



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

ERRATA

TO: **Recipients of the Hospital for Special Surgery Expansion
Final Environmental Impact Statement (FEIS)**

FROM: Robert Dobruskin *rb*

DATE: August 8, 2008

RE: **Errata – Minor Corrections**
Replacement Pages for the Hospital for Special Surgery Expansion FEIS
CEQR No. 05DCP061M
ULURP Nos. 060333ZSM, M910485(A)ZSM, 060440MMM, N070145ZRM,
N070168CMM, N070146CMM, N070169CMM, N070170CMM

Since the issuance of the Hospital for Special Surgery Expansion FEIS on August 1, 2008, minor errors relating to the open space analysis were identified. The corrections, initially appearing in the Open Space Chapter, are repeated in several locations throughout the FEIS, including the Executive Summary, Alternatives and Response to Comments Chapters, and are indicated with double underlining. The corrections do not alter the conclusions of the open space analysis. Please replace the pages listed below with the corrected replacement pages attached. We apologize for any inconvenience this may have caused.

Replacement Pages

Executive Summary, page ES-xviii
Chapter 5, Open Space, pages 5-1 through 5-15
Chapter 24, Alternatives, page 24-2
Chapter 27, Response to Comments, pages 27-8, 27-9, 27-12 through 27-14

This errata is also available on the Department of City Planning's website:
http://www.nyc.gov/html/dcp/html/env_review/hfss.shtml.

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|-----|---------------------|---------------|--------------------|
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Errata

Hospital for Special Surgery Expansion FEIS

CEQR No. 05DCP061M

August 8, 2008

| | |
|-------------------------------------|---------------------------|
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There are effects on open space resources as a result of the proposed project; however the effects do not result in significant adverse impacts. The quantitative analysis indicated that the existing and future passive open space ratios are below the City's goals, and the proposed project would further decrease the passive open space ratios; therefore, per the CEQR Technical Manual, a qualitative analysis of the open space resources within the study area was conducted. The results of the qualitative analysis of open space resources in the study area concluded that the increased demand on open space would be reduced by a number of factors, including the proximity of other open spaces located within a reasonable walking distance of the project site, but outside the study area. The East River Esplanade also provides an expansive open space because the park extends north and south beyond the study area for a considerable distance. These additional resources serve to reduce the overall demand for open space resources for the area.

A portion of the southeastern view of the East River and Queensboro Bridge from the East 72nd Street Overlook Park would be partially obstructed by the new River Building (see Chapter 8 "Urban Design and Visual Resources"). However, this would not be significant, as all additional views to the north, east, and west would not be affected, and views to the south would be preserved from other publicly accessible locations in the immediate vicinity, such as the East 71st Street pedestrian bridge/ramp and the East River Esplanade.

Four (4) V-shaped foundation columns would be placed in the Esplanade in between the ramps of the E. 71st Street switchback ramp of the pedestrian bridge which would cause the ramp to be unusable during construction. No permanent physical loss in open space would occur as a result of the proposed project since the support columns would be placed between the existing space between the two (2) portions of the switchback ramp of the pedestrian bridge and would not change the usable width of the Esplanade.

During installation of the columns and while the footings are being excavated, the Esplanade would be closed between approximately E. 70th Street to just past the midblock between E. 71st Street and E. 72nd Street. HSS would make every effort to limit the closure to four (4) to six (6) months and the Esplanade would remain open on weekends when construction activities and safety would permit. Fencing and temporary protection during construction activities would ensure safety to users of the Esplanade. Restoration of the Esplanade would commence as early as possible after construction of the River Building and would include plantings, lighting, benches, and paving. Since the switchback ramp would be unusable during construction access to the E. 71st pedestrian bridge would be re-routed to a temporary ramp during construction in order to preserve access along the Esplanade south of E. 71st Street. Detour signage would be installed at the last entrance/exit to the Esplanade north of the blocked area (E.78th Street) to alert Esplanade users that there is no exit south of this point and that there is a "dead-end" ahead and to direct pedestrians to the temporary ramp.

The proposed action would result in a short term (approximately six month) closure of a portion of the East River Esplanade, during construction. This would be considered temporary or of short or intermittent duration and would not be a significant adverse impact. Unforeseen and uncontrollable events are always possible in construction, such as a worker strike. HSS will continue to make every effort to limit closure of the esplanade to between four (4) and six (6) months. As mitigation, if the Esplanade remains closed for more than six months, HSS would

5.0 OPEN SPACE

5.1 Introduction

An assessment of open space is discussed in the following subsections to determine the impact of the employees, visitors, and patients expected to be generated from the proposed project. The proposed project would add a net gain of twenty-six (26) new certified beds and approximately 137,869 SF of floor space, generating 464 new employees. The future projected environmental setting is known as the “Future Without the Proposed Project- 2010,” and includes the workers and residents generated as a result of a yearly percentage growth, as well as the workers and residents resulting from other developments in the study area. The Future Without the Proposed Project characterizes the future baseline conditions most likely to occur if the proposed actions did not take place. The Future With the Proposed Project characterizes the effects on the open space resources resulting from the increased number of workers generated by the proposed actions. The open space analysis compares the Future With the Proposed Project to the Future Without the Proposed Project.

5.2 Methodology

An open space analysis examines the impact to publicly accessible open spaces that may be publicly or privately owned. The analysis looks at open space that may be set aside for active and passive recreation. Passive open space encourages leisure uses such as relaxation, sunbathing, reading, and strolling. Active open space encourages activities such as jogging, soccer, basketball and children’s active play (playground equipment).

Section 3D-300 of the CEQR Technical Manual provides a methodology for an Open Space Analysis, to be used in cases where the potential exists for direct or indirect impacts to public open spaces. Direct impacts are defined as follows:

Direct impacts may occur when the proposed action would encroach on or cause a loss of open space. Direct impacts may also occur if the facilities within an open space would be so changed that the open space no longer serves the user population. Limitation of public access and changes in the type and amount of public open space may also be considered direct impacts. Other direct impacts include the imposition of noise, air pollution, odors or shadows on the public open space. Assessment of these impacts is addressed in the relevant technical sections of the Manual, and should be referenced for the Open Space Analysis.

An assessment for direct effects on open spaces was conducted because the installation/construction of support columns for the new River Building would temporarily impede access to the pedestrian bridge leading to the esplanade during construction activities.

Indirect impacts may occur when the population generated by the proposed action overtaxes the capacity of existing public open spaces, so that their service to the existing or future population of the affected area would be substantially or noticeably diminished. The proposed number of new employees, 464, is close to the threshold set forth in the CEQR Technical Manual, which is

500 new employees, which would trigger a quantitative assessment. Accordingly, a detailed analysis of indirect impacts on open space was conducted. While the proposed actions would not increase the residential population in the study area, the project site is located in an area with a substantial residential population. The detailed analysis thus calculated the passive open space ratios for both the worker and combined worker and residential populations.

As per Section 3D of the CEQR Technical Manual, a study area of ¼ mile was analyzed and publicly accessible open space was mapped. The study area included all census tracts that fell at least 50% within the ¼ mile radius; i.e., census tracts 116 and 124. Thus, as shown in Figure 5-1, the study area for this EIS extends north to E. 76th Street, south to E. 67th Street, west to Second Avenue, and east to the West Channel of the East River.

All active and passive public open spaces within the study area were identified. This was done by reviewing information in publications and online databases and by a field survey conducted in July 2008. Next, the estimated number of current users was established by reference to daytime worker population estimates provided by the Population Division of the Department of City Planning. The existing residential population was determined by using the 2000 census tract data, and a background growth rate of 0.5% per year. The existing open space ratios for the nonresidential and combined nonresidential and residential populations were calculated, and compared to the DCP goals of 0.15 acres per 1,000 workers, and 0.284 acres of passive open space per 1,000 workers and residents, the latter of which is based on a weighted average of the amount of open space necessary to meet the DCP guideline 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 in the study area.

Following that, the increase in daytime worker and resident populations in the study area was estimated for the Future Without the Proposed Project condition. Finally, the increase in daytime worker population generated by the project was estimated. The project-generated increase in daytime workers was considered to be the difference in the number of workers with and without the proposed project. For the nonresidential population, the ratios of open space to the user populations generated with and without the proposed project were calculated and compared to the DCP goal of 0.15 acres of passive open space per 1,000 nonresidents. In addition, the ratios of open space to the combined user population (workers and residents) with and without the proposed project were calculated and compared to the City's goal of 0.284 acres of passive open space per 1,000 nonresidents and residents.

Because these goals are not feasible in many areas of the City, they do not constitute an impact threshold. Instead it serves as a benchmark that represents an area well-served by open space. In addition to the quantitative analysis described above, qualitative factors are considered to determine the overall effect of a project on open space resources. Such factors can include a more subjective analysis of how the open space resources in the area meet the needs of a specific population, given its age composition or special needs. In some cases, it's important to examine nearby resources that lie just outside the open space study area. As described in further detail below, because the existing and future open space ratios are below the goals cited above, such a qualitative analysis was undertaken.

5.3 Existing Conditions

Open space is defined as “publicly or privately owned land that is publicly accessible and has been designated for leisure, play, or sport, or land set aside for the protection and/or enhancement of the natural environment”, according to Section 3D of the CEQR Technical Manual. Public open space may include government parks, beaches, waters, pools, boardwalks, playgrounds, and recreation centers. In 1686, Governor Thomas Dongan enacted the first legislation allowing for the acquisition of all vacant and unappropriated lands for the City. The unappropriated lands included existing public gathering areas that would later become the first City parks. The first official park in New York City was Bowling Green Park, established on March 12, 1733. Currently there are more than 1,700 parks, playground, and recreation facilities in the City covering more than 28,000 acres. In 2003, the City, state, and federal governments allocated over \$136 million towards capital improvement projects of the City’s parks.

A study of privately owned public space was conducted by Jerold Kayden, Associate Professor of Urban Planning at Harvard University, and the New York City Department of City Planning entitled “Privately Owned Public Space: The New York City Experience”. The study analyzed 503 privately owned public spaces and determined the following, “based on a comprehensive, empirical study of the City’s 39-record from 1961 to 2000 with privately owned public spaces, this book has concluded that the impressive quantity of public space has not been matched by a similarly impressive quality of public space”. Kayden faults inferior legislation and lack of enforcement. The types of offenses that Kayden discovered included public spaces which were being used as private driveways, doormen telling people the spaces are private property, areas gated off, restaurants and cafes overflowing called “café creep, brasserie bulge, and trattoria trickle”, areas under perpetual “construction”, “Peek-a-boo” plaques, where signage is hidden by greenery, or “Sharper Images Space” that are lined with spikes so that visitors can not sit, and simply unmaintained space with graffiti and garbage. Therefore, in addition to a quantitative analysis described above, a qualitative analysis of the existing open space resources was conducted to ascertain how the open space resources in the area meet the needs of the 24,670 member worker population, given its age composition or special needs.

5.3.1 Inventory of Open Space Resources

The ¼ mile study area contains ten (10) publicly accessible open spaces, totaling approximately 6.196 acres, of which 2.57 acres are for active pursuits and 3.626 acres are for passive recreation (see Table 5-2 and Figure 5-1). Seven (7) of the ten (10) open spaces are plazas and residential plazas, some of which provide sitting areas, landscaped plantings, artwork, fountains, pools, and bicycle racks. The seven (7) plazas range in size from 0.06 to 0.25 acres and comprise 26% of the passive open space in the study area. The remaining three (3) of the ten (10) open spaces are parks or esplanades. In response to a comment to the DEIS made by the New York City Department of Parks and Recreation (DPR), an open space survey was conducted in July 2008 to determine the open spaces utilization rates, cleanliness, and user age groups. This information is provided in Table 5-2 on page 5-7.

Three (3) of the seven (7) plazas in the study area are privately-owned, publicly accessible plazas (Somerset Plaza, Windsor Plaza, and Stratford Plaza) totaling 0.61 acres of open space and are of marginal value, characterized by lacking satisfactory levels of design, amenities, or aesthetic appeal. Windsor Plaza consists of a semi-circular drop-off driveway, sidewalk,

planters, and trees. Somerset Plaza provides almost no accessible, usable space for the public. It does contain a fountain and plantings. Stratford Plaza consists of a semicircular drop-off driveway with a fountain with no accessible space for the public.

Four (4) of the seven (7) public plazas in the study area (Kingsley Plaza, Belaire Plaza, Oxford Plaza, and the Plaza located on York Avenue between E. 70th and 71st Streets) totaling 0.33 acres of open space are characterized as having satisfactory levels of design, amenities, or aesthetic appeal. Kingsley Plaza consists of a heavily landscaped plaza with abundant seating, a drinking fountain, and bicycle parking. Belaire Plaza is a below-grade space with a fountain with seating, tables, a drinking fountain, and trees. Oxford Plaza is occupied by plentiful landscaping and seating, but the space serves primarily as an entry corridor for the residential building. The Plaza located on York Avenue between E. 70th and 71st Streets is characterized with trees and plantings and adequate seating.

The remaining open space resources are parks including John Jay Park and Pool, the East River Esplanade's portion within the ¼ mile study area, and One East River Place Park (which includes the East 72nd Street Overlook Park), totaling 5.253 acres. One East River Place Park features a waterstep fountain, benches, tables, and an overlook of the East River. John Jay Park and Pool is the largest open space resource, located between East 76th and 78th Streets, York Avenue, and FDR Drive. The 3.312-acre park is managed by the New York City Department of Parks and Recreation and contains numerous amenities, including a wide variety of playground equipment, tennis courts, picnic tables, benches, sprinkler, drinking fountains, game tables, landscaping, and sculptures by Douglas Abdell. In addition, the park has a 50- by 145-foot public swimming pool. The park is used by local schools for outdoor activities, local children and their guardians, and daytime workers.

The East River Esplanade is located between FDR Drive and the East River. The Esplanade runs the entire length of the study area and beyond, to the north and south. The Esplanade is accessible via a pedestrian bridge over the FDR Drive adjacent to the project site on East 71st Street, which would not be removed by the proposed project (see Figure 5-2); however, a portion of it would be temporarily removed during construction and then replaced. In the vicinity of the project site, the other access points to the Esplanade are located at E. 78th Street at John Jay Park and Pool and at East 63rd Street near Rockefeller University (see Figure 5-2).

According to the *Manhattan Waterfront Greenway Master Plan (2004)*, the portion of the East River Esplanade between East 63rd Street and East 125th Street, is referenced to as the Bobby Wagner Walk, the oldest portion of the Manhattan Waterfront Greenway, built in 1939. It is a multiuse path with no separation between the cyclists and pedestrians. The Esplanade is under the jurisdiction of the New York City Department of Transportation.

5.3.2 Open Space User Population

According to 2000 U.S. Census data, the 2000 daytime worker population from the two (2) census tracts in the study area (116 and 124) was 23,495, and the resident population was 14,574. As a result of commercial developments since 2000, estimates of the current daytime population were made using the growth rate percentages of the major occupational categories listed in the labor market data provided by the New York State Department of Labor. Table 5-1

shows the daytime worker population would increase by 822 workers between 2000 and 2007 (existing conditions). As a result of projected background growth between 2000 and 2007, the residential population would increase by 510 residents.

Table 5-1. Existing Open Space User Population

| Tract | Daytime Worker | Residential | Total |
|--|-----------------------|--------------------|---------------|
| 116 | 16,500 ¹ | <u>3,860</u> | <u>20,360</u> |
| 124 | 6,995 ¹ | <u>10,714</u> | <u>17,709</u> |
| 2000 Total | 23,495 | <u>14,574</u> | <u>38,069</u> |
| <i>Estimated 2000-2007 Growth</i> | <u>822</u> | <u>510</u> | <u>1,332</u> |
| <u>Estimated 2007 Total</u> | <u>24,317</u> | <u>15,084</u> | <u>39,401</u> |
| Sources: | | | |
| ¹ U.S Census 2000; Population Division, New York City Department of City Planning. Journey to Work. | | | |

5.3.3 Analysis of the Adequacy of Open Space Resources

Based on 3.626 acres of passive open space in the study area, there are 0.149 acres of open space for every 1,000 workers, just slightly below the goal of 0.15 acres of passive open space per 1,000 workers in the CEQR Technical Manual. For the combined worker and residential population in the study area, the ratio is 0.092 acres of passive open space per 1,000 people (workers and residents), which is below the City’s goal of 0.284 acres of passive open space per 1,000 workers and residents in the study area. This indicates that there is a deficiency in the amount of available public open spaces for passive use by the population currently living and working within the study area.

5.4 The Future Without the Proposed Project - 2010

5.4.1 Open Space Resources

Without the proposed project, no significant changes to open space resources are anticipated by 2010. The size, amenities offered, and condition of the open space resources are expected to remain unchanged. As is the case in the existing condition, there would be 3.626 acres of passive open space in the study area.

5.4.2 Open Space User Population

Within the study area there are three projects expected to be completed in 2010 (See Figure 2-1 and Table 5-3):

1. New York Presbyterian Hospital just recently modified its general large scale to build a 4-story, 18,219 zoning square foot (ZSF) building (Technology Building); a 13-story, 102,184 ZSF building (the SMART Building), as well as 3,982 ZSF to the adjacent “N” Building, which connects to the SMART Building; a 1-story, 37,282 ZSF enlargement to the existing Greenberg Pavilion; and a 2-story, 174,004 ZSF addition to the YY Building. This site is located between York Avenue and FDR Drive, and between East 68th and 70th Streets.

2. New York Presbyterian Hospital has an As-of-Right dormitory building at the southeast corner of 72nd Street and First Avenue.
3. 125 residential units are planned for 400 East 67th Street. This site is located on the southeast corner of First Avenue and East 67th Street.

As a result of the above developments, and including the 0.5 percent per year background growth rate, the daytime worker population would increase to 24,949 workers. Additionally, the future residential population was calculated based on the 2000 census tract data with a 0.5 percent per year background growth rate, as well as the projected residents as a result of the above developments.

5.4.3 Analysis of the Adequacy of the Open Space Resources

The additional daytime worker population would decrease the nonresidential passive open space ratio for workers from 0.149 acres per 1,000 workers, under the Existing Conditions, to 0.145 acres per 1,000 workers, which is still below the City's goal of 0.15 acres per 1,000 workers. For the combined worker and residential population in the study area, the open space ratio would decrease from 0.092 under existing conditions, to 0.088 acres per 1,000 people (workers and residents), which is below the City's goal of 0.284 acres of passive open space per 1,000 workers and residents.

5.5 The Future With the Proposed Project - 2010

5.5.1 Open Space Resources

The Proposed Project would not add any new open space resources to the study area.

5.5.2 Open Space User Population

The proposed Project is expected to add 464 workers (along with 510 outpatients/visitors and nine (9) inpatients per day), increasing the number of daytime workers in the study area in the Future With the Proposed project condition to 25,413 workers. However, HSS patients are almost exclusively surgical patients and it is highly unlikely that these patients would use open space in the study area. Moreover, visitors would not likely use open space in the study area because most visits occur in the evening. Accordingly, the analysis of open space user population assumed that neither patients nor visitors would make use of study area open space. Additionally, the future residential population, which is projected to be 16,105 in 2010, was calculated based on the 2000 census tract data with a 0.5 percent per year background growth rate, as well as including the projected residents as a result of the developments outlined above in the Future Without the Proposed Project. The proposed project would not generate any new residents.

5.5.3 Quantitative Analysis of Adequacy of Open Space Resources

The results of the quantitative analysis are summarized in Table 5-4. Comparing the effect of the Future With and Without the Proposed Project for 2010, the passive open space ratio of daytime

workers would decrease with the proposed project. The additional daytime worker population generated by the proposed project would decrease the nonresidential daytime passive open space ratio from 0.145 acres per 1,000 workers (for the No-Build scenario), to 0.143 acres per 1,000 workers, which is below the Department of City Planning's guidelines of 0.15 acres per 1,000 workers. This represents a decrease of 1.4% as compared to the Future Without the Proposed Project. For the total population in the study area, the additional daytime worker population generated by the proposed project would decrease the combined (workers and residents) passive open space ratio from 0.088 acres per 1,000 people (residents and workers) in the Future Without the Proposed Project, to 0.087, which is below the City's goal of 0.284 acres of passive open space per 1,000 workers and residents in the study area. The decrease in the passive open space ratio, between the Future Without the Proposed Project and the Future With the Proposed Project, for the combined worker and residential population is 1.1%. Because of these decreases in the passive open space ratios between the Future With and Without the Proposed Project, in addition to the existing and future shortfall in passive open space resources, a qualitative analysis of the public and private open space resources was conducted.

5.5.4 Qualitative Analysis of Open Space Resources

The quantitative analysis indicates that the proposed action could have an effect on the daytime workers' use of passive open space in the study area. However, several factors show that the passive open space in the study area could adequately serve the needs of the nonresidential population in the Future With the Proposed Project. The quantitative analysis does not factor in features of the passive open space near the project site that would specifically serve the daytime worker population. A field survey found that HSS employees typically used the Belaire Plaza, directly adjacent to the Hospital, and that the plaza was moderately used, indicating that additional space is available to accommodate more park users. Additionally, the plaza provides ample seating, a fountain, and tables and chairs.

Moreover, the three (3) other public parks nearest the Project Site, The East River Esplanade, the One East River Place Park which includes the East 72nd Street Overlook Park, and the Plaza at York Avenue and East 71st Street, are well-equipped with benches and seating areas that workers can use for having lunch or relaxing during breaks. In addition, the East River Esplanade continues north and south of the study area, providing ample space for walking, running, cycling, or relaxing for study area employees and residents. Table 5-2 describes the features, accessibility, user demographics, conditions, and utilization levels of the open space resources in the study area. As shown in Table 5-2, the field survey of the nearby open spaces found the facilities to be in good physical condition and the spaces near the Hospital were not heavily used or over-crowded, which indicates that the worker population could be accommodated by these open spaces.

Additionally, approximately ten percent of the worker population in the study area is served by private open spaces, which are not factored into the quantitative analysis, and these workers are less likely to use other public open spaces in the area. Specifically, Rockefeller University offers a 15-acre campus, of which a third is devoted to open space and is available to the 1,875 workers and residents of Rockefeller University. Memorial Sloan-Kettering Cancer Center offers indoor private recreation facilities to its 645 employees. These facilities would partially address the demand for passive open space resources in the study area.

Demand on open space would also be reduced by the proximity of other open spaces located within a reasonable walking distance of the project site, but outside the study area. The neighborhood park located at 211 East 70th Street, between 2nd and 3rd Avenues (approximately 0.43 miles from the proposed project), provides 0.869 acres of passive open space. St. Catherine's Park located at 1st Avenue between E. 67th and 68th Streets (approximately 0.31 miles from the proposed project) offers 1.383 acres of open space with various amenities. The East River Esplanade also provides an expansive open space because the park extends north and south beyond the study area for a considerable distance. These additional resources, serve to reduce the overall demand for open space resources for the area. For these reasons stated above, the proposed project would not have a significant adverse impact on open space resources due to indirect impacts.

5.5.5 Direct Impacts

Direct impacts to open space could occur if the action would result in the physical loss of public open space (by encroaching on an open space or displacing an open space), changing the use of the open space so that it no longer serves the same user population, by limiting public access to an open space, or causing an increased noise or air pollution emissions, odors, or shadows on a public open space that would affect its usefulness.

There are effects on open space resources as a result of the proposed project; however the effects do not result in significant adverse impacts. A portion of the southeastern view of the East River and Queensboro Bridge from the East 72nd Street Overlook Park would be partially obstructed by the new River Building (see Chapter 8 "Urban Design and Visual Resources"). However, this would not be significant, as all additional views to the north, east, and west would not be affected.

Four (4) foundation columns would be placed in the Esplanade in between the ramps of the E. 71st Street switchback ramp of the pedestrian bridge, which would cause the ramp to be unusable during construction. No permanent physical loss in open space would occur as a result of the proposed project since the support columns would be placed between the existing space between the two (2) portions of the switchback ramp of the pedestrian bridge and would not change the usable width of the Esplanade.

During installation of the columns and while the footings are being excavated, the Esplanade would be closed between approximately E. 70th Street to just past the midblock between E. 71st Street and E. 72nd Street. HSS would make every effort to limit the closure to four (4) to six (6) months and the Esplanade would remain open on weekends when construction activities and safety would permit. Fencing and temporary protection during construction activities would ensure safety to users of the Esplanade. Restoration of the Esplanade would commence as early as possible after construction of the River Building and would include plantings, lighting, benches, and paving. Since the switchback ramp would be unusable during construction, access to the E. 71st pedestrian bridge would be re-routed to a temporary ramp during construction in order to preserve access along the Esplanade south of E. 71st Street. Detour signage would be installed at the last entrance/exit to the Esplanade north of the blocked area (E.78th Street) to alert

Esplanade users that there is no exit south of this point and that there is a “dead-end” ahead and to direct pedestrians to the temporary ramp.

The proposed action would result in a short term (approximately six (6) month) closure of a portion of the East River Esplanade, during construction. This would be considered temporary or of short or intermittent duration and would not be a significant adverse impact. Unforeseen and uncontrollable events are always possible in construction, such as a worker strike. HSS will continue to make every effort to limit closure of the esplanade to between four (4) and six (6) months. As mitigation, if the Esplanade remains closed for more than six months, HSS would allocate financial resources to the City for maintenance of the Esplanade, in the amount of \$10,000 per each additional month the Esplanade remains closed.

No significant shadow impacts are expected as a result of the proposed project since only incremental shadows would fall on the East River Esplanade, Belaire Plaza, and the 72nd Street Overlook Park for limited periods of time.

For these reasons stated above, the proposed project would not have a significant adverse impact on open space resources due to direct impacts.

Table 5-2. Inventory of Open Space and Recreational Facilities in the Study Area

| Map Ref. No. | Name/Location | Owner/Building Name | Features | Accessibility | Passive (acres) | Total (acres) | Observed User Groups | Facility Condition | Utilization Level |
|--------------|--|--|--|--|-----------------|---------------|------------------------------|--------------------|-------------------|
| 1 | John Jay Park and Pool | DPR | Public Park: Benches, play equipment, swings, trees, landscaping, sculpture, restrooms, swimming pool, basketball courts, and handball courts | Closes at dusk | 1.656 | 3.312 | All User Groups | Good | High |
| 2 | Stratford/1385 York Avenue | River Stratford LLC | Plaza: Landscaping, fountain, pool | 24 hours | 0.196 | 0.196 | Adult (20-64) | Good | Low |
| 3 | Somerset Plaza/1365 York Avenue | Somerset | Plaza: Landscaping, fountain, pool, trees | 24 hours | 0.253 | 0.253 | Adult (20-64) | Good | Low |
| 4 | One East River Place Park/525 East 72 nd Street | One East River Place Realty Co., LLC | Public Park: Landscaping, seating, trees, fountain, benches, East River overlook | 7AM to 9PM summer, 7PM all other times | 0.113 | 0.113 | Adults (20-64) & Babies (<4) | Good | Low |
| 5 | Oxford Plaza/422 East 72 nd Street | Resnik 72 nd Street Association | Residential Plaza: Seating, landscaping, fountain, lights | 24 hours | 0.109 | 0.109 | Adults (20-64) | Good | Low |
| 6 | Belaire Plaza/524 East 72 nd Street | Condominium | Residential Plaza: Fountain, drinking fountain, seating, trees | 8AM to 8PM | 0.060 | 0.060 | Adults (20-64) & Babies (<4) | Good | Moderate |

Hospital for Special Surgery, Manhattan

| Map Ref. No. | Name/Location | Owner/Building Name | Features | Accessibility | Passive (acres) | Total (acres) | Observed User Groups | Facility Condition | Utilization Level |
|--------------|--|--|--|---------------|-----------------|---------------|-------------------------------|--------------------|-------------------|
| 7 | Windsor/400 East 71 st Street | Transworld Equities | Plaza: Trees, plantings | 24 hours | 0.161 | 0.161 | Adults (20-64) | Good | Low |
| 8 | Plaza/York Avenue, between East 70 th and 71 st Street | NA | Plaza: Benches, trees | 24 hours | 0.092 | 0.092 | Adults (20-64) & Babies (<4)* | Good | Moderate* |
| 9 | East River Esplanade | New York City Department of Parks and Recreation (DPR) | Public Park: Walking/running path, benches, trees | 24 hours | 0.914 | 1.828 ** | Adults (20-64) & Babies (<4) | Good | Moderate |
| 10 | Kingsley Plaza/400 East 70 th Street | Condominium | Residential Plaza: Seating, plantings, trees, drinking fountain, bicycle rack | 8AM to 8PM | 0.072 | 0.072 | Adults (20-64) | Good | Moderate |
| TOTAL | | | | | 3.626 | 6.196 | | | |

Note: Map reference numbers correspond to Figure 5-1

Source: Kayden, Jerald, "Privately Owned Public Space," John Wiley & Son, Inc. 2000.

* At the time of the Site reconnaissance, which was conducted on July 10, 2008, this open space was closed due to construction. However, based on its close proximity to similar open space in the study area, a comparable utilization rate was used.

** Portion includes area within the ¼ mile study area.

5.5.6 Significance of Impacts

5.5.7 Indirect Impacts

The proposed project would result in reductions in the nonresidential and overall passive open space ratios in an area that is underserved by passive open space in the existing condition and in the Future Without the Proposed Project; however, the reductions would not constitute a significant adverse indirect impact on open space. As noted above, the City's open space ratio goals are not thresholds of significance under CEQR, and the decreases in the open space ratios, when compared to the Future Without the Proposed Project, are slight. Moreover, also as noted above, the nearest open spaces to the project site are marked by features conducive to providing suitable passive open space for nonresidential populations-specifically there are ample benches and seating areas, the facilities are in good physical condition, and the open spaces have a low to moderate utilization rate. Additionally, the open space amenities provided by Rockefeller University and Memorial Sloan-Kettering for their daytime worker population, and open space resources available just outside the study area decrease demand on open space resources.

5.5.8 Direct Impacts

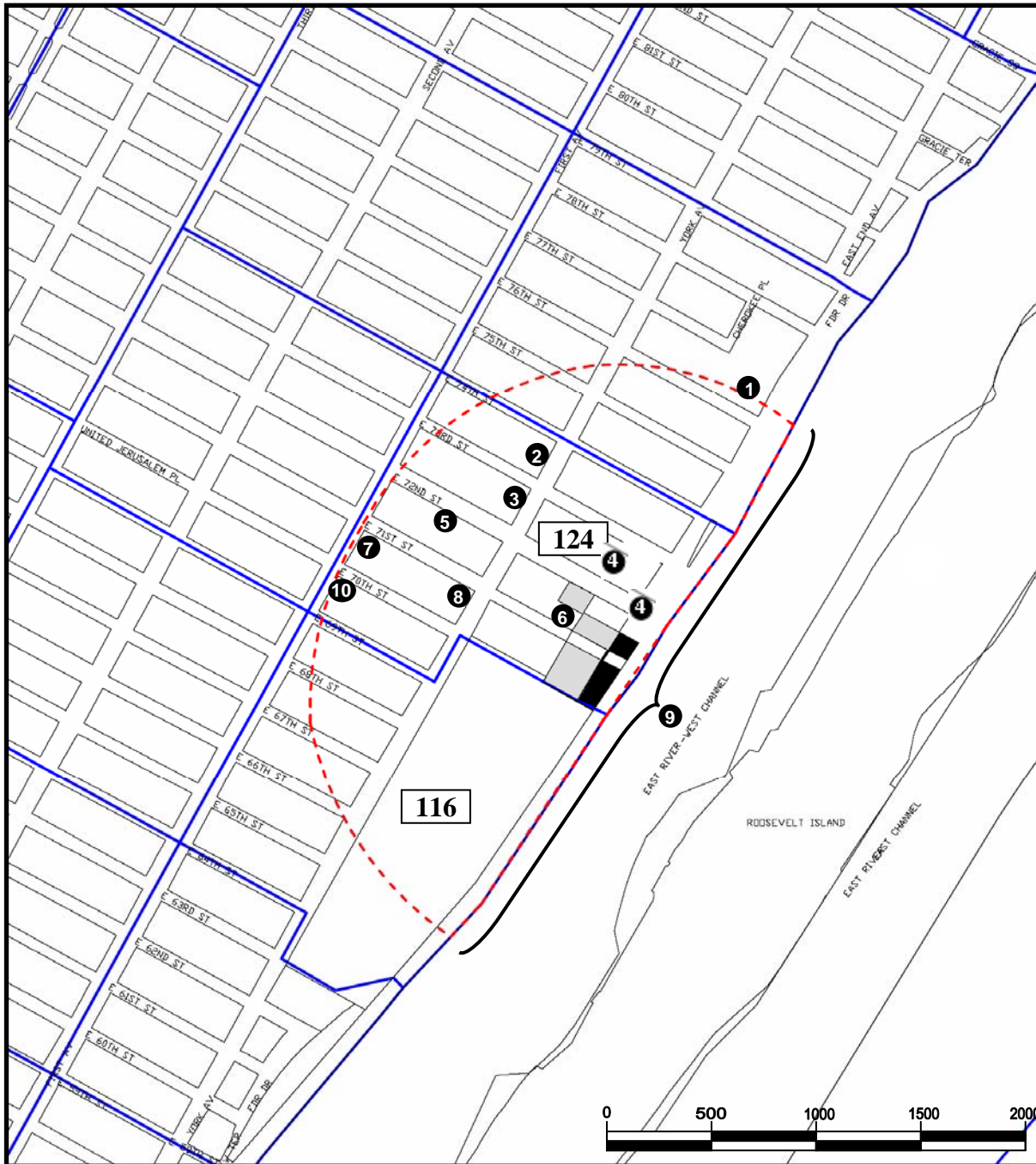
As noted above, the only direct impact on open space resources would be an extended closure of a portion of the Esplanade occasioned by unanticipated construction delays. Partial mitigation of that potential impact is identified in Chapter 22 (Mitigation Measures).

Table 5-3. Projects Expected to be Completed by 2010

| Map Ref. ID | Project/Address | Project-generated populations | |
|---|---|-------------------------------|----------------|
| | | Residents | Daytime Worker |
| 1 | New York Presbyterian Hospital is located between York Avenue and the FDR Drive, and between East 68 th and East 70 th Streets. | 0 | 246 |
| 2 | New York Presbyterian Hospital has an As-of-Right dormitory building at the southeast corner of 72 nd Street and First Avenue. | 600 | 25 |
| 3 | 125 residential units are planned for 400 East 67 th Street. | 202 | 8 |
| Total in study area | | 802 | 279 |
| Note: Employment estimates assume 1 worker per 600 SF of retail space, 1 worker per 250 SF of commercial and institutional space, and for building service and maintenance, 1 employee per 15 dwelling units or 30,000 SF of commercial/institutional space. Residential units assume 1.62 persons per unit. | | | |

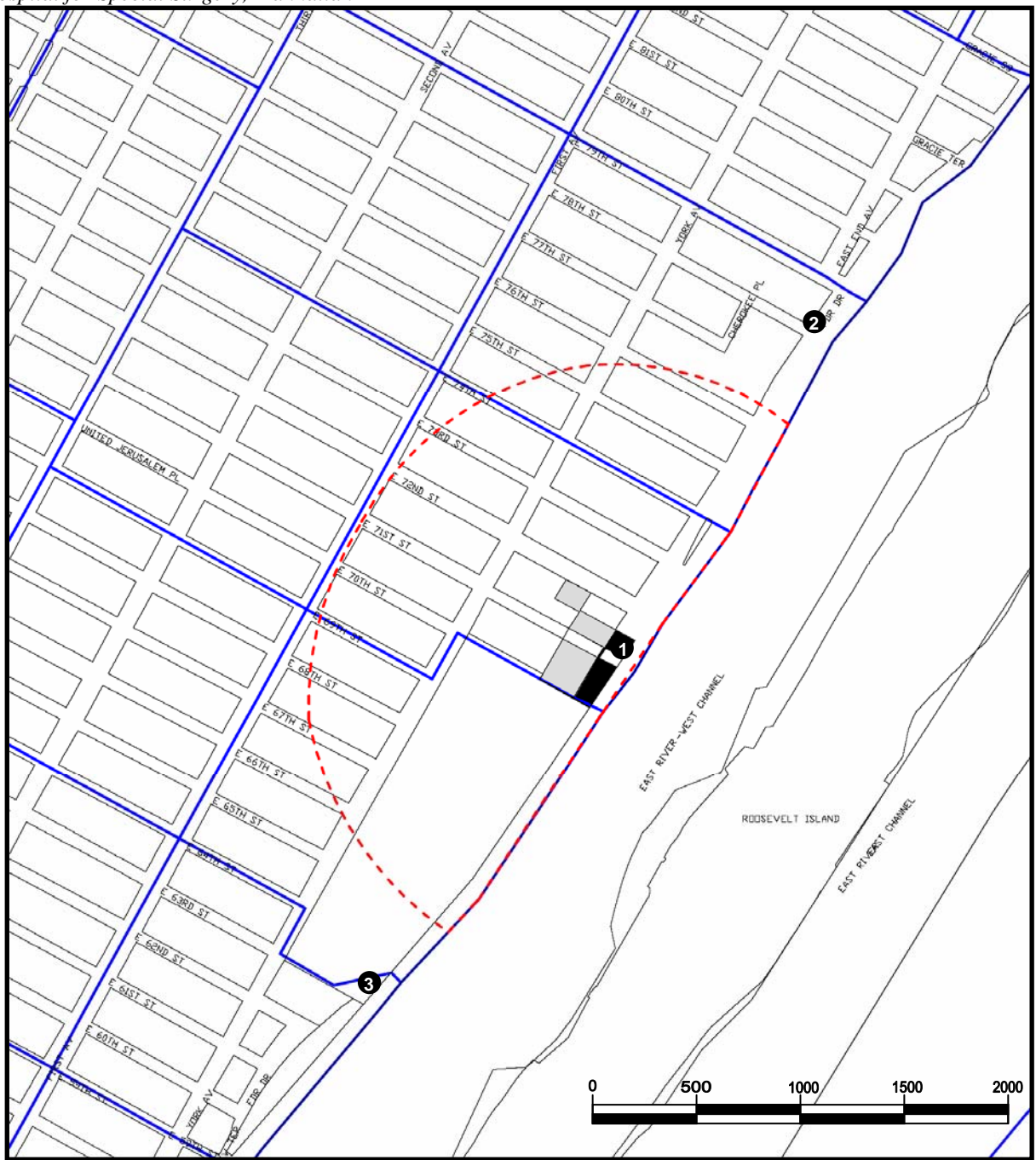
Table 5-4. Adequacy of Open Space Resources

| | Existing Conditions | 2010 Without Proposed Project | 2010 With Proposed Project |
|---|---------------------|-------------------------------|----------------------------|
| Study Area Population | | | |
| Workers | <u>24,317</u> | 24,949* | 25,413* |
| Residents | <u>15,084</u> | <u>16,105*</u> | <u>16,105*</u> |
| Total Population | <u>39,401</u> | <u>41,054</u> | <u>41,518</u> |
| Passive Open Space Acreage | 3.626 | 3.626 | 3.626 |
| Worker Open Space Ratio (acres/daytime workers)** | <u>0.149/1,000</u> | <u>0.145/1,000</u> | <u>0.143/1,000</u> |
| Passive Open Space Ratio (acres/residents and workers)** | <u>0.092/1,000</u> | <u>0.088/1,000</u> | <u>0.087/1,000</u> |
| <u>Percent decrease in nonresidential open space ratio as a result of the proposed project:</u> | | 1.4% | |
| <u>Percent decrease in passive open space ratio as a result of the proposed project:</u> | | 1.1% | |
| Notes: | | | |
| * Includes workers and residents from other developments anticipated to be completed by 2010. | | | |
| ** The planning goals are 0.15 acres of passive open space per 1,000 workers and 0.284 acres of passive open space per 1,000 residents and workers. | | | |



- Proposed Project
- Expansion Plan
- 1/4 Mile Perimeter
- 116 Census Tract Boundary
- 116 Census Tract Number
- 7 Open Space Resource (see Table 5-1 for reference)

Figure 5-1. Open Space Resources.



- Proposed Project
- Expansion Plan
- 1 Pedestrian Bridge on E. 71st Street
- 2 Pedestrian Bridge on E. 78th Street
- 3 Pedestrian Bridge on E. 63rd Street
- Census Tract Boundary
- 1/4 Mile Perimeter

Figure 5-2. Access to the East River Esplanade.

The effects of the three additional developments that are anticipated to occur in the vicinity of the project site are included in the analyses of the Future Without the Proposed Project in each of the technical areas of Chapters 2 through 16 of the EIS. The effects of the No Build developments are discussed in each of the tasks below.

24.2.1 Land Use, Zoning and Public Policy

It is expected that the existing community facility, residential and recreational uses in the study area would remain largely unchanged. It is expected that the existing residential, commercial, and manufacturing zones in the study area would remain largely unchanged. It is expected that the existing public policies in the study area described above would remain largely unchanged. Similar to the proposed project, the No-Action Alternative would not have any significant impacts on Land Use, Zoning or Public Policy. However, the opportunities for an existing hospital to grow its campus in a comprehensive manner and in response to its patients' needs would not take place and the land use policy established by the 1971 Legislation encouraging the eastward expansion of the existing community facilities would not be met.

24.2.2 Socioeconomic Conditions

Similar to the proposed project, the No-Action Alternative would not significantly alter the existing socioeconomic conditions in the area.

24.2.3 Community Facilities

As with the proposed project, the No-Action Alternative would not have any significant adverse impacts on Community Facilities.

24.2.4 Open Space

As with the Proposed Project, the No-Action Alternative would not have any significant adverse impacts on open space. The No-Action Alternative would not generate any additional space at the HSS facility and there would be no additional workers or residents. The No Action Alternative would include a background growth rate of 0.5% per year increase in the total population as well as the additional developments in the study area, which would add 279 new workers and 802 new residents. Accordingly, the total number of workers in the study area would increase from 24,317 workers in the existing conditions to 24,949 workers, and from 15,084 residents to 16,105 residents. The additional worker population would decrease the nonresidential daytime passive open space ratio for workers from 0.149 acres per 1,000 workers to 0.145 acres per 1,000 workers, which is below the City's goal of 0.15 acres per 1,000 workers. The overall passive open space ratio would decrease from 0.092 acres per 1,000 residents and workers, which is already below the City's goal of 0.284 acres of passive open space per 1,000 people, to 0.088 acres per 1,000 people. Consequently, the No-Action Alternative would result in a slightly smaller reduction in the nonresidential and overall passive open space ratios than the proposed project, which would reduce these ratios to 0.143 and 0.087, respectively.

24.2.5 Shadows

Since the No-Action Alternative does not include any renovations or expansions, no additional shadows would be generated. In addition, the three (3) additional development sites are not expected to generate any shadows that would affect open space resources in the area.

Comment 2

The tenants of those affected apartments in close proximity to the new development will be required to replace the now clear glass windows with wire reinforced (generally opaque) fire lot line windows will be required to do so at their own expense. (GMavrovic)

Response 2

This is not a comment on the EIS. The determination for window requirements would occur as per the Department of Buildings requirements and determinations.

Comment 3

A "good site plan" requirement must be read in conjunction with the overall goals established by the Zoning Code for Residence Districts and the Waterfront Area. See N.Y. Statutes § 221(b) (establishing that laws that are *in pari materia* "are to be construed together as though forming part of the same statute"). (Zarin)

Response 3

The proposed project's consistency with the existing R9 zoning is discussed in Chapter 2 (Land Use, Zoning, and Public Policy) and its consistency with waterfront policies is discussed in Chapter 12 (Waterfront Revitalization Program). The EIS analysis shows that the project is consistent with both zoning and waterfront policy and would not result in any significant adverse impacts.

27.3.3 SOCIOECONOMIC CONDITIONS

No comments pertaining to this section were received.

27.2.4 COMMUNITY FACILITIES

No comments pertaining to this section were received.

27.2.5 OPEN SPACE

Comment 1

The neighborhood is in need of spaces where people can take the air that is not available further in. (MLevinson & Hutton)

Response 1

An inventory of open spaces is included in Chapter 5 (Open Space) and included a primary study area of ¼ mile, which was used to analyze the adequacy of existing open spaces compared to an existing nonresidential user population and additional nonresidential worker population with (Build Condition) and without (No Build Condition) the proposed project. The existing nonresidential open space ratio in the study area is 0.149 acres per 1,000 workers, which indicates that the current passive open space ratio is slightly below the City's goal of .15 acres/1,000 workers. The overall passive open space ratio is 0.92 acres per 1,000 workers and residents, which is below the

City's goal of 0.284 acres of passive open space per 1,000 people. This indicates an existing shortfall in passive open space resources in the study area.

Comment 2

The proposed project would impact the open space ratios in the area. (MLevinson, Rosenthal & Barnett)

Response 2

Although the open space ratios would be decreased by the proposed project, these reductions would not be considered significant and are further minimized by the presence of various amenities and spaces provided by neighboring institutions for their large worker and resident populations, which would compensate for the minimal reduction in the open space ratio. The additional worker population generated by the proposed project would decrease the nonresidential passive open space ratio from 0.145 acres per 1,000 workers (for the No-Build scenario), which is below the City's goal of 0.15 acres per 1,000 workers, to 0.143 acres per 1,000 workers. The overall passive open space ratio would decrease from 0.088 acres per 1,000 people (workers and residents) for the No Build scenario to 0.087 acres as a result of the proposed project, which is below the City's goal of 0.284 acres per 1,000 people. When viewed in connection with the availability of other open spaces for area workers and residents, which is described in Section 5.5 of Chapter 5, the decreases in the nonresidential and overall open space ratios (1.4% and 1.1%, respectively) do not amount to a significant adverse open space impact.

Comment 3

Construction on the Esplanade constitutes parkland alienation. More specifically, According to the DEIS, installation of the support columns for the new River Building platform would result in a closure of the FDR Esplanade for at least four to six months, and likely longer. During this time a dead end will be created in the path, preventing the use of the Esplanade from 70th Street just past the midblock point of 72nd Street. If, in fact, this disruption to the public's use of the Esplanade occurs, then New York sets forth specific requirements of the Applicant before final approval for the Project may be obtained, including State legislative authorization to alienate the public space, and the identification of substitute parkland. It is crucial that a municipality explore other alternatives prior to selling, conveying, leasing, or using parkland for anything other than recreation. (Richman, DAlex, Zarin)

Response 3

The Esplanade is not mapped parkland on the City Map; it is land under the jurisdiction of the New York City Department of Transportation (DOT) that is maintained by the New York City Department of Parks and Recreation (DPR) through an inter-agency agreement. A discussion of the effects of construction on the East River Esplanade is included in Chapter 20 (Construction Impacts). Measures to partially mitigate a potential significant adverse impact to the East River Esplanade are discussed in Chapter 22 (Mitigation Measures).

be unavailable during construction of the River Building, but a temporary ramp will be installed to the south to provide pedestrian access throughout construction, as stated in Chapter 19 (Transit & Pedestrians), Section 19.5.4 on page 19-4 and Chapter 9 (Neighborhood Character), section 9.4.4 on page 9-6.

Comment 8

The "V" shaped columns would be far more intrusive than straight vertical columns. (Zarin)

Response 8

The V-shaped design was incorporated to ensure that visibility, light and air, and accessibility to and of the East River Esplanade is preserved and incorporates open structural bracing where the columns connect to the platform. Therefore, the extent of the impact would be minimal and would not be considered significant. The Hospital believes that such design would in fact enhance the visual quality of the building and the public's experience of it. The Hospital also believes that the design would be an improvement over straight columns and would create an interesting visual effect with light for vehicles on the FDR Drive.

Comment 9

On Page 1-16, and in Chapter 5, pages 5-7, Section 5.5.2 Quantitative Analysis and Indirect Impacts, the text in the second paragraph should clarify that the proposed project is decreasing the nonresidential daytime passive open space ratio from 0.154 acres per 1,000 workers, which is above City Planning's guideline of 0.15 acres per 1,000 workers, to 0.139 acres per 1,000 acres, which is below City Planning's guideline. (DPR)

Response 9

The open space ratio calculations were corrected from the DEIS in response to this comment. The chapter in the EIS has been revised to state that the additional daytime worker population generated as a result of the Future Without the Proposed Project (the No-Build scenario) would decrease the nonresidential passive open space ratio for workers from 0.149 acres per 1,000 workers, under the Existing Conditions, to 0.145 acres per 1,000 workers in the No Build scenario, which is below the City's planning guideline of 0.15 acres per 1,000 workers. Further analyses state that the additional daytime worker population generated by the proposed project would decrease the nonresidential daytime passive open space ratio from 0.145 acres per 1,000 workers (for the No-Build scenario), to 0.143 acres per 1,000 workers. The guideline of 0.15 acres reflects a goal of the City and is not in itself a standard for determining significant adverse impacts.

Comment 10

In Chapter 5 on pages 5-3 to 5-4, of section 5.3-Inventory of Open Space Resources, the second paragraph should specify that the public plazas are privately-owned publicly accessible plazas. The last paragraph should include information regarding the condition and use level of each of the open spaces described. (DPR)

Response 10

The FEIS addresses this request contained in this comment and now provides that three (3) of the seven (7) plazas in the study area are privately-owned publicly accessible plazas (Somerset Plaza, Windsor Plaza, and Stratford Plaza) totaling 0.61 acres of open space and are of marginal value, characterized by lacking satisfactory levels of design, amenities, or aesthetic appeal.

Comment 11

In Chapter 5 on page 5-7, Table 5-2-Open Space Inventory, the Table should include information regarding the condition and use level of each of the open spaces listed. Please add basketball and handball courts to the list of features for John Jay Park. (DPR)

Response 11

The response to this comment has been provided in Table 5-2.

Comment 12

In Chapter 5, page 5-7, Section 5.5.2. Quantitative Analysis – Indirect Impacts, the text should clarify that the proposed project is decreasing the nonresidential daytime passive open space ratio from 0.154 acres per 1,000 workers, which is above City Planning’s guideline of 0.15 acres per 1,000 workers, to 0.139 acres per 1,000 acres, which is below City Planning’s guideline. (DPR)

Response 12

The EIS has been revised to state that the additional daytime worker population generated as a result of the Future Without the Proposed Project (the No-Build scenario) would decrease the nonresidential passive open space ratio for workers from 0.149 acres per 1,000 workers, under the Existing Conditions, to 0.145 acres per 1,000 workers, which is below DCP’s planning guideline of 0.15 acres per 1,000 workers.

Further analyses show that the additional daytime worker population generated by the proposed project would decrease the nonresidential daytime passive open space ratio from 0.145 acres per 1,000 workers (for the No-Build scenario), which is below the Department of City Planning’s guidelines of 0.15 acres per 1,000 workers, to 0.143 acres per 1,000 workers, which is below the Department of City Planning’s guidelines of 0.15 acres per 1,000 workers.

Comment 13

In Chapter 5 on page 5-9, Table 5-4 Summary of Existing, With, and Without the Proposed Project should be changed to “Adequacy of Open Space Resources” or another title—the current one appears to be missing some text. Additionally, City Planning’s guidelines for each of the open space ratios should be added to the table. (DPR)

Response 13

This EIS was amended as requested and the updated Open Space ratios have been incorporated. The EIS now reflects the following:

Table 27-1. Adequacy of Open Space Resources

| | Existing Conditions | 2010 Without Proposed Project | 2010 With Proposed Project |
|---|----------------------------|--------------------------------------|-----------------------------------|
| Study Area Population | | | |
| Workers | <u>24,317</u> | 24,949* | 25,413* |
| Residents | <u>15,084</u> | <u>16,105*</u> | <u>16,105*</u> |
| Total Population | <u>39,401</u> | <u>41,054</u> | <u>41,518</u> |
| Passive Open Space Acreage | 3.626 | 3.626 | 3.626 |
| Worker Open Space Ratio (acres/daytime workers)** | <u>0.149/1,000</u> | <u>0.145/1,000</u> | <u>0.143/1,000</u> |
| Passive Open Space Ratio (acres/residents and workers)** | <u>0.092/1,000</u> | <u>0.088/1,000</u> | <u>0.087/1,000</u> |
| <u>Percent decrease in nonresidential open space ratio as a result of the proposed project:</u> 1.4% | | | |
| <u>Percent decrease in passive open space ratio as a result of the proposed project:</u> 1.1% | | | |
| Notes: | | | |
| * Includes workers and residents from other developments anticipated to be completed by 2010. | | | |
| ** The planning goals are 0.15 acres of passive open space per 1,000 workers and 0.284 acres of passive open space per 1,000 residents and workers. | | | |

Comment 14

We, the undersigned, strongly oppose the Hospital for Special Surgery’s proposed construction of a 12-story building over the FDR Drive between 71st Street and 72nd Street. In a neighborhood already taxed to the limit by hospital traffic, our small park overlooking the East River provides relief to the hundreds of residents, patients, and hospital employees daily. In 1994, Special Surgery constructed over the FDR Drive at 71st Street destroyed much of the riverfront view with a hideous building. Now, the Hospital for Special Surgery proposes to further wall in our park and block that entire panorama forever. (Petition2)

Response 14

EIS analyses focus on views from public ways. As noted in Chapter 8 (Urban Design and Visual Resources), the majority of views of the East River from the East 72nd Street Overlook Park and Esplanade would not be obstructed.

Views of the Queensboro Bridge from the East 72nd Street Overlook Park are already partially obstructed by existing developments, are not the principal views from the park, and the incremental loss in views of the Bridge from one public vantage point would not constitute a significant adverse impact. As seen in Figure 8-7, a partial view of the Queensboro Bridge from the East 72nd Street Overlook Park would still remain, and views from other public locations in the immediate vicinity would be preserved.