

**A. INTRODUCTION**

The 2001 *New York City Environmental Quality Review (CEQR) Technical Manual* guidelines indicate that an open space analysis is warranted when a proposed project would result in the physical loss of public open space or would introduce 200 or more residents or 500 or more workers to an area. Because the proposed 53 West 53rd Street project would generate approximately 462 residents, it would exceed the CEQR threshold, and therefore, an analysis of open space is warranted.

As detailed in this chapter, an open space analysis was conducted to determine whether the proposed project would cause any direct or indirect significant adverse open space impacts. This chapter first assesses existing open space conditions in the study area, and then compares conditions in the future with and without the proposed project to determine potential impacts for the 2013 analysis year.

Overall, the proposed project would not result in a significant adverse impact to open space. **Table 5-1** compares open space ratios in the future without the proposed project (assuming completion of either the Previously Approved Project or the Expanded Development Scenario) with the ratios in the future with the proposed project.

**Table 5-1  
Open Space Ratios Summary**

| Ratio                    | City Guideline                      | Open Space Ratios   |                                     |                               |                                  | Percent Change                                     |   |
|--------------------------|-------------------------------------|---------------------|-------------------------------------|-------------------------------|----------------------------------|--|---|
|                          |                                     | Existing Conditions | Future Without the Proposed Project |                               | Future with the Proposed Project | Future Without to Future with the Proposed Project |   |
|                          |                                     |                     | Previously Approved Project         | Expanded Development Scenario |                                  | Change from Previously Approved Project            | Change from Expanded Development Scenario |
| Total/Residents          | 2.5                                 | 3.33                | 3.20                                | 3.14                          | 3.14                             | -1.8%  | 0%  |
| Passive/Residents        | 0.5                                 | 2.01                | 1.93                                | 1.90                          | 1.90                             | -1.8%  | 0%  |
| Passive/Total Population | Weighted:<br>0.17 / 0.17 /<br>0.17* | 0.09                | 0.09                                | 0.09                          | 0.09                             | 0.0%   | 0%  |
| Active/Residents         | 2.0                                 | 1.31                | 1.26                                | 1.23                          | 1.23                             | -1.8%  | 0%  |

**Notes:** Ratios in acres per 1,000 people.  
 \* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Because this guideline depends on the proportion of non-residents and residents in the study area's population, it is different for existing, No Build, and Build conditions. Each of these ratios is listed in this table.

In the study area, the proposed project would slightly decrease the total open space ratio for residents and the passive open space ratio for residents (by less than 2 percent) when compared with the Previously Approved Project. However, both of these ratios would remain well above the city's guideline values.

For active open space ratios, the proposed project would decrease the active open space ratio in the study area from 1.26 acres per 1,000 residents in the future with the Previously Approved Project to 1.23 acres per 1,000 residents with the proposed project (a decrease of 1.8 percent). This ratio would remain well below the city's guidance ratio of 2.0 acres per 1,000 residents. However, given the site's proximity to Central Park and the presence of other passive and active open spaces in the area, the 1.8 percent decrease in the open space is not considered to be significant; similar to conditions in many areas in Manhattan, the active open space ratio, as well as the passive ratios for the combined resident and non-resident population, are below DCP guidelines. These guidelines are considered benchmarks that indicate how well-served an area is by open space, and ratios that are below DCP guidelines generally indicate less access to open space. However, the *CEQR Technical Manual* recognizes that these guidelines are goals that are not feasible for many areas of the city, and they are not considered specific impact thresholds. In addition, open space shortfalls in the quantitative analysis would be offset by the availability of other open spaces just outside the study area.

There would be no change in open space ratios when compared with the Expanded Development Scenario.

## **B. METHODOLOGY**

### **DIRECT EFFECTS ANALYSIS**

According to the *CEQR Technical Manual*, a proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or causes increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether permanently or temporarily. The proposed project would not displace or alter any public open spaces. In addition, it would not have any negative effects on open space in terms of shadows, air quality, noise, or odors (see Chapter 6, "Shadows," for more detail on the project's shadow effects on area open spaces). Therefore, the analysis in this chapter focuses on the project's indirect effects.

### **INDIRECT EFFECTS ANALYSIS**

Following the methodology of the *CEQR Technical Manual*, indirect impacts occur to an area's open spaces when a proposed action would add enough population, either workers or residents, to noticeably diminish the ability of an area's open space to serve the existing or future population. The *CEQR Technical Manual* recommends an analysis of indirect effects if a proposed action would introduce 200 or more residents or 500 or more workers to an area. The *CEQR Technical Manual* methodology suggests conducting an initial quantitative assessment to determine whether more detailed analyses are appropriate, but also recognizes that for projects that introduce a large population in an area that is underserved by open space, it may be clear that a full, detailed analysis should be conducted.

The proposed project would introduce 462 new residents to Midtown Manhattan. Because this new population exceeds the *CEQR Technical Manual*'s threshold, a full, detailed open space analysis has been conducted of the proposed project's potential indirect effects on the area's open space resources.

Using the methodology of the *CEQR Technical Manual*, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population—the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both with and without the proposed project.

### *STUDY AREAS*

The *CEQR Technical Manual* recommends establishing study area boundaries as the first step in an open space analysis. Study area boundaries are based upon the distance that a resident or worker would walk to reach an open space. Workers are assumed to primarily use passive open spaces and to walk approximately ¼ mile to reach open spaces. Residents rely on both active and passive open spaces and are assumed to walk ½ mile to use these open spaces. The proposed project would generate a residential population that would exceed the CEQR threshold for analysis, but would not add a substantial worker population (75 workers); therefore, as recommended in the *CEQR Technical Manual*, this analysis looks at a residential open space study area based on a ½-mile distance from the project site.

Following the methodology in the *CEQR Technical Manual*, the study area was developed by indicating on a map a radius of ½ mile from the boundary of the project site. All census tracts that fall at least 50 percent within that radius were included in the residential study area. As shown in **Figure 5-1**, the study area consists of a total of 14 census tracts: 92, 94, 96, 100, 102, 104, 112.01, 112.02, 112.03, 114.01, 114.02, 125, 131, and 137. Following the boundaries of these census tracts, the resulting study area extends generally from East 63rd Street and Central Park South to the north, Third Avenue to the east, 42nd Street to the south, and Eighth Avenue to the west.

### *OPEN SPACE USER POPULATIONS*

#### *Existing Conditions*

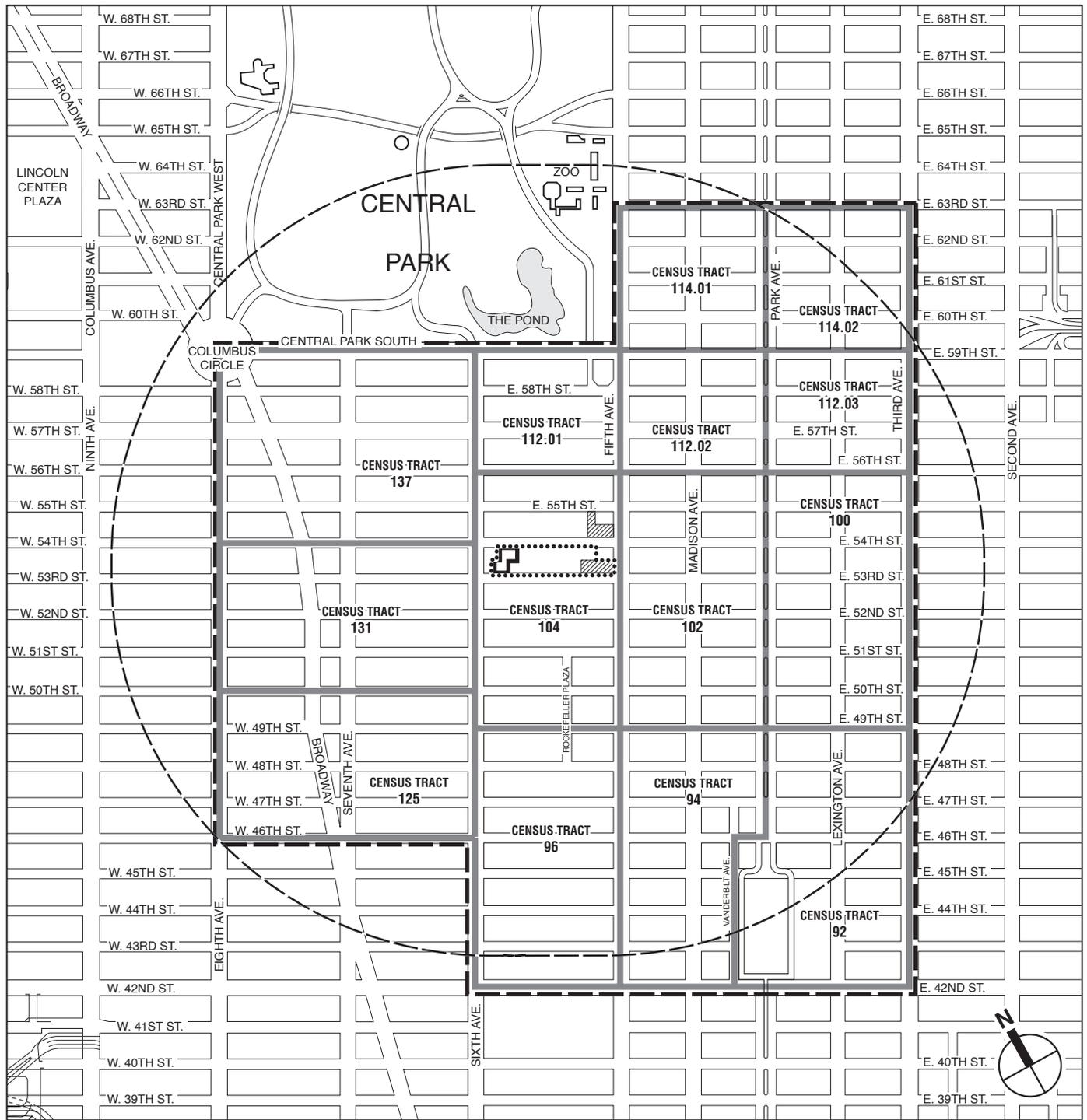
The 2000 Census data was used to identify potential open space users within the study area. To determine the number of residents and workers currently (in 2008) residing and working within the study area, it was assumed that the study area residential and worker populations grew by a rate of 0.5 percent per year since 2000.

This analysis conservatively assumes that residents and workers are entirely distinct populations and that no one both lives and works within the study area. While this assumption could double-count the daily user population, it also provides a more conservative analysis.

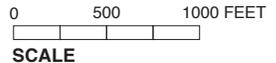
#### *The Future Without the Proposed Project*

As described in Chapter 1, “Project Description,” this analysis assumes an impact analysis year of 2013. The future without the proposed project assumes that none of the proposed discretionary actions are approved. In this case, the project sponsor has stated that the development site will be developed with either of two as-of-right projects—the Previously Approved Project or the Expanded Development Scenario. The proposed project is compared against each of these scenarios, as well as to the additional development that will occur by the 2013 build year.

As discussed in Chapter 2, “Land Use, Zoning, and Public Policy,” a number of other new developments are also expected to be constructed by 2013 in the study area. To estimate the population expected in the study area in the future without the proposed project in both



-  Development Site
-  Project Site
-  Landmark Site, subject to Special Permit
-  1/2-Mile Perimeter
-  Study Area Boundary
-  Census Tract Boundary



scenarios, Community District 5's 2000 Census average household size of 1.54 persons was applied to the number of new housing units expected.

*The Future With the Proposed Project*

The population introduced by the proposed project was also estimated by multiplying the number of units by the Community District 5's average household size.

*INVENTORY OF OPEN SPACE RESOURCES*

All publicly accessible open spaces and recreational facilities within the study area were inventoried based on field visits conducted in August 2008 and information from the New York City Department of Parks and Recreation (DPR), the New York City Department of City Planning (DCP), and Municipal Art Society's publication (*Privately Owned Public Spaces: The New York City Experience*). Published Environmental Impact Statements for projects in or near the study area were also consulted.

The *CEQR Technical Manual* defines a publicly accessible open space as one "that is accessible to the public on a constant and regular basis or for designated daily periods." Open spaces that are not publicly accessible or available to a limited number of people are not included in the quantitative analysis. An open space that charges a fee for access is an example of the latter.

The size, character, and condition of the publicly accessible open spaces and recreational facilities within the study area were determined during field visits conducted in August 2008. Active and passive amenities were noted at each open space. Active facilities are intended for vigorous activities, such as jogging, field sports, and children's active play. Such facilities might include basketball and handball courts, jogging paths, ball fields, and playground equipment. Passive facilities encourage such activities as strolling, reading, sunbathing, and people watching. Passive open spaces are characterized by picnic areas, walking paths, or gardens. Certain areas, such as lawns or public esplanades, can serve as both active and passive open spaces.

In addition to the open spaces located within the study area, open spaces falling outside the study area were considered qualitatively as these spaces provide additional resources to the residential and worker populations.

*ADEQUACY OF OPEN SPACE RESOURCES*

*Comparison to City Guidelines*

The adequacy of open space in the study area was then quantitatively assessed. In the quantitative approach, the ratio of useable open space acreage to the study area population—referred to as the open space ratio—is compared to guidelines established by DCP. The following guidelines are used in this type of analysis:

- For non-residential populations, 0.15 acres of passive open space per 1,000 non-residents is typically considered adequate.
- For residential populations, two sets of guidelines are used. The first guideline is a citywide median open space ratio of 1.5 acres per 1,000 residents. Throughout New York City, local open space ratios vary widely, and the median ratio at the Community District level is 1.5 acres of open space per 1,000 residents. The second is an optimal planning goal established by DCP 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—for large-scale plans and proposals. However, these goals are often not feasible for many areas of the city and they do not constitute an impact threshold. Rather, they act as a benchmark to represent how well an area is served by its open space.

- The needs of the residents and non-residents are considered together because it is assumed that these populations will use the same passive open spaces. Therefore, a weighted average of the amount of open space necessary to meet the DCP guideline of 0.50 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents is considered in this analysis. This guideline ratio may change depending on the proportion of residents and non-residents in each study area.

### *Impact Assessment*

Impacts are based on how a project would change the open space ratios in the study area. According to the *CEQR Technical Manual*, if a proposed project would result in a decrease in open space ratios from those in the future without the project, that decrease is generally considered to be a substantial change, warranting a detailed analysis, if it would approach or exceed 5 percent. In addition, if a study area exhibits a low open space ratio (e.g., below 1.5 acres per 1,000 residents or 0.15 acres of passive space per 1,000 non-residential users), indicating a shortfall of open space, smaller decreases in that ratio as a result of the action may constitute significant adverse impacts.

In addition to the quantitative factors cited above, the *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. These include the availability of nearby destination resources, the beneficial effects of new open space resources provided by the project, and the comparison of projected open space ratios with established city guidelines. The *CEQR Technical Manual* recognizes that the open space ratios of the city guidelines described above are not feasible for many areas of the city, and they are not considered impact thresholds on their own. Rather, these are benchmarks that indicate how well an area is served by open space.

## **C. EXISTING CONDITIONS**

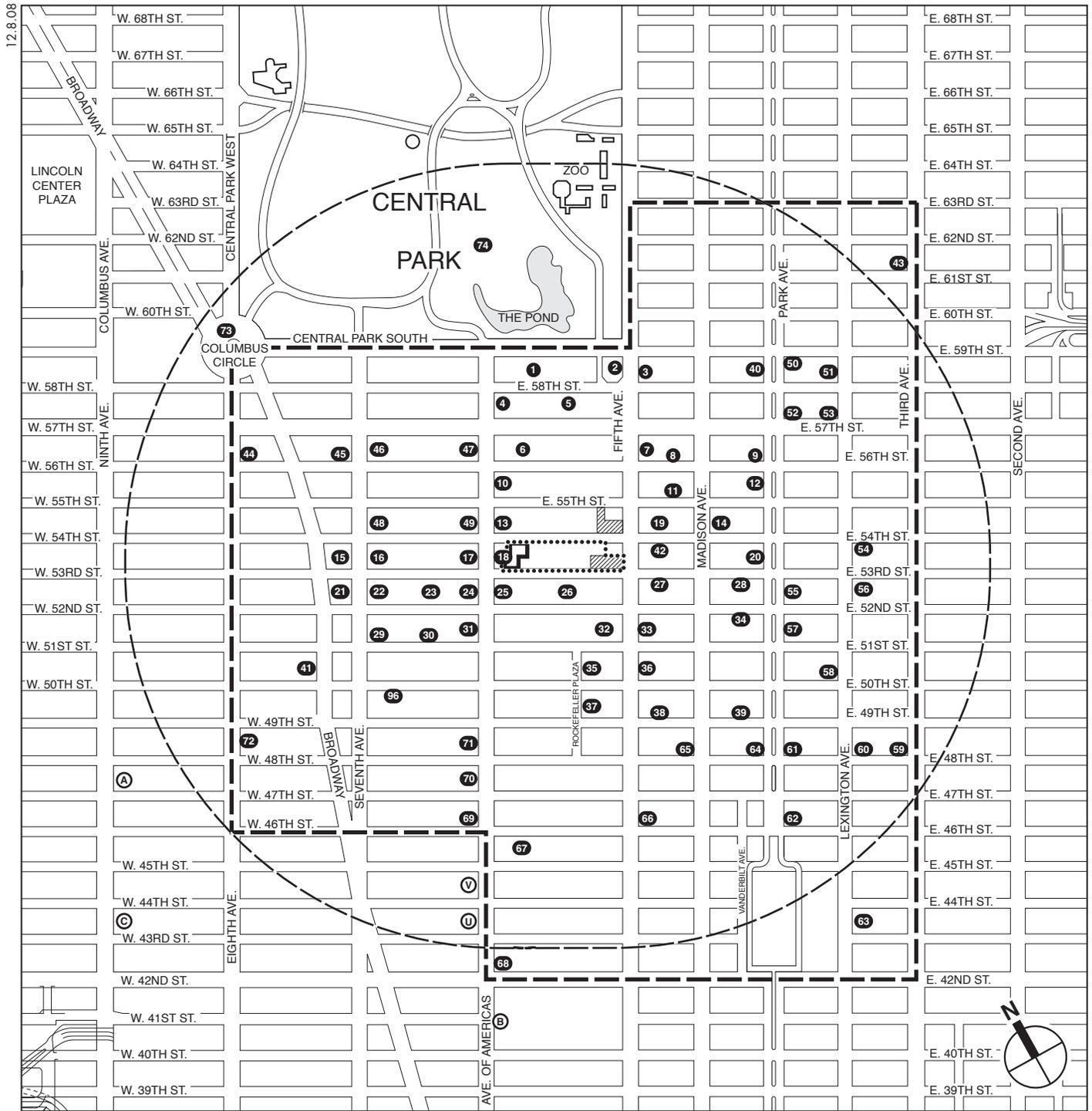
### **STUDY AREA POPULATION**

Based on the 2000 Census data, the study area has a population of 24,030 residents and 506,757 workers, for a total residential and worker population of 506,757 (see **Table 5-2**) in 2008.

Adults between 20 and 64 years old constitute approximately 75 percent of the study area's residential population (see **Table 5-3**). Adults tend to use a variety of active and passive open space facilities. Children and teenagers account for approximately 7 percent of the study area's residents. This population segment tends to use active amenities, such as play equipment and basketball courts, more often than passive facilities. Senior citizens 65 years old or older make up approximately 19 percent of the population and tend to use more passive recreational amenities.

### **STUDY AREA OPEN SPACE INVENTORY**

The study area contains a total of 79.97 acres of open space, of which 48.32 acres are passive open space and 31.44 acres are active open space (see **Table 5-4** and **Figure 5-2**).



**Table 5-2  
Existing Study Area Population**

| Tract        | Residential Population* | Worker Population | Total Population |
|--------------|-------------------------|-------------------|------------------|
| 92           | 1,388                   | 64,227            | 65,616           |
| 94           | 53                      | 44,454            | 44,507           |
| 96           | 219                     | 52,545            | 52,764           |
| 100          | 1,896                   | 41,248            | 43,145           |
| 102          | 280                     | 57,286            | 57,566           |
| 104          | 1,142                   | 48,450            | 49,592           |
| 112.01       | 1,083                   | 12,140            | 13,223           |
| 112.02       | 395                     | 21,964            | 22,360           |
| 112.03       | 1,306                   | 9,101             | 10,407           |
| 114.01       | 1,544                   | 12,473            | 14,017           |
| 114.02       | 2,463                   | 11,146            | 13,609           |
| 125          | 2,410                   | 44,292            | 46,702           |
| 131          | 2,776                   | 49,382            | 52,158           |
| 137          | 7,074                   | 38,048            | 45,122           |
| <b>Total</b> | <b>24,030</b>           | <b>506,757</b>    | <b>530,787</b>   |

**Note:**  
\* The 2008 residential and worker population figure is estimated by using average growth rate of 0.5 percent per year from 2000 to 2008.

**Sources:**  
U.S. Census Bureau, 2000; Central Transportation Planning Package (CTPP) 2000 — Part 2; New York City Department of Finance Real Property Assessment Data (RPAD), 2008.

**Table 5-3  
Age Distribution of Study Area Population**

| Age         | Percentage of Total Population |
|-------------|--------------------------------|
| Under 5     | 2.54%                          |
| 5 to 9      | 1.41%                          |
| 10 to 14    | 1.32%                          |
| 15 to 19    | 1.34%                          |
| 20 to 64    | 74.61%                         |
| 65 and over | 18.74%                         |

**Source:** U.S. Census of Population and Housing, 2000.

**Table 5-4  
Open Space Inventory**

| Map No.                       | Name                                   | Owner                          | Features                            | Size (Acres) |               |              | Condition/ Utilization |
|-------------------------------|--|--------------------------------|-------------------------------------|--------------|---------------|--------------|------------------------|
|                               |  |                                |                                     | Total Space  | Passive Space | Active Space |                        |
| <b>Residential Study Area</b> |  |                                |                                     |              |               |              |                        |
| 1                             | Park Lane Hotel, 36 Central Park South | Park Lane Hotel Inc.           | Pedestrian arcade                   | 0.10         | 0.10          | 0            | Good/Moderate          |
| 2                             | Grand Army Plaza                       | DPR                            | Outdoor plaza, landscaping, benches | 0.6          | 0.6           | 0            | Excellent/High         |
| 3                             | Apple Store at 59th Street             | Trump 767 Fifth Avenue LCC     | Outdoor plaza                       | 0.51         | 0.51          | 0            | Excellent/High         |
| 4                             | 58 West 58th Street                    | Condominium                    | Outdoor court                       | 0.1          | 0.1           | 0            | Good/Moderate          |
| 5                             | 9 West 57th Street, Solow              | Solovieff Realty Co., LLC      | Outdoor court                       | 0.28         | 0.28          | 0            | Good/Moderate          |
| 6                             | Squibb, 40 West 57th Street            | Lefrak SBN Limited Partnership | Outdoor covered atrium              | 0.1          | 0.1           | 0            | Good/Moderate          |
| 7                             | Trump Tower, 725 Fifth Avenue          | Condominium                    | Indoor atrium                       | 0.25         | 0.25          | 0            | Excellent/High         |
| 8                             | 590 Madison Avenue                     | 590 Madison Associates, LP     | Indoor atrium                       | 0.46         | 0.46          | 0            | Good/Moderate          |

**Table 5-4 (cont'd)**  
**Open Space Inventory**

| Map No.                                | Name   | Owner   | Features   | Size (Acres) |               |              | Condition/ Utilization |
|--|--|---|--|--------------|---------------|--------------|------------------------|
|  |  |   |  | Total Space  | Passive Space | Active Space |                        |
| <b>Residential Study Area (cont'd)</b> |  |   |  |              |               |              |                        |
| 9                                      | 450 Park Avenue                              | 450 Park Ave Associates   | Outdoor plaza  | 0.13         | 0.13          | 0            | Good/Moderate          |
| 10                                     | Harley Davidson Café, 56th Street and Sixth  | St. Andrew Associates   | Outdoor plaza  | 0.1          | 0.1           | 0            | Excellent/Moderate     |
| 11                                     | Sony Plaza, 550 Madison Avenue               | Lessee: Sony Corp of America                                    | Indoor atrium  | 0.31         | 0.31          | 0            | Good/Moderate          |
| 12                                     | Park Avenue Tower, 65 East 55th Street       | Park Avenue Tower Associates Limited Partnership                | Outdoor urban plaza  | 0.21         | 0.21          | 0            | Excellent/Moderate     |
| 13                                     | 1350 Sixth Avenue, Men's Apparel             | 1350 LLC  | Plaza, sculpture   | 0.13         | 0.13          | 0            | Good/High              |
| 14                                     | 535 Madison Avenue Plaza                     | Condominium   | Outdoor plaza  | 0.12         | 0.12          | 0            | Excellent/High         |
| 15                                     | 1700 Broadway                                | Shubert Foundation  | Outdoor court  | 0.1          | 0.1           | 0            | Excellent/High         |
| 16                                     | 825 Seventh Avenue                           | Vornado New York RR1 LLC  | Outdoor court  | 0.1          | 0.1           | 0            | Excellent/Moderate     |
| 17                                     | Hilton, 1325 Sixth Avenue                    | 1325 Avenue of the Americas, LP                                 | Outdoor covered atrium   | 0.23         | 0.23          | 0            | Excellent/Moderate     |
| 18                                     | 1330 Sixth Avenue                            | 1330 Realty Co. Inc.  | Steps  | 0.1          | 0.1           | 0            | Excellent/High         |
| 19                                     | 520 Madison Avenue                           | Tishman Speyer et al.   | Outdoor plaza  | 0.22         | 0.22          | 0            | Good/Moderate          |
| 20                                     | Lever House, 390 Park Avenue                 | RFR Holding LLC   | Outdoor plaza  | 0.26         | 0.26          | 0            | Good/Moderate          |
| 21                                     | 810 Seventh Avenue                           | Metropolitan 810 Seventh Ave. LLC                               | Outdoor plaza  | 0.1          | 0.1           | 0            | Excellent/Moderate     |
| 22                                     | Sheraton, 811 Seventh Avenue                 | Sheraton  | Outdoor court  | 0.12         | 0.12          | 0            | Excellent/Moderate     |
| 23                                     | Flatotel International, 135 West 52nd Street | Euro-American Ldge Corp.  | Outdoor covered atrium   | 0.11         | 0.11          | 0            | Excellent/Moderate     |
| 24                                     | 1301 Sixth Avenue                            | Tishman Speyer et al.   | Outdoor plaza  | 0.16         | 0.16          | 0            | Excellent/Moderate     |
| 26                                     | 31 West 52nd Street, Deutsche Bank           | 40 West 53rd Partnership  | Outdoor plaza  | 0.14         | 0.14          | 0            | Excellent/Moderate     |
| 27                                     | 10 East 53rd Street                          | Millennium Estates Ltd.   | Outdoor plaza and indoor pedestrian arcade                         | 0.15         | 0.15          | 0            | Excellent/Moderate     |
| 28                                     | Park Avenue Plaza, 46 East 53rd Street       | 55 E 52nd St Ltd.   | Indoor atrium  | 0.3          | 0.3           | 0            | Excellent/Moderate     |
| 29                                     | Equitable Center Atrium                      | Equitable   | Indoor atrium  | 0.31         | 0.31          | 0            | Excellent/Moderate     |
| 30                                     | 151 West 51st Street                         | Executive Plaza   | Public plaza   | 0.23         | 0.23          | 0            | Excellent/High         |
| 31                                     | Paine Webber, 1285 Sixth Avenue              | Equitable Life Insurance, Inc; 1285 Associates Limited Partners | Outdoor plaza  | 0.31         | 0.31          | 0            | Excellent/Moderate     |
| 32                                     | Pahlavi Foundation, 650 Fifth Avenue         | 650 Fifth Ave Company   | Public plaza, below grade indoor atrium                            | 0.11         | 0.11          | 0            | Excellent/Moderate     |
| 33                                     | Olympic Towers, 645 Fifth Avenue             | Condominium   | Indoor atrium  | 0.2          | 0.2           | 0            | Excellent/Moderate     |
| 34                                     | 40 East 52nd                                 | 40 East 52nd Street LP  | Indoor atrium and urban plaza                                      | 0.1          | 0.1           | 0            | Excellent/High         |
| 35                                     | St. Patrick's Cathedral                      | Diocese of NY   | Plaza, steps   | 0.74         | 0.74          | 0            | Excellent/High         |
| 36                                     | The New York Palace, 455-457 Madison Avenue  | Lessees: Amedo Hotels LP, Palace Co, Ruben M Siwek              | Outdoor court  | 0.14         | 0.14          | 0            | Excellent/Moderate     |
| 37                                     | Rockefeller Plaza                            | Rockefeller Group   | Outdoor plaza and ice skating rink                                 | 0.83         | 0.62          | 0.21**       | Excellent/High         |
| 38                                     | 611 Fifth Avenue, Saks Tower                 | New York City Saks, LLC   | Special permit pedestrian circulation space and recess area, bench | 0.025        | 0.025         | 0            | Excellent/Low          |
| 39                                     | 437 Madison Avenue, 135 West 52nd Street     | Madison Avenue Fee LLC  | Outdoor plaza  | 0.25         | 0.25          | 0            | Excellent/High         |
| 40                                     | 500 Park Avenue, 500 Park Tower              | Condominium; Equitable Life et al.                              | Arcade, sidewalk widening, urban plaza                             | 0.12         | 0.12          | 0            | Good/Moderate          |
| 41                                     | 1633 Broadway, Paramount Plaza               | Broadway Pl. Assoc. Ltd Pr                                      | Urban plaza, benches, built-in ledges                              | 0.88         | 0.88          | 0            | Excellent/High         |

**Table 5-4 (cont'd)  
Open Space Inventory**

| Map No.                                | Name  | Owner   | Features  | Size (Acres) |               |              | Condition/ Utilization |
|--|---|---|---|--------------|---------------|--------------|------------------------|
|  |   |   |   | Total Space  | Passive Space | Active Space |                        |
| <b>Residential Study Area (cont'd)</b> |   |   |   |              |               |              |                        |
| 42                                     | Paley Park (3 East 53rd Street)                               | Greenpoint, Inc.                                      | Benches, tables, chairs, waterfall, water fountain                        | 0.1          | 0.1           | 0            | Excellent/High         |
| 43                                     | 167 East 61st Street, Trump Plaza                             | Trump Plaza Owners, LLC                               | Plaza, ledges   | 0.16         | 0.16          | 0            | Excellent/High         |
| 44                                     | 1755 Broadway Symphony House                                  | Broadway and 56th Street Associates                   | Plaza , benches   | 0.11         | 0.11          | 0            | Excellent/High         |
| 45                                     | 888 Seventh Avenue  | 888 Seventh Avenue LLC                                | Plaza , benches, tables   | 0.28         | 0.28          | 0            | Excellent/Moderate     |
| 46                                     | Metropolitan Tower, 135 West 56th Street/142 West 57th Street | Condominium   | Outdoor plaza, planter ledges   | 0.14         | 0.14          | 0            | Excellent/High         |
| 47                                     | Le Parker Meridien Hotel, 118 West 57th Street                | PM Hotel Associates, LP                               | Indoor atrium, benches  | 0.23         | 0.23          | 0            | Excellent/Moderate     |
| 48                                     | 230 West 55th Street La Premiere                              | Goodstein & Hoffman Co.                               | Plaza   | 0.12         | 0.12          | 0            | Excellent/Moderate     |
| 49                                     | Fisher Park/Alliance, 1345 Sixth Avenue                       | 1345 Fee Limited Partnership                          | Outdoor plaza   | 0.28         | 0.28          | 0            | Excellent/Moderate     |
| 50                                     | 499 Park Avenue   | Park Land Associates Limited Partnership              | Glass-enclosed urban plaza, through-block arcade, art exhibit, benches    | 0.09         | 0.09          | 0            | Excellent/Moderate     |
| 51                                     | 110 East 59th Street  | Tenber Associates                                     | Arcade, plaza, planters, sculpture, benches                               | 0.21         | 0.21          | 0            | Excellent/High         |
| 52                                     | 115 East 57th Street Galleria                                 | Condominium   | Covered pedestrian space, benches/tables, waterfall                       | 0.17         | 0.17          | 0            | Excellent/High         |
| 53                                     | 135 East 57th Street  | 135 57th Street LLC                                   | Plaza, open park space, benches   | 0.17         | 0.17          | 0            | Good/High              |
| 54                                     | 153 East 53rd Street CitiGroup Center                         | Citibank N.A.   | Plaza, open air concourse, through block arcade, covered pedestrian space | 0.45         | 0.45          | 0            | Good/High              |
| 55                                     | Seagram Building, 375 Park Avenue                             | 375 Park Avenue Investments                           | Outdoor plaza   | 0.37         | 0.37          | 0            | Excellent/Moderate     |
| 56                                     | 599 Lexington Avenue  | CF Lex Associates                                     | Open space and sidewalk widening  | 0.34         | 0.34          | 0            | Excellent/High         |
| 57                                     | 345 Park Avenue   | 345 Park Ave. LP                                      | Outdoor plaza   | 0.72         | 0.72          | 0            | Excellent/Moderate     |
| 58                                     | 560 Lexington Avenue  | 560 Lexco   | Arcade, covered pedestrian space, benches                                 | 0.14         | 0.14          | 0            | Excellent/Moderate     |
| 59                                     | 780 Third Avenue  | Teachers Insurance and Annuity Association of America | Sidewalk widening, urban plaza  | 0.15         | 0.15          | 0            | Good/Moderate          |
| 60                                     | 141 East 48th Street Cosmopolitan                             | The Gruzen Partnership                                | Plaza, landscaping  | 0.06         | 0.06          | 0            | Good/Moderate          |
| 61                                     | 299 Park Avenue Westvaco                                      | Fisher-Park Lane Co.                                  | Plaza, arcade, benches  | 0.36         | 0.36          | 0            | Excellent/High         |
| 62                                     | 245 Park Avenue   | New 245 Park LP                                       | Plaza, arcade, benches  | 0.76         | 0.76          | 0            | Excellent/Moderate     |
| 63                                     | 425 Lexington Avenue  | SLR Limited Partnership                               | Plaza, tables, chairs   | 0.1          | 0.1           | 0            | Excellent/High         |
| 64                                     | 280 Park Avenue   | Boston Properties Limited Partnership                 | Plaza, benches, tables/chairs   | 0.4          | 0.4           | 0            | Excellent/High         |
| 65                                     | Tower 49  | Kato Real Estate Corp.                                | Outdoor plaza   | 0.25         | 0.25          | 0            | Excellent/Moderate     |
| 66                                     | 575 Fifth Avenue  | 575 Fifth Associates                                  | Covered pedestrian space, arcade  | 0.23         | 0.23          | 0            | Excellent/High         |
| 67                                     | 1166 Sixth Avenue   | Condominium   | Through-block plaza, arcade, plaza, chairs, planter ledges                | 0.63         | 0.63          | 0            | Excellent/Moderate     |

Table 5-4 (cont'd)  
Open Space Inventory

| Map No.   | Name  | Owner   | Features  | Size (Acres) |               |              | Condition/ Utilization |
|---|---|---|---|--------------|---------------|--------------|------------------------|
|   |   |   |   | Total Space  | Passive Space | Active Space |                        |
| <b>Residential Study Area (cont'd)</b>  |   |   |   |              |               |              |                        |
| 68  | 1114 Sixth Avenue Grace                     | 1114 Avenue of the Americas Associates LLC          | Plaza and arcade  | 0.52         | 0.52          | 0            | Good/Moderate          |
| 69  | 1185 Sixth Avenue Westpoint Stevens Tower   | 1185 Avenue of the Americas Associates; New 1185 LP | Through-block plaza connecting 46th and 47th Streets and a basement concourse, planter ledges | 0.4          | 0.4           | 0            | Good/Moderate          |
| 70  | 1211 Sixth Avenue                           | 1211 Acquisition Corp.                              | Plaza, through block arcade   | 0.91         | 0.91          | 0            | Good/Moderate          |
| 71  | 1221 Sixth Avenue                           | Rock McGraw, Inc.                                   | Outdoor plaza   | 0.79         | 0.79          | 0            | Excellent/Moderate     |
| 72  | 235 West 48th Street Ritz                   | CS Ritz Holdings, LP                                | Plaza   | 0.16         | 0.16          | 0            | Excellent/High         |
| 73  | Columbus Circle                             | DPR   | Outdoor plaza   | 0.83         | 0.83          | 0            | Excellent/High         |
| 74  | Central Park                                | DPR   | Park  | 62.89        | 31.45         | 31.44        | Excellent/High         |
| <b>Residential Study Area Total</b>   |   |   |   | <b>79.97</b> | <b>48.32</b>  | <b>31.65</b> |                        |
| <b>Additional Open Spaces Not Included in Quantitative Analysis</b>   |   |   |   |              |               |              |                        |
| A   | Ramone Aponte Park                          | DPR   | Playground, ball fields   | 0.17         | 0             | 0.17         | Excellent/High         |
| B   | Bryant Park                                 | DPR   | Tables, benches   | 4.58         | 4.58          | 0            | Excellent/High         |
| C   | 341 West 43rd Street (McCaffrey Playground) | DPR   | Basketball courts, playground, benches  | 0.44         | 0.22          | 0.22         | Good/High              |
| <b>Total, Additional Spaces Not Included</b>  |   |   |   | <b>5.19</b>  | <b>4.80</b>   | <b>0.39</b>  |                        |
| <b>Notes:</b>   |   |   |   |              |               |              |                        |
| * See Figure 5-2 for location of open spaces.   |   |   |   |              |               |              |                        |
| ** The 0.21 acres of active open space on Rockefeller Plaza is not included in the quantitative analysis since the ice skating rink is only open seasonally and also requires a fee to gain access. |   |   |   |              |               |              |                        |
| DPR = New York City Department of Parks and Recreation.   |   |   |   |              |               |              |                        |
| Sources: New York City Department of Parks and Recreation open space database; Privately Owned Public Spaces by Jerold S. Kayden; AKRF, Inc. field surveys, August 2008.                            |   |   |   |              |               |              |                        |

Most of the open spaces in the study area include plazas and atriums that are privately owned but are open to public. These open spaces generally provide passive amenities (including benches or chairs) and landscape plantings, such as trees, shrubs, and flowers. Other features may include sculpture or artwork and food concessions. Some of the spaces surveyed are indoor spaces that provide a range of amenities similar to those found in outdoor spaces, and are usually heated or air conditioned for comfort. The outdoor spaces include primarily landscaped courts and plazas, and the steps of St. Patrick's Cathedral, a popular public sitting area and meeting place.

Another important and heavily used passive open space in the study area is Columbus Circle, located at the southwest corner of Central Park. This plaza consists of a central monument of Christopher Columbus with seating, ornamental fountains, and landscaping around it.

Grand Army Plaza (located on the southeast corner of Central Park) and the open spaces of Rockefeller Plaza (located on Fifth Avenue between East 49th and 50th Streets) are also important resources in the study area.

The area's active open space acreage is contained in Central Park, the city's premier open space. Located six blocks north of the project site, Central Park is the largest park in Manhattan and one of the largest in New York City. The 843-acre park is a major resource that provides a wide range of passive and active recreational opportunities for residents, workers, and visitors to Manhattan and the study area. Approximately 63 acres of Central Park fall within the study area; for this analysis, it is assumed that half this area is used for active recreation and half is dedicated to passive recreation.

In addition to the public open spaces in the study area, there are private spaces, including the Abby Aldrich Rockefeller Sculpture Garden, located within The Museum of Modern Art (MoMA). The garden is not considered part of the open space analysis because access is usually limited to paying museum visitors. The garden is outdoors on the 54th Street side of MoMA and contains contemporary sculptures, trees, seating, tables, and pools. It is considered a part of the changing exhibition space and is open weather permitting, when MoMA is open to paying visitors on Monday, Wednesday, Thursday, Saturday and Sunday from 10:30 AM to 5:30 PM, and Friday from 10:30 AM to 4:00 PM. On Friday from 4:00 to 8:00 PM, admission to the museum and garden is free for all visitors. On Thursday nights in July and August, the museum and the garden are open until 8:00 PM to paying museum visitors, and music is presented in the garden. On Sunday nights in July and August there are free public concerts in the garden. On these evenings, the gates on 54th Street are kept open to allow public access to the garden.

**ADEQUACY OF OPEN SPACES**

The following analysis of the adequacy of open space resources takes into consideration the ratios of active, passive, and total open space resources per 1,000 residents, as well as the ratio of passive open space per 1,000 residents and workers. These open space ratios are shown in **Table 5-5**.

**Table 5-5**  
**Existing Conditions: Open Space Ratios and Guidelines**

| Ratio  | City Guideline  | Open Space Ratio |
|--|-----------------|------------------|
| Total/Residents  | 2.5             | 3.33             |
| Active/Residents   | 2.0             | 1.31             |
| Passive/Residents  | 0.5             | 2.01             |
| Passive/Total Population   | Weighted: 0.17* | 0.09             |
| <b>Notes:</b> Ratios in acres per 1,000 people.<br>* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. |                 |                  |

The study area has a total open space ratio of 3.33 acres per 1,000 residents, considerably higher than the city’s planning guideline of 2.5 acres of combined active and passive open space per 1,000 residents and also higher than the citywide median of 1.5 acres per 1,000 residents. In addition, the study area’s passive open space ratio, at 2.01 acres per 1,000 residents, is well above the city’s planning goal of 0.5 acres per 1,000 residents. The active open space ratio is 1.31 acres per 1,000 residents, which is below the city’s guideline of 2.0 acres per 1,000 residents.

When considering residents and non-residents together, the study area has a passive open space ratio of 0.09 acres per 1,000 workers and residents, lower than the city’s weighted average guideline ratio of 0.17 acres per 1,000 residents and workers (0.17 acres is the weighted average allowing 0.15 acres per 1,000 non-residents and 0.5 acres per 1,000 residents).

In addition to the open spaces in the study area, two active open spaces are located just outside the study area boundaries that may help meet the need for active open spaces in the study area. The 0.17-acre Ramone Aponte Playground is located on West 47th Street between and Eighth and Ninth Avenues, and includes a playground and ball field. McCaffrey Playground, at West 43rd Street and Ninth Avenue, includes basketball courts and a playground area. Additional passive open spaces, which may meet the need for both workers and residents, are also located just outside the study area. These spaces include a number of plazas as well as Bryant Park, an important open space resource located between 42nd and 40th Streets and Fifth and Sixth

Avenues. In addition, the remainder of Central Park's 843 acres is also available to area residents and workers.

## **D. THE FUTURE WITHOUT THE PROPOSED PROJECT**

As described in detail in Chapter 1, in the future without the proposed project, the project applicant will develop the development site with either the Previously Approved Project or the Expanded Development Scenario. This section analyzes conditions in the future without the proposed project.

### **STUDY AREA POPULATION**

A number of new developments will be completed in the study area by 2013 in the study area. Altogether, this new development will introduce a total of approximately 3,974,400 sf of office space, 177,083 sf of retail space, 643 residential units, 605 hotel rooms, and 28,000 sf of community space. Assuming a household size of 1.54 for these new residential units (the existing average household size for Community District 5), it is anticipated that the study area's residential population of the residential study area will increase by 990 residents, while the new retail, hotel, office and community space will increase the worker population by 16,605 employees.<sup>1</sup>

The Previously Approved Project will add 813 employees to the study area. Therefore, the study area's residential population will be 25,020, its commercial population will be 524,105, and its combined residential and worker population will be 549,125.

The Expanded Development Scenario will add 462 residents and 107 employees to the study area. Therefore, the study area's residential population will be 25,482, its commercial population will be 523,411, and its combined residential and worker population will be 548,893.

### **STUDY AREA OPEN SPACES**

The proposed developments in the future without the proposed project are not expected to add any new open spaces to the study area.

Neither the Previously Approved Project nor the Expanded Development Scenario will add new open space to the study area.

### **ADEQUACY OF OPEN SPACES**

#### *QUANTITATIVE ANALYSIS—PREVIOUSLY APPROVED PROJECT*

In 2013, with the Previously Approved Project, the total open space ratio will be 3.20 acres per 1,000 residents, considerably higher than the city's planning guideline of 2.5 acres of total open space per 1,000 residents and the citywide median of 1.5 acres per 1,000 residents (see **Table 5-6**).

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<sup>1</sup> Worker population for new projects was estimated using the following assumptions: 1 employee per 400 square feet of retail space; 1 employee per 250 square feet of office space; 1 employee per 2.67 hotel rooms; 1 employee per 1,000 square feet of community facility/cultural space; 1 employee per 50 parking spaces, and 1 employee per 25 residential units.

**Table 5-6**

**2013 Future Conditions Without the Proposed Project—  
Previously Approved Project: Open Space Ratios and Guidelines**

| Ratio  | City Guideline  | Open Space Ratio |
|--|-----------------|------------------|
| Total/Residents  | 2.5             | 3.20             |
| Active/Residents   | 2.0             | 1.26             |
| Passive/Residents  | 0.5             | 1.93             |
| Passive/Total Population   | Weighted: 0.17* | 0.09             |
| <b>Notes:</b> Ratios in acres per 1,000 people.<br>* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. |                 |                  |

As in existing conditions, the open spaces in the study area will provide ample passive space for residents, with a passive space ratio of 1.93 acres per 1,000 residents. However, the combined ratio for the combined residential and nonresidential populations will remain unchanged at 0.09, below the city’s guideline of 0.17. The active open space ratio will be 1.26 acres per 1,000 residents, in comparison to the city’s planning guideline of 2.0 acres per 1,000 residents.

*QUANTITATIVE ANALYSIS—EXPANDED DEVELOPMENT SCENARIO*

The overall open space ratio in the Expanded Development Scenario will be 3.14 acres per 1,000 residents, considerably higher than the city’s planning guideline of 2.5 acres of total open space per 1,000 residents and the citywide median of 1.5 acres per 1,000 residents (see **Table 5-7**). As in existing conditions, the open spaces in the study area will provide ample passive space for the residents with a passive space ratio of 1.90 acres per 1,000 residents. However, the combined ratio for the combined residential and nonresidential populations will remain unchanged at 0.09, below the city’s guidelines of 0.17. The active open space ratio will be 1.23 acres per 1,000 residents, in comparison to the city’s planning guideline of 2.0 acres per 1,000 residents.

**Table 5-7**

**2013 Future Conditions Without the Proposed Project—Expanded  
Development Scenario: Open Space Ratios and Guidelines**

| Ratio  | City Guideline  | Open Space Ratio |
|--|-----------------|------------------|
| Total/Residents  | 2.5             | 3.14             |
| Active/Residents   | 2.0             | 1.23             |
| Passive/Residents  | 0.5             | 1.90             |
| Passive/Total Population   | Weighted: 0.17* | 0.09             |
| <b>Notes:</b> Ratios in acres per 1,000 people.<br>* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. |                 |                  |

**E. PROBABLE IMPACTS OF THE PROPOSED PROJECT**

**STUDY AREA POPULATION**

The proposed project would introduce an estimated 462 residents and 75 workers to the development site.

In comparison to the future with the Previously Approved Project, the proposed project would decrease the study area’s total worker population by 670 employees and increase the study area’s residential population by 462 residents.

In comparison with the Expanded Development Scenario, the proposed project would increase the study area’s total worker population by 36 employees. The proposed project would not change the residential population of the study area.

**STUDY AREA OPEN SPACES**

The proposed project would not add any publicly accessible open space or parkland to the study area, nor would it displace any open space. Therefore, the total amount of open space in the future with the proposed project would remain unchanged from the future without the proposed project.

**ADEQUACY OF OPEN SPACES**

*QUANTITATIVE ANALYSIS—COMPARISON TO PREVIOUSLY APPROVED PROJECT*

Total open space ratios in the mile study area would drop slightly (by 1.8 percent), from 3.20 in the future with the Previously Approved Project to 3.14 with the proposed project but would remain above the city’s guideline ratio of 2.5 total acres per 1,000 residents (see **Table 5-8**). The passive open space ratios per 1,000 residents would also drop slightly, from 1.93 in the future with the Previously Approved Project to 1.90 with the proposed project, but would also remain well above the city’s guideline ratio of 0.5. The passive open space ratios for combined worker and residential population would remain the same (0.09) and would continue to be below the guidance ratio of 0.17.

**Table 5-8**  
**2013—Proposed Project’s Increment Over No Build with**  
**Previously Approved Project Open Space Ratios Summary**

| Ratio                    | City Guideline                      | Open Space Ratios   |   |                                  | Percent Change |
|--------------------------|-------------------------------------|---------------------|---|----------------------------------|----------------|
|                          |                                     | Existing Conditions | Future Without the Proposed Project – Previously Approved Project | Future with the Proposed Project |                |
| Total/Residents          | 2.5                                 | 3.33                | 3.20  | 3.14                             | -1.8%          |
| Passive/Residents        | 0.5                                 | 2.01                | 1.93  | 1.90                             | -1.8%          |
| Passive/Total Population | Weighted:<br>0.17 / 0.17 /<br>0.17* | 0.09                | 0.09  | 0.09                             | 0.0%           |
| Active/Residents         | 2.0                                 | 1.31                | 1.26  | 1.23                             | -1.8%          |

**Notes:** Ratios in acres per 1,000 people.  
\* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Because this guideline depends on the proportion of non-residents and residents in the study area’s population, it is different for existing, No Build, and Build conditions. Each of these ratios is listed in this table.

For active open space ratios, the proposed project would decrease the active open space ratio in the study area from 1.26 acres per 1,000 residents in the future with the Previously Approved Project to 1.23 acres per 1,000 residents with the proposed project (a decrease of 1.8 percent). This ratio would remain well below the city’s guidance ratio of 2.0 acres per 1,000 residents. However, given the site’s proximity to Central Park and the presence of other passive and active open spaces in the area, the 1.8 percent decrease in the open space is not considered to be significant; similar to conditions in many areas in Manhattan, the active open space ratio, as well

as the passive ratios for the combined resident and non-resident population, are below DCP guidelines. These guidelines are considered benchmarks that indicate how well-served an area is by open space, and ratios that are below DCP guidelines generally indicate less access to open space. However, the *CEQR Technical Manual* recognizes that these guidelines are goals that are not feasible for many areas of the city, and they are not considered specific impact thresholds. In addition, open space shortfalls in the quantitative analysis would be offset by the availability of other open spaces just outside the study area.

**QUANTITATIVE ANALYSIS—COMPARISON TO EXPANDED DEVELOPMENT SCENARIO**

As shown in **Table 5-9**, the proposed project would not change any open space ratio when compared with the Expanded Development Scenario. The passive open space ratio for residents would continue to remain well above the city’s guideline values.

**Table 5-9**  
**2013—Proposed Project’s Increment Over No Build with Expanded Development Scenario Open Space Ratios Summary**

| Ratio   | City Guideline                      | Open Space Ratios   |   |                                  | Percent Change |
|---|-------------------------------------|---------------------|---|----------------------------------|----------------|
|   |                                     | Existing Conditions | Future Without the Proposed Project – Expanded Development Scenario | Future with the Proposed Project |                |
| Total/Residents   | 2.5                                 | 3.33                | 3.14  | 3.14                             | 0%             |
| Passive/Residents   | 0.5                                 | 2.01                | 1.90  | 1.90                             | 0%             |
| Passive/Total Population  | Weighted:<br>0.17 / 0.17<br>/ 0.17* | 0.09                | 0.09  | 0.09                             | 0%             |
| Active/Residents  | 2.0                                 | 1.31                | 1.23  | 1.23                             | 0%             |
| <b>Note:</b> Ratios in acres per 1,000 people.<br>* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Because this guideline depends on the proportion of non-residents and residents in the study area’s population, it is different for existing, No Build, and Build conditions. Each of these ratios is listed in this table. |                                     |                     |   |                                  |                |

Although the passive open space ratios for the total study area population and the active open space ratio for residents in the future with the proposed project would continue to be below the levels recommended by the city, the *CEQR Manual* recognizes these goals are not feasible for many areas of the city, and they are not considered impact thresholds. Therefore, the proposed project would not result in a significant adverse open space impact. \*