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 public facility 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 second 911 center (Public Safety Answering Center II [PSAC II]) for the City that would consist of an approximately 640,000 gross square foot (gsf) building and a 500-space accessory parking garage on an approximately 8.75-acre largely unimproved, privately owned site in the Pelham Parkway area of the Bronx ("proposed development"). The proposed development would introduce a significant worker population to the proposed development site. As discussed in Chapter 1, "Project Description," the proposed development is a unique public facility that is envisioned to be a parallel redundant hot site to PSAC I and would be expected to typically handle about half of the City's emergency calls. However, it is being designed to accommodate emergency 911 communications for the entire City during heightened security days, and if PSAC I should become non-operational for any reason, including expected upgrades to that facility.

For conservative CEQR analysis purposes, this chapter analyzes two staffing level conditions at the proposed development including a typical day and an event when there are temporary increases of staffing levels from combined facilities (PSAC I and PSAC II operations) at the proposed development site. On a typical day, the proposed development would have a staff size of approximately 850 employees that would work in overlapping shifts with a maximum of 315 employees per shift ("Typical Operations"). During an event when the operations of PSAC I and PSAC II would temporarily consolidate at the proposed development up to approximately 1,700 employees would work in overlapping shifts at PSAC II ("Consolidated Operations"). A maximum of 630 employees per shift are expected to work at the proposed development site when PSAC I and PSAC II operations are combined.

As the proposed development would add more than 500 employees to the proposed development site under either operating condition (i.e., Typical and Consolidated Operations), a detailed quantitative

open space assessment was conducted for both staffing level conditions 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 Action 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 residents to the area, therefore, this analysis focuses exclusively on passive open space and the demands of daytime users (i.e., workers, students, 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) 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 Pelham Bay Park), which are located outside of the study area, 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 development site boundary. The study area comprises all census tracts that 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).[1] For those census tracts that have less than 50 percent of their area within the quarter-mile radius, the census blocks that fall partially or entirely within the quarter-mile radius have been included. This method was selected as some of the census tracts within the study area encompass very large geographic areas (e.g., tract 296), which would render a meaningful analysis of a general quarter-mile radius impossible. Using this methodology, the resultant study area for analysis is shown in Figure 3-1.[2]

[1] The proposed development site encompasses approximately 8.75 acres, which would be acquired by the City as part of the Proposed Action.

[2] Using this methodology, the study area defined for analysis consists of portions of census tract 284 (blocks 9000-9007, and 40% of block 9009), as well as portions of tract 296 (blocks 1000, 1001, and 1008-1015), tract 300 (blocks 1002, 3000-3004, 4000-4002, 4004, and 4005), and tract 310 (blocks 2004-2010).

Open Space Study Area

Source: NYC DCP

LEGEND

- Quarter-Mile Radius
- Project Site
- Census Tracts and Portions of Census Tracts within Study Area
- Open Space Study Area

As shown in Figure 3-1, the defined study area extends roughly from the Pelham Parkway North, Astor and Stillwell Avenues to the north, to Loomis Street and Willow Lane to the south, and is generally bounded by the Hutchinson River Parkway, St. Paul, Hobart, Edison and Pilgrim Avenues to the east, and Eastchester Road, Stillwell and Basset Avenues to the west. It should be noted that, as Census journey to work data is not provided at the census block level, a percentage of the respective census tract's worker population was used in estimating the number of workers in tracts falling partially within the study area. The percentage used was based on an estimate of the geographic proportion of the blocks included within the study area to the entire census tract's geographic boundary.

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 tracts 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 (CTTP). As noted above, for those individual census blocks 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.[3]

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

Census Tract [1]	Worker Population [2]	Resident Population	Total User Population
284	1,364	0	1,364
296	1,495 [3]	1,531	3,026
300	758	2,263	3,021
310	215	389	604
Study Area Total *(Census 2000)*	***3,832***	***4,183***	***8,015***
Adjusted Total	**7,652 [4]**	**4,309 [5]**	**11,961**

Notes:

[1] None of the above census tracts is included in the study area in its entirety; the study area includes portions of tract 284 (blocks 9000-9007, and 9009), as well as tract 296 (blocks 1000, 1001, and 1008-1015), tract 300 (blocks 1002, 3000-3004, 4000-4002, 4004, and 4005), and tract 310 (blocks 2004- 2010).

[2] The percentage of workers assumed for each tract is as follows: tract 284: 40%, tract 296: 20%; tract 300: 45%; and tract 310: 15%.

[3] As the portion of tract 296, which falls within the study area's boundaries, is predominantly a residential area, whereas the portion located outside of the study area includes the Jacobi Medical Center and Albert Einstein College of Medicine, this analysis assumes that approximately 20% of the worker population of tract 296 is included within the study area.

[4] As the Hutchinson Metro Center opened in the early 2000's and accommodates 460,000 gsf of office, including the Bronx Campus of the Mercy College (occupying approximately 130,000 gsf), this analysis conservatively assumes one employee per 250 gsf of office (total of 1,320 employees). Approximately 2,500 workers have been added to the worker population to account for both part-time and full-time undergraduate and graduate students of Mercy College.

[5] Assumes a 0.5% annual increase in residential population from 2001 to the end of 2006 (addition of 169 residents).

Sources: 2000 Census of Population and Housing; Census Transportation Planning Package (CTPP) 2000, Part 2, Table p-1

[3] Based on geographic proportions for those census tracts partially included in the study area, the percentage of workers assumed is as follows: tract 284: 40%; tract 296: 20%; tract 300: 45%; and tract 310: 15%.

Table 3-1 provides the population data (workers and residents) for the defined study area in 2000. As shown in the table, approximately 7,652 workers (includes part-time and full-time undergraduate and graduate students, and the faculty of the Bronx campus of Mercy College) and 4,309 residents (adjusted for 0.5 percent annual growth between 2000 and the end of 2006) are located within the study area, for a total user population of 11,961. 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.

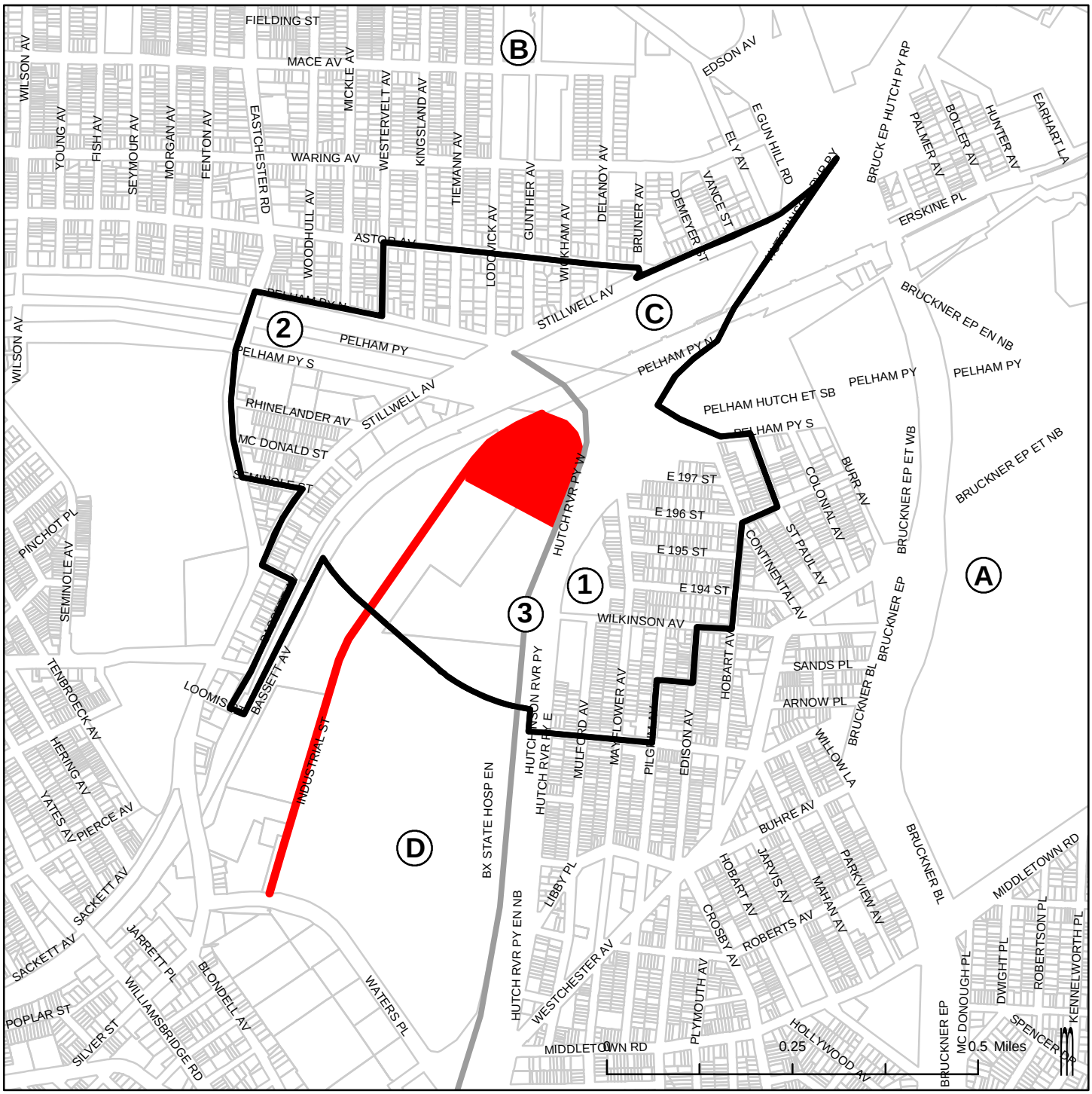
An open space is determined to be active or passive by the uses that the design of the space allows. Active open spaces are intended for vigorous activities, such as jogging, field sports, and children's active play. Such features might include play equipment, basketball and handball courts, fields, 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 Friday, November 30, 2007 (midday); and from the New York City Department of Parks and Recreation's (NYCDPR) 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 address, ownership, hours, and acreage of active and passive open spaces in the study area, and their condition and utilization. Figure 3-2 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 3-2.

Open Space Resource Map



Source: NYC DCP

LEGEND

- Proposed Development Site
- Proposed Street to be mapped
- Hutchinson River Greenway
- Open Space Study Area
- 3 — Open Space Resource within quarter-mile radius (refer to Table 3-2)
- A — Open Space Resource beyond quarter-mile radius and private Open Space Resource (refer to Table 3-2)

TABLE 3-2
Open Space Inventory

Map Key	Name	Address	Owner	Description	Hours of Access	Total Acres	Active		Passive		Condition & Utilization
							%	Acres	%	Acres	
Publicly accessible Open Space in the Study Area											
1	Colucci Playground	Wilkinson & Mayflower Aves.	NYCDPR	Benches, trees, swings, play equipment, drinking fountain, spray showers, game tables, picnic tables, hop scotch, basketball & racquetball courts, baseball field with bleachers, a comfort station.	Closes at dusk	4.00	80%	3.20	20%	0.80	C: good U: heavy
2	Pelham Parkway	Extends between Bronx Park and Pelham Bay Park	NYCDPR	Pedestrian malls (north and south sides of the parkway); divided from street & side roads by a green space that includes a large variety of trees.	24/7	21.80 [1]	50%	10.90	50%	10.9	C: fair (path), good (vegetation) U: light
3	Hutchinson River Greenway	Extends between Ferry Point Park and Pelham Parkway	NYCDPR	Bike & pedestrian path along the west side of the Hutchinson River Parkway.	24/7	0.57 [2]	70%	0.40	30%	0.17	C: good U: light
QUANTITATIVE ANALYSIS					**TOTAL**	**26.37**	**55.0%**	**14.50**	**45.0%**	**11.87**	
Publicly accessible Open Spaces beyond the Study Area											
A	Pelham Bay Park	Bruckner Boulevard & Hutchinson River Parkway	NYCDPR	Bridle paths, hiking trails, beach, Bartow-Pell Museum, 2 golf courses, natural features such as wildlife & bird habitats, several playgrounds, baseball, football, & soccer fields, basketball, bocce & tennis courts, dog runs, bathrooms, boating.	N/A	2,700	30%	810	70%	1,890	C: good U: light - heavy
B	Burns Playground	Lodovick, Mace & Gunther Aves. (Adjacent to M.S. 144)	NYCDPR	Benches, trees, swings, play equipment, drinking fountain, sprinklers, hop scotch, racquetball courts, chess tables, landscaped garden areas, & a basketball court, which is accessible from Lodovick Ave. The playground has 2 entrances.	Closes at dusk	1.62	80%	1.30	20	0.32	C: excellent U: light
Non-publicly accessible Open Spaces within and beyond the Study Area											
C	United Cerebral Palsy of NYC, Bronx Campus	1770 Stillwell Ave.	Private	Landscaping, trees, benches, picnic tables, play equipment, basketball court, and track. Fencing encloses the facility.	Private	4.00 [3]	50%	2.00	50%	2.00	C: good U: light
D	Bronx Psychiatric Center	1500 Waters Pl.	NYS Office of Mental Health (OMH)	Landscaping, trees, bushes, benches, picnic tables, a gazebo, and 8 baseball fields (used by little leagues).	Private	20.00 [3]	70%	14.00	30%	6.00	C: good U: light

Notes:

[1] Assumption: According to New York City Department of Parks and Recreation (NYCDPR), the associated mapped open space of the Pelham Parkway encompasses 109 acres (length 2.5 miles). For the purposes of this analysis, only the portion of the Pelham Parkway within the study area, extending between Eastchester Road on the west and Lodovick Avenue on the east, is considered. The length of this segment roughly corresponds to 1/5 of the area and length of the whole parkway (approx. 0.19 miles).

[2] Assumption: According to NYCDPR, the associated mapped open space of the Hutchinson River Greenway (HRG) extend for approximately 3 miles along the Hutchinson River Parkway and encompasses 3.6 acres. For the purposes of this analysis, only the portion of the HRG within the study area is considered (2,480 feet was measured in GIS map (source: NYC DCP); the width of the HRG was estimated approximately 10 feet (encompassing approx. 0.57 acres).

[3] Acreage and percentages for active and passive use are rough estimates.

Source: Information describing the open spaces was collected on a field trip on November 30, 2007. Comparative and additional information was retrieved on NYCDPR's web page (see Park List at: http://www.nycgovparks.org/sub_your_park/park_list/index.html#li_id)

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 and non-public open space resources that are located beyond the quarter-mile radius but less than a half-mile radius from the Project Site (letters A through D) are provided in Table 3-2, and are noted in the qualitative assessment below.

As shown in Figure 3-2, three publicly accessible open space and recreational resources are located within the study area and are included in the quantitative analysis. These resources comprise slightly more than 26 acres, with the majority of the space designed for active use (approximately 14 acres, or 55 percent of total).Almost 12 acres (45 percent) within the study area is considered passive recreational space. Each of the open space resources included in the quantitative analysis is described briefly below.

Of the three open space resources Colucci Playground is the only non-linear open space within the study area. Colucci Playground (Map Key #1 in Figure 3-1 and Table 3-2) is an approximately 4-acre facility that provides benches, trees, picnic and game tables, drinking fountains, spray showers, swings, play equipment, hop scotch, basketball backboards, racquetball courts, a baseball field with bleachers, and a comfort station. The playground was originally built in 1969 and is named after community activist and longtime Pelham Bay resident Florence Colucci, who lobbied for the use of the Colucci Playground site as a multipurpose public open space. In 1995, the Colucci Playground was reconstructed as part of the neighborhood improvement program. Today, the playground is in good condition and according to the New York City Department of Parks and Recreation (NYCDPR) is heavily used by the neighborhood. At the time of the field visit (midday during a week day in November 2007), it was only lightly used. However, since it is one of few playgrounds in the area, it can be assumed that in general the utilization might be heavy.

As noted above, the other two open space resources, the greenway along the Pelham Parkway and the Hutchinson River Greenway, are linear green spaces. Both of these open spaces feature paved pathways for pedestrians and cyclists.

The Pelham Parkway (Map Key #2 in Figure 3-1 and Table 3-2) is a 2.5-mile long roadway that extends west-east and connects the Bronx Park at Boston Road on the west to Pelham Bay Park on the east. The roadway is typically about as wide as a City block, and includes three traffic lanes in each direction, a bridle path as well as marginal service lanes separated by green space. Constructed in the late 19th century, the Parkway's design is based on the models of the Eastern and Ocean Parkways in Brooklyn, the world's first parkways, designed by Olmsted and Vaux. In its entirety, the Pelham Parkway contains approximately 109-acres of linear open space, which features pedestrian paths along both the north and south sides of the parkway. These paths are accompanied by rows of trees. According to the NYCDPR, the Pelham Parkway is famous for its numerous American elm trees that line the roadway.

The portion of the Pelham Parkway that was analyzed extends roughly from Eastchester Road on the west to Lodovick Avenue (located north of the parkway) on the east and encompasses approximately 36 acres (see Table 3-2). This portion of the green space is in fair condition and is lightly used. Beyond the study area boundaries, the western portion of the Parkway, which is located near Boston Road and the Pelham Parkway station serving the no. 5 subway line, features some passive recreational amenities, including benches underneath tree canopy.

The Hutchinson River Greenway (Map Key #3 in Figure 3-1 and Table 3-2) is a narrow approximately 3-mile long linear open space, which was completed in 2006. This greenway connects the Pelham Parkway in the north to Ferry Point Park in the south. It features a paved trail for pedestrians and

cyclists, as well as landscaped areas. Within the study area boundary, the Hutchinson River Greenway extends along the west side of the Hutchinson River Parkway and is adjacent to and east of the Hutchinson Metro Center office complex ("Hutchinson Metro Center") and the New York State mental health facilities (i.e., Bronx Psychiatric Center, Bronx Development Center, and Bronx Children's Psychiatric Center). It is in good condition and receives a light amount of use.

In addition to the above resources, there are two non-publicly accessible open space resources, one of which contains several little league ball fields, within the study area, and two large open space resources located beyond the study area boundaries that are not included in the quantitative analysis (identified by letters A through D in Figure 3-2 and Table 3-2). It should also be noted that the study area contains a number of commercial and institutional uses that occupy large expansive properties, which feature campus like settings with associated private open space and/or recreational amenities, including the New York State mental health facilities, and the Bronx campus of the United Cerebral Palsy of New York City.

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 (NYCDCP). To determine the adequacy of open space resources for the working (daytime) population of a given area, NYCDCP 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 NYCDCP 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 will use the same passive open spaces. Therefore, a weighted average of the amount of passive open space necessary to meet the NYCDCP 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 NYCDCP'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 26.37 acres of open space, of which approximately 11.87 acres are passive space. According to Table 3-3, as of 2007 a total of 4,309 residents live within the study area, and approximately 7,652 people are estimated to work within the study area boundary. The combined residential and worker user population is 11,961.

Based on the *CEQR Technical Manual* guidelines, the study area has a ratio of 1.55 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 0.99 acres per 1,000 residents and workers is also higher than the recommended weighted average ratio of 0.28 acres per 1,000 residents and workers. Therefore, with respect to the 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]	4,309
Workers [1]	7,652
Total User Population	**11,961**
Passive Open space Acreage [2]	**11.87**
Open Space Ratios	
Passive (Workers)	1.55
Recommended Weighted Average Ratio for Passive	0.28 per 1,000 residents and workers
Combined Passive (Residents and Workers)	0.99 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 resources within the defined study area may be further augmented to some degree by several factors. For example, the proximity of the study area to Pelham Bay Park and Burns Playground enables residents and workers of the defined study area to use the open space resources provided by these public open spaces (see Figure 3-2). It is likely that occasionally both residents and workers within the study area's boundaries take advantage of the recreational amenities that these two open spaces have to offer.

Comprising more than 2,700 acres, Pelham Bay Park (Map Key A in Figure 3-1 and Table 3-2) is the largest park in New York City and is approximately three times the size of Central Park. Pelham Bay Park is located approximately half a mile to the east of the proposed development site. The Bruckner Boulevard, the Hutchinson River Parkway, and the shoreline of the Long Island Sound border Pelham Bay Park. The park's special features are miles of bridle paths and hiking trails, Orchard Beach, the Bartow-Pell Mansion Museum, two golf courses, and a saltwater shoreline to the Long Island Sound. Also, the park has significant natural features such as a variety of habitats for wildlife, and a swamp in the Central Woodland that is the preferred environment for migrant songbirds and hummingbirds. In addition, the park contains baseball, football, and soccer fields, basketball, bocce and tennis courts, playgrounds, dog runs, bathrooms, and boating possibilities.

Burns Playground (Map Key B in Figure 3-1 and Table 3-2) is an approximately 1.62-acre open space that is located approximately half a mile to the north of the proposed development site. Burns Playground contains benches, trees, swings, play equipment (several jungle gyms), a drinking fountain, a sprinkler system, hop scotch boards, racquetball courts, game tables, and landscaped garden areas which are protected by fencing. Although a basketball court is located adjacent to Burns Playground, there is no direct connection to the facility from the playground. The playground has two

separate entrances from two different streets (Lodovick Avenue and Mace Avenue). It is in excellent condition, and at the time of the field visit, it was lightly used. However, since it is one of few playgrounds in the area and is adjacent to an intermediate school (M.S. 144), it can be assumed that in general the utilization might be heavy.

In addition, both the greenway along the Pelham Parkway and the Hutchinson River Greenway extend beyond the study area's boundaries. It is likely that people utilizing these open space resources would also continue beyond the study area's boundaries. As noted above, the associate mapped open space of the Pelham Parkway encompasses a total of approximately 109 acres, of which only 21 acres are located within the study area boundaries. In addition, beyond the study area's boundaries, the western portion of the Parkway features some passive recreational amenities, including seating areas. The Hutchinson River Greenway extends for approximately 3 miles and an estimated 3.6 miles of which only 0.57 acres are located within the study area boundaries.

Moreover, it should be noted that the study area includes private/accessory open space resources that, although not included in the quantitative analysis, may serve to offset some of the residential and worker demand, including the Bronx campus of the United Cerebral Palsy of New York, and the New York State operated mental health facilities. As noted above, these two institutional uses occupy large expansive properties that feature campus like settings with associated private open space and recreational amenities for the exclusive use of their workers and residents.

The 8-acre Bronx campus of the United Cerebral Palsy of New York City (Map Key C in Figure 3-1 and Table 3-2) is located in the northern portion of the study area at 1770 Stillwell Avenue. The facility is enclosed by fencing and contains several buildings that are concentrated in the southwest portion of the site. The buildings are surrounded by landscaped green space that contains a few benches, picnic tables, and some play equipment. The northeastern portion of the facility contains a variety of recreational amenities including a basketball court, a running track, and a playground with some play equipment.

The New York State mental health facilities, including the Bronx Psychiatric Center, Bronx Development Center and the Bronx Children's Psychiatric Center (Map Key D in Figure 3-1 and Table 3-2), are located in the southeastern portion of the study area at 1500 Waters Place. They occupy an approximately 53 acre campus that contains a number of buildings, interior roadways, landscaped open areas, several ball fields which are used on a permitted basis, walking paths, and parking areas. The landscaped open areas feature passive recreational amenities such as benches, picnic tables, and a gazebo. The campus also features eight baseball fields that are used by the Bronxchester and Van Nest Little Leagues on a permit-basis.

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

Open Space Study Area Population

According to the NYCDCP, there are no known or expected major residential development proposals anticipated to be completed in the open space study area by 2012. 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 2007 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 132

residents from 4,309 (adjusted existing conditions 2007, refer to Table 3-1) to 4,441 residents by 2012 (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, two new office towers, which are currently under construction at the southwest corner of Hutchinson Metro Center, would be completed and fully occupied by 2012. Each of these towers is anticipated to contain approximately 262,500 gsf (total of 525,000 gsf) of office. Based on the ratio of one office worker per 250 gsf, it is estimated that the two office towers would introduce approximately 2,100 workers to the Hutchinson Metro Center (refer to Table 3-4 below). There are no other known proposals for major commercial, institutional, or industrial developments within the quarter-mile study area that would add new workers to the study area by 2012.

Therefore, in the future without the Proposed Action, it is estimated that a total of approximately 4,441 residents and 9,752 workers would be in the study area by 2012 for a total population of 14,193.

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 2012 and the amount of open space available will continue to be approximately 26 acres, with approximately 14.5 acres of active open space and 11.9 acres of passive open space.

For the projected total population of 14,193 persons (combined worker and residential population) in build year 2012, the passive open space ratio for the study area's workers would decrease from 1.55 acres per 1,000 workers under existing conditions to 1.22 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 would decrease by 0.02 from 0.28 to 0.26 acres per 1,000 residents and workers, and the combined passive open space ratio would decrease by 0.15 from 0.99 to 0.84 acres per 1,000 residents and workers, compared to existing conditions. In the 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. However, 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. Pelham Bay Park and Burns Playground). These open spaces would add considerable accessible active and passive open space for the residential and worker populations. In addition, the study area contains a few large institutional uses (such as the United Cerebral Palsy of New York and the Bronx Psychiatric Center) that contain private accessory open space containing both passive and active recreational amenities that will continue to provide additional open space for area residents and workers.

E. FUTURE WITH THE PROPOSED ACTION (BUILD CONDITIONS)

The Proposed Action would facilitate the construction of a new public facility that would accommodate the City's second 911 center, as well as command control centers for the New York City Police Department (NYPD) and the Fire Department of New York City (FDNY). The proposed facility would occupy an approximately 8.75-acre site and would consist of an approximately 640,000 gsf office building and an accessory parking garage of 500 spaces ("proposed development"). For conservative CEQR analysis purposes, two staffing level conditions at PSAC II have been analyzed for the proposed development including a typical day ("Typical Operations"), and an event when there are temporary increases of staff levels from combined facilities (PSAC I and PSAC II operations) at the proposed development site ("Consolidated Operations").

On a typical day, the proposed development would have a staff size of approximately 850 employees that would work in three primary overlapping shifts with a maximum of 315 employees per shift throughout a 24-hour period (Typical Operations). During an event when the operations of PSAC I and PSAC II would temporarily consolidate at the proposed development site, up to approximately 1,700 employees would work in overlapping shifts at PSAC II (Consolidated Operations). A maximum of 630 employees per shift are expected to work at the proposed development site when PSAC I and PSAC II operations are combined.

It is important to mention that as the proposed development would operate 24 hours per day seven days per week during Typical and Consolidated Operations, the following analysis conservatively considers the largest employee shift at the proposed development under each operating condition (i.e., maximum of 315 workers per shift under Typical Operations and a maximum of 630 workers per shift under Consolidated Operations).

Quantitative Analysis of Open Space Adequacy

Typical Operations

As described above, under the Typical Operations, a maximum of 315 employees would work at the proposed development per shift in the future with the Proposed Action. The projected study area total population would therefore increase to 14,508 people (refer to Table 3-4 below). As a result, the study area would have a ratio of 1.18 acres of passive open space per 1,000 workers, a decrease of 0.04 acres as compared to the 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 0.26 acres per 1,000 residents and workers, at 0.82 acres per 1,000 residents and workers. Therefore, with respect to the guidelines it is expected that the study area would continue to be well 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.

Consolidated Operations

Under the Consolidated Operations, a maximum of approximately 630 employees would work at the proposed development per shift in the future with the Proposed Action. The projected study area population would therefore increase to 14,823 people (refer to Table 3-4 below). As a result, the study area would have a ratio of 1.14 acres of passive open space per 1,000 workers, a decrease of 0.08 acres as compared to the 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 0.25 acres per 1,000 residents and workers, at 0.80 acres per 1,000 residents and workers. Therefore, with respect to the guidelines it is expected that the study area would continue to be well served by its passive open space resources in the future with the Proposed Action under the temporary Consolidated Operations (PSAC I and PSAC II) at the proposed development site.

TABLE 3-4
Analysis of Adequacy of Open Space Resources in the Study Area:
2012 No-Build and Build Conditions

	NO-BUILD CONDITIONS	BUILD CONDITIONS	
		"Typical Operations " (PSAC II only) [1]	"Consolidated Operations" (PSAC I & II) [2]
Study Area Population			
Residents	4,441	4,441	4,441
Workers	9,752	10,067	10,382
Total User Population	**14,193**	**14,508**	**14.823**
Passive Open space Acreage	**11.87**	**11.87**	**11.87**
Open Space Ratios			
Passive (Workers)	1.22	1.18	1.14
Recommended Weighted Average Ratio for Passive	0.26 per 1,000 residents and workers	0.26 per 1,000 residents and workers	0.25 per 1,000 residents and workers
Combined Passive (Residents and Workers)	0.84 per 1,000 residents and workers	0.82 per 1,000 residents and workers	0.80 per 1,000 residents and workers

Notes:

[1] PSAC II would typically have a staff size of approximately 850 employees that would work in three primary eight-to 12-hour overlapping shifts throughout a 24-hour period (maximum of 315 employees per shift).

[2] During an event when the operations of PSAC I and PSAC II would consolidate at the proposed development site, all of the PSAC I personnel would temporarily be relocated to the proposed development site and approximately 1,700 employees would work in overlapping shifts throughout a 24-hour period (maximum of 630 employees per shift).

Qualitative Analysis of Open Space Adequacy

Given the small incremental decreases in the open space ratios resulting from the Proposed Action, the introduction of new worker population resulting from the action would only mildly affect these conditions. The open space ratios would remain above the guideline of adequacy in the future with the Proposed Action for both operating conditions of PSAC II.

As noted above, the calculated passive open space ratios for both operating conditions of the proposed development are somewhat conservative, as there are also significant public open space resources that fall just outside the quarter-mile study area radius, which are not included in the quantitative analysis (e.g. Pelham Bay Park and Burns Playground). These open spaces would add considerable accessible active and passive open space for the residential and worker populations in the future with the Proposed Action.

In addition, the study area contains a few large institutional uses (such as the United Cerebral Palsy of New York and the Bronx Psychiatric Center) that contain private accessory open space featuring both passive and active recreational amenities that will continue to provide additional open space for area residents and workers. Also, it can be expected that the grounds of the proposed development would be landscaped and likely feature passive recreational amenities such as seating areas and tables that would be for the exclusive use of the employees.

F. 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.

The Proposed Action would not result in a significant adverse open space impact. As noted above, the Proposed Action would not result in any direct displacement of existing open space resources in the study area. The Proposed Action would facilitate the construction of a new public facility, PSAC II, which would introduce a large worker population to the study area. For conservative CEQR analysis purposes, this chapter analyzed two staffing level conditions at the proposed development, including a typical day (PSAC II employees only) and an event when there are temporary increases in staffing levels from combined facilities (PSAC I and PSAC II employees) at the proposed development site.

When the proposed development is operating under typical conditions, the Proposed Action would result in an approximately 3.3 percent decrease in the combined passive open space ratio, which is an incremental decrease of approximately 0.04 acres per 1,000 residents and workers. During an event when PSAC I and PSAC II temporarily consolidate operations at the proposed development site, the Proposed Action would result in an approximately 6.6 percent decrease in the combined passive open space ratio, which is an incremental decrease of 0.08 acres per 1,000 residents and workers. Under both staffing level conditions of PSAC II, the open space ratios would exceed the CEQR guideline for adequacy indicating that the study area would continue to be well served by passive open spaces in the future with the Proposed Action.

The reduction of the total open space ratio in either operating condition at the proposed development site, 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. The proposed development site is bordered by the associated mapped open space of the Pelham Parkway on its north and the Hutchinson River Greenway on its east. As described Table 3-2, both of these open spaces are lightly used. It is expected that the new workers would use these two open space resources as their primary recreational facilities. This would minimize their affect on the Colucci Playground, which is heavily used by the surrounding area. Furthermore, it is expected that the grounds of PSAC II would be landscaped and likely feature passive recreational amenities such as seating areas and tables that would be for the exclusive use of the facility's employees, adding to the open space amenities available to the proposed workers. This would further reduce the Proposed Action's effect on open spaces in the study area.

In addition, considering the proximity of Pelham Bay Park, which comprises more than 2,700 acres, and the 1.6-acre Burns Playground to the study area's boundaries, it is likely that area residents and workers would occasionally use these facilities and therefore, minimize the effect of increased populations on open space resources. Also, improvements for the Pelham Parkway malls between Boston Road and the Hutchinson River Parkway, and the implementation of the Hutchinson River Greenway between Pelham Parkway and the City's northern border are planned in the near future, which would further enhance and/or expand open space resources within the study area. Therefore, the Proposed Action is not anticipated to result in a significant adverse impact on open space resources.