

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. A direct effect 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 an action would be sufficient to noticeably diminish the ability of an area’s open space to serve the existing or future populations. According to the guidelines established in the *City Environmental Quality Review (CEQR) Technical Manual*, an action that would add fewer than 200 residents or 500 employees, or a similar number of other users to an area is typically not considered to have indirect effects on open space. The Proposed Action would facilitate the construction of a new Police Academy that would introduce a large worker population in excess of 500 workers, which exceeds the CEQR threshold for analysis, and therefore, has the potential to affect the way residents and daytime populations of the surrounding community use parks, playgrounds and other open spaces in the area. In accordance with the guidelines established in the *CEQR Technical Manual*, this chapter assesses the adequacy of those resources in the area and the Proposed Action’s effect on their use.

The Proposed Action would not directly displace any existing open space resources. It would facilitate the construction of a new Police Academy that would allow the NYPD to consolidate many of their training facilities, which are currently spread throughout the City, into one central location. The proposed Police Academy would consist of approximately 2.4 million gross square feet and would include indoor training facilities, classrooms, and related support space, an indoor pistol training facility, a tactical village, an indoor track, a police museum, a visiting police/lecturer housing facility and an above-grade parking facility on an approximately 35-acre largely unimproved, City-owned site in the College Point area of Queens (“proposed development”).

The proposed development would introduce a significant worker/user population to the proposed development site. As discussed in Chapter 1, “Project Description,” the proposed Academy would be a unique public facility that is envisioned to consolidate several of the City’s disbursed training facilities into one centralized location. Each of the current training facilities has significant and immediate space needs in almost every space category, and, to varying degrees, each was found to be deficient in terms of infrastructure, life safety, and environmental condition. Further, consolidating the appropriate facilities will maximize economies in facility, staff, and recruit resources, allowing resources to be allocated towards more advanced instructional environments.

Over the past 15 years, the overall scope of the Department has expanded to include the NYC Transit Police, the NYC Housing Authority, the School Safety Division, and Traffic Enforcement. New technology has also required the department to change methodologies in many different areas of recruit training and in-service training. Additionally, the increased terror threat has changed expanded the focus of the police to also include international counter-terrorism and intelligence gathering. As such, the quantity and frequency of entry-level and in-service training has expanded dramatically, and has become increasingly specialized. The Department’s modern training methodologies now emphasize scenario-based, simulated training techniques, including fundamental coursework and hands-on, scenario-based training. As such, the proposed Police Academy is a critical component of the NYPD as it aims to improve its services to the City.

For conservative CEQR analysis purposes, this chapter analyzes the maximum attendance/staffing conditions at the proposed Academy. The proposed development would have a peak population of approximately 5,500 trainees, employees, and visitors. While a majority of the population would be on-site during the second platoon (generally between 8 AM to 4 PM), the Police Academy would be staffed on a 24-hour basis.

As the proposed development would add more than 500 employees to the proposed Academy site, a detailed quantitative open space assessment was conducted to examine the change in total population relative to the total public open 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 Academy in place. The open space ratio is expressed as the amount of public open space acreage per 1,000-user population.

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.

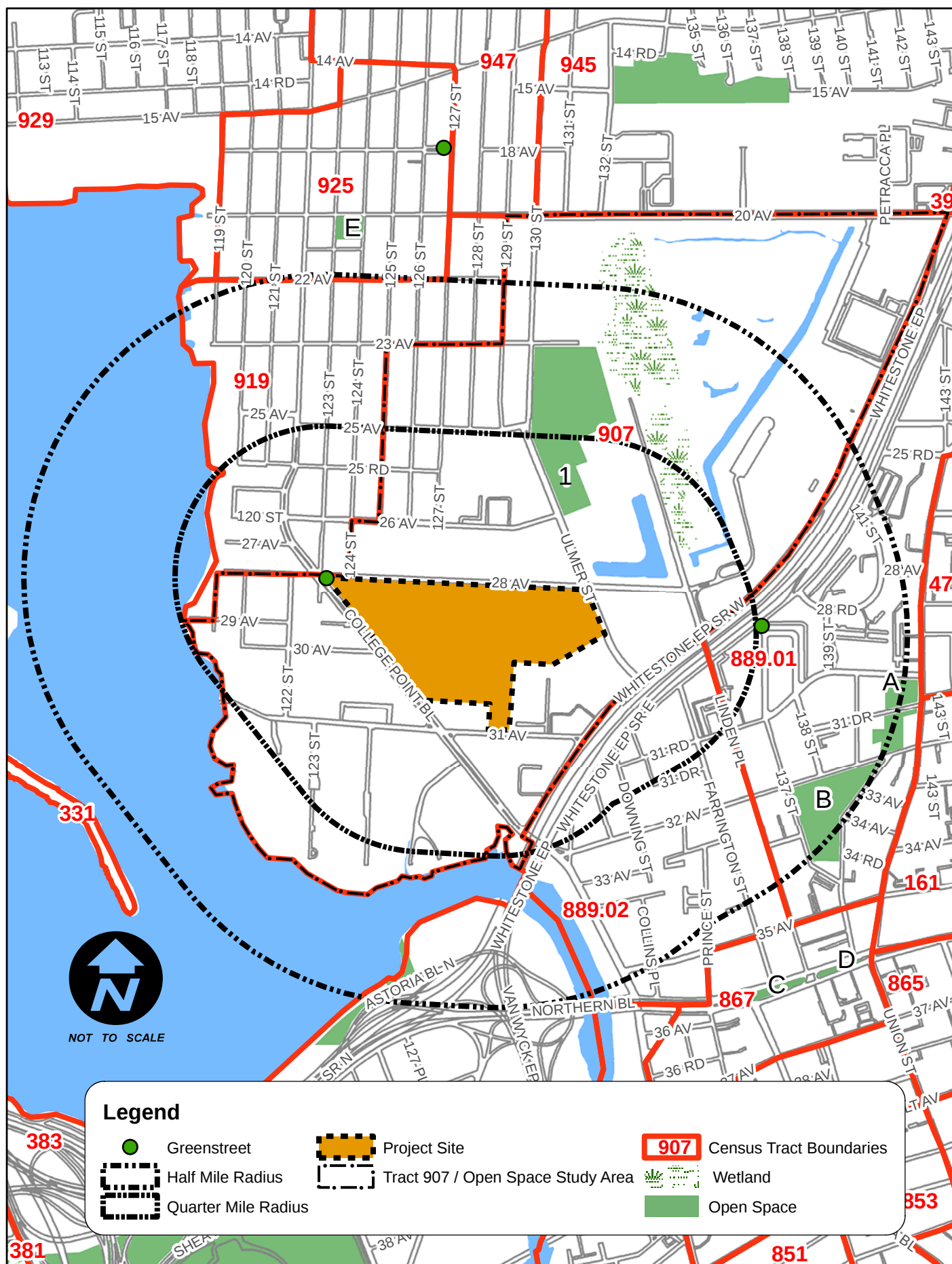
As discussed below, the Proposed Action would not add any new permanent residents to the area, therefore, this analysis focuses exclusively on passive open space and the demands of daytime users (i.e., recruits, workers, etc.). Because the study area also contains a residential population, the passive open space needs of the residential population are considered in this analysis as well.

B. OPEN SPACE STUDY AREA

According to CEQR methodologies, the open space study area is based on the distance a person is assumed to walk to reach a neighborhood open space, as well as the type of open space typically utilized by a particular user. Workers or other daytime populations (non-residents, including commuting recruits) are assumed to walk approximately a quarter-mile distance (about 10 minutes), and typically use passive open spaces within walking distance of their workplaces. Residents are more likely to travel farther to reach parks and recreational facilities, and they use both passive and active open spaces. Residents will typically walk approximately a half-mile distance (up to about 20 minutes) to reach neighborhood open spaces. While they may also visit certain regional flagship parks (like Flushing Meadows-Corona Park), which are located outside of the study area (within approximately one mile of the proposed Academy), such open spaces are not included in the quantitative analysis but will be described qualitatively.

As the Proposed Action involves the siting of a new public facility and no new residential uses are proposed, a non-residential use study area is analyzed in this chapter, based on a quarter-mile distance from the proposed Academy's boundary. Per CEQR criteria, only those census tracts with 50 percent or more of their area located within a quarter-mile distance from the boundaries of the proposed development site are considered in the open space analysis. Therefore, the study area is comprised of one census tract as no other adjacent census tracts have 50 percent or more of their area located within a quarter-mile distance from the boundaries of the proposed development site (see Figure 3-1).

As shown in Figure 3-1, the defined study area extends roughly from the 25th Avenue to the north, to the Whitestone Expressway overpass at College Point Boulevard to the south, and is generally bounded by a point just east of Linden Place to the east, and the waterfront to the west.



C. EXISTING CONDITIONS

Study Area Population

Demographic data were used to determine the non-residential and residential populations served by existing open space resources in the defined study area (see Table 3-1). To determine the number of residents located within the study area, data were compiled from the 2000 Census for the study area (Census Tract 907) and individual census blocks comprising the study area. The number of employees in the study area was determined based on journey to work data from the 2000 Census Transportation Planning Package (CTPP). As noted above, for those individual census tracts falling within the study area, because Census journey to work data is not provided at the census block level, a percentage of the census tract's worker population was used based on an estimate of the geographic proportion of the blocks included within the study area.

Table 3-1: Existing Worker and Residential Population Within the Study Area

Census Tract	Worker Population	Resident Population	Total User Population
907 (Census 2000)	4,160	1,354	5,514
Adjusted Total	4,410¹	1,410²	5,820
Notes: ¹ As the NY Times has expanded its facility since the 2000 census (relocating employees from New Jersey), this analysis conservatively assumes that an additional 250 employees now work in the area. ² No notable residential population has been added to the study area since the 2000 census; however, a 0.5% annual increase in residential population is assumed from 2000 to the end of 2008 (addition of 56 residents). Sources: 2000 Census of Population and Housing; Census Transportation Planning Package (CTPP) 2000, Part 2, Table p-1, New York Times Expansion EAS			

Table 3-1 provides the estimated population data (workers and residents) for the defined study area based on the available 2000 census data. As shown in the table, approximately 4,410 workers (includes the construction since 2000) and 1,410 residents (adjusted for 0.5 percent annual growth between the 2000 census and 2008) are located within the study area, for a total user population of 5,820. Although the analysis conservatively assumes that residents and employees are separate populations, it is possible that some of the residents live near their workplace. As a result, some double counting of the daily user population is possible when residential and worker populations overlap, resulting in a more conservative analysis.

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, or be set aside for the protection and enhancement of the natural environment. 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 that the design of the space allows. Active open spaces are intended for vigorous activities, such as jogging, field sports, and children's active play. Such features might include play equipment, basketball and handball courts, fields, and playgrounds. Passive facilities encourage such activities as strolling, reading, sunbathing, and people watching. Gardens, walkways, and benches/seating areas, as well as game tables (e.g., chess tables), and picnic areas often characterize passive open spaces. However, some passive spaces can be used for both passive and active recreation; for example, a green lawn or a riverfront walkway can also be used for ball playing, jogging or roller blading.

All publicly accessible and open space facilities within the defined study area were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition of available open space. In addition, private open spaces were also inventoried. The information used for this analysis was gathered through a field inventory conducted on day, July 29, 2008 (midday); and from the New York City Department of Parks and Recreation's (DPR) website, the New York City Oasis database and other secondary sources of information.

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 characteristics such as serious deficiencies in cleanliness, security, and landscaping. Determinations were made subjectively, based on a visual assessment of the facilities. 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.

Table 3-2, Open Space Inventory, identifies the name, ownership, features, and acreage of active and passive open spaces in the study area, and their condition and utilization. Figure 3-1 provides a map of their locations. The Map Key number provided in the first column of Table 3-2 indicates the appropriate marker for each open space in Figure 3-1.

Open spaces that are not open to the general public, or which are not open at regular defined hours were excluded from the quantitative analysis. Likewise, significant open space resources that fall outside the study area boundary were excluded from the quantitative analysis. However, public open space resources located beyond the quarter-mile radius but within an approximate half-mile radius from the Project Site (letters A through E) are provided in Table 3-2, and are described in the qualitative assessment below.

As shown in Figure 3-1, one publicly accessible open space resource is located within the study area and is included in the quantitative analysis. As described in detail below, this resource, College Point Sports Park, comprises slightly more than 25 acres, with the majority of the space designed for active use (approximately 19.043 acres, or 75 percent of total). Approximately 6.35 acres (25 percent) of this resource is considered passive recreational space. College Point Sports Park is the only substantial open space within the study area. Identified as Map Key #1 in Figure 3-1 and Table 3-2, College Point Sports Park is an approximately 25.39-acre facility that provides a roller hockey rink, two little league ball fields with bleachers, and floodlights for nighttime use of the facilities, benches, drinking fountains, and a comfort station. Reconstruction of the park began in the late 1990s.

Today, the park is in excellent condition and is heavily used by the neighborhood. At the time of the field visit (midday during a week day in July 2008), it was only lightly used. Peak usage of the College Point Sports Park facility is typically after school hours (3 PM until dusk) during the week, and on weekends when leagues are typically scheduled.

Table 3-2: Open Space Inventory

Map ID	Name	Owner	Features	Size (Acres)	Active Open Space (Acres)	Passive Open Space (Acres)	Condition / Utilization
Open Space Resources Within the Quarter-Mile Study Area							
1	College Point Sports Park	DPR	Ball fields, roller hockey rink, benches, drinking fountain, comfort station	25.39	19.043	6.35	Very Good / Moderate
Open Space Resources Beyond the Quarter-Mile Study Area, but Within a Half-Mile of the Site							
A	PS 214 / Colden Playground	DPR	Swings, jungle gym, basketball, asphalt baseball field, benches, trees	1.48	1.33	0.15	Good / Moderate
B	Leavitts Park	DPR	Tennis courts, handball courts, baseball field, benches, trees	7.30	6.57	0.73	Good / Light
C	Daniel Carter Beard Mem. Sq	DPR	Benches, trees	0.66	0.00	0.66	Fair / Light
D	Flushing Park Center Plots	DPR	Trees	0.42	0.00	0.42	Fair / Light
E	Poppenhusen Playground	DPR	Basketball court, swing set, sprinklers, jungle gym, benches, trees	1.14	1.03	0.11	Good / Moderate
Total				11.00	8.93	2.07	

Adequacy of Open Spaces

The adequacy of passive open space in the study area was assessed both quantitatively and qualitatively. In the quantitative approach, the amount of useable open space acreage in relation to the study area population - referred to as the open space ratio - is compared with guidelines established by the New York City Department of City Planning (DCP). To determine the adequacy of open space resources for the working (daytime) population of a given area, DCP has established that 0.15 acres of passive open space per 1,000 workers represents a reasonable amount of open space. For a residential population, two sets of guidelines are used. The first guideline is a citywide median open space ratio of 1.5 acres per 1,000 residents. The second is an optimal planning goal established by DCP of 2.5 acres per 1,000 residents - 2.0 acres of active and 0.5 acres of passive open space per 1,000 residents. 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.

The needs of workers and residential populations are also considered together because it is assumed that both populations would use the same passive open spaces. Therefore, a weighted average of the amount of passive open space necessary to meet the DCP guideline of 0.15 acres of passive open space per 1,000 workers and 0.5 acres of passive open space per 1,000 residents is considered in this analysis. Because this ratio changes depending on the proportion of residents and workers in the study area, the analysis accounts for the amount of open space needed in each condition in the study area (i.e., Existing, No-Build, and Build Conditions), and calculates the recommended weighted average ratio of passive open space acres per 1,000 workers and residents.

Quantitative Assessment

As described above, the analysis of the study area focuses on passive open spaces that may be used by workers in the area (and shared by residents in the area). To assess the adequacy of the open spaces in the study area, the ratio of workers to acres of open space is compared to DCP's planning guidelines discussed above. In addition, the passive open space ratio for both workers and residents in the area is compared to the recommended weighted average ratio.

As shown in Table 3-2, the study area includes a total of 25.39 acres of open space, of which approximately 6.35 acres are passive space. According to Table 3-3, as of 2008 approximately 1,410 residents live within the study area, and approximately 4,410 people are estimated to work within the study area boundary. The combined residential and worker user population is 5,820.

Based on the *CEQR Technical Manual* guidelines, the study area has a ratio of 1.44 acres of passive open space per 1,000 workers, which is well above the City's guideline of 0.15 acres (see Table 3-3). The combined passive open space ratio of 1.09 acres per 1,000 residents and workers is also higher than the recommended weighted average ratio of 0.5 acres per 1,000 residents and workers. Therefore, with respect to the *CEQR* guidelines, it can be assumed that the study area is relatively well served by its passive open space resources.

**Table 3-3: Analysis of Adequacy of Open Space Resources
in the Study Area under Existing Conditions**

	Existing Conditions
Study Area Population	
Residents ¹	1,410
Workers ¹	4,410
Total User Population	5,820
Passive Open Space Acreage²	6.35
Open Space Ratios	
Passive (Workers Only)	1.44
Recommended Weighted Average Ratio for Passive	0.5 Per 1,000 residents and workers
Combined Passive (Residents and Workers)	1.09 Per 1,000 residents and workers
Sources:	
¹ Refer to Table 3-1	
² Refer to Table 3-2	

Qualitative Assessment of Open Space Adequacy

The passive open space resource within the defined study area may be further augmented to some degree by several factors. For example, the proximity of the study area to Poppenhusen Playground (see detailed description below) enables some residents and workers of the defined study area to use the open space resources provided by this public open space (see Figure 3-1). It is likely that occasionally both residents and workers within the study area's boundaries take advantage of the recreational amenities that this open space has to offer.

Similarly, four additional open space resources are listed in Table 3-2 and shown in Figure 3-1, which are located within approximately a half-mile of the Site. It is expected that area residents and perhaps some of the local working population would occasionally utilize these open spaces, as they may be located nearer to their residence or place of employment. However, as these open spaces are located beyond the quarter-mile study area boundary, they are included herein for qualitative purposes.

P.S. 214 Playground / Colden (Map Key A in Figure 3-1 and Table 3-2) is an approximately 1.48 acre park that is located approximately a half of a mile to the southeast of the proposed development site. This open space features basketball courts, a handball court, swings and a jungle gym. There are benches and shade trees on the perimeter of the park.

Leavitts Park (Map Key B in Figure 3-1 and Table 3-2) is an approximately 7.3 acre park that is located approximately a half of a mile to the southeast of the proposed development site. This open space features tennis courts, a multi-purpose playing field, and handball courts. Benches and shade trees are located around the perimeter of the park.

Daniel Carter Beard Memorial Square (Map Key C in Figure 3-1 and Table 3-2) is an open space that is approximately 0.66 acres. This landscaped area is located approximately a half of a mile to the south of the proposed development site. Several benches are located within the square.

Flushing Park Center Plots (Map Key D in Figure 3-1 and Table 3-2) is an open space of approximately 0.42 acres. This landscaped area is located approximately a half of a mile to the south of the proposed development site.

Poppenhusen Playground (Map Key E in Figure 3-1 and Table 3-2) is an approximately 1.14 acre park that is located approximately a half of a mile to the north of the proposed development site. This property, bounded by 20th Avenue, 123rd Street, 21st Avenue, and 124th Street, was sold by Conrad and Caroline Poppenhusen to the Village of College Point for one dollar in 1870. It became the property of the City of New York when the five boroughs were consolidated on January 1, 1898. Originally called College Point Park, it was renamed Poppenhusen Playground in 1971 by the City Council. This open space features basketball hoops, sprinklers, swings and a jungle gym. There are benches and shade trees on the perimeter of the park.

D. FUTURE WITHOUT THE PROPOSED ACTION (NO-BUILD CONDITIONS)

Open Space Study Area Population

According to the DCP, there are no known or expected major residential development proposals anticipated to be completed in the open space study area by 2014. In order to account for any small residential developments that may occur in the study area on an as-of-right basis, and to reflect any recent developments that may have occurred since the 2008 existing conditions, this analysis conservatively applies a background growth rate to the study area's existing residential population. As recommended by the *CEQR Technical Manual*, an annual growth rate of 0.5 percent was used. Therefore, the study area's residential population is projected to increase by an additional 42 residents from 1,410 (adjusted existing conditions 2008, refer to Table 3-1) to 1,452 residents by 2014 (refer to Table 3-4 in Section E, "Future With the Proposed Action").

As described in Chapter 2, "Land Use, Zoning, and Public Policy," in the future without the Proposed Action, several new manufacturing developments are expected to be completed and fully occupied by 2014 within the quarter-mile study area. Environmental analyses, which included the expected number of new employees, were conducted for each of these planned developments. As such, it is expected that the No-Build projects would introduce approximately 579 workers to the study area (refer to Table 3-4 below), which includes an estimate of 50 new jobs for the planned NYC Department of Sanitation (DSNY) North Shore Marine Transfer Station by 2014.

Therefore, in the future without the Proposed Action, it is estimated that a total of approximately 1,452 residents and 4,989 workers would be expected within the study area by 2014 for a total population of 6,441.

Quantitative Analysis of Open Space Adequacy

For conservative analysis purposes, it was assumed that no new open space will be added to the study area by the build year of 2014 and the amount of open space available will continue to be approximately 25.39 acres, with approximately 19.043 acres of active open space and 6.35 acres of passive open space.

For the projected total worker population of 4,989 in build year 2014, the passive open space ratio for the study area's workers would decrease from 1.44 acres per 1,000 workers under existing conditions to 1.27 acres per 1,000 workers under the No-Build condition, which would continue to be well above the City's guideline of 0.15 acres (see Table 3-4 in Section E below).

The recommended weighted average ratio for total open space (passive and active) would decrease by approximately 9.6 percent from 4.36 to 3.94 acres per 1,000 residents and workers. The combined passive open space ratio would decrease by approximately 9.6 percent from 1.09 under existing conditions to 0.99 acres per 1,000 residents and workers in the future without the proposed project. In the 2014 future without the Proposed Action, the passive open space ratios would continue to be above NYCDCP's guidelines for adequacy.

Qualitative Analysis of Open Space Adequacy

The open space ratios would remain above the guideline of adequacy in the future without the Proposed Action. Additionally, as noted above, the calculated ratios are somewhat conservative, as there are significant public open space resources that fall just outside the quarter-mile study area radius and are not included in this quantitative analysis (e.g. Poppenhusen Playground and P.S. 214 / Colden Playground, among others). These open spaces represent additional active and passive open space options for the residential and worker populations.

E. FUTURE WITH THE PROPOSED ACTION (BUILD CONDITIONS)

The Proposed Action would facilitate the construction of a new public facility that would accommodate a new Police Academy and serve recruit and in-service training needs for the NYPD. The proposed facility would occupy an approximately 35-acre site and would consist of approximately 2.4 million gsf and would include indoor training facilities, classrooms, and related support space, an indoor pistol training facility, a tactical village, an indoor track, field house, a police museum, a visiting police/lecturer housing facility and an above-grade accessory parking facility. Additionally, the proposed Academy campus would feature an interior courtyard and a variety of landscaped areas adjacent to the on-site drainage ditch, as described in detail below.

On a typical day, the proposed development would have a peak population of approximately 5,500 trainees, employees, staff, and visitors. While a majority of the population would be on-site between 7 AM to 4 PM, the Academy would be staffed on a 24-hour basis. However, all of the daily training would conclude by 10 PM. Only the central services staff and related support staff (approximately 80 people) would work overnight.

Quantitative Analysis of Open Space Adequacy

As described above, under the typical operating conditions, a maximum of 5,500 trainees, instructors, staff, administration, in-service and visitors would be on-site during the peak shift in the future with the Proposed Action. The total future worker population within the study area would therefore increase to 10,489 people (refer to Table 3-4 below). As a result, the study area would have a total

open space ratio of 0.61 acres of passive open space per 1,000 workers, a decrease of 0.66 acres as compared to future without the Proposed Action. However, the study area would continue to be above the City's guideline of 0.15 acres per 1,000 workers.

The combined passive open space ratio for the study area would also continue to be higher than the recommended weighted average of 0.5 acres per 1,000 residents and workers, at 0.53 acres per 1,000 residents and workers. Therefore, with respect to the *CEQR* guidelines it is expected that the study area would continue to be adequately served by its passive open space resources in the future with the Proposed Action under the typical day-to-day operation of the proposed development.

**Table 3-4:
Analysis of Adequacy of Open Space Resources in the Study Area:
2014 No-Build and Build Conditions**

	NO-BUILD CONDITION	BUILD CONDITION
Study Area Population		
Residents	1,452	1,452
Workers/Students	4,989	10,489
Total User Population	6,441	11,941
Passive Open Space Acreage	6.35	
Open Space Ratios		
Passive OSR (Workers Only)	1.27	0.61
Recommended Weighted Average Ratio for Passive	0.15 per 1,000 residents and workers	
Combined Passive (Residents and Workers)	0.99 per 1,000 residents and workers	0.53 per 1,000 residents and workers

Qualitative Assessment of Open Space Adequacy

As shown above in Table 3-4, the introduction of new worker population from the new Academy would result in a decrease in the open space ratio as compared to No-Build conditions. While the open space ratio would remain above the *CEQR* guidelines of adequacy (0.15 acres per 1,000 workers) in the future with the Proposed Action, the new population would have the potential to decrease the open space ratio by more than 5 percent. According to *CEQR* guidelines, a decrease of the open space ratio in excess of 5 percent is generally considered to be a substantial change, warranting a more detailed analysis. However, as described below, the Academy is not expected to result in the intensity of use prescribed by the *CEQR Technical Manual* analytical guidelines for open space resources.

While the new Academy would result in a significant new daytime population in this area, it must be noted that the Academy is a one-of-a-kind institution that would introduce a unique population to the study area. The purpose of the proposed Academy is to provide academic and physical training for recruits and in-service personnel. The proposed Academy itself would feature a variety of passive and active open space resources on-site. Active uses would include physical training components for recruit and in-service use, such as an approximately 283,000 sq. ft. physical training and tactics (field house) which would feature an indoor track, fitness facility space, several tactics gymnasiums (various sizes), and a pool. These proposed training facilities would accommodate the NYPD's physical training requirements on-site and would significantly reduce the Academy's demand on active open space resources in the area.

In terms of passive open space resources, the proposed Academy would have a variety of landscaped areas and benches throughout the campus that recruits, in-service trainees, instructors, and staff could utilize during lunch breaks or other down time. Landscaped areas are currently proposed along the drainage ditch, which would help to transform this challenging site element into a unique water feature. An interior courtyard is proposed on the eastern half of the proposed Academy site near the academic buildings, which would feature trees and also include sitting areas. Other prominent landscaping is proposed along 28th Avenue and Ulmer Street where the buildings would be set back from the streets. In addition to the abovementioned interior courtyard, the Academy would have a commencement entry on 28th Avenue in front of the proposed field house. This ceremonial entry and the area around the field house are envisioned to be open plazas, which could be utilized as on-site passive open space resources. Figure 1-3 shows the locations of the proposed open space resources.

As the new Academy would provide a variety of active and passive recreation features, the anticipated peak population is not expected to create significant new demands on local open space resources.

Additionally, as there would be an on-site dining facility (approximately 85,000 sq. ft.) available for the entire Academy population and as each population segment would have a limited lunch period, it is expected that most users would take advantage of the on-site cafeteria. Further, due to the currently proposed scheduling of the recruit and in-service populations (and the related instructor populations), it is anticipated that a majority of the on-site population would not have the opportunity to utilize the local open space resources, but are instead expected to stay on the Police Academy campus during their breaks.

The in-service population (nearly 1,000 people) would be divided into a morning and evening session as indicated in Table 1-1. Both of these shifts are offset from the recruit / trainee schedule and would result in a different lunch / break time. Further, as described above for the other populations, due to scheduling / convenience factors, it is expected that a majority of the in-service population would take advantage of the on-site accommodations and open space areas.

The central services and related support staff is comprised of approximately 1,000 people. While this population would be more likely to use the off-site open space resources during their break time, it is expected that this population would also utilize the new on-site open space resources, sitting areas, and dining facilities.

Table 3-4 shows the worst-case open space usage in the future with the proposed project and conservatively assumes that the proposed Police Academy would add a substantial number of new users to the local open spaces. As shown in the table, local open space resources would continue to operate above the City's minimum thresholds for open space adequacy in the future with the proposed action. However, as indicated above, the actual open space usage anticipated to result from the Police Academy's population is expected to be very low due to a variety of passive open space opportunities that would be available on the Police Academy site. Therefore, the anticipated population at the Academy would not overburden the local open space resources, and no significant adverse impacts are expected.

F. SHADOWS

According to *CEQR Technical Manual* criteria, shadow impacts generally occur if an action would result in new structures, or additions to buildings that would exceed 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent on sunlight. While the planned development would consist of buildings that would be taller than 50 feet in height, there are no existing sunlight-sensitive open space or historic resources that would be

affected by the proposed development. Per *CEQR Technical Manual* guidelines, the longest shadow that a building can cast in New York City would be 4.3 times the total height of the building. For CEQR purposes, only new buildings or additions in excess of 50 feet in height warrant a closer look.

As the 155-foot tall fieldhouse would be the tallest proposed structure on the Police Academy campus, it was evaluated for its potential to cast shadows on the nearby College Point Sports Park. Additionally, the academic and administrative portions of the Academy (with a maximum height of 135 feet) were evaluated for their potential to cast shadows on the open space due to their closer proximity to the College Point Sports Park. At a height of 155 feet, the fieldhouse would cast a worst-case shadow of approximately 670 feet in length. As the southwestern boundary of the College Point Sports Park is approximately 850 feet from the field house (this measurement was taken from the property line to be conservative), no project-generated shadows would be cast onto the open space. Similarly, the proposed academic and administrative portions of the proposed Academy, at a height of approximately 135 feet, would cast a worst-case shadow of approximately 580 feet, which would fall well short of the open space, which is located over 640 feet to the north. As such, the proposed Academy does not have the potential to result in significant adverse shadows impacts.

G. CONCLUSION

According to the *CEQR Technical Manual*, a proposed action may result in a significant impact on open space resources if (a) there would be direct displacement/alteration of existing open space within the study area that has a significant adverse effect on existing users; or (b) it would reduce the open space ratio and consequently result in overburdening existing facilities or further exacerbate deficiency in open space. The *CEQR Technical Manual* also states, “if the area exhibits a low open space ratio indicating a shortfall of open space, even a small decrease in the ratio as a result of the action may cause an adverse effect.” A five percent or greater decrease in the open space ratio is considered to be “substantial”, and a decrease of less than one percent is generally considered to be insignificant unless open space resources are extremely limited.

As noted above, the Proposed Action would not result in any direct displacement or alteration of existing open space resources in the study area.

According to the abovementioned *CEQR* criteria, the Proposed Action has the potential to result in a significant open space impact as it would result in the open space ratio by more than five percent. When the proposed development is operating at maximum occupancy, the Proposed Action would result in a five percent or greater decrease in the combined passive open space ratio. While *CEQR* criteria indicate that the combined passive open space ratio would reduce from 0.99 under No-Build conditions to 0.53 under Build conditions, it is unlikely that the open space facilities in the study area would experience significant adverse impacts as a result of the proposed Police Academy.

As noted above, the proposed development site is located within close proximity to College Point Sports Park. Table 3-2 indicates that this open space is lightly used during the midday when the proposed Academy’s population would be highest. As the Academy would not be used on the weekends, the local open spaces would not be impacted during the neighborhood’s peak usage. While it is expected that the new population resulting from the proposed Academy may use College Point Sports Park as their primary passive open space resource due to its close proximity, the Academy’s population is not expected to heavily utilize any public open spaces. As explained above, the grounds of the Academy would be landscaped and would feature passive open space amenities such as seating areas and tables that would be for the use of the NYPD trainees and employees at the Academy. Such on-site amenities are expected to further ameliorate the potential effects that the anticipated population could have on the open space resources in the study area. Any project-related reduction of the

combined passive open space ratio is not expected to noticeably diminish the ability of the study area's open spaces to serve its user populations in the future with the Proposed Action.

In addition, as noted above, several open space resources are located within approximately a half-mile radius of the proposed Academy site. As such, it is possible that area residents and workers would occasionally use these nearby open space resources and other local and regional open space resources, thereby minimizing the effect of increased populations on open space resources in the study area. Therefore, the Proposed Action is not anticipated to result in a significant adverse impact on open space resources.