



3

Open Space

This section assesses the potential impacts of the proposed actions on open space. The *2020 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

This chapter assesses the potential effects on open space that could result from the Proposed Action. Open space is defined as publicly- or privately-owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment. Open space that is used for sports, exercise, or active play is classified as active, while open space that is used for relaxation, such as sitting or strolling, is classified as passive. According to the *2020 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 overtaking available open space.

As described in **Chapter 1, Project Description**, the Applicant is seeking several discretionary approvals including issuance of special permits and the approval of the net lease, to facilitate the redevelopment of the Project Site with the Proposed Project, a new, approximately 925,630-gross-square-foot (gsf) commercial office building up to approximately 1,050 feet tall (including the bulkhead), with ground-floor retail uses and

below-grade space (i.e., mechanical and back-of-house space). The project would provide transportation improvements on-site that create new pedestrian access to, and egress from, the LIRR East Side Access (ESA) concourse (the existing connection from 45th Street to the Grand Central Terminal Roosevelt passageway would remain adjacent to the site at 52 Vanderbilt). It would also improve passenger circulation at the Grand Central – 42nd Street Subway Station—including improvements to passenger connections to the IRT Flushing Line (#7 Train) platform.

Compared to the No-Action condition, the RWCDs would result in a net increase in the number of employees. Therefore, in accordance with CEQR guidelines, the open space analysis of the Proposed Action evaluated the change in non-residential population relative to the total amount of passive open space in the study area; while active open spaces were identified, these open spaces were not included in the analysis because non-residents, specifically workers, tend to use passive open spaces. Since the study area's existing conditions are characterized by a low open space ratio (i.e., below the citywide average of 0.15 acres of passive open space per 1,000 non-residential users), the anticipated decrease in the open space ratio resulting with the Proposed Action warranted a detailed analysis.

Principal Conclusions

The open space assessment conducted for the Proposed Action found it would not result in significant adverse open space impacts. Based on detailed analysis of indirect effects on open space, the open space ratios in the With-Action condition would remain largely the same as in the No-Action condition (i.e., less than one percent reduction) and, as the result, the Proposed Action would not result in a significant adverse indirect impact on open space. Furthermore, the Proposed Project would not result in the physical loss or direct displacement of publicly accessible open space or shadows that would temporarily or permanently affect the usefulness of a public open space (see **Chapter 4, Shadows**), and thus no direct effects analysis is warranted.

Indirect Effects

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

According to the *CEQR Technical Manual*, projects that reduce the open space ratio by more than five percent may result in a significant adverse impact. For areas that are currently underserved, a smaller reduction may be considered significant. Based on maps in the Open Space Appendix of the *CEQR Technical Manual*, the open space study area is neither well served nor underserved by open space resources. Although the study area's existing conditions are characterized by a low open space ratio (i.e., below the citywide average of 0.15 acres of passive open space per 1,000 non-residential users), CEQR guidelines recognize that the goals for open space ratios are not feasible for areas such as Midtown Manhattan,

where there are few public open spaces and limited space to provide new public open spaces, and therefore do not constitute an impact threshold. However, the indirect effects analysis demonstrated that the Proposed Action would decrease passive open space ratios by 0.97 percent for the non-residential population and 0.95 percent for the combined residential and non-residential population. In accordance with the *CEQR Technical Manual*, the reductions in the open space ratios resulting from the Proposed Action would not constitute a significant adverse impact.

Methodology

Per guidance in the *CEQR Technical Manual*, an open space analysis is generally conducted if a proposed project would generate more than 200 new residents or 500 new employees. However, the need for an analysis varies in certain areas of the City that have been identified as either well-served or under-served by open space.¹ If a project is located in an underserved area, the threshold for an open space analysis is 50 new residents or 125 new employees. If a project is located in a well-served area, the threshold for an open space analysis is 350 new residents or 750 new employees. Maps in the Open Space Appendix of the *CEQR Technical Manual* indicate that the Project Site is neither well-served nor underserved. Thus, the threshold used in this analysis was for an area that is neither well-served nor underserved (i.e., a threshold of 200 residents or 500 employees).

As shown in **Table 3-1**, the RWCDs would not introduce a new residential population, and thus a residential open space analysis was not necessary. However, the With-Action condition would result in a net increase in the number of employees compared with the No-Action condition, which exceeds the *CEQR Technical Manual* threshold for requiring a non-residential open space analysis.

Table 3-1 RWCDs and Population/Employment Summaries Compared to No-Action Conditions

Use	Existing Conditions (gsf)	Future No-Action Condition (gsf)	Future With-Action Condition (gsf)	Increment
Commercial Office	0	411,540	832,613	421,073
Retail	0	6,144	5,357	(787)
Population/Employment				
Workers ¹	0	1,665	3,347	1,682
Visitors	0	0	0	0

Notes:

¹ 1 employee per 333.3 gsf of retail space, 1 employee per 250 gsf of office space

The open space analysis was conducted in accordance with the methodology outlined in the *CEQR Technical Manual*. The purpose of the analysis was to provide an evaluation of the study area's existing open space conditions relative to the open space needs of the study area's open space users, and to predict and compare open space conditions relative to open space needs in the future without and with the Proposed Action. Since the Proposed Action

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

would introduce additional workers to the area, which would place demands on the study area's passive open space resources, the analysis examined the amount of passive open space available in the future without and with the Proposed Action in order to quantify the potential Proposed Action-related impact.

Open Space Study Area

According to the *CEQR Technical Manual*, the first step in an open space analysis is to define and map a study area to allow analysis of both the open spaces and the population using those open spaces within a specified distance of a proposed action. The size of the study area is based on the distance a person may be reasonably assumed to walk to reach a local open space. Workers typically use passive open spaces within a quarter-mile of their workplace, while residents use both passive and active open spaces and are more likely to travel farther—up to a half-mile from their places of residence—to reach open spaces. Since the Proposed Action would not generate a net increase in residents compared to the future No-Action condition, only a non-residential study area was defined, which comprises the area within a quarter-mile distance from the Project Site. Nevertheless, the open space analysis accounted for both existing non-residents and residents within this study area.

Pursuant to *CEQR Technical Manual* guidance, the study area comprises all census tracts that have at least 50 percent of their area located within a ¼-mile radius of the Project Site. Three census tracts in New York County have at least 50 percent of their area located within a ¼-mile of the Project Site: Tracts 92, 94, and 96. See **Figure 3-1** for the open space study area and census tracts.

Direct Effects Analysis

Consistent with the *CEQR Technical Manual*, a direct effects analysis should be performed if a proposed project would directly affect open space conditions by causing the loss of public open space; changing the use of an open space so that it no longer serves the same user population; limiting public access to an open space; or increasing noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of a public open space. A proposed project can also directly affect an open space by enhancing its design or increasing its accessibility to the public. The Proposed Project would not result in the physical loss or direct displacement of publicly accessible open space or shadows that would temporarily or permanently affect the usefulness of a public open space (see **Chapter 4, Shadows**), and thus no direct effects analysis is warranted.

Indirect Analysis

The *CEQR Technical Manual* states that indirect effects may occur when the population generated by a proposed project would overtax the capacity of open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished. This Proposed Action would result in a net increase of 1,682 employees, and no change in residents compared to the future No-Action condition. Therefore, only a non-residential analysis of indirect effects was prepared, with a study area encompassing an approximately quarter-mile distance around the Project Site, while defining the open space user population conservatively to comprise both non-residents and residents. The purpose of the indirect effects analysis was to quantitatively assess the adequacy of open space in the

study area for existing and potential future users based on an inventory of open space resources and the effect of the non-residential population increase anticipated with the Proposed Action.

Specifically, the indirect effects analysis included:

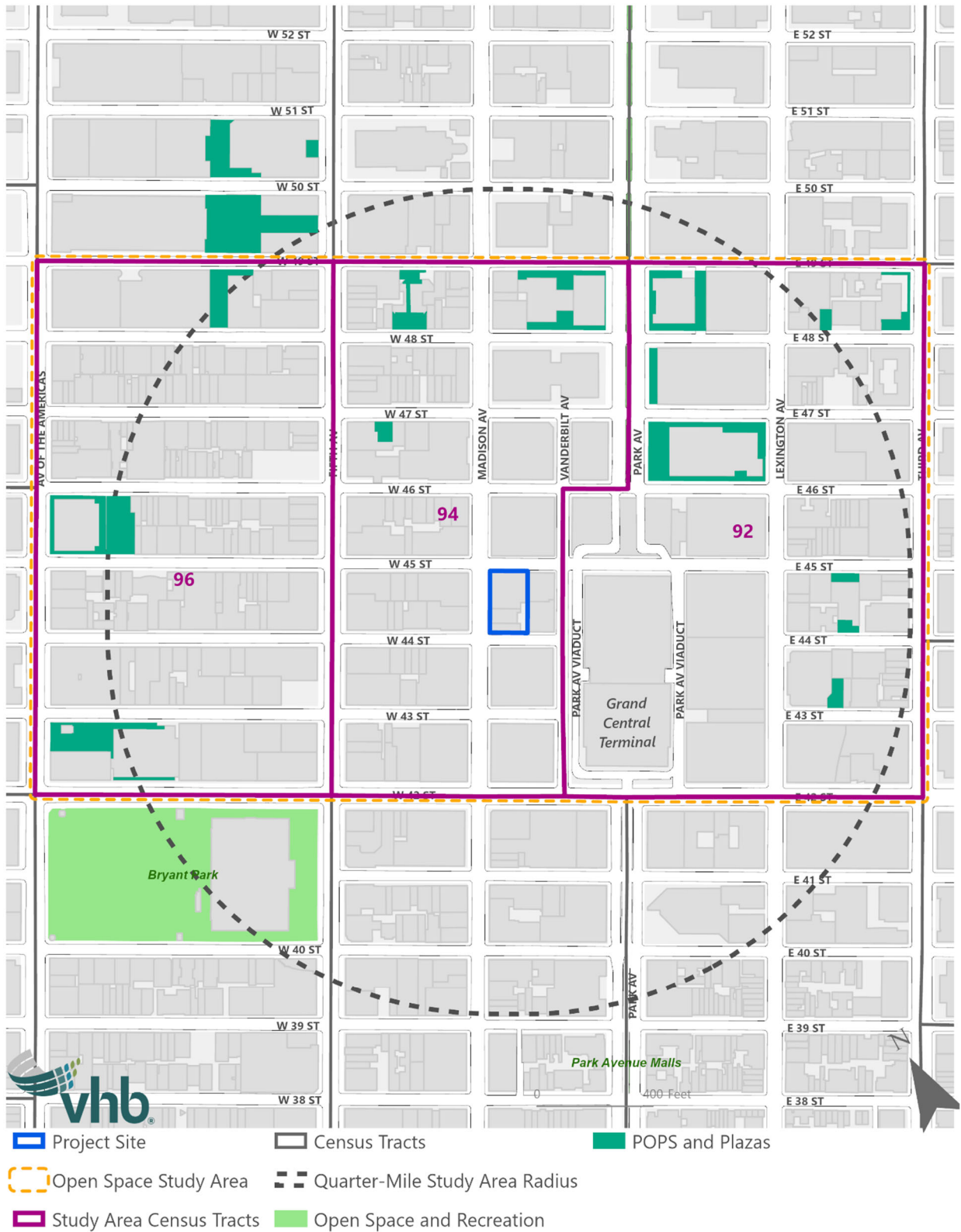
- › Identification of the two open space user groups: residents and non-residents. To determine the number of residents to be included in the analysis, population data from the 2014-2018 5-year American Community Survey were compiled for census tracts comprising the study area. The number of workers in the study area was calculated based on reverse journey-to-work data from the Census Transportation Planning Package (CTPP) 2012-2016 estimates. In addition to workers, the non-residential population also includes the daytime student population of colleges and other post-secondary educational institutions in the study area, as well as visitors to the study area, which were estimated as part of the detailed analysis.
- › An inventory of all publicly accessible open spaces in the study area, using secondary sources supplemented with field surveys.
- › A quantitative assessment of the open space ratio in the study area—calculated as the ratio of open space acreage to user population—compared to benchmarks established in the *CEQR Technical Manual*. These include the optimal ratio for worker populations, which is 0.15 acres of passive open space per 1,000 non-residents. For the combined residential and non-residential populations, the benchmark is determined by creating a weighted average of 0.50 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents. This blended ratio changes depending on the proportion of residents and non-residents in the study area.

According to the *CEQR Technical Manual*, projects that may result in significant quantitative impacts on open space resources, or projects that would exacerbate an existing underserved area in relation to open space, are typically further assessed in a qualitative assessment to determine the overall significance of the impact. Since the open space study area is not underserved, and the quantitative assessment concluded that there would be no significant adverse impacts on open space resources, a qualitative assessment was not warranted.

Impact Assessment

CEQR guidelines recognize that the goals for open space ratios are not feasible for areas such as Midtown Manhattan, and therefore do not constitute an impact threshold. Rather, the ratios serve as benchmarks that represent how well an area is served by its open space. According to the *CEQR Technical Manual*, projects that directly displace existing open space, or reduce the open space ratio by more than 5 percent, may result in a significant adverse impact. For areas that are currently underserved, a smaller reduction in open space ratios may be considered significant.

Figure 3-1 Open Space Study Area Map



Detailed Assessment

Existing Conditions

Study Area Population

Non-residential Population

As shown in **Table 3-2**, based on the 2012-2016 CTPP, the three census tracts in the open space study area contain a total worker population of 133,457. In addition to workers, the non-residential population includes the daytime student population of colleges and other post-secondary educational institutions in the study area, as well as visitors to the study area.

Table 3-2 Existing Non-Residential Population within the Study Area

Census Tract	Worker Population	College/Post-Secondary Student Population	Visitor Population	Total Non-Residential Population
92	46,880	0	7,808	54,688
94	44,475	5,700	1,907	52,082
96	42,102	463	3,478	46,043
Total	133,457	6,163	13,193	152,813

Source: 2012-2016 CTPP; M1 Hotel FEIS, Greater East Midtown FEIS, Administrative Offices

The number of existing college/post-secondary students in the study area was compiled from information obtained online or from the administrative offices of the educational institutions identified in the area. All students (100 percent of enrollment) at all of the schools were included in the analysis, even though they do not comprise a year-round population and only a portion of the entire student population visits the campuses in the study area on any given day. The study area contains four educational facilities with a total enrollment of 6,163 (see **Table 3-3**).

An estimate of hotel occupancy was used as a proxy measure for the study area's average daily visitor population. In a review of study area hotels, there are 25 hotels in the study area, which collectively have 7,556 rooms. According to research performed by STR in 2018, the hotel occupancy rate was 87.3. Using the assumption of two people per occupied hotel room, hotel occupancy in the study area was estimated at 13,193 persons, which was used in the open space analysis as a surrogate for the study area's visitor population. Therefore, as shown in **Table 3-2**, the total adjusted non-residential population in the quarter-mile study area—including workers, college/post-secondary students, and visitors—is estimated at 152,813 persons.

Table 3-3 Existing College/Post-Secondary Student Population within the Study Area

Census Tract	College/Post-Secondary Educational Institution	Student Population
92	N/A	0
94	Berkeley College	5,700
96	Christies Education Inc	84
	New York State College of Optometry (SUNY)	379
Total College/Post-Secondary Student Population		6,163

Source: Greater East Midtown FEIS, Administrative Offices

Residential Population

Table 3-4 shows the existing residential population in the study area, based on population data at the census tract level from the 2014-2018 American Community Survey (ACS) 5-year estimates. The total residential population of the census tracts that comprise the study area is 1,797.

Table 3-4 Existing Residential Population within the Open Space Study Area

Census Tract	Residential Population
92	1,602
94	54
96	141
Total Population	1,797

Source: 2014-2018 5-year ACS

Total User Population

As shown in **Table 3-5**, the total user population (i.e., residents and non-residents) within the study area is estimated at 154,610. The analysis conservatively assumes that residents and non-residents are separate populations, although it is possible that some of the employees and students counted among the non-residential population also reside in the study area. Consequently, there is likely some double counting of the daily user population in the study area, resulting in a more conservative analysis.

Table 3-5 Summary of Open Space User Groups within Study Area

User Group	Study Area Population
Non-residents	152,813
Residents	1,797
Total	154,610

Study Area Open Space Resources

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

private jurisdiction and includes open space designated through regulatory approvals, such as public plazas. Private open space—that which is not publicly accessible or is available only to limited users and is not available to the public on a constant and regular basis—is not included in CEQR-compliant quantitative open space analyses.

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

In conducting the open space analysis of the Proposed Action, publicly accessible open spaces within the study area were inventoried. The open space resources were identified by their location, owner, features, hours of access, total acreage, percentage and acreage of passive and active areas, condition, and utilization. The secondary sources for this analysis included land use and geographic PLUTO data at the tax lot level and additional data provided by the New York City Department of Parks and Recreation (DPR).

The utilization level of each open space resource is categorized as low, moderate, or heavy, based on *CEQR Technical Manual* guidance. The condition of each open space resource was categorized as excellent, good, fair, or poor; these determinations would typically be made based on visual assessment during the field surveys. However, visual assessments were not conducted due to the Covid-19 pandemic. Instead, past surveys were used to inform the open space utilization level, categorization of condition, and the ratios of passive and active open space. According to the *CEQR Technical Manual*, public open space does not include Greenstreets, malls without seating, or sidewalks.

All of the publicly accessible open space resources that include passive open space within the study area are shown in **Figure 3-2** and listed in **Figure 3-2, Table 3-6**. Resources within the study area that comprise 100 percent active open space are not included, as the quantitative analysis that follows is based on the availability of passive open space. The study area contains 14 open space resources. These 14 resources comprise 4.34 total acres of open space, of which 0.21 is active and 4.55 is passive. These open space resources are all categorized as privately owned public spaces (POPS), the majority of which are located along the street frontage of high-density commercial and residential buildings. These POPS are described below.

Of the 14 open space resources in the study area, all are POPS that include a variety of indoor and outdoor public plazas, arcades, through-block connections, and seating areas. Most of the POPS are small outdoor plazas located between the associated building and sidewalk, and only two of the POPS are larger than 0.5 acres. Many of the POPS offer limited amenities, although there are often steps or plantings with ledges that can be used informally as seats. Other POPS include some combination of seating, tables, garbage cans, drinking fountains, artwork, vendors, and water features. Most of the POPS were created as amenities by developers in exchange for the right to construct additional floor area, in keeping with the concept of incentive zoning, which was introduced in the 1961 New York City Zoning Resolution. Many of the POPS in the study area were built to the original 1961 standards.

Bryant Park and the accompanying Stephen A Schwarzman open spaces are not included in the study area, since the census tract they fall within does not meet the 50% area threshold described in the Methodology section above. The park is popular and well utilized and is anticipated to attract project-generated non-residents to use the open space. However, its exclusion from the analysis is considered conservative. It is a 4.58-acre park that extends from West 40th Street to West 42nd Street, between Fifth and Sixth Avenues, and is located immediately west of the iconic New York Public Library main branch (Stephen A. Schwarzman Building). In 1974, the New York City Landmarks Preservation Commission designated Bryant Park as a Scenic Landmark. Today, more than 6 million people visit the park annually to enjoy its amenities, which include two restaurant pavilions and four concession kiosks.

Figure 3-2 Existing Open Space Inventory

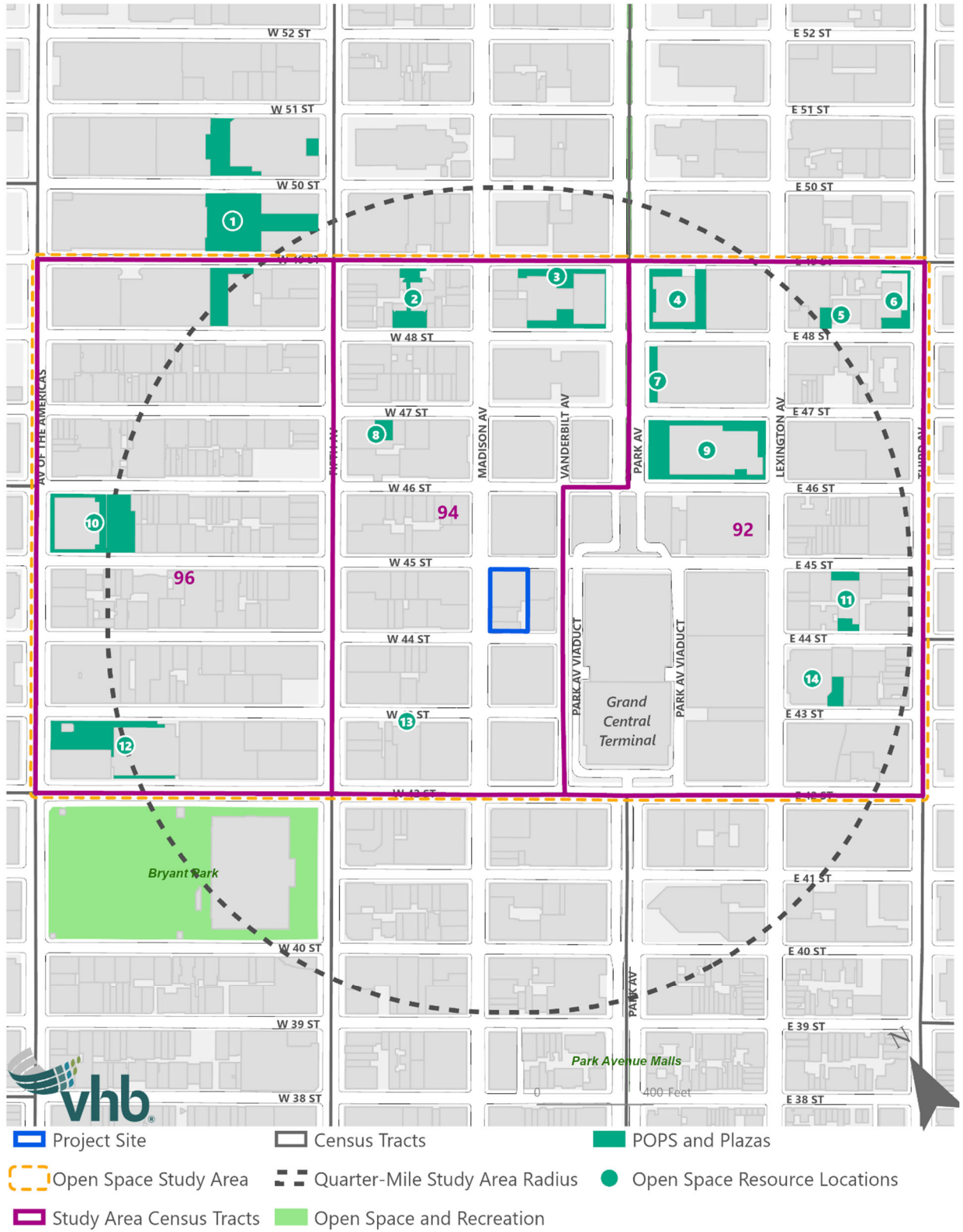


Table 3-6 Existing Publicly Accessible Open Space Inventory

Map No.	Name	Owner/Agency	Features & Amenities	Acres of Active Open Space	Acres of Passive Open Space	Total Acres	Condition /Utilization
1	Rockefeller Plaza	Rockefeller Group	Plaza, trees, plantings, through block connections, garbage cans, ice skating rink (seasonal) retail frontage	0.21	0.62	0.83	Excellent/High
2	Tower 49	Kato Kagaku Co., LTC	Plaza/arcade, trees, planters, marble benches, seating wall/ledges, tables and movable chairs	-	0.27	0.27	Good/Moderate
3	280 Park Avenue	Broadway 280 Park Fee	Plaza, trees, planters with seating ledges, tables and movable chairs	-	0.40	0.40	N/A
4	Westvaco, 299 Park Avenue	Fisher-Park Lane Owner LLC	Plaza/arcade, trees, planters, benches	-	0.36	0.36	Good/Low
5	Cosmopolitan Condominiums, 141 East 48th Street	Cosmopolitan Condominiums	Plaza, trees, planters with seating ledges, seating wall/ledges	-	0.06	0.06	Good/Low
6	780 Third Avenue	Teachers Insurance and Annuity Association of America	Plaza, seating wall/ledges, food trucks, restaurant tables and chairs	-	0.09	0.09	Good/Moderate
7	275 Park Avenue Plaza	277 Park Avenue LLC	Plaza/arcade, seating ledges, planters	-	0.13	0.13	Good/Low
8	575 Fifth Avenue	575 Fifth Avenue Condominium	Indoor plaza with tables and movable chairs, garbage cans	-	0.23	0.23	Excellent/High
9	245 Park Avenue	Brookfield Financial	Plaza/arcade, planters, seating ledges	-	0.79	0.79	Good/Low
10	1166 Sixth Avenue	A of A Condo	Plaza/arcade, tables and movable chairs, benches, seat walls/ledges, garbage cans, lamps, trees, plantings, sculpture, through-block connection between 45th and 46th	-	0.63	0.63	Excellent/Low
11	Two Grand Central Tower, 140 East 45th Street	2 GCT Partners, LLC	Plaza/arcade, planters, seating ledge garbage cans	-	0.11	0.11	Good/Low
12	Grace Plaza, 1114 Sixth Avenue	114 Tizechahn-Swig, LLC	Plaza/arcade, trees, plantings, tables and movable chairs, benches, garbage cans, water fountain, food vendor	-	0.52	0.52	Good/Low

Table 3-6 Existing Publicly Accessible Open Space Inventory

Map No.	Name	Owner/Agency	Features & Amenities	Acres of Active Open Space	Acres of Passive Open Space	Total Acres	Condition /Utilization
13	Emigrant Savings Bank, 6 East 43rd Street	6 East 43rd Street Corp.	Plaza, planters with seating ledges, statue	-	0.03	0.03	Good/Low
14	425 Lexington Avenue	Hines 425 Lexington Avenue, LLC	Plaza, seating wall/ledges, planters with seating ledges, garbage cans	-	0.10	0.10	Good/Low
Total				0.21	4.34	4.55	

Source: NYC Department of Parks and Recreation, NYC DCP Capital Planning Platform

Adequacy of Open Spaces

The open space analysis focuses on passive open space that may be used by non-residential populations of workers and other daytime users. Using *CEQR Technical Manual* guidelines, the adequacy of open space was first analyzed quantitatively by comparing the ratio of existing passive open space acreage in the study area per 1,000 non-residents with the CEQR benchmark of 0.15 acres of passive open space per 1,000 non-residents. Additionally, the quantitative analysis compares the open space ratio for the combined non-residential and residential population in the study area to the CEQR benchmarks, based on the recommended weighted average of 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents.

The study area includes 4.55 total acres of open space, 4.34 of which are for passive use. The existing non-residential population in the study area was estimated at 152,813 and the combined residential and non-residential population was estimated at 154,610 (see **Table 3-5**).

As shown in **Table 3-7**, the study area has an existing open space ratio of 0.028 acres of passive open space per 1,000 non-residents, less than the optimal ratio for non-residential populations of 0.15 acres of passive open space per 1,000 non-residents. The combined open space ratio is 0.028 acres per 1,000 residents and non-residents, which is lower than the weighted average benchmark of 0.154. Thus, based on the quantitative analysis, there is an existing deficiency in passive open space to serve the non-residential population as well as the combined residential and non-residential population.

Table 3-7 Existing Conditions: Adequacy of Open Space Resources for Quarter-Mile Non-Residential Study Area

	Population	Open Space Acreage		Ratios ¹	DCP Guidelines
Non-Residents	152,813	Active	0.21	N/A	N/A
		Passive	4.34	0.028	0.15
		Total	4.55	N/A	N/A
Combine Non-Residents and Residents	154,610	Active	0.21	N/A	N/A
		Passive	4.34	0.028	0.154 ²
		Total	4.55	N/A	N/A

Notes:

¹ Acres per 1,000 people

² Based on a target open space ratio established by creating a weighted average of the amount of open space necessary to meet the CEQR benchmark of 0.5 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents.

No-Action Condition

Study Area Population

In the future without the Proposed Action, it is anticipated that the current development patterns in the open space study area would continue, including a combination of new construction and repurposing of existing buildings. Given existing zoning and land use

trends, it is expected that over the analysis period, the study area would experience growth, much of it being in commercial uses including hotels and offices.

Project Site

As described in **Chapter 1, Project Description**, absent the Proposed Action the Project Site would be redeveloped with a commercial building that complies with zoning and built to the maximum allowed commercial FAR of 15.0. The No-Action building would total approximately 474,532 gsf of space, including 411,540 gsf of office space, 6,144 gsf of retail space, and 56,848 gsf of below-grade and mechanical space. It would also include an easement for ESA circulation, to be built by the Metropolitan Transportation Authority at a later date. Therefore, as shown in **Table 3-8**, the No-Action building is expected to introduce a total of 1,665 workers and no visitors to the study area.

Table 3-8 No-Action Condition: Project Site Population

Use	Floor Area	Workers¹	Visitors
Commercial Office	411,540	1,646	-
Retail	6,144	18	-
Total		1,665	-

Notes:

¹ Based on estimates of 1 worker per 250 gsf of office space and 1 worker per 333.3 gsf of retail space

Study Area

In addition to the No-Action condition, several developments within the open space study area are either planned or currently under construction, all of which are anticipated to be completed by the 2026 build year (see **Table 3-9**). **Table 3-10** lists the locations of these development projects and the corresponding estimates of residential and non-residential populations generated by these projects. Overall, these developments would generate an estimated 566 additional residents, 13,027 workers, and 4,910 visitors.

As a result, in the future without the Proposed Action, the total study area population would be an estimated 172,414 non-residents and 174,662 combined non-residents and residents.

Table 3-9 No-Action Condition: No Build Development Programs

Map No.	Development Name/Location	Total GSF²	Office GSF	Retail GSF	Hotel Rooms	Residential Units
1	One Vanderbilt	1,800,000	1,325,000	80,000	-	-
2	250 Park Avenue ¹	775,287	682,902	24,969	-	-
3	12 East 48th Street	64,400	-	-	161	-
4	415 Madison Avenue	343,100	342,750	350	-	-
5	270 Park Avenue	1,069,069	1,069,069	-	-	-
6	131-141 East 47th Street	151,013	-	-	-	122
7	516-520 Fifth Avenue	300,000	-	35,000	235	145
8	686-700 Third Avenue	151,900	-	7,500	361	-
TOTAL		4,311,687	3,419,721	147,819	757	267

Source: New York City Department of Buildings, New York City Department of City Planning, Greater East Midtown FEIS, One Vanderbilt FEIS

Notes:

¹ This represents the expected development program at the time of the build year, however workers, residents, and visitors were estimated based on the incremental development over the existing condition on these sites.

² When information on total GSF not available, it was estimated based on 1,000 sf per dwelling unit, 400 gsf per hotel room

Table 3-10 No-Action Condition: Population from Additional Projects in the Study Area

Map No.	Development Name/Location	Estimated Residents¹	Estimated Non-Residents	
			Workers²	Visitors³
1	One Vanderbilt	-	7,291	3,588
2	250 Park Avenue ⁴	-	1,038	-
3	12 East 48th Street	-	60	281
4	415 Madison Avenue	-	460	-
5	270 Park Avenue	-	4,276	-
6	131-141 East 47th Street	206	5	-
7	516-520 Fifth Avenue	245	199	410
8	686-700 Third Avenue	-	158	630
Total		451	13,027	4,910

Source: New York City Department of Buildings, New York City Department of City Planning, Greater East Midtown FEIS, One Vanderbilt FEIS

Notes:

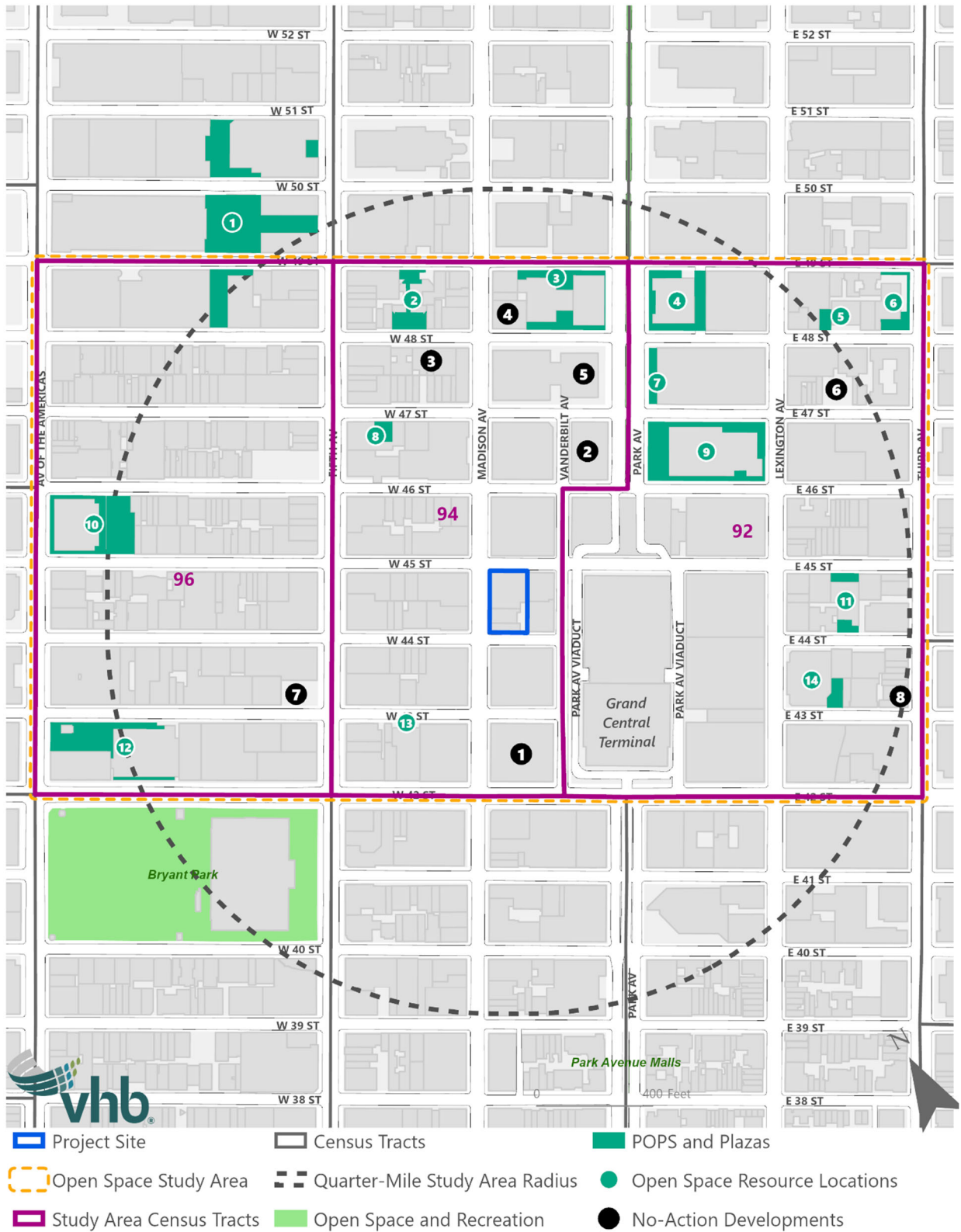
¹ Assumes 1.69 persons per DU (2018 5-year ACS average household size for the study area)

² Assumes 1 employee per 250 sf of office, 1 employee per 333.33 sf of retail, 1 hotel employee per 2.67 hotel rooms (400 gsf per hotel room), 1 residential building employee per 25 DUs (1,000 sf per DU unless specified),

³ Visitor population represents an estimate of the number of hotel guests based on information from M1 Hotel FEIS (CEQR NO 18DCO042Y, 10/05/2018), multiplied by an 87.3 percent occupancy rate (from STV, 2018), multiplied by 2 people per occupied hotel room

⁴ Workers, residents and visitors estimated based on the incremental development of these sites.

Figure 3-3 No-Action Projects Within the Quarter-Mile Study Area



Study Area Open Space

In the future without the Proposed Action, two new publicly accessible passive open space resource will be added within the study area by the 2026 analysis year. A new plaza adjacent to the One Vanderbilt development (Site #1 in Table 3-9) will be introduced to Vanderbilt Avenue between East 42nd Street and East 43rd Street; the plaza will comprise a 60-foot-wide by 200-foot-long area that will be closed to vehicular traffic and dedicated to pedestrian use. The new plaza will total 0.28 acres of passive open space. The second new publicly accessible open space will be included as part of the 270 Park Avenue development (Site #5 in Table 3-9). It will be an open air 10,000 sf (0.23 acre) POPS comprised entirely of passive open space. Therefore, under the future No-Action condition, 0.51 acres of open space will be added to the study area, bringing the total open space acreage to 5.06, with 4.85 being passive open space.

Adequacy of Open Spaces

In the No-Action condition, it is anticipated that new development in the study area and on the Project Site would result in a population increase of 19,601 non-residents and 20,053 combined residents and non-residents, compared to existing conditions. Additionally, the supply of publicly accessible passive open space in the study area is expected to increase by 0.51 acres from existing conditions, accounting for the two new open spaces resources described above. Therefore, as shown in Table 3-11, the ratio of passive open space in the No-Action condition would be 0.028 acres per 1,000 non-residents, which remains significantly lower than the DCP guideline of 0.15. The combined open space ratio would be 0.028 acres of passive open space per 1,000 residents and non-residents, which is lower than the weighted average benchmark of 0.155. Thus, in the No-Action condition, the amount of passive open space available to serve the non-residential population, as well as the combined non-residential and residential population, would continue to be less than the benchmarks established in the *CEQR Technical Manual*, but relatively similar to that of existing conditions.

Table 3-11 No-Action Condition: Adequacy of Open Space Resources for Quarter-Mile Non-Residential Study Area

	Population	Open Space Acreage	Ratios ¹	DCP Guidelines
Non-Residents	172,414	Active	0.21	N/A
		Passive	4.85	0.028
		Total	5.06	N/A
Combine Non-Residents and Residents	174,096	Active	0.21	N/A
		Passive	4.85	0.028
		Total	5.06	N/A

Notes:

¹ Acres per 1,000 people

² Based on a target open space ratio established by creating a weighted average of the amount of open space necessary to meet the CEQR benchmark of 0.5 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents.

With-Action Condition

Study Area Population

Project Site

The Proposed Action would facilitate the development of a new commercial development on the Project Site of a greater bulk than the No-Action building described above. In the With-Action condition, the Proposed Project would result in the development of 925,630 gsf including 832,613 gsf of office space and 5,357 gsf of retail space. Additionally, it would include a 2,372-foot transit space and easement for ESA circulation, and 85,288 gsf of mechanical and back-of-house space. This is estimated to introduce approximately 3,347 workers (see **Table 3-12**), an increment of 1,682 over the No-Action condition for a total non-residential population of 174,096 and 176,344 combined residents and non-residents in the study area.

Table 3-12 With-Action Condition: Project Site Population

Use	Floor Area	Workers ¹	Visitors
Commercial Office	832,613	3,330	-
Retail	5,357	16	-
Total		3,347	-

Notes:

¹ Based on estimates of 1 worker per 250 gsf of office space and 1 worker per 333.3 gsf of retail space

Study Area Open Space

Open space conditions would not change in the study area under the With Action condition and would remain at 5.06 total acres with 4.85 passive acres.

Adequacy of Open Space

In the future with the Proposed Action, the supply of publicly accessible passive open space in the study area would be the same as in the No-Action condition. The non-residential and combined passive open space ratio would also stay relatively constant across the future No-Action and With-Action conditions. The resulting ratio of passive open space in the With-Action condition would be 0.028 acres per 1,000 non-residents, which is approximately 0.0003 acres less per 1,000 non-residents (or 0.97 percent less) than the ratio under the No-Action condition (0.028). This remains well below the DCP guidelines of 0.15 acres per 1,000 non-residents. The combined passive open space ratio would be 0.028 acres per 1,000 non-residents and residents, which is approximately 0.0003 acres per 1,000 combined non-residents and residents less (or 0.95 percent less) than the ratio under the No-Action condition (0.028). This is also well below the recommended weighted average of 0.154 acres per 1,000 combined residents and non-residents. See **Table 3-13** for a summary of the adequacy of open space under the With-Action condition.

Thus, based on the calculated open space ratios and the DCP guidelines, the With-Action open space deficiency would remain the same as in the No-Action condition.

Table 3-13 With-Action Condition: Adequacy of Open Space Resources for Quarter-Mile Non-Residential Study Area

	Population	Open Space Acreage		Ratios ¹	DCP Guidelines
Non-Residents	174,096	Active	0.21	N/A	N/A
		Passive	4.85	0.028	0.15
		Total	5.06	N/A	N/A
Combine Non-Residents and Residents	176,344	Active	0.21	N/A	N/A
		Passive	4.85	0.028	0.154 ²
		Total	5.06	N/A	N/A

Notes:

¹ Acres per 1,000 people² Based on a target open space ratio established by creating a weighted average of the amount of open space necessary to meet the CEQR benchmark of 0.5 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 non-residents.

Determining Impact Significance

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

As shown in **Table 3-14** in the No-Action condition, there would be a quantitative deficiency in passive open space—in comparison to the CEQR benchmark—to serve the non-residential population, as well as the combined non-residential and residential population. The Proposed Action would result in relatively the same open space ratios as in the No-Action condition and have the same quantitative deficiency in comparison to CEQR recommended benchmarks. In the With-Action condition, the non-residential passive open space ratio would be 0.028 acres per 1,000 non-residents, which is less than the CEQR benchmark of 0.15 acres per 1,000 non-residents and represents a minor decrease of 0.97 percent (0.0003 acres per 1,000 non-residents) from the No-Action condition. The combined passive open space ratio would be 0.028 acres per 1,000 non-residents and residents, which is less than the recommended weighted average of 0.154 acres per 1,000 non-residents and residents and represents a minor decrease of 0.95 percent (0.0003 acres per 1,000 combined non-residents and residents) from the No-Action condition. Overall, the open space ratios would remain largely constant.

Table 3-14 Future with the Proposed Action: Passive Open Space Ratios Summary

	CEQR Open Space Ratio Benchmark	Ratios			Change from No-Action to With-Action	
		Existing	No-Action	With-Action	Absolute Change	Percentage Change
Non-Residents	0.15	0.028	0.028	0.028	(0.0003)	-0.97%
Combined Non-Residents and Residents	Weighted 0.154/ 0.155/ 0.154 (Existing/ No-Action/ With-Action) ¹	0.028	0.028	0.028	(0.0003)	-0.95%

Notes:

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

According to the *CEQR Technical Manual*, projects that reduce the open space ratio by more than 5 percent or result in the direct displacement of open space, may result in a significant adverse impact. For areas that are currently underserved, a smaller reduction may be considered significant. Based on maps in the Open Space Appendix of the *CEQR Technical Manual*, the open space study area is neither well served nor underserved by open space resources. Although the study area is characterized by a low open space ratio (i.e., below the citywide average of 0.15 acres of passive open space per 1,000 nonresidential users), CEQR guidelines recognize that the goals for open space ratios are not feasible for areas such as Midtown Manhattan where there are few public open spaces and little opportunity to create additional public open spaces, and therefore do not constitute an impact threshold. Furthermore, additional parks and POPS to the north and south of the open space study area are within a quarter mile of the Project Site and are anticipated to serve the project-generated population. The most prominent is Bryant Park, a 4.58-acre park that is popular and well utilized. It is three blocks from the Project Site and anticipated to attract project-generated non-residents.

Overall, since the open space ratios resulting from the Proposed Action would remain largely the same as in the No-Action condition, the Proposed Action would not result in significant adverse open space impacts.