

A. INTRODUCTION

The proposed action, which would generate approximately 4,708 dwelling units (DUs) and includes the conversion of the High Line to passive open space, would not result in significant adverse open space impacts. However, the Base FAR Scenario described in Chapter 1, “Project Description,” which would generate fewer DUs than the proposed action and would not include the High Line as an open space resource, would result in an unmitigated significant adverse open space impact.

The proposed action would result in the net addition of approximately 4,708 DUs on the projected development sites, including 4,051 market rate units and 657 low- and moderate-income affordable housing units. This anticipated development would add an estimated 8,287 new residents to the study area by 2013. This estimate of new residents is calculated by multiplying the number of market rate units by 1.64 persons, which is the average household size for Manhattan Community District 4. For low-moderate income units, the number of units is multiplied by 2.50 persons, as the average household size for Manhattan community districts that have higher proportions of low-income residents in 2000 range between 2.28 and 2.90.¹

The proposed action also includes the site selection and acquisition of the High Line for its use as a publicly accessible open space. The City proposes to convert the former elevated rail line into an approximately ~~6.7~~ 5.9-acre open space, to be used for passive recreation activities. It is expected to have a promenade, seating, and amenities for park users.

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 project 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 a proposed project would be sufficient to noticeably diminish the ability of an area’s open space to serve the existing or future population. According to the guidelines established in the *CEQR Technical Manual*, an assessment of potential indirect effects on open space is generally not conducted if a project would add fewer than 200 residents or 500 employees, or a similar number of other users to a study area. The proposed action substantially exceeds these thresholds.

In accordance with guidelines established in the *CEQR Technical Manual*, this chapter provides a detailed assessment of the potential effect of the proposed action on study area open spaces since the action would introduce a substantial new population (8,287 new residents) to an area considered to have an existing deficiency of open space (i.e., less than 1.5 acres of open space per 1,000 residents).

¹ The rate of 2.50 persons per low-moderate income household was identified and used in the *No. 7 Subway Extension - Hudson Yards Rezoning and Development Program FGEIS* (November 2004).

The analysis is both quantitative and qualitative. The quantitative approach calculates the existing ratio of public open space to study area population, and the ratios under future conditions, with and without the proposed action. The *CEQR Technical Manual* suggests further analysis if initial calculations indicate that the future With-Action ratio would be lower, by about 5 percent or more, than the existing ratio. Or, where existing ratios are very low, even a decrease of 1 percent typically warrants further assessment. Although the existing open space ratio of 0.65 almost doubles to 1.20 under With-Action conditions a detailed analysis is nevertheless conducted because the existing ratio is well below the 1.5 acres per 1,000 measure of adequacy and there would be a small decline in the ratio under With-Action conditions compared to the future No-Action condition.

The *CEQR Technical Manual* suggests that a significant quantitative impact may result if the proposed action would reduce the open space ratio, compared to the No-Action condition, or would further exacerbate a deficiency in open space. Quantitative impacts are typically further assessed qualitatively to determine overall level of significance. The qualitative approach examines factors that could affect conclusions about indirect impacts on an area's open spaces, including consideration of the type and quality of open spaces available to meet the needs of study area population and the ease of access to private open spaces and to spaces just outside the study area.

In addition to the residential development associated with the proposed action, it is also expected to generate net increases of ~~292,676~~ 195,215 sf of retail space and 198,726 sf of museum space, and net decreases of ~~816,847~~ 796,947 sf of office, 131,100 sf of hotel, ~~40,809~~ 74,818 sf storage/manufacturing, ~~318,580~~ 225,940 sf of parking/auto related uses, and ~~25,064~~ 4,080 sf of vacant space on the 25 projected development sites.

With the removal of the office, hotel, storage/manufacturing, and parking/auto related uses, the proposed action is not expected to result in a net increase in worker population and therefore an analysis of the future open space demands of the future worker population is not warranted. The open space analysis provided in this chapter focuses only on open space for study area residents.

Base FAR Scenario

In addition to an analysis of open space resources under the proposed action, an analysis of conditions under the Base FAR Scenario is also provided. Future conditions in 2013 would be somewhat different under this scenario as compared to the proposed action. The Base FAR Scenario, as described in Chapter 1 "Project Description", would allow new residential development at the base, and not the maximum, densities permitted in the Proposed Action. With less permitted density than that of the Proposed Action, the 25 projected development sites are expected to have a net increase of 3,041 DUs. Accordingly, the difference between this scenario and the proposed action is that the Base FAR Scenario has 1,667 fewer DUs. Units in this scenario are expected to have a residential population of 5,345, exceeding the threshold for analysis of residential utilization. In addition, with this scenario an approximately ~~6.7~~ 5.9-acre open space on the High Line would not be provided, resulting in a smaller inventory of future open space resources as compared to the proposed action. As this scenario would have the same projected development program for uses generating employees as the proposed action, an analysis of employee utilization is not provided.

B. OPEN SPACE STUDY AREA

In accordance with the guidelines established in the *CEQR Technical Manual*, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a worker population.

For purposes of analysis, the study area was determined by identifying a half-mile radius around the boundaries of the proposed Special West Chelsea District. This half-mile radius did not take into account the boundary of the proposed High Line open space, which extends south of the Special West Chelsea District to Gansevoort Street. The High Line would not directly generate residential or other populations that would place demands on open space resources and therefore is not considered when delineating the study area boundary. Per *CEQR Technical Manual* guidelines, census tracts with an area of 50 percent or greater located within the half-mile radius were included in the calculation of population and open space; those with less than 50 percent of their area in the half-mile radius were excluded. The open space impact area includes the following census tracts in their entirety: 77, 79, 83, 89, 93, 97, 99, 103, and 111. Additionally, the following census tracts lie more than 50 percent within a half-mile radius and were included in the calculation of the open space impact analysis: 81, 87, 91, 95, 101, 115, and 117. In addition, although less than half of census tract 317.02 is located within a half-mile of the proposed action area, the portion of it which is generally within a half-mile radius of the proposed action area is included in the open space study area. This census tract, which is directly west of the proposed action area and extends along Manhattan's Hudson River waterfront west of Route 9A for a considerable distance, has a population of only 3 persons but does contain substantial open space resources as it contains segments of Hudson River Park.

The open space study area is generally bounded by W. 42nd Street to the north, Sixth Avenue to the east, Bank and W. 11th streets to the south and the Hudson River to the west. The study area boundary is shown in Figure 5-1. Refer to Table 5-1, Population and Age Group Distribution, below for a demographic profile of the area.

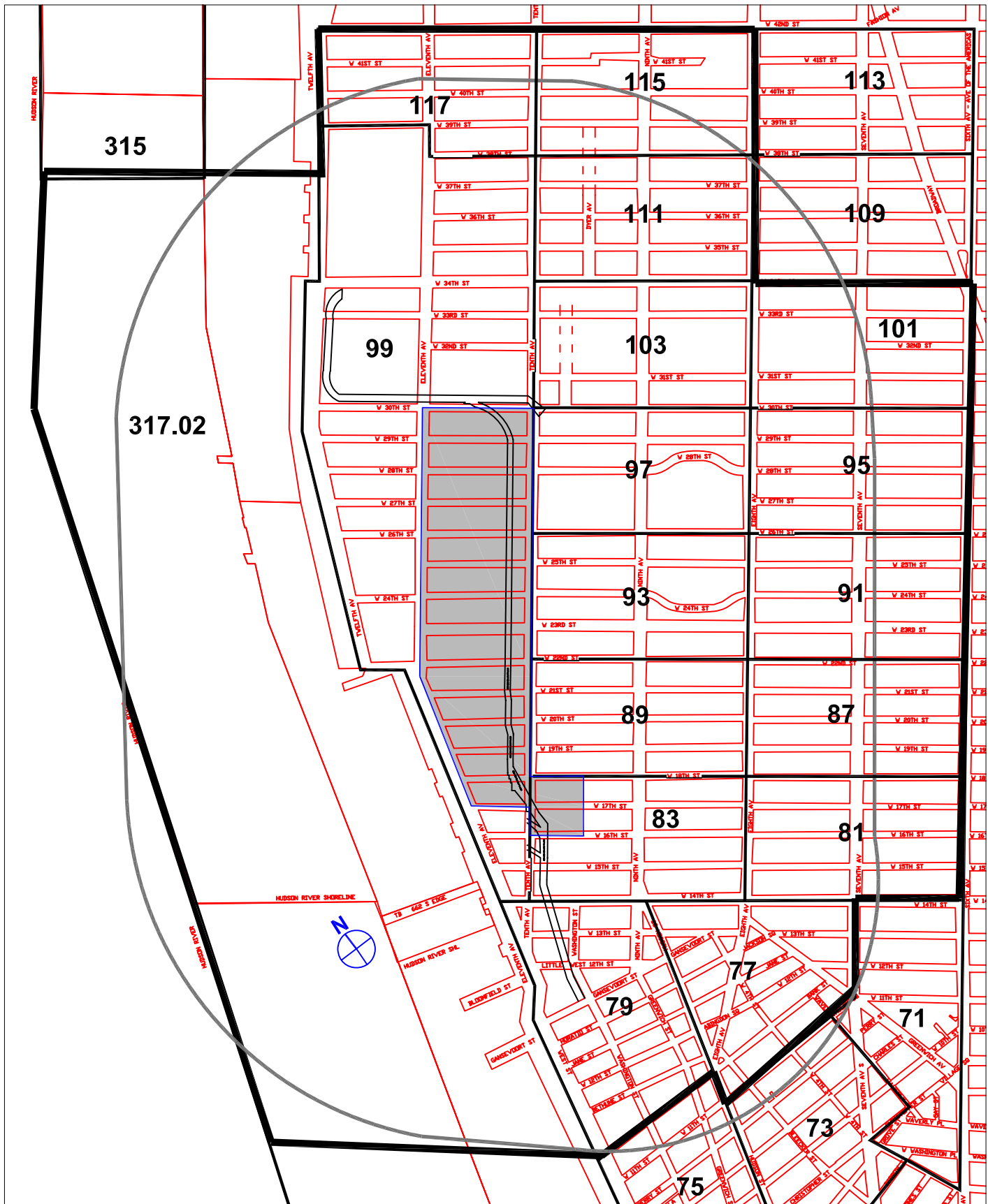
C. EXISTING CONDITIONS

Demographic Characteristics of the Study Area

To determine the residential population served by existing open space resources, the analysis compiled 2000 Census data for the census tracts comprising the study area. With an inventory of available open space resources and the number of potential users, open space ratios can be calculated and compared with existing citywide averages and planning goals set forth by the NYC Department of City Planning.

As shown in Table 5-1, 2000 Census data indicate that the study area has a residential population of approximately 60,054 people. Approximately 79.2 percent of the population falls between the ages of 18 and 64. Among the study area population, 8.8 percent are age 17 or younger and 12.0

Figure 5-1
Open Space Study Area



Area to be Rezoned
 Census Tract

Half Mile Radius from Area to be Rezoned
 Study Area Boundary

Scale: 1" = 1100'

percent are 65 years of age or older. The age distribution of the study area population differs from Manhattan as a whole, where the 17 and under population is almost twice as large proportionally at a rate of 16.8 percent. Conversely, the 65 and over population in the study area is somewhat higher than the average for Manhattan, 9.7 percent. With these demographic characteristics, the study area has need for a range of active and passive recreation facilities, including those geared toward both children and adults.

Table 5-1: Population and Age Group Distribution

Census tract	Population	Under 18 yrs	%	18 - 64 yrs	%	65+ yrs	%
Tract 77	6,146	390	6.3%	5,045	82.1%	711	11.6%
Tract 79	4,598	356	7.7%	3,648	79.3%	594	12.9%
Tract 81	7,359	572	7.8%	6,172	83.9%	615	8.4%
Tract 83	3,477	539	15.5%	2,551	73.4%	387	11.1%
Tract 87	4,626	262	5.7%	3,927	84.9%	437	9.4%
Tract 89	5,320	499	9.4%	4,333	81.4%	488	9.2%
Tract 91	4,553	241	5.3%	3,969	87.2%	343	7.5%
Tract 93	8,714	954	10.9%	6,015	69.0%	1,745	20.0%
Tract 95	2,694	146	5.4%	2,480	92.1%	68	2.5%
Tract 97	4,852	554	11.4%	2,937	60.5%	1,361	28.1%
Tract 99	1,155	66	5.7%	1,042	90.2%	47	4.1%
Tract 101	239	6	2.5%	193	80.8%	40	16.7%
Tract 103	1,463	56	3.8%	1,295	88.5%	112	7.7%
Tract 111	3,048	262	8.6%	2,587	84.9%	199	6.5%
Tract 115	1,467	154	10.5%	1,219	83.1%	94	6.4%
Tract 117	340	209	61.5%	127	37.4%	4	1.2%
Tract 317.02	3	0	0.0%	3	100.0%	0	0.0%
Total:	60,054	5,266	8.8%	47,543	79.2%	7,245	12.0%

Source: 2000 US Census Data

Inventory of Publicly Accessible Open Space

Open space may be publicly or privately owned and may be used for active or passive recreational purposes. According to the *CEQR Technical Manual* 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 rules.

Private open space that is not accessible to the general public on a regular basis can only be considered qualitatively.

An open space is determined to be active or passive by the uses which the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns, and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation with benches, walkways, and picnicking areas.

All publicly accessible open space facilities within the study area were inventoried in April and May 2003, with updates completed in May and June 2004, and identified by their location, size, owner, type, utilization, equipment, hours, and condition of available open space. The condition of each open space facility was categorized as “Excellent,” “Good,” or “Fair.” 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, lack of security, or other factors which would diminish the facility’s attractiveness. Determinations were made subjectively, based on a visual assessment of the facilities. Table 5-2, Existing Open Space Resources, identifies the address, ownership, hours, acreage of active and passive open spaces in the study area, and their condition and utilization. Figure 5-2 maps their location in the study area. When initially referenced in the text, study area open space are listed by the number used to identify them in Table 5-2 and Figure 5-2.

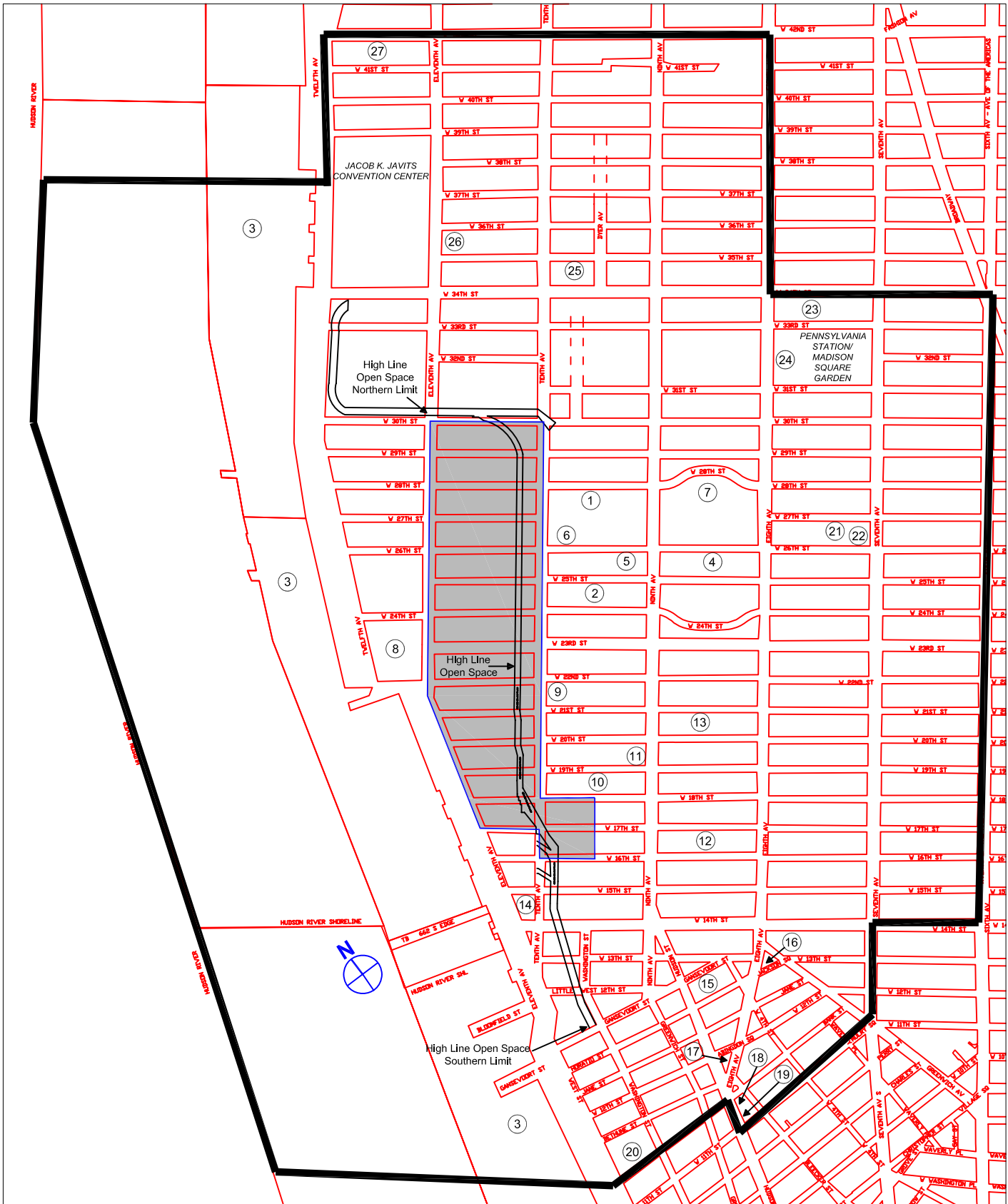
Judgments as to the intensity of use and conditions of the facilities were qualitative, based on an observed degree of activity or utilization. If a facility seemed to be at or near capacity, i.e., the majority of benches or equipment was in use, then utilization was considered heavy. If the facility or equipment was in use, but could accommodate additional uses, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light.

The study area has several publicly accessible open spaces. In total, there are 27 sites which include 20.85 acres for active recreation and 18.34 acres for passive use, for a total of 39.19 acres of open space. None of these resources are located within the proposed action area.

Public spaces without useable recreational areas (such as spaces where seating is unavailable) were excluded from the quantitative analysis, as were open spaces that are not open to the general public, although the discussion of qualitative conditions notes major private open spaces in the study area. In addition to the publicly accessible open spaces within the study area, regional “destination” open spaces located outside the study area were considered qualitatively. These spaces could provide additional open space resources to the study area population.

The largest open space resources in the study area are (in order of size) Hudson River Park (#3), Chelsea Park (#1), and Chelsea Waterside Park (#8). These are the only facilities 2 acres or larger.

Figure 5-2
Existing Open Space Resources



Area to be Rezoned
 Study Area Boundary

Existing Open Space Resource
 Proposed High Line Open Space

Scale: 1" = 1100'

Table 5-2, Existing Open Space Resources

MAP KEY #	NAME/ ADDRESS	OWNER *	DESCRIPTION	HOURS OF ACCESS	ACREAGE			CONDITION & UTILIZATION
					TOTAL	ACTIVE	PASSIVE	
1	Chelsea Park 9th Ave., W. 28th St., 10th Ave.	NYCDPR	Basketball courts, ball fields, playground, benches, paved walkways, benches, trees, planters, lighting	Closes at dusk	3.90	2.93	0.97	Good/Heavy
2	Chelsea Recreation Center W. 25th St. btwn 9th & 10th aves.	NYCDPR	Swimming pool, gymnasium, game room, aerobics rooms, cardio room, strength training room, multi-purpose rooms, computer resource center, art studio	M-F 6:30 am - 9:30 pm, Sa 8 am - 3:30 pm	1.30	1.30	0.00	Excellent/Heavy
3	Hudson River Park (portion) btwn Hudson River and Route 9A, from Bank St. to W. 38th St., inc. piers	HRPT	Bike/walk way, benches, lawns, performance space, comfort stations, concessions	24 hours/day	20.19	11.12	9.07	Excellent/Moderate
4	Penn Station South Houses Playground W. 26th St. btwn 8th & 9th aves.	NYCDPR	Basketball court, paved walkways, benches, jungle gym, trees, planters	Closes at dusk	0.60	0.54	0.006	Good/Moderate
5	Chelsea Houses Open Space W. 26th St. btwn 9th & 10th aves.	NYCHA	Playground equipment, chess tables, trees, benches	24 hours/day	0.34	0.31	0.03	Good/Moderate
6	Elliot Houses Open Space (playgrounds) btwn W. 25th & W. 26th sts., 9th & 10th aves.	NYCHA	Playground equipment, jungle gyms, basketball court, ball fields, paved walkways, trees, benches, planters, lighting	24 hours/day	0.60	0.30	0.30	Good/Light
7	Penn Station South Houses Open Space W. 23rd to W. 28th sts., btwn 8th & 9th aves.	MRH, Inc	Basketball courts, benches, trees, planters, playground equipment, lighting	24 hours/day	1.42	0.37	1.05	Good/Light
8	Chelsea Waterside Park/Thomas F. Smith Park W. 23rd Street & Route 9A	HRPT	Basketball courts, paved walkways, benches, sprinkler area, picnic tables, soccer field (by permit only), fences, rock landscaping, trees, planters, lighting, dog run	Closes 1 am	2.50	1.25	1.25	Excellent/Heavy
9	Clement Clark Moore Park W. 22nd St. btwn 9th & 10th aves.	NYCDPR	Playground equipment, paved walkways, benches, jungle gyms, trees, planters	Closes at dusk	0.49	0.37	0.12	Excellent/Heavy
10	Robert S. Fulton Houses Open Space 420 W. 19th St.	NYCHA	Paved walkways, benches, jungle gyms, trees, planters	Closes at dusk	0.28	0.14	0.14	Good/Light
11	Robert S. Fulton Houses Playground W. 19th St. & 9th Ave.	NYCHA	Slides, benches, jungle gyms, trees, planters	Closes at dusk	0.13	0.10	0.03	Good/Light
12	Dr. Gertrude B. Kelly Playground btwn W. 16th & W. 17th sts., 8th & 9th aves.	NYCDPR	Playground equipment, basketball court, benches	Closes at dusk	0.52	0.36	0.16	Good/Moderate
13	PS 11/ William J. Harris School W. 21st St. btwn 8th & 9th aves.	NYCDOE	Slides, basketball courts, jungle gyms, trees, Green Thumb garden	Closes at dusk	0.39	0.37	0.02	Good/Moderate
14	14th Street Park btwn W. 14th & W. 15th sts., 10th Ave. & Route 9A	HRPT	Benches, trees, lawn	Closes at 1 am	0.80	0.00	0.80	Excellent/Light

Table 5-2, Existing Open Space Resources (continued)

MAP KEY #	NAME/ ADDRESS	OWNER *	DESCRIPTION	HOURS OF ACCESS	ACREAGE			CONDITION & UTILIZATION
					TOTAL	ACTIVE	PASSIVE	
15	Corporal John A. Seravalli Playground Hudson, Gansevoort, & Horatio sts.	NYCDPR	Trees, benches, basketball courts, swings, playground equipment	Closes at dusk	1.14	1.00	0.14	Good/Moderate
16	Jackson Square Horatio St., 8th & Greenwich aves.,	NYCDPR	Trees, benches	Closes at dusk	0.22	0.00	0.22	Good/Heavy
17	Abingdon Square Park Hudson St., 8th Ave., & W. 12th St.	NYCDPR	Trees, flowers, benches, swings	24 hours/day	0.22	0.02	0.20	Good/Moderate
18	Bleeker Playground Hudson, Bleeker, & Bank sts.	NYCDPR	Trees, planters, benches, play equipment, open play area, sprinklers, comfort station	7 am - 8 pm	0.45	0.36	0.09	Excellent/Heavy
19	Area Adjacent to Bleeker Playground Hudson, Bleeker, & W. 11th sts.	NYCDPR	Trees, benches, chess tables	Closes at 10 pm	0.25	0.00	0.25	Good/Moderate
20	Westbeth Courtyard 155 Bank St.	Westbeth	Trees, plantings, seating	24 hours/day	0.21	0.00	0.21	Good/Light
21	230 W. 27th Street Plaza 230 W. 27th St.	FIT	Trees, benches, planters, fences	24 hours/day	0.07	0.00	0.07	Good/Light
22	FIT Plaza	FIT	Paved area, sculpture	24 hours/day	0.05	0.00	0.05	Good/Light
23	One Penn Plaza Public Plazas and Arcades btwn W. 33rd & W. 34th sts., 7th & 8th aves.	OPP	Benches, trees, planters, lighting	24 hours/day	1.15	0.00	1.15	Good/Moderate
24	Two Penn Plaza btwn W. 31st & W. 33rd sts., 7th & 8th aves.	Vornado Realty, MSG LP	Planters, lighting	24 hours/day	0.42	0.00	0.42	Good/Moderate
25	Bob's Park 450 W. 35th St.	CHW40P	Playground, seating, landscaping	9 am - dusk	0.05	0.01	0.04	Good/Light
26	Jacob Javits Convention Center Plaza	NR ETA	Benches, platforms, sculptural elements, access to lower level currently closed	24 hours/day	0.76	0.00	0.76	Fair/Light
27	River Place Park (640 W. 42nd St. Plaza) W. 42nd St. btwn 11th & 12th aves.	River Place I LLC	Landscaped hills, seating, paved paths, lighting	24 hours/day	0.74	0.00	0.74	Excellent/Moderate
Total					39.19	20.85	18.34	

* Acronyms: NYCDPR (NYC Department of Parks and Recreation); HRPT (Hudson River Park Trust); DOE (NYC Department of Education); FIT (Fashion Institute of Technology); OPP (One Penn Plaza LLC) MSG LP (Madison Square Garden LP); CHW40P (Clinton Housing W. 40th Partners LP); NR ETA (National Railroad ETA)

Hudson River Park provides the majority of open space in the study area, accounting for more than 52 percent of the total, with approximately 11.12 acres of active recreational space and 9.07 acres for passive uses. The park is currently under construction. In its entirety, it is planned to eventually extend for 5 miles from W. 59th Street down to Battery Park for a total of 550 acres, including both shoreline and river. Within the study area, from W. 40th Street to Charles Street, Hudson River Park is currently 20.19 acres and contains lawns, gardens and seating areas, as well as amenities such as comfort stations and moveable park furniture. Its most prominent feature is the continuous esplanade and bikeway along West Street. The size of Hudson River Park is expected to increase greatly in coming years as construction continues.

The section of Hudson River Park in the study area includes a long bikeway (11.02 acres), the beginning of a green “strip” between the bikeway and the piers (5 acres so far), and several piers. Pier 54 (2.02 acres), for instance, is used for special events and performances, as well as passive recreation. Piers 46, 49 and 51 (1.65 acres total), which have recently been rehabilitated, include space for passive recreation, with lawns and benches, as well as a maritime-themed playground. Overall, Hudson River Park is in excellent condition with moderate use, although utilization is significantly higher in the Greenwich Village segment of the park as many of the piers there are now rehabilitated and open.

Hudson River Park includes several hundred acres which are underwater and, therefore not counted in the open space inventory. This park acreage contains restricted uses under the sanctuary management plan, restricted to active recreation uses such as sailing and kayaking.

The second largest park in the area is Chelsea Park, one complete square block, or 3.90 acres of active and passive recreation, consisting of 2.93 and 0.93 acres, respectively. The park includes several basketball courts, ball fields, playground equipment, a walkway, benches and a comfort station. It is in good condition and utilization is heavy.

The third largest recreation space in the study area is Chelsea Waterside Park, formerly known as Thomas F. Smith Park, with a total of 2.50 acres, evenly divided between 1.25 passive and 1.25 active acres. The park contains a basketball court, a soccer field (for use by permit only), a dog run, as well as benches, trees, and plantings. The park is in excellent condition and is heavily used. It is under the jurisdiction of the Hudson River Park Trust, although it is separated from Hudson River Park by Route 9A.

Of the 27 open space resources, 17 contain playground equipment, jungle gyms, ball fields, basketball courts, and other active recreational facilities for young children, teenagers, and adults. Besides the three mentioned above, several of these have 1 acre or more of active recreation space. The 1.3-acre, 56,500 sf Chelsea Recreation Center (#2), which opened in May 2004, includes swimming pool, basketball court, gymnasium, and related facilities. It is in excellent condition and is expected to be heavily utilized. Annual membership to the recreation center costs \$75 for adults, \$10 for persons age 55 and over, and is free for children age 17 and under. As noted above, Chelsea Waterside Park includes 1.25 acres of active recreation space within its overall 2.50 acre area. The 1.14-acre Corporal John A. Seravalli Playground (#15) includes 1.00 acre of active recreation facilities, including basketball courts and playground equipment.

Among the active recreation facilities of less than 1 acre, Penn Station South Houses Playground (#4) includes playground equipment, two basketball courts and a volleyball court. It is in good condition and utilization is light. In addition, Penn Station South Houses Open Space (#7), a separate facility, includes basketball courts and playground equipment. It is in good condition and is lightly utilized. The Chelsea Houses (#5) and Elliott Houses Playgrounds (#6) are both public housing complex facilities, in good condition with moderate utilization. Clement Clark Moore Park (#9) provides playground equipment, is in excellent condition and is heavily utilized. Dr. Gertrude B. Kelly Playground (#12) has a basketball court and playground equipment. It is also in good condition and utilization is moderate. Bleecker Playground (#18) contains a jungle gym and sprinklers. The playground is in excellent condition and is heavily utilized. Abingdon Square (#17) offers swings. It is in good condition with moderate utilization. PS 11/William J. Harris School (#13) play area provides slides, basketball courts, and jungle gyms. It is also in good condition with moderate utilization.

All but one of the 27 open space resources have at least a portion of space set aside for passive enjoyment of open areas. Of these, 10 are dedicated exclusively to passive recreation, with benches, tables on occasion, flowers, plantings and trees for shade. The remaining sites, with mixes of active and passive space, provide benches, tables, and/or walking paths on the perimeter of active recreational uses or in spaces set aside for those functions.

Several of the passive recreation resources are plazas, arcades, or other types of open spaces associated with residential and commercial buildings. These include, among others, open spaces at public housing developments, the plaza at the River Place I residential building, and the plaza at the One Penn Plaza office building. These resources vary considerably in terms of attractiveness, scale, and amenities. However, all spaces included in this analysis are accessible to the public, and all are generally well-maintained and litter-free. Many plazas suited to the needs of workers seeking space for outdoor lunches or breaks consisting entirely of passive recreation space while open space associated with residential buildings often include some active recreation facilities with benches, landscaping, and lawn areas.

One open space resource, Bob's Park (#25), a 0.05-acre open space with 0.01 acre of active space and 0.04 acres of passive space is owned by Clinton Housing West 40th Partners, LP. It is open to the public, but may only be accessed by key. Members of the public may purchase a key through Manhattan Community Board # 4, for \$1.25.

Quantitative Analysis of Open Space Adequacy

As shown in Table 5-2, the open space study area contains 39.19 acres of public open space, of which 20.85 acres are for active use and 18.34 acres are for passive use. Based on the 2000 census, 60,054 people reside within the study area. Therefore, the study area contains approximately 0.65 acres of open space per 1,000 residents. There are 0.35 acres of active open space per 1,000 residents, and 0.30 acres of passive open space per 1,000 residents.

The Department of City Planning has established quantitative goals for planning purposes as well as measures for determining the adequacy of open and recreational spaces within a neighborhood. The citywide median ratio of 1.5 acres per 1,000 persons functions as a guideline for assessing open

space adequacy. According to this measure, this study area with its ratio of 0.65 is inadequately served by open space resources. The planning goal is 2.5 acres per 1,000 persons, consisting of 0.5 acres of passive space and 2.0 acres of active space. However, this planning goal is not feasible for many areas of the City and does not constitute an impact threshold. Rather, it is a benchmark indicating an area considered well-served in open space.

Qualitative Assessment of Open Space Adequacy

The apparent deficiency of open space resources within the defined study area may be ameliorated by several factors. All sites except for the Jacob Javits Convention Center Plaza are considered to be in good or excellent condition. The study area contains a good mix of recreational facilities, with 53 percent dedicated to active uses and 47 percent to passive. Most of these facilities are not heavily used. A wide variety of options for the open space user are available, from sitting areas and walking paths to jungle gyms, basketball and handball courts, ball fields, and a swimming pool.

In addition, the extension of Hudson River Park beyond the study area in both northern and southern directions adds considerable accessible active and passive open space for the residential population. Private resources such as Chelsea Piers and Basketball City along the Hudson River also contribute recreational space. Finally, regional open space facilities located nearby, though outside the study area, including Bryant Park (9.60 acres), Madison Square Park (6.23 acres), Union Square Park (3.59 acres), and Washington Square Park (9.75 acres), provide additional resources that may be used by the study area population. All of these parks are located within approximately one mile of the proposed action area: Bryant Park is located northeast of the study area and is bounded by W. 42nd Street, the New York Public Library, W. 40th Street and Sixth Avenue; Madison Square Park is located east of the study area and is bounded by W. 26th Street, Madison Avenue, W. 23rd Street, Broadway, and Fifth Avenue; Union Square Park is also located east of the study area bounded by W. 17th Street, Union Square East, W. 14th Street, and Union Square West; and Washington Square Park is located southeast of the study area and is bounded by Waverly Place, University Place, W. 4th Street, and MacDougal Street.

D. FUTURE WITHOUT THE PROPOSED ACTION

Demographic Characteristics of the Study Area

Based on 1990 and 2000 census data, and assuming that population growth follows past trends in the area, it is estimated that due to general trends and development patterns the residential population would increase by 0.11 percent per year through 2013, adding 864 residents in the 13-year period from 2000 to 2013. Although the population of the study area as a whole declined between 1990 and 2000, when the populations of census tracts 101 and 317.02, which both contained large non-household populations (homeless and correctional institution residents) in 1990 that were not present or greatly diminished in 2000, are excluded, the remainder of the study area grew from 59,175 in 1990 to 59,812 in 2000. This is a rate of 1.1 percent over 10 years, or approximately 0.11 percent per annum.

In the event that the proposed action is not adopted, under the RWCDs for the 25 projected development sites, some development in the No-Action condition is expected by 2013, but no new

residences are anticipated. As discussed in Chapter 2, “Land Use, Zoning, and Public Policy,” residential growth associated with the Hudson Yards Rezoning and Development Program as well as several other No-Action projects are expected to occur by the 2013 analysis year within a half-mile radius of the proposed action area.

However, in accordance with CEQR guidelines, the open space study area covers an area larger than the half-mile radius encompassing the land use secondary study area. Therefore, the open space study area is expected to include additional development beyond that described in Chapter 2. This includes projected development associated with the Hudson Yards development program located south of W. 42nd Street. Hudson Yards development south of W. 42nd Street consists of 3,879 DUs by 2013, however as there are 62 existing units on Hudson Yards development sites the Hudson Yards program within the open space study area is expected to result in a net increase of 3,817 DUs. Collectively, these Hudson Yards residences are expected to have a population of approximately 6,823 residents.

Several other developments in the study area, generally located south of W. 30th Street, are expected to be completed and occupied independent of the proposed action. These three projects, summarized in Chapter 2, “Land Use, Zoning, and Public Policy,” collectively would result in ~~399~~ 401 additional DUs. They are identified as No-Action Sites in Tables 3-12 and 3-13. In addition, No-Action Site A in Table 2-3 would be a 319,356 sf dormitory for Fashion Institute of Technology students. The ~~399~~ 401 No-Action DUs are expected to have a population of approximately ~~654~~ 658 residents. The No-Action FIT dormitory is expected to have a population of 1,100 student-residents. Together, these other No-Action developments are expected to generate ~~1,754~~ 1,758 additional residents.

With the anticipated growth of 864 residents attributable to general demographic trends and development patterns in the study area, 6,823 additional residents generated by the Hudson Yards rezoning and development program within the open space study area, and ~~1,754~~ 1,758 residents generated by other No-Action developments, the residential population of the study area is projected to increase by ~~9,441~~ 9,445 in the 2013 future without the proposed action. As a result, the residential population of the study area is projected to increase from 60,054 residents under existing conditions to ~~69,495~~ 69,499 under 2013 No-Action conditions. This information is presented in Table 5-3.

Table 5-3, Open Space Study Area Population, 2013 No-Action Scenario

	Existing (2000 Census)	Background Growth (0.1%/year)	W. Chelsea Future No Action RWCDS	Hudson Yards Development	No-Action Projects (South of W. 30th St.)	Future No- Action (2013)
Study Area Population	60,054	864	0	6,823	<u>1,758</u>	<u>69,499</u>

Inventory of Publicly Accessible Open Space

In the 2013 future without the proposed action, there are expected to be several changes to the inventory of publicly accessible open space within the study area. Changes include the opening of all planned elements of Hudson River Park, completion of a portion of the open space network planned as part of the Hudson Yards development program, and the removal of one existing open space as a result of development generated by the rezoning of Hudson Yards. The No-Action inventory of publicly accessible open space is presented in Table 5-4 and the locations of these resources are shown in Figure 5-3.

The development of Hudson River Park, expected to be completed by 2013, is expected to provide an additional ~~25.48~~ 26.53 acres of open space (refer to Table 5-4). Most of the added open space is to be provided in piers to be reconstructed or converted from existing, non-park uses. These include:

- * Gansevoort Peninsula, an area created by landfill also known as Piers 52 and 53 (4.48 acres of open space) currently used for municipal services, to contain a mix of active and passive recreation space, including ball fields, playground, and walkway;
- * Pier 56 (0.87 acres), currently a pile field, to be reconstructed and used for passive recreation;
- * Pier 57 (~~0.01~~ 1.06 acres), formerly used as a bus depot and currently vacant, to have a public accessible rooftop passive open space and an esplanade along the northern and southern sides, while the building to be reused by a private tenant (~~to be selected by Hudson River Park Trust via an RFP process~~) with commercial and non-profit uses (refer to description of Pier 57 development in Chapter 2) and ~~may include open space in addition to the 0.01-acre esplanades~~;
- * Pier 63 (0.77 acres), the upland portion of this area to be reconfigured into a western extension of Chelsea Waterside Park;
- * Pier 64 (1.39 acres), which was condemned and taken down, but is to be reconstructed with lawns and amenities for passive recreation;
- * Pier 66 (0.28 acres), currently a pile field, to be rebuilt for passive recreation with a boat house; and
- * Pier 76 (0.46 acres), currently housing a Department of Sanitation (DSNY) facility and parking area, where approximately 50 percent of the area is expected to be converted to passive recreation use once the DSNY facility is relocated.

Upcoming construction in Hudson River Park also includes extending a green “strip” between the existing bikeway and the piers, adding approximately 17.22 acres of open space between Charles Street and W. 40th Street. ~~With these additional sections of the park open, Hudson River Park is expected to have 46.59 total acres, with 16.40 acres for active recreation and 30.19 acres for passive recreation.~~

The Hudson Yards development program in 2013 is expected to include a Midblock Park and Boulevard System, three full block squares, and an open space on the roof of the Jacob K. Javits Convention Center.

Figure 5-3
Future Open Space Resources

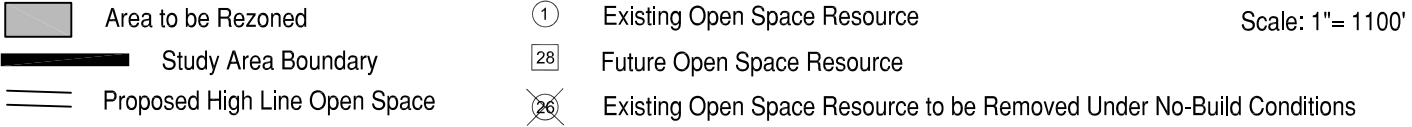
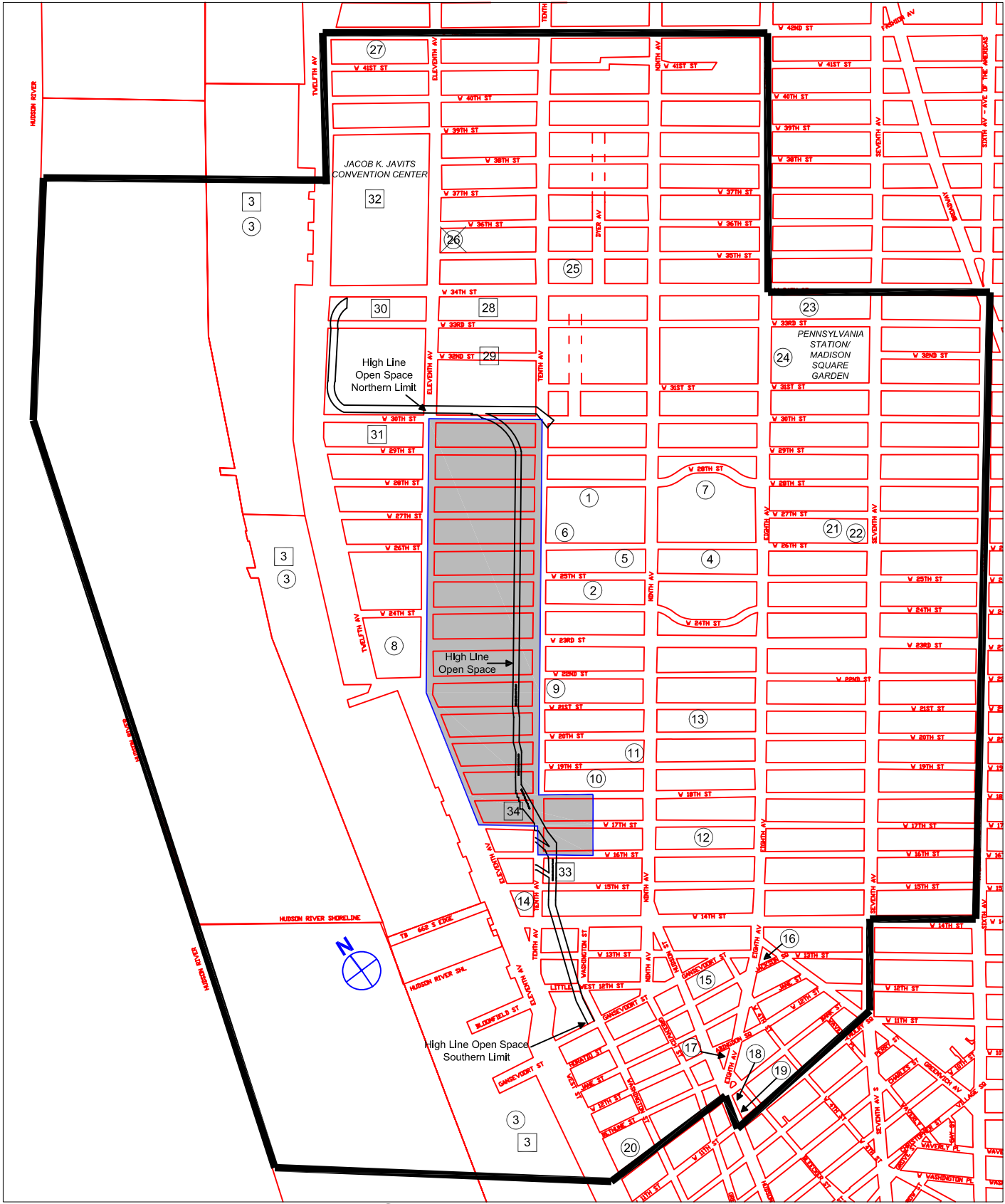


Table 5-4, Open Space Inventory for 2013 No-Action Conditions

MAP KEY #	NAME/ ADDRESS	OWNER	DESCRIPTION	HOUR OF ACCESS	ACREAGE		
					TOTAL	ACTIVE	PASSIVE
3	Hudson River Park (new sections, total)	HRPT	New piers and green "strip" between piers and existing bikeway	24 hours/day	<u>26.53</u>	4.36	<u>22.17</u>
New Hudson River Park Components							
	Pier 76 at W. 36th Street	HRPT	Passive recreation area	24 hours/day	0.46	0.00	0.46
	Pier 66 at W. 26th Street	HRPT	Passive recreation area and boat house	24 hours/day	0.28	0.00	0.28
	Pier 64 at W. 24th Street	HRPT	Passive recreation area	24 hours/day	1.39	0.00	1.39
	Pier 63 at W. 23rd Street	HRPT	Passive recreation area	24 hours/day	0.77	0.00	0.77
	Pier 57 at W. 15th Street	HRPT	<u>Rooftop passive recreation area, walkway</u>	24 hours/day	<u>1.06</u>	0.00	<u>1.06</u>
	Pier 56 at W. 14th Street	HRPT	Passive recreation area	24 hours/day	0.87	0.00	0.87
	Gansevoort Peninsula at Gansevoort Street	HRPT	Ball fields, playground, walkway, benches	24 hours/day	4.48	4.36	0.12
	Green "strip" between piers and existing bikeway	HRPT	Trees, plantings, benches	24 hours/day	17.22	0.00	17.22
26	Jacob Javits Convention Center Plaza (to be removed under No-Action conditions)				- 0.76	- 0.00	- 0.76
28	Midblock Park and Boulevard System W. 33rd to W. 34th sts	NYCDPR	Walkways, benches, trees	24 hours/day	2.13	0.00	2.13
29	Eastern Cammerer Yard W. 30th to W. 33rd sts., 10th to 11th aves.	TBD *	Plaza	24 hours/day	7.50	0.00	7.50
30	Full-block Open Space W. 33rd to W. 34th sts., 11th to 12th aves.	TBD *	Pathways, terrace linking to future multi-use facility	24 hours/day	3.60	0.00	3.60
31	Block 675 Open Space W. 29th to W. 30th sts., 11th to 12th aves.	NYCDPR	Active and passive recreation uses TBD	24 hours/day	3.60	3.60	0.00
32	Convention Center Roof W. 34th to W. 39th sts., 11th to 12th aves.	TBD *	Promenade, sitting area	N/A	5.00	0.00	5.00
Total net future added acreage:					<u>47.60</u>	7.96	<u>39.64</u>
Total 2004 existing open space acreage:					39.19	20.85	18.34
Total 2013 future No-Action open space acreage:					<u>86.79</u>	28.81	<u>57.98</u>

* TBD - to be determined, the owner/operator entity of these new open spaces is not known at the time the EIS was prepared.
 N/A - not available

The Midblock Park and Boulevard System (#28) would extend as an approximately 4.3 acre linear park from W. 33rd Street to W. 39th Street between Tenth and Eleventh avenues. It would be developed sequentially in phases over time and for analysis purposes, it is expected that only the portion of this open space corridor between W. 33rd and W. 36th streets would be completed by

2013, providing 2.13 acres of passive open space. This park is to be lined by office buildings and include benches, plantings, and walkways. At the southern end of this corridor, plans call for a large public square to be opened by 2013, located over the eastern portion of the John D. Caemmerer Yard (#29). The facility is currently an open-air train yard and maintenance facility operated by the MTA Long Island Rail Road with the track level at a significantly lower grade than street level. This 7.50-acre open space is expected to span a superblock bounded by W. 30th and W. 33rd streets, Tenth and Eleventh avenues, to be constructed above the Caemmerer Yard. Ground floor retail uses of future buildings surrounding the open space would encourage activity in the public square.

West of both this square and the southern end of the boulevard corridor, one active recreation park and one full-block passive open space are planned to be completed by 2013. These planned open spaces would lead to Hudson River Park and border the planned multi-use facility, expected to be used as an exhibition space and plenary hall for the Javits Convention Center as well as the new home of the New York Jets football team, to the north and south. The first is a full-block open space on the block bounded by W. 33rd and W. 34th streets and Eleventh and Twelfth avenues (#30). This 3.6-acre passive open space is expected to provide pathways which terrace up toward the multi-facility use facility. The second is a full block, active recreation park between W. 29th and W. 30th streets and Eleventh and Twelfth avenues (#31). This 3.6-acre park, which would be devoted entirely to active recreation, is expected to be provided above-grade and would offer potentially spectacular views of the Hudson River. (The multi-use facility would occupy the superblock bounded by W. 30th and W. 33rd streets and Eleventh and Twelfth avenues, above the western portion of the Caemmerer Yard.)

Finally, a new open space would be provided as part of plans for the expanded Jacob K. Javits Convention Center, located between W. 34th and W. 39th streets between Eleventh and Twelfth avenues. This open space would provide 5.0 acres of passive open space, consisting of a publicly accessible promenade around the entire roof, with a widened sitting area in the middle (#32). This would surround gardens and landscaped areas, and would provide new waterfront views.

In addition to creating new open space resources, the Hudson Yards development program is expected to directly displace the 0.76-acre Jacob Javits Convention Center Plaza (#26). This site would be redeveloped as part of the development program.

Overall, with the addition of five new open spaces and the removal of one existing open space resource, under 2013 No-Action conditions, the Hudson Yards development program is expected to result in a net increase of approximately 21.07 acres of open space, including 3.60 acres of active recreation space and 17.47 acres of passive recreation space.

Summary of Open Space Resources in the Future Without the Proposed Action

With the addition of open space resources as a result of the completion of Hudson River Park and the creation of new open space resources in Hudson Yards, in the 2013 future without the proposed action there is expected to be a net increase of ~~46.55~~ 47.60 acres of publicly accessible open space in the study area. This includes 7.96 acres of active recreation space and ~~38.59~~ 39.64 acres of passive recreation space. As a result, under 2013 No-Action conditions, the study area open space

inventory is expected to more than double compared to existing conditions. However, the increase in open space is expected to be proportionately higher for passive recreation open space, growing by ~~210~~ 216 percent while the amount of active recreation open space is expected to grow by 38 percent. The study area is expected to contain ~~85.74~~ 86.79 acres of publicly accessible open space, including 28.81 acres of active space and ~~56.93~~ 57.98 acres of passive space, as compared to 39.19 total acres, 20.85 active space acres, and 18.34 passive space acres under 2004 existing conditions. Refer to Table 5-4 for a summary of the No-Action open space acreage.

Quantitative Analysis of Open Space Adequacy

With the changes to the study area population and the open space inventory, there is expected to be a change in the open space ratio. For the projected population of ~~69,495~~ 69,499 persons under 2013 No-Action conditions, the available open space ratio would be ~~1.23~~ 1.25 acres per 1,000 residents, an increase of ~~89~~ 91 percent over existing conditions. The available active open space ratio would be 0.41 acres per 1,000 residents, an increase of 19 percent. The passive open space would be ~~0.82~~ 0.83 acres per 1,000 residents, an increase of ~~168~~ 173 percent. Approximately ~~34~~ 33 percent of the resources in the future without the action are expected to be dedicated to active and ~~66~~ 67 percent to passive uses.

Qualitative Analysis of Open Space Adequacy

The completion of Hudson River Park and the first phases of the planned Hudson Yards open space network are expected to add a mix of open space resources to the study area, including bicycle lanes, in-line skating facilities, ball fields, a water playground, walkways and seating areas. Together, these open spaces would connect the Clinton and Hell's Kitchen neighborhoods with Hudson River Park and improve access to the Hudson River waterfront for residents and visitors.

E. FUTURE WITH THE PROPOSED ACTION

As described above, this analysis considers two future build scenarios: (1) one which assumes the development generated under the RWCDs for the proposed action, which includes the High Line open space; and (2) the Base FAR Scenario, which would generate fewer DUs than the proposed action and would not include the High Line as an open space resource. The proposed action would not result in a significant adverse open space impact; however, the Base FAR Scenario would result in an unmitigated significant adverse open space impact.

The proposed action is expected to result in the development of 4,809 DUs on the 25 projected development sites. The net increase in residential development occurring as a result of the proposed action would be 4,708 DUs. As discussed in Chapter 3, "Socioeconomic Conditions," the proposed action is projected to generate a net increase of 4,051 market-rate DUs and 657 low- and moderate-income DUs. This residential development is expected to generate an added residential population of approximately 8,287 residents.

The proposed action would also result in net incremental increased development of ~~292,676~~ 195,215 sf of retail and 198,726 sf of community facility space, and net incremental decreases of -816,847 -796,947 sf of office, -131,100 sf of hotel, ~~-40,809~~ -74,818 sf of storage/manufacturing, ~~-318,580~~

-225,940 sf of parking/auto related uses, and ~~=25,064~~ -4,080 sf of vacant space. As discussed in Chapter 3, “Socioeconomic Conditions,” the proposed action is expected to result in a net decrease in the worker population in the study area as compared to 2013 No-Action conditions.

The proposed action also includes the creation of a new open space resource: the conversion of the approximately 1.5-mile long High Line, an unused elevated freight railroad line into an approximately ~~6.7~~ 5.9-acre publicly accessible open space as part of the federal interim trail program for formerly active railroad rights-of-way. The proposed action is also projected to create a 0.23-acre publicly accessible plaza along the west side of Tenth Avenue between W. 17th Street and W. 18th Street that would provide access to the High Line. In total, the proposed action would generate approximately ~~6.93~~ 6.13 acres of publicly accessible open space.

The proposed action exceeds the screening threshold for analysis of potential impacts from increased residential population. As the proposed action does not exceed screening thresholds for non-residential users, the analysis of With-Action conditions focuses solely on the action-generated residential population and its effects on open space resources.

Demographic Characteristics of the Study Area

As the proposed action is expected to result in an increase of approximately 8,287 new residents, the projected population by analysis year 2013 in the study area would increase from ~~69,495~~ 69,499 residents under No-Action conditions to ~~77,782~~ 77,786. The age distribution of this population is assumed to be generally similar to the existing study area population described above.

Inventory of Publicly Accessible Open Space

In addition to the new development generated by the proposed zoning text and map amendments that would create the Special West Chelsea District, the proposed action also includes the establishment of a new publicly accessible open space using the existing High Line structure. City approvals needed for this process include site selection and acquisition of the High Line easement from the railroad. This open space resource would provide approximately ~~6.7~~ 5.9 acres of passive recreation open space. (Refer to the note on page 1-23 regarding the correction to the acreage for this open space made between the DEIS and the FEIS.)

The High Line is a former elevated freight rail line extending from Gansevoort Street to the Hudson Yards which intersects the proposed Special West Chelsea District. Through most of the district, it extends parallel to and approximately 100 feet west of Tenth Avenue. The proposed site selection and acquisition includes the portion of the High Line extending from W. 30th Street and Eleventh Avenue on the north to its southern terminus at Gansevoort Street, including the portion of the High Line south of the rezoning area, as well as the post office spur extending across Tenth Avenue at W. 30th Street. The section of the High Line north and west of W. 30th Street and Eleventh Avenue is not part of the proposed site selection and acquisition.

In August 2004, the High Line Steering Committee selected a team of architects, landscape architects, and engineers to master plan the High Line public open space. The selected team is composed of Field Operations in partnership with Diller Scofidio + Renfro. This team is responsible for conducting existing conditions assessments for the High Line structure, developing a master plan

for the High Line open space, and developing specific designs for a first-phase segment of the High Line. The consultant's master planning work is managed by the City and the Friends of the High Line and involves consultation with the community and other interested stakeholders.

The High Line open space would form a critical part of the proposed open space network along Manhattan's West Side. The High Line would connect with the open space envisioned for the Hudson Yards, including an approximately 7.5-acre public square proposed for the eastern portion of the Caemmerer Rail Yard to the north of W. 30th Street. The High Line would also connect with the southern edge of the proposed multi-use facility (New York Sports and Convention Center) to be constructed on the western portion of the Caemmerer Rail Yards. The High Line, together with its connection with the planned Hudson Yards open space, would allow for enhanced open space connections between the Clinton, Hudson Yards, West Chelsea and Gansevoort neighborhoods, and the Hudson River waterfront.

As for the analysis of With-Action conditions, while a design for High Line open space has not been prepared at the time of this analysis, a preliminary baseline program for its future reuse has been identified. Potential amenities include a walkway, benches, landscaping, and kiosks. As stated above, the High Line may contain a mix of active and passive recreation uses. For the purposes of this conservative analysis, however, this ~~DEIS~~ FEIS assumes that the entirety of the High Line is occupied by passive uses. Although a construction schedule has not yet been identified for the completion of the High Line, it is expected to be open and in place by the 2013 analysis year.

Other Potential Open Spaces

Provision of an at-grade publicly accessible open space of approximately 10,200 square feet (0.23 acres) would be a condition for receiving the floor area bonus for developments in Subarea G of the Special West Chelsea District. This open space, to be located along Tenth Avenue between W. 17th and W. 18th Streets, would provide landscaping and seating and stairs and elevators to the High Line open space. As the size of this open space is known and it considered likely to occur under the proposed action, it is included in the quantitative analysis of With-Action conditions.

In addition, as discussed below, new residential developments generated by the proposed action in C6-2A and C6-3A districts, which would cover a portion of the proposed action area, are subject to the requirements of the Quality Housing Program, including those relating to accessory recreational space which are described below. These potential open spaces are not considered in the quantitative analysis but are discussed in the qualitative analysis.

Open Space Inventory of With-Action Open Space Resources

As a result of the proposed action, the study area's open space inventory would increase from ~~85.74~~ 86.79 acres to ~~92.67~~ 92.92 acres. The active recreation open space would not increase, remaining at 28.81 acres, while the passive recreation open space would increase from ~~56.93~~ 57.98 acres to ~~63.86~~ 64.11 acres. The With-Action inventory of publicly accessible open space is presented in Table 5-5 and the locations of the proposed High Line open space and projected Subarea G open space are shown in Figure 5-3.

Table 5-5, Open Space Inventory for 2013 With-Action Scenario

MAP KEY #	NAME/ ADDRESS	OWNER	DESCRIPTION	HOUR OF ACCESS	ACREAGE		
					TOTAL	ACTIVE	PASSIVE
33	High Line Open Space W. 30th St. to Gansevoort St.	TBD	Walkway, benches, landscaping, and kiosks	N/A	<u>5.90</u>	0.00	<u>5.90</u>
34	Subarea G Open space 10th Ave., btwn. W. 17th & W. 18th sts.	TBD	Public plaza, landscaping and seating and stairs and elevators to the High Line open space	N/A	0.23	0.00	0.23
Total 2013 future without the proposed action open space acreage:					<u>86.79</u>	28.81	<u>57.98</u>
Total 2013 future with the proposed action open space acreage average:					<u>92.92</u>	28.81	<u>64.11</u>

Quantitative Analysis of Open Space Adequacy

With a population of ~~77,782~~ 77,786 and ~~92.67~~ 92.92 total acres of open space, under 2013 With-Action conditions the study area open space ratio would be 1.19 acres per 1,000 residents. This would be a decrease of ~~0.04~~ 0.06 acres per 1,000 (~~3~~ 4 percent) compared to the future No-Action ratio. The active open space ratio would be 0.37 acres per 1,000 residents, a decrease of 0.04 acres (11 percent). The passive open space ratio would be 0.82 acres per 1,000 residents, a decrease of 0.01 acres (1 percent) the same ratio as under No-Action conditions. The additional ~~6.93~~ 6.13 acres of passive open space provided by the proposed action would offset the effects of the proposed action’s increased population on the ratio of passive open space to 1,000 residents.

Qualitative Analysis of Open Space Adequacy

While the amount of total and active open space resources in the study area ~~are~~ is and would continue to be deficient in relation to DCP guidelines, the amount and quality of park and recreational space in the study area is expected to increase dramatically with the planned reconstruction of Hudson River Park piers and the planned new Hudson Yards open spaces. The addition of the proposed High Line open space and the Subarea G plaza would also help to address the open space needs of the study area’s residents by adding new, high quality resources amidst the sites of new residential development. Thus the introduction of new population resulting from the action would only mildly affect the adequacy of open space resources under With-Action conditions.

Although not considered in the quantitative analysis, the C6-2A and C6-3A zoning districts proposed for a portion of the proposed action area are contextual districts that mandate the Quality Housing Program, which provides specific requirements for outdoor plantings and indoor and/or outdoor recreational space for the residents of a given building. Any new development with nine or more DUs must dedicate between 2.8 and 3.3 percent of the residential FAR towards indoor or outdoor recreational space for the residents of that building. Additionally, development sites adjacent to the High Line along Tenth Avenue would be required to reserve 20 percent of lot area as landscaped open space. Thus, while these resources would not be open to the public, they would nevertheless contribute aesthetically to the open space resources of future residents.

F. BASE FAR SCENARIO

Under this scenario, the High Line would not be converted into a publicly accessible open space and less residential development would occur on the projected development sites.

As discussed in Chapter 1, “Project Description,” the Base FAR Scenario would include a net increase of 3,041 DUs over No-Action conditions. It is expected that these units would include a mix of low-moderate income and market rate units. Accordingly, there would be 2,626 market rate units and 415 low- and moderate-income units. This scenario is expected to generate approximately 5,345 residents. The expected non-residential development on the projected development sites would be the same as under the proposed action.

This scenario exceeds the screening threshold for detailed analysis of potential impacts from increased residential population. As it does not exceed screening thresholds for non-residential users, the analysis of With-Action conditions focuses on the action-generated residential population and its effects on open space resources.

Demographic Characteristics of the Study Area

As the Base FAR Scenario is expected to result in an increase of approximately 5,345 new residents, the projected population by analysis year 2013 in the study area would increase from ~~69,495~~ 69,499 residents under No-Action conditions to ~~74,840~~ 74,844. The age distribution of this population is assumed to be generally similar to the existing study area population described above.

Inventory of Publicly Accessible Open Space

As the High Line open space and the Subarea G plaza would not be provided under this scenario, the inventory of publicly accessible open space would remain at same level as in the future without the proposed action. As shown in Table 5-4, there would be ~~85.74~~ 86.79 acres of open space, comprised of 28.81 and ~~56.93~~ 57.98 acres of active and passive recreation space, respectively.

Quantitative Analysis of Open Space Adequacy

With a population of ~~74,840~~ 74,844 and ~~85.74~~ 86.79 total acres of open space, under 2013 Base FAR Scenario conditions the study area open space ratio would be ~~1.15~~ 1.16 acres per 1,000 residents. This would be a decrease of ~~0.08~~ 0.09 acres (7 percent) compared to the future No-Action ratio. The active open space ratio would be 0.38 acres per 1,000 residents, a decrease of 0.03 acres (7 percent). The passive open space ratio would be ~~0.76~~ 0.77 acres per 1,000 residents, a decrease of 0.06 acres (7 percent). Compared to With-Action conditions, with a smaller increase in population but no additional open space, the overall open space ratio would be ~~0.04~~ 0.03 acres lower, the active open space ratio would be 0.01 acre higher, and the passive open space ratio would be ~~0.06~~ 0.05 acres lower (active and passive numbers do not add to ~~0.04~~ 0.03 due to rounding). As with the proposed action analyzed above, the study area would continue to be deficient in terms of the overall open space ratio and the active open space ratio, although the passive open space ratio would exceed the City’s 0.5-acre planning goal. However, the overall percentage decrease in available acres per 1,000 residents from No-Action conditions would be greater at 7 percent compared to ~~3~~ 4 percent for the proposed action.

Qualitative Analysis of Open Space Adequacy

Refer to the qualitative analysis of the proposed action section above. The issues discussed therein are also applicable to conditions under the Base FAR Scenario, except as they relate to the High Line open space.

G. 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 a deficiency in open space.

As noted above, the proposed action would not result in any direct displacement or alteration of existing open space resources in the study area. Nor would the proposed action exacerbate the deficiency in open space. In fact, the existing ratio of total open space per 1,000 residents increases from 0.65 to 1.19 under With-Action conditions. Ratios for both active and passive open space increase as well, although the passive increase is disproportionately higher than the active because the High Line is considered entirely passive open space for purposes of this analysis. However, the proposed action would result in a ~~3~~ 4 percent decrease in the total open space ratio compared to the future No-Action condition, a quantitative difference that is not expected to result in overburdening existing or proposed facilities. While the active open space ratio under With-Action conditions would decrease by 11 percent as compared to No-Action conditions, the passive open space ratio would decrease by ~~less than~~ 1 percent. Open space ratios for existing, No-Action, With-Action, and Base FAR Scenario conditions are summarized in Table 5-6.

The proposed action would not have significant adverse impacts on open space in the study area in 2013. The creation of the High Line open space would lessen the effects of the action-generated population on study area open resources. The study area would benefit from the new approximately ~~6.7~~ 5.9-acre High Line open space, intersecting the length of the rezoning area. This resource would provide a unique, high quality passive open space which would be complemented by public access and improvements provided by private developments through the High Line Access/Improvement (floor area) Bonus. Another benefit of this facility is that it would physically link the West Chelsea area to planned Hudson Yards open space resources. Publicly funded access points would also be provided at key locations. This would include the 0.23-acre Subarea G passive recreation open space.

In addition to the High Line open space, the area's proximity to the newly created Hudson River Park would also ameliorate the effects of the decreased open space ratio. Given the location of the proposed action area, its close proximity to Hudson River Park, and the open space needs of the adult population, it is believed that many new residents in the area would use Hudson River Park as their primary recreational facility. This would minimize the effect on other parks and open spaces in the study area. Moreover, the range of Hudson River Park from 59th Street to Battery Park, suggests

that its users, particularly the ones who live close by, are likely to take advantage of a greater portion of the park than just the space that lies within the study area boundary.

Table 5-6, Open Space Study Area Ratio of Acreage per 1,000 Population

Condition	Open Space		
	Total	Active	Passive
Existing Population: 60,054; Open Space Inventory: 39.19 total, 20.85 active, 18.34 passive			
Existing Conditions	0.65	0.35	0.30
No-Action Population: <u>69,499</u>; Open Space Inventory: <u>86.79</u> total, 28.81 active, <u>57.98</u> passive			
No-Action Conditions	<u>1.25</u>	0.41	<u>0.83</u>
% Ratio Change from Existing to No-Action Conditions	<u>91%</u>	19%	<u>173%</u>
With-Action Population: <u>77,786</u>; Open Space Inventory: <u>92.92</u> total, 28.81 active, <u>64.11</u> passive			
With-Action Conditions	<u>1.19</u>	0.37	<u>0.82</u>
% Ratio Change from No-Action to With-Action Conditions	<u>-4%</u>	-11%	<u>-1%</u>
Base FAR Scenario Population: <u>74,844</u>; Open Space Inventory: <u>86.79</u> total, 28.81 active, <u>57.98</u> passive			
Base FAR Scenario	<u>1.16</u>	0.38	<u>0.77</u>
% Ratio Change from No-Action to Base FAR Scenario Conditions	<u>-7%</u>	<u>-7%</u>	<u>-7%</u>

Finally, additional regional “destination” parks, including Bryant Park, Madison Square Park, Union Square Park, and Washington Square Park, located outside but near the study area boundary would be available to the study area population.

As for the Base FAR Scenario, although it would generate fewer residents than the proposed action, without the creation of a new publicly accessible open space, utilization of study area open space resources would increase substantially. This scenario would result in a ~~0.8~~ 0.9-acre per 1,000, or 7 percent decrease in open space ratio compared to the future No-Action condition. Also, the rate of decrease of the total open space ratio would nearly double that of the proposed action, which highlights the important asset that a High Line open space would be for an enlarged West Chelsea residential community. With this substantial decrease in the open space ratio and without the lessening of effects provided by a new open space, the Base FAR Scenario would result in significant adverse open space impacts. As discussed in Chapter 22, “Mitigation,” without the ability to create a new open space on the High Line, this impact is likely to be unmitigatable.