Chapter 5: Open Space

A. INTRODUCTION

This chapter assesses the potential impacts of the proposed actions on open space resources in the area surrounding the rezoning area. Open space is defined by the 2012 *City Environmental Quality Review (CEQR) Technical Manual* as publicly accessible, publicly or privately owned land that operates or 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 result in the introduction of residential uses to the rezoning area that would substantially increase the 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 open space impacts.

PRINCIPAL CONCLUSIONS

According to the *CEQR Technical Manual*, the rezoning area is located in an area that is considered neither well-served nor underserved by open space. The proposed actions would not result in the physical loss of or alterations to existing public open space resources, therefore an assessment of the proposed actions' direct effects on open space in the area was not conducted. Similarly, under development identified for both RWCDS 1 and RWCDS 2, the increase in the non-residential (worker) population in the rezoning area would be below the *CEQR Technical Manual* threshold for assessment, therefore a non-residential indirect effects assessment was not conducted.

The area around the rezoning area currently does not meet New York City's planning goals for open space. According to the *CEQR Technical Manual*, a ratio of 2.5 acres of open space per 1,000 residents, with 2 acres of active open space and 0.5 acres of passive open space per 1,000 residents, are considered optimal benchmarks; however, it is acknowledged that this planning goal may not be attainable in a densely populated area, such as Midtown Manhattan. With the new residential population, the open space ratios in the area around the rezoning area would decrease compared to the future without the proposed actions. However, the decrease in the open space ratios would be below the *CEQR Technical Manual* threshold for a significant adverse impact. Therefore, the proposed actions would not result in any significant adverse impacts on open space resources in the area.

B. METHODOLOGY

STUDY AREA

According to the 2012 *CEQR Technical Manual*, the first step in assessing potential open space impacts is to establish study areas appropriate for the new population(s) to be added as a result of the proposed actions. 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 neighborhood open spaces. The proposed actions are expected to result in new development with residential units; therefore, a residential study area based on a ½-mile radius from the proposed project area was evaluated.

As recommended in the 2012 *CEQR Technical Manual*, the residential open space study area comprises all census tracts that have at least 50 percent of their area located within ½-mile of the project block. All publicly accessible open spaces as well as all residents within census tracts that fall at least 50 percent within the ½-mile radius are included in the study area.

The 1/2 –mile open space study area for this assessment contains six census tracts according to the 2010 U.S. Census (tracts 133, 135, 139, 145, 147, and 151 in Manhattan) bounded roughly by West 66th Street to the north, Central Park West/8th Avenue to the east, West 50th Street to the south, and the Hudson River to the west (see **Figure 5-1**). These Census tracts are mapped over portions of Manhattan Community Districts 4 and 7.

OPEN SPACE USER POPULATIONS

EXISTING CONDITIONS

Census data were used to identify potential open space users within the study area. For this analysis, the open space user group is area residents. To determine the number of residents within the study area, data were compiled from the 2010 Census for the tracts in the study area.

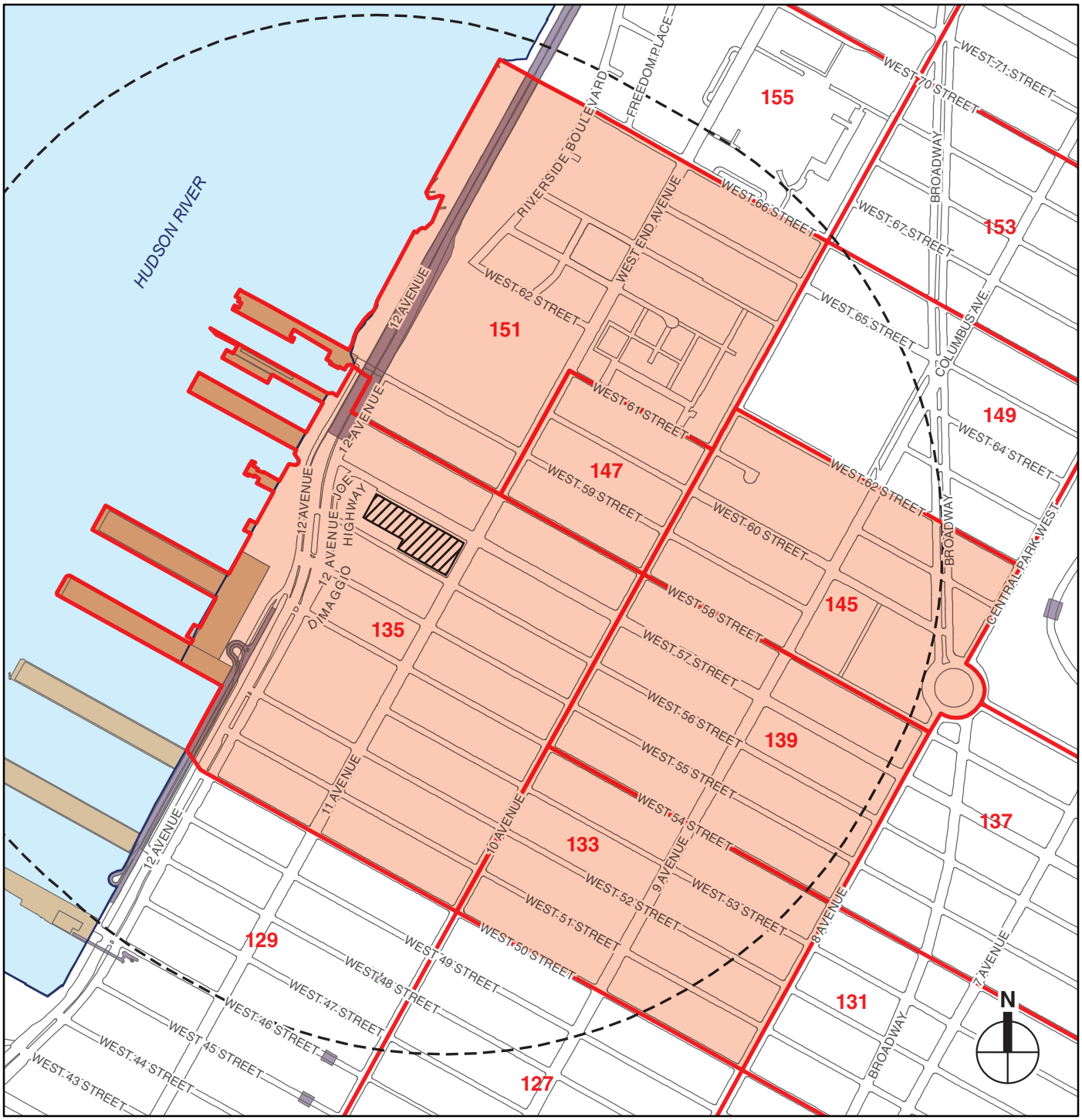
THE FUTURE WITHOUT THE PROPOSED ACTIONS

As discussed in Chapter 2, "Land Use, Zoning, and Public Policy" a number of new developments are expected to be constructed by 2017 in the ½-mile study area. To estimate the population expected in the study areas in the future without the proposed actions, an average household size of 1.65 persons per household was applied to the number of new housing units expected in each area.[1]

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

The population introduced by the proposed actions was estimated by multiplying the maximum number of residential units by an average household size of 1.65 persons per household. For the purposes of this analysis, the RWCDS 1, which includes the highest total number of residential units, was used as the future condition to assess the probable impacts of the proposed actions.

[1] 1.65 is the 2010 U.S. Census average household size for Community District 4, which includes the rezoning area.



Open Space Study Area

Figure 5-1

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 spaces where seating is unavailable, were generally excluded from the survey. The information used for this analysis was gathered through field studies conducted in March 2013 and August 2013 on weekdays, from the DPR website, and from CEQR reports for previous projects within the study area.

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. Such open space features include basketball courts, baseball fields, and playground equipment. Passive open space usage includes activities such as strolling, reading, sunbathing, 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 recreational uses like jogging or frisbee. The use level at each facility was determined based on observations of the amount of space or equipment determined to be in use as described in the 2012 *CEQR Technical Manual*. Typically, open spaces with less than 25 percent of space or equipment in use are categorized as low usage; those with 25 to 75 percent utilization are classified as having moderate usage; and those with over 75 percent utilization are considered heavily used. In addition to the open spaces located within the residential study area, open spaces falling outside the study area were considered qualitatively. For large open spaces that are located partially within the study, such as the waterfront open spaces extending along the Hudson River, only the portion of those open spaces located within the study area were included in the quantitative assessment, while the remaining portion of the open spaces were considered qualitatively. These spaces provide additional open space resources and are likely to be visited by the study area user populations.

ADEQUACY OF OPEN SPACE RESOURCES

COMPARISON TO DCP 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 against goals set by DCP. Although these open space ratios are not meant to determine whether a proposed action 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 residential populations, two guidelines are used. The first is a citywide median open space ratio of 1.5 acres per 1,000 residents. In New York City, local open space ratios vary widely, and the median ratio at the Community District level is 1.5 acres of open space per 1,000 residents. The second is an open space planning goal established for the City of 2.5 acres per 1,000 residents—with 2.0 acres of active and 0.5 acres of passive open space per 1,000 residents—for large scale plans and proposals. However, these goals are often not feasible for many areas of the city, and they are not considered an impact threshold. Rather, they are used as benchmarks to represent how well an area is served by its open space resources.

IMPACT ASSESSMENT

Impacts are based on how a project would change the open space ratios in the study area. According to the *CEQR Technical Manual*, if a proposed project would reduce an open space ratio and consequently result in overburdening existing facilities, or if it would substantially exacerbate an existing deficiency in open space, it may result in a significant impact on open space resources. In general, if a study area's open space ratio falls below city guidelines, and a proposed action would result in a decrease in the ratio of more than five percent, it could be considered a substantial change and a detailed analysis is warranted. However, in areas that have been determined to be extremely lacking in open space, a reduction as small as 1 percent may be considered significant.

In addition to the quantitative factors cited above, the *CEQR Technical Manual* also recommends consideration of more qualitative factors in assessing the potential for open space impacts. These include the availability of nearby destination resources, the beneficial effects of new open space resources provided by the project, and the comparison of projected open space ratios with established city guidelines.

C. EXISTING CONDITIONS

STUDY AREA POPULATION

As shown in **Table 5-1**, according to the 2010 U.S. Census, the six Census tracts located within the ½-mile study area contain a total residential population of 38,664 people.

Table 5-1
Existing Study Area Population

Census Tract	Population
133	6,208
135	6,596
139	9,257
145	5,542
147	2,755
151	8,306
Total	**38,664**

Sources: U.S. Census Bureau, 2010 Census.

STUDY AREA OPEN SPACE RESOURCES

The study area includes a variety of parks, playgrounds, gardens, and plazas that are accessible for use by the public. These spaces include parks or recreational areas operated by the New York City Department of Parks and Recreation (DPR), such as DeWitt Clinton Park, and recreational spaces located within large housing complexes operated by the New York City Housing Authority (NYCHA), as well as plazas and seating areas attached to residential or community facility buildings; several of these are Privately Owned Public Spaces (POPS) introduced through provisions in the New York City Zoning Resolution. The study area contains 25 publicly accessible open spaces with a total of approximately 37.89 acres; of this total space, approximately 12.35 acres are active open space and approximately 25.54 acres are passive open

space (see **Table 5-2** and **Figure 5-2**). The largest of these open space resources within the study area include: portions of Hudson River Park, Riverside Park South, and DeWitt Clinton Park.

Riverside Park South is located between West 72nd Street and West 59th Street along the Hudson River (the portion located between West 66th Street and West 59th Street is within the study area) and has been developed under a 7-phase plan. The first four phases of the development plan are complete: these phases included the developed the portion of the Park north of West 66th Street (outside of the study are) with athletic fields, playground equipment, a recreational pier, and an esplanade, as well as the development of the esplanade area between West 66th Street and West 59th Street (within the study area). Phase 5 of the development plan, which is the completion of the park development north of West 66th Street, is expected to begin construction in 2014. When completed, the Riverside Park South will contain 22.51 acres of total open space, connected to Riverside Park to the north and Hudson River Park to the South. For the purposes of this analysis, only the completed portions of Riverside Park South that are within the study area (south of West 66th Street) and are publicly accessible have been included in the quantitative analysis. This completed development consists of the esplanade developed under Phases 2, 3 and 4 of the development plan.

Similar to Riverside Park South, Hudson River Park is a large park located adjacent to the Hudson River, extending from West 59th Street to the southern tip of Manhattan. The portion of Hudson River Park located within the study area includes an esplanade, bikeway, and the Clinton Cove passive recreation space (lawns, walkways, and landscaping).

In addition to the portions of Riverside Park South and Hudson River Park that extend outside of the study area, there are several other large publicly accessible open spaces are located immediately outside of the study area boundaries that likely also serve the study area's population. These spaces have been included in **Table 5-2** and are discussed in the qualitative analysis below but have not been considered as part of the quantitative analysis.

ADEQUACY OF OPEN SPACE RESOURCES

The analysis of open space resources takes into consideration the ratios of active, passive, and total open space resources per 1,000 residents within the study area. With a total of 37.89 acres of open space (of which 12.35 acres are for active use and 25.54 acres are for passive use) and a total residential population of 38,664, the study area has a total open space ratio of 0.98 acres per 1,000 residents, with 0.32 acres of active open space per 1,000 residents and 0.66 acres of passive open space per 1,000 residents (see **Table 5-3**).

As described above, 2.5 acres of total open space per 1,000 residents, with 2.0 acres of active open space per 1,000 residents and 0.5 acres of passive open space per 1,000 residents, are used as benchmarks to measure the adequacy of open space resources in an area, but areas that do not meet these guidelines are not necessarily considered to be underserved by open space. As is common in many areas of the city, the study area does not meet the guidelines for total open space and active open space, but does surpass the guideline for passive open space.

5.24.13



Rezoning Area

Study Area Boundary

❶ *Open Space Resource*

Study Area Open Space Resources

Figure 5-2

Table 5-2
Existing Conditions: Open Space Resources Within the Study Area

Map Ref. No.[1]	Name/Location	Owner/Agency	Features	Total Acres	Active Acres	Passive Acres	Condition/ Utilization
1	De Witt Clinton Park	DPR	Athletic fields, basketball courts, benches, spray shower, comfort station, dog run, chess tables, trees and plantings	5.83	4.70	1.13	Variable[2]/ Moderate
2	Amsterdam Plaza at Harborview Terrace	NYCHA	Plantings, seating, playground equipment, playing courts	2.10	0.80	1.30	Good/Low
3	555 West 57th Street	555 West 57th Street Association	Seating, plantings	0.50	0.00	0.50	Excellent/ Moderate
4	Dale E. Frey Plaza/Trump International Hotel and Tower Plaza	Trump International Homeowners Association	Seating, plantings, statue	0.41	0.00	0.41	Excellent/ Moderate
5	Hudson River Park[3]	DPR/HRPT	Seating, landscaping, tables, open lawn, boathouse, pier, esplanade, sculpture/artwork	10.11	2.53	7.58	Excellent/Low
6	Beaumont Plaza: 30 West 61st Street	Beaumont Condominium Association	Seating, plantings, pool and fountain, drinking fountain	0.27	0.00	0.27	Good/Low
7	Regent Plaza: 455 West 60th Street	Columbus 60th Realty LLC	Seating, plantings, drinking fountain	0.20	0.00	0.20	Fair/ Moderate
8	Fordham Plaza	Fordham University	Benches, seating walls, plantings, sculptures	2.98	0.00	2.98	Fair/Low
9	St. Lukes-Roosevelt Hospital Center seating area	400 West 59th Street Partners	Trees, plantings, benches	0.30	0.00	0.30	Excellent/ Low
10	515 West 59th Street Plaza	515 West 59th Street Owner	Benches, plantings, bicycle racks	0.21	0.00	0.21	Good/Low
11	Parc Vendome/Sheffield Plazas	Southcroft Company	Seating, plantings	0.80	0.00	0.80	Good/Low
12	330 West 56th Street	Marbru Associates	Seating, trees, planters, sculptures	0.17	0.00	0.17	Good/Low
13	Concerto: 200 West 60th Street	Columbus/Amsterdam Associates	Benches, play equipment, spray shower, lawn	0.17	0.00	0.17	Fair/Low
14	Gertrude Ederle/West 59th Street Recreation Center	DPR	Indoor pool, gym, paved outdoor area	0.69	0.69	0.00	Excellent/ Moderate
15	Amsterdam Houses/Samuel N. Bennerson 2nd Playground	DPR	Playground, basketball courts, plantings, seating, drinking fountain	0.80	0.50	0.30	Good/ Moderate
16	Clinton Towers Street Seating	Clinton Towers	Seating	0.06	0.00	0.06	Good/Low
17	Balsley Park	Rose 29 LLC	Gardens, lawn, toddler play area, food kiosk, seating	0.30	0.10	0.20	Good/ Moderate
18	Riverside Park South[4]	DPR	Lawns, esplanade, bikeway	5.98	0.63	5.35	Excellent/ Low
19	West End Towers Park	Broadcom West Development Company	Lawns, playgrounds, benches, trees and plantings	1.70	1.20	0.50	Good/Low
20	James Felt Plaza	NYCHA	Seating, plantings, playground (reserved for tenants)	0.10	0.00	0.10	Fair/Low
21	Amsterdam Houses Open Space	NYCHA	Seating, plantings, playground	2.50	1.20	1.30	Fair/Low
22	Parcel O Open Space	DPR	Benches, trees, walkway	0.50	0.00	0.50	Good/Low
23	Martin Luther King Jr. High School	DOE	Seating, plantings, sculpture	1.00	0.00	1.00	Fair/Low
24	Columbus Circle	DPR	Benches, plantings, sculptures	0.12	0.00	0.12	Excellent/ Moderate
25	John Jay College Seating Area	John Jay College of Criminal Justice, CUNY	Seating and planters	0.09	0.00	0.09	Good/Low
Totals				**37.89**	**12.35**	**25.54**	
Additional Open Space Resources Adjacent to the Study Area							
A	Central Park	DPR	Trees, lawns, walking paths, benches, ballfields, jogging and bi-cycling routes	843	536	307	
B	Lincoln Center Plaza	DPR	Seating, fountain, sculpture	3.80	3.80	0	
C	Damrosch Park	DPR	Bandshell, concrete plaza, benches, plantings	2.44	2.44	0	

Notes: DOE = New York City Department of Education
CUNY = City University of New York
1. See **Figure 5-2** for open space locations.
2. The athletic fields at this resource were recently renovated and are in excellent condition; the playing courts and playground areas are in fair condition; two stairways facing Twelfth Avenue are in poor condition as they are deteriorated and closed to the public.
3. Acreage of Hudson River Park includes only the portion of the Park located within the study area.
4. Acreage of Riverside Park South includes only the portion of the Park located within the study area.

Sources: AKRF field surveys, March 2013 and August 2013; DPR; *625 West 57th Street FEIS* (December 2012).

Table 5-3
Existing Conditions: Adequacy of Open Space Resources

2010 Residential Population	Open Space Acreage			Open Space Ratios Per 1,000 Residents			DCP Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
38,664	37.89	12.35	25.54	0.98	0.32	0.66	2.5	2.0	0.5

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

STUDY AREA POPULATION

REZONING AREA

In the future without the proposed actions, all existing uses in the rezoning area would remain; there would be no new residents introduced to this part of the study area.

STUDY AREA

The study area contains a number of developments that are expected to be complete by 2017 and are expected to introduce a new residential population. Chapter 2, "Land Use, Zoning, and Public Policy," lists the projects located within a ¼-mile radius of the rezoning area and discusses several of the most substantial projects, particularly the large-scale projects located on the blocks immediately to the north (Riverside Center and 625 West 57th Street). For the purposes of this analysis, only projects that contain a residential component have been included; the study area also contains a number of residential projects located outside of the ¼-mile radius, which have also been included.[1] There are 15 residential projects that are expected to introduce new residents to the study area by 2017; these projects are shown in **Table 5-4** and **Figure 5-3**.

The residential projects expected to be complete by 2017 in the study area will add 5,050 dwelling units. Applying an average household size of 1.65 residents, the 2010 U.S. Census average household size for Community District 4, these projects are expected to introduce 8,333 new residents to the study area. Therefore, the residential population in the study area will increase to 46,997.

[1] Three projects (530-548 West 53rd Street, 525 West 52nd Street, and 556-560 West 52nd) are part of a affordable housing redevelopment project undertaken by the Department of Housing Preservation and Development (HPD) on the former Site 7 of the expired Clinton Urban Renewal Area (URA), as discussed in Chapter 2, "Land Use, Zoning, and Public Policy." Although these projects are currently in the initial planning stages, they have the potential to result in a larger percentage decrease in the open space ratios between the Future Without the Proposed Actions and the Future With the Proposed Actions. Therefore, for the purposes of this analysis, they have been included as a more conservative assumption.

10.8.13



Rezoning Area

Study Area Boundary

1 *2017 Residential No-Build Project*

2017 Residential Projects in the Study Area

606 WEST 57TH STREET

Figure 5-3

Table 5-4
Future Without the Proposed Actions: 2017 Residential Projects in the Study Area

Map Ref. No.[1]	Project Name/Location	No. of Dwelling Units	Build Year[2]
1	625 West 57th Street	863	2015
2	530-548 West 53rd Street	106	2016
3	Harborview Terrace Expansion—525 West 55th Street	320	2017
4	Riverside Center—Building 2	446	2015
5	Riverside Center—Building 5	455	2015
6	Riverside Center—Building 1	809	2016
7	533-541 West 52nd Street	100	2013
8	Fordham Center Master Plan—Phase I	876	2014
9	Western Rail Yard Additional Housing Site—West 54th Street and 9th Avenue	108	2017
10	40 Riverside Boulevard/401 West 61st Street	520	2014
11	424 West 52nd Street	1	2017
12	325 West 57th Street	9	2017
13	439 West 53rd Street	10	2017
14	525 West 52nd Street	405	2016
15	556-560 West 52nd Street	22	2016
Total Dwelling Units		**5,050**	

Notes: 1. See **Figure 5-3** for project locations.
2. For analysis purposes, projects without a confirmed expected completion date are assumed to be complete by 2017.
Sources: DOB; *625 West 57th Street FEIS* (December 2012); *Riverside Center FEIS* (October 2010); NYC Department of City Planning

STUDY AREA OPEN SPACE RESOURCES

Several projects are expected to alter the available open space resources in the study area. In particular, the parks located along the Hudson River Waterfront, Riverside Park South and Hudson River Park, are expected to expand and introduce new public open space facilities.

As described above, Riverside Park South is an ongoing open space development project that is partially complete. There are three remaining phases of the park development plan: Phase 5, which is expected to begin construction in 2014, will complete the park area north of West 66th Street (outside of the study area). The other two remaining park development phases, Phases 6 and 7, will be located within the study area. These two phases will develop the area between the completed esplanade and Riverside Boulevard with a variety of recreational spaces and facilities, including a multi-purpose athletic field, a seating lawn, athletic courts, and additional pedestrian walkways. These two phases are expected to be complete by 2015 and will add a total of 7.32 acres of open space to the study area, with 3.27 acres of active open space and 4.05 acres of active open space.

Additional open space resources will be added to the study area by the Riverside Center development project, located west of West End Avenue between West 59th Street and West 61st Street. The project includes an open space component on the western side of the project block adjacent to Riverside Boulevard, containing seating areas, passive lawn spaces, landscaping, a paved central plaza, and a water feature, primarily connecting the site to Riverside Park South and enhancing the West 60th Street corridor. The Riverside Center open space is expected to be complete by 2016 and will introduce a total of 2.75 acres of open space to the study area, with 0.09 acres of active open space and 2.66 acres of passive open space.

The development of three piers located within Hudson River Park will add additional open space resources to the study area. Piers 92 and 94, located in the area of West 52nd Street and West 54th Street, currently contain an enclosed event space used for conventions and trade shows; a planned expansion of the event space includes the addition of an esplanade, viewing platform,

and public plaza, totaling 0.41 acres of passive open space. Pier 97, located in the area of West 57th Street, is currently being rebuilt as public pier with a lawn, athletic courts, and a playground. This pier will total 1 acre of open space, equally split between active and passive uses (see **Table 5-5** and **Figure 5-4**).

Table 5-5
Future Without the Proposed Actions:
2017 Additional Open Space Resources

Map Ref. No.[1]	Name	Owner/Agency	Features	Total Acres	Active Acres	Passive Acres
1	Riverside Park South—Phase 6	DPR	Landscaping, walkways, play area	3.28	0.28	3.00
2	Riverside Park South—Phase 7	DPR	Landscaping, play area, athletic fields, basketball courts, dog run, DPR maintenance facility	4.04	2.99	1.05
3	Riverside Center Open Space	Riverside Center	Water feature, seating, landscaping, play area, central plaza	2.75	0.09	2.66
4	Pier 92/94	HRPT	Esplanade, viewing platform, public plaza	0.41	0.00	0.41
5	Pier 97	HRPT	Esplanade, active play courts, playground, seating lawn	1.00	0.50	0.50
Total				**11.48**	**3.86**	**7.62**

Notes: 1. See **Figure 5-4** for open space locations
Sources: HPRT; *625 West 57th Street FEIS* (December 2012); *Riverside Center FEIS* (October 2010)

With the additional open space introduced by the above-mentioned projects, the total publicly accessible open space in the study area will increase to 49.37 acres, with 16.21 acres of active open space and 33.16 acres of passive open space.

ADEQUACY OF OPEN SPACE RESOURCES

With the addition of a new residential population and an increase in the amount of publicly accessible open space, the open space ratios in the study would all increase in the future without the proposed actions. The total and active open space ratios would remain below the planning guidelines of 2.5 and 2.0 acres per 1,000 residents, respectively, while the passive open space ratio will remain above the planning guideline of 0.5 acres per 1,000 residents (see **Table 5-6**).

Table 5-6
Future Without the Proposed Actions:
Adequacy of Open Space Resources

2017 Residential Population	Open Space Acreage			Open Space Ratios Per 1,000 Residents			DCP Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
46,997	49.37	16.21	33.16	1.05	0.34	0.71	2.5	2.0	0.5

5.24.13



Rezoning Area

Study Area Boundary

❶ *2017 Additional Open Space Resource*

2017 Additional Open Space Resources

606 WEST 57TH STREET

Figure 5-4

E. PROBABLE IMPACTS OF THE PROPOSED ACTIONS

STUDY AREA POPULATION

REZONING AREA

With the proposed actions under RWCDS 1, the proposed project site would be redeveloped with a mixed-use building containing up to 1,189 dwelling units. Applying an average household size of 1.65, there would be up to 1,962 additional residents in the rezoning area; the projected development site in the rezoning area would be redeveloped with a hotel and would introduce no additional residents.

STUDY AREA

As described above, the study area residential population will be 46,997 in the future without the proposed actions. With the addition of the new residential population introduced by the proposed actions (1,962), the residential population in the study area would increase to 48,959.

STUDY AREA OPEN SPACE RESOURCES

As described in the future without the proposed actions, new open space resources would be added to the study area in Riverside Park South, Riverside Center, and Hudson River Park. With the proposed actions, no additional open space would be introduced to the rezoning area. Therefore, the available open space in the study area would remain at 49.37 total acres, with 16.21 acres of active space and 33.16 acres of passive space.

ADEQUACY OF OPEN SPACE RESOURCES

QUANTITATIVE ASSESSMENT

With the proposed actions, the residential open space ratios within the study area would decrease slightly as compared to the future without the proposed actions; the total open space ratio and active open space ratio would remain below the planning guidelines, while the passive open space ratio would remain above the planning guideline. The total open space ratio would decrease by approximately 3.81 percent, from 1.05 acres per 1,000 residents to 1.01 acres per 1,000 residents. The active open space ratio would decrease by approximately 2.94 percent, from 0.34 acres per 1,000 residents to 0.33 acres per 1,000 residents. The passive open space ratio would decrease by approximately 4.23 percent, from 0.71 acres per 1,000 residents to 0.68 acres per 1,000 residents (see **Tables 5-7 and 5-8**).

Table 5-7
Probable Impacts of the Proposed Actions:
Adequacy of Open Space Resources

2017 Residential Population	Open Space Acreage			Open Space Ratios Per 1,000 Residents			DCP Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
48,959	49.37	16.21	33.16	1.01	0.33	0.68	2.5	2.0	0.5

Table 5-8
Probable Impacts of the Proposed Actions:
Open Space Ratios Summary

Ratio	DCP Guideline	Future Without the Proposed Actions	Future With the Proposed Actions	Percent Change
Total	2.5	1.05	1.01	-3.81
Active	2.0	0.34	0.33	-2.94
Passive	0.5	0.71	0.68	-4.23

Although the total and active open space ratios would be below the planning guidelines recommended by the City, 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. For areas that are not considered underserved by open space, such as the study area, the 2012 *CEQR Technical Manual* indicates that a decrease in the open space ratios of five percent or more would be considered a substantial change that requires a more detailed analysis. As described above, the decreases in the total, active, and passive open space ratios would not be five percent or more. Therefore, the proposed actions would not result in a significant adverse open space impact and a more detailed analysis is not required. In addition, as described below, there are qualitative factors to be taken into consideration when considering an actions potential open space impacts, including the provision of open space and recreational amenities for building residents and the availability of open space resources outside the study area.

QUALITATIVE ASSESSMENT

The quantitative assessment measures the adequacy of open space resources that currently exist within the study area or will be introduced to the study area by 2017. However, the quantitative assessment does not account for other open space resources immediately outside of the study area that potentially served the study area's residents; i.e., open space resources that are outside of the study area but are still within a reasonable walking radius from sites within the study area. As previously discussed, the two Hudson River waterfront open spaces, Riverside Park South and Hudson River Park, extend beyond the study area to both the north and south. The extended park areas included substantial additional open space resources, particularly areas for active recreation such as athletic fields and bike paths. In the case of Riverside Park South, the northern portion of the park, located between West 66th Street and West 72nd Street, contains over 9 acres of publicly accessible open space (including space expected to be constructed as Phase 5 of the park development plan) and connects to the original Riverside Park north of West 72nd Street.

Several other open space resources are located immediately outside of the study area and likely serve the study area's residents. This includes Central Park, located immediately northeast of the study area, which is Manhattan's preeminent destination park with a variety of recreational facilities such as walking and running paths, bike paths, athletic fields, and playgrounds. The areas immediately to the north and south of the study area also contain a number of smaller urban plazas and seating areas that provide passive recreational space, such as the two plazas (Lincoln Center Plaza and Damrosch Park) located on the campus of Lincoln Center immediately to the north of the study area. Although the quantitative assessment indicates that the open space resources in the study area do not reach the planning guidelines, it is likely that the shortfall is partially alleviated by these open spaces located immediately outside of the study

area. Similarly, residents introduced to the rezoning area would likely seek out these other resources to partially fulfill their open space needs.

In addition, according to the plans of the applicant, the residential building that would be introduced with the proposed actions would include approximately 50,000 square feet of private recreational amenity space that would be available to the building's residents. This would include indoor exercise facilities located in the basement and an outdoor terrace on the mezzanine level with both areas for passive recreation and active recreation (an outdoor running track and athletic courts). In addition, the applicant intends to provide private outdoor terraces attached to some individual units in the building, as well as shared outdoor lounges. These amenities would address many of the recreational needs of the building's residents, and thereby lessen the demand on other open spaces in the study area.

F. CONCLUSION

Currently, the total and active open space ratios in the study area are below the planning guidelines, and would remain below the planning guidelines in the future conditions. The proposed actions would result slight decreases in the total, active and passive open space ratios as compared with the future without the proposed actions. However, these decreases fall below the five percent threshold that is considered a significant change. In addition, open space resources outside the study area would continue to serve the study area's residential population and would partially fulfill the shortfall of open space in the study area itself. The residential population introduced through the proposed actions would also have access to private open space amenities in the new building on the proposed project site, which would reduce the need for these residents to seek out other open space resources in the area. Therefore, a detailed open space analysis is not required, and the proposed actions would not result in any significant adverse impacts on open space resources in the study area. ✷