**Impact of Staten Island’s Freshkills Park to Property Value & Biodiversity**

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**Abstract**

The proximity of living near parks and open spaces increases the values of adjacent properties while restoring and improving biodiversity in the region. There is a growing emphasis for people to spend more time in the outdoors and less time stuck inside, or in front of a computer screen. As part of this growing movement it is important to provide evidence and information that supports the economic and ecological benefits of maintaining and increasing the amount of park spaces within a city or urban zone. The goal of this research is to find if there are any observable correlations between increases in property values and the development of park spaces, like Freshkills Park, as well as the need for increased biodiversity in the region.

**Data and Methodology**

In order to find any possible correlations between property values and their proximity to Freshkills Park, the first step is to gather the data required to make an assessment. Census tract information on the average household income values from the United States 2010 Census was initially gathered to begin. This information was then compared to the estimated market value per square foot regarding regional property values. Next, information in relationship to park locations and state infrastructure was acquired through the NYS GIS Clearinghouse and NYC Department of Environmental Conservation (DEC).

Once data had been gathered from NYC GIS, NYC DEC and Open Data, along with subject related reports, comparisons were then made between property values and biodiversity levels adjacent to the development of park spaces, over a timeline of 10 years, from 2010 - 2019. The data was composed using the WGS 84 / Pseudo Mercator EPSG: 3857 projection.

**Results**

When assessing what variables affect a residential properties value, my research mostly utilized a “3 Level Variable” model. This figure above visualizes the impacts of local variables on the value of a residential property, and how the levels are generally structured within the model (Hui, 2016). The most significant impact to value is first, the neighboring houses, next the makeup of the street and infrastructure, and finally the overall composition and quality of the community, and its surrounding members and/or environment.

**Conclusions**

From the observations and analysis of the research findings, it concludes that one of the primary benefits from open spaces and park land properties is increased adjacent property value. The observed variable property values saw a direct positive correlation to the proximity of park land and properties. In response to the findings of this analysis, it would be beneficial to explore the secondary benefits of park spaces, like Freshkills Park, in correlation to changes in traffic conditions and congestion, as well as effects on physical health and quality of life for regional communities.

**References**


For more information, visit the website: [https://www.census.gov/geo/maps-data](https://www.census.gov/geo/maps-data)