

West 108th Street WSFSSH Development

Chapter 3: Open Space

A. INTRODUCTION

An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would “physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value.” An indirect effect may occur when the population generated by a proposed development would be sufficient to noticeably diminish the ability of an area’s open space to serve the existing or future population. According to the guidelines established in the *City Environmental Quality Review (CEQR) Technical Manual*, a project that would add fewer than 200 residents or 500 employees, or a similar number of other users, is typically not considered to have indirect effects on open space.

Although the Proposed Actions would not have a direct effect on existing open space resources, as outlined in Chapter 1, “Project Description,” compared to No-Action conditions, the Proposed Actions would result in a net increase of 277 affordable dwelling units, approximately 110 shelter beds, approximately 6,400 gsf of other community facility uses, and approximately 0.2 acres (9,000 sf) of private open space for tenants. This would result in an incremental increase of 403 residents (including temporary residents of the 110-bed transitional shelter facility)¹, which exceeds the *CEQR Technical Manual* threshold for a detailed indirect open space analysis. As such, a quantitative assessment was conducted to determine whether the Proposed Actions would significantly reduce the amount of open space available for the area’s residential population. While the Proposed Project is also expected to introduce a net increment of 50 employees to the rezoning area, based on standard planning assumptions, this is below the *CEQR Technical Manual* threshold warranting a nonresidential indirect open space analysis. Therefore, the analysis of indirect open space impacts focuses exclusively on the open space needs of the study area residential population.

B. PRINCIPAL CONCLUSIONS

According to the *CEQR Technical Manual*, a proposed action may result in a significant adverse impact on open space resources if (a) there would be direct displacement/alteration of existing open space within the study area that has a significant adverse effect on existing users; or (b) it would reduce the open space ratio and consequently overburden existing facilities or further exacerbate deficiency in open space. The *CEQR Technical Manual* also states that “if the area exhibits a low open space ratio indicating a shortfall of open space, even a small decrease in the ratio as a result of the action may cause an adverse effect.” A five percent or greater decrease in the open space ratio is considered to be “substantial,” and a decrease of less than one percent is generally considered to be insignificant unless open space resources are extremely limited. The Project Area is located in an area that is considered well-served by open space, as

¹ Incremental units consist of 204 studio units, 46 one-bedroom units, 19 two-bedroom units, and eight three-bedroom units. The estimates of future residents and workers are based on specific resident projections for the proposed project; rates are derived from the number of residents and workers currently at the Valley Lodge shelter and at other WSFSSH facilities. Residential population is estimated based on an assumption of one person per shelter bed, one person per studio unit, two people per one-bedroom unit, three people per two-bedroom unit, and four people per three-bedroom unit.

defined in the *CEQR Technical Manual Appendix: Open Space Maps*, but the residential study area's open space ratio is less than the citywide Community District (CD) level median of 1.5 acres of open space per 1,000 residents and would remain so in the 2025 future without and with the Proposed Project.

While the Proposed Actions would result in an incremental decrease in open space ratios in the future, the level of decrease anticipated (0.6 percent) would be well below the significant impact threshold (five percent). Furthermore, although the existing open space ratios in the study area would remain less than the New York City Department of City Planning (DCP) planning goals and the citywide CD median both without and with the Proposed Project, the deficiency of open space resources within the study area would be ameliorated by several factors. Overall, a majority of the open space resources in the study area were found to be in good condition. The Proposed Project would also improve the utility of the Anibal Aviles Playground (located within the Project Area), as the Proposed Project's Building 1 would include restrooms that would be accessible to users of this open space resource. Moreover, a wide variety of passive and active recreational options are available, ranging from sitting areas and walking paths to playgrounds, basketball and handball courts, ball fields, and picnic area. The Proposed Project would also include a new private open space in the rear yard of Building 1, which would be available for use by building tenants.

Lastly, there are several significant open spaces located just beyond the boundaries of the open space study area, including the 840-acre Central Park (partially located within a ½-mile of the Project Area, but located outside of the study area boundaries) and the over 150 acres of Riverside Park that extend beyond the open space study area. Although these additional open space resources were excluded from the quantitative assessment, it is likely that existing and future residents within the study area would take advantage of these additional resources. Therefore, the Proposed Actions would not result in a significant adverse impact on open space.

As discussed in detail below, the open space analysis shows that the Proposed Project would decrease the residential study area open space ratio by 0.6 percent, which is well below the *CEQR Technical Manual* threshold of five percent. In addition, as noted above, the Proposed Actions would not result in any direct displacement or alteration of existing public spaces in the study area. Therefore, the Proposed Actions would not result in a significant adverse open space impact.

C. METHODOLOGY

The analysis of open space resources has been conducted in accordance with the guidelines established in the *CEQR Technical Manual*. Using CEQR methodology, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both without and with the proposed actions. In addition, qualitative factors are considered in making an assessment of the proposed action's effects on open space resources.

In accordance with the guidelines established in the *CEQR Technical Manual*, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a worker population. Because the Proposed Actions would not substantially increase the local worker population, a half-mile radius is the appropriate study area boundary.

Open Space Study Area

The Project Area encompasses the southern portion of Manhattan Block 1863 (Lots 5, 10, 13, 17, and 26) in the Manhattan Valley neighborhood of Manhattan CD 7. Pursuant to *CEQR Technical Manual* guidelines, the residential open space study area includes all census tracts that have at least 50 percent of their area located within a half mile of the Project Area and all open spaces within it that are publicly accessible. As described above, residents typically walk up to a half mile for recreational spaces. As shown in **Figure 3-1**, the ½-mile open space study area includes the following census tracts in their entirety: Census tracts 185, 187, 189, 191, 193, 195, 197.01, 197.02, 199, 201.01, 201.02, 203, and 216.² The open space study area extends to West 123rd Street at its northernmost extent; to Lenox Avenue at its easternmost extent; to West 97th Street at its southernmost extent; and to the Hudson River at its westernmost extent.

Analysis Framework

Direct Effects Analysis

According to the *CEQR Technical Manual*, a proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or causes increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether on a permanent or temporary basis.

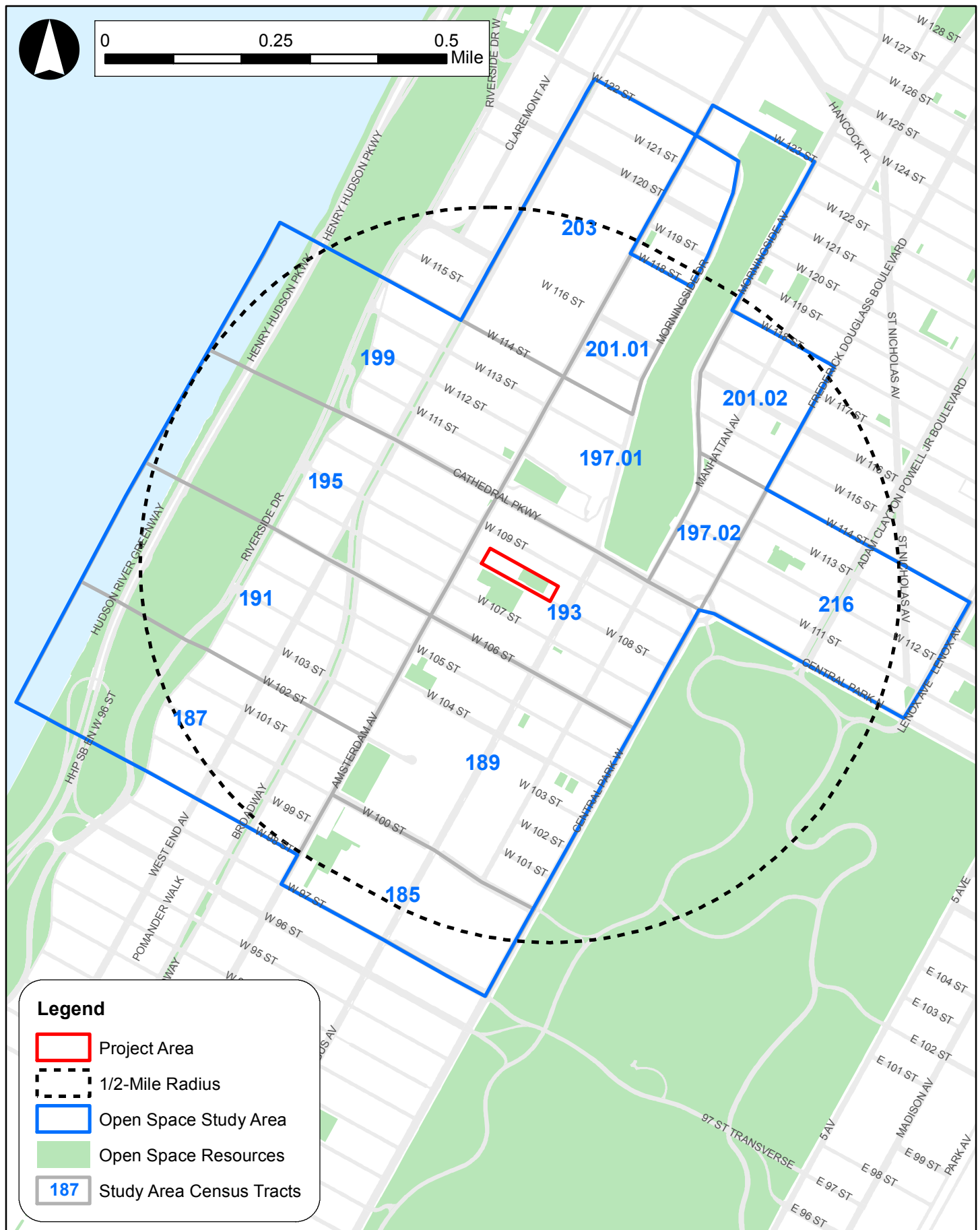
This attachment uses information from other attachments of this EIS to determine whether the Proposed Actions would directly affect any open spaces near the Proposed Project. The direct effects analysis is included in the “The Future with the Proposed Actions (With-Action Condition)” section of this chapter.

Indirect Effects Analysis

Indirect effects occur to an area’s open spaces when a proposed action would add enough population, either workers or residents, to noticeably diminish the ability of an area’s open space to serve the existing or future population. The *CEQR Technical Manual* methodology suggests conducting an initial quantitative assessment to determine whether more detailed analyses are appropriate, but also recognizes that for projects that introduce a large population in an area that is underserved by open space, it may be clear that a full detailed analysis should be conducted. As presented in **Figure 3-2**, the Project Area is located within an area as identified as well-served in the *CEQR Technical Manual*.

With an inventory of available open space resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares this ratio with certain guidelines. The qualitative assessment examines other factors that can affect conclusions about adequacy, including proximity to additional resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the area’s population. Specifically, the analysis in this chapter includes:

² It should be noted that, while portions of Central Park are located within a ½-mile radius of the Project Area (refer to **Figure 3-1**), as less than 50 percent of the Census tract in which Central Park is located in (tract 143) falls within the ½-mile radius, it is conservatively not included in the open space study area.





- Characteristics of the existing and future (2025) residential users. To determine the number of residents in the study area, 2010 Census data have been compiled for census tracts comprising the open space study area. The 2025 No-Action residential population was calculated in consideration of anticipated background growth and planned and anticipated study area residential developments. The estimates of With-Action residents are based on specific resident projections for the Proposed Project. Residential population is estimated based on an assumption of one person per shelter bed, one person per studio unit, two people per one-bedroom unit, three people per two-bedroom unit, and four people per three-bedroom unit.
- An inventory of all publicly accessible passive and active recreational facilities in the open space study area.
- An assessment of the quantitative ratio of open space in the study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with certain guidelines.
 - As a planning goal, a ratio of 2.5 acres per 1,000 residents represents an area well-served by open spaces and is consequently used by the City as an optimal benchmark for residential populations in large-scale plans and proposals. Ideally, this would be comprised of a balance of 80 percent active open space (2.0 acres per 1,000 residents) and 20 percent passive open space (0.5 acres per 1,000 residents).
 - Local open space ratios vary widely, and the median ratio at the citywide CD level is 1.5 acres of open space per 1,000 residents.
- An evaluation of qualitative factors affecting open space use.
- A final determination of the adequacy of open space in the residential open space study area.

Impact Assessment

As described in the *CEQR Technical Manual*, the significance of a project's effects on an area's open spaces is determined using both quantitative and qualitative factors, as compared to the No-Action condition. The determination of significance is based upon the context of a project, including its location, the quality and quantity of the open space in the future With-Action condition, the types of open space provided, and any new open space provided by the project.

The quantitative assessment considers how a project would change the open space ratios in the study area. The *CEQR Technical Manual* indicates that a significant adverse impact may result if a project would reduce the open space ratio by more than five percent in areas that are currently below the City's median CD open space ratio of 1.5 acres per 1,000 residents, or where there would be a direct displacement or alteration of existing open space within the study area that has a significant adverse effect on existing users. In areas that are underserved by open space (as identified in the *CEQR Technical Manual*), a reduction as small as one percent may be considered significant, depending on the area of the City. Furthermore, in areas that are well-served by open space, a greater change in the open space ratio may be tolerated. As noted above, the Project Area is located in an area that is well-served by open space, as identified in the *CEQR Technical Manual*.

The qualitative assessment supplements the quantitative assessment and considers nearby destination resources, the connectivity of open space, the effects of new open space provided by the project, a comparison of projected open space ratios with established City guidelines, and open spaces created by the proposed project not available to the general public. It is recognized that the City's planning goals are

not feasible for many areas of the City, and they are not considered impact thresholds on their own. Rather, these are benchmarks indicating how well an area is served by open space.

D. PRELIMINARY ASSESSMENT

According to the *CEQR Technical Manual*, an initial quantitative open space assessment may be useful to determine if a detailed open space analysis is necessary, or whether the open space assessment can be targeted to a particular user group. This initial assessment calculates an open space ratio by relating the existing residential population to the total open space in the study area. It then compares that ratio with the open space ratio in the future with the Proposed Actions. If there is a decrease in the open space ratio that would approach or exceed five percent, or if the study area exhibits a low open space ratio from the onset (indicating a shortfall of open spaces), a detailed analysis is warranted. The detailed analysis examines passive and active open space resources available to residents within study area(s) delineated in accordance with the *CEQR Technical Manual*.

Pursuant to the guidelines of the *CEQR Technical Manual*, a preliminary open space assessment was conducted. As the study area exhibits a low open space ratio (i.e., below the citywide CD median of 1.5 acres per 1,000 residents and the City's optimal planning goal of 2.5 acres per 1,000 residents) under existing and future conditions, a detailed open space analysis is warranted and is provided below.

E. DETAILED ANALYSIS

Existing Conditions

Demographic Characteristics of the Study Area

To determine the residential population served by existing open space resources, 2010 Census data were compiled for the census tracts comprising the ½-mile study area. With an inventory of available open space resources and the number of potential users, open space ratios were calculated and compared with the existing citywide CD median ratio and the City's planning goals. As mentioned above and shown in **Figure 3-1**, the open space study area is comprised of 13 census tracts. As shown in **Table 3-1** below, 2010 Census data indicate that the study area has a total residential population of approximately 80,304.

Within a given area, the age distribution of a population affects the way open spaces are used and the need for various types of recreational facilities. Typically, children four years old or younger use traditional playgrounds that have play equipment for toddlers and preschool children. Children ages five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children ages ten through 14 use playground equipment, court spaces, and little league fields, and ball fields. Teenagers' and young adults' needs tend toward court game facilities, such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized recreation, such as rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, ad hoc active sports such as Frisbee®, and recreational activities in which all ages can participate. Senior citizens engage in active recreation such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

TABLE 3-1
Residential Population and Age Distribution in the ½-Mile Study Area

Census Tract	Total Population	Under 5 Years		5 to 9 Years		10 to 14 Years		15 to 19 Years		20 to 64 Years		65+ Years		Median Age
		#	%	#	%	#	%	#	%	#	%	#	%	
185	4,190	173	4.1	98	2.3	73	1.7	68	1.6	2,762	65.9	1,016	24.2	45.2
187	8,974	538	6.0	472	5.3	372	4.1	364	4.1	6,047	67.4	1,181	13.2	41.1
189	11,547	516	4.5	520	4.5	564	4.9	661	5.7	7,031	60.9	2,255	19.5	40.9
191	8,807	444	5.0	361	4.1	383	4.3	341	3.9	5,996	68.1	1,282	14.6	42.8
193	9,009	372	4.1	323	3.6	383	4.3	506	5.6	6,160	68.4	1,265	14.0	36.0
195	8,197	342	4.2	343	4.2	313	3.8	300	3.7	5,868	71.6	1,031	12.6	37.9
197.01	641	42	6.6	31	4.8	20	3.1	21	3.3	492	76.8	35	5.5	32.2
197.02	2,090	120	5.7	91	4.4	94	4.5	107	5.1	1,468	70.2	210	10.0	36.3
199	10,064	316	3.1	278	2.8	249	2.5	568	5.6	7,355	73.1	1,298	12.9	28.6
201.01	1,731	36	2.1	22	1.3	23	1.3	152	8.8	1,418	81.9	80	4.6	22.2
201.02	3,865	266	6.9	234	6.1	225	5.8	196	5.1	2,688	69.5	256	6.6	32.8
203	3,633	62	1.7	32	0.9	18	0.5	1,498	41.2	1,948	53.6	75	2.1	21.1
216	7,556	453	6.0	449	5.9	397	5.3	434	5.7	5,185	68.6	638	8.4	34.2
Total	80,304	3,680	4.6	3,254	4.1	3,114	3.9	5,216	6.5	54,418	67.8	10,622	13.2	36.4

Source: 2010 Census, SF1 100%

As such, the residential population of the study area was also broken down by age group. As shown in **Table 3-1**, people between the ages of 20 and 64 make up the majority (approximately 67.8 percent) of the residential population. Children and teenagers (0 to 19 years old) account for approximately 19 percent of the entire residential population, and persons 65 years and over account for approximately 13.2 percent of the residential study area population. The study area's children/teenager population (19 percent) represents a slightly larger share of the population, as compared to Manhattan (17.3 percent), while being less than the children/teenager population of the City as a whole (24.4 percent). The study area's adult (20-64 years) population (67.8 percent) is slightly less than that of Manhattan (69.2 percent) and greater than that of the City as a whole (63.4 percent). The study area's elderly population is comparable to that of Manhattan and New York City as a whole.

The median age for the population within the individual census tracts of the residential study area ranges from a low of 21.1 years (census tract 203) to a high of 45.2 years (census tract 185). The open space study area's median age of 36.4 is equal to the median age for Manhattan (36.4 years) and slightly older than the median age for New York City as a whole (35.4 years).

This data suggests a need for facilities geared towards the recreational needs of children and teenagers, as well as adults, as the study area exhibits a high percentage of residents in the 0 to 19 and 20 to 64 age brackets.

Inventory of Publicly Accessible Open Space

According to the *CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Pursuant to the *CEQR Technical Manual*, public open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts under CEQR guidelines, whereas private open space is not accessible to the general public on a regular basis and is, therefore, only considered qualitatively. Public open spaces that do not contain seating are also excluded from the quantitative assessment, in accordance with *CEQR Technical Manual* methodology. Field surveys and secondary sources were used to determine the number, availability, and condition of publicly accessible open space resources in the study area.

An open space is determined to be active or passive by the uses that the design of the space allows. Active open space is the part of a facility used for active play, such as sports or exercise, and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, and multi-purpose play areas (open lawns and paved areas for active recreation, such as running games, informal ball-playing, skipping rope, etc.). Passive open space is used for sitting, strolling, and relaxation and typically contains benches, walkways, and picnicking areas.

Within the defined study area, all publicly accessible open spaces were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition. The information used for this analysis was gathered through field inventories conducted in the spring and summer of 2017, the New York City Department of Park and Recreation's (DPR's) website, the New York City Open Accessible Space Information System (OASIS) database, and other secondary sources of information.

The condition of each open space facility was categorized as "Excellent," "Good," "Fair," or "Poor." A facility was considered in excellent condition if the area was clean and attractive and if all equipment was present and in good repair. A good facility had minor problems, such as litter or older but operative equipment. A fair or poor facility 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. Determinations were made based on a visual assessment of the facilities.

Likewise, judgments as to the intensity of use of the facilities were qualitative, based on an observed degree of activity or utilization on a weekday afternoon, which is typically considered the weekday peak utilization period according to the *CEQR Technical Manual*³. If a facility seemed to be at or near capacity (i.e. the majority of benches or equipment was in use), then utilization was considered heavy. If the facility or equipment was in use but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light. **Table 3-2**, "Inventory of Existing Open Space and Recreational Facilities in Study Area," identifies the address, ownership, features, and acreage of active and passive open spaces in the study area, as well as their condition and utilization. **Figure 3-3** maps their location in the study area.

Open Space Resources

As shown in **Table 3-2**, there are 12 publicly accessible open spaces in the residential open space study area included in the quantitative analysis. In addition, there are seven resources located within the study area that are not included in the quantitative analysis due to limited hours of operation and/or public accessibility or because they do not contain seating, in accordance with *CEQR Technical Manual* methodology.

³ Field visits to the Booker T. Washington Playground were also be conducted on a typical weekend and typical summer day to determine year-round utilization levels.

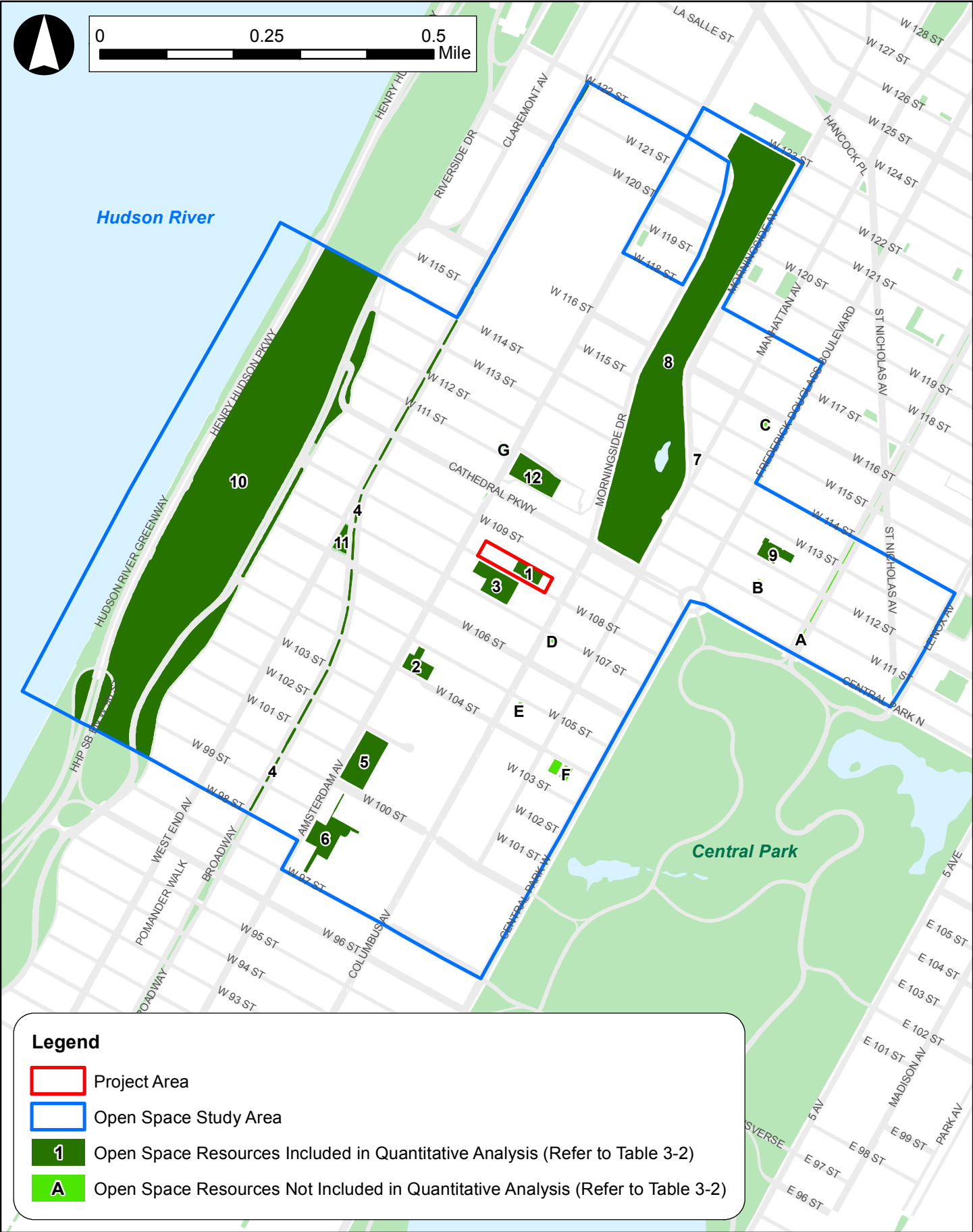


TABLE 3-2
Inventory of Existing Open Space and Recreational Facilities in the Study Area

Map ID ¹	Name	Address/Location	Owner	Features	Hours	Total Acres	Active		Passive		Condition & Utilization
							#	%	#	%	
Open Space Resources Included in Quantitative Analysis											
1	Anibal Aviles Playground	Between Columbus and Amsterdam aves., between West 108 th and West 109 th Sts.	DPR	Playgrounds, Spray Showers, Benches	6AM to Dusk	0.52	0.416	80	0.10	20	Good condition/ Moderate utilization
2	Bloomingle Dale Playground	Amsterdam Ave. between West 104 th and West 105 th Sts.	DPR/ DOE	Basketball Courts, Bathrooms, Playgrounds, Spray Showers, Benches	6AM to Dusk	0.71	0.64	90	0.07	10	Good condition/ High utilization
3	Booker T. Washington Playground	Between Columbus and Amsterdam Aves., between West 107 th and West 108 th Sts.	DPR/ DOE	Basketball Courts, Eateries, Handball Courts, Playgrounds, Benches	6AM to Dusk	1.44	1.30	90	0.14	10	Good condition (Partially under construction)/ Moderate utilization ²
4	Broadway Malls	Broadway between West 98 th and West 114 th Sts.	DPR	Benches, Plantings, and Trees	24 Hours	3.92	0.00	0	3.92	100	Fair condition/ Low utilization
5	Frederick Douglas Playground	Amsterdam Ave. between West 100 th and West 102 nd Sts.	DPR	Basketball Courts, Bathrooms, Handball Courts, Outdoor Pools, Playgrounds, Benches	6AM to Dusk	1.95	1.56	80	0.39	20	Good condition/ Moderate utilization
6	Happy Warrior Playground	Amsterdam Ave. between West 97 th and West 99 th Sts.	DPR/ DOE	Basketball Courts, Bathrooms, Handball Courts, Playgrounds, Benches	6AM to Dusk	1.70	1.36	80	0.34	20	Excellent condition/ High utilization
7	Lafayette Square	Manhattan Ave. at West 114 th St.	DPR	Plaza, Statue	24 Hours	0.02	0.00	0	0.02	100	Good condition/ Low utilization
8	Morningside Park	Between Morningside Ave. and Morningside Dr., West 110 th to West 123 rd Sts.	DPR	Barbecuing Area, Baseball Fields, Basketball Courts, Bathrooms, Dog Parks, Fitness Paths, Handball Courts, Playgrounds, Recreation Centers, Spray Showers, Wifi Access, Benches	6AM - 10PM	28.89	10.11	35	18.78	65	Good condition/ High utilization
9	P.S. 241 Playground	Frederick Douglas Blvd. between West 112 th and West 113 th Sts.	DPR/ DOE	Basketball Courts, Eateries, Playgrounds, Running Track, Benches	6AM to Dusk	0.70	0.63	90	0.07	10	Good condition/ High utilization

TABLE 3-2 (continued)
Inventory of Existing Open Space and Recreational Facilities in the Study Area

Map ID ¹	Name	Address/Location	Owner	Features	Hours	Total Acres	Active		Passive		Condition & Utilization
							#	%	#	%	
Open Space Resources Included in Quantitative Analysis											
10	Riverside Park	Between Riverside Dr. and Hudson River, West 98 th to West 114 th Sts.	DPR	Baseball Fields, Basketball Courts, Bathrooms, Playgrounds, Promenade, Skate Park, Soccer Fields, Walking Paths, Benches	6AM - 1AM	62.73 ³	15.68	25	47.05	75	Good condition/ High utilization
11	Straus Park	Broadway at West 106 th St.	DPR	Plaza, Trees, Plantings, Benches	6AM to Dusk	0.07	0.00	0	0.07	100	Good condition/ Moderate utilization
12	St. John the Divine Grounds	West 111 th St. and Amsterdam Ave.	The Cathedral Church	Gardens, Seating Areas, Statue, Walking Paths, Benches	6AM to Dusk	2.55	0.00	0	2.55	100	Excellent condition/ Low utilization
Total						105.20	31.70	30	73.51	70	
Open Space Resources Not Included in Quantitative Analysis											
A	Adam Clayton Powell Malls	Adam Clayton Powell Jr. Blvd. between Central Park North and West 114 th St.	DPR	Plantings and Trees	24 hours	0.17	0.00	0	0.17	100	Good condition/ Low utilization
B	Electric Lady Bug/Harlem Children's Garden	237 West 111 th St.	DPR	Shelter, plantings, plant beds, benches	Spring/Fall: Monday-Friday: 6PM-7PM; Saturday - Sunday: 10AM-6PM // Summer: Monday-Friday: 6PM-8PM; Saturday - Sunday: 9-11AM, 4-7PM	0.06	0.00	0	0.06	100	Excellent condition/ Low utilization
C	Garden of Love	302 West 116 th St.	DPR	Shelter, plantings, plant beds, benches	Sunday: 11AM-2PM; Monday: 10AM-12PM; Tuesday: 4PM-6PM; Wednesday: 10AM-2PM; Thursday: 4PM-6PM; Friday: 12PM-2PM; 9AM-12PM	0.09	0.00	0	0.09	100	Good condition/ Low utilization
D	Mobilization for Change Garden	955 Columbus Ave.	DPR	Shelter, plantings, plant beds, benches	Sundays & Saturdays: 10AM-4PM; Tuesdays & Thursdays: 4PM-6PM	0.04	0.00	0	0.04	100	Good condition/ Low utilization
E	La Perla Garden	76 West 105th St.	DPR/MLT	Shelter, plantings, plant beds, benches	Sundays & Saturdays: 1PM-4PM; Wednesdays & Thursdays: 4PM-6PM	0.13	0.00	0	0.13	100	Good condition/ Low utilization

TABLE 3-2 (continued)
Inventory of Existing Open Space and Recreational Facilities in the Study Area

Map ID ¹	Name	Address/Location	Owner	Features	Hours	Total Acres	Active		Passive		Condition & Utilization
							#	%	#	%	
Open Space Resources Not Included in Quantitative Analysis											
F	West 104th Street Garden	8 West 104th St.	DPR	Shelter, plantings, plant beds, benches	Sunday: 1PM-4PM; Wednesday: 5PM-8PM; Saturday: 10AM-4PM	0.32	0.00	0	0.32	100	Good condition/ Low utilization
G	West 111th Street People's Garden	1039 Amsterdam Ave.	DPR	Shelter, plantings, plant beds, benches	No listed hours	0.11	0.00	0	0.11	100	Good condition/ Low utilization
Total						0.92	0.00	0	0.92	100	

Source: NYC OASIS, DPR, spring and summer 2017 field visits.

Notes:

¹ Refer to **Figure 3-3**.

² Moderate utilization is reflective of worst-case utilization exhibited on a weekday spring day and a weekend summer day; lower utilization levels were observed on a weekday summer day.

³ Only includes acreage within study area boundaries.

DPR = New York City Department of Parks and Recreation; DOE = New York City Department of Education; MLT = Manhattan Land Trust.

The study area contains a total of approximately 105.2 acres of publicly accessible open space, approximately 30 percent of which (31.70 acres) comprises active open space and approximately 70 percent of which (73.51 acres) comprises passive open space (refer to **Table 3-2**). The largest open space in the study area is the 62.73 acres of Riverside Park (Map No. 10) located within the study area (bordered by Henry Hudson Parkway and Riverside Drive). The open space is operated by DPR and features many active recreational uses, including baseball fields, basketball courts, soccer fields, playgrounds, a skate park, a promenade, and walking paths; additionally, the open space contains benches and trees for passive recreation. While only 62.73 acres of Riverside Park fall within the boundaries of the residential open space study area, the park extends south and north along Henry Hudson Parkway and Riverside Drive and totals over 222 acres, including playgrounds, natural areas, and walking and biking paths.

Other significant open space resources in the study area include the 28.89-acre Morningside Park (Map No. 8), which is located two blocks north of the Project Area, and the 1.95-acre Frederick Douglass Playground (Map No. 5), which is located six blocks south of the Project Area on the superblock bounded by Amsterdam and Columbus avenues between West 100th and West 104th streets. Morningside Park, which is operated by DPR, contains many active recreational uses, including baseball fields, basketball courts, handball courts, playgrounds, spray showers, a dog park, and walking paths. Additionally, the open space contains benches and trees for passive recreation. The DPR-operated Frederick Douglass Playground also features a variety of active open space amenities, including basketball and handball courts, playgrounds, and an outdoor pool, as well as benches and trees for passive recreation. Additionally, the grounds of St. John the Divine Cathedral (Map No. 12) contain a 2.55-acre open space resource located two blocks north of the Project Area on Amsterdam Avenue between West 110th and West 112th streets. The open space is operated by the Cathedral Church and features landscaped gardens and trees, several statutes, as well as benches and walking paths. The open space most proximate to the Development Site is Anibal Aviles Playground, which is located within the Project Area, between Lots 5, 10, and 13 (the proposed Building 1 development site) and Lot 26 (the proposed Building 2 development site) (refer to **Figure 1-1** in Chapter 1, “Project Description”). This open space resource contains playground equipment, a spray shower, benches, and numerous trees. Several additional open spaces in the study area are adjacent to public schools and are jointly operated by the DPR and the New York City Department of Education (DOE), including Bloomingdale Playground (Map No. 2), Booker T. Washington Playground (Map No. 3), Happy Warrior Playground (Map No. 6), and P.S. 241 Playground (Map No. 9).

As noted above, there are a number of additional open spaces that are conservatively not included in the quantitative analysis because they are not fully accessible to the public, have limited hours of operation, and/or lack seating. Many of these open space resources are community gardens located on narrow lots.

It should also be noted that the 840-acre Central Park, a significant open space destination in Manhattan and New York City, is located just beyond the eastern boundary of the residential open space study area (refer to **Figure 3-2**) and is likely used by residents of the area. Central Park is situated in the center of Manhattan and features a vibrant array of active and passive recreational uses, including numerous courts and fields for sports, playgrounds, fitness and walking paths, outdoor pools, bike paths, dog parks, a zoo, historic landmarks, and natural areas.

Assessment of Open Space Adequacy

The following analysis of the adequacy of existing open space resources within the study area takes into consideration the ratios of active, passive, and total open space resources per 1,000 residents. As an optimal planning goal, the City tries to achieve an overall residential open space ratio of 2.5 acres per 1,000 residents (80 percent [two acres] active and 20 percent [0.5 acres] passive) for large-scale plans and

proposals. Although a typical population mix may call for such a goal, it is often not feasible for many areas of the City (especially higher density areas). Therefore, the City does not consider these ratios as open space policy for every neighborhood. Rather, the ratios serve as benchmarks that represent how well an area is served by open space.

In calculating the open space ratio per 1,000 residents for the study area, all of the resources listed in the “Open Space Resources Included in the Quantitative Analysis” section of **Table 3-2** were included; Resources A through G were not included in the calculations pursuant to the *CEQR Technical Manual*, as they have limited accessibility/hours and/or do not include seating. **Table 3-3** shows that, with an existing study area residential population of approximately 80,304 people, the existing total open space ratio in the study area is approximately 1.31 acres of open space per 1,000 residents, including 0.92 acres of passive open space per 1,000 residents and 0.39 acres of active open space per 1,000 residents. As indicated in **Table 3-3**, while the existing passive open space ratio is slightly greater than the City’s open space planning goal of 0.5 acres per 1,000 residents, the existing total and active open space ratios are below the City’s open space planning goals of 2.5 acres per 1,000 residents and 2.0 acres per 1,000 residents, respectively. In addition, despite the Project Area being located in an area that is considered “well-served” by open space in the *CEQR Technical Manual*, the total open space ratio of the study area is slightly less than the City’s median CD open space ratio of 1.5 acres per 1,000 residents.

TABLE 3-3**Adequacy of Open Space Resources in the Study Area – Existing Conditions**

Existing Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
80,304	105.2	73.51	31.70	1.31	0.92	0.39	2.50	0.50	2.0

The Future without the Proposed Project (No-Action Condition)***Study Area Population***

In the 2025 future without the Proposed Project, the existing R8B zoning district currently mapped on Block 1863, Lots 5, 10, 13, 17, and 26 would remain and no changes to the land uses occupying the Project Area would occur. However, there is one known and anticipated development in the open space study area (refer to **Table 2-3** in Chapter 2, “Land Use, Zoning, & Public Policy”). This new development is expected to introduce a total of 64 additional residents. Additionally, a 0.7 percent annual residential growth rate was developed based on growth that occurred in the area between 2010 and 2015 to account for general background growth anticipated in the area by 2025. The anticipated No-Action development, combined with the residential growth rate, are expected to increase the open space study area residential population to 89,467 by 2025.

Open Space Resources

While there are no planned changes to open space resources that would increase or decrease the overall study area acreage, DPR is currently in the process of improving several open space resources in the study area. In Riverside Park, DPR plans to reconstruct a skate park and several basketball courts; both planned improvements are in the procurement phase. In Morningside Park, DPR plans to reconstruct a playground near 123rd Street; the playground reconstruction is also in the procurement phase. DPR also plans to reconstruct both Bloomingdale Playground (Map No. 2) (procurement phase) and Booker T. Washington Playground (Map No. 3) (construction phase). The planned improvements will improve the condition and usability of these existing open space resources within the study area.

Assessment of Open Space Adequacy

Table 3-4, below, presents the No-Action open space ratios for the ½-mile study area, based on the anticipated population increase outlined above. As indicated in **Table 3-4**, in the No-Action condition, as under existing conditions, while the passive open space ratio would remain above the City’s planning goal of 0.50 acres of passive open per 1,000 residents, the total and active open space ratios would be less than the City’s open space planning goals of 2.5 acres of open space per 1,000 residents and two acres of active open space, respectively; the total open space ratio would also remain slightly less than the citywide CD median of 1.5 acres per 1,000 residents. The total open space ratio is expected to decrease to 1.18 acres per 1,000 residents in the No-Action condition, with No-Action passive and active open space ratios of 0.82 and 0.35 acres per 1,000 residents, respectively.

TABLE 3-4

Adequacy of Open Space Resources in the Study Area – No-Action Condition

No-Action Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
89,467	105.2	82.45	22.75	1.18	0.82	0.35	2.50	0.50	2.0

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

This section describes the open space conditions that would result from the Proposed Project by 2025. It evaluates the potential for the Proposed Project to result in significant adverse impacts to open space resources directly and indirectly based on a comparison of the No-Action condition (described above) to the With-Action condition.

Project Site Population

As described in Chapter 1, “Project Description,” in the future with the Proposed Project, it is estimated 277 DUs and 110 transitional shelter beds would be introduced in the Project Area, which are expected to introduce a net 495 residents.⁴ Based on this incremental residential population growth, the study area’s population would increase to a total of 89,962 residents in the 2025 With-Action condition.

Direct Effects

The Proposed Project would not have a direct effect on any study area publicly-accessible open spaces. Operation of the Proposed Project would not cause the physical loss of public open space because of encroachment or displacement of the space; would not change the use of an open space so that it no longer serves the same user population; and would not limit public access to an open space. As discussed in Chapter 1, “Project Description,” as part of the Proposed Project, Building 1 would include restrooms that would be accessible to users of the adjacent Anibal Aviles Playground. In addition, as discussed in other chapters of this EIS, the Proposed Project would not significantly affect the usefulness or utilization of any study area open spaces due to increased noise or air pollutant emissions, odors, or shadows, nor would construction of the Proposed Project result in impacts on area open spaces.

⁴ Residential population is estimated based on an assumption of one person per shelter bed, one person per studio unit, two people per one-bedroom unit, three people per two-bedroom unit, and four people per three-bedroom unit.

Indirect Effects

Table 3-5 compares the No-Action and With-Action open space ratios per 1,000 residents. As presented in **Table 3-5**, in the With-Action condition, as under existing and No-Action conditions, while the passive open space ratio would remain above the City's planning goal of 0.50 acres of passive open per 1,000 residents, the total and active open space ratios in the ½-mile study area would be less than the City's open space planning goals of 2.5 acres of open space per 1,000 residents and 2.0 acres of active open space per 1,000 residents; the total open space ratio would also remain slightly less than the citywide CD median of 1.5 acres per 1,000 residents. However, the Proposed Project would not result in an appreciable decrease in the study area open space ratios. In the future with the Proposed Project, the total open space ratio is expected to decrease by 0.6 percent from 1.18 to 1.17 acres of open space per 1,000 residents (as compared to the No-Action condition); the With-Action passive and active open space ratios would similarly decrease by 0.6 percent (0.005 and 0.002 acres per 1,000 residents, respectively) to 0.82 and 0.35 acres per 1,000 residents, respectively.

TABLE 3-5

Adequacy of Open Space Resources in the Study Area – No-Action vs. With-Action Conditions

	Population	Open Space Acreage			Open Space per 1,000 Residents (acres)			City Open Space Planning Goals		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
No-Action Condition	89,467	105.2	73.51	31.70	1.18	0.82	0.35	2.50	0.50	2.0
With-Action Condition	89,962				1.17	0.82	0.35			
Incremental Change	495				(-0.6%) -0.006	(-0.6%) -0.005	(-0.6%) -0.002			

While the Proposed Actions would result in an incremental decrease (0.6 percent) in open space ratios in the future, the level of decrease anticipated would be well below the significant impact threshold (five percent). Furthermore, although the existing open space ratios in the study area would remain less than the DCP planning goals and the citywide CD median both without and with the Proposed Actions, the deficiency of open space resources within the study area would be ameliorated by several factors. Overall, a majority of the open space resources in the study area were found to be in good condition. The Proposed Project would also improve the utility of the Anibal Aviles Playground (located within the Project Area), as Building 1 would include restrooms that would be accessible to users of this open space resource. Moreover, a wide variety of passive and active recreational options are available, ranging from sitting areas and walking paths to playgrounds, basketball and handball courts, ball fields, and picnic area. The Proposed Project would also include a new private open space in the rear yard of Building 1, which would be available for use by building tenants.

Lastly, there are several significant open spaces located just beyond the boundaries of the open space study area, including the 840-acre Central Park (partially located within a ½-mile of the Project Area, but located outside of the study area boundaries) and the over 150 acres of Riverside Park that extend beyond the open space study area. It is likely that existing and future residents within the study area would take advantage of these additional resources.

As such, demand for open space generated by the Proposed Project would not significantly exacerbate the No-Action deficiency, and the population added as a result of the Proposed Project is not expected to noticeably affect utilization of the area's open spaces.