proposed Action would contribute to alleviating some of the shortage of open space in the study area. In addition, there are several large open space resources just outside the study area which would also partially alleviate the shortage of open space for new residents of the proposed action. However, the decrease in open space ratio would exceed the 5 percent threshold for possible impacts. In light of the very low open space ratios in the study area under No-Action conditions and worsening that would occur with the Proposed Action, there would be a significant adverse open space impact.

## **H. NEPA ASSESSMENT**

As noted above, the decrease in the study area’s open space ratios of approximately 5.6 percent as a result of the Proposed Action would constitute a significant adverse open space impact under CEQR. As stated in the *CEQR Technical Manual* threshold criteria for determining an impact generally is a 5 percent reduction in No-Action open space ratios, particularly when No-Action open space ratios are very low.

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The analysis identified qualitative considerations that would lessen the effects of this impact but given the quantitative threshold the determination of a significant adverse impact for CEQR is appropriate.

The basis for determining an open space and recreation impact under NEPA differs from CEQR impact criteria, which reflect local considerations and are in many cases more restrictive than those at the federal level. According to HUD's "Environmental Assessment for Housing Projects" (Handbook 1390.2) in making an impact determination under NEPA for HUD-funded initiatives the concern is more with deficiencies in the services to be provided to the project. The handbook states that if there are problems but they are easily remedied or the services will still be acceptable though reduced in quality, then there are "minor deficiencies." Furthermore, the match between the existing facilities and services and the projected population is likely not to be as important as the affected community's ability to respond to the increased demand.

As discussed in this chapter, there are public open space facilities that would be accessible to the residents generated by the Proposed Action, though the ratio of residents per open space acreage falls below City planning goals and median levels and these ratios would worsen with the Proposed Action. However, all residential units generated under the Proposed Action would be required to provide private open space pursuant to the Quality Housing provisions that are mandatory in the proposed zoning districts. As such, the Proposed Action would in part remedy the low open space ratios for Action-generated residents by providing on-site private open space. Accordingly, under NEPA the Proposed Action would result in minor deficiencies in open space but with the mandatory provision of on-site private open space this would not constitute a significant adverse impact.