Chapter 4: Open Space

4.1 Introduction

This chapter assesses the potential effects on open space that could result from the Proposed Action. Open space is defined as publicly or privately owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment. Open space that is used for sports, exercise, or active play is classified as active, while open space that is used for relaxation, such as sitting or strolling, is classified as passive. According to the *2014 CEQR Technical Manual*, an analysis of open space is conducted to determine whether a proposed action would have a direct impact resulting from the elimination or alteration of open space and/or an indirect impact resulting from overtaxing available open space.

The Proposed Action, discussed in Section 1.4 of Chapter 1 "Project Description," comprises zoning text and zoning map amendments to establish the East Midtown Subdistrict within an approximately 78-block area within the East Midtown neighborhood of Manhattan. The Proposed Action is intended to reinforce the area's standing as a premiere central business district, support the preservation of landmarks, and provide for public realm improvements, such as pedestrian plazas, shared streets, and a redesigned Park Avenue Median that would be new open space resources. Under the Reasonable Worst-Case Development Scenario (RWCDS), the Proposed Action is projected to result in approximately 13,394,777 gross square feet (gsf) of office floor area, 601,899 gsf of retail floor area and 237,841 gsf of residential floor area on 16 Projected Development Sites. Compared to the No-Action Condition, the Proposed Action is projected to result in a net increase of 27,890 employees and a net decrease of 72 residents. Therefore, in accordance with CEQR guidelines, the open space analysis of the Proposed Action evaluates the change in non-residential population relative to the total amount of passive open space in the study area; while active open spaces were identified, these open spaces were not included in the analysis because non-residents, specifically workers, tend to use passive open spaces. Since the study area's Existing Conditions are characterized by a low open space ratio (i.e., below the citywide average of 0.15 acres of passive open space per 1,000 non-residential users), the anticipated decrease in the open space ratio resulting with the Proposed Action warrants a detailed analysis.

Principal Conclusions

Based on detailed analysis of indirect effects on open space, the Proposed Action would result in a significant adverse impact on open space due to reduced total and passive open space ratios. While the Proposed Action would result in new shadows on portions of open space resources, these shadows would not affect the utility of those spaces and therefore would not result in a significant adverse open space impact from shadowing. Based on a detailed assessment of direct effects on open space, the Proposed Action would not result in the substantial physical loss of or alterations to existing public open space resources.

Direct Effects

The Proposed Action would neither change the uses of the existing open spaces, such that they no longer serve the same user population, nor would it limit public access to any open space. Construction and operation of the Projected Developments Sites would not cause the physical loss of public open space. As described in Chapter 5, "Shadows," incremental shadows would only have significant adverse impacts on sunlight sensitive historic resources and not open space. Moreover, as discussed in Chapter 15, "Noise," the Proposed Action would not cause increased noise that would significantly affect the usefulness of any study area open spaces, whether on a permanent or temporary basis. Therefore, the Proposed Action would not have a direct effect on open space resources.

Indirect Effects

The Proposed Action would increase utilization of study area resources due to the introduction of a substantial new non-residential (worker) population. Since the Proposed Action would introduce additional workers to the area, which would place demands on passive open space resources, the indirect effects analysis focuses on passive open space resources. In both the future with and without the Proposed Action, the total and passive open space ratio in the non-residential study area is well below the City's open space planning goals.

According to the *CEQR Technical Manual*, projects that reduce the open space ratio by more than five percent may result in a significant adverse impact. For areas that are currently underserved, a smaller reduction may be considered significant. Based on maps in the Open Space Appendix of the *CEQR Technical Manual*, the open space study area is neither well served nor underserved by open space resources. Although the study area's Existing Conditions are characterized by a low open space ratio (i.e., below the citywide average of 0.15 acres of passive open space per 1,000 non-residential users), CEQR guidelines recognize that the goals for open space ratios are not feasible for areas such as Midtown Manhattan, where there are few public open spaces and limited space to provide new public open spaces, and therefore do not constitute an impact threshold. However, the indirect effects analysis demonstrated that the Proposed Action would decrease passive open space ratios by 4.45 percent for the non-residential population and 3.97 percent for the combined non-residential and residential population. In accordance with the *CEQR Technical Manual*, these reductions in the open space ratios resulting from the Proposed Action are considered a significant adverse impact, warranting a qualitative analysis.

A qualitative analysis of the existing open space utilization in proximity of Projected Development Sites was completed. From this review, it was determined that despite the reductions in open space ratios, the Projected Development Sites are largely located proximate to open spaces which exhibit lower utilization when compared to other heavily or moderately utilized open spaces resources that are within the same proximity.

For the quantitative analysis, only 9.83 acres of Central Park's 840-acres are included, using a quarter-mile proximity guideline. Despite exclusion of the full acreage for the quantitative assessment, it is likely that some open space users will utilize spaces beyond the study area given its location and ease of connectivity.

Additionally, the Proposed Action would introduce new open space resources through public realm improvements which are not included in the quantitative analysis. These resources would be built as part of the public realm improvements preliminarily outlined in the Concept Plan (see Chapter 1, "Project Description," Figure 1-3), and include new pedestrian plazas, shared streets and improvements to the Park Avenue median which would introduce new publicly available passive open space features such as seating and landscaping. As these public realm improvements have not been defined in terms of area, amenity or location, and in order to ensure a conservative analysis, they have not been added into open space analysis. While these new resources would reduce the demand on the existing open space resources, they would not completely offset the potential significant adverse impact on open space.

4.2 Methodology

Per guidance in the *CEQR Technical Manual*, an open space analysis is generally conducted if a proposed project or action would generate more than 200 new residents or 500 new employees. The need for an analysis varies in certain areas of the City that have been identified as either well served or underserved by open space.[1] If a project is located in an underserved area, the threshold for an open space analysis is 50 new residents or 125 new employees. If a project is located in a well-served area, the threshold for an open space analysis is 350 new residents or 750 new employees. Maps in the Open Space Appendix of the *CEQR Technical Manual* identify the northern blocks of the proposed rezoning area—specifically, from East 54th Street to East 57th Street generally between Fifth and Park Avenues—as well served; however, the other blocks of the proposed rezoning area, which contain most of the 16 Projected Development Sites (refer to Figure 1-8 in Chapter 1, "Project Description"), are neither well served nor underserved. Thus, to be conservative, the new residential and employee thresholds used in this analysis are those for an area that is neither well served nor underserved (i.e., a threshold of 200 new residents or 500 new employees).

As shown in Table 4.1, the future with the Proposed Action (also known as the "With-Action Condition") would not introduce a new residential population, and thus a residential open space analysis is not warranted. However, the With-Action Condition would result in a net increase in the number of new employees compared with the future without the Proposed Action (also known as the "No-Action Condition"), which exceeds the *CEQR Technical Manual* threshold for requiring a non-residential open space analysis.

[1] The *CEQR Technical Manual* defines underserved areas as areas of high population density in the city that are generally the greatest distance from parkland, where the amount of open space per 1,000 residents is currently less than 2.5 acres. Well-served areas are defined as having an open space ratio above 2.5 accounting for existing parks that contain developed recreational resources, or are located within a quarter mile (approximately a 10-minute walk) from developed and publicly accessible portions of regional parks.

Table 4.1: RWCDS and Population/Employment Summaries for Projected Development Sites, Compared to the No-Action Condition

Use	Existing Conditions (gsf)	No-Action Condition (gsf)	With-Action Condition (gsf)	No-Action to With-Action Increment (gsf)
Office	6,856,059	6,812,920	13,394,777	6,581,857
Retail	467,202	462,874	601,899	139,025
Hotel	810,171	810,171	0	-810,171
Hotel Rooms	1,246	1,246	0	-1,246
Residential	50,813	316,120	237,841	-78,279
Residential Units	68	163	119	-44
Parking	158,441	158,441	0	-158,441
Parking Spaces	564	564	0	-564
POPULATION/EMPLOYMENT[1]				
Residents	111	266	194	-72
Workers	29,311	27,500	55,390	27,890

Notes:
[1] Assumes 1.59 persons per residential unit (based on 2010 census data for rezoning area), 200 sf per parking space, 650 sf per hotel room, 1 employee per 250 square foot (sf) of office, 3 employees per 1,000 sf of retail, 1 employee per 2.67 hotel rooms, 1 employee per 25 residential units, and 1 employee per 10,000 sf of parking floor area.

The open space analysis is conducted in accordance with the methodology outlined in the *CEQR Technical Manual*. The purpose of the analysis is to provide an evaluation of the study area's existing open space conditions relative to the open space needs of the study area's open space users, and to predict and compare open space conditions relative to open space needs in the future without and with the Proposed Action. Since the Proposed Action would introduce additional workers to the area, which would place demands on the study area's passive open space resources, the analysis examined the amount of passive open space available in the No-Action and With-Action Conditions in order to quantify the potential Proposed Action-related impact.

Open Space Study Area

Per the *CEQR Technical Manual*, the first step in an open space analysis is to define and map a study area. The open space study area is defined to allow analysis of both the open spaces and the population using those open spaces within a specified distance of a proposed action. Since there would be a decrease in 72 residents between the future No-Action and With-Action Conditions, an analysis of residential population is not warranted, and a study area based on this population is not used. Since the Proposed Action is projected to generate an increase of 27,890 employees over the No-Action Condition, the analysis assumes a quarter-mile study area as workers typically use passive open spaces within this distance of their workplace. This study area is selected, as workers typically use passive open spaces within a quarter-mile of their workplace, based on the distance a person may be reasonably assumed to walk to reach a local open space. Accounting for existing demand for open space resources, the open space analysis accounts for both existing non-residents and residents within the study area.

Pursuant to CEQR guidelines, the study area is defined to include all census tracts that have at least 50 percent of their area within a quarter-mile distance of the proposed rezoning area. Those census tracts that have less than 50 percent of their area within this quarter-mile distance are excluded from the study area. As shown on Figure 4-1, the study area includes Census Tracts 78, 80, 82, 84, 86.02, 88, 90, 92, 94, 96, 98, 100, 102, 104, 108, 112.01, 112.02, 112.03, 114.01, and 114.02.

For purposes of the quantitative open space analysis, the study area was adjusted to include the southeastern portion of Central Park that falls within the quarter-mile distance of the proposed rezoning area. Figure 4-1 shows the resulting open space study area boundary. The open space analysis addresses all publicly accessible passive open space resources, as well as both non-resident and resident populations, within this defined study area.

Preliminary Assessment

According to the *CEQR Technical Manual*, a preliminary assessment may be useful when the open space assessment can be targeted to a particular user group, or if it is not clear whether a detailed open space analysis is necessary. However, if a study area is characterized by a low ratio of open space acreage to user population in the Existing Conditions, which indicates a current quantitative deficiency of open space, a detailed analysis of a proposed project would be warranted. As discussed in this chapter, the study area for the Proposed Action exhibits a low open space ratio in the Existing Condition (i.e., below the citywide average of 0.15 acres of passive open space per 1,000 non-residential users), and thus a detailed analysis is appropriate. The detailed analysis examines passive open space resources available to non-residents within the study area and also examined the combined open space ratio for non-residents and residents.

Framework for Detailed Analysis

Direct Effects Analysis

Per the *CEQR Technical Manual* guidelines, a proposed project or action may have a direct effect on an open space in a number of ways, as follows: if it results in the physical loss of public open space by encroaching on or displacing the space; it if changes the use of an open space so that it no longer serves the same user population; if it limits public access to an open space; or if it causes increased noise or air pollutant emissions, odors, or shadows on a public open space that would affect its usefulness, whether on a permanent or temporary basis. Most proposed projects or actions that may directly affect open space require further of assessment. This may entail obtaining more information about the open space users is warranted, or if there is uncertainty about whether the proposed project or action would reduce open space usability, detract from its aesthetic qualities, or impair its operation.

The analysis of the Proposed Action's potential direct effects on open space in the study area incorporates conclusions of the following chapters: Chapters 5, "Shadows"; 13, "Air Quality"; 15, "Noise"; and 18, "Construction," respectively. The direct effects analysis is included in Section 4.3.



Greater East Midtown Rezoning Boundary
Vanderbilt Corridor (Existing Regulations Apply)
Open Space Study Area
Quarter-Mile Search Radius
104 Census Tract Boundary (w/ Tract No.)
Open Space and Recreation
Privately Owned Public Space

Greater East Midtown Rezoning
Manhattan, New York

Open Space Study Area

Figure 4-1

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Indirect Effects Analysis

The *CEQR Technical Manual* states that indirect effects may occur when the population generated by a proposed project would overtax the capacity of open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished. The Proposed Action would result in a net increase of 27,890 employees, and a net decrease of 72 residents compared to the No-Action Condition. Because the projected addition of new residents to the study area is under the 200-new resident threshold for open space analysis contained in the *CEQR Technical Manual*, the open space analysis does not include an analysis of residential open space indirect effects. This analysis includes a non-residential analysis of indirect effects, with a study area encompassing an approximately quarter-mile distance around the proposed rezoning area, and conservatively defines the open space user population to comprise both existing non-residents and residents. The purpose of the indirect effects analysis is to quantitatively assess the adequacy of open space in the study area for existing and potential future users based on an inventory of open space resources and the effect of the non-residential population increase anticipated with the Proposed Action. The indirect effects analysis is provided in Section 4.3.

Specifically, the indirect effects analysis includes:

- Identification of the two open space user groups: residents and non-residents. To determine the number of residents to be included in the analysis, population data from the 2010-2014 American Community Survey 5-Year Estimates were compiled for census tracts comprising the study area. The number of workers in the study area is calculated based on private-sector employment data compiled by the New York City Department of City Planning (DCP) from the New York State Department of Labor, Quarterly Census of Employment and Wages, Quarter 3, 2014, in addition to the Government and Self-Employed worker data compiled from the 2010-2014 American Community Survey 5-Year Estimates. In addition to workers, the non-residential population also includes the daytime student population of colleges and other post-secondary educational institutions in the study area, as well as visitors to the study area, which were estimated as part of the detailed analysis.
- An inventory of all publicly accessible open spaces in the study area, using secondary sources supplemented with field surveys.
- A quantitative assessment of the open space ratio in the study area—calculated as the ratio of open space acreage to user population—compared to benchmarks established in the *CEQR Technical Manual.* These include the optimal ratio for worker populations, which is 0.15 acres of passive open space per 1,000 non-residents. For the combined residential and non-residential populations, the benchmark is determined by creating a weighted average 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. This weighted average ratio changes depending on the proportion of residents and non-residents in the study area.

Impact Assessment

CEQR guidelines recognize that the goals for open space ratios are not feasible for areas such as Midtown Manhattan where there are few public open spaces and limited space to provide new public open spaces, and inability to meet the goals therefore does not constitute an impact. Rather, the ratios serve as benchmarks that represent how well an area is served by its open space. According to the

CEQR Technical Manual, projects that directly displace existing open space, or reduce the open space ratio by more than 5 percent, may result in a significant adverse impact. For areas that are currently underserved, a smaller reduction in open space ratios may be considered significant.

According to the *CEQR Technical Manual*, projects that may result in significant quantitative impacts on open space resources, or projects that would exacerbate usage within an existing underserved area, are typically further assessed in a qualitative assessment to determine the overall significance of the impact. Since the quantitative assessment concludes that there would be a significant adverse impact on open space resources, a qualitative assessment was warranted.

Factors that are relevant in the consideration of the Proposed Action's potential for impacts include the existing open space utilization in proximity of Projected Development Sites, the proximity and magnitude of nearby regional parks, specifically Central Park, of which only 9.83 acres of the total 840-acres are considered in the quantitative analysis, and the introduction of new open spaces from the Proposed Action.

4.3 Detailed Assessment

Existing Conditions

Study Area Population

Non-residential Population

As shown in Table 4.2, the existing worker population in the study area totals 518,515 persons. In addition to workers, the non-residential population includes the daytime student population of colleges and other post-secondary educational institutions in the study area, as well as visitors to the study area.

Table 4.2: Existing Non-Residential Population in the Open Space Study Area

Census Tract	Worker Population[1]	College/Post-Secondary Student Population[2]	Visitor Population[3]	Total Non-Residential Population
78	4,050	0	0	4,050
80	28,346	40	2,615	31,001
82	52,452	821	2,927	56,200
84	29,668	534	5,481	35,683
86.02	124	0	0	124
88	23,578	0	2,182	25,760
90	13,330	0	1,724	15,054
92	54,366	0	8,297	62,663
94	49,474	5,202	1,937	56,613
96	44,440	387	3,448	48,275
98	10,820	0	646	11,466
100	34,996	125	4,815	39,936
102	43,518	1,567	2,749	47,834
104	44,439	0	2,375	46,814
108	11,877	0	136	12,013
112.01	13,107	0	2,279	15,386
112.02	22,506	0	659	23,165
112.03	18,013	0	524	18,537
114.01	11,442	0	560	12,002
114.02	7,969	0	0	7,969
TOTAL POPULATION	**518,515**	**8,676**	**43,354**	**570,545**

Sources: See notes below.

Notes:

[1] Worker population was calculated based on private-sector employment data compiled by DCP from the New York State Department of Labor, Quarterly Census of Employment and Wages, Quarter 3, 2013, in addition to Government and Self-Employed worker data from the 2010-2014 American Community Survey 5-Year estimates.

[2] College/post-secondary student population was aggregated from data provided in the 2011 *Manhattan Community District Profiles* for Districts 5 and 6, supplemented with information obtained from the administrative offices of additional educational institutions identified within the study area.

[3] Visitor population represents an estimate of the number of hotel guests, calculated as the number of hotel rooms (from New York Hotel Guide) multiplied by an 89.5 percent occupancy rate (from New York City Economic Development Corporation, November 2014 Economic Snapshot) multiplied by 2 people per occupied hotel room (from *Special West Chelsea District Rezoning and High Line Open Space Environmental Impact Statement*, 2004).

The number of existing college/post-secondary students in the study area was compiled from data provided in the 2011 *Manhattan Community District Profiles* for Districts 5 and 6, supplemented with information obtained from the administrative offices of additional educational institutions identified within the study area. All students (100 percent of the enrollment) at all of the schools were included in the analysis, even though they do not comprise a year-round population and only a portion of the entire student population visits the campuses in the study area on any given day. For schools with multiple campuses, only those students who attend campuses located within the study area were included as part of the non-residential population. In total, 8,676 college/post-secondary students at 11 institutions were included in the non-residential population, as shown in Table 4.3.

Table 4.3: Existing College/Post-Secondary Student Population in the Open Space Study Area

Census Tract	Name of College/Post-Secondary Educational Institution/Campus	Student Population
78	N/A	0
80	New York Business Institute	40
82	Gemological Institute of America	140
	Shillington School of Graphics	46
	Wood Tobe-Coburn School	635
84	Katherine Gibbs School	234
	The New Community College at CUNY	300
86.02	N/A	0
88	N/A	0
90	N/A	0
92	N/A	0
94	Berkeley College	5,202
96	Christie's Education, Inc.	84
	New York State College of Optometry (SUNY)	303
98	N/A	0
100	Sotheby's Institute of Art	125
102	Laboratory Institute of Merchandising	1,567
104	N/A	0
108	N/A	0
112.01	N/A	0
112.02	N/A	0
112.03	N/A	0
114.01	N/A	0
114.02	N/A	0
TOTAL POPULATION	**N/A**	**8,676**

An estimate of hotel occupancy was used as a proxy measure for the study area's average daily visitor population. In a review of study area hotels provided by Urbanomics, there are 94 hotels in the study area, which collectively have 24,220 rooms. According to the "November 2014 Economic Snapshot," prepared by the New York City Economic Development Corporation, the Manhattan hotel occupancy rate in September 2014 was 89.5 percent. Using the assumption of two people per occupied hotel room, as was used in the *Special West Chelsea District Rezoning and High Line Open Space Environmental Impact Statement* (EIS), hotel occupancy in the study area was estimated at 43,354 persons, which was used in the open space analysis as a surrogate for the study area's visitor population. Therefore, as shown in Table 4.2, the total adjusted non-residential population in the quarter-mile study area—including workers, college/post-secondary students, and visitors—is estimated at 570,545 persons.

Residential Population

Table 4.4 shows the existing residential population in the study area, based on population data at the census tract level from the 2010-2014 American Community Survey 5-Year Estimates. The total residential population of the census tracts that comprise the study area is 58,859.

Table 4.4: Existing Residential Population in the Open Space Study Area

Census Tract	Residential Population
78	7,640
80	4,921
82	3,427
84	1,885
86.02	0
88	6,747
90	7,194
92	1,700
94	33
96	147
98	7,233
100	1,826
102	225
104	1,021
108	8,731
112.01	843
112.02	266
112.03	1,298
114.01	1,337
114.02	2,385
TOTAL POPULATION	**58,859**

Source: 2010-2014 American Community Survey 5-Year Estimates

Total User Population

As shown in Table 4.5, the total user population (i.e., residents plus non-residents) within the study area is estimated at 629,404. The analysis conservatively assumes that residents and non-residents are separate populations, although it is possible that some of the employees and students counted among the non-residential population also reside in the study area. Consequently, there is likely some double-counting of the daily user population in the study area, resulting in a more conservative analysis.

Table 4.5: Summary of Open Space User Groups within the Study Area

User Group	Study Area Population
Non-residents	570,545
Residents	58,859
TOTAL	**629,404**

Inventory of Publicly Accessible Open Space

Open space that is accessible to the public on a constant and regular basis, including for designated daily periods, is defined as publicly accessible and is analyzed as such per *CEQR Technical Manual* guidelines. Publicly accessible open space may be under government or private jurisdiction and includes open space designated through regulatory approvals, such as public plazas. Private open

space—that which is not publicly accessible or is available only to limited users and is not available to the public on a constant and regular basis—is not included in CEQR-compliant quantitative open space analyses.

In addition to the distinction between public and private open spaces, individual spaces may also be classified as either active or passive, according to the types of activities for which the space is primarily used. Open space that is used for sports, exercise, or active play is classified as active and consists mainly of recreational facilities, while open space that is used for relaxation, such as a plaza, is classified as passive. Some types of open space facilities, such as esplanades, may be devoted to both active and passive uses.

In conducting the open space analysis of the Proposed Action, an inventory of all publicly accessible open spaces within the study area was compiled. The open space resources were identified by their location, owner, features, hours of access, total acreage, percentage and acreage of passive and active areas, condition, and utilization. The secondary sources for this analysis included land use and geographic PLUTO data at the tax lot level, additional data provided by the New York City Department of Parks and Recreation (DPR), and *Privately Owned Public Space: The New York City Experience* (2000), a collaboration of DCP, Jerold S. Kayden, and the Municipal Art Society. To supplement the secondary sources, field surveys of open space resources were conducted in October 2016. The field surveys were conducted on weekdays in good weather and during the peak hours of open space use—which, for commercial areas, are between noon and 2:00 p.m.—in order to provide a conservative assessment of open space utilization levels.

The utilization level of each open space resource is categorized as low, moderate, or heavy, based on *CEQR Technical Manual* guidance. The condition of each open space resource was categorized as excellent, good, fair, or poor; these determinations were made, based on visual assessment during the field surveys. At each inventoried open space, both active and passive areas were noted during the field surveys, but only passive areas are included in the quantitative analysis, which is consistent with *CEQR Technical Manual* guidelines for non-residential analyses. According to the *CEQR Technical Manual*, public open space does not include Greenstreets, malls without seating, or sidewalks.

All of the publicly accessible open space resources that include passive open space within the study area are shown on Figure 4-2 and listed in Table 4.6. Resources within the study area that comprise 100 percent active open space are not included, as the quantitative analysis that follows is based on the availability of passive open space. The study area contains 99 open space resources. These 99 resources comprise 39.33 total acres of open space, of which approximately 39.07 acres (99 percent) are passive open space and 0.21 acres (1 percent) is active open space. There are a few City-owned plazas, vest-pocket parks, and larger City parks within the study area, but the vast majority of the open space resources are privately owned public spaces (POPS) that are located along the street frontage of high-density commercial and residential buildings. These POPS, as well as some of the additional prominent open space resources in the study area, are described below.

Privately Owned Public Spaces (POPS)

Of the 99 open space resources in the study area, 87 are POPS that include a variety of indoor and outdoor public plazas, arcades, through-block connections, and seating areas. Most of the POPS are small outdoor plazas located between the associated building and sidewalk, and only seven of the POPS are larger than 0.5 acres. The POPS in the study area collectively comprise 19.5 acres of open space (or approximately 50 percent of the total publicly accessible open space in the study area), and



Greater East Midtown Rezoning Boundary
Vanderbilt Corridor (Existing Regulations Apply)
Open Space Study Area
Open Space and Recreation (w/ I.D. Label)
Privately Owned Public Space (w/ I.D. Label)

Greater East Midtown Rezoning
Manhattan, New York

Existing Open Space Inventory

Figure 4-2

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are 100 percent passive open space, and provide a range of amenities for the user populations. As documented in *Privately Owned Public Space: The New York City Experience* (2000), and verified by field surveys, many of the POPS offer limited amenities, although there are often steps or plantings with ledges that can be used informally as seats. Other POPS include some combination of seating, tables, garbage cans, drinking fountains, artwork, vendors, and water features. Most of the POPS were created as amenities by developers in exchange for the right to construct additional floor area, in keeping with the concept of incentive zoning, which was introduced in the 1961 New York City Zoning Resolution. The plaza at the Seagram Building (#36 on Figure 4-2) served as a model for the original 1961 POPS design standards, which have subsequently been revised and updated, for instance, to require all plazas to provide at least two seating types. Many of the POPS in the study area were built to the original 1961 standards.

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
1	Trump Plaza, 167 East 61st Street	Ruth, Donald S./ Trump Plaza Owners, Inc.	Plaza, trees, benches, seat wall / ledges, planters with seating ledges, lighting, garbage cans, water feature	8 a.m.–8 p.m. or dark, whichever is later	0.16	100%	0.16	0%	0	Good	Low
2	Central Park / Grand Army Plaza, Central Park South to 62nd Street[1]	NYCDPR	Park and plaza, trees / planted areas with benches and walking paths, pond, nature sanctuary, vehicular drive, travel lane for horse-drawn cabs, vendors, garbage cans	6 a.m.–1 a.m.; plaza open 24 hours/day	9.83	100%	9.83	0%	0	Good	Heavy
3	International Plaza, 750 Lexington Avenue	International Plazas / 750 Lexington Avenue Associates, LLC	Plaza, garbage cans	24 hours/day	0.17	100%	0.17	0%	0	Good	Low
4	General Motors Building, 767 Fifth Avenue	767 Fifth Partners, LLC	Plaza/arcade, potted plants, trees, seat wall / ledges, tables and movable chairs, garbage cans, water feature	24 hours/day	0.59	100%	0.59	0%	0	Good	Moderate
5	500 Park Tower, 500 Park Avenue	Lancelot A. Frick / Edward Bramson	Plaza/arcade, awning, stairs	24 hours/day	0.1	100%	0.1	0%	0	Good	Low
6	499 Park Avenue	Eli Acquisition, LLC	Indoor plaza with connection between Park Avenue and 59th Street, trees, plantings, seat wall / ledges, artwork	24 hours/day	0.05	100%	0.05	0%	0	Excellent	Low
7	110 East 59th Street	Sara E. Fuks	Plaza/arcade	24 hours/day	0.21	100%	0.21	0%	0	Good	Low
8	The Landmark, 300 East 59th Street	Landmark Owners, Inc.	Plaza/arcade, trees, planters with seating ledges, benches, seat wall / ledges, lighting, garbage cans	24 hours/day	0.31	100%	0.31	0%	0	Excellent	Low
9	Solow Building, 9 West 57th Street	Solovieff Realty Co.	Plaza/arcade, plantings, sculpture	24 hours/day	0.61	100%	0.61	0%	0	Good	Low
10	The Galleria, 115 East 57th Street	The Galleria Condo	Indoor plaza, trees, planters, benches, tables and movable chairs, lighting, heating	Mon–Sat, 8 a.m.–10 p.m.; Sun 8 a.m.–6 p.m.	0.17	100%	0.17	0%	0	Excellent	Heavy
11	135 East 57th Street	Wallace, Stratford CT	Plaza, benches, seat wall / ledges, lighting	8 a.m. –sunset	0.17	100%	0.17	0%	0	Fair / partially under construction	Low

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
12	Architects and Designers Building, 150 East 58th Street	Bloom, as Trustee	Indoor plaza, tables and movable chairs, garbage cans, lighting, heating, vendors	24 hours/day	0.08	100%	0.08	0%	0	Excellent	Heavy
13	40 West 57th Street	Lefrak SBN Limited Partnership	Plaza/arcade, through-block connection between 56th and 57th Streets, sculptures	24 hours/day (plaza); 8 a.m. – midnight (through–block connection)	0.22	100%	0.22	0%	0	Excellent	Moderate
14	Trump Tower, 725 Fifth Avenue	Condominium	Indoor plaza with tables and movable chairs, garbage cans, lighting, heating, water feature; outdoor landscaped terraces with trees, planters, benches, seat wall / ledges	8 a.m.–10 p.m., closed for events (indoor plaza); open during store hours (outdoor landscaped terraces)	0.36	100%	0.36	0%	0	Excellent	Moderate
15	590 Madison Avenue	590 Madison Ave, LLC	Indoor plaza/arcade, trees, planters, tables and movable chairs, sculpture, lighting, heating	8 a.m.–10 p.m., closing for events	0.42	100%	0.42	0%	0	Excellent	Moderate
16	450 Park Avenue	450 Park Avenue, LLC	Plaza, planters, benches, garbage cans, gates	24 hours/day	0.09	100%	0.09	0%	0	Good	Low
17	The Morrison, 360 East 57th Street	Condominium	Plaza, trees, planters, garden, benches, seat wall / ledges, lighting	24 hours/day	0.03	100%	0.03	0%	0	Good	Low
18	1370 Sixth Avenue	Avenue of Americas, LLC	Plaza	24 hours/day	0.1	100%	0.1	0%	0	Good	Moderate
19	712 Fifth Avenue	712 Fifth Avenue, LP	Plaza with planters; passageway	24 hours/day (plaza); Mon–Sat, 8 a.m.–8 p.m. (passageway)	0.07	100%	0.07	0%	0	Good	Low
20	Sony Plaza, 550 Madison Avenue	550 Madison Avenue Trust, LTD	Indoor plaza with tables and movable chairs, benches, garbage cans, plantings, lighting, vendors, exhibition space, through-block connection between 55th and 56th Streets; outdoor arcade with potted plants, garbage cans	7 a.m.–11 p.m. (Indoor plaza); 24 hours/day (Outdoor arcade)	0.32	100%	0.32	0%	0	Excellent	Moderate
21	Park Avenue Tower, 65 East 55th Street	NY-Midtown Properties	Plaza, planters with seating ledges, garbage cans	24 hours/day	0.15	100%	0.15	0%	0	Excellent	Low
22	919 Third Avenue	919 Ground Lease, LLC	Plaza, planters, seat wall, lighting, garbage cans	24 hours/day	0.43	100%	0.43	0%	0	Good	Low
23	1350 Sixth Avenue	SL Green Realty Corp.	Plaza, seating ledges, sculpture	24 hours/day	0.13	100%	0.13	0%	0	Good	Low

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
24	535 Madison Avenue	Madison Tower Association	Plaza/arcade, tables and movable chairs, trees, planters with seating ledges	24 hours/day	0.15	100%	0.15	0%	0	Excellent	Low
25	1330 Sixth Avenue	1330 Acquisition Co.	Plaza, seat wall / ledges, seating steps, potted plants, sculpture	24 hours/day	0.14	100%	0.14	0%	0	Good	Low
26	Paley Park, 3 East 53rd Street	Greenpark Foundation, Inc.	Vest-pocket park, trees, plantings, tables and movable chairs, drinking fountain, garbage cans, water feature	Dawn to dusk	0.1	100%	0.1	0%	0	Excellent	Low
27	520 Madison Avenue	Eli Acquisition, LLC	Plaza, trees, tables and movable chairs	24 hours/day	0.06	100%	0.06	0%	0	Good	Low
28	Lever House, 390 Park Avenue	390 Park Avenue Associates	Plaza, trees, planters, benches, lighting, sculpture	24 hours/day	0.26	100%	0.26	0%	0	Excellent	Moderate
29	Citigroup Center, 153 East 53rd Street	Citibank N A	Indoor plaza with planters, tables and movable chairs, garbage cans, lighting, heat, piano, WiFi; outdoor plaza with trees, planters, garbage cans, water feature, vendors, lighting	7 a.m.–11 p.m., closed for events (Indoor plaza); 24 hours/day (Outdoor plaza)	0.45	100%	0.45	0%	0	Excellent	Heavy
30	The Brevard, 245 East 54th Street	Brevard Owners Corp.	Plaza, trees, planters, lighting, tables and movable chairs, bench walls, garbage cans	24 hours/day	0.21	100%	0.21	0%	0	Good	Low
31	Connaught Tower, 300 East 54th Street	Connaught Tower AKA 3	Plaza/park, trees, planters with seating ledges, garbage cans, sculpture	24 hours/day	0.28	100%	0.28	0%	0	Good	Low
32	CBS, 51 West 52nd Street	CBS, Inc.	Plaza, seat wall / ledges	24 hours/day	0.22	100%	0.22	0%	0	Good	Moderate
33	Morgan Stanley Smith Barney, 31 West 52nd Street	40 West 53rd Partners	Plaza, trees, plantings, seat wall / ledges, garbage cans, sculptures, through-block connection between 52nd and 53rd Streets	24 hours/day	0.28	100%	0.28	0%	0	Good	Moderate
34	HarperCollins Publishers, 10 East 53rd Street	Millennium Estates, LTD / 10E53 Owner, LLC	Plaza/arcade with planters; through-block connection to 52nd Street with retail, seat wall / ledges	24 hours/day	0.15	100%	0.15	0%	0	Excellent	Low
35	Park Avenue Plaza, 55 East 52nd Street	Park Avenue Plaza Owner, LLC	Indoor plaza, tables and movable chairs, garbage cans, lighting, heating, vendors, exhibition space, waterfall, piano, artwork	8 a.m.–10 p.m.	0.3	100%	0.3	0%	0	Excellent	Heavy
36	Seagram Building, 375 Park Avenue	375 Park Ave, LP	Plaza, seat wall / ledges, sculpture, water feature	24 hours/day	0.37	100%	0.37	0%	0	Excellent	Low

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
37	599 Lexington Avenue	BP 599 Lexington Avenue	Plaza, planters, benches, lighting	24 hours/day	0.34	100%	0.34	0%	0	Good	Low
38	875 Third Avenue	Eli Acquisition, LLC	Indoor plaza with planters, tables and movable chairs, garbage cans, lighting, heat, food court, bathrooms; outdoor plaza/arcade with tables and movable chairs, planters with seating ledges	Mon–Sat, 7 a.m.–11 p.m. / Sun and holidays, 11 a.m.–7 p.m. (Indoor plaza); 24 hours/day (Outdoor plaza/arcade)	0.66	100%	0.66	0%	0	Excellent	Moderate
39	650 Fifth Avenue	650 Fifth Avenue Company	Ground-level plaza with planters; below-ground level plaza with tables and movable chairs, fixed individual seats, garbage cans, food vendor, lighting, potted plants	24 hours/day (above–ground plaza); 7 a.m.–midnight (below–ground level plaza)	0.1	100%	0.1	0%	0	Good	Moderate
40	The Olympic Tower, 645 Fifth Avenue	Olympic Tower Condominium	Indoor plaza with planters, tables and movable chairs, piano, artwork, restrooms, telephones	7 a.m.–midnight	0.2	100%	0.2	0%	0	Excellent	Heavy
41	40 East 52nd Street	40 East 52nd Street, LP	Plaza, seat wall / ledges, planters, sculptures, garbage cans, lighting	24 hours/day	0.09	100%	0.09	0%	0	Excellent	Low
42	345 Park Avenue	345 Park Avenue, LP	Plaza, trees, planters with seating ledges, benches, seat wall / ledges, sculpture	24 hours/day	0.47	100%	0.47	0%	0	Good	Low
43	Greenacre Park, 217 East 51st Street	Greenacre Foundation	Vest-pocket park, sculptures, trees, plantings, gazebo, tables and movables chairs, marble benches, waterfall	Dawn to dusk	0.15	100%	0.15	0%	0	Excellent	Low
44	St. Patrick's Cathedral, 460 Madison Avenue	Diocese of New York	Plaza, steps	24 hours/day	0.74	100%	0.74	0%	0	Good	Moderate
45	New York Palace Hotel, 457 Madison Avenue	New York Palace Hotel	Courtyard, plantings	24 hours/day	0.14	100%	0.14	0%	0	Good	Low
46	560 Lexington Avenue	Archbishop of New York / 560 Lexco	Indoor plaza with trees, planters, tables and movable chairs, garbage cans, artwork, vendors, heating; outdoor arcade with benches, lighting	24 hours/day	0.14	100%	0.14	0%	0	Excellent	Moderate

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
47	Rockefeller Plaza, 48th Street to 51st Street, between Fifth and Sixth Avenues	Rockefeller Group	Plaza, trees, plantings, through-block connections, garbage cans, ice skating rink (seasonal), retail frontage	24 hours/day (plaza); 7 a.m. – midnight (ice skating rink, seasonal)	0.83	75%	0.62	25%	0.21	Excellent	Heavy
48	Wells Fargo Building, 437 Madison Avenue	Madison Avenue Leasehold, LLC	Plaza/arcade, seat wall / ledges, seating steps, lighting	24 hours/day	0.28	100%	0.28	0%	0	Fair	Low
49	800 Third Avenue	800 Third Avenue Association	Plaza/arcade, trees, planters with seating ledges, garbage cans, bicycle racks	24 hours/day	0.04	100%	0.04	0%	0	Good	Low
50	Crystal Pavilion, 805 Third Avenue	805 Third New York, LLC	Indoor plaza with tables and movable chairs, piano	Mon–Fri, 8 a.m.–7 p.m.	0.39	100%	0.39	0%	0	Excellent	Heavy
51	Sterling Plaza, 255 East 49th Street	Sterling Plaza Condominium	Plaza, trees, planters with seating ledges, benches, seat wall / ledges, lighting, sculpture, bicycle racks	24 hours/day	0.11	100%	0.11	0%	0	Good	Moderate
52	Tower 49, 12 East 49th Street	Kato Kagaku Co., LTC	Plaza/arcade, trees, planters, marble benches, seat wall / ledges	24 hours/day	0.27	100%	0.27	0%	0	Excellent	Low
53	280 Park Avenue	Broadway 280 Park Fee	Plaza, trees, planters with seating ledges, tables and movable chairs, lighting	24 hours/day	0.4	100%	0.4	0%	0	Good	Low
54	299 Park Avenue	Fisher-Park Lane Owner, LLC	Plaza/arcade, trees, planters, benches, garbage cans	24 hours/day	0.36	100%	0.36	0%	0	Good	Low
55	Cosmopolitan Condominiums, 141 East 48th Street	The Cosmo Condo	Plaza, trees, planters with seating ledges, seat wall / ledges	24 hours/day	0.06	100%	0.06	0%	0	Good	Low
56	780 Third Avenue	Teachers Insurance and Annuity Assoc. of America	Plaza, seat wall / ledges, lighting, food trucks	24 hours/day	0.09	100%	0.09	0%	0	Good	Moderate
57	777 Third Avenue	7 Third Ave Leasehold, LLC	Plaza/arcade, benches, seating swing, trees, planters	24 hours/day	0.27	100%	0.27	0%	0	Good	Moderate
58	Libya House, 309 East 48th Street	Government Socialstetal	Plaza/arcade, planters	24 hours/day	0.07	100%	0.07	0%	0	Good	Low
59	100 United Nations Plaza / 871 United Nations Plaza	Condominium	Plaza, trees, planters with seating ledges, seat wall / ledges, sculpture, water feature	24 hours/day	0.28	100%	0.28	0%	0	Excellent	Moderate
60	767 Third Avenue	767 Third Avenue, LLC	Plaza/arcade, seat wall / ledges, seating steps, benches, tables and chairs, garbage cans	24 hours/day	0.16	100%	0.16	0%	0	Good	Low

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
61	1 Dag Hammarskjold Plaza, 885 Second Avenue	Plaza Tower, LLC	Plaza, trees, planters, benches, seat wall / ledges, garbage cans	24 hours/day	0.38	100%	0.38	0%	0	Good	Low
62	Trump World Tower, 845 First Avenue	Condominium	Plaza, trees, planters with seating ledges, seat wall / ledges, benches, lighting	24 hours/day	0.15	100%	0.15	0%	0	Good	Low
63	575 Fifth Avenue	Condominium	Indoor plaza with tables and movable chairs, garbage cans, lighting, heating; outdoor arcade	7 a.m.–midnight (indoor plaza); 24 hours/day (outdoor arcade)	0.23	100%	0.23	0%	0	Excellent	Moderate
64	245 Park Avenue	Brookfield Financial	Plaza/arcade	24 hours/day	0.76	100%	0.76	0%	0	Good	Low
65	747 Third Avenue	4 Third Avenue Fee	Plaza, tables and fixed chairs, seat wall / ledges, lighting, gazebo, artwork	24 hours/day	0.1	100%	0.1	0%	0	Good	Low
66	212 East 47th Street	Condominium	Plaza, benches, lighting, garbage cans	24 hours/day	0.12	100%	0.12	0%	0	Excellent	Heavy
67	Dag Hammarskjold Tower, 240 East 47th Street	Dag Hammarskjold Tower	Plaza, trees, planters with seating ledges, benches, lighting, garbage cans, water feature	24 hours/day	0.24	100%	0.24	0%	0	Good	Low
68	Dag Hammarskjold Plaza, 866 Second Avenue	Condominium	Plaza/arcade, planters with seating ledges	24 hours/day	0.04	100%	0.04	0%	0	Good	Low
69	Dag Hammarskjold Plaza, 833 First Avenue	NYCDPR	Plaza, trees, garden, benches, lighting, garbage cans, sculptures, steel lattice dome	24 hours/day	1.59	100%	1.59	0%	0	Good	Low
70	1166 Sixth Avenue	A of A Condo	Plaza/arcade, tables and movable chairs, benches, seat walls / ledges, garbage cans, lamps, trees, plantings, sculpture, through-block connection between 45th and 46th Streets	24 hours/day	0.63	100%	0.63	0%	0	Excellent	Low
71	Belmont Public Plaza, 320 East 46th Street	E. 46th Realty, LLC	Plaza, trees, planters, benches, lighting, garbage cans	8 a.m.–8 p.m. or dark, whichever is later	0.17	100%	0.17	0%	0	Good	Low
72	Two Grand Central Tower,140 East 45th Street	2 GCT Partners, LLC	Plaza/arcade, planters, garbage cans	24 hours/day	0.11	100%	0.11	0%	0	Good	Low
73	425 Lexington Avenue	Hines 425 Lexington Avenue, LLC	Plaza, seat wall / ledges, planters with seating ledges, garbage cans	5/1–9/30, 7 a.m.–11:30 p.m.; 10/1–4/30, 7 a.m.–7 p.m.	0.1	100%	0.1	0%	0	Good	Low
74	685 Third Avenue	Pfizer, Inc.	Vest-pocket park, trees, benches	10 a.m.–dusk	0.09	100%	0.09	0%	0	Good	Low

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
75	International Plaza, 303 East 43rd Street	43 St Second Ave, Corp.	Plaza, trees, planters, seats, garbage cans	24 hours/day	0.08	100%	0.08	0%	0	Good	Low
76	Grace Plaza, 1114 Sixth Avenue	1114 Trizechahn-Swig, LLC	Plaza/arcade, trees, plantings, tables and movable chairs, benches, garbage cans, water fountain, food vendor	24 hours/day	0.52	100%	0.52	0%	0	Good	Low
77	Emigrant Savings Bank, 6 East 43rd Street	6 East 43rd Street Corp.	Plaza, planters with seating ledges, statue	24 hours/day	0.03	100%	0.03	0%	0	Excellent	Low
78	201 East 42nd Street	Staples The Office Superstore East, Inc.	Plaza, trees, planters, seat wall / ledges	24 hours/day	0.03	100%	0.03	0%	0	Fair	Low
79	Tudor City Greens (1 of 2),Tudor City Place, East 42nd Street to East 43rd Street	NYCDP / Trust for Public Land	Park/plaza, plantings, trees, lamps, benches, movable chairs, walking path	7 a.m.–11 p.m.	0.25	100%	0.25	0%	0	Good	Moderate
80	Ralph Bunche Park, 741 First Avenue	NYCDPR	Park/plaza, plantings, benches, sculpture	24 hours/day	0.42	100%	0.42	0%	0	Good	Moderate
81	Bryant Park, Sixth Avenue from West 40th Street to West 42nd Street	NYCDPR	Tables and movable chairs, benches, lighting, trees, monuments / fountains, drinking fountain, garbage cans, vendors, carrousel, game area, petanque courts, ping pong area, reading area, piano, ice rink (seasonal), subway access (B, D, F, M, 7)	opens at 7 a.m. daily; closing time varies with month, ranging from 7 p.m. to midnight	4.58	100%	4.58	0%	0	Excellent	High
82	New York Public Library, Fifth Avenue at 42nd Street	New York Public Library	Plaza/terrace, tables and movable chairs, seating steps, statues, trees, plantings	24 hours/day	1.01	100%	1.01	0%	0	Excellent	Moderate
83	Sculpture Court at Phillip Morris International, 120 Park Avenue	120 Park Avenue Associates, LLC	Indoor arcade with tables and movable chairs, plantings, seat wall / ledges, garbage cans; outdoor arcade with seat wall / ledges	Mon–Sat, 7:30 a.m.–9:30 p.m., / Sun, 11 a.m.–7 p.m. (indoor arcade); 24 hours/day (outdoor arcade)	0.21	100%	0.21	0%	0	Good	High
84	Tudor City Greens (2 of 2),Tudor City Place, East 41st Street to East 42nd Street	NYCDPR / Tudor City Greens, Inc.	Park/plaza, plantings, trees, lamps, benches, movable chairs, walking path	7 a.m.–11 p.m.	0.25	100%	0.2	0%	0	Excellent	Low
85	Trygve Lie Plaza, 725 First Avenue	NYCDPR	Plaza, trees, planters with seating ledges, benches, lighting	24 hours/day	0.1	100%	0.1	0%	0	Good	Low

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
86	101 Park Avenue	101 Park Avenue Associates, LLC	Plaza/arcade, plantings, seat wall / ledges, seating steps	24 hours/day	0.34	100%	0.34	0%	0	Excellent	Low
87	Grand Central Plaza, 622 Third Avenue	622 Third Ave Company, LLC	Outdoor plaza with trees, planters with seating ledges, benches, seat wall / ledges, garbage cans; indoor arcade with benches, seat wall / ledges, lighting, heating; landscaped terrace with trees, planters with seating ledges, benches, tables and movable chairs, lattice, garbage cans	24 hours/day (outdoor plaza); weekdays 7 a.m.–8 p.m. / weekends 9 a.m.–6 p.m. (indoor arcade); 4/1–11/1, weekdays 7 a.m.–8 p.m. / weekends 9 a.m.–6 p.m., 11/2–3/31, weekdays 9 a.m.–6 p.m. / weekends closed (landscaped terrace)	0.62	100%	0.62	0%	0	Excellent / partially under construction	Moderate
88	The Vanderbilt, 235 East 40th Street	Vanderbilt Condominium	Plaza, trees, planters, seat wall / ledges, chairs, lighting, garbage cans, drinking fountain	24 hours/day	0.2	100%	0.2	0%	0	Good	Low
89	Archstone, 245 East 40th Street	ASN Murray Hill, LLC	Plaza/arcade, planters	24 hours/day	0.18	100%	0.18	0%	0	Good	Low
90	445 Fifth Avenue	Fifth Ave Condo - B.H.	Plaza, trees, planters, seat wall / ledges, garbage cans	24 hours/day	0.05	100%	0.05	0%	0	Good	Moderate
91	600 Third Avenue	Third Avenue Tower Owner, LLC	Plaza/arcade, trees, planters with seating ledges, tables and movable chairs, lighting, garbage cans	24 hours/day	0.2	100%	0.2	0%	0	Good	Low
92	The Highpoint, 250 East 40th Street	Highpoint Condominium	Plaza, seat wall / ledges, garbage cans, water feature, bicycle rack	24 hours/day	0.15	100%	0.15	0%	0	Good	Low
93	Eastgate Tower Hotel, 222 East 39th Street	Eastgate Tower Hotel	Plaza, planters, tables and movable chairs, lighting, garbage cans	24 hours/day	0.09	100%	0.09	0%	0	Good	Low
94	The Whitney Condominium, 311 East 38th Street	The Whitney Condominium	Plaza, seat wall / ledges, lighting, garbage cans	24 hours/day	0.07	100%	0.07	0%	0	Fair	Low
95	420 Fifth Avenue	Dryland Properties, LLC / CVS Albany, LLC	Plaza, trees, planters, potted plants, seat wall / ledges, lighting, garbage cans, bicycle rack	24 hours/day	0.09	100%	0.09	0%	0	Excellent	Low
96	Murray Hill Mews, 160 East 38th Street	Murray Hill Mews Owners, CP	Plaza, trees, planters, benches, lighting, garbage cans	9 a.m.–sunset	0.15	100%	0.15	0%	0	Excellent	Low

Table 4.6: Inventory of Existing Open Space Resources Included in the Quantitative Analysis (Continued)

Map No.	Name / Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres	Condition	Utilization
97	240 East 38th Street	Condominium	Plaza/arcade, trees, planters with seating ledges, seat wall / ledges, lighting	24 hours/day	0.33	100%	0.33	0%	0	Good	Moderate
98	The Corinthian, 330 East 38th Street	The Corinthian Condominium	Plaza, trees, planters with seating ledges, seat wall / ledges, benches, lighting, garbage cans, bicycle rack	24 hours/day	0.15	100%	0.15	0%	0	Good	Low
99	40-50 East 57th Street/434 Park Avenue	56th and Park (NY) Owner, LLC/T&A Holdings, LLC	Plaza	24 hours/day	0.14	100%	0.14	0%	0	Good/ partially under construction	Low
				STUDY AREA TOTAL	**39.33**	**99%**	**39.07**	**1%**	**0.21**		

Sources: New York City Department of Parks and Recreation open space database; *Privately Owned Public Spaces: The New York City Experience* (2000); Field Surveys Conducted October 2016

Notes:

[1] As Central Park extends north to 110th Street and west to Central Park West, only the portion that falls within the study area is included in the quantitative analysis. Thus, the number of "total acres" refers to the total open space within the study area.

Bryant Park

Bryant Park (#81 on Figure 4-2) is a 4.58-acre park that extends from West 40th Street to West 42nd Street, between Fifth and Sixth Avenues, and is located immediately west of the iconic New York Public Library main branch (Stephen A. Schwarzman Building). Though the space has been called Bryant Park since 1842, the park opened in its current form in 1934, characterized by a large central lawn (300 feet long by 215 feet wide), formal pathways, stone balustrades, allées of London Plane trees, and at the west end, an oval plaza containing a black granite ornamental fountain known as the Josephine Shaw Lowell Memorial Fountain. The park is lined with many additional monuments, including several bronze statues on the north, south, and west sides of the park, as well as classical ornaments on the library's rear along the east side of the park. In 1974, the New York City Landmarks Preservation Commission designated Bryant Park as a Scenic Landmark. A major restoration effort was completed in 1992, led by the Bryant Park Corporation, and now more than 6 million people visit the park annually to enjoy its amenities, which include two restaurant pavilions and four concession kiosks.

Central Park

Central Park is an 840-acre park in the middle of Manhattan that extends from West 59th Street to West 110th Street, between Fifth Avenue and Central Park West. Designed by Frederick Law Olmsted and Calvert Vaux, Central Park is the first public park built in America, and it was designated as a National Historic Landmark in 1962. Recreational facilities include a range of sports courts and fields, an ice skating rink, swimming pools, greenways, horseback riding trails, and playgrounds, and the Park includes many historic houses, a nature center, and a wildlife center. The portion of Central Park included in the open space study area spans from approximately Central Park South to West 62nd Street, also encompassing Grand Army Plaza, and comprises an estimated 9.83 acres (#2 on Figure 4-2). This southeastern portion of Central Park consists mainly of The Pond, the Hallett Nature Sanctuary, trees and planted areas with benches and walking paths, and part of East Drive that provides both vehicular access and a lane for horse-drawn cabs. Just north of the study area boundary is the Central Park Zoo.

Dag Hammarskjold Plaza

Dag Hammarskjold Plaza (#69 on Figure 4-2) is a 1.59-acre City-owned plaza that is located on the south side of East 47th Street between First and Second Avenues, near the United Nations Headquarters complex. For many years, it has served as a popular gathering place for public demonstrations. In 1997, the plaza underwent a $2.3 million reconstruction, which created a symmetrical layout from north to south with six steel pavilions each housing a fountain. The reconstruction also included the planting and dedication of the Katharine Hepburn Garden on the south side of the park. In 1998-99, the park area was expanded by one-half acre to the north to provide a visual link to the United Nations lawn and promenade. The plaza was improved with new trees, a steel lattice dome, additional park benches, and improved lighting.

Assessment of Open Space Adequacy

As discussed in Section 4.3, the open space analysis focuses on passive open space that may be used by non-residential populations of workers and other daytime users. Using *CEQR Technical Manual* guidelines, the adequacy of open space was first analyzed quantitatively by comparing the ratio of existing passive open space acreage in the study area per 1,000 non-residents with the CEQR

benchmark of 0.15 acres of passive open space per 1,000 non-residents. Additionally, the quantitative analysis compares the open space ratio for the combined non-residential and residential population in the study area to the CEQR benchmarks, based on the recommended weighted average of 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents.

The study area includes 39.33 acres of open space, of which approximately 39.07 acres (99 percent) are for passive use. The existing non-residential population in the study area was estimated at 570,545 (Table 4.2), and the combined residential and non-residential population was estimated at 629,404 (Table 4.5). As shown in Table 4.7, the study area has an existing open space ratio of 0.068 acres of passive open space per 1,000 non-residents, less than half the optimal ratio for non-residential populations of 0.15 acres of passive open space per 1,000 non-residents. The combined open space ratio is 0.062 acres of passive open space per 1,000 non-residents and residents, which is lower than the weighted average benchmark of 0.183. Thus, based on the quantitative analysis, there is an existing deficiency in passive open space to serve the non-residential population, as well as the combined non-residential and residential population.

Table 4.7: Existing Conditions: Adequacy of Open Space Resources

	Total Population	Open Space Acreage[1]			Open Space Ratios Per 1,000 People			CEQR Open Space Ratio Benchmark		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Non-Residents	570,545	39.33	39.07	0.21	N/A	0.068	N/A	N/A	0.15	N/A
Combined Non-Residents and Residents	629,404				N/A	0.062	N/A	N/A	0.183[1]	N/A

Notes:
[1] Based on a target open space ratio established by creating a weighted average of the amount of open space necessary to meet the CEQR benchmark of 0.5 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents.

The Future without the Proposed Action (No-Action Condition)

Study Area Population

In the future without the Proposed Action, it is anticipated that the current development patterns in the open space study area would continue, including a combination of new construction and repurposing of existing buildings. Given existing zoning and land use trends, it is expected that over the analysis period, the proposed rezoning area would experience growth, much of it being in non-office uses including hotels and residential buildings, as well as the conversion of a number of existing office buildings to other, predominantly residential, uses.

In addition to the No-Action Condition, several developments within the open space study area are either planned or currently under construction, all of which are anticipated to be completed by the 2036 analysis year. Table 4.8 lists the locations of these development projects and the corresponding estimates of residential and non-residential populations generated by these projects; additional details about the specific development projects are provided in Chapter 2, "Land Use, Zoning, and Public Policy" (Figure 2-9 and Table 2.4). Overall, as shown in Table 4.8, these developments would generate an estimated 15,223 additional residents and 30,246 additional non-residents, comprising 25,220 workers and 5,026 visitors.

As a result, in the future without the Proposed Action, the total study area population would be an estimated 598,980 non-residents and 673,217 combined non-residents and residents.

Table 4.8: Development Projects in the Future without the Proposed Action

Map No.	Development Name/Location[1]	Estimated Residents[2]	Estimated Non-Residents[3]	
			Estimated Workers[4]	Estimated Visitors[5]
1	520 Park Avenue (43 East 60th Street)	67	2	0
2	118 East 59th Street	47	20	0
3	200 East 59th Street	109	32	0
4	434 Park Avenue	235	231	0
5	Art & Design HS & PS 59, 252 East 57th Street	522	13	0
6	53 West 53rd Street, (Tower Verre)	489	75	299
7	10 East 53rd Street (near 5th Avenue)	0	0	0
8	John Pierce Residences, 11 East 51st Street	438	69	0
9	614 Lexington Avenue (100 East 53rd Street)	78	132	621
10	232 East 54th Street	122	3	0
11	959 First Avenue	186	5	0
12	Waldorf-Astoria Hotel	2,199	206	716
13	138 East 50th Street	0	286	1,368
14	303 East 51st Street	183	29	0
15	301 East 50th Street	88	21	0
16	131-141 East 47th Street	225	6	0
17	145 East 47th Street	2	35	166
18	313-317 East 46th Street	122	3	0
19	Stanford Hotels, 120 West 41st Street	0	49	233
20	7 Bryant Park	0	1,884	0
21	516-520 Fifth Avenue	236	198	419
22	14-20 West 40th Street	148	98	385
23	343 Madison Avenue	0	3,733	0
24	One Vanderbilt	0	7,291	0
25	23 East 39th Street	0	37	175
26	686-700 Third Avenue	0	158	0
27	212-214 East 44th Street	699	24	0
28	219 East 44th Street	18	87	412
29	227-235 East 44th Street	0	49	233
30	12 East 37th Street	106	3	0
31	210 East 39th Street	93	26	0
32	225 East 39th Street	606	15	0

Table 4.8: Development Projects in the Future without the Proposed Action (Continued)

Map No.	Development Name/Location[1]	Estimated Residents[2]	Estimated Non-Residents[3]	
			Estimated Workers[4]	Estimated Visitors[5]
33	Perlbinder, 245 East 36th Street	782	19	0
34	UNDC Project/Robert Moses Playground	0	3,800	0
35	First Avenue Properties	6,791	6,512	0
36	172 Madison Avenue	112	16	0
37	160 Madison Avenue	520	53	0
	STUDY AREA TOTAL	**15, 223**	**25, 220**	**5,026**

Sources: New York City Department of Buildings website; New York City Department of City Planning; New York City Department of Transportation

Notes:

* Assumes 1.63 persons per DU (based on 2014 American Community Survey data for the rezoning area)

** Assumes 1 employee per 250 sf of office, 3 employees per 1,000 sf of retail, 1 hotel employee per 2.67 hotel rooms (650 sf per hotel room), 1 residential building employee per 25 DUs, 1 employee per 1,000 sf of community facility uses, and 1 employee per 10,000 sf of parking floor area (200 sf per parking space).

*** Visitor population represents an estimate of the number of hotel guests based on information from Urbanomics, multiplied by an 89.5 percent occupancy rate (from New York City Economic Development Corporation, November 2014 Economic Snapshot) multiplied by 2 people per occupied hotel room (from Special West Chelsea District Rezoning and High Line Open Space Environmental Impact Statement, 2004).

Open Space Resources

In the future without the Proposed Action, four new publicly accessible passive open space resources—collectively comprising 0.66 acres—would be added within the study area by the 2036 analysis year (Table 4.9 and Figure 4-3).



Greater East Midtown Rezoning Boundary
Vanderbilt Corridor (Existing Regulations Apply)
Open Space Study Area
Existing Open Space and Recreation (w/ I.D. Label)
No-Action Open Space and Recreation (w/ I.D. Label)
Privately Owned Public Space (w/ I.D. Label)

Greater East Midtown Rezoning
Manhattan, New York

Open Space Resources in the No-Action Condition

Figure 4-3

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Table 4.9: New Open Space Resources in the Future without the Proposed Action

Map No.	Name/Location	Owner	Description	Hours of Access	Total Acres	% Passive	Passive Acres	% Active	Active Acres
100	7-11 East 51st Street/ 12-16 East 52nd Street	Unknown	New plaza	24 hours/day	0.07	100%	0.07	0%	0.00
104	Vanderbilt Avenue, between East 42nd and East 43rd Streets	New York City Department of Transportation	New plaza	24 hours/day	0.28	100%	0.28	0%	0.00
105	Pershing Square Plaza, Park Avenue between East 41st and East 42nd Streets	New York City Department of Transportation	New plaza	24 hours/day	0.37	100%	0.37	0%	0.00
106	Portion of First Avenue Properties, 685 First Avenue	East River Realty Company, LLC	New landscaped area	24 hours/day	0.17	100%	0.17	0%	0.00
				STUDY AREA TOTAL	**0.66**	**100%**	**0.66**	**0%**	**0.00**

Planned New York City Department of Transportation open space resource projects within the study area include:

- A 0.37-acre plaza on both sides of Park Avenue between East 41st and East 42nd Streets, which will be created as part of the NYC Plaza Program, an initiative to transform underused streets into vibrant, social public spaces (#105 on Figure 4-3). This permanent year-round public plaza will be known as Pershing Square Plaza, taking the same name as the existing seasonal plaza that occupies only the west side of Park Avenue between East 41st and East 42nd Streets.

  The existing plaza was not included in the quantitative analysis of Existing Conditions because it is currently only a seasonal open space, whereas the planned permanent plaza was considered under the No-Action Condition, in recognition of its future year-round use.

- A 0.28-acre plaza on Vanderbilt Avenue between East 42nd and East 43rd Streets (No. 104 on Figure 4-3) would comprise a 60-foot-wide by 200-foot-long area along Vanderbilt Avenue that will be closed to vehicular traffic and dedicated to pedestrian use.

Two planned private developments would provide on-site, publicly accessible plazas within the study area, as follows:

- A mixed commercial/residential development at 7-11 East 51st Street/12-16 East 52nd Street (No. 100 on Figure 4-3) would include a 0.07-acre plaza.

- The portion of the First Avenue Properties development site within the study area (685 First Avenue, No. 106 on Figure 4-3) would include a 0.17-acre publicly accessible landscaped area. According to the *First Avenue Properties Rezoning Final Supplemental EIS* (2008), the open space at 685 First Avenue would include a grassy area with trees and plantings along East 40th Street, a paved walkway on the east side of the building fronting a vehicular drive, and a paved area with benches fronting First Avenue, as well as benches at the corner of First Avenue and East 40th Street.

Assessment of Open Space Adequacy

In the No-Action Condition, it is anticipated that new development in the study area would result in a population increase of 28,435 non-residents and 43,813 combined non-residents and residents, compared to Existing Conditions. Additionally, the supply of publicly accessible passive open space in the study area is expected to increase by 0.66 acres from Existing Conditions, accounting for the four new open space resources described above and in Table 4.9. Therefore, as shown in Table 4.10, the ratio of passive open space in the No-Action Condition would be 0.066 per 1,000 non-residents, which remains less than half of the CEQR benchmark of 0.15. The combined open space ratio would be 0.059 acres of passive open space per 1,000 non-residents and residents, which is lower than the weighted average benchmark of 0.189. Thus, in the No-Action Condition, the amount of passive open space available to serve the non-residential population, as well as the combined non-residential and residential population, would continue to be less than the benchmarks established in the *CEQR Technical Manual*.

Table 4.10: No-Action Condition - Adequacy of Open Space Resources

	Total Population	Open Space Acreage			Open Space Ratios Per 1,000 People			CEQR Open Space Ratio Benchmark		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Non-Residents	598,980	39.94	39.73	0.21	N/A	0.066	N/A	N/A	0.15	N/A
Combined Non-Residents and Residents	673,217				N/A	0.059	N/A	N/A	0.189[1]	N/A

Notes:
[1] Based on a target open space ratio established by creating a weighted average of the amount of open space necessary to meet the CEQR benchmark of 0.5 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents.

The Future with the Proposed Action (With-Action Condition)

Direct Effects Analysis

Construction and operation of the Projected Development Sites would not cause the physical loss of public open space; would not change the use of any open space so that it no longer serves the same user population; and would not limit public access to any open space. It should be noted that Potential Development Site L contains a 0.09 acre POPS space (685 Third Avenue, #74 in Table 4.6), that would be displaced if that site was to be developed. However, Potential Development Sites are considered less likely to be developed and are not included in density analyses, such as Open Space. Therefore, the POPS on Potential Development Site L is included in the quantitative analysis in accordance with *CEQR Technical Manual* methodology.

As described in Chapter 5, "Shadows," the detailed assessment concludes that some incremental shadows would be cast on some of the open spaces in the study area as a result of the Proposed Action. However, these incremental shadows would not be significant due to their limited extent and/or duration, the season in which they would be cast, and site-specific factors. Therefore, the Proposed Action's shadow-related effects would not adversely affect the utilization or enjoyment of any of these open spaces. Moreover, as discussed in Chapter 15, "Noise," the Proposed Action would not cause increased noise that would significantly affect the usefulness of any study area open spaces, whether on a permanent or temporary basis. Therefore, the Proposed Action would not have a direct effect on any study area open space.

Indirect Effect Effects Analysis

Study Area Population

In the With-Action Condition, the development of the Projected Development Sites would result in a net increase of approximately 6,581,857 gsf of office space and 139,025 gsf of retail space, and net decreases of approximately 72 residential units and 1,246 hotel rooms, compared to the No-Action Condition (Table 4.1). In the With-Action Condition, the total study area population is projected to

increase as a result of the addition of 27,890 new employees to an estimated 626,870 non-residents and 701,035 combined non-residents and residents.

Open Space Resources

Overall, the Proposed Action would not affect passive open space acreage relative to the No-Action Condition. The total acreage of open space resources in the study area would be 39.94 acres in the With-Action Condition, comprising 39.73 acres of passive open space and 0.21 acres of active open space.

As discussed in Chapter 1, "Project Description," the public realm improvements that would be created as part of the project include new pedestrian plazas, shared streets, and a redesigned Park Avenue median, which would increase the number of new passive open spaces in the study area for public use.

Since the exact type and location of these spaces are not finalized, they are not included quantitatively as open acreage for purposes of analysis, and instead, are discussed qualitatively below.

Assessment of Open Space Adequacy

In the future with the Proposed Action, the supply of publicly accessible passive open space in the study area does not differ from the No-Action Condition. The resulting ratio of passive open space per 1,000 non-residents in the With-Action Condition would be 0.063 (Table 4.11), which is 0.003 acres lower (or 4.45 percent lower) than the ratio under the No-Action Condition (0.066). The combined open space ratio would be 0.057 acres of passive open space per 1,000 non-residents and residents, which is 0.002 acres lower (or 3.97 percent lower) than the ratio under the No-Action Condition (0.059). Thus, based on the calculated open space ratios, the With-Action deficiency is comparable to the open space deficiency in the No-Action Condition.

Table 4.11: With-Action Condition: Adequacy of Open Space Resources

	Total Population	Open Space Acreage			Open Space Ratios Per 1,000 People			CEQR Open Space Ratio Benchmark		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Non-Residents	628,870	39.94	39.73	0.21	N/A	0.063	N/A	N/A	0.15	N/A
Combined Non-Residents and Residents	701,035				N/A	0.057	N/A	N/A	0.187[1]	N/A

Notes:
[1] Based on a target open space ratio established by creating a weighted average of the amount of open space necessary to meet the CEQR benchmark of 0.5 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents.

Determining Impact Significance

According to the *CEQR Technical Manual*, a proposed action may result in a significant adverse open space impact if there would be direct displacement/alteration of existing open space without a comparable replacement within the study area, or if the proposed action would reduce the open space ratio, which could indicate that open space facilities may become overburdened or that a deficiency in open space may become exacerbated. As discussed previously, the Proposed Action would not have a direct impact on any open space resource in the study area.

As shown in Table 4.12, in the No-Action Condition, there would be a quantitative deficiency in passive open space—in comparison to the CEQR benchmark—to serve the non-residential population, as well

as the combined non-residential and residential population. The With-Action Condition would exacerbate this quantitative deficiency slightly, as indicated by its associated lower open space ratios. In the With-Action Condition, the passive open space ratio would be 0.063 acres of passive open space per 1,000 non-residents, which is less than the CEQR benchmark of 0.15 acres and represents a reduction of approximately 4.45 percent (0.003 acres per 1,000 non-residents) from the No-Action Condition. The combined open space ratio would be 0.057 acres of passive open space per 1,000 non-residents and residents, which is less than the recommended weighted average of 0.187 acres and represents a reduction of approximately 3.97 percent (0.002 acres per 1,000 combined non-residents and residents) from the No-Action Condition.

Table 4.12: 2036 Future with the Proposed Action: Passive Open Space Ratios Summary

Ratio	CEQR Open Space Ratio Benchmark	Open Space Ratios per 1,000 People			Change from No-Action to With-Action	
		Existing	No-Action	With-Action	Absolute Change	Percentage Change
Non-Residents	0.15	0.068	0.066	0.063	0.003	-4.45 %
Combined Non-Residents and Residents	Weighted 0.183 / 0.189 / 0.187 (Existing / No-Action / With-Action)[1]	0.062	0.059	0.057	0.002	-3.97 %

Notes:
[1] Based on a target open space ratio established by creating a weighted average of the amount of open space necessary to meet the CEQR benchmark of 0.5 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents. Since this benchmark depends on the proportion of non-residents and residents in the study area's population, it is different for Existing, No-Action, and With-Action Conditions.

According to the *CEQR Technical Manual*, projects that reduce the open space ratio by more than 5 percent or result in the direct displacement of open space, may result in a significant adverse impact. For areas that are currently underserved, a smaller reduction may be considered significant. Based on maps in the Open Space Appendix of the *CEQR Technical Manual*, the open space study area is neither well served nor underserved by open space resources. Although the study area is characterized by a low open space ratio (i.e., below the citywide average of 0.15 acres of passive open space per 1,000 non-residential users), CEQR guidelines recognize that the goals for open space ratios are not feasible for areas such as Midtown Manhattan where there are few public open spaces and little opportunity to create additional public open spaces, and therefore do not constitute an impact threshold. However, in accordance with the *CEQR Technical Manual*, since the open space study area has a low open space ratio in the existing, No Action, and With Action condition, these reductions in the open space ratios resulting from the Proposed Action would result significant adverse open space impacts.

Qualitative Analysis

Based on the quantitative analysis, the Proposed Action would have a significant adverse impact to open space due to indirect effects. Following the *CEQR Technical Manual* guidelines, a qualitative assessment of a project's effects on open space is provided below.

Although the open space ratios in the study area would fall below the City's planning goals in both the No-Action and With-Action Conditions, workers, visitors, and residents in the study area would have access to other open space resources located in within and in the vicinity of the study area, in particular, Central Park. Despite not being able to utilize the full acreage for the quantitative assessment, it is likely

that some open space users will utilize spaces beyond the study area given its location and ease of connectivity.

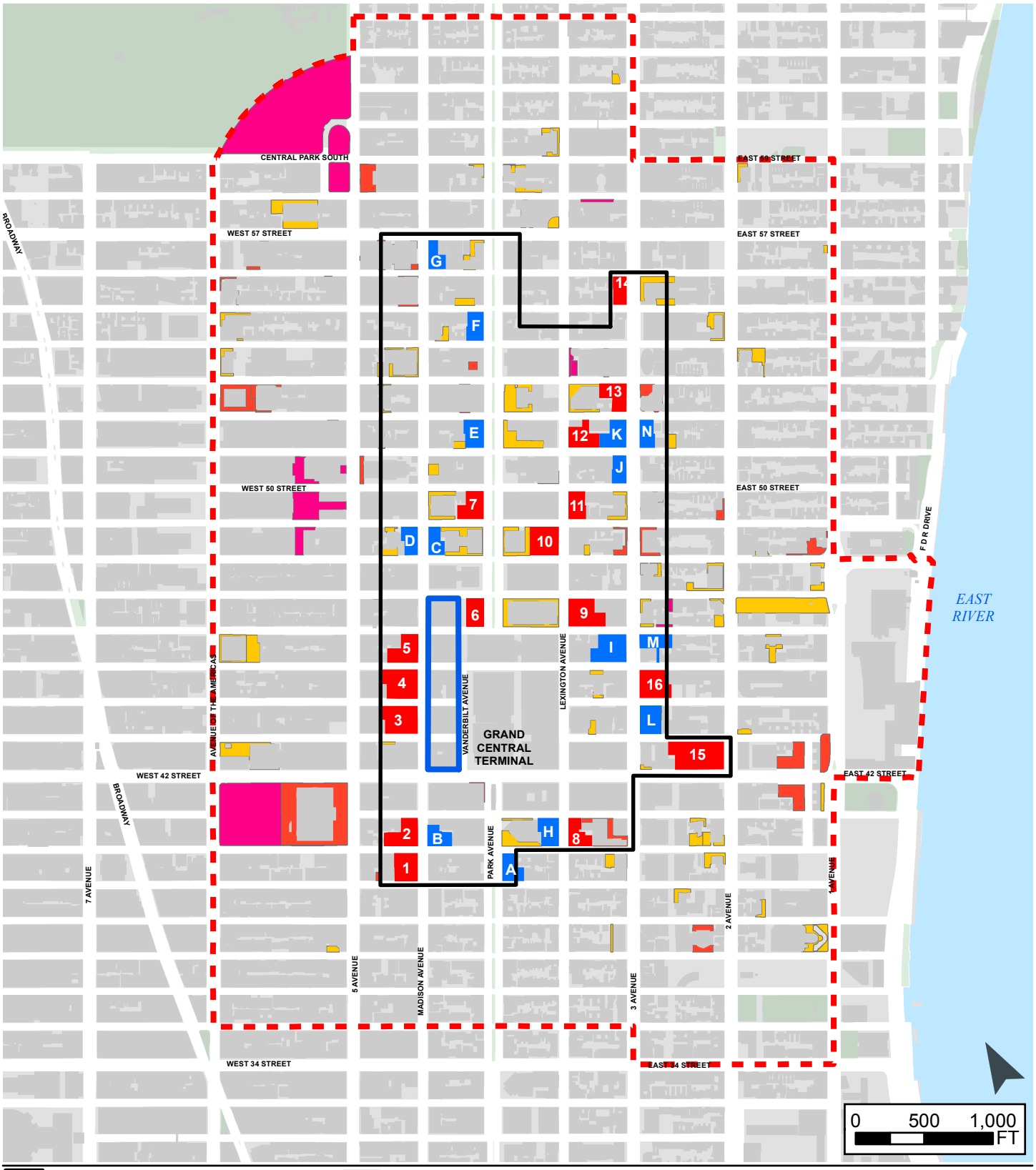
The utilization level of each open space resource was categorized as low, moderate, or heavy, based on *CEQR Technical Manual* guidance. The condition of each open space resource was categorized as excellent, good, fair, or poor; these determinations were made subjectively, based on visual assessment during the field surveys. At each inventoried open space, both active and passive areas were noted. Consistent with *CEQR Technical Manual* guidance for non-residential analyses, only passive areas were included in the quantitative analysis. Greenstreets, malls without seating, and sidewalks were excluded from the analysis as they do not meet the definition of public open space in the *CEQR Technical Manual*.

In addition, a review was completed which evaluated the current utilization of open spaces resources within a quarter-mile of the Projected Development Sites, as shown in Table 4.6. From this review, it was determined that the majority of the Projected Development Sites are located in proximity to a larger number of open spaces that exhibit low utilization when compared to heavy or moderate used open spaces in the same proximity, potentially lessening impacts on existing open space resources (see Figure 4-4). Given this activity, it is anticipated many of the existing open spaces nearest the new Projected Development Sites would have the capacity to serve additional workers generated by the Proposed Action. Table 4.13 indicates the number of open spaces for each utilization category within a quarter-mile distance from each Projected Development Site.

Table 4.13: Open Space Utilization Within a Quarter-Mile of Projected Development Sites

Projected Development Site	Heavy	Moderate	Low
1	2	3	4
2	2	3	4
3	3	3	10
4	3	3	11
5	3	3	11
6	5	5	16
7	5	8	18
8	1	2	13
9	3	4	23
10	5	8	21
11	4	6	21
12	4	6	22
13	4	6	21
14	4	3	17
15	1	5	24
16	3	8	24
TOTAL	**52**	**76**	**260**

Furthermore, the Proposed Action would introduce new open space resources which were not included in the quantitative analysis. These resources would be built as part of the public realm improvements preliminarily outlined in the Concept Plan (see Chapter 1, "Project Description," Figure 1-3), and include new pedestrian plazas, shared streets and improvements to the Park Avenue median



Greater East Midtown Rezoning Boundary
Vanderbilt Corridor (Existing Regulations Apply)
Open Space Study Area
1 Projected Development Site (w/ I.D. Label)
A Potential Development Site (w/ I.D. Label)

Low Park Utilization
Moderate Park Utilization
High Park Utilization
N/A - No Data

Greater East Midtown Rezoning
Manhattan, New York

Open Space Resources
Observed Utilization Levels

Figure 4-4

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which would introduce new publicly available passive open space features such as seating and landscaping. Additionally, to create new opportunities for publicly accessible space on Qualifying Sites, the Proposed Action would include a new special permit to be created within the proposed Subdistrict to allow an on-site Public Concourse in exchange for up to 3.0 FAR of additional floor area. A Public Concourse can be an enclosed or unenclosed public space that reflects contemporary best practices in urban design. The Public Concourse Special Permit (and other special permit mechanisms and authorization created through the Proposed Action) is further analyzed in Chapter 21, "Conceptual Analysis." While these new resources could reduce demand on existing open space resources, they would not completely offset the potential significant adverse impact on open space.

Nevertheless, in accordance with the guidelines of the *CEQR Technical Manual*, the Proposed Action would result in a significant adverse open space impact due to the decrease in the open space ratios. Potential mitigation measures are discussed in Chapter 19, "Mitigation."