5

Open Space

This chapter assesses the potential impacts of the proposed actions on open space. The ~~2021~~2025 *City Environmental Quality Review (CEQR) Technical Manual* defines open space as publicly or privately owned land that is publicly accessible and available for leisure, play, or sport, or is set aside for the protection and/or enhancement of the natural environment.

Introduction

According to the *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. This section evaluates the potential impacts on open space that could arise from the Proposed Actions. Open space refers to land that is either publicly or privately owned, accessible to the public, and used for leisure, play, sports, or dedicated to the protection and/or enhancement of the natural environment. Open space utilized for sports, exercise, or active play is categorized as active, while space for relaxation, such as sitting or strolling, is categorized as passive.

As described in **Chapter 1, Project Description**, the Applicants are requesting zoning map amendments, zoning text amendments, and zoning special permits (collectively, the Proposed Actions) to facilitate the development of two buildings (collectively, the Proposed Projects)—a 44-story, mixed-use residential and commercial building at 629 W 54th Street (Manhattan Block 1102, Lot 11) (Development Site 1) and a 38-story, mixed-use residential and commercial building at 801 Eleventh Avenue (Manhattan Block 1103, Lot 36) (Development Site 2).

Two reasonable worst-case development scenarios (RWCDSs) were analyzed to provide a conservative baseline in analyzing the Proposed Actions' potential impacts. One scenario is the Maximum Commercial Scenario, which assumes that the commercial space of the Proposed Projects would be developed as office and retail uses instead of auto dealership use. The second scenario is the Maximum Residential Scenario, which would maximize the residential floor area that could be developed on each Development Site. In the Maximum Residential Scenario, the building at

Development Site 1 would be 45 stories tall, and the building at Development Site 2 would be 39 stories tall.

The Proposed Actions include a zoning text amendment, a zoning map amendment, and zoning special permits to facilitate a transfer of floor area from the Granting Sites (Chelsea Piers, Piers 81/83, and Pier 98) within Hudson River Park to the development sites. In addition to the Proposed Actions, the Board of Directors of Hudson River Park Trust must approve the sale of the floor area from the Granting Sites, which requires a Signification Action process pursuant to the Hudson River Park Act.

Principal Conclusions

The Proposed Actions would not result in any significant adverse impacts with respect to open space resources.

Direct Effects

The open space analysis reveals that the Proposed Actions would not cause a significant adverse direct impact on open space resources. They also would not lead to any significant adverse effects related to shadows, urban design and visual resources, air quality, noise, or other environmental impacts that could affect the usability of open spaces in the study area condition (see **Chapter 6, Shadows**; **Chapter 7, Urban Design and Visual Resources**; **Chapter 11, Air Quality**; and **Chapter 13, Noise**). According to the *CEQR Technical Manual*, a project is considered to have a significant adverse direct impact on open space resources if it directly displaces or alters existing open spaces within the study area in a way that negatively affects current users. The Proposed Actions would not physically displace any existing open space resources, nor would it alter their current uses.

Indirect Effects

The analysis concludes that upon completion, the Proposed Projects would not lead to a significant adverse indirect impact on either passive or active open space within the non-residential quarter-mile study area or the residential half-mile study area.

According to the *CEQR Technical Manual*, a proposed project may have a significant adverse indirect impact on open space resources if it significantly reduces the open space ratio (OSR), thereby overburdening existing facilities or exacerbating a deficiency in open space. Given that the Proposed Actions is anticipated to introduce approximately 2,087 residents (under the Maximum Residential Scenario) and 691 workers (under the Maximum Commercial Scenario) compared to the No-Action condition, an open space analysis for both the non-residential quarter-mile study area and the residential half-mile study area was conducted in accordance with *CEQR Technical Manual* guidance.

In the With-Action condition in the non-residential quarter-mile study the passive OSR would remain above the City's guideline ratio of 0.15 acre per 1,000 workers at 0.19. As such, the Proposed Actions are not expected to result in an overburdening of existing facilities or exacerbate a deficiency in open space. Therefore, no significant adverse impact ~~is anticipated~~would occur in the non-residential quarter-mile study area as a result of the Proposed Actions.

In terms of the residential population, under With-Action conditions, the total OSR in the half-mile study area would remain below the City's guideline of 2.5 acres per 1,000 residents, at approximately 0.55 acre per 1,000 residents, with an active OSR of approximately 0.19 acre per 1,000 residents

(compared to the CEQR guideline of 2 acres), and a passive OSR of approximately 0.36 acres per 1,000 residents (compared to the CEQR guideline of 0.5 acres). The total OSR within the residential half-mile study area is projected to decrease by approximately 3.50 percent, whereas the active and passive OSRs are expected to decrease by approximately 3.55 and 3.48 percent, respectively. As this area is below the median OSR, it has the potential to exceed the percent change that signifies a possible adverse open space impact for total, active, and passive open space in the residential study area.

However, despite the residential study area having open space ratios below the City's guidelines and exceeding the percent change that signifies a possible adverse impact as described below, there are numerous additional open spaces within a half mile of the development sites that are not included in the quantitative analysis, including Hell's Kitchen Park, Gutenberg Playground, Damrosch Park, and Lincoln Center Plaza. These spaces would reduce the burden on open spaces in the study area. Additionally, Riverside Park, located north of the development sites, is a 222-acre regional open space. The quantitative assessment only includes the 7.46-acre portion of the park within Census Tract 151.02 that lies in the residential study area. Nevertheless, residents of the proposed buildings and the surrounding area will have access to the entire park, which offers a wide range of recreational activities such as hiking trails, handball, basketball, pickleball, and tennis courts, as well as soccer and baseball fields, and playgrounds. Additionally, Central Park, an iconic urban oasis, is just a 15-minute walk from the development sites, offering a vast array of recreational opportunities such as running and biking paths, playgrounds, and expansive grassy areas, further enhancing the availability and quality of open spaces for local residents. The Proposed Actions would also provide on-site resident amenity spaces with a mix of active and passive recreational uses, which would help meet project-generated demand on-site. Furthermore, open spaces in the study area contain a mix of passive and active resources and were generally found to be in fair to excellent condition. with the exception of two open spaces. These open spaces experience varying levels of utilization, from low to heavy, but are still expected to have capacity to serve new residents generated in the With-Action condition. Given these factors, the residential study area population would still have access to active and passive recreational opportunities, both within and outside of the development sites, ensuring no significant open space impacts due to the Proposed Actions.

Methodology

Given the range of programs that could result from the Proposed Actions, each technical area in this EIS will assess one of two reasonable worst-case development scenarios (RWCDS) in order to ensure a conservative analysis. The Maximum Commercial Scenario will assess the Proposed Projects with a more conservative mix of commercial retail and office uses instead of auto dealership space. The Maximum Residential Scenario will be analyzed in technical areas where increased density has the potential to produce more significant effects than the Maximum Commercial Scenario. The Maximum Commercial Scenario serves as the RWCDS for this chapter, since it is the more conservative analysis.

Under this scenario, Development Site 1 would be redeveloped with a new, 44-story, 664,245-gross square-foot (gsf) building with approximately 617 dwelling units (DUs), 65,364 gsf of commercial office space, and 48,626 gsf of ground-floor and cellar retail space, while Development Site 2 would be redeveloped with a new, 38-story, 515,076-gsf building with approximately 477 DUs, 47,350 gsf of commercial office space, and 38,410 gsf of ground-floor and cellar retail space. The total number of

DUs (1,094 DUs, of which 219 to 328 units would be permanently affordable under MIH~~))~~,[1] ~~,~~ would be the same as in the Proposed Projects.

Direct Effects Analysis

In accordance with the *CEQR Technical Manual*, a direct effects analysis should be conducted if a proposed project would impact open space conditions by causing the loss of public open space, altering the use of an open space so it no longer serves the same user population, restricting public access, or increasing noise, air pollutants, odors, or shadows that would affect the open space's usefulness. The Proposed Actions would not lead to the physical loss or displacement of publicly accessible open space, nor would it enhance access to such spaces, thus no direct effects analysis is necessary. Additionally, there would be no significant adverse impacts on existing open space regarding shadows, urban design, air quality, or noise in the With-Action condition (see **Chapter 6, Shadows**; **Chapter 7, Urban Design and Visual Resources**; **Chapter 11, Air Quality**; and **Chapter 13, Noise**). Therefore, the Proposed Actions would not cause significant adverse direct impacts on open space, and no further analysis is required.

Indirect Analysis

An indirect effects analysis is performed where a project could add sufficient population, either residents or non-residents, such that capacity of the open space to serve the population would be noticeably diminished. The threshold for such an analysis is whether the project would introduce more than ~~200 residents~~250 incremental units or 500 workers to the area.[2]

Compared to the future No-Action condition, the Proposed Actions would add approximately 2,087 residents (under the Maximum Residential Scenario) and 691 workers (under the Maximum Commercial Scenario) to the area. Therefore, following *CEQR Technical Manual* guidance, an indirect-effects open space analysis was conducted for both residential and non-residential populations, consistent with the following methodology.

Study Area

In conformance with *CEQR Technical Manual* guidance, the first step in the assessment of potential open space impacts is to establish the appropriate study area(s) for the new residential and/or non-residential population(s) that would be added by a proposed project. As described in the *CEQR Technical Manual*, an open space study area is defined by the reasonable walking distance users would travel to reach open spaces and recreational areas—typically a half mile for residential populations, and a quarter mile for non-residential populations.

The residential study area for the open space assessment was based on a 0.5-mile distance from the development sites and the non-residential study area was based on a 0.25-mile distance from the development sites. In conformance to *CEQR Technical Manual* guidance, both the residential and

[1] The number of affordable DUs reflects the possible range of affordability under MIH Option 1 (25 percent of residential floor area affordable to households at an average of 60 percent AMI), Option 2 (30 percent of residential floor area at an average of 80 percent AMI), and Option 3 (20 percent of residential floor area at an average of 40 percent AMI). Where applicable, the MIH Option that reflects the RWCDS for any given technical area will be analyzed to ensure a conservative analysis.

[2] Per *2025 CEQR Technical Manual* guidance, the thresholds triggering an analysis of indirect effects on open space due to increased residential population are 175 incremental units in R1–R4 districts and 250 incremental units in R5–R12, C, or M districts.

non-residential study area was adjusted to include all Census Tracts with at least 50 percent of their area within the half-mile radius and quarter-mile study area, respectively (see **Figure 5-1**).

Walk-to-a-Park Initiative

New York City, as part of the *OneNYC 2050: Building a Strong and Fair City* plan, has set a goal that 85 percent of New York City residents live within walking distance of a park by 2030. To help the City reach this goal, the NYC Department of Parks and Recreation (NYC Parks) has a Walk-to-a-Park initiative that focuses on increasing access to parks and open space in areas of the city where residents live further than walking distance of a park. According to Walk-to-a-Park service area geographic data provided by the City, the development sites do not overlap with any known walk gap areas (see **Figure 5-2**).

Figure 5-1 Open Space Study Area Map

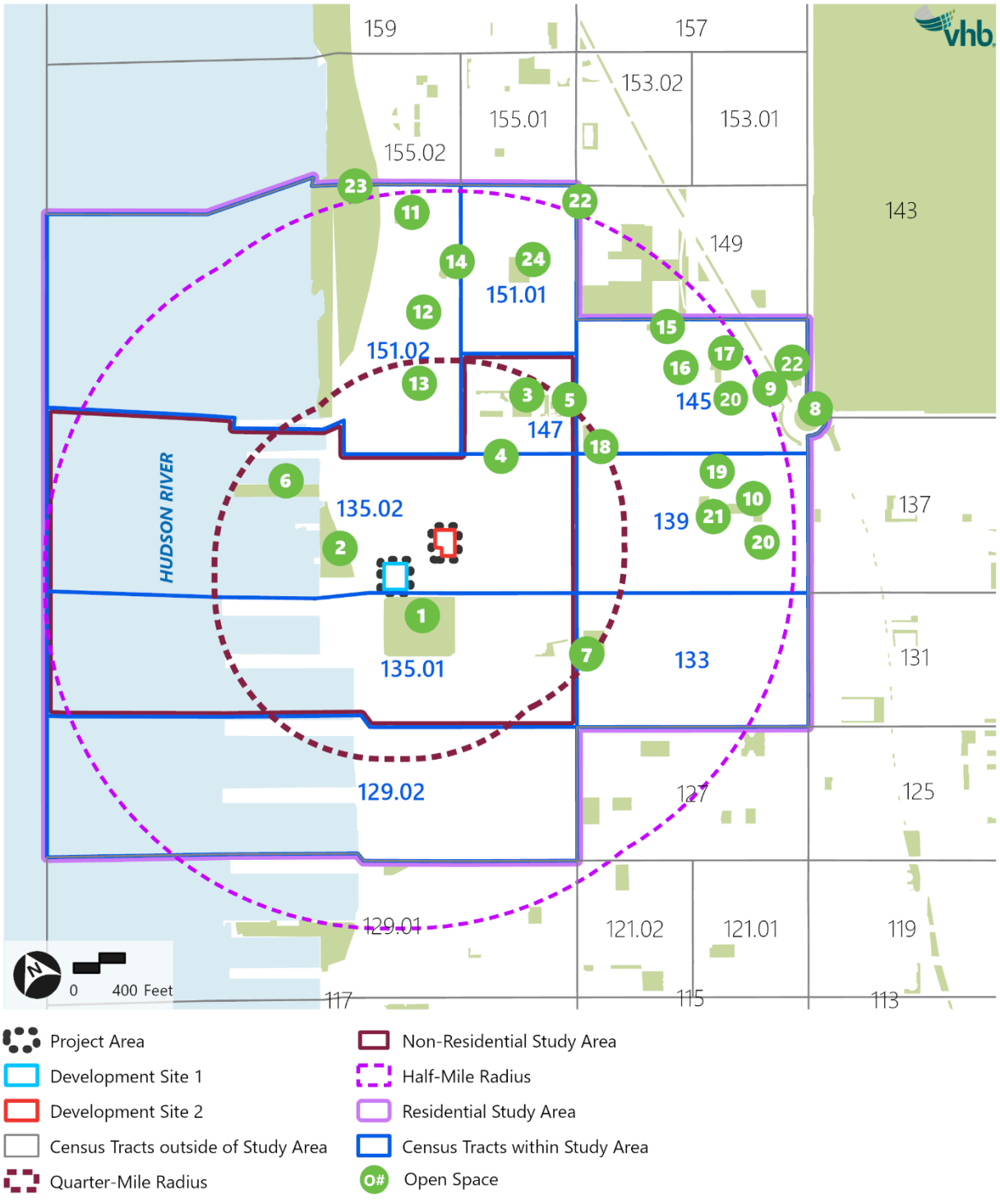
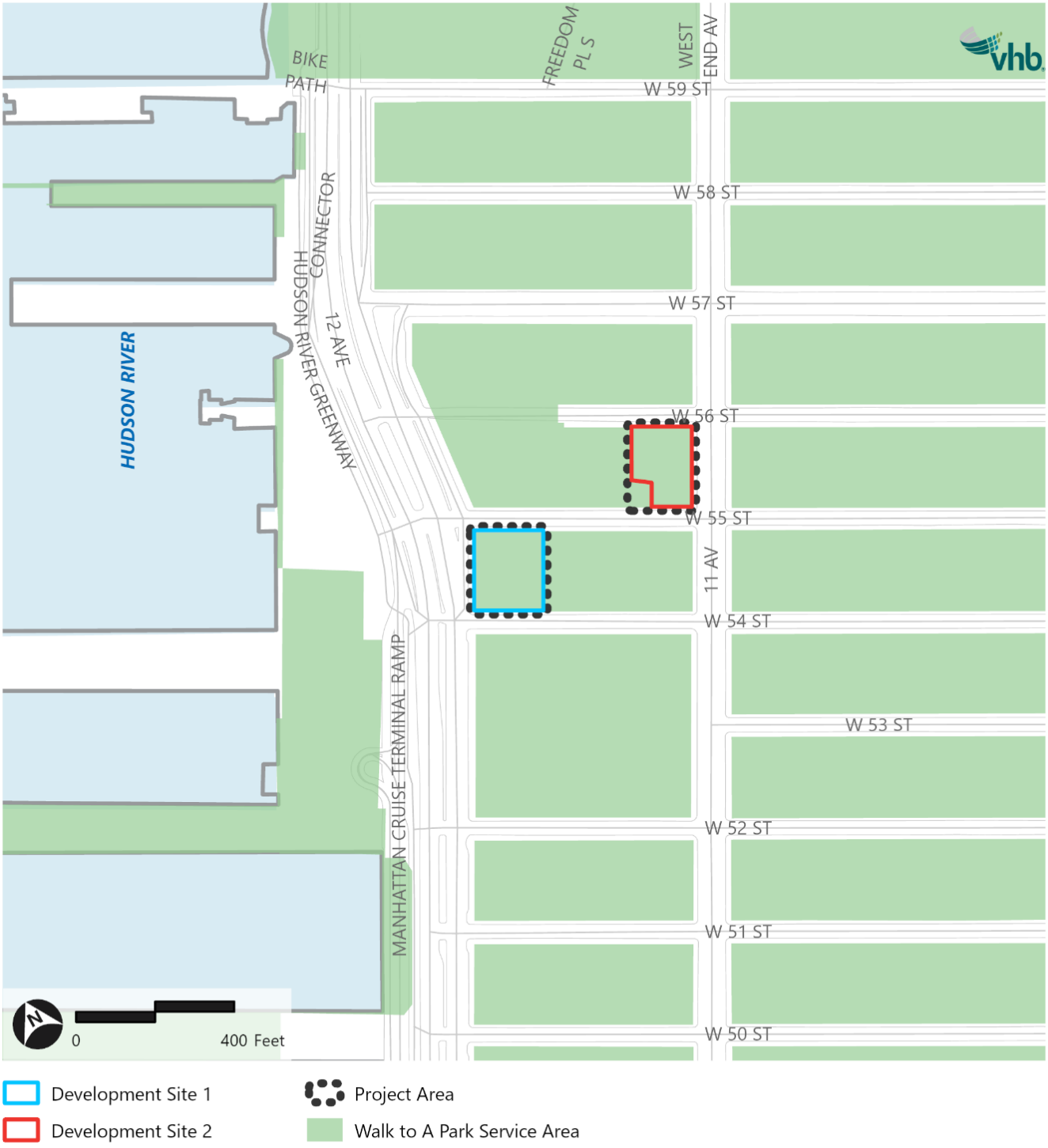


Figure 5-2 Walk-to-a-Park Service Area



Open Space User Populations

To identify residential user populations within the residential study area, data from the 2020 U.S. Decennial Census was used to determine the number of residents located within the study area. To identify the worker population, 2021 Longitudinal Employer-Household Dynamics (LEHD) data from the U.S. Census OnTheMap service was compiled for the Census Block Groups comprising the non-residential study area.

Consistent with *CEQR Technical Manual* guidance, the analysis of the residential study area population includes factors such as the utilization and condition of open spaces and the age distribution of its users. The way open spaces are used and the demand for recreational facilities significantly depends on the population's age distribution. Typically, children aged 4 and under frequent playgrounds with play structures. Children aged 5 to 9 also use traditional playgrounds and additionally engage in ball games, running, and skipping rope in grassy and hard-surfaced areas. Children aged 10 to 14 prefer a combination of playground equipment, court spaces, and sports fields. Teenagers and young adults are mainly drawn to facilities for sports like basketball and other field sports. Adults aged 20 to 64 use court facilities and sports fields and also participate in activities like rollerblading, biking, and jogging, requiring bike paths, promenades, and roadways. They also often gather with their families for picnicking and casual sports that involve all ages. Senior citizens engage in active recreation such as tennis, gardening, and swimming, as well as passive activities.

Inventory of Open Space Resources

The *CEQR Technical Manual* describes public open space as areas that are either publicly or privately owned but are accessible to the public regularly, continuously, or during specific daily periods. Open spaces that are restricted to certain groups or are not regularly accessible to the public do not qualify as public open spaces, but they may still be considered in a qualitative evaluation of open space impacts.

An inventory of publicly accessible open space resources within the study area was compiled using the most recent data from NYC Parks and the New York City Geographic Information System (GIS). Open spaces are classified as passive, active, or a mix of both based on their features. Active open spaces cater to activities such as exercise, sports, or children's play, including playgrounds, athletic fields or courts, pools, and greenways. Passive open spaces are intended for activities like strolling, reading, sunbathing, and people watching, with examples being plazas, walking paths, gardens, and certain lawns with restricted uses. Esplanades can accommodate both active uses, like running and biking, and passive uses, such as dog walking.

Playgrounds that are jointly owned by NYC Parks and the NYC Department of Education (DOE) are included in the open space inventory. Although public use of these playgrounds is restricted during school hours, they are still considered in the quantitative analysis due to their availability to the public after school and on weekends.

Adequacy of Open Space Resources

Comparison to City Guidelines

The adequacy of open space in the study area is based on ratios of usable open space acreage to the study area populations (the open space ratios, or OSR). The *CEQR Technical Manual* outlines the following guidelines for residential assessments:

- The City attempts to achieve a ratio of 2.50 acres per 1,000 residents for large-scale proposals. Ideally, this would consist of 0.50 acres of passive space and 2.00 acres of active open space per 1,000 residents.
- A ratio that meets the Citywide Community District median ratio of 1.50 acres of open space per 1,000 residents is also recommended.

However, these goals are often not feasible for many areas of the city, and they do not constitute an impact threshold. Rather, they are benchmarks that represent how well an area is served by its open space.

Impact Assessment

The determination of significant adverse impacts is based on how a project would change the open space ratios in a study area, as well as qualitative factors not reflected in the quantitative assessment. According to the *CEQR Technical Manual*, if a 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. A proposed project may result in a significant adverse impact if the project would reduce an open space ratio by more than the general guidelines for the open space percentage change guided in the *CEQR Technical Manual* and consequently result in overburdening existing facilities, or if it would substantially exacerbate an existing deficiency in open space. In areas that have been determined to be extremely lacking in open space, a reduction as small as 1 percent may be considered significant, warranting further analysis. See **Table 5-1** for the relevant impact thresholds for analysis.

Table 5-1 Percent Change Guidance to Determine Possible Open Space Impact

Total Open Space Ratio Range	Active Open Space Ratio Range	Passive Open Space Ratio Range	Percentage Change in Open Space Ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 or greater	1.61 to 2.0 or greater	0.41 to 0.50 or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%

* 2.5 OSR is the planning goal in NYC, with optimal distribution goal of 2.0 Active OSR and 0.5 Passive OSR

As shown in the assessment below, the total residential open space ratio is 0.54 under the With-Action condition. According to **Table 5-1,** a percent change exceeding 2 percent may indicate a potential adverse impact on open space. The total non-residential open space ratio is 0.18, where a percent change greater than 1 percent could also suggest a potential adverse impact. Therefore, a detailed assessment is warranted.

Detailed Assessment

Existing Conditions

Residential Study Area Population

As outlined in **Table 5-2**, based on population data from the 2020 Decennial Census at the Census Tract level, the nine census tracts in the residential open space study area contain a total residential population of 54,305 people. Based on the data provided by the New York City Department of City Planning (DCP), there are eight new developments completed since April 2020, which are projected to have introduced 858 new residents to the study area (see **Table 5-3**). Therefore, the total existing residential population in the study area is approximately 55,163 people.

Table 5-2 Existing Population in the Residential Study Area

Census Tract	Residential Population
129.02	3,144
133	6,782
135.01	5,504
135.02	6,358
139	9,988
145	7,532
147	2,987
151.01	3,756
151.02	8,254
Total	54,305

Table 5-3 Approximate Population from Developments Completed Since April 2020

Project Address	Residential Units	Residential Population
400-Foot Study Area		
611 West 56th Street	77	129
Quarter-Mile Study Area		
424 West 52nd Street	7	12
7 West 60th Street	123	207
547 West 47th Street	222	373
805 Ninth Avenue	5	8
433 West 53rd Street	60	116
Half-Mile Study Area		
422 West 49th Street	8	13
305 West 48th Street	0	0
Total	**502**	**858**
Total Existing Population		**55,163**

Source: *DCP, Development DB 23Q4, Housing DB 23Q4*

The utilization of open spaces and the demand for various recreational facilities are significantly influenced by the age distribution within a given area. As illustrated in **Table 5-4**, residents aged 20 to 64 comprise the largest age cohort, accounting for approximately 72.8 percent of the population within the half-mile residential study area. This figure is notably higher compared to 67.3 percent in New York County and 63.1 percent in New York City as a whole. The second-largest age group within the study area is residents aged 65 and older, who make up about 13.1 percent of the population. This percentage is lower than the proportions found in both New York County (16.7 percent) and New York City (14.9 percent). The median age within the study area is 36.1 years, slightly younger than New York County's median age of 36.9 and New York City's median age of 36.8. Among individual census tracts within the study area, the median age ranges from 34 years in Census Tract 147 to 39 years in Census Tract 139. This demographic profile indicates a strong demand for recreational facilities tailored towards adults and senior citizens. The high percentage of residents aged 20 to 64 and those aged 65 and older underscores the need for recreational opportunities that cater specifically to these age groups.

Table 5-4 Existing Population within the Study Area

Census Tract	Total Residential Population	Age Distribution												Median Age
		Under 5		5 to 9		10 to 14		15 to 19		20 to 64		65 years and over		
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
129.02	3,144	80	2.5%	74	2.4%	59	1.9%	69	2.2%	2,648	84.3%	214	6.8%	37.1
133	6,782	188	2.8%	109	1.6%	106	1.6%	115	1.7%	5,559	81.9%	705	10.5%	34.3
135.01	5,504	220	4.0%	136	2.5%	168	3.1%	167	3.0%	4,137	75.3%	676	12.2%	36.2
135.02	6,358	263	4.1%	185	2.9%	176	2.8%	181	2.8%	4,738	74.4%	815	12.9%	34.2
139	9.988	235	2.4%	133	1.3%	123	1.2%	124	1.2%	7,704	77.2%	1,669	16.6%	39
145	7,532	349	4.6%	213	2.8%	170	2.3%	805	10.7%	4,698	62.3%	1,297	17.3%	37.3
147	2,987	295	9.9%	145	4.9%	85	2.8%	44	1.5%	2,231	74.7%	187	6.3%	34
151.01	3,756	159	4.2%	196	5.2%	214	5.7%	211	5.6%	2,198	58.4%	778	20.8%	37.1
151.02	8,254	611	7.4%	469	5.7%	432	5.2%	330	4.0%	5,639	68.4%	773	9.4%	35.9
Total	**54,305**	**2,400**	**4.4%**	**1,660**	**3.1%**	**1,533**	**2.8%**	**2,046**	**3.8%**	**39,552**	**72.8%**	**7,114**	**13.1%**	**36.1**
New York County Total	**1,694,251**	**68,849**	**4.1%**	**63,039**	**3.7%**	**63,419**	**3.7%**	**74,917**	**4.4%**	**1,140,844**	**67.3%**	**283,183**	**16.7%**	**36.9**
NYC Total	**8,804,190**	**475,637**	**5.4%**	**479,017**	**5.4%**	**491,325**	**5.6%**	**505,700**	**5.7%**	**5,542,287**	**63.1%**	**1,310,224**	**14.9%**	**36.8**

Source: 2020 U.S. Census

Non-Residential Study Area Population

Data from the OnTheMap, a service of the U.S. Census, was compiled for Manhattan Census Tracts 135.01, 135.02, and 147, which comprise the non-residential study area, to assess the worker population served by existing passive open space resources. As shown in **Table 5-5**, the non-residential study area has a worker population of 23,156.

Table 5-5 Existing Worker Population in the Non-Residential Study Area

Census Block Group	Non-Residential Population
135.01	2,054
135.02	6,065
147	15,037
Total	23,156

Inventory of Open Space Resources

In conducting the open space analysis for the Proposed Actions, publicly accessible open spaces within the study area were inventoried. The open space resources were identified by their location, owner, features, total acreage, and acreage of passive and active areas. The secondary sources for this analysis included land use and geographic PLUTO data at the tax lot level and additional data provided by NYC DPR. According to the *CEQR Technical Manual*, public open space does not include Greenstreets, malls without seating, or sidewalks. The condition of each open space resource was categorized as "Excellent," "Good," "Fair," or "Poor." A resource was considered in excellent condition if the space was clean and attractive, and all equipment was present and in a state of good repair. A good resource had minor problems such as litter or older but operative equipment. A fair or poor resource was one that was poorly maintained, had broken or missing equipment or lack of security, or other factors that would diminish the facility's attractiveness to potential users. Determinations were made subjectively, based on a visual assessment of the open space resources.

The half-mile residential study area contains twenty-eight publicly accessible open space resources, as shown in **Figure 5-1** and listed in **Table 5-6**. Open spaces in the residential study area total 30.04 acres, including 15.78 acres of active open space and 14.26 acres of passive open space. The quarter-mile non-residential study area contains seven publicly accessible passive open space resource totaling 4.01 acres. These spaces are described below.

Directly south of Development Site 1 is De Witt Clinton Park, a 5.83-acre expanse equipped with basketball courts, baseball and soccer fields, spray showers, a dog run, benches, and playgrounds. It is in good condition with heavy utilization.

West of the development sites, along the Hudson River, Clinton Cove at Hudson River Park spans 2 acres and includes lush lawns, a public boathouse offering free kayaking, and expansive river views. This park's design emphasizes waterfront accessibility and recreational opportunities, providing both passive and active recreational opportunities. It is in good condition with heavy utilization.

Northwest of the development sites, the newly constructed Pier 97 enhances the riverside experience with a sunset deck furnished with tables and chaise lounges. The pier includes a lawn, plantings, seating, an athletic field, playground, and various active and passive recreational amenities which were all found to be in good condition with moderate utilization.

To the north of the development sites lies the Public Plaza at Waterline Square, a 2.6-acre park. This green space includes a well-equipped playground, interactive water features, and relaxation areas. Additionally, walking paths, seating areas with tables, pedestrian bridges, and pathways are spread throughout the plaza. The park gradually transitions into a more natural landscape at its western end, featuring trees, plantings, and a water element that flows through the park's vegetation. These features are in good condition with moderate utilization.

Further north, the Southern Open Space, which is in excellent condition with low utilization, and 120 Riverside Boulevard, which is good condition with low utilization, both offer beautifully landscaped plantings and seating areas. Adjacent to these spaces, Riverside Park South extends along the NYC Water Trail and connects to the Hudson River Greenway. As part of the Manhattan Waterfront Greenway, this park facilitates exploration of Manhattan's shoreline and features playgrounds, soccer fields, public restrooms, benches, and numerous walking paths. It is in excellent condition with moderate utilization.

West End Towers houses a Privately Owned Public Space (POPS) that offers a unique recreational playground and park-like environment, developed in partnership with the City of New York Parks and Recreation Department. This area includes amenities such as benches, a fenced children's play area, grassy zones, and abundant plantings and is in excellent condition with heavy utilization. Additionally, Samuel N. Bennerson 2nd Playground offers amenities such as basketball courts, playgrounds, spray showers, an adult fitness area as well as benches and tables and is in good condition with moderate utilization.

Northeast of the development sites, the Gertrude Ederle Recreation Center provides a wide array of fitness and recreational programs. It offers group fitness classes, sports leagues, arts and cultural programs, instructional computer courses, and swimming classes. Additionally, the center includes playgrounds and an outdoor grassy area, making it versatile for both organized activities and leisurely relaxation. It is in excellent condition with heavy utilization.

Three POPS are also located to the northeast of the development sites—555 West 57th Street, featuring a narrow terrace with benches and planters; the public open space at 200 West 60th Street, which includes a small lawn, benches, trees, planters, a fountain, and playground; and 1000 Tenth Avenue, which offers a public space designed with benches and plantings. These POPS vary with fair to good conditions and low to moderate utilization.

Martin Luther King High School at 122 Amsterdam Avenue stands out with its elevated plaza with trees, plantings, and seating areas, creating a peaceful urban retreat for students, staff, and the community which is in excellent condition with low utilization. Nearby plazas at 140 West 62nd Street and 40 Columbus Avenue at Fordham University are in excellent and fair condition with heavy and low utilization, respectively.

At 30 West 61st Street, a residential plaza with a waterfall and garden area serves as an attractive recreational spot, promoting relaxation and community interaction. It is in good condition with low utilization.

Columbus Circle, situated at the intersection of Broadway, Central Park West, Eighth Avenue, and 59th Street, is a historic landmark with a monument to Christopher Columbus, seating, and plantings. It is in poor condition with heavy utilization. Further enhancing the area is the landscaped mall and divider along Broadway Malls, featuring trees, plantings, and bench seating which is in good condition with heavy utilization.

East of the development sites, smaller yet significant open spaces like Balsley Park provide essential green relief. Balsley Park includes a refreshment kiosk and play areas for children, playing a crucial role in providing accessible green spaces for residents. It is in poor condition with heavy utilization. Additionally, green pockets and seating areas at 347 West 57th Street and 330 West 56th Street seamlessly integrate into the urban landscape and are in good condition with low utilization, while 322 West 57th POPS offers seating, tables, a fountain, and plantings and is in excellent condition with moderate utilization.

P.S. 111 Community Playground, located southeast of the development sites, is part of the schoolyards to playgrounds program. This playground is jointly operated by NYC Parks and the Department of Education. It includes several amenities for recreation including basketball courts, playgrounds, benches, tables, and a field. It is in excellent condition with heavy utilization.

Table 5-6 Existing Open Space Resources

Map No.	Name	Owner/ Agency	Features and Amenities	Total Acres	Active Acres	Passive Acres	Utilization	Condition
O1	De Witt Clinton Park*	NYC Parks	Seating, playground, spray showers, basketball courts fields (soccer and baseball), dog run, restrooms	5.83	3.79	2.04	Heavy	Good
O2	Clinton Cove at Hudson River Park*	Hudson River Park Trust	Seating, landscaping, walking path, lawn, boathouse	2	1.4	0.6	Heavy	Good
O3	Gertrude Ederle Recreation Center*	NYC Parks	Pool, playground, field, fitness rooms	0.69	0.59	0.1	Heavy	Excellent
O4	555 West 57th Street*	Green W. 57th St. LLC	Benches	0.53	-	0.53	Low	Fair
O5	200 West 60th Street*	Columbus/Amsterdam Associates,	Lawn, benches, trees, planters, fountain, playground	0.17	0.12	0.05	Moderate	Good
O6	Pier 97 at Hudson River Park*	Hudson River Park Trust	Playground, seating, lawn, field	2.5	1.75	0.75	Moderate	Good
O7	P.S. 111 Community Playground	DOE	Basketball court, playground, benches, tables, field	0.7	0.42	0.28	Heavy	Excellent
O8	Columbus Circle	NYC Parks	Seating, planters, a monument	0.82	-	0.82	Heavy	Poor
O9	Broadway Malls	NYC Parks	Trees, planters, benches	0.03	-	0.03	Heavy	Good
O10	322 West 57th Street	322 West 57th Street Condominium	Seating, tables, a fountain, planters	0.78	-	0.78	Moderate	Excellent

Table 5-6 Existing Open Space Resources

Map No.	Name	Owner/ Agency	Features and Amenities	Total Acres	Active Acres	Passive Acres	Utilization	Condition
O11	120 Riverside Boulevard	120 Riverside Boulevard at Trump Place	Planters, seating	0.12	-	0.12	Low	Good
O12	Southern Open Space	NYC Parks	Benches, trees, planters	0.42	-	0.42	Low	Excellent
O13	Public Plaza at Waterline Square	GID Development Groups	Walkways, seating, playground, lawn, fountain	2.6	0.78	1.82	Moderate	Good
O14	West End Towers/ 75 West End Avenue	Brodcom West Development Company	Playground, benches, planters	1.18	0.83	0.35	Heavy	Excellent
O15	140 West 62nd Street/ Fordham University	Fordham University	Blenches and planters	0.15	-	0.15	Heavy	Excellent
O16	40 Columbus Avenue/ Fordham University	Fordham University	Benches and planters	0.12	-	0.12	Low	Fair
O17	30 West 61st Street	Condominium, c/o Brown Harris & Stevens,	Waterfall, benches	0.27	-	0.27	Low	Good
O18	1000 Tenth Avenue	400 West 59th Street Partners, LLC	Benches and planters	0.3	-	0.3	Moderate	Good
O19	347 West 57th Street	Condominium, c/o Maxwell Kates Realty	Planters, trees	0.05	-	0.05	Low	Good

Table 5-6 Existing Open Space Resources

Map No.	Name	Owner/ Agency	Features and Amenities	Total Acres	Active Acres	Passive Acres	Utilization	Condition
O20	330 West 56th Street	Marbru Associates	Planters, trees, sculpture	0.17	-	0.17	Low	Good
O21	Balsley Park	Rose Associates	Kiosk, playground, seating	0.3	0.1	0.2	Heavy	Poor
O22	Martin Luther King High School	DOE	Trees, planters, seating	1	-	1	Low	Excellent
O23	Riverside Park South	NYC Parks	Playground, soccer field, restroom, benches, walking paths	9.55	0.43	9.12	Moderate	Excellent
O24	Samuel N. Bennerson 2nd Playground	NYC Parks	Basketball courts, playground, spray showers, seating	0.75	0.53	0.23	Moderate	Good
			Residential Study Area Total	**31.03**	**10.73**	**20.3**		
			Non-Residential Study Area Total			**4.07**		

Source: NYC Parks' Find-A-Park; ArcGIS; Google Maps; field survey conducted on April 18, 2025
Notes:
* Considered in the non-residential study area in addition to the residential study area. All other resources are only considered in the residential study area.

Adequacy of Open Spaces

Using *CEQR Technical Manual* guidelines, the adequacy of open space for the residential population was evaluated by comparing the ratio of existing active and passive open space acreage in the study area per 1,000 residents with the City's goal of 2.0 acres of active open space and 0.5 acre of passive open space per 1,000 residents.

The existing population of the residential study area is estimated at 55,163 residents. The study area has an overall OSR of 0.56 acre per 1,000 residents, which is below the City's goal of 2.5 acres per 1,000 residents (see **Table 5-7**). The study area's active OSR is 0.19 acres per 1,000 residents, below the City's guideline of 2.0 acres per 1,000 residents, and the passive OSR is 0.37 acre per 1,000 residents, which is below the City's guideline of 0.5 acre per 1,000 residents. Thus, the residential study area is currently not adequately served by existing total, active, or passive open spaces.

Table 5-7 Existing Conditions – Adequacy of Open Space Resources

	Open Space Acreage			Open Space Ratios (Acres per 1,000 People)			DCP Open Space Guidelines		
Total Population	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
Residential (0.5-Mile) Study Area									
55,163	31.03	10.73	20.3	0.56	0.19	0.37	2.5	2	0.5
Non-Residential (0.25-Mile) Study Area									
23,156	N/A*	N/A	4.07	N/A	N/A	0.18	N/A	N/A	0.15

Notes:
* The non-residential study area contains approximately 7.83 acres of active open space, however, this space is not noted, as non-residential open space assessments only consider passive open space resources, per ~~2021~~2025 *CEQR Technical Manual guidance*.

The adequacy of open space for the non-residential population was evaluated by comparing the ratio of existing passive open space acreage in the study area per 1,000 workers with the City's goal of 0.15 acre of passive open space per 1,000 workers.

As shown in **Table 5-7**, the non-residential study area contains 4.07 acres of publicly accessible passive open space, serving approximately 23,156 workers in the non-residential study area. The existing OSR is 0.18 acre of improved open space per 1,000 non-residents, which is greater than the benchmark OSR of 0.15 for passive open space resources. As such, the existing worker population is adequately served by passive open space resources in the non-residential study area.

Additionally, the development sites are within a designated Walk-to-a-Park service area, ensuring full compliance with the walkability criteria and *OneNYC 2050: Building a Strong and Fair City* plan, previously outlined.

No-Action Condition

As described in the **Methodology** section above, the No-Action condition accounts for population growth and changes expected to the inventory of open space resources.

Study Area Population

Two upcoming developments in the residential study area are projected to add approximately 220 residents by the 2029 analysis year. The first development, a planned homeless shelter, is expected to accommodate approximately 200 individuals. The second development, a residential building, comprising of 12 residential units, is estimated to host an additional 20 residents (see **Table 5-8**). As a result, the total residential population is anticipated to reach 55,383 by 2029. It is anticipated that the new residential population introduced to the residential study area would have an age distribution similar to that of existing conditions.

In the non-residential study area, the new homeless shelter is projected to generate 45 jobs, while the upcoming movie studio at Pier 92 is expected to create 245 jobs. This will bring the total number of new jobs in the non-residential area to an estimated 290, increasing the study area's overall workforce to 23,445.

Table 5-8 No-Action Condition: No-Build Developments Estimated Population

Development Name/Location	Total GSF	Residential Units	Estimated Residents[1]	Estimated Workers
755 12th Avenue	266,000	N/A	N/A	245[2]
537 West 59th Street	44,845	N/A	200	45[3]
446 West 54th Street	10,543	12	20	N/A
Total	**163,055**	**12**	**220**	**290**

Source: New York City Department of Buildings, YIMBY.com
Notes:
[1] Based on the Average Household Size for the Hell's Kitchen Community District of 1.68 (2017-2021 American Community Survey)
[2] Assumes 333 gsf per 1 employee for movie studio space
[3] Assumes 1,000 gsf per 1 employee

Study Area Open Space Resources

In the No-Action condition, there is one new confirmed open space planned within the study area, Lorraine Hansberry Plaza, that is expected to be constructed by the 2029 analysis year. The new plaza, located on the eastern portion of the block bounded by Tenth Avenue to the east, West 49th Street to the north, and West 48th Steet to the south, would feature approximately 0.62 acre of open space consisting of synthetic turf, a water spray area, plantings, tables, and seating (see **Figure 5-3**). This would bring the total open space acreage within the study area to 31.65 acres, with 10.92 acres of active open space and 20.73 acres of passive open space.

Figure 5-3 Proposed No-Build Open Space



Source: NYC DPR

Adequacy of Open Spaces

In the No-Action condition, the open space ratios in the residential study area would not experience significant change compared to the existing condition and would continue to fall below the City's guidelines. The total OSR would increase slightly to 0.57 acre per 1,000 residents. The active OSR would also increase slightly while the passive OSR would remain the same, as shown in **Table 5-9.** As in existing conditions, the active and passive open space ratios under No-Action conditions would remain below the guidelines of 2.0 acres of active open space and 0.5 acre of passive open space per 1,000 residents.

The non-residential study area's passive OSR would increase to 0.19 acre and would remain above the City's guidelines of 0.15 acre per 1,000 residents, as under existing conditions.

Table 5-9 No-Action Conditions – Adequacy of Open Space Resources

	Open Space Acreage			Open Space Ratios (Acres per 1,000 People)			DCP Open Space Guidelines		
Total Population	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
Residential (0.5-Mile) Study Area									
55,383	31.65	10.92	20.73	0.57	0.20	0.37	2.5	2	0.5
Non-Residential (0.25-Mile) Study Area									
23,445	12.34	7.84	4.51	N/A	N/A	0.19	N/A	N/A	0.15

With-Action Condition

Study Area Population

In the With-Action condition, the development sites would be developed with two new buildings: a 45-story, mixed-use residential and commercial building on Development Site 1 and a 39-story, mixed-use residential and commercial building on Development Site 2 (these heights reflect the Maximum Residential Scenario; each building would be one story shorter in the Maximum Commercial Scenario). In total, the Proposed Actions would introduce an estimated 2,087 additional residents (under the Maximum Residential Scenario) and 691 workers (under the Maximum Commercial Scenario) to the study area compared to the No-Action condition. In the With-Action condition, the introduction of approximately 2,087 new residents and 691 workers would result in a total residential population of 57,470 in the residential study area and a total worker population of 24,136 in the non-residential study area (see **Table 5-10**).

Table 5-10 With-Action Condition Study Area Populations

	No-Action Population	Proposed Project Incremental Increase	With-Action Population
Residential Study Area	55,383	2,087 residents[1]	57,470 residents
Non-Residential Study Area	23,445	691 workers[2]	24,136 workers

Notes:
[1] Future residents based on the Maximum Residential Scenario, and estimated assuming 1.68 people per household (average household size for Manhattan CD 4)
[2] Future workers based on the Maximum Commercial Scenario, and estimated assuming the following: one worker per 333 gsf of retail and community facility space; one worker per 250 gsf of medical office space; and one worker per 25 dwelling units for residential space.

Study Area Open Space Resources

There are no new publicly accessible open spaces being introduced in the With-Action condition.

Adequacy of Open Spaces

Quantitative Assessment

The With-Action condition residential total, active, and passive OSR would be 0.55, 0.19, and 0.36 acre per 1,000 residents, respectively, as shown in **Table 5-11**. As under No-Action conditions, the total, active, and passive OSRs would continue to fall below the City's guideline of 2.5, 2.0, and 0.5 acres per 1,000 residents, respectively. Compared to No-Action conditions, this represents a 3.50 percent decrease in the total OSR, a 3.55 percent decrease in the active OSR, and a 3.48 percent decrease in the passive OSR.

Table 5-11 With-Action Conditions – Adequacy of Open Space Resources

	Open Space Acreage			Open Space Ratios (Acres per 1,000 People)			DCP Open Space Guidelines		
Total Population	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
Residential (0.5-Mile) Study Area									
57,470	31.65	10.92	20.73	0.55	0.19	0.36	2.5	2	0.5
Non-Residential (0.25-Mile) Study Area									
24,136	12.34	7.84	4.51	N/A	N/A	0.19	N/A	N/A	0.15

Given this project's OSRs for the residential study area, the thresholds for a possible indirect open space impact are shown in **Table 5-1** and are as follows:

- Total OSR of 0.51 to 1.00: a change of 2 percent;
- Active OSR of 0.01 to 0.40: a change of 1 percent; and
- Passive OSR of 0.31 to 0.40: a change of 4 percent.

This area is below the median OSR, and for total, active, and passive OSRs, it has the potential to exceed the percent change that signifies a possible adverse open space impact for the residential population.

Regarding the non-residential population, the passive open space ratio would remain the same at 0.19 acre per 1,000 people, representing a 2.60 percent decrease. As this decrease is below the 5 percent change threshold, and as the passive OSR for the non-residential study area would remain above the City's guidelines of 0.15 acre per 1,000 workers, no significant adverse indirect impact to passive open space in the non-residential study area ~~is anticipated~~would occur, and no further analysis is warranted.

Table 5-12 Study Area Open Space Ratios Summary

	No-Action	With-Action	Percent Change
Residential (0.5 Mile) Study Area			
Active	0.20	0.19	-3.55%
Passive	0.37	0.36	-3.48%
Total[1]	**0.57**	**0.55**	**-3.50%**
Non-Residential (0.25 Mile) Study Area			
Passive	**0.19**	**0.19**	**-2.60%**

[1] Numbers may not add up to the hundredths due to rounding.

Qualitative Assessment

The Proposed Actions would facilitate two new mixed-use developments with a range of unit sizes and therefore is expected to introduce a range of residents from single adult households to families. The demand for open space in the future is therefore likely to range and would include demand for both active and passive open space resources. Open spaces in the study area contain a mix of passive and active resources and were generally found to be in excellent to fair condition with low to heavy utilization. Given the foregoing, it is expected that open spaces within the study area would have capacity to serve new residents generated in the With-Action condition.

It is anticipated that the Proposed Actions would create 12,652 sf of private amenity spaces on Development Site 1 and 9,658 sf of private amenity spaces on Development Site 2 for building residents, featuring a mix of active and passive recreational uses in shared common areas. These amenities would serve residents of the Proposed Projects, thereby helping to absorb a portion of the incremental demand on active and passive open space resources introduced by the Proposed Projects within the study area.

There are additional open space resources that are located within a half mile of the development sites but are outside of the residential study area's selected census block groups. Considering the close proximity, future residents generated by the Proposed Actions and existing residents of the surrounding neighborhood would be reasonably expected to utilize these spaces. Nearby open space resources located outside of the open space study area include Hell's Kitchen Park, Gutenberg Playground, Damrosch Park, and Lincoln Center Plaza. Additionally, Riverside Park South, located north of the development sites, is only a small portion of a vast regional open space of Riverside Park—the second-largest park in Manhattan at a total of 222 acres. The quantitative assessment accounts only for the 9.55-acre portion of the park in Census Tract 151.02 that falls fully within the residential study area. However, residents of the Proposed Projects and the surrounding area would have access to the entire park, which includes various opportunities for active recreation including hiking trails, handball, basketball, pickleball, and tennis courts, soccer fields, baseball fields, and playgrounds. In addition, Central Park is approximately a 15-minute walk from the development sites. This iconic park boasts a wide range of both passive and active recreational opportunities, including running paths, biking paths, playgrounds, and vast grassy areas spanning 843 acres.

While not included in the quantitative open space analysis, these resources are considered qualitatively due to their proximity to the development sites and the high likelihood that local residents use these spaces for both active and passive recreational activities.

Based on the foregoing, significant adverse indirect impacts on open space resources ~~are~~would not ~~anticipated~~ occur.