

**A. INTRODUCTION**

This chapter assesses the potential impacts of the proposed actions on open space resources in the area surrounding the One Vanderbilt site. Open space is defined by the 2014 *City Environmental Quality Review (CEQR) Technical Manual* as publicly accessible, publicly or privately owned land that is available for leisure, play, or sport, or serves to protect or enhance the natural environment. The *CEQR Technical Manual* guidelines indicate that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

The proposed actions would facilitate the development of an approximately 1.8 million-gross-square-foot (gsf), (1,299,390-zoning-square-foot [zsf]), 30.0 floor area ratio (FAR) building (the proposed One Vanderbilt development) on a site owned by Green 317 Madison LLC (317 Madison). The proposed One Vanderbilt development would contain a mix of uses including office, trading floors, retail, restaurant, transit access, a transit hall at ground level, and rooftop amenity space, and would utilize floor area bonuses pursuant to the Grand Central Public Realm Improvement and landmark transfer special permits. As part of the proposed One Vanderbilt development, 317 Madison would provide the improvements to the Vanderbilt Avenue public place dedicated to pedestrian uses.

The proposed One Vanderbilt development would result in the introduction of commercial uses that would substantially increase the non-residential population in the area. Therefore, in accordance with *CEQR Technical Manual* guidelines, an open space assessment was conducted to determine whether the proposed actions would result in any significant adverse indirect open space impacts.

The proposed actions are also expected to facilitate the redevelopment of additional sites within the Vanderbilt Corridor with new buildings containing commercial space by 2033. These additional projects would also result in the introduction of a new non-residential population to the East Midtown area that would place added demand on nearby open spaces. Because each development on those additional sites facilitated by the proposed text amendment would be subject to its own site and project-specific environmental review under CEQR, an assessment of the potential open space impacts of additional development within the Vanderbilt Corridor is included in Chapter 19, "Conceptual Analysis."

**PRINCIPAL CONCLUSIONS**

According to the *CEQR Technical Manual*, the proposed One Vanderbilt development is located in an area that is considered neither well-served nor underserved by open space. The proposed One Vanderbilt development would not result in the physical loss of or alterations to existing public open space resources; therefore, an assessment of the development's direct effects on

## Vanderbilt Corridor and One Vanderbilt

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open space was not warranted. Similarly, the proposed One Vanderbilt development would not contain any residential space and would not introduce a new residential population; therefore a residential indirect effects assessment was not warranted.

The area around the One Vanderbilt site (within a ¼-mile radius) currently does not meet New York City’s planning goals for open space. According to the *CEQR Technical Manual*, a ratio of 0.15 acres of passive open space per 1,000 non-residents is considered an optimal benchmark; however, it is acknowledged that this planning goal may not be attainable in a densely populated area, such as Midtown Manhattan, where the proposed One Vanderbilt development is located.

The *CEQR Technical Manual* indicates that a decrease in the open space ratio of 5 percent or more is generally considered significant, although for areas that are extremely lacking in open space, a decrease as small as 1 percent may be considered significant. The proposed One Vanderbilt development, which includes a new 0.28-acre public open space resource on the Vanderbilt Avenue public place, would result in a decrease in the passive open space ratio of less than 1 percent as compared with the No-Action condition. The proposed One Vanderbilt development would also provide improvements to the public realm beyond open space resources that would serve the East Midtown area’s needs as a central commercial and tourism district. Therefore, the proposed One Vanderbilt development would not result in any significant adverse impacts on open space resources in the study area. Further, as described in Chapter 5, “Shadows,” the proposed One Vanderbilt development would not result in any significant adverse shadow impacts on open spaces.

## B. METHODOLOGY

### STUDY AREA

According to the *CEQR Technical Manual*, the first step in assessing potential open space impacts is to establish a study area appropriate for the new population(s) to be added as a result of a proposed project. Study areas are based on the distance a person is assumed to walk to reach a neighborhood open space. Workers (or non-residents) typically use passive open spaces within an approximately 10-minute walking distance (about ¼-mile). Residents are more likely to travel farther to reach parks and recreational facilities. They are assumed to walk about 20 minutes (about a ½-mile distance) to reach both passive and active open spaces. The proposed One Vanderbilt development would not include any new residential units; therefore, a residential open space study was not warranted. However, the proposed development is expected to result in new commercial development that would introduce a new worker population; therefore, a non-residential study area based on a ¼-mile radius from the One Vanderbilt site was evaluated.

Following the guidelines of the *CEQR Technical Manual* and in consultation with the New York City Department of Parks and Recreation (DPR), the non-residential open space study area comprises all census tracts located wholly or substantially within ¼-mile of the One Vanderbilt site.

The open space study area for this assessment contains six census tracts according to the 2010 U.S. Census (tracts 80, 82, 84, 92, 94, and 96), covering an area bounded by East/West 49th Street to the north,<sup>1</sup> Third Avenue to the east, East/West 37th Street the south, and Avenue of the

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<sup>1</sup> In Manhattan, streets running east-west are divided into east and west sections by Fifth Avenue.

Americas to the west (see **Figure 4-1**). These Census block groups are mapped over portions of Manhattan Community Districts 5 and 6.

## STUDY AREA POPULATION

### *EXISTING CONDITIONS*

Information regarding the existing worker population within the non-residential study area was based on the New York State Department of State's Quarterly Census of Employment and Wages (Quarter 3, 2010), with worker population data per census tract calculated by the NYC Department of the City Planning (DCP) and reported in the *East Midtown Rezoning and Related Actions Final Environmental Impact Statement (FEIS)*. In addition, because the non-residential study area is located within a central business district that receives a high level of visitation from potential open space users, particularly tourists and students, additional information on the non-residential population was obtained from the *East Midtown Rezoning and Related Actions FEIS*. The existing tourist population was estimated using hotel occupancy as a proxy measure for daily visitors, multiplying the number of hotel rooms within the study area by an 89.2 percent occupancy rate (the Manhattan hotel occupancy rate as of September 2012, according to the New York City Economic Development Corporation's [EDC] "November 2012 Economic Snapshot") and assuming a rate of two visitors per hotel room.<sup>1</sup> The existing number of college/post-secondary students in the study area was compiled from data provided in the 2011 *Manhattan Community District Profiles* for Community Districts 5 and 6, supplemented with information obtained from the administrative offices of additional educational institutions identified within the study area, as reported in the *East Midtown Rezoning and Related Actions FEIS*. All students (100 percent of enrollment at a school's campus within the study area) were included in the non-residential population, although this does not necessarily reflect the number of students who visit the area on a given day.

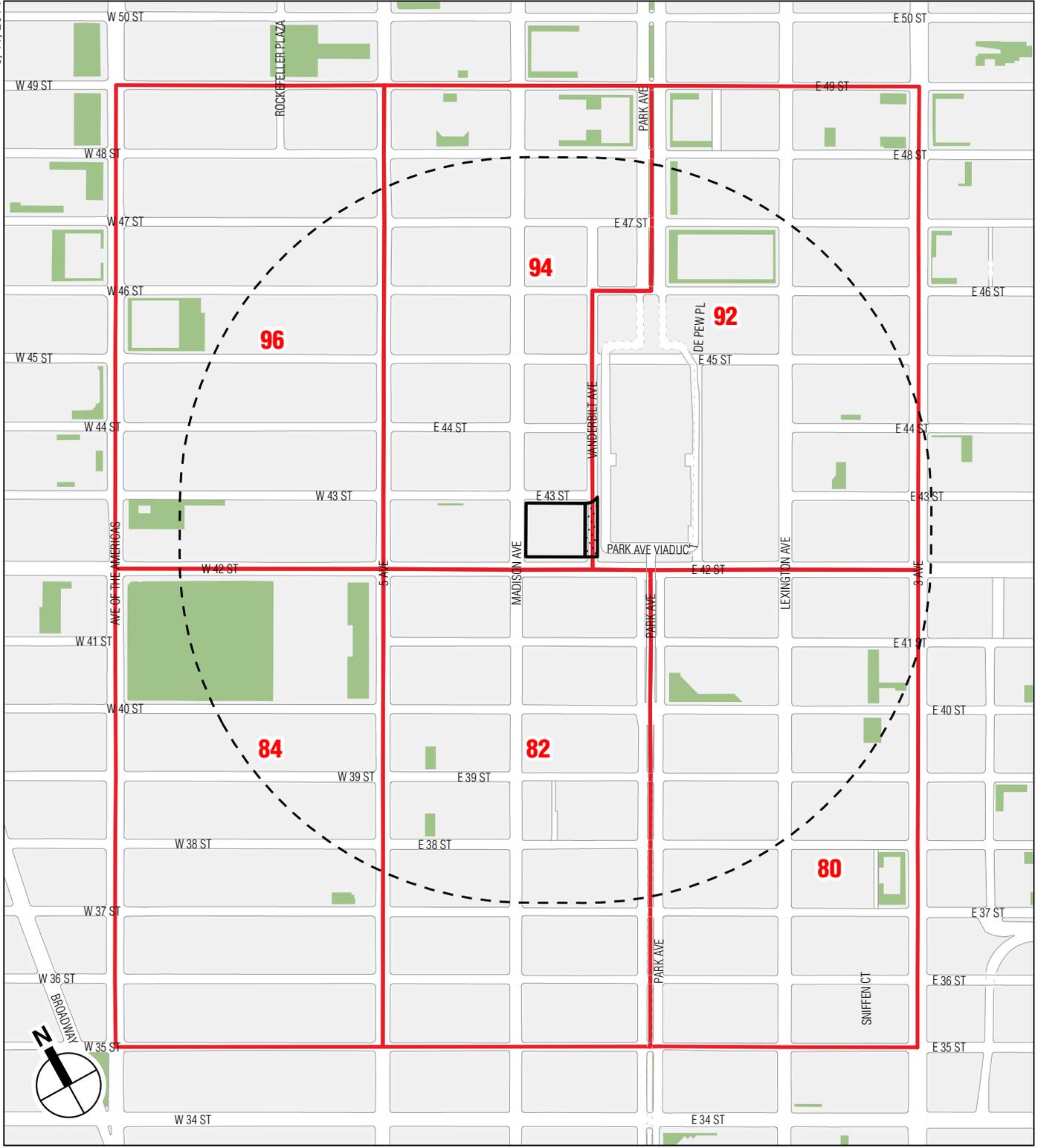
## INVENTORY OF OPEN SPACE RESOURCES

Publicly accessible open spaces and recreational facilities within the study area were inventoried to determine their size, character, utilization, amenities, and condition. Open spaces that are not accessible to the general public or that do not offer usable recreational areas, such as open spaces that lack seating, were excluded from the survey. Information on the size of the open space resources was obtained from DPR and the *East Midtown Rezoning and Related Actions FEIS*; the amenities, condition, and utilization of the resources was determined through field surveys conducted in April 2014, and again in July 2014 in fair weather during the midday hours when non-residents are more likely to use open spaces.

At each open space, active and passive recreational spaces were noted. Active open space acreage is used for activities such as jogging, field sports, and children's active play. Passive open space usage includes activities such as strolling, reading, and people-watching. Some spaces, such as lawns and public esplanades, can be considered both active and passive recreation areas since they can be used for passive activities such as sitting or strolling and active uses, such as jogging. For the purposes of this analysis, special attention was paid to the passive open space resources, as non-residential users are unlikely to participate in activities that require active space during the

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<sup>1</sup> The per-room visitor rate follows the rate used in the Special West Chelsea District Rezoning and High Line Open Space Environmental Impact Statement (EIS).



-  One Vanderbilt Development Site
-  Proposed Public Place
-  1/4-Mile Radius
-  Non-Residential Study Area Census Tracts

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day. Based on the methodology in the *CEQR Technical Manual*, the utilization level at each facility was determined based on observations of the amount of space or equipment determined to be in use. Open spaces with less than 25 percent of space or equipment in use were categorized as low usage; those with 25 to 75 percent utilization were classified as moderate usage; and those with over 75 percent utilization were considered heavily used.

## **ADEQUACY OF OPEN SPACE RESOURCES**

### *COMPARISON TO GUIDELINES*

As noted above, the adequacy of open space in the study area can be quantitatively assessed using a ratio of usable open space acreage to the study area population—referred to as the open space ratio. To assess the adequacy of open space resources, open space ratios are compared with planning goals set by the City as described in the *CEQR Technical Manual*. Although these open space ratios are not meant to determine whether a proposed project might have a significant adverse impact on open space resources, they are helpful guidelines in understanding the extent to which user populations are served by open space resources. For non-residential populations, 0.15 acres of passive open space per 1,000 non-residents is typically considered adequate.

### *IMPACT ASSESSMENT*

Impact assessment is both quantitative and qualitative. The latter considers nearby destination resources and open spaces created by a project not available to the general public. It is recognized that the City's open space goals are not feasible for many areas, and quantitative measurements are not considered impact thresholds on their own. Rather, these are benchmarks indicating how well an area is served by open space. The *CEQR Technical Manual* indicates that a significant adverse impact may result if a project would reduce the open space ratio by more than 5 percent in areas that are currently below the City's median open space ratio of 1.5 acres per 1,000 residents or by as little as 1 percent in areas that are determined to be extremely lacking in open space.

## **C. EXISTING CONDITIONS**

### **STUDY AREA NON-RESIDENTIAL POPULATION**

Based the data reported in the *East Midtown Rezoning and Related Actions FEIS*, the six census tracts in the open space study area contain a total worker population of 243,896 (see **Table 4-1**). Based on hotel occupancy, the study area contains a visitor population of 18,300 per day. In addition, the study area contains nine educational facilities with a total enrollment of 6,984 students (see **Table 4-2**). Therefore, with these combined worker, visitor, and student populations, there is a total non-residential population of 269,210 within the study area.

**Table 4-1**  
**Existing Non-Residential Population within the Study Area**

Census Tract	Worker Population	College/Post-Secondary Student Population*	Visitor Population	Total Population
80	25,873	40	2,048	27,961
82	44,200	821	2,342	47,363
84	25,195	534	1,216	26,945
92	58,697	0	7,764	66,461
94	48,547	5,202	2,080	55,829
96	41,384	387	2,880	44,651
<b>Total</b>	<b>243,896</b>	<b>6,984</b>	<b>18,330</b>	<b>269,210</b>

**Notes:** \* See Table 4-2.  
**Source:** East Midtown Rezoning and Related Actions FEIS.

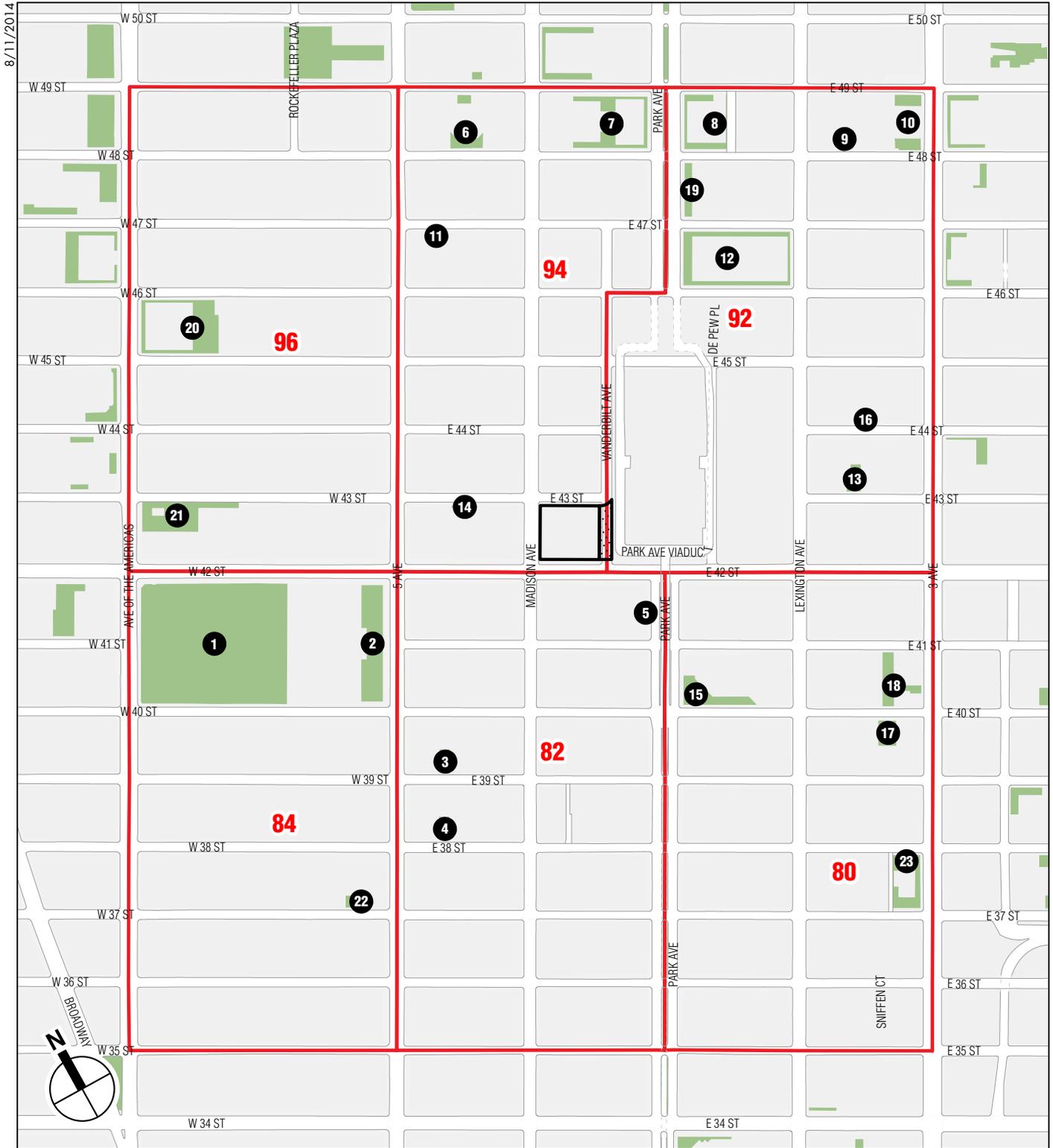
**Table 4-2**  
**Existing College/Post-Secondary Student Population within the Study Area**

Census Tract	College/Post-Secondary Educational Institution	Student Population
80	New York Business Institute	40
82	Gemological Institute of America	140
	Shillington School of Graphic Design	46
	Wood Tobe-Coburn School	635
84	Katherine Gibbs School	234
	The New Community College at CUNY	300
94	Berkeley College	5,202
96	Christie's Education, Inc.	84
	New York State College of Optometry (SUNY)	303
<b>Total</b>		<b>6,984</b>

**Source:** East Midtown Rezoning and Related Actions FEIS.

## STUDY AREA OPEN SPACE RESOURCES

As shown in **Table 4-3** and **Figure 4-2**, there are 23 open space resources located within the non-residential study area. The largest open space resource, Bryant Park, is one of the most active and heavily visited open spaces in New York City, and features seating areas, food kiosks, monuments, and a carousel around a central lawn. Bryant Park contains 4.58 acres of total open space, and hosts periodic public events such as summer outdoor movie screenings and winter ice skating. The steps and terrace leading from Fifth Avenue to the Stephen A. Schwarzman Building, the flagship facility of the New York Public Library (NYPL) that shares a block with Bryant Park, are another popular passive open space resource featuring seating areas with tables and chairs in addition to the steps themselves. The remaining open space resources in the non-residential study area are predominantly privately owned public spaces (POPS) that are attached to residential or commercial buildings; these POPS were largely created through zoning provisions, which mandate that the spaces are made available to the public for general use during set daytime hours.



-  One Vanderbilt Development Site
-  Proposed Public Place
-  Non-Residential Study Area Census Tracts
-  Open Space Resource

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**Table 4-3**  
**Existing Publicly Accessible Open Space Inventory**

Fig. 4-2 Ref. <sup>1</sup>	Name/Location	Owner or Agency	Features	Acres of Active Open Space	Acres of Passive Open Space	Total Acres	Condition/Utilization
1	Bryant Park	DPR	Tables and chairs, benches, monuments and fountains, landscaping and trees, vendors, game area, carousel, pétanque courts, reading area, temporary ice rink (seasonal)	0.25 <sup>2</sup>	4.33	4.58	Excellent/High
2	Stephen A. Schwarzman Building Steps	NYPL/DPR	Plaza/terrace, tables and chairs, seating steps, statues, plantings and trees	0	1.01	1.01	Excellent/Moderate
3	Fifth Avenue Tower	Fifth Ave Condo—B.H.	Plaza, trees and planters, seating wall/ledges	0	0.05	0.05	N/A <sup>3</sup>
4	425 Fifth Avenue	425 Fifth Avenue Condominium/AK AM Associates	Plaza, seating wall/ledges, planters and trees	0	0.09	0.09	N/A <sup>3</sup>
5	Sculpture Court at Phillip Morris International	120 Park Avenue Associates, LLC	Indoor arcade with tables and chairs, plantings, seating wall/ledges; outdoor arcade with seating wall/ledges	0	0.21	0.21	Good/Moderate
6	Tower 49	Kato Kagaku Co., LTC	Plaza/arcade, trees, planters, marble benches, seating wall/ledges, tables and movable chairs	0	0.27	0.27	Good/Moderate
7	280 Park Avenue	Broadway 280 Park Fee	Plaza, trees, planters with seating ledges, tables and movable chairs	0	0.40	0.40	N/A <sup>3</sup>
8	Westvaco, 299 Park Avenue	Fisher-Park Lane Owner LLC	Plaza/arcade, trees, planters, benches	0	0.36	0.36	Good/Low
9	Cosmopolitan Condominiums, 141 East 48th Street	Cosmopolitan Condominiums	Plaza, trees, planters with seating ledges, seating wall/ledges	0	0.06	0.06	Good/Low
10	780 Third Avenue	Teachers Insurance and Annuity Association of America	Plaza, seating wall/ledges, food trucks, restaurant tables and chairs	0	0.09	0.09	Good/Moderate
11	575 Fifth Avenue	575 Fifth Avenue Condominium	Indoor plaza with tables and movable chairs, garbage cans	0	0.23	0.23	Excellent/High
12	245 Park Avenue	Brookfield Financial	Plaza/arcade, planters, seating ledges	0	0.79	0.79	Good/Low
13	425 Lexington Avenue	Hines 425 Lexington Avenue, LLC	Plaza, seating wall/ledges, planters with seating ledges, garbage cans	0	1.00	0.10	Good/Low
14	Emigrant Savings Bank, 6 East 43rd Street	6 East 43rd Street Corp.	Plaza, planters with seating ledges, statue	0	0.03	0.03	Good/Low

**Table 4-3 (cont'd)**  
**Existing Publicly Accessible Open Space Inventory**

Fig. 4-2 Ref. <sup>1</sup>	Name/Location	Owner or Agency	Features	Acres of Active Open Space	Acres of Passive Open Space	Total Acres	Condition/Utilization
15	101 Park Avenue Plaza	101 Park Avenue Associates, LLC	Plaza/arcade, plantings, seating wall/ledges, seating steps, water feature	0	0.34	0.34	Good/Moderate
16	Two Grand Central Tower, 140 East 45th Street	2 GCT Partners, LLC	Plaza/arcade, planters, seating ledge garbage cans	0	0.11	0.11	Good/Low
17	600 Third Avenue	Third Avenue Tower Owner, LLC	Plaza/arcade, trees, planters with seating, ledges, lighting	0	0.20	0.20	Fair/Low
18	Grand Central Plaza, 622 Third Avenue	622 Third Ave Company, LLC	Outdoor plaza with trees, planters with seating ledges, benches, seating wall/ledges, garbage cans; indoor arcade with benches, seating wall/ledges, lighting, heating; landscaped terrace with trees, planters, benches, tables and movable chairs, lattice, garbage cans	0	0.62	0.62	Good/Moderate
19	275 Park Avenue Plaza	277 Park Avenue LLC	Plaza/arcade, seating ledges, planters	0	0.13	0.13	Good/Low
20	1166 Sixth Avenue Plaza	A of A Condo	Plaza/through-block arcade, tables and chairs, benches, seating walls and ledges, trees, planters, sculpture	0	0.63	0.63	Excellent/High
21	Grace Plaza, 1114 Sixth Avenue	1114 Trizechahn-Swig, LLC	Plaza/arcade, trees, plantings, tables and chairs, benches, water fountain, food vendor	0	0.52	0.52	Excellent/High
22	420 Fifth Avenue Plaza	Dryland Properties, LLC/CVS Albany, LLC	Plaza, trees, planters, seating wall and ledges, bicycle rack	0	0.09	0.09	Good/Moderate
23	Murray Hill Mews, 160 East 38th Street	Murray Hill Mews Owners, CP	Plaza, trees, planters, benches	0	0.15	0.15	Good/Low
<b>Non-Residential Study Area Total</b>				<b>0.25</b>	<b>10.81</b>	<b>11.06</b>	
<b>Notes:</b>	<ol style="list-style-type: none"> <li>1. See <b>Figure 4-2</b> for location of open spaces.</li> <li>2. For purposes of analysis, the pétanque court (0.05 acres) and ½ of the seasonal ice skating rink (0.20 acres) in Bryant Park are included as active recreation spaces.</li> <li>3. Open spaces with no listed condition or utilization were temporarily closed to the public due to construction on adjacent buildings at the time of surveying in April and July 2014.</li> </ol>						
<b>Sources:</b>	DPR open space data base; <i>East Midtown Rezoning and Related Actions FEIS</i> ; Jerold S. Kayen, <i>Privately Owned Public Spaces</i> (The New York City Department of City Planning and the Municipal Art Society of New York, 2000); AKRF, Inc. field survey, April and July, 2014.						

Several POPS are located indoors, such as the arcade on the first floor of the Phillip Morris International Building (120 Park Avenue)—formerly used as sculpture exhibition space by the Whitney Museum of American Art—and the seating area on the first floor of 575 Fifth Avenue. In total, the open space resources within the study area contain a total of 10.81 acres of passive open space.

**Vanderbilt Corridor and One Vanderbilt**

According to the *CEQR Technical Manual*, outdoor spaces that do not contain facilities for recreational use, such as benches, are not considered open space resources. Therefore, non-recreational outdoor spaces within the study area, such as plazas that lack seating and the planted medians along Park Avenue, are not included in this assessment as open space resources.

**ADEQUACY OF OPEN SPACES**

As described above, the analysis focuses on passive open spaces because these are the open spaces that non-residents would be most likely to use. To assess the adequacy of the open spaces in the area, the ratio of non-residents to acres of passive open space is compared with the City’s planning goal of 0.15 acres of passive space per 1,000 non-residents. The open space study area has an existing ratio of 0.04 acres of passive open space per 1,000 non-residents, which is below the City’s goal of 0.15 acres (see **Table 4-4**).

**Table 4-4**  
**Existing Conditions: Adequacy of Open Space Resources**

Total Population		Open Space Acreage			Open Space Ratios per 1,000 People			Open Space Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
<b>Non-Residential (¼-Mile) Study Area</b>										
Non-Residents	269,210	11.06	0.25	10.81	0.04	0	0.04	N/A	N/A	0.15
<b>Notes:</b>		Ratios in acres per 1,000 people								
<b>Sources:</b>		DPR open space data base; <i>East Midtown Rezoning and Related Actions FEIS</i> ; AKRF, Inc. field survey, April and July 2014								

**D. THE FUTURE WITHOUT THE PROPOSED ACTIONS**

**STUDY AREA NON-RESIDENTIAL POPULATION**

*ONE VANDERBILT SITE*

As described in Chapter 1, “Project Description,” absent the proposed actions the One Vanderbilt site will be redeveloped with a commercial building that complies with zoning, and will be built to the maximum allowed commercial FAR of 15.0. The No-Action building will total approximately 811,034 gsf of space<sup>1</sup> including 636,312 gsf of office space, 83,648 gsf of retail space, and 91,074 gsf of mechanical space. As shown in **Table 4-5**, the No-Action building is expected to introduce a total of 2,796 new workers to the study area.

**Table 4-5**  
**No-Action Condition: One Vanderbilt Population**

Use	Floor Area (gsf)	Workers <sup>1</sup>
Office	636,312	2,545
Retail	83,648	251
<b>Total</b>		<b>2,796</b>
<b>Notes:</b>		1. Based on estimates of one worker per 250 gsf of office space and one worker per 333 gsf of retail space.

<sup>1</sup> Approximately 649,695 zsf.

### STUDY AREA

Nine development projects within the study area are currently planned or underway and are expected to introduce new non-residents by 2021, the One Vanderbilt development's Build year. In particular, seven of the projects contain hotel space, which will introduce both additional workers and additional visitors. The locations of the projects are shown in **Figure 4-3**. As shown on **Table 4-6**, the No-Action condition projects within the study area are expected to introduce a total of 3,756 workers and 2,752 visitors to the study area.<sup>1</sup>

With the addition of the new workers from the One Vanderbilt No-Action building (2,796), as well as the new workers (3,756) and visitors (2,752) from the additional projects expected to be complete by 2021, the non-residential population within the study area is expected to increase to 278,514.

### STUDY AREA OPEN SPACE RESOURCES

In 2013, the Grand Central Partnership, the operator of the Business Improvement District (BID) in the area around Grand Central Terminal, announced a plan to introduce a new open space resource at Pershing Square, located on Park Avenue and East 42nd Street, immediately to the south of Grand Central Terminal. As part of the Public Plaza Program operated by the New York City Department of Transportation (DOT), the Pershing Square project involves closing to traffic the southbound lane of Park Avenue between East 41st and East 42nd Streets and creating a plaza with landscaping and seating, including a terrace for the Pershing Square restaurant (located underneath the Park Avenue viaduct).<sup>2</sup> The project is expected to create approximately 0.37 acres of passive open space. The project location is indicated on **Figure 4-3** (project A).

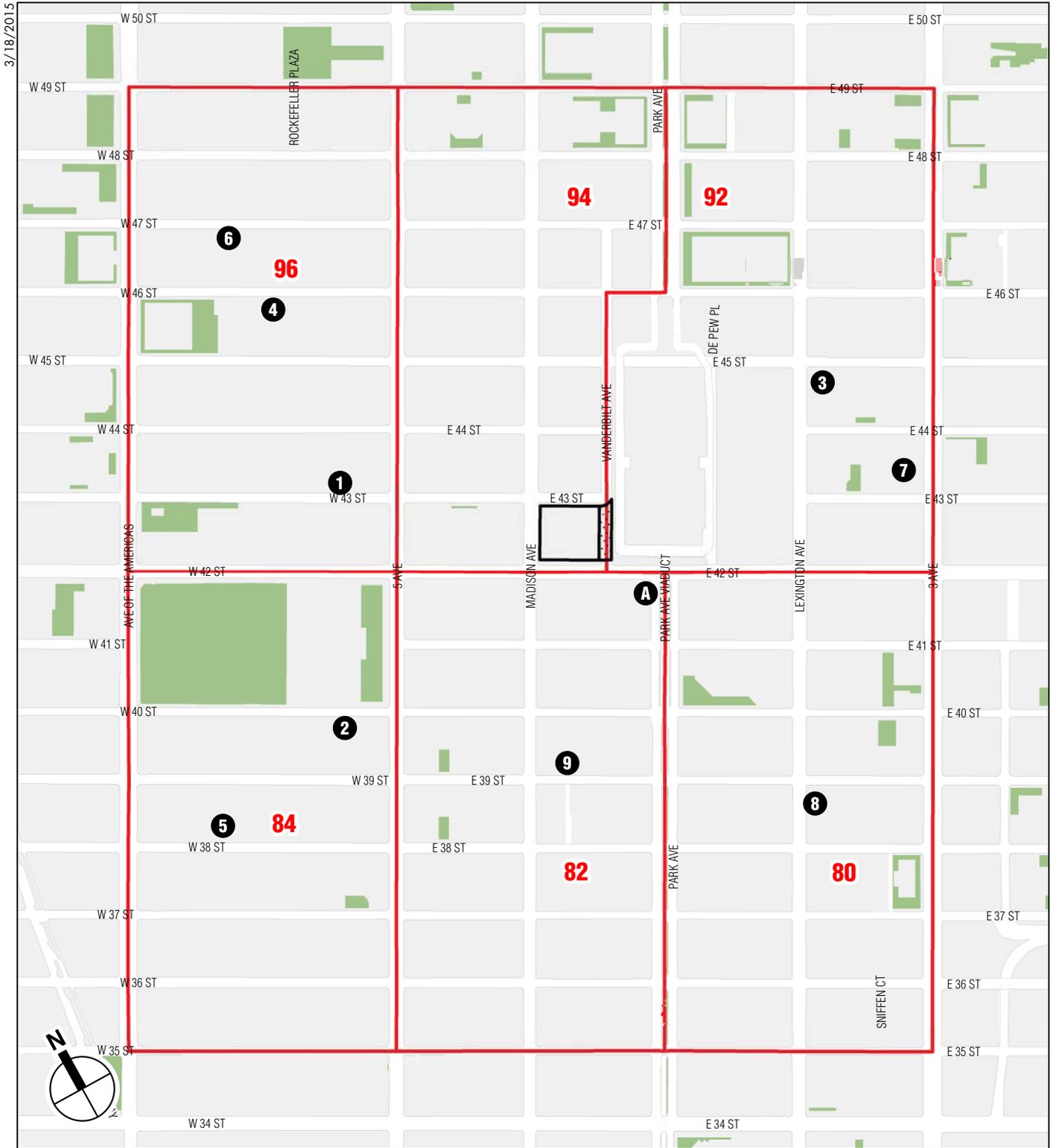
As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," the proposed East Midtown Rezoning was withdrawn prior to an expected vote by the City Council and is currently undergoing additional consideration, as part of a broad planning process that includes area stakeholders. The proposed rezoning included a provision that could have resulted in introducing additional passive open space resources in the East Midtown area. A mechanism that similarly facilitates the creation of new public open space resources may be included in the rezoning following its reconsideration. However, even if this planning effort resulted in a zoning proposal that facilitated the creation of new open space resources, because this process is in its preliminary stages, no additional open space resources resulting from the rezoning are anticipated to be complete by 2021.

With the addition of 0.37 acres of passive open space at Pershing Square, open space resources within the non-residential study area are expected to increase to 11.43 acres, of which 11.18 acres would be passive open space.

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<sup>1</sup> One additional development project, 380 Madison Avenue, is located within the study area; however, as discussed in Chapter 2, "Land Use, Zoning, and Public Policy," this project would reconstruct an existing commercial building and would not add any new floor area. Therefore, this project is not included in this analysis as it would not introduce a new worker population to the study area.

<sup>2</sup> As of 2013, the northbound lane of Park Avenue between East 41st Street and East 42nd Streets has been closed to traffic in order to create a docking station for the Citi Bike bike-sharing program. This space does not contain seating; therefore, it is not considered an open space resource.



-  One Vanderbilt Development Site
  -  Proposed Public Place
  -  Non-Residential Study Area Census Tracts
  -  **1** No-Action Project \*
- \*No-Action Project #9 is new to the FEIS*

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**Vanderbilt Corridor and One Vanderbilt**  
*This figure has been updated for the FEIS*

No-Action Projects  
**Figure 4-3**

Table 4-6

**No-Action Condition: Population from Additional Projects in the Study Area**

Map Ref. No. <sup>1</sup>	Project Name/Address	Development Program	Status/Build Year <sup>2</sup>	Workers <sup>3</sup>	Visitors <sup>4</sup>
<b>Development Projects</b>					
1	516-520 Fifth Avenue	<u>Mixed commercial/residential: 121,024 gsf hotel (208 rooms), residential (145 units), 35,000 gsf retail<sup>5</sup></u>	2021	189	371
2	14-20 West 40th Street	Mixed commercial/residential: 4,500 gsf restaurant/retail, residential (91 units) and hotel (215 rooms)	2021	99	384
3	451 Lexington Avenue	Commercial: 119,449 gsf hotel (284 rooms), 7,500 gsf retail	2015	129	507
4	30 West 46th Street	Commercial: 72,191 gsf hotel (196 rooms)	2021	73	350
5	Archer NY Hotel, 45 West 38th Street	Commercial: hotel with 180 rooms	2014	67	321
6	International Gem Tower, 50 West 47th Street	Commercial: 748,000 gsf office	2014 <sup>6</sup>	2,992	-
7	686-700 Third Avenue	Commercial: 7,500 gsf retail, 234,348 gsf hotel (361 rooms)	2021	158	644
8	325 Lexington Avenue	Mixed commercial/residential: 2,370 gsf retail, residential (125 units)	2014 <sup>7</sup>	12	-
9	23 East 39th Street	<u>Commercial: 32,871 gsf hotel (98 rooms)</u>	2021 <sup>8</sup>	37	175
<b>Total</b>				<b>3,756</b>	<b>2,752</b>
<b>Open Space Projects</b>					
A	Pershing Square Plaza	Plaza with landscaping and seating (0.37 acres)	2015	-	-
<b>Notes:</b>					
1. See <b>Figure 4-3</b> .					
2. Projects that are currently under construction are assumed to be complete by 2015; projects for which an expected date of completion date is not available are assumed to be complete by the proposed One Vanderbilt development's Build year of 2021.					
3. Based on estimates of one worker per 250 gsf of office space, one worker per 333 gsf of retail space, one worker per 2.67 hotel rooms, and one worker per 25 residential units.					
4. Based on estimated number of hotel guests, calculated by multiplying the number of hotel rooms by an occupancy rate of 89.2 percent and two guests per occupied room, following the calculations of the <i>East Midtown Rezoning and Related Actions FEIS</i> .					
5. <u>After completion of the Draft EIS (DEIS), new information about the program for this development was identified.</u>					
6. Construction of the International Gem Tower is substantially complete and the building is currently operating under a Temporary Certificate of Occupancy (TCO), but has yet to be fully occupied.					
7. Construction of 325 Lexington Avenue is substantially complete, and the building is currently operating under a TCO, but has yet to be fully occupied.					
8. <u>This No-Action project was identified after completion of the DEIS.</u>					
<b>Sources:</b> <i>East Midtown Rezoning and Related Actions FEIS</i> (2013); <i>New York Public Library Central Library Plan Environmental Assessment Statement (EAS)</i> (2013); DCP; NYC Department of Buildings.					

**ADEQUACY OF OPEN SPACES**

As shown on **Table 4-7**, with a total non-residential population of 278,514 and 11.18 acres of passive open space, the passive open space ratio within the study area will decrease incrementally in the No-Action condition, but would remain at 0.04 acres of passive open space per 1,000 non-residents and below the City's goal of 0.15 acres of passive open space per 1,000 non-residents.

**Table 4-7  
No-Action Condition: Adequacy of Open Space Resources**

Total Population		Open Space Acreage			Open Space Ratios per 1,000 People			Open Space Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
<b>Non-Residential (1/4-Mile) Study Area</b>										
Non-Residents	278,514	11.43	0.25	11.18	0.04	0	0.04	N/A	N/A	0.15
<b>Notes:</b>		Ratios in acres per 1,000 people								
<b>Sources:</b>		DPR open space data base; <i>East Midtown Rezoning and Related Actions FEIS</i> ; AKRF, Inc. field survey, April and July, 2014.								

## E. THE FUTURE WITH THE PROPOSED ACTIONS

### STUDY AREA NON-RESIDENTIAL POPULATION

The proposed actions would facilitate the development of new commercial development on the One Vanderbilt site of a greater bulk than the No-Action building described above. The proposed development would contain approximately 1.8 million gsf of space, including approximately 1,079,000 gsf of office space, 246,000 gsf of trading floors, 53,000 gsf of retail, 27,000 gsf of restaurant space, and 55,000 gsf of rooftop amenity space, which may include tenant amenity space, restaurant space, and/or an observation deck that would be a ticketed attraction for visitors. The proposed development would also include public circulation space, in particular a 4,000-square-foot transit hall located on the ground floor, which would serve as a waiting area for the East Side Access project, as well as a new outdoor public place on Vanderbilt Avenue. These changes to public space are discussed below, under “Study Area Open Space Resources.”

As shown in **Table 4-8**, the proposed One Vanderbilt development is expected to introduce 7,291 workers to the study area.

**Table 4-8  
Proposed One Vanderbilt Development Population**

Use	Floor Area (gsf)	Workers <sup>1</sup>	Visitors
Office	1,079,000	4,316	-
Retail	53,000	159	-
Restaurant	27,000	81	-
Trading Floor	246,000	2,460	-
Observation Deck/Rooftop Amenity Space	55,000	275	3,588
<b>Total</b>		<b>7,291</b>	<b>3,588</b>
<b>Notes:</b>		1. Based on estimates of one worker per 250 gsf of office space, one worker per 333 gsf of retail or restaurant space, one worker per 100 gsf of trading floor space, and one worker per 200 gsf of observation deck/rooftop amenity space.	

In addition, the rooftop amenity space in the proposed One Vanderbilt development would potentially attract a new visitor population to the study area as visitors seek out the observation deck, a unique attraction in the East Midtown area.<sup>1</sup> As discussed in Chapter 10,

<sup>1</sup> Currently, only two buildings in Midtown Manhattan, the Empire State Building and 30 Rockefeller Plaza, feature observation decks.

“Transportation,” it is conservatively estimated that the observation deck will attract an average of 5,355 daily visitors, which includes a share of the existing tourist population in the area (i.e., visitors to one or more of the other existing attractions in the area). For purposes of analysis, it is assumed that 3,588 visitors (roughly two-thirds of the average daily visitor population) would be new visitors to the study area that would result in an increase to the study area’s non-residential population.<sup>1</sup>

As noted above, in the No-Action condition the redevelopment of the One Vanderbilt site with a smaller building would result in the introduction of 2,796 workers to the study area. Therefore, the incremental increase in the number of workers and visitors introduced by the proposed One Vanderbilt development is 8,083. With the addition of these new workers and visitors, the study area non-residential population would increase to 286,597.

### STUDY AREA OPEN SPACE RESOURCES

As part of the proposed One Vanderbilt development, the portion of Vanderbilt Avenue located immediately to the east of the One Vanderbilt site (between East 42nd and East 43rd Streets) would be closed to vehicular traffic, except for emergency vehicles, and mapped as a public place. The proposed public place would be similar to other pedestrian plazas managed by DOT, such as Times Square or the proposed Pershing Square plaza described above. In addition to providing pedestrian circulation space in the area around Grand Central Terminal, the proposed public place would include amenities such as seating and lighting. This would result in the introduction of a new approximately 12,280-square-foot (0.28-acre) passive open space resource to the study area.

The proposed One Vanderbilt development would also include an approximately 4,000-square-foot transit hall, located on the northeast corner of the site with frontages on East 43rd Street and Vanderbilt Avenue, which would serve as a waiting area for the East Side Access project (described in Chapter 2, “Land Use, Zoning, and Public Policy”). The proposed transit hall would likely include amenities such as planters and seating similar to the amenities found in other indoor spaces, such as the former sculpture garden at 120 Park Avenue. However, because the design of the proposed transit hall and its operations (such as access restrictions and hours of operation) are not known at this time, for the purposes of analysis it is not considered a new public open space resource.

With the addition of the 0.28 acres of new passive open space on the proposed Vanderbilt Avenue public place, the total open space within the study area would increase to 11.71 acres, of which 11.46 acres would be passive open space.

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<sup>1</sup> This estimate is based on the estimate, discussed in Chapter 10, “Transportation,” that approximately 33 percent of visitors to the observation deck would arrive by foot.

**ADEQUACY OF OPEN SPACES**

*QUANTITATIVE ASSESSMENT*

As shown on **Table 4-9** and **Table 4-10**, with a total non-residential population of 286,597 and 11.46 acres of passive open space, the passive open space ratio within the study area would decrease incrementally in the With-Action condition as compared with the No-Action condition (by less than 1 percent), but would remain at 0.04 acres of passive open space per 1,000 non-residents and below the City’s goal of 0.15 acres of passive open space per 1,000 non-residents.

**Table 4-9**

**Proposed One Vanderbilt Development: Adequacy of Open Space Resources**

Total Population		Open Space Acreage			Open Space Ratios per 1,000 People			Open Space Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
<b>Non-Residential (1/4-Mile) Study Area</b>										
Non-Residents	<u>286,597</u>	11.71	0.25	11.46	0.04	0	0.04	N/A	N/A	0.15
<b>Notes:</b>		Ratios in acres per 1,000 people								
<b>Sources:</b>		DPR open space data base; <i>East Midtown Rezoning and Related Actions FEIS</i> ; AKRF, Inc. field survey, April and July, 2014.								

**Table 4-10**

**Open Space Ratios Summary**

Ratio	City Goal (acres per 1,000 non-residents)	No-Action Condition	With-Action Condition	Percent Change
Passive	0.15	0.04	0.04	-0.39%

Although the passive open space ratio would remain below the City goals as indicated in the *CEQR Technical Manual*, it is recognized that these goals are not feasible for many areas of the City, particularly densely populated areas such as Midtown Manhattan, and they are not considered impact thresholds. The *CEQR Technical Manual* indicates that a decrease in the open space ratio of 5 percent or more would generally be considered a substantial change that requires a more detailed analysis. If the study area exhibits a particularly low open space ratio, the *CEQR Technical Manual* indicates that a decrease of as little as 1 percent could be considered significant, depending on the area of the City. As described above, the proposed One Vanderbilt development, including the proposed Vanderbilt Avenue public place, would result in an incremental decrease in the passive open space ratio of less than 1 percent.

*QUALITATIVE ASSESSMENT*

As discussed in Chapter 1, “Project Description,” the East Midtown Rezoning proposed by the City identified a number of issues concerning public space in the East Midtown area, including insufficient pedestrian circulation space and a lack of significant, publicly controlled open spaces. The proposed actions include a text amendment to create a Grand Central Public Realm Improvement Bonus special permit to partially address these issues. The new special permit would allow density increases through the provision of improvements in the Grand Central Subdistrict that support public circulation. As described above, the proposed One Vanderbilt development would use this special permit to achieve the maximum 30.0 FAR.

## **Vanderbilt Corridor and One Vanderbilt**

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The proposed public realm improvements provided by the proposed One Vanderbilt development include the public place, the ground-floor transit hall (described above), and additional below-grade circulation space connecting to Grand Central Terminal with a new entrance to the Terminal located on East 42nd Street. The proposed One Vanderbilt development would provide an additional amenity on its rooftop, such as a restaurant or observation deck, that would be available to visitors as a ticketed attraction. This amenity space would provide unique views of the Midtown area, including nearby landmarks such as Grand Central Terminal and the Empire State Building. The rooftop space would support the East Midtown area's status as a center for tourism. Therefore, in addition to providing a new open space resource on the Vanderbilt Avenue public place, the proposed One Vanderbilt development would introduce significant improvements to the public realm that support workers' and visitors' enjoyment of the area's resources. Further, as described in Chapter 5, "Shadows," the proposed One Vanderbilt development would not result in any significant adverse shadow impacts on open spaces.

### **F. CONCLUSION**

Currently, the passive open space ratio in the study area for non-residential users is below the City guidelines as indicated in the *CEQR Technical Manual*, and would remain below the City guidelines in the No-Action and With-Action conditions. The proposed One Vanderbilt development, which includes a new 0.28-acre public open space resource on the Vanderbilt Avenue public place, would result in a decrease in the passive open space ratio of less than 1 percent as compared with the No-Action condition. Therefore, the proposed One Vanderbilt development would not result in a decrease in the open space ratio that is generally considered the threshold for a significant adverse impact. The proposed One Vanderbilt development would provide improvements to the public realm beyond open space resources that would serve the East Midtown area's needs as a central commercial and tourism district. Therefore, a detailed open space analysis is not required, and the proposed One Vanderbilt development would not result in any significant adverse impacts on open space resources in the study area. \*