Chapter 6 : OPEN SPACE

A. INTRODUCTION

This chapter assesses the Proposed Action's effect on open space resources. The *CEQR Technical Manual* defines open space as publicly accessible, publicly or privately owned land that is available for leisure, play, or sport that serves to protect or enhance the natural environment. The *CEQR Technical Manual* guidelines indicate that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

The Proposed Action would affect zoning regulations on a citywide basis and would result in changes to the height, bulk, and parking regulations for multi-family residential, inclusionary housing, affordable senior housing and long term care facilities. The Proposed Action is not in-and-of-itself expected to induce development where it would not have occurred absent the Proposed Action (with the exception of one component allowing as-of-right development over certain existing parking lots for affordable senior housing); however, certain components of the action may have potential density effects where the Proposed Action would facilitate more units on an individual site over what would be expected under the No Action scenario. Therefore, an assessment on determining the likelihood of direct and/or indirect impacts on open space resources is warranted.

B. PRINCIPAL CONCLUSIONS

Direct Effects

The Proposed Action would not result in any significant adverse direct impact on open space resources. The Proposed Action would not result in the physical loss of, or alteration to, existing public open space resources. The Proposed Action, however, would potentially result in incremental shadows being casted on sunlight sensitive features of existing open spaces. The duration and coverage of incremental shadows would be limited, and therefore, would not constitute a significant adverse impact on open space resources.

Indirect Effects

The Proposed Action would not result in any significant adverse indirect open space impacts. Based on the preliminary assessment, the open space ratio in each of the Study Areas had an incremental decline of less than 1% between the No-Action scenario and the With-Action scenario. The Proposed Action would not result in significant increase in demand for existing open space facilities, and would not noticeably diminish the ability of an area's open space to serve the future population.

C. SCREENING ANALYSIS

Direct Effects

According to the *CEQR Technical Manual*, a proposed project would have a direct effect on open space resources if it would result in a physical loss of public open space, changes in 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, odors, or shadows that would temporarily or permanently affect usefulness of a public open space. No open space resources would be physically displaced as a result of the Proposed Action. The Proposed Action would

not result in any significant adverse air quality impacts or noise impacts on surrounding receptors. The Proposed Action could potentially result in shadow impacts under certain circumstances where sunlight sensitive features of open spaces are directly located adjacent to potential development.

Indirect Effects

If a project may add population to an area, demand for existing open space facilities would typically increase. As described in the *CEQR Technical Manual*, open space can be indirectly affected when the population generated by the Proposed Action would be sufficiently large to noticeably diminish the ability of an area's open space to serve the future population. As described in the *CEQR Technical Manual*, an assessment of indirect effects is typically conducted when a project would introduce more than 200 residents or 500 workers to an area; however, the thresholds for assessment may vary in certain areas of the city that are considered either underserved or well-served by open space. If a project is in an underserved area[18], an open space assessment should be conducted if that project would generate more than 50 residents or 125 workers. If the project is located in a well-served area, an open space assessment should be conducted if that project would generate more than 350 residents or 750 workers in a well-served area.

Analytical Framework

The Proposed Action is a "Generic Action" and there are no known potential and/or projected development sites at this time. To produce a reasonable analysis of likely effects of the Proposed Action, 27 representative development prototypes have been established for analysis as described in Chapter 2, "Analytical Framework,". These Prototypes were developed to represent the typical floor area ratio, unit sizes, building envelopes, lot dimensions, zoning districts, and parking requirements of developments in low, medium and high density areas.

Since there are no specific development sites, the preliminary open space assessment first determined if any of the 27 prototypes exceed the thresholds listed above. Prototypes 10, 11, 15, 16, 20, 22, and 27 exceeded the threshold of 50 residents if located in underserved areas by open spaces (See Table 1 below). None of the 27 prototypes have exceeded the thresholds for well-served areas or areas that are neither well-served nor underserved. Therefore, the preliminary assessment is required to identify whether changes in residential population would noticeably diminish the ability of an area's open space to serve the future population for these seven prototypes.

Table 6-1: Increase in Residential Population by Prototypes

Prototype	Zoning District	Lot Dimensions	Number of Units		Increment (units)	Population	
			No Action Scenario	With Action Scenario		Residents[19]	AIRS[20]
Prototype 10	R7A	200' x 200'	61	93	32	85.44	
Prototype 11	R7A	200' x 200'	192	291	99		148.5

[18] The *CEQR Technical Manual* defines underserved areas as areas of high population density in the City that are generally the greatest distance from parkland, where the amount of open space per 1,000 residents is currently less than 2.5 acres. Well-served areas are defined as having an open space ratio above 2.5, accounting for existing parks that contain developed recreational resources; or are located within 0.25 miles (approximately a ten-minute walk) from developed and publicly accessible portions of regional parks.

[19] Based on average household size of 2.67 persons for New York City, American Community Survey 2013.

[20] AIRS: Affordable Independent Residences for Seniors, based on 1.5 persons per units.

Prototype 15	R10A	40’ x 100’	32	62	30	80.1	
Prototype 16	R10	200’ x 100’	152	176	24	64.08	
Prototype 20	R8	200’ x 100’	162	243	81		121.5
Prototype 22	R8	200’ x 100’	131	175	44		66
Prototype 27	R4	200’ x 200’	36	87	51		76.5

Referencing Table 6-1 above, Prototype 10 is estimated to have an increment of 85 residents, Prototype 11 is projected to have 149 additional senior residents, Prototype 15 is estimated to have an increase of 80 residents, Prototype 16 is expected to have an increment of 64 residents, Prototype 20 is assumed to have 122 additional senior residents, Prototype 22 is projected to have an increment of 66 senior residents and Prototype 27 is estimated to have 77 more senior residents.

Prototypical Study Areas

According to the *CEQR Technical Manual*, the first step in assessing potential open space impacts is to establish a study area to allow analysis of nearby open spaces and the population using those amenities. Study areas are generally defined by a reasonable walking distance that users would travel to reach local open space and recreation areas. For residents, this area is typically within a ½ mile radius from the project site, where they are assumed to walk about a 20 minute-distance to reach neighborhood open spaces. A refined study area is established from the outline of all census tracts with at least 50 percent of their area within the ½ mile perimeter surrounding the site. While the *CEQR Technical Manual* suggests that it may be appropriate to analyze two study areas – one for residential users and another for nonresidential users, such as workers – the Proposed Action primarily concerns residential districts and would not introduce any increase in worker population.

Five prototypical study areas (Study Areas A through E) have been established based on the seven prototypes that have exceeded the threshold for analysis for underserved areas. In establishing the study areas, the zoning designations, lot dimensions and configurations of the prototypes, as well as the locations of underserved areas were examined. Each prototype identified for analysis, has been located hypothetically in an underserved area based on its lot dimensions and zoning district designation. Since the prototypes 10 and 11, and 20 and 22 assume the same lot dimensions and zoning districts, only one study area has been established to analyze these two pairs; however, for conservative analysis, respective open space ratios have been calculated separately since the increase in residential population differ.

In addition, the cumulative impacts of the Proposed Action on open space resources have been considered. As described in Chapter 2, Analytical Framework, historical development trends suggest that the clustering of development sites is unlikely. The potential for more than a couple of developments on any single block, or several within a multi-block radius, is relatively low across the affected zoning districts. Moreover, adjusting height controls for residential uses to allow them to better fit their permitted FAR is not expected to result in a substantial incremental increase in population within a neighborhood over the no action scenario. For a conservative assessment however, the potential for clusters of developments resulting from the Proposed Action was evaluated. Based on the same criteria and assumptions used in establishing the study areas of the 7 prototypes mentioned above, the preliminary spatial analysis determined that there was a potential for prototypes 10 and 22 to occur within a certain proximity. However, potential for other prototypes to cluster did not exist. A sixth prototypical study area (Study Area F) has been established to assess the potential cumulative impacts.

Inventory of Open Space Resources

Typically for open space analysis, all publicly accessible open spaces and recreational facilities are identified and inventoried. Since the study areas prototypical, even though, real data has been used for analysis, open space resources are not identified. For analysis, each open space resources are given an identification number.

Adequacy of Open Space Resources

In accordance with the *CEQR Technical Manual*, the adequacy of open space in the prototypical study areas is assessed quantitatively using a ratio of usable open space acreage to the study area population – the open space ratio. The open space ratio provides a measure of open space available per 1,000 residents or workers in the study area. It is assumed that the Proposed Action would not introduce a population increase in workers.

Comparison to Guidelines

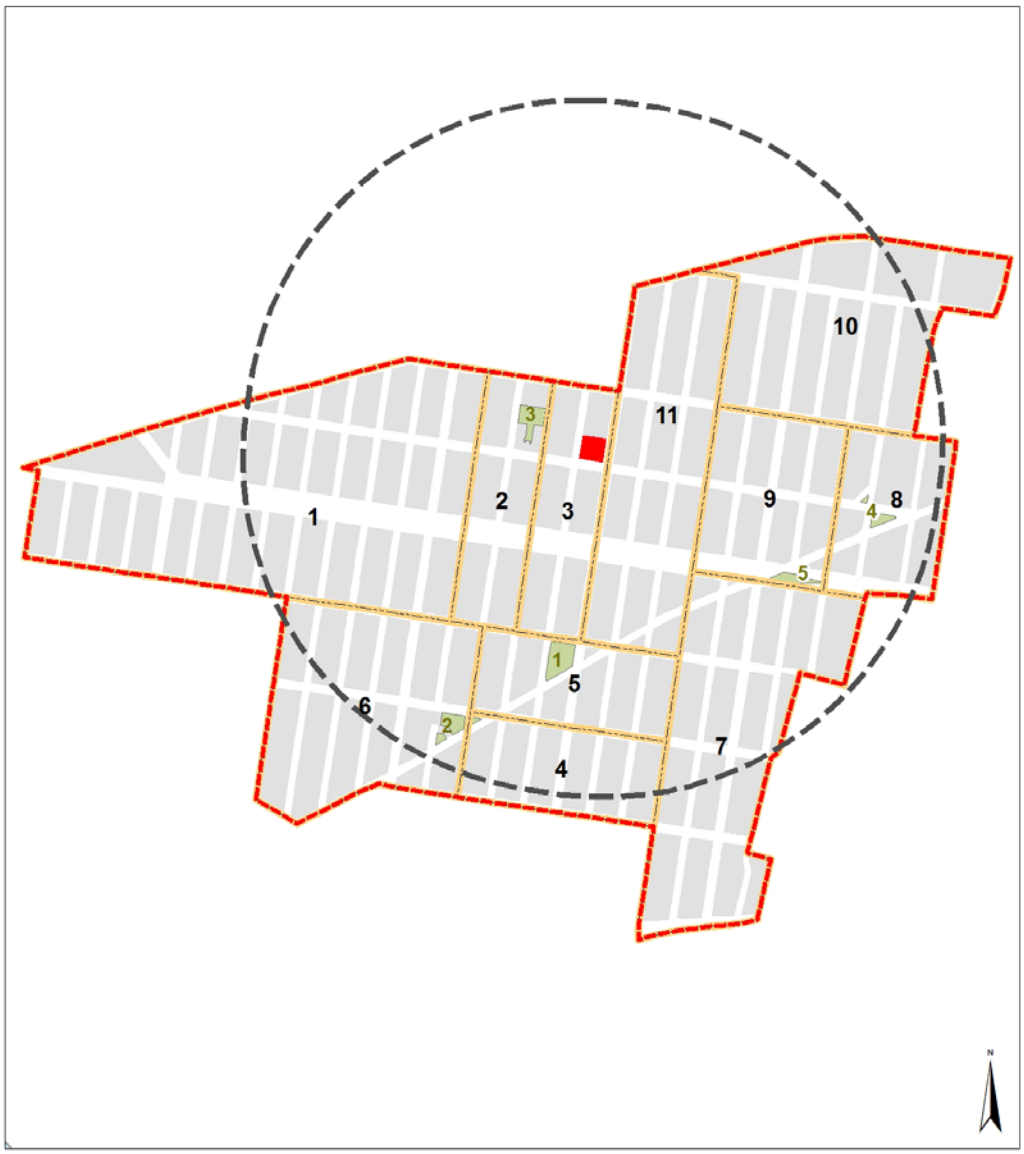
The adequacy of open space in each study area is quantitatively assed using the open space ratio. To assess the adequacy of open space resources, open space ratios are compared with planning goals set by the New York City Department of City Planning. In New York City, the median ratio at the Citywide Community District level is 1.5 acres of open space per 1,000 residents. The optimal benchmark for residential populations in large-scale plans and proposals is a ratio of 2.5 acres per 1,000 residents as it represents an area that is well-served by open spaces. While the City does not consider these ratios as its open space policy for every neighborhood, the ratios are benchmarks that demonstrate how well an area is served by its open space.

Impact Assessment

According the *CEQR Technical Manual,* a significant adverse impact may occur if a project would reduce the open space ratio by more than 5 percent in areas that are currently below the city's median community district open space ratio of 1.5 acres per 1,000 residents, or where there would be a direct displacement/alteration of existing open space within the study area that has a significant adverse effect on existing users. 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 areas that are well-served by open space, a greater change in the open space ratio may be tolerated.

D. PRELIMINARY ASSESSMENT

PROTOTYPICAL STUDY AREA A



Open Space Study Area
1/2-Mile Perimeter
Prototype 10 or 11
116 Census Tracts (see Table 6-2)
2 Open Space Resource (see Table 6-3)

0 0.1 0.2 0.4 Miles

Study Area A

Figure 6-1

Existing Condition

Based on *2010 Census* data, Study Area A had a total of 47,123 residents in 2010 (see **Table 6-2**). Study Area A contains 5 publicly accessible open spaces covering approximately 3.39 acres (see **Table 6-3**).

Table 6-2: 2010 Residential Population of Study Area A

Census Tract	**Residential Population**
1	1,054
2	4,090
3	3,928
4	3,611
5	3,633
6	3,492
7	8,278
8	2,876
9	4,591
10	5,539
11	6,031
Total	**47,123**
Source: U.S. Census Bureau, Census 2010	

Table 6-3: Existing Open Space Resources within Study Area A

Park Number	**Total Acres**
1	1.10
2	0.69
3	0.83
4	0.35
5	0.43
Total	**3.39**
Source: NYC DoITT GIS data, 2015	

The analysis of open space resources considers the ratio of total open space resources per 1,000 residents. With a total of 3.39 acres of open space in Study Area A, and a total residential population of 47,123 residents, the study area has a total open space ratio of 0.072 acres per 1,000 residents. This would be less than the City's planning goal of 2.5 acres of open space per 1,000 residents and the city's median community district open space ratio of 1.5 acres per 1,000 residents. As mentioned above, the Study Area is located in an underserved area and is expected to have a ratio lower than the city average.

Future No-Action Condition

The assessment of the future without the Proposed Action examines conditions that are expected to occur in the Study Area by the 2025 build year without the Proposed Action. The capacity of open space resources to serve future populations in the Study Area is examined using quantitative factors. Based on the Department of City Planning's population projections (using building permit data from the Department of Buildings, pipeline projects, and recently rezoned areas), Study Area A's population is expected to increase by 3,475, bringing its population from 47,123 to 50,598 in 2025. The Study Area's acreage of open spaces would remain constant and would continue to be open for public use.

With an increasing population size, and a constant total amount of 3.39 acres of open space in the Study Area, the open space ratio of useable open space acreage to the residential population would decline relative to the existing conditions scenario. The overall open space ratio would decrease from 0.072 per 1,000 residents to 0.067 per 1,000 residents. Since the No-Action scenario assumes the future without the Proposed Action for the year that it would be completed, the decrease in overall open space ratio is an outcome of current and projected development trends and population growth.

Future With-Action Condition

It is anticipated that Prototype 10 would result in a net increment of 32 residential units on its prototypical development site. Based on the 2010 average household size of 2.67 persons for New York City in 2013, the additional dwelling units would add an estimated 85.44 residents to the Study Area, bringing the study area's residential population from 50,598 to 50,683 in 2025.

Prototype 11 is expected to result in a net increment of 99 units of Affordable Independent Residences for Seniors. Based on the 2010 average household size of 2.67 persons for New York City in 2013, the additional dwelling units would add an estimated 148.5 residents to the study area, bringing the study area's residential population from 50,598 to 50,746 in 2025. As described in the beginning of the Chapter, the Proposed Action would not introduce or eliminate any publicly accessible open space. The total amount of open space in the Study Area would therefore remain at 3.39 acres.

In the future with the Proposed Action, the decrease in the open space ratio for Study Area A would be insignificant compared to the future without the Proposed Action. With Prototype 10, the overall open space ratio would decline from 0.067 acres per 1,000 residents in the No-Action scenario to 0.0669 acres per 1,000 residents in the With-Action scenario. With Prototype 11, the overall open space ratio would have an insignificant decline from 0.067 acres per 1,000 residents in the No-Action scenario to 0.0668 acres per 1,000 residents in the With-Action scenario. In both scenarios, the open space ratio would remain lower than the City's planning goal of 2.5 acres of open space per 1,000 residents and the Citywide Community District median open space ratio of 1.5 acres per 1,000 residents.

Determining Impact Significance

In the scenario with Prototype 10, the overall open space ratio would have a decline of 0.17%, from 0.067 acres per 1,000 residents in the No-Action scenario to 0.0669 acres per 1,000 residents in the With-Action scenario. In the scenario with Prototype 11, the overall open space ratio would have a decline of 0.29%, from 0.067 acres per 1,000 residents in the No-Action scenario to .0668 acres per 1,000 residents in the With-Action scenario. Since theses change in open space ratio between No-Action and With-Action are significantly lower than 1%, Prototype 10 and 11 are not expected to have an effect that is sufficient to significantly increase demand for existing open space facilities and noticeably diminish the ability of an area's open space to serve the future population. Considering the

minimal change on the demand and use of open space in the Study Area, a detailed analysis of open space effects on residents is not warranted.

PROTOTYPICAL STUDY AREA B

Open Space Study Area
1/2-Mile Perimeter
Prototype 15
116 Census Tracts (see Table 6-4)
2 Open Space Resource (see Table 6-5)

0 0.1 0.2 0.4 Miles

Study Area B
Figure 6-2

Existing Condition

Based on *2010 Census* data, Study Area B had a total of 82,948 residents in 2010 (see **Table 6-4**).

Table 6-4: 2010 Residential Population of Study Area B

Census Tract	Residential Population
1	4195
2	7813
3	8767
4	3971
5	12774
6	6270
7	10218
8	11174
9	10590
10	3633
11	3543
Total	**82,948**
Source: U.S. Census Bureau, Census 2010	

Study Area B contains 2 publicly accessible open spaces approximating 4.74 acres (see **Table 6-5**). With a total of 4.74 acres of open space, and a total residential population of 82,948 residents, the Study Area has an existing open space ratio of 0.057 acres per 1,000 residents. The existing area's ratio is less than the City's planning goal of 2.5 acres of open space per 1,000 residents and the median community district open space ratio of 1.5 acres per 1,000 residents. As mentioned, the Study Area is currently located in an underserved area and is expected to have a ratio lower than the city average.

Table 6-5: Existing Open Space Resources within Study Area B

Park Number	Total Acres
1	3.34
2	1.39

Total	**4.74**
Source: NYC DoITT GIS data, 2015	

Future No-Action Condition

Study Area B's population is expected to increase by 220, bringing the Study Area population from 82,948 to 83,168 residents by 2025. The Study Area's acreage of open spaces would remain constant and would continue to be open for public use.

With an increasing population size, and a constant total amount of 4.47 acres of open space in the Study Area, the open space ratio would decline relative to the existing conditions scenario. The overall open space ratio would decrease from 0.057 acres per 1,000 residents to 0.0569 acres per 1,000 residents. Since the No-Action scenario assumes the future without the Proposed Action for the year that it would be completed, the decrease in overall open space ratio is an outcome of current and projected development trends and population growth.

Future With-Action Condition

It is anticipated that Prototype 15 would result in a net increment of 30 residential units on the project site. Based on the 2010 average household size of 2.67 persons for New York City in 2013, the additional dwelling units would add an estimated 80.1 residents to the study area, bringing the study area's residential population from 83,168 to 83,248 in 2025. As described above, the proposed project would not introduce or eliminate any publicly accessible open space. The total amount of open space in the Study Area would therefore remain at 4.74 acres.

In the future with the proposed prototype, the open space ratio for Study Area B would decrease from the No-Action condition. With Prototype 15, the overall open space ratio would decline from 0.05699 acres per 1,000 residents in the No-Action scenario to 0.05694 acres per 1,000 residents in the With-Action scenario. As with the No-Action scenario, the open space ratio would remain lower than the City's planning goal of 2.5 acres of open space per 1,000 residents and the city's median community district open space ratio of 1.5 acres per 1,000 residents.

Determining Impact Significance

The overall open space ratio would have an incremental decline of 0.096%, from .05699 acres per 1,000 residents in the No-Action scenario to 0.05694 acres per 1,000 residents in the With-Action scenario. Since this change in open space ratio between No-Action and With-Action is significantly lower than 1%, Prototype 15 is not expected to have an effect that is sufficient to significantly increase demand for existing open space facilities and noticeably diminish the ability of an area's open space to serve the future population. Considering the minimal change on the demand and use of open space in the Study Area, a detailed analysis of open space effects on residents is not warranted.

PROTOTYPICAL STUDY AREA C

Study Area C

Figure 6-3

Open Space Study Area
1/2-Mile Perimeter
Prototype 16
116 Census Tracts (see Table 6-6)
2 Open Space Resource (see Table 6-7)

0 0.1 0.2 0.4 Miles

Study Area C

Figure 6-3

Existing Condition

Based on *2010 Census* data, Study Area C had a total of 93,062 residents in 2010 (see **Table 6-6**).

Table 6-6: 2010 Residential Population of Study Area C

Census Tract	Residential Population
1	8767
2	12774
3	6270
4	1938
5	10218
6	11174
7	12444
8	10590
9	15344
10	3543
Total	**93,062**
Source: U.S. Census Bureau, Census 2010	

Study Area C contains 3 publicly accessible open spaces approximating 7.57 acres (see **Table 6-7**). With a total of 4.74 acres of open space and a total residential population of 93,062 residents, the Study Area has an existing open space ratio of 0.0813 acres per 1,000 residents. The existing area's ratio is less than the City's planning goal of 2.5 acres of open space per 1,000 residents and the median community district open space ratio of 1.5 acres per 1,000 residents. Similar to Study Areas A and B, Study Area C is currently located in an underserved area and is expected to have a ratio lower than the city average.

Table 6-7: Existing Open Space Resources within Study Area C

Park Number	Total Acres
1	3.34
2	1.40
3	2.82

Total	**7.57**
Source: NYC DoITT GIS data, 2015	

Future No-Action Condition

Study Area C's population is expected to increase by 233, bringing the Study Area population from 93,062 to 93,295 residents by 2025. The Study Area's acreage of open spaces would remain constant and would continue to be open for public use.

With an increasing population size, and a constant total amount of 7.57 acres of open space in the Study Area, the open space ratio would decline relative to the existing conditions scenario. The overall open space ratio would decrease from 0.0813 acres per 1,000 residents to 0.0811 acres per 1,000 residents. Since the No-Action scenario assumes the future without the Proposed Action for the year that it would be completed, the decrease in overall open space ratio is an outcome of current and projected development trends and population growth.

Future With-Action Condition

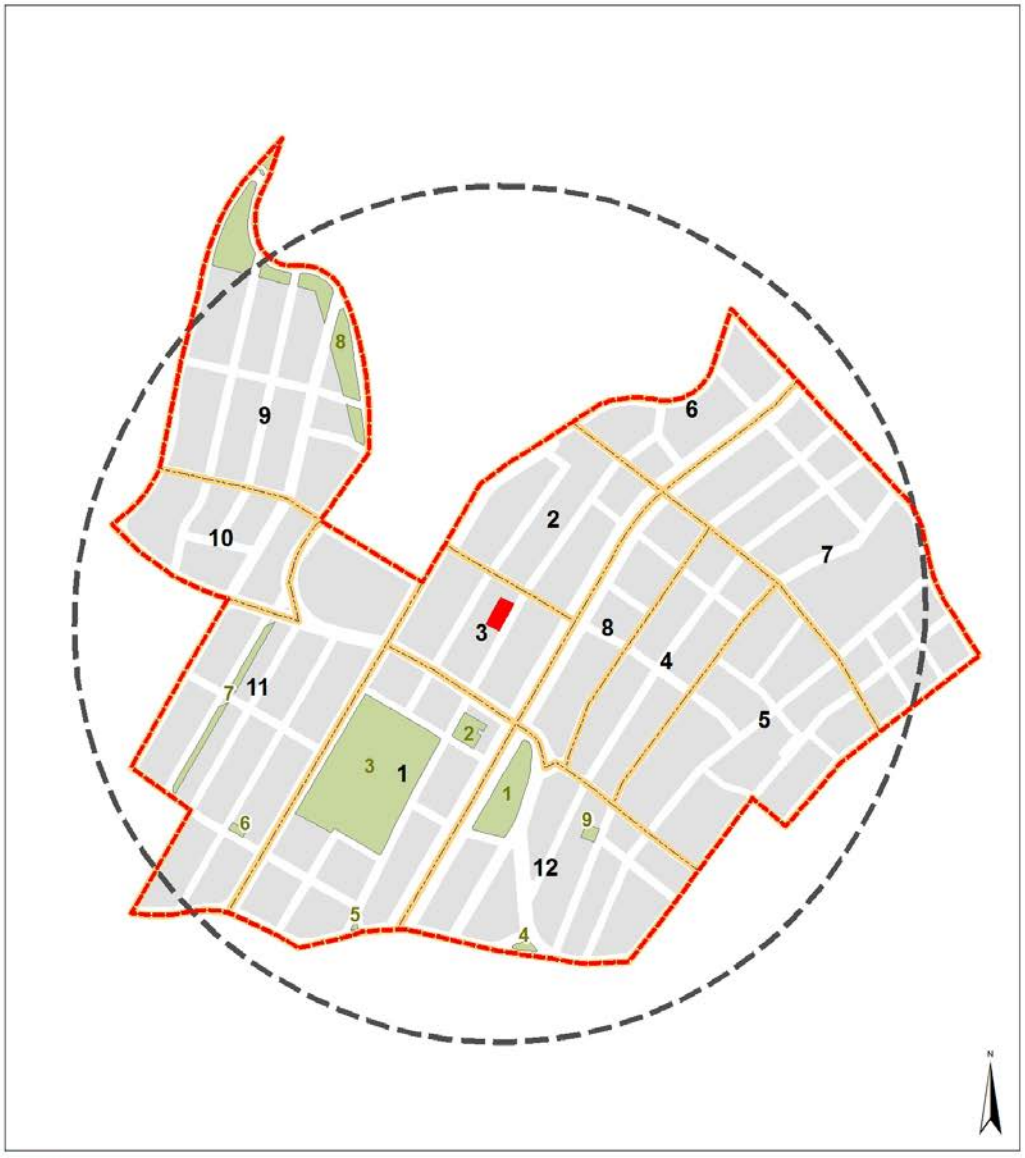
It is anticipated that Prototype 16 would result in a net increment of 24 residential units on the project site, adding approximately 64 residents to the study area and increasing the study area's residential population from 93,295 to 93,375 in 2025. As described above, the Proposed Action would not introduce or eliminate any publicly accessible open space. The total amount of open space in the Study Area would therefore remain at 7.57 acres

In the future with the Proposed Action, the open space ratio for Study Area C would decrease from the No-Action conditions. With Prototype 15, the overall open space ratio would have a decline from 0.0813 acres per 1,000 residents in the No-Action scenario to 0.0811 acres per 1,000 residents in the With-Action scenario. As with the No-Action scenario, the open space ratio would remain lower than the City's planning goal of 2.5 acres of open space per 1,000 residents and the city's median community district open space ratio of 1.5 acres per 1,000 residents.

Determining Impact Significance

The overall open space ratio would have an incremental decline of 0.086%, from 0.0813 acres per 1,000 residents in the No-Action scenario to 0.0811 acres per 1,000 residents in the With-Action scenario. Since this change in open space ratio between No-Action and With-Action is significantly lower than 1%, Prototype 16 is not expected to have an effect that is sufficient to significantly increase demand for existing open space facilities and noticeably diminish the ability of an area's open space to serve the future population. Considering the minimal change on the demand and use of open space in the Study Area, a detailed analysis of open space effects on residents is not warranted.

PROTOTYPICAL STUDY AREA D



Open Space Study Area
1/2-Mile Perimeter
Prototype 20 or 22
116 Census Tracts (see Table 6-8)
2 Open Space Resource (see Table 6-9)

0 0.075 0.15 0.3 Miles

Study Area D
Figure 6-4

Existing Condition

Based on *2010 Census* data, Study Area D had a total of 61,757 residents in 2010 (see Table 6-8).

Table 6-8: 2010 Residential Population of Study Area D

Census Tract	Residential Population
1	4593
2	4478
3	3794
4	4397
5	6863
6	3347
7	6652
8	4386
9	7040
10	4037
11	6942
12	5228
Total	**61,757**
Source: U.S. Census Bureau, Census 2010	

Study Area D contains 9 publicly accessible open spaces approximating 21.27 acres (see **Table 6-9**). With a total of 21.27 acres of open space and a total residential population of 61,757 residents, the Study Area has an existing open space ratio of 0.342 acres per 1,000 residents. The existing area's ratio is less than the City's planning goal of 2.5 acres of open space per 1,000 residents and the median community district open space ratio of 1.5 acres per 1,000 residents. Similar to other Study Areas, Study Area C is currently located in an underserved area and is expected to have a ratio lower than the city average.

Table 6-9: Existing Open Space Resources within Study Area D

Park Number	Total Acres
1	2.49

2	0.62
3	11.55
4	0.16
5	0.04
6	0.12
7	1.01
8	4.98
9	0.19
Total	**21.27**
Source: NYC DoITT GIS data, 2015	

Future No-Action Condition

Study Area D's population is expected to increase by 494, bringing the Study Area population from 61,757 to 62,251 residents by 2025. The Study Area's acreage of open spaces would remain constant and would continue to be open for public use.

With an increasing population size, and a constant total amount of 21.27 acres of open space in the Study Area, the open space ratio of useable open space acreage to the residential population would decline relative to the existing scenario. The overall open space ratio would decrease from 0.342 acres per 1,000 residents to 0.340 acres per 1,000 residents. Since the No-Action scenario assumes the future without the Proposed Action for the year that it would be completed, the decrease in overall open space ratio is an outcome of current and projected development trends and population growth.

Future With-Action Condition

It is anticipated that Prototype 22 would result in a net increment of 44 units of Affordable Independent Residences for Seniors on the project site, adding approximately 66 residents and increasing the study area's residential population from 61,757 to 62,317 in 2025.

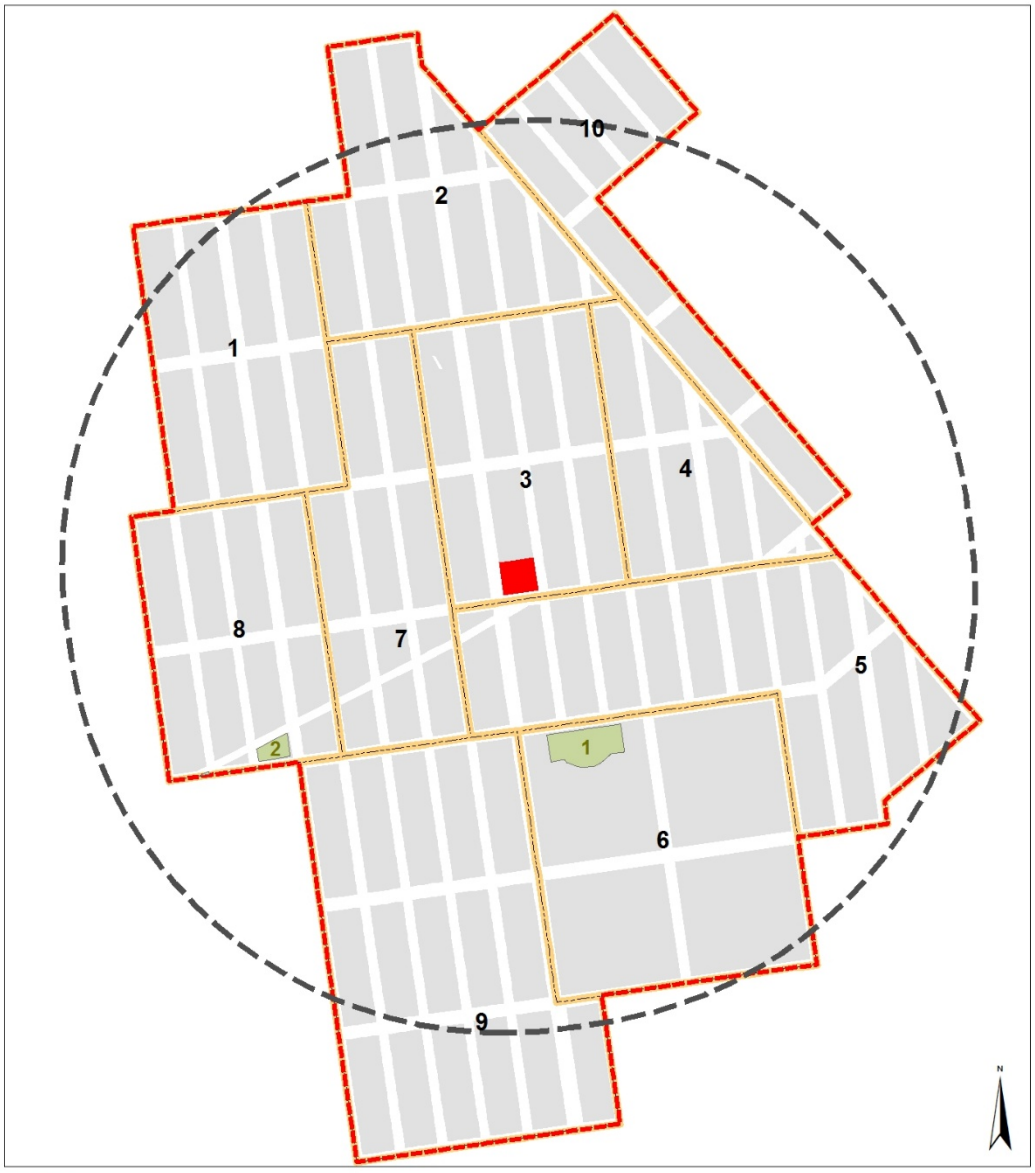
Prototype 20 is expected to result in a net increment of 81 units of Affordable Independent Residences for Seniors, adding approximately 121.5 residents to the study area and bringing the study area's residential population from 61,757 to 62,372 in 2025. As described in the beginning of the Chapter, Prototypes 22 and 20 would not introduce or eliminate any publicly accessible open space. The total amount of open space in the Study Area would therefore remain at 21.27 acres.

In the future with the Proposed Action, the open space ratio for Study Area D would decrease from the No-Action condition. With Prototype 22, the overall open space ratio would decline from 0.340 acres per 1,000 residents in the No-Action scenario to 0.3396 acres per 1,000 residents in the With-Action scenario. With Prototype 20, the overall open space ratio would have a decline from 0.340 acres per 1,000 residents in the No-Action scenario to 0.3393 acres per 1,000 residents in the With-Action scenario. In both scenarios, the open space ratio would remain lower than the City's planning goal of 2.5 acres of open space per 1,000 residents and the city's median community district open space ratio of 1.5 acres per 1,000 residents.

Impact Significance

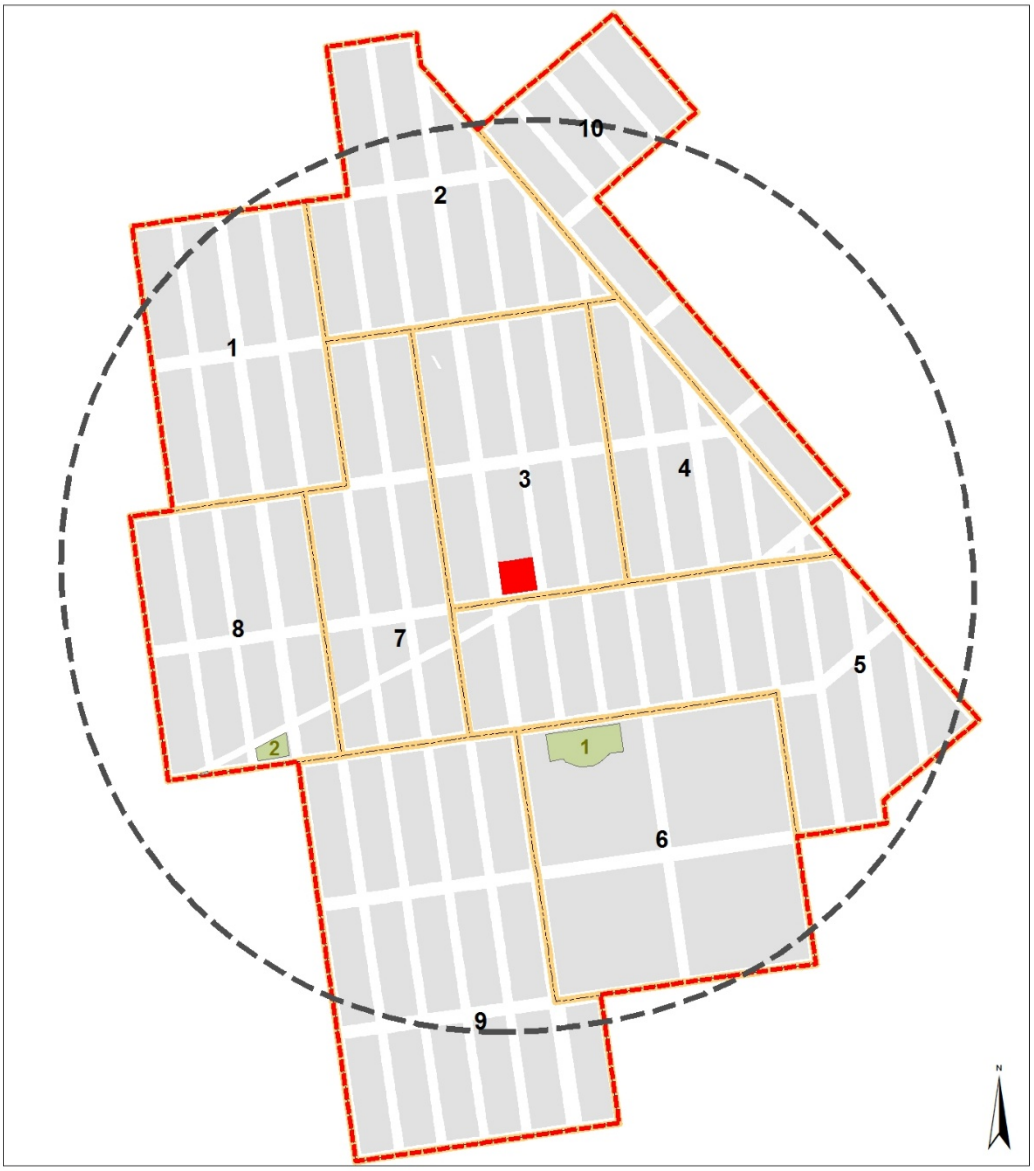
In the scenario with Prototype 22, the overall open space ratio would have an insignificant incremental decline of 0.11%, from 0.340 acres per 1,000 residents in the No-Action scenario to 0.3396 acres per 1,000 residents in the With-Action scenario. In the scenario with Prototype 20, the overall open space ratio would have an insignificant incremental decline of 0.17%, from .340 acres per 1,000 residents in the No-Action scenario to 0.3393 acres per 1,000 residents in the With-Action scenario. Since theses change in open space ratio between No-Action and With-Action are significantly lower than 1%, Prototype 22 and 20 are not expected to have an effect that is sufficient to significantly increase demand for existing open space facilities and noticeably diminish the ability of an area's open space to serve the future population. Considering the minimal change on the demand and use of open space in the Study Area, a detailed analysis of open space effects on residents is not warranted.

PROTOTYPICAL STUDY AREA E



Study Area E

Figure 6-5



Study Area E

Figure 6-5

Existing Condition

Based on *2010 Census* data, Study Area E had a total of 28,315 residents in 2010 (see **Table 6-10**).

Table 6-10: 2010 Residential Population of Study Area D

Census Tract	Residential Population
1	1654
2	2451
3	2419
4	1314
5	3384
6	5443
7	2657
8	2918
9	4551
10	1524
Total	**28,315**
Source: U.S. Census Bureau, Census 2010	

Study Area E contains 2 publicly accessible open spaces approximating 2.5 acres (see **Table 6-11**). With a total of 2.5 acres of open space and a total residential population of 28,315 residents, the Study Area has an existing open space ratio of 0.088 acres per 1,000 residents. The existing area's ratio is less than the City's planning goal of 2.5 acres of open space per 1,000 residents and the median community district open space ratio of 1.5 acres per 1,000 residents.

Table 6-11: Existing Open Space Resources within Study Area D

Park Number	Total Acres
1	2.00
2	0.49
Total	**2.5**
Source: NYC DoITT GIS data, 2015	

Future No-Action Condition

Based on building permit data from the Department of Buildings, pipeline projects, and rezoned areas where continuing growth is expected, Study Area E's population is expected to increase by 2,918, bringing the Study Area population from 28,315 to 31,233 residents by 2025. The Study Area's acreage of open spaces would remain constant and would continue to be open for public use.

With an increasing population size, and a constant total amount of 2.5 acres of open space in the Study Area, the open space ratio of useable open space acreage to the residential population would decline relative to the existing conditions scenario. The overall open space ratio would decrease from 0.088 acres per 1,000 residents to 0.080 acres per 1,000 residents. Since the No-Action scenario assumes the future without the Proposed Action for the year that it would be completed, the decrease in overall open space ratio is an outcome of current and projected development trends and population growth.

Future With-Action Condition

It is anticipated that Prototype 27 would result in a net increment of 51 units of Affordable Independent Residences for Seniors on the project site, adding approximately 77 residents to the study area and bringing the study area's residential population from 31,233 to 31,310 in 2025. As described above, the Proposed Action would not introduce or eliminate any publicly accessible open space. The total amount of open space in the Study Area would therefore remain at 2.5 acres

In the future with the Proposed Action, the open space ratio for Study Area E would decrease from the No-Action condition. With Prototype 27, the overall open space ratio would decline from 0.0798 acres per 1,000 residents in the No-Action scenario to 0.0796 acres per 1,000 residents in the With-Action scenario. As with the No-Action scenario, the open space ratio would remain lower than the City's planning goal of 2.5 acres of open space per 1,000 residents and the city's median community district open space ratio of 1.5 acres per 1,000 residents.

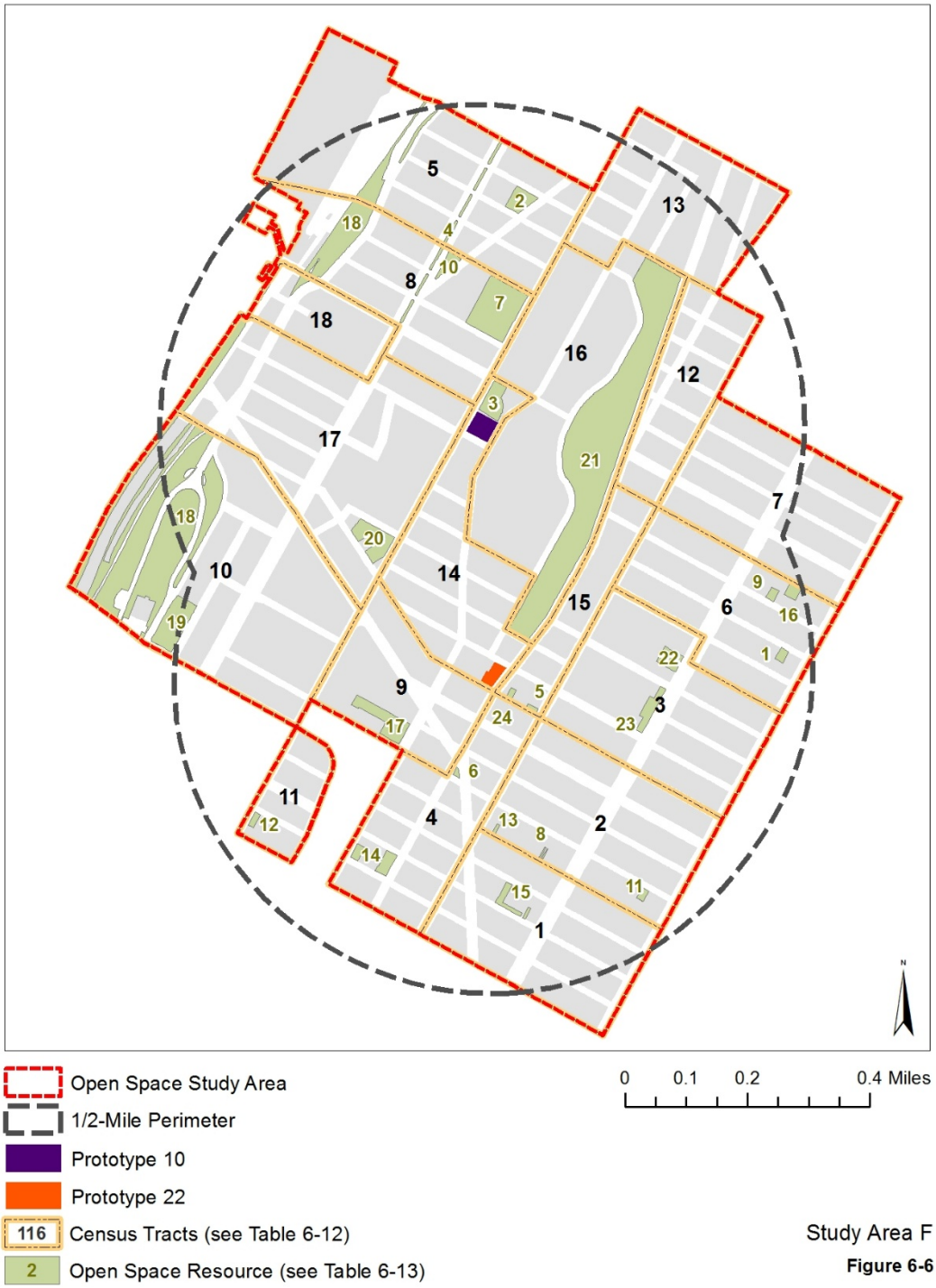
Impact Significance

The overall open space ratio would have an incremental decrease of 0.24%, from .0798 acres per 1,000 residents in the No-Action scenario to 0.0796 acres per 1,000 residents in the With-Action scenario. Since this change in open space ratio between No-Action and With-Action is significantly lower than 1%, Prototype 27 is not expected to have an effect that is sufficient to significantly increase demand for existing open space facilities and noticeably diminish the ability of an area's open space to serve the future population. Considering the minimal change on the demand and use of open space in the Study Area, a detailed analysis of open space effects on residents is not warranted.

PROTOTYPICAL STUDY AREA F

Study Area F

Figure 6-6



Study Area F

Figure 6-6

Existing Condition

Based on *2010 Census* data, Study Area F had a total of 87,881 residents in 2010 (see **Table 6-12**).

Table 6-12: 2010 Residential Population of Study Area F

Census Tract	Residential Population
1	5370
2	2644
3	6427
4	3876
5	10149
6	3778
7	5248
8	7917
9	3673
10	10330
11	3329
12	2175
13	4864
14	5619
15	3068
16	6
17	6023
18	3385
Total	**87,881**
Source: U.S. Census Bureau, Census 2010	

Study Area F contains 9 publicly accessible open spaces approximating 65.87 acres (see **Table 6-13**). With a total of 65.87 acres of open space and a total residential population of 87,881 residents, the Study Area has an existing open space ratio of 0.75 acres per 1,000 residents. The existing area's ratio is less than the City's planning goal of 2.5 acres of open space per 1,000 residents and the median community district open space ratio of 1.5 acres per 1,000

residents. Similar to other Study Areas, Study Area C is currently located in an underserved area and is expected to have a ratio lower than the city average.

Table 6-13: Existing Open Space Resources within Study Area F

Park Number	Total Acres
1	0.19
2	0.81
3	1.03
4	0.75
5	0.07
6	0.07
7	3.86
8	0.06
9	0.18
10	0.41
11	0.14
12	0.15
13	0.05
14	0.70
15	0.48
16	0.26
17	1.55
18	27.05
19	2.13
20	1.42
21	23.07
22	0.63

23	0.73
24	0.09
Total	**65.87**
Source: NYC DoITT GIS data, 2015	

Future No-Action Condition

Study Area F's population is expected to increase by 494, bringing the Study Area population from 87,881 to 90,537 residents by 2025. The Study Area's acreage of open spaces would remain constant and would continue to be open for public use.

With an increasing population size, and a constant total amount of 65.87 acres of open space in the Study Area, the open space ratio would decline relative to the existing conditions scenario. The overall open space ratio would decrease from 0.75 acres per 1,000 residents to 0.73 acres per 1,000 residents. Since the No-Action scenario assumes the future without the Proposed Action for the year that it would be completed, the decrease in overall open space ratio is an outcome of current and projected development trends and population growth.

Future With-Action Condition

It is anticipated that Prototype 10 would result in a net increment of 32 residential units on the project site adding approximately 85 residents. Prototype 22 is expected to result in a net increment of 44 units of Affordable Independent Residences for Seniors, adding approximately 66 residents to the study area. The combined incremental increase of Prototype 10 and Prototype 22 would bring the study area's residential population from 90,537 in the No-Action Condition to 90,688 in the With-Action Condition in 2025. As described in the beginning of the Chapter, Prototypes 10 and 22 would not introduce or eliminate any publicly accessible open space. The total amount of open space in the Study Area would therefore remain at 65.87 acres.

In the future with the Proposed Action, the open space ratio for Study Area F would decrease insignificantly from the No-Action condition. With Prototype 10 and 22, the overall open space ratio would decline from 0.727 acres per 1,000 residents in the No-Action scenario to 0.726 acres per 1,000 residents in the With-Action scenario. In both scenarios, the open space ratio would remain lower than the City's planning goal of 2.5 acres of open space per 1,000 residents and the median community district open space ratio of 1.5 acres per 1,000 residents.

Determining Impact Significance

The overall open space ratio would have an insignificant incremental decrease of 0.17%, from .0727 acres per 1,000 residents in the No-Action scenario to 0.0726 acres per 1,000 residents in the With-Action scenario. Since this change in open space ratio between No-Action and With-Action is significantly lower than 1%, the cluster of Prototypes is not expected to have an effect that is sufficient to significantly increase demand for existing open space facilities and noticeably diminish the ability of an area's open space to serve the future population. Considering the minimal change on the demand and use of open space in the Study Area, a detailed analysis of open space effects on residents is not warranted.