

## **A. INTRODUCTION**

The proposed project would introduce new residents to the project site, creating new demands for open space in the area. Because the proposed project would add a new residential population, this chapter examines the potential impacts of the proposed project on open space resources in accordance with the 2014 *CEQR Technical Manual*. Specifically, the attachment examines the potential for the proposed project to have direct effects on nearby publicly accessible open spaces, such as eliminating or altering a public open space, as well as the potential for indirect effects created by changes in demand for and use of the area's open spaces. The analysis inventories the condition and use of open spaces within a ½-mile radius of the Development Site and addresses potential impacts on open space facilities both quantitatively and qualitatively. As described below, this analysis concludes that the introduction of new residents with the proposed project would not result in any significant impacts on open spaces in the study area.

## **B. METHODOLOGY**

### **DIRECT EFFECTS ANALYSIS**

According to the *CEQR Technical Manual*, a proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or results in increased noise or air pollutant emissions, odor, or shadows that would affect the usefulness of a public open space, whether on a permanent or temporary basis. A proposed project can also directly affect an open space by enhancing its design or increasing its accessibility to the public. The direct effects analysis is included in the "Probable Impacts of the Proposed Project" portion of Section C, "Open Space Assessment."

### **INDIRECT EFFECTS ANALYSIS**

Following the methodology of the *CEQR Technical Manual*, indirect open space impacts may occur when a proposed action would add enough population, either residents or non-residents, to noticeably diminish the ability of an area's open space to serve the existing or future population.

Typically, an assessment of indirect effects is conducted when a project would introduce 200 or more residents or 500 or more workers to an area; however, the thresholds for assessment are slightly different for areas of the City that have been identified as either underserved or well-served by open space. Since the Development Site has not been identified as either underserved or well-served, the threshold of 200 residents and 500 workers was applied in this analysis.

The proposed project would result in an increment of 934 residential units on the project site and introduce an estimated 2,681 residents to the surrounding area.<sup>1</sup> Because the proposed project would result in more than 200 residents, an open space assessment is warranted. The proposed project would also increase the number of workers in the surrounding area; however, since the proposed project would not approach the CEQR threshold of 500 workers, an assessment of the effects of new workers on open space resources is not warranted. The purpose of a preliminary assessment is to clarify the degree to which an action would affect open space and the need for further analysis. If the assessment indicates the need for further analysis, a detailed analysis of open space should be performed.

The indirect effects analysis begins with an assessment to clarify the degree to which an action would affect open space and the need for further analysis. The action's effects are based on how a project would change the open space ratios in the study area. According to the *CEQR Technical Manual*, if a proposed project would reduce an open space ratio and consequently result in overburdening existing facilities, or if it would substantially exacerbate an existing deficiency in open space, it may result in a significant impact on open space resources. In general, if the assessment shows that a study area's open space ratio falls below the city guidelines of 2.000 acres of active open space and 0.500 acres of passive open space per 1,000 residents; and a proposed action would result in a decrease in the ratio of more than 5 percent, it could be considered a substantial change warranting a more detailed analysis. However, in areas where the ratio is closer to 2.500 acres per 1,000 residents, a greater percentage of change (more than 5 percent) may be tolerated. Conversely, in areas that are extremely lacking in open space, a reduction as small as 1 percent may be considered significant, depending on the area of the City.

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

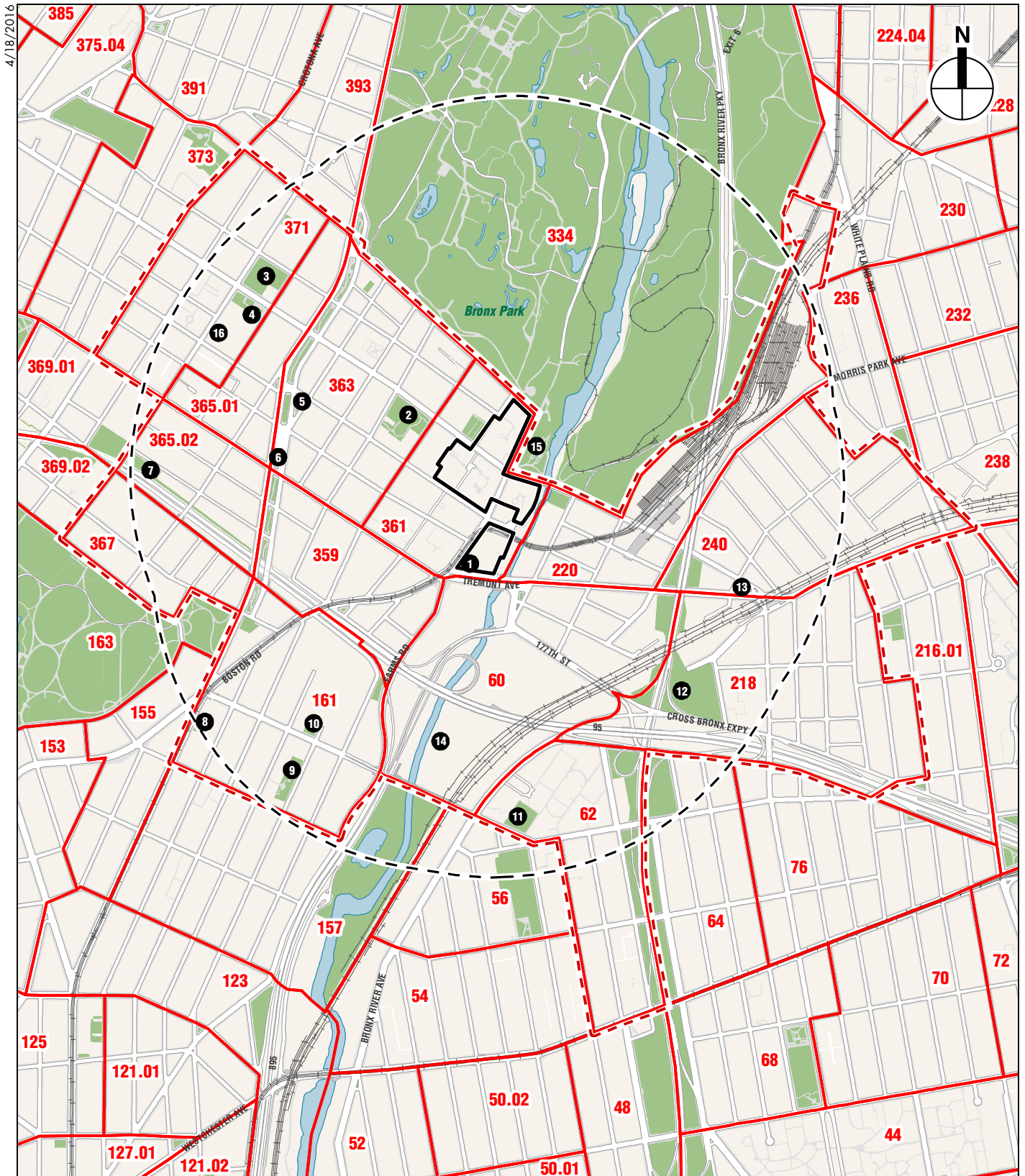
### STUDY AREA

The *CEQR Technical Manual* recommends establishing study area boundaries as the first step in an open space analysis. Residents use both passive and active open spaces and are assumed to travel up to ½ mile to reach neighborhood recreational spaces. Thus, for a project that would add substantial residential populations, there should be an analysis of the project's effects on active and passive open spaces located within a ½ mile of the Development Site. Therefore, as recommended in the *CEQR Technical Manual*, a ½-mile residential study area is used in this analysis.

The study area for the proposed project was adjusted to include all census tracts that fall at least 50 percent within a ½-mile radius around the Development Site. **Figure 5-1** shows all census tracts included in the residential study area.

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<sup>1</sup> Based on the 2010 Census, an average household size of 2.87 persons per household for Community District 6 was applied to the analyzed number of units for the proposed project.



- Development Site
- Study Area (Half-mile boundary)
- Residential Study Area Boundary
- Census Tracts
- Open Space Resources

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PHIPPS LAMBERT HOUSES

Open Space Study Area  
and Open Space Resources  
**Figure 5-1**

## *OPEN SPACE USER POPULATIONS*

### *Existing Conditions*

Data were compiled from the 2010 Census for the census tracts in the residential study area to determine the number of residents within the study area.

### *The Future Without the Proposed Project*

Several new developments are anticipated to be completed in the open space study area by 2029. The residential population in the future without the proposed project was estimated by applying the average household size of 2.87 persons per household for Community District (CD) 6 to the number of new dwelling units added by the expected developments in the study area. These development projects will result in an estimated total of 8,366 new residents in the study area.

### *Probable Impacts of the Proposed Project*

The proposed project would introduce an increment of approximately 934 residential units on the project site. Therefore, using the average household size of 2.87, the proposed project would be expected to introduce approximately 2,681 residents to the project site and study area.

## *INVENTORY OF OPEN SPACE RESOURCES*

All publicly accessible open spaces and recreational facilities located within the study area were inventoried using information from the New York City Department of Parks and Recreation (DPR), published environmental impact statements (EISs) for recent projects in or near the study area, and field visits conducted in May 2015.

The *CEQR Technical Manual* defines public open space as open space that is regularly open to the public during designated daily periods. Open spaces that do not fit this definition because they are not available to the public on a regular basis or are available only to a limited set of users are considered private open space and are not included in the quantitative open space analysis.

The character, condition, and use of the publicly accessible open spaces and recreational facilities within the study area were recorded during field visits. Active and passive amenities were noted at each open space. Active facilities are intended for vigorous activities, such as jogging, field sports, and children's active play. Such facilities might include basketball and handball courts, jogging paths, ball fields, and playground equipment. Passive facilities encourage such activities as strolling, reading, sunbathing, and people watching. Passive open spaces are characterized by picnic areas, walking paths, or gardens. Certain areas, such as lawns or public esplanades, can serve as both active and passive open spaces.

The analysis also accounts for new open space within the study area that will be created in the future without the proposed project.

## *ADEQUACY OF OPEN SPACE RESOURCES*

The following guidelines for residential populations are used for the open space analysis:

- A City-wide median open space ratio of 1.500 acres per 1,000 residents. In New York City, local open space ratios vary widely, and the median ratio at the Community District level is 1.5 acres of open space per 1,000 residents.

- An open space planning goal established for the City of 2.500 acres per 1,000 residents—2.000 acres of active and 0.500 acres of passive open space per 1,000 residents—for large scale plans and proposals.

However, these goals are often not feasible for many areas of the City, and they are not considered an impact threshold. Rather, they are used as benchmarks to represent how well an area is served by its open space resources.

## **C. OPEN SPACE ASSESSMENT**

An assessment of open space consists of calculating total population, tallying the open space acreage within the area, and comparing the open space ratios for the future without and with the proposed project.

### **EXISTING CONDITIONS**

#### *STUDY AREA POPULATION*

Based on 2010 Census data, the ½-mile open space study area has a population of approximately 52,779 residents (see **Table 5-1**).

**Table 5-1**  
**Existing Residential Population—2010 Census**

<b>Census Tract</b>	<b>Residential Population</b>
60	1,129
62	6,585
161	4,380
218	6,499
220	1,487
240	3,882
359	2,061
361	6,019
363	7,509
365.01	3,965
365.02	2,423
367	2,599
371	4,241
<b>Total</b>	<b>52,779</b>
<b>Source:</b> U.S. Census Bureau, 2010 Census.	

#### *STUDY AREA OPEN SPACE INVENTORY*

There is one publicly accessible open space located just south of Parcel 10 of the project site on the lot currently owned by HPD. Located on the corner of Boston Road and East Tremont Avenue, this open space features an elevated portion with an educational sculpture centered between a seating area. The open space also features an area with boulders and trees. This open space offers approximately 0.10 acres of passive open space.

Overall, there are 16 publicly accessible open spaces in the ½-mile study area (see **Figure 5-1**). These open spaces include publicly accessible open spaces and privately owned spaces that are open to the public. Altogether, there is a total of 30.12 acres of open space in the study area, of

which 14.28 acres are considered active recreational open space and 15.84 acres are considered passive recreational open space (see **Table 5-2**).

**Table 5-2**  
**Study Area Open Space Inventory**

Map No. <sup>1</sup>	Name	Location	Owner	Total Acres	Active	Passive	Amenities	Condition/Utilization
1	Seating Area south of Parcel 10	E. Tremont Ave. and Boston Rd.	HPD	0.10	0.00	0.10	Sculpture, seating, trees	Good/Low
2	Vidalia Park	E. 180 St. bet. Daly Ave. and Vyse Ave.	DPR	2.14	0.64	1.50	Play equipment, handball and basketball courts, benches, paths, lawn	Good/Low
3	Astin Jacobo Ballfield	Mapes Ave., Prospect Ave. bet. E. 180 St. and E. 181 St.	DPR	1.81	1.45	0.36	Baseball fields	Seasonal
4	Mapes Pool	E. 180 Street bet. Prospect Ave. and Mapes Ave.	DPR	0.68	0.68	0.00	Swimming pools	Seasonal
5	Mohegan Triangle	Mohegan Ave., Crotona Pkwy., E. 179 St.	DPR	0.10	0.05	0.05	Seating and play equipment	Good/Low
6	Crotona Parkway Malls	Crotona Pkwy bet. Bronx Park South and E. 175 St.	DPR	8.75	0.00	8.75	Benches, pathway, trees	Good/Moderate
7	Fairmount Playground	Prospect Ave. bet. N/B Cross Bronx Exwy. and Fairmount Pl.	DPR	0.47	0.00	0.47	Trees, benches	Fair/Low
8	Seabury Park	Southern Blvd Bet. E. 174 St. And E. 173 St.	DPR	0.04	0.04	0.00	Basketball court	Fair/Low
9	Rock Garden Park	Longfellow Ave. bet. E. 173 St. and E. 174 St.	DPR	0.92	0.74	0.18	Play equipment, picnic tables, basketball courts, seating	Good/Low
10	Eae. J. Mitchell Park	E. 174 St. bet. Bryant Ave. and Longfellow Ave.	DPR	0.18	0.00	0.18	Trees, benches, game tables	Good/Low
11	Playground 174	E. 174 St. bet. Bronx River Ave. and E. 173 St.	DPR	1.00	0.80	0.20	Benches, game tables, mini pool, play equipment, basketball courts, fitness equipment	Good/Low
12	Noble Playground	Noble Ave. Bet. Bronx River Ave and E. 177 St.	DPR	3.21	2.57	0.64	Baseball fields, basketball courts, play equipment, benches	Good/Low
13	Young Park	Van Nest Ave. at E. 180 St. and E. Tremont Ave.	DPR	0.44	0.00	0.44	Benches, flagpole, trees	Good/Moderate
14	Starlight Park (Portion) <sup>2</sup>	Along Bronx River bet. E. 177th St. and E. 174th St.	NYS DOT	6.88	4.82	2.06	Greenway, seating, picnic tables	Good/Low
15	River Park	E. 180th St. and Boston Rd.	DPR	2.20	1.54	0.66	Play equipment, seating, picnic tables, river views	Good/Heavy
16	Community School 300 Playground	2050 Prospect Avenue	DOE	1.20	0.96	0.24	Basketball courts, turf field, running track, play equipment, seating, plantings	Excellent/Moderate
<b>Study Area Total</b>				<b>30.25</b>	<b>14.28</b>	<b>15.97</b>		

**Notes:**

DPR= New York City Department of Parks and Recreation

DOE= New York City Department of Education

HPD= Housing Preservation and Development

<sup>1</sup> See **Figure 5-1** for open space resources.<sup>2</sup> Only the portion of Starlight Park that falls within the study area was calculated using GIS for the purpose of the quantitative analysis.**Sources:** New York City Department of Parks and Recreation; AKRF Field Surveys, May 2015; Select open space acreages were calculated using GIS data.

Crotona Parkway Malls is the largest open space resource in the study area. Running along Crotona Parkway between Bronx Park South and East 175th Street, Crotona Parkways Malls offers approximately 8.75 acres of passive open space, featuring a tree-lined pathway with benches. DPR's Noble Playground offers predominantly active recreational open space, including baseball fields, basketball courts, play equipment, and benches. Noble Playground totals 3.21 acres, of which 2.57 acres are considered active recreational open space and 0.64 acres are considered passive recreational open space. Vidalia Park totals 2.14 acres and offers both passive and active amenities, including play equipment, handball courts, basketball courts, benches, pathways, and an open lawn area. Of Vidalia Park's total acreage, 0.64 acres are considered active recreational open space and 1.50 acres are considered passive recreational open space.

DPR's Starlight Park is partially located within the study area. This portion of Starlight Park is a link along the Bronx River Greenway and features paths, benches, and picnic tables. This portion of Starlight Park offers approximately 6.88 acres of recreational open space, of which 4.82 acres are assumed to be for active recreational use and 2.06 acres are assumed to be for passive recreational use. Just outside of the study area, the rest of Starlight Park offers a wide range of amenities for both active and passive use, as described below in the qualitative analysis.

Rock Garden Park offers approximately 0.92 acres of active and passive recreational open space with play equipment, basketball courts, and picnic tables. The basketball court of Seabury Park is open, offering approximately 0.04 acres of active recreational open space; however, the remaining approximately 0.15 acres of Seabury Park is closed to the public and was not included in the quantitative analysis. Seabury Park has been slated for reprogramming and reconstruction as part of the Community Parks Initiative program. The park is expected to be reopened by the end of 2017. Other DPR parks in the study area include Astin Jacobo Ballfield, Mapes Pool, Fairmount Playground, Eae. J. Mitchell Park, Playground 174, and Young Park. These parks provide a variety of amenities including seasonal baseball fields and swimming pools, seating, game tables, and play equipment. In addition, Mohegan Triangle is open to the public during non-school hours and offers 0.10 acres of open space with seating and play equipment.

The Community School 300 Playground was recently renovated in partnership with the Trust for Public Land. The 1.2-acre playground features new basketball courts, turf field, running track, seating, play equipment, a mural, and green infrastructure elements. The playground is open to the public during non-school hours and therefore, has been included in the quantitative analysis, offering predominantly active recreational open space.

River Park, although outside the study area according to the *CEQR Technical Manual* guidance that at least 50 percent of its census tract must fall within the study area, is located in the southernmost portion of Bronx Park directly across from the project site. Residents from the project site are likely to use this open space, as this park is the closest open space to the project site; therefore, it has been included in the quantitative analysis. River Park is a riverfront open space offering approximately 2.2 acres of recreational open space, of which 1.54 acres are considered to be active and 0.66 acres are considered to be passive. River Park offers scenic views and walkways along the Bronx River, play equipment, seating, and barbecue areas.

### ADEQUACY OF OPEN SPACES

The residential study area has a total of approximately 30.12 acres of open space, including 14.28 acres of active recreational open space and 15.84 acres of passive recreational open space. With an estimated population of 52,779 residents, the residential study area has a total open

space ratio of 0.571 acres per 1,000 residents (see **Table 5-3**). This is lower than the city's goal of 2.500 total acres of open space per 1,000 residents and below the citywide community district median of 1.5000 acres per 1,000 residents.

**Table 5-3**  
**Existing Conditions: Adequacy of Open Space Resources**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
52,779	30.12	14.28	15.84	0.571	0.271	0.300	2.500	2.000	0.500

The study area's current residential active open space ratio is 0.271 acres per 1,000 residents, which is below the City's planning guideline of 2.000 acres per 1,000 residents. The area's current residential passive open space ratio is 0.300 acres per 1,000 residents, which is below the City's benchmark of 0.500 acres of passive space per 1,000 residents.

#### *Qualitative Considerations*

In addition to the publicly accessible open spaces that are accounted for in the quantitative analysis, the study area contains several private or restricted-access open space resources. Numerous community gardens are located within the study area, including 2120 Mapes Avenue Garden, Garden of Happiness, Daly Avenue Hispanos Unidos Garden, Krystal Community Garden, River Garden, the Concerned Tenants of Daly Avenue Garden, Hornaday Community Garden, Clinton Avenue Community Garden, Miracle Garden, and the Bronx River Community Garden. These community gardens were not included in the quantitative analysis because they were not open during field visits and do not have regular posted hours for public use. The study area also contains playgrounds and recreational resources that are part of school grounds that are not generally open to the public, including the school yards located at P.S. 6 and P.S. 214.

The Bronx Park, Crotona Park, and Starlight Park are partially located within a ½-mile of the project site, but have not been included in the quantitative analysis because, in accordance with the *CEQR Technical Manual*, at least 50 percent of their census tract area does not fall within the study area. The Bronx Park is an approximately 718-acre destination park that offers wide array of passive and active recreational opportunities. The majority of the Bronx Park is publicly accessible, except for the Bronx Zoo and the Bronx Botanical Gardens. Visitors must pay admission fees in order to visit the Bronx Zoo and the Bronx Botanical Garden grounds, and therefore they are not considered publicly accessible open space. However, admission is free on Wednesdays. The majority of the Bronx Park that is located within the study area is dedicated to the Bronx Zoo. Nonetheless, residents are likely to make use of its recreational opportunities.

Crotona Park is also located within and just outside of the ½-mile study area. Crotona Park offers approximately 127 acres of recreational open space, including baseball fields, basketball courts, outdoor pools, tennis courts, and play equipment. Crotona Park is another destination park that is likely to draw residents to make use of its numerous recreational opportunities. In addition, the recently completed Starlight Park offers approximately 14 acres of recreational open space with baseball fields, playgrounds, soccer fields, picnic areas, kayak launch sites, and river views. Residents of the study area are likely to make use of these additional open spaces for their recreational needs, which are located within or just outside of the study area, but have not been included in the quantitative analysis.



## THE FUTURE WITHOUT THE PROPOSED PROJECT

### STUDY AREA POPULATION

In the future without the proposed project, the study area will continue to experience residential, commercial, and institutional development. As described in Chapter 2, “Land Use, Zoning, and Public Policy,” several projects will be built in the land use study area by 2029. In addition, a number of projects will be completed within the ½-mile residential open space study area. The known development projects will result in an estimated total of 8,366 new residents in the study area. Altogether, the population will increase to 61,145 in the future without the proposed project.

### STUDY AREA OPEN SPACES

In the future without the proposed project, no changes to the open space located south of Parcel 10 are expected. The Bronx River (West Farms) Park segment of the Bronx River Greenway is expected to be completed in the study area by 2029. Located along the Bronx River between East 180th Street and East Tremont Avenue, this segment of the greenway will provide approximately 1.40 acres, of which 0.98 acres are expected to be active and 0.42 acres are expected to be passive. The Bronx River (West Farms) Park will offer a greenway, plantings, seating, and a canoe launch. In addition, as described above, Seabury Park will be reprogrammed with a new playground and sport court. The 0.15-acre park is expected to be reopened by 2029. Overall, the total open space acreage will increase by 1.55 acres to 31.67 acres in the future without the proposed project.

### ADEQUACY OF OPEN SPACES

In the future without the proposed project, the increase in residents due to the development projects in the area will decrease the total open space ratio to 0.518 acres per 1,000 residents despite the increase in open space acreage. The open space ratio will remain below the City’s goal of 2.500 total acres per 1,000 residents and the City’s median of 1.500 acres per 1,000 residents (see **Table 5-4**). The added residents will decrease the active open space ratio to 0.250 acres per 1,000 residents, remaining below the City’s benchmark of 2.000 acres of active open space per 1,000 residents. The added residents will also decrease the ratio for passive open space in the study area to 0.268, remaining below the City’s benchmark of 0.500 acres of passive open space per 1,000 residents.

**Table 5-4**  
**Future Without the Proposed Project: Adequacy of Open Space Resources**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
61,145	31.67	15.26	16.41	0.518	0.250	0.268	2.500	2.000	0.500

### Qualitative Considerations

No changes to the study area’s private or restricted-access open space resources are expected in the future without the project. In addition, residents will continue to have access to major open space resources located within ½-mile of the project site, but not included in the qualitative analysis, such as Bronx Park, Crotona Park, and Starlight Park.

## PROBABLE IMPACTS OF THE PROPOSED PROJECT

### STUDY AREA POPULATION

The proposed project would result in an incremental increase of approximately 934 residential units, resulting in an addition of 2,681 residents to the study area for a total residential population of 63,826.

### STUDY AREA OPEN SPACES

The proposed project would result in the decrease in size of the seating area south of Parcel 10. This open space would decrease from 0.10 acres to approximately 0.04 acres. Therefore, the study area would provide 31.61 acres of total open space, composed of 15.26 acres of active recreational open space and 16.35 acres of passive recreational open space.

### ADEQUACY OF OPEN SPACES

In the future with the proposed project, the total, active, and passive ratios in the study area would remain below City guideline levels. As shown in **Table 5-5**, the total open space ratio would be 0.495 acres per 1,000 residents, which is below both the citywide median open space ratio of 1.500 and the City's planning goal of 2.500 acres per 1,000 residents. The active open space ratio would be 0.239 acres per 1,000 residents, which is below the City's guideline of 2.000 acres of active open space per 1,000 residents. The passive open space ratio would be 0.256 acres per 1,000 residents, which is below the City's guideline of 0.500 acres of passive open space per 1,000 residents.

**Table 5-5**  
**Future With the Proposed Project: Adequacy of Open Space Resources**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
63,826	31.61	15.26	16.35	0.495	0.239	0.256	2.500	2.000	0.500

### IMPACT SIGNIFICANCE

#### *Direct Effects*

The proposed project would reduce the size of the seating area located south of Parcel 10 from approximately 0.10 acres to approximately 0.04 acres. The open space would be slightly smaller in size as compared to the future without the proposed project, and it would be redesigned. The potential for the proposed project to result in shadows, air quality, and noise effects on any of the open spaces in the study area is discussed in Chapter 6, "Shadows," Chapter 13, "Air Quality," and Chapter 15, "Noise," respectively. As discussed in Chapter 6, River Park, adjacent to Parcels 1, 3 and 5 of the Development Site, would receive approximately six hours of new shadows in the mid-day and afternoons of the fall, winter and early spring, and the use of the park during these times could consequently be significantly impacted. In the late spring and summer, new shadows on River Park would be more limited in duration and extent but would still be substantial in the final hour of the analysis day and would cause significant adverse impacts in those seasons.

*Indirect Effects*

As noted above and summarized in **Table 5-6**, the total, active, and passive open space ratios in the study area would continue to fall short of the City's guidelines in the future with the proposed project. The total open space ratio would decrease by 4.440 percent, the active open space ratio would decrease by 4.400 percent, and the passive open space ratio would decrease by 4.478 percent (to 0.495 acres, 0.239 acres, and 0.256 acres per 1,000 residents, respectively). Although the proposed project would result in a decrease in the total, active, and passive open space ratios from the future without the proposed project, these decreases would not exceed 5 percent, which is the CEQR threshold generally used for a more detailed open space analysis.

**Table 5-6**  
**Future With the Proposed Project: Open Space Ratios Summary**

Ratio	City Guideline	Open Space Ratios			Percent Change Future Without to Future With the Proposed Project
		Existing Conditions	Future Without the Proposed Project	Future With the Proposed Project	
Residential (½-Mile) Study Area					
Total/Residents	2.500	0.571	0.518	0.495	-4.440%
Active/Residents	2.000	0.271	0.250	0.239	-4.400%
Passive/Residents	0.500	0.300	0.268	0.256	-4.478%
<b>Note:</b> Ratios in acres per 1,000 people.					

**Note:** Ratios in acres per 1,000 people.

It is recognized that the City's guidelines are not feasible for many areas of the City, and they are not considered impact thresholds. As described in Chapter 1, "Project Description" and shown on Figure 1-5, the proposed project has plans to provide open spaces for building residents. The proposed project would include approximately 240,000 square feet of open space enclosed in courtyards surrounded by the proposed new buildings, which would be available to all building residents. The Development Site open spaces are expected to be landscaped with a mix of shrubs and trees; it is anticipated that lawn and seating areas would be provided as well as children's play equipment. One proposed new building on Parcel 10 would also provide approximately 12,655 square feet of open space for residents on its rooftop. In addition, each courtyard block would have an indoor fitness room for residents to use for active recreation. Therefore, these open space amenities would help meet some of the residents' open space needs.

In addition, some of the open space needs of the study area population would be met by open spaces located within and just outside the ½-mile study area boundary, including community gardens, Bronx Park, Crotona Park, and Starlight Park.

Overall, the proposed project would not result in significant adverse indirect impacts on open space resources in the study area. \*