

A. INTRODUCTION

Under the 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, open space is defined as publicly accessible, publicly or privately owned land that operates or is available for leisure, play, or sport, or serves to protect or enhance the natural environment. According to the *CEQR Technical Manual*, an open space assessment should be conducted if a project would have a direct effect on open space, such as eliminating or altering a public open space, or an indirect effect, such as when new population overburdens available open space.

As described in Chapter 1, “Projection Description,” the proposed project would result in a 426,576-gross-square-foot (gsf) enlargement of the Staten Island Mall, a new structured parking facility, and landscaping improvements to the project site. While the proposed project would not directly affect any existing open space resources, it would result in a new worker population on the project site. Therefore, an open space assessment was conducted to determine whether the proposed project would result in any significant adverse impacts to open space resources.

PRINCIPAL CONCLUSIONS

The proposed project would not directly affect any existing open space resources. With regard to indirect effects, it is expected that workers that would be introduced by the proposed project would primarily utilize Mall common areas and outdoor landscaped seating areas to meet their open space needs. The ¼-mile study area surrounding the project site does not contain any publicly-accessible open space resources that could be utilized by Mall workers. However, the Mall itself currently includes landscaped areas with seating that provide passive recreational opportunities, and the proposed project would include landscaped areas with seating as well as a multi-use plaza. These on-site resources would provide workers in the study area with adequate passive recreational opportunities based on the New York City Department of City Planning (DCP) guideline of 0.15 acres per 1,000 workers. Due to the availability of Mall common areas, landscaped areas with seating, the new worker population introduced by the proposed project would not be expected to overburden any existing open space resources. Overall, the proposed project would not result in any significant adverse open space impacts.

B. METHODOLOGY

The project site is located in an area that is classified by the *CEQR Technical Manual* as being neither well-served nor under-served by existing open space resources. Commercial projects in such areas require a preliminary assessment when they would generate more than 500 new employees. As noted in Chapter 1, “Project Description,” the proposed project would exceed this threshold, and therefore a preliminary assessment is warranted.

According to the *CEQR Technical Manual*, a preliminary open space assessment involves calculating total population and open space acreage in a study area, and comparing the existing

Staten Island Mall Enlargement

ratio of total acres of open space per 1,000 users with the anticipated open space ratio in the future with the proposed project.

The first step in assessing potential open space impacts is to establish the study area, which is defined to allow analysis of both the nearby open spaces and the population using those open spaces. Study areas are based on the distance a person is assumed to walk to reach a neighborhood open space. Under *CEQR Technical Manual* guidelines, workers and other daytime users typically use passive open spaces, and are assumed to walk up to a ¼-mile distance from their places of work. Any census tracts that are located primarily within the ¼-mile perimeter form the study area for analysis. As shown in **Figure 4-1**, the open space study area for the proposed project includes Richmond County Census Tract 277.02.

The existing worker population in the study area is then estimated using 2010 employment data from ESRI, Inc., a commercial data provider. In addition, publicly accessible open spaces within the study area are identified (if any).

After determining the existing ratio of acres of open space per 1,000 workers in the study area (the “worker open space ratio”), the With Action worker open space ratio is calculated by adding the anticipated number of additional workers that would be introduced to the study area by the proposed project. If the proposed project would result in a decrease in the open space ratio that approaches or exceeds five percent, it is generally considered to be a substantial change warranting more detailed analysis. The assessment may also consider and compare the amount of open space in the study area relative to the district and the borough to assess the relative shortfall or availability of open space in the study area.

Section D, “Future with 2019 Completion Date” considers whether the 2019 Full-Build Scenario (i.e., a two-year lag in the completion of the Macy’s enlargement and a portion of the structured parking) could result in potential impacts that differ from those identified for the 2017 full-build analysis year.

C. PRELIMINARY ASSESSMENT

EXISTING CONDITIONS

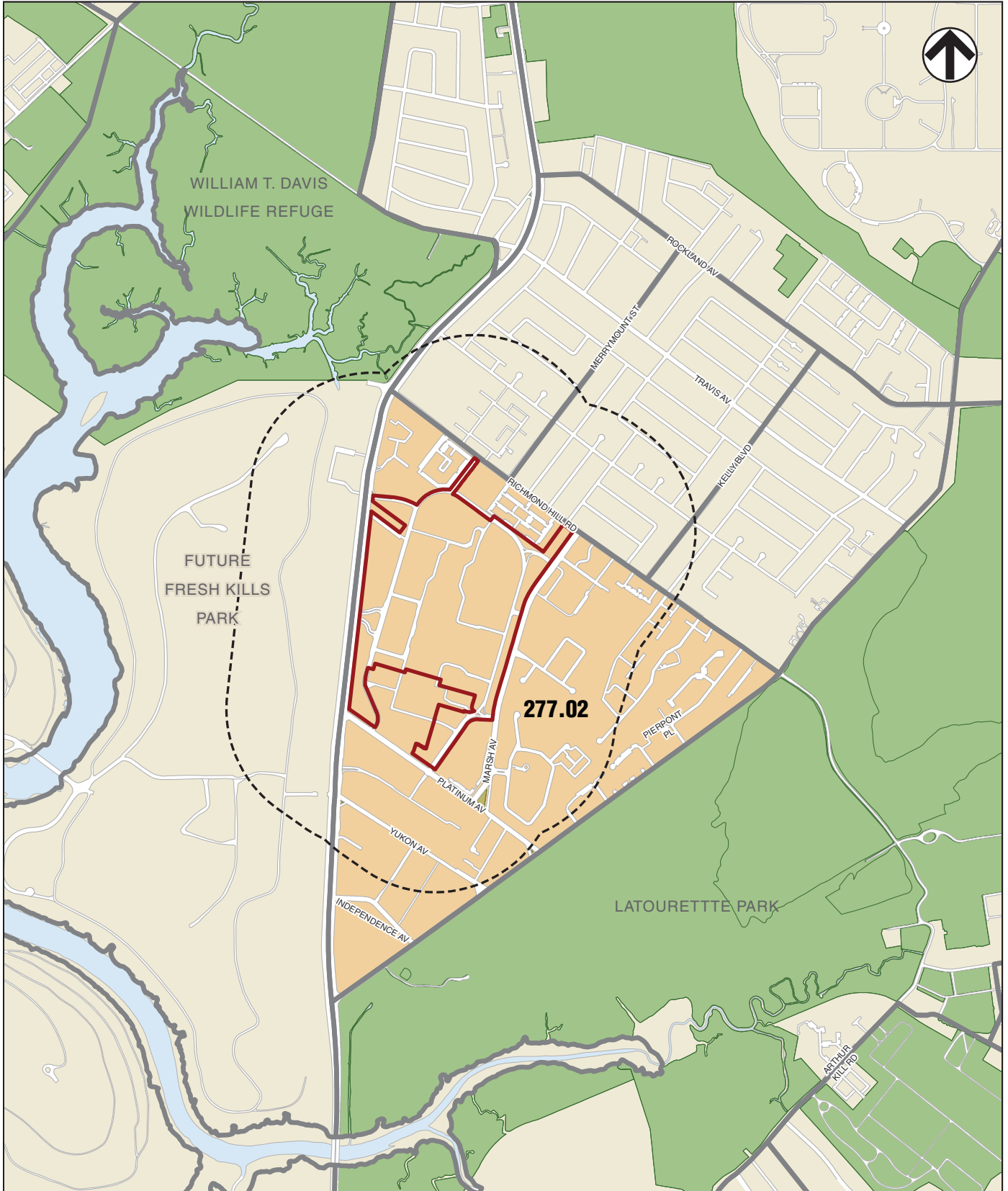
As noted above, the study area for an analysis of potential commercial impacts on open space includes all census tracts that are located at least 50 percent within a ¼-mile radius of the project site. As shown on **Figure 4-1** and summarized in **Table 4-1**, the study area for the proposed project is comprised of one census tracts with an estimated total worker population of 3,626 persons.

Table 4-1
Open Space Study Area Census Tracts

Census Tract Number	Worker Population
277.02	3,626
Notes: See Figure 4-1 for Census Tract location.	
Sources: US Census, 2010 and ESRI, Inc.	

Within the open space study area, there are no publicly accessible open space resources, as defined by the *CEQR Technical Manual*. However, currently there are three landscaped areas with benches located at Mall entrances. As shown in **Figure 4-2**, these existing on-site resources

6.13.14



-  Project Area Boundary
-  Quarter-Mile Perimeter
-  Study Area (Richmond County Census Tract 277.02)
-  2010 Census Tract Boundary





- Project Area Boundary
- Existing and Future Open Space
- Existing Structures
- Existing Open Space to be Removed
- Proposed Structures
- New Open Space to be Added

0 620 FEET

provide a total of approximately 0.83 acres of passive open space. Based on the 2010 worker population of 3,626, the passive open space ratio is approximately 0.23 acres per 1,000 workers within the ¼-mile study area, which is above the DCP guideline of 0.15 acres per 1,000 workers.

The study area also includes private open space associated with residential housing developments, and open space associated with schools (P.S. 58, I.S. 43, and the Jerome Parker Educational Campus). In addition, open space resources just outside of the study area include a portion of the William T. Davis Wildlife Refuge and LaTourette Park and Golf Course (see **Figure 4-1**).

FUTURE WITHOUT THE PROPOSED PROJECT

Absent the proposed actions, no new development is anticipated to occur on the project site, and no major changes in land use are anticipated in the study area by 2017 that would result in substantial changes to the worker population.

The New Springville Greenway, an approximately 3.2-mile-long landscaped bikeway/walkway corridor running along the edge of William T. Davis Wildlife Refuge, Freshkills, and LaTourette Park, is currently under construction and will pass by the Mall site; this bikeway/walkway is expected to be complete in 2015. There are no other known plans to develop publicly accessible open space off-site within the study area by 2017.

FUTURE WITH THE PROPOSED PROJECT

The proposed actions would result in the introduction of approximately 1,000 new workers at the project site, as well the displacement of one, approximately 0.15-acre on-site landscaped area and the introduction of a new approximately 0.73-acre multi-use plaza. As shown in **Figure 4-2**, the plaza would be located at the new Mall entrance on the west façade of the building. This multi-use plaza would have diverse programmatic activities responding to seasonal changes, such as farmers' markets, promotional events, local community sponsorships, a holiday tree, and loose tables and chairs at other times. In the future with the proposed project, the total amount of on-site resources available for passive recreation (i.e., the two remaining landscaped seating areas and new plaza) would be approximately 1.41 acres. Based on a study area worker population of 4,626 in the future with the proposed project, the passive open space ratio would be approximately 0.30 acres per 1,000 workers—which is an improved ratio as compared to conditions without the project, and which is above the DCP guideline of 0.15 acres per 1,000 workers.

It is expected that workers that would be introduced by the proposed project would primarily utilize Mall common areas, outdoor landscaped seating areas, and the new multi-use plaza to meet their open space needs. Due to the availability of Mall common areas, landscaped areas, and the plaza, and due to the absence of publicly accessible open space resources within the ¼-mile study area, the new worker population that would be introduced by the proposed project would not be expected to overburden any existing open space resources. The proposed project includes bike infrastructure to support visitors utilizing the New Springfield Greenway as a means of access to the Mall; specifically, the project would include 59 new unenclosed bike parking spaces, and 147 new enclosed bike parking spaces.

Staten Island Mall Enlargement

In addition, after the proposed project's 2017 build year, new open space will be developed west of Richmond Avenue, within a ¼-mile radius of the project site, by 2036.¹ The planned open space—Freshkills East Park—will be an approximately 492-acre open space that is likely to contain both passive and active recreational opportunities. The Richmond Avenue side of East Park has been conceptualized as a nature education area with specially designed wetlands, boardwalks and exhibits and public art installations.

Overall, the proposed project would not result in any significant adverse open space impacts.

D. FUTURE WITH 2019 COMPLETION DATE

As detailed in Chapter 1, "Project Description," there is the possibility that Macy's would elect to postpone commencement of construction of its proposed 75,000-gsf enlargement, in which case the Macy's enlargement and a portion of the proposed structured parking garage would be expected to be complete by 2019, rather than by 2017. In this event, the effects of the proposed project on open space would be substantially similar to those described above for the 2017 analysis year, except that the workers associated with Macy's would be introduced to the study area by 2019 instead of 2017. Regardless of whether these workers are introduced in 2017 or 2019, they would be expected to utilize Mall common areas, outdoor landscaped areas with seating, and the proposed multi-use plaza to meet their open space needs. Therefore, the completion of the proposed project by 2019, rather than by 2017, would not result in any significant adverse impacts related to open space. *

¹ According to the New York City Department of Parks and Recreation (NYCDPR) web site, Freshkills East Park will be developed by 2036, but not before development of the proposed project by 2017 or 2019.