

A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Project on open space resources. Open space is defined in the 2020 *City Environmental Quality Review (CEQR) Technical Manual* as publicly accessible, publicly or privately owned land that is available for leisure, play, or sport or serves to protect and enhance the natural environment. An open space assessment should be conducted if a project would have a direct effect on open space, such as eliminating or altering a publicly accessible open space, or an indirect effect, such as when an increase in population could overtax the capacity of an area's existing open spaces to serve the future population. Direct effects could also include a proposed action's effects on open spaces due to increased noise, air pollutant emissions, odor, or shadows.

As described in Chapter 1, "Project Description," the Proposed Project is a comprehensive redevelopment initiative to create a modernized, transit-oriented mixed-use district centered around Penn Station. The Proposed Project would result in up to 18 million square feet (sf) of new commercial office, retail, and hotel space and up to 1,798 dwelling units (DU)s in ten buildings across eight development sites within the Project Area. The Proposed Project would also support improvements to Penn Station and provide public transportation and public realm improvements, including new publicly accessible open space.

In order to assess the possible effects of the Proposed Project, two reasonable worst-case development scenarios (RWCDs) were prepared for the future condition with the Proposed Project (the "With Action condition"): one that maximizes commercial development (the "Maximum Commercial Scenario") and another that maximizes residential development (the "Maximum Residential Scenario"). The development scenarios are described in detail in Chapter 2, "Analytical Framework." Accordingly, the open space analysis in this chapter considers the Maximum Commercial Scenario to assess the potential effects on open space from a new worker (non-residential) population, and the Maximum Residential Scenario to assess the effects from a new residential population.¹

The Proposed Project would result in substantial new worker and residential populations—an incremental increase of 39,800 workers and 1,737 residents when compared to the Future without the Proposed Project (the No Action condition)². The projected worker and residential populations would result in additional demand for open space in the area. Therefore, in accordance with CEQR

¹ Appendix F, Modified Open Space Analysis, presents a modified analysis that evaluates conditions in the residential open space study area in the event that Sites 1, 2, and 3 are not selected as the location for the potential Penn Station expansion

² The worker population for the non-residential study area is calculated from the Maximum Commercial Scenario while the residential population for the residential study area is calculated from the Maximum Residential Scenario.

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Technical Manual guidance, an open space assessment was conducted to determine whether the Proposed Project would result in a significant adverse open space impact.

B. PRINCIPAL CONCLUSIONS

The Proposed Project would result in significant adverse impacts to open space by directly and indirectly affecting open space resources. According to the *CEQR Technical Manual*, a proposed action may result in a significant adverse impact on open space resources if (a) there would be direct displacement/alteration of existing public open space within the study area that would have a significant adverse effect on existing users; or (b) it would reduce the open space ratio and consequently result in the overburdening of existing facilities or further exacerbation of a deficiency in open space. Typically, a reduction in the open space ratio exceeding five percent is considered to be significant. However, if an area is “underserved” and has a very low open space ratio, a reduction as small as one percent may be considered significant.

The open space analysis considers two study areas – a ¼-mile open space study area for the commercial population and a ½-mile study area for the residential population. Both study areas cover areas of Manhattan that are considered neither “underserved” nor “well-served” by open space as defined by the 2020 CEQR Technical Manual.³ Since these study areas do not fall into the “underserved” category, a decrease of five percent or more (rather than simply one percent) in the open space ratio for either study area is considered to be significant.

The Proposed Project’s redevelopment of Site 5 would result in the direct displacement of a through-block plaza between West 33rd and West 34th Streets that is part of the 1 Penn Plaza privately owned public space (POPS),⁴ eliminating a substantial portion of that open space resource. In addition, the Proposed Project would introduce substantial non-residential and residential populations to the study areas that would place a significant demand on open spaces.

The passive open space ratio is used to determine the adequacy of open space for the non-residential population such as office workers, as this population tends to use passive open spaces. Passive open spaces encourage such activities as strolling, reading, sunbathing, and people watching. They include picnic areas, walking paths, seating areas, or gardens. Certain areas, such as lawns or public esplanades, can serve as both active and passive open spaces. In contrast, active open spaces are intended for vigorous activities, such as jogging, field sports, and children’s active play. They include basketball and handball courts, jogging paths, ball fields, and playground equipment. Currently, the open space ratio for the non-residential population in the study area is well below the City’s guidelines as indicated in the CEQR Technical Manual, and would remain well below the guidelines in both the With Action condition and the No Action condition for both the 2033 Phase 1 and 2044 Phase 2 analysis years.

Because residential populations tend to utilize both active and passive open spaces, the adequacy of open space for this population is informed by the active, passive, and total open space available to residents in a given study area. The total and active open space ratios in the study area for the Maximum Residential Scenario would remain below the City’s guideline ratios in both the With

³ Refer to the open space map shown in the *2020 CEQR Technical Manual* for “underserved” and “well served” delineations:

[“https://www1.nyc.gov/site/oec/environmental-quality-review/open-space-maps-manhattan.page”](https://www1.nyc.gov/site/oec/environmental-quality-review/open-space-maps-manhattan.page)

⁴ Privately owned public spaces, also known as POPS, are outdoor and indoor spaces dedicated to public use by private owners.

Action and the No Action conditions in both the 2033 and 2044 analysis years. The passive ratio for residential users would remain above the City’s guidelines.

DIRECT EFFECTS

In the 2033 With Action condition, the Proposed Project would cast shadows on study area open spaces, which is considered a direct effect on open space. Based on the shadows analysis, as detailed in Chapter 7, “Shadows,” incremental shadows would fall on the Madison Square Garden (MSG) POPS and Farley Building Steps, resulting in significant adverse impacts to these open space resources. However, based on the air quality, noise, and construction impacts analyses, study area open spaces would not experience direct effects related to any of these areas of analysis that would cause a significant adverse impact to open space.

In the 2044 With Action condition, the Proposed Project would directly affect open space by introducing a new through-block public plaza on Site 2 between West 30th and West 31st Streets. The proposed public plaza on Site 2 would be approximately 30,800 square feet (sf) (0.71 acres) and would provide a variety of hard and soft scape features to support passive recreation use as well as midblock pedestrian access between West 30th and West 31st Streets. It is expected that the proposed plaza would include a variety of seating types to provide varied seating options, a mix of paved and planted areas, and other amenities. The proposed public plaza on Site 2 would provide new open space amenities directly above a modernized Penn Station, and would serve the new commercial district surrounding Penn Station and the adjacent neighborhoods. The configuration of the open space on Site 2 would depend on whether the proposed train hall is developed as a midblock train hall or a Seventh Avenue-facing train hall. If a midblock train hall is developed, there would be one plaza on Site 2 located in the midblock portion of the site, with dimensions of approximately 156 feet by 198 feet. If the Seventh Avenue-facing train hall is developed, there would be a midblock plaza (with dimensions of approximately 121 feet by 198 feet) and a plaza along Seventh Avenue (with dimensions of approximately 35 feet by 198 feet). In either configuration, the total publicly accessible open space to be created on Site 2 would be approximately 30,800 sf (0.71 acres).

In addition to the proposed plaza on Site 2, Phase 2 of the Proposed Project would introduce other improvements that would enhance the public realm, including wider sidewalks and shared streets, which would reduce sidewalk crowding and allow for an improved pedestrian experience around Penn Station. Subject to the approval of the New York City Department of Transportation (NYCDOT), shared streets would be located along West 32nd Street between Sixth and Seventh Avenues, and West 33rd Street between Sixth and Ninth Avenues. Shared streets could provide space for seating and planters. Additionally, ESD would recommend that NYCDOT study the implementation of a shared street on West 31st Street between Seventh and Eighth Avenues.

In the 2044 With Action condition, the Proposed Project’s redevelopment of Site 5 would also directly affect open space by eliminating the through-block east plaza that is part of the 1 Penn Plaza POPS. The elimination of the plaza represents a reduction of approximately 0.16 acres of passive open space as compared to the No Action condition. Although the Proposed Project would introduce improvements that would enhance the public realm—including wider sidewalks, shared streets,⁵ and a new public plaza on Site 2—the elimination of the plaza on the 1 Penn Plaza POPS

⁵ As described in more detail in Chapter 1, “Project Description,” shared streets, if approved by NYCDOT, would be are roadways designed for slow travel speeds where pedestrians and cyclists share the right-of-way with slow-moving vehicles.

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as a result of construction on Site 5 would constitute a significant adverse direct impact to open space. Potential measures to mitigate the significant adverse direct open space impact are discussed in Chapter 22, “Mitigation.”

Furthermore, as discussed in Chapter 7, “Shadows,” the Proposed Project would result in a significant adverse impact as a result of incremental shadows cast on six open space resources: the Madison Square Garden POPS, Plaza 33, Herald Square Park, Chelsea Park, the Penn South open space and the Farley Building’s Eighth Avenue steps. Based on the analyses provided for air quality, noise, and construction, study area open spaces would not experience significant adverse impacts associated with direct effects related to any of these areas of analysis.

INDIRECT EFFECTS

In the 2033 With Action condition, the Proposed Project is projected to result in a net increase in the worker population in the study area compared to the No Action condition. This projected increase in the worker population reflects new development on Sites 1, 4, and 7 in Phase 1 as well as the clearing of the existing buildings on Sites 2 and 3 to accommodate construction of the potential expansion of Pennsylvania Station (Penn Station). Phase 1 of the Proposed Project would result in a moderate decrease to the passive open space ratio for the worker population (a 0.74 percent decrease). Taking into account the combined residential and worker populations within the study area, there would be a 0.55 percent decrease in the combined open space ratio in Phase 1 is as compared to the No Action condition. Since there would be a moderate decrease in the open space ratios of less than five percent, Phase 1 of the Proposed Project would not result in a significant adverse impact associated with the worker population.

In the 2044 With Action condition, the Proposed Project would introduce new and enhanced publicly accessible open spaces, as well as other public realm improvements that would benefit workers and residents of the surrounding neighborhoods. Nonetheless, given the introduction of a substantial new worker population, the Proposed Project would result in a decrease in the passive open space ratio of approximately 7.27 percent. Taking into account the combined residential and worker populations within the study area, there would be a 6.43 percent decrease in the combined open space ratio. These decreases would exceed the *CEQR Technical Manual* threshold of a five percent decrease for a potential open space impact. The Proposed Project would overburden existing and proposed passive open spaces, particularly during the midday hours when the open spaces would be most heavily utilized by numerous users in addition to study area workers. Therefore, the Proposed Project would result in a significant adverse indirect impact to non-residential open space in 2044.

Potential measures to mitigate the significant adverse indirect impact to open space are discussed in Chapter 22, “Mitigation.”

As discussed in more detail below, the new residential population introduced with the Proposed Project in the 2033 and 2044 analysis years would not result in any significant adverse impacts to open space.

C. METHODOLOGY

DIRECT EFFECTS

According to the *CEQR Technical Manual*, a project would directly affect open space conditions if it causes the loss of publicly accessible open space; changes the use of an open space so that it

no longer serves the same user population; limits public access to an open space; or results in increased noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of publicly accessible open space. This chapter uses information from Chapters 7, “Shadows;” 15, “Air Quality;” 17, “Noise;” and 20, “Construction;” to determine whether the Proposed Project would have the potential to directly affect any open spaces near the Project Area. A project can also directly affect an open space by enhancing its design or increasing its accessibility to the public. The direct effects analysis is provided for both the 2033 and 2044 analysis years.

INDIRECT EFFECTS

Following the methodology of the *CEQR Technical Manual*, indirect open space effects may occur when a project would add enough of a population, either residents or workers, to noticeably diminish the ability of an area’s open space to serve the future population.

Typically, an assessment of indirect effects is conducted when a project would introduce 200 or more residents or 500 or more workers to an area; however, the thresholds for assessment are slightly different for areas of the City that have been identified as either underserved or well-served by open space. Since the Project Area is in an area identified as neither well-served nor underserved, the threshold of 200 residents and 500 workers was applied in this analysis.

Under the Maximum Commercial Scenario, the Proposed Project would introduce an incremental increase of approximately 39,800 workers to the area by the 2044 analysis year. Under the Maximum Residential Scenario, the Proposed Project would introduce a new residential population to the area of approximately 1,737. For smaller projects, a preliminary assessment is typically provided as an initial assessment of conditions within the study area and to clarify the degree to which an action would affect open space and the need for further analysis. If the assessment indicates the need for further analysis, a detailed analysis of open space should be performed. Due to the size of the Proposed Project, a detailed assessment has been provided.

The following sections describe the methodology for the analysis of indirect effects on open space, including establishing the study area, identifying open space user populations, creating an inventory of open space resources, and assessing the adequacy of open space resources.

STUDY AREAS

The *CEQR Technical Manual* recommends establishing study area boundaries as the first step in an open space analysis. In accordance with the guidance contained in the *CEQR Technical Manual*, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources, which differs by user. Workers and other non-residential populations (such as students) typically use passive open spaces within a short walking distance of their workplaces. Residents are more likely to travel farther, up to a ½-mile, to reach parks and recreational facilities, and they use both passive and active neighborhood open spaces. Workers and visitors are assumed to travel up to ¼-mile to use open space and recreation areas. Therefore, as recommended in the *CEQR Technical Manual*, a ¼-mile study area is used to analyze the Proposed Project’s indirect effects on open space used by the non-residential population and a ½-mile study area is utilized to consider the indirect effects on open space from the new residential population.

Consistent with *CEQR Technical Manual* guidance, the study area was adjusted to include all census tracts with at least 50 percent of their area within a ¼-mile or within a ½-mile, as applicable.

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of the Project Area. **Figure 6-1** shows the open space study areas and the census tracts that comprise the study area.

OPEN SPACE USER POPULATIONS

Existing Conditions

For the non-residential study area, data on the existing worker population within the study area was compiled from the 2017 Census⁶ worker data for the census tracts that comprise the ¼-mile study area. Data on the existing residential population within the ¼-mile study area was compiled from the 2020 U.S. Census Bureau for the census tracts that comprise the study area. For the residential study area, data on the existing residential population within the ½-mile study area was also compiled from the 2020 U.S. Census Bureau.

No Action Condition

For the non-residential study area, the worker population in the study area in the No Action condition was projected by adding to the number of existing workers the number of workers anticipated to result from developments that are expected to be completed in the study area by the 2033 (Phase 1) analysis year and the 2044 (Phase 2) analysis year to the existing worker population. The residential population was projected based on adding to the number of existing residents the number of new housing units in the study area in the No Action condition with an average household size of 1.67 people.⁷ The projected residential population was then combined with the worker population for the combined worker and residential population.

The population in the residential study area was projected by adding the residents expected in the No Action developments (assuming an average household size of 1.67) to the number of existing residents.

With Action Condition

The future non-residential population in the With Action condition was determined by adding the number of workers anticipated from the Proposed Project to the worker population in the No Action condition. The With Action condition combined worker and residential population was estimated by adding the projected future worker population to the No Action condition combined worker and residential population.

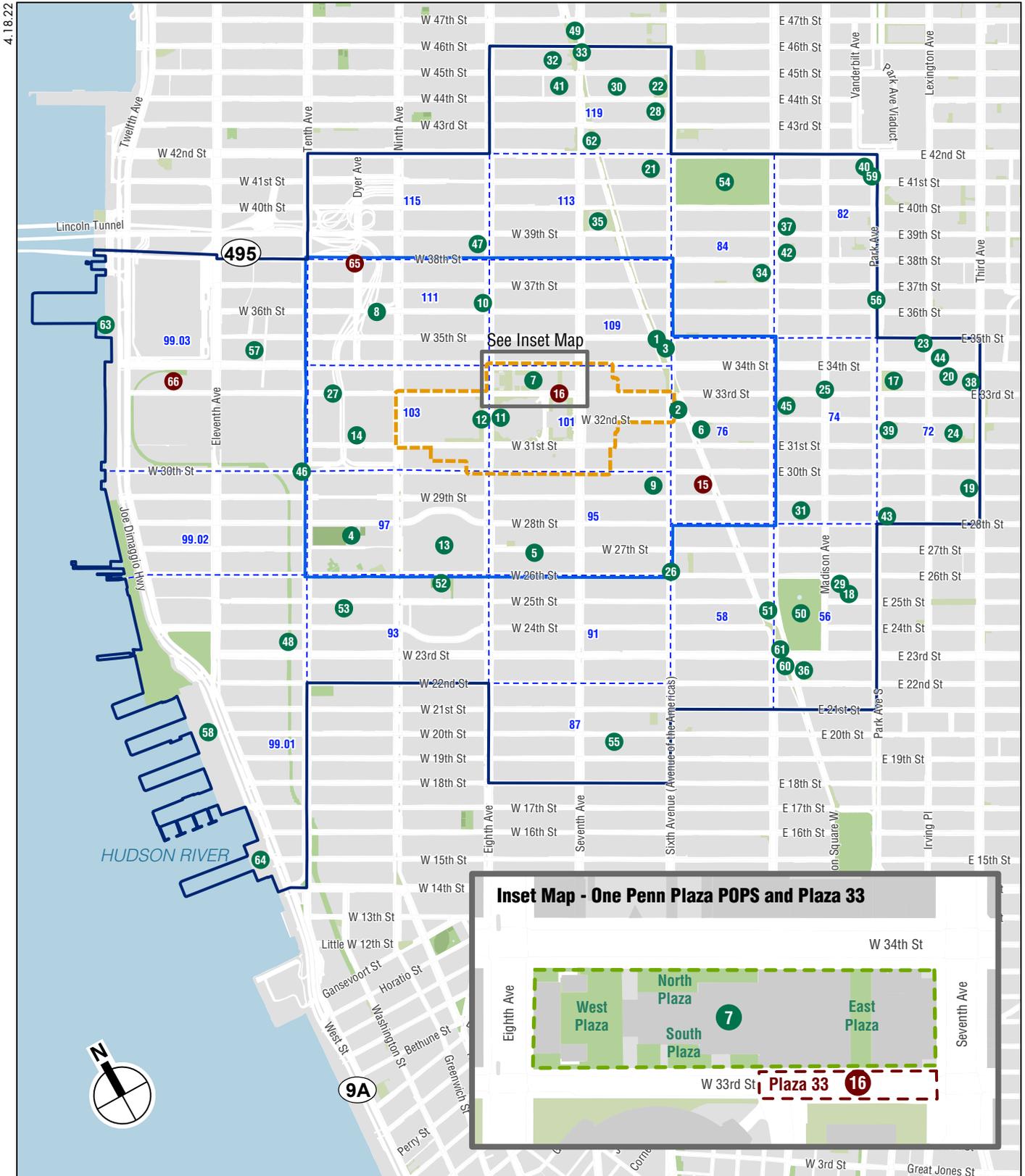
The future residential population in the With Action condition was determined by adding the incremental number of residents anticipated with the Proposed Project to the residential population in the No Action condition.

INVENTORY OF OPEN SPACE RESOURCES

Publicly accessible open spaces and recreational facilities located within the study area were inventoried using information from the New York City Department of Parks and Recreation (NYC Parks).

⁶ Longitudinal Employer-Household Dynamics [LEHD] data is obtained from the Census-on-the-Map application.

⁷ New York City Department of City Planning 2020 estimate of the average household size within Manhattan Community Districts 4 and 5.



- Project Area
- Half-Mile Open Space Study Area
- Quarter-Mile Open Space Study Area

- Census Tracts
- 1 Existing Open Space Resource
- 15 No Action Open Space Resource

0 2,000 FEET

The *CEQR Technical Manual* defines publicly accessible open space as open space that is regularly open to the public during designated daily periods. Open spaces that do not fit this definition because they are not available to the public on a regular basis or are available only to a limited set of users are considered private open space and are not included in the quantitative open space analysis.

The character, condition, and use of the publicly accessible open spaces and recreational facilities within the study area were determined based on online photos and recent environmental review documents. Imagery from NearMap, a service that provides high-resolution and current aerial imagery for metropolitan areas across the country, was used to verify certain open spaces. Where noted, condition and utilization at study area open spaces are based on pre-pandemic conditions and levels, which are assumed to return as the pandemic subsides.

The analysis also accounts for open space within the study area that will be created in the No Action condition and With Action condition.

ADEQUACY OF OPEN SPACE RESOURCES

The adequacy of open space in the study area is quantitatively assessed using a ratio of usable open space acreage to the study area population; this is referred to as the open space ratio. To assess the adequacy of open space resources, open space ratios are compared with planning goals set by the City as described in the *CEQR Technical Manual*. Although these open space ratios do not themselves determine whether a project might have a significant adverse impact on open space resources, they are helpful guidelines in understanding the extent to which user populations are served by open space resources. For worker populations, 0.15 acres of passive open space per 1,000 workers is typically considered adequate. If an assessment shows that a study area's open space ratio falls below the City guidelines of 0.15 acres of passive open space per 1,000 residents; and a proposed action would result in a decrease in the ratio of more than 5 percent, it could be considered a substantial change warranting a more detailed analysis. However, in areas that are extremely lacking in open space, any change in the ratio may be considered significant. The non-residential study area covers an area of Manhattan that is considered neither "underserved" nor "well-served" by open space as defined by the 2020 *CEQR Technical Manual*.⁸ Since this study area does not strictly fall under the "underserved category," a decrease of five percent or more (rather than simply one percent) in the open space ratio for either study area is considered to be significant.

For residential populations in the City, an open space planning goal of 2.5 acres per 1,000 residents—2.0 acres of active and 0.5 acres of passive open space per 1,000 residents—typically is considered adequate. According to the *CEQR Technical Manual*, these ratios do not constitute an absolute impact threshold. For the purposes of determining impacts, the *CEQR Technical Manual* states that a significant adverse impact may occur if a project would reduce the open space ratio by more than 5 percent in areas of the City that are currently below the City's median community district open space ratio of 1.5 acres per 1,000 residents. However, in areas that are extremely lacking in open space, decreases less than 5 percent may be considered substantial. The residential study area is considered neither "underserved" nor "well-served" by open space as defined by the 2020 *CEQR*

⁸ Refer to the open space map shown in the 2020 *CEQR Technical Manual* for "underserved" and "well served" delineations:

["https://www1.nyc.gov/site/oec/environmental-quality-review/open-space-maps-manhattan.page"](https://www1.nyc.gov/site/oec/environmental-quality-review/open-space-maps-manhattan.page)

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Technical Manual.⁹ Therefore, because the study area is below the City's median community district open space ratio but is not considered underserved, a decrease of five percent or more (rather than simply one percent) in the open space ratio for the residential study area is considered to be significant. Projects that may result in quantitative impacts on open space are typically further assessed in the qualitative assessment approach to determine the overall significance of the impact.

For the combined worker and residential populations, the guideline ratio 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 workers. This weighted average ratio changes depending on the proportion of workers and residents in the study area.

Qualitative factors considered in an overall assessment of the potential for open space impacts include the capacity and utilization of open space resources, the connectivity of open space, the distance to regional parks or other parks just outside the study area, and the beneficial effects of new open space provided by a proposed project.

D. DIRECT EFFECTS

FUTURE WITH THE PROPOSED PROJECT—2033

Construction and operation of Phase 1 of the Proposed Project, which would include the development of Sites 1, 4, and 7 and completion of the reconstruction and expansion of Penn Station, would not cause the physical loss of existing public open space because of encroachment or displacement of the space; would not change the use of an existing open space resource so that it no longer serves the same user population; and would not limit public access to an existing open space resource. The Proposed Project would result in a significant adverse impact due to incremental shadows cast on two open space resources, including the MSG POPS and the Farley Building's Eighth Avenue steps. The shadows cast on active and/or passive features of these resources could substantially alter the usability of the open spaces and affect the overall enjoyment of users. The effects of the significant adverse shadow impact on the open space resources are described in detail in Chapter 7, "Shadows." Mitigation measures for the significant adverse shadow impact are discussed in Chapter 22, "Mitigation." On the other hand, based on the air quality, noise, and construction impacts analyses, study area open spaces would not experience direct effects that would cause a significant adverse impact to open space.

FUTURE WITH THE PROPOSED PROJECT—2044

In the 2044 With Action condition, the Proposed Project would directly affect open space by introducing a new through-block public plaza on Site 2 between West 30th and West 31st Streets. The proposed public plaza on Site 2 would be approximately 30,800 sf (0.71 acres) and would provide a variety of hard and soft scape features to support passive recreation use as well as midblock pedestrian access between West 30th and West 31st Streets. Although detailed designs for the proposed plaza have not yet been prepared, it is expected that it would include a variety of seating types to provide varied seating options, a mix of paved and planted areas, and other amenities. The proposed public plaza on Site 2 would provide new open space amenities directly above a modernized Penn Station, and would serve the new commercial district surrounding Penn Station and the adjacent neighborhoods.

⁹ Ibid.

In addition to the proposed plaza on Site 2, the Proposed Project would introduce other improvements that would enhance the public realm, including wider sidewalks and shared streets, which would reduce sidewalk crowding and allow for an improved pedestrian experience around Penn Station. Subject to NYCDOT approval, shared streets would be located along West 32nd Street between Sixth and Seventh Avenues, and along West 33rd Street between Sixth and Ninth Avenues and may provide space for seating and planters. Additionally, ESD would recommend that NYCDOT study the implementation of a shared street on West 31st Street between Seventh and Eighth Avenues.

In the 2044 With Action condition, the Proposed Project would also directly affect open space by eliminating the east plaza portion of the 1 Penn Plaza POPS (open space resource no. 7) with the development of Site 5 in the 2044 analysis year, a direct effect resulting in a significant adverse impact on the open space resource. The east plaza, which is currently closed off due to construction activity, constitutes a substantial portion of the 1 Penn Plaza POPS, and would be completely eliminated. However, the development of Site 5 with the Proposed Project would provide additional circulation space for pedestrians with a 10-foot sidewalk widening along the Seventh Avenue frontage, and shared streets would be considered for implementation in the Project Area as discussed in Chapter 1, "Project Description." The Site 5 sidewalk widening and additional public space areas as required by the Design Guidelines would partially replace the pedestrian circulation functions of the displaced east plaza. With respect to the passive recreation function of the displaced east plaza, shared streets may provide space for functional seating, which could partially offset the elimination of the passive recreation functions on Site 5. However, the design of the shared streets has not been finalized, and it is not certain that seating areas would be provided. As a result, shared streets are not considered publicly accessible open space for the purposes of this analysis, and it is not assumed that they would provide a comparable replacement for the passive recreation function of the displaced east plaza. Therefore, the elimination of the east plaza on the 1 Penn Plaza POPS as a result of construction on Site 5 would constitute a significant adverse direct impact to open space. Potential mitigation measures for the significant adverse direct open space impact are discussed in Chapter 22, "Mitigation."

The Proposed Project would also result in a significant adverse impact due to incremental shadows cast on six open space resources, including the MSG POPS, Plaza 33, Herald Square Park, Chelsea Park, the Penn South open space, and the Farley Building's Eighth Avenue steps. The shadows cast on active and/or passive features of these resources could substantially alter the usability of the open spaces and affect the overall enjoyment of users. The effects of the significant adverse shadow impact on the open space resources are described in detail in Chapter 7, "Shadows." Mitigation measures for the significant adverse shadow impact are discussed in Chapter 22, "Mitigation." As discussed in Chapter 20, "Construction," the construction of the Proposed Project would also directly affect Plaza 33 and the proposed Site 2 plaza during construction activities, but these effects would be temporary and would not result in significant adverse open space impacts. Based on the air quality and noise analyses, study area open spaces would not experience direct effects in these areas that would cause a significant adverse impact to open space.

E. INDIRECT EFFECTS – NON-RESIDENTIAL STUDY AREA

The assessment for potential impacts in the non-residential study area considers the Maximum Commercial Development Scenario, as this program would generate the most workers and is a more conservative analysis approach for this study area.

EXISTING CONDITIONS

STUDY AREA POPULATION

Based on 2017 Census data, the study area has a population of approximately 249,923 workers (see **Table 6-1**). The worker population consists primarily of office workers. Typically, these “non-residential” open space users seek leisure in passive open spaces during the lunch hour and midday period.

**Table 6-1
Existing Worker Population**

Census Tract	Worker Population
95	43,873
97	742
101	55,445
103	14,252
109	73,521
111	18,704
76	43,386
Total Worker Population	249,923

Source: U.S. Census Bureau LEHD Data, 2017

OPEN SPACE INVENTORY

There are 14 publicly accessible open spaces located within the study area providing a total of 11.77 acres of publicly accessible open space, including 8.34 acres of open space providing passive recreation (see **Figure 6-1** and **Table 6-3**).

Based on 2020 Census data, the study area has a residential population of approximately 25,120 (see **Table 6-2**). The combined worker and residential population in the study area is 275,043.

**Table 6-2
Existing Residential Population**

Census Tract	Residential Population
95	<u>3,892</u>
97	<u>5,071</u>
101	<u>2,596</u>
103	<u>4,095</u>
109	<u>407</u>
111	<u>6,138</u>
76	<u>2,921</u>
Total Residential Population	<u>25,120</u>
Combined Residential and Worker Population	<u>275,043</u>

Source: U.S. Census Bureau, 2020 Census

Table 6-3
Non-Residential Study Area Open Space Inventory

Map No. ¹	Name	Location	Owner	Total Acres	Active	Passive	Amenities	Condition/Utilization ²
1	Broadway Boulevard Plazas	Broadway between West 33rd and West 41st Streets	New York City Department of Transportation	1.05	0.00	1.05	Landscaping and seating	Good/Heavy
2	Greeley Square	Intersection of Sixth Avenue and Broadway, between West 32nd and West 33rd Streets	NYC Parks/34th Street Partnership	0.14	0.00	0.14	Landscaping, seating, restroom, concessions, and monument	Good/Heavy
3	Herald Square	Intersection of Sixth Avenue, Broadway, and West 34th Street	NYC Parks	0.21	0.00	0.21	Landscaping, seating, restroom, refreshment stand, and monument	Good/Heavy
4	Chelsea Park	West 28th Street between Ninth and Tenth Avenues	NYC Parks	3.91	2.93	0.98	Landscaping, seating, playground, basketball courts, and ball fields	Good/Moderate
5	230 West 27th Street POPS	West 27th Street between Seventh and Eighth Avenues	Fashion Institute of Technology (FIT)	0.11	0.00	0.11	Landscaping and seating	Good/Moderate
6	1250 Broadway POPS	Broadway between West 31st and 32nd Streets	Carlyle/SL Green 1250 Broadway LLC	0.23	0.00	0.23	Arcade/No Amenities	Good/Moderate
7	1 Penn Plaza POPS ³	Block between Seventh and Eighth Avenues, West 33rd and West 34th Streets	Vornado Realty Trust	<u>0.00</u>	0.00	<u>0.00</u>	Landscaping, seating, art installation	Good/Moderate
8	Dyer Avenue/37th Street Plaza	Dyer Avenue between West 35th and West 37th Streets	New York City Department of Transportation	0.21	0.00	0.21	Landscaping and seating	Good/Moderate
9	835 Sixth Avenue POPS	West side of Sixth Avenue between West 29th and West 30th Streets	835 Sixth Avenue Master LP/Kimpton Hotels	0.24	0.00	0.24	Landscaping, seating, and reflecting pool	<u>Excellent</u> /Moderate
10	525 Eighth Avenue POPS	Northwest Corner of Eighth Avenue and West 36th Street	LSCH LLC	0.06	0.00	0.06	Landscaping and seating	Good/Moderate
11	Madison Square Garden POPS	East side of Eighth Avenue between West 31st and West 33rd Streets	Madison Square Garden Corp.	0.41	0.00	0.41	Public circulation and gathering space	Good/Low
12	Farley Building Steps	West side of Eighth Avenue between West 31st and West 33rd Streets	New York State Urban Development Corporation	0.33	0.00	0.33	Seating	Good/Heavy
13	Penn South	West 26th Street to West 29th Street between Eighth and Ninth Avenues	Penn South Cooperative	2.87	0.50	2.37	Landscaping, seating, and playground	Good/Moderate
<u>14</u>	<u>Manhattan West</u>	<u>West side of Ninth Avenue between West 31st and West 33rd Streets</u>	<u>Brookfield Properties</u>	<u>2.00</u>	<u>0.00</u>	<u>2.00</u>	<u>Landscaping, seating</u>	<u>Excellent/Moderate</u>
Study Area Total				11.77	3.43	8.34		
Note:								
¹ See Figure 6-1 for open space resources.								
² Condition and utilization are based on pre-pandemic levels. Due to atypical conditions, field surveys were not conducted and approved environmental review documents were consulted.								
³ The 1 Penn Plaza POPS is almost entirely closed for construction and is expected to reopen in the No Action condition.								
Sources:								
NYC Parks; Municipal Arts Society POPS Mapper; 1 Penn Plaza EAS, 15 Penn Plaza EIS, and Western Rail Yard EIS, NearMap imagery service.								

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Chelsea Park

The largest open space in the study area is the 3.91-acre Chelsea Park, which occupies an entire block between Ninth and Tenth Avenues, south of West 28th Street. Chelsea Park is devoted to both active and passive uses. Amenities include swings, jungle gyms, a comfort station, basketball courts, and ball fields. In addition, the park has trees, planters, and bench seating for passive use. The park is in good condition with moderate utilization.

Broadway Boulevard Plazas

Broadway Boulevard Plazas are small street zones located along the length of Broadway between West 32nd and West 41st Streets. These zones, located within specifically designated sides of the streetbed, are color-coded and primarily contain planters and moveable café chairs and tables, providing an “outdoor living room” environment within each zone. The zones are in good condition with moderate utilization.

Within the study area, two additional Broadway Plazas are located adjacent to larger open spaces such as Greeley and Herald Squares. These two additional plazas are described separately in more detail in the description of those open spaces below.

Greeley Square

Greeley Square is a 0.14-acre triangular park bounded by West 33rd Street to the north, Broadway to the east (this section of Broadway is closed to vehicular traffic as part of the Broadway Boulevard Plazas described above), Sixth Avenue to the west, and West 32nd Street to the south. When combined with the additional Broadway Plaza provided by the closure of Broadway, the contiguous usable open space is enlarged by approximately 0.23 acres to 0.37 acres. Greeley Square includes ledge seating alongside raised planter beds, moveable café chairs and tables, a restroom (currently closed), and a food concession area. The park features a monument honoring Horace Greeley, the founder and first editor of the New York Tribune newspaper. Eagle figures, which decorate the park’s gateposts were inspired by the eagles once found on the Tribune’s masthead. The seasonal Broadway Bites—a pop-up collection of local food vendors—occupies the boundaries of the park during the summer months. The park is in good condition with heavy utilization.

Herald Square

Herald Square is located just north of Greeley Square. This 0.21-acre park is bounded by West 34th and West 35th Streets, Sixth Avenue, and Broadway. The section of Broadway adjacent to Herald Square was closed to vehicular traffic in 2019 to allow for a pedestrian plaza that flanks Macy’s flagship store on 34th Street. With the addition of this Broadway Plaza, the contiguous usable open space is approximately 0.44 acres. The park was named for the New York Herald newspaper, which had its headquarters just to the north on West 35th Street. The park includes ledge seating, moveable café chairs and tables, a public restroom, and a refreshment stand. The most notable feature in the park is the elaborate Bennett Clock, named for Herald publisher James Gordon Bennett Jr. The monument features the Bellringers, dubbed “Guff” and “Stuff,” and owls with flashing green eyes. The park’s gateposts feature bronze owl figures. The park is in good condition with moderate utilization.

Dyer Avenue/37th Street Plaza

Dyer Avenue/37th Street Plaza is located along Dyer Avenue between West 35th and West 37th Streets. The 0.21-acre plaza occupies the site of a former motorcycle parking area and contains

interactive landscaping, with planters and moveable café chairs and tables. The plaza is in good condition with moderate utilization.

230 West 27th Street POPS

The 230 West 27th Street POPS, also known as the Fashion Institute of Technology (FIT) POPS, maintains three open spaces along West 27th Street between Seventh and Eighth Avenues. The 0.11 acres of passive open space includes seating, a row of trees, and landscaping. The plaza is in good condition with moderate utilization.

1250 Broadway POPS

The 1250 Broadway POPS contains a plaza and arcade located along Broadway between West 31st and West 32nd Streets. The 0.23-acre public space includes an arcade covering the front entrance near the intersection of Broadway and West 32nd Street. The plaza portion, which does not feature any amenities, expands the public sidewalk along West 31st Street, the east side of Broadway, and West 32nd Street. The arcade and plaza are both in good condition with moderate utilization.

1 Penn Plaza POPS

The 1 Penn Plaza POPS features outdoor public spaces interspersed throughout the block bounded by Seventh and Eighth Avenues and West 33rd and West 34th Streets. It contains approximately 1.24 acres of interrupted passive open spaces at various locations along the western and eastern sides of the 1 Penn Plaza block with ledges and bench seating areas, some of which are raised and some of which are at-grade. Specifically, this open space includes plazas to the west, near Eighth Avenue on Site 4 (the west plaza), a through-block eastern pedestrian plaza with seating and tables near Seventh Avenue between West 33rd and West 34th Streets on Site 5 (the east plaza), and smaller plazas in the midblock flanking 1 Penn Plaza to the north and south (the north plaza and south plaza). The open spaces provide access to the 1 Penn Plaza development and serve both pedestrian circulation and passive recreation functions in the study area. In particular, the east plaza provides through-lot circulation for commuters to and from Penn Station. The public spaces primarily include landscaping in the form of trees and planters, an art installation, and bicycle parking. The plaza is largely inaccessible due to ongoing construction associated with 1 Penn Plaza, Plaza 33, and the East End Gateway / Long Island Rail Road (LIRR) Concourse. A walkway between West 33rd and West 34th Streets is the only portion of the POPS that is open and useable.

835 Sixth Avenue POPS

The 835 Sixth Avenue POPS, located on the west side of Sixth Avenue between West 29th and West 30th Streets, contains 0.24 acres of passive open space. It features trees, bench seating, café chairs, tables, and a reflecting pool. The plaza is in excellent condition with moderate utilization.

525 Eighth Avenue POPS

The 525 Eighth Avenue POPS, located on the northwest corner of Eighth Avenue and West 36th Street, contains 0.06 acres of passive open space. It features landscaping in the form of trees and planting beds, bench seating, and moveable café chairs and tables. The plaza is in good condition with moderate utilization.

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Madison Square Garden POPS

Madison Square Garden (MSG) POPS contains passive open space and consists of two separate circulation plazas totaling 0.41 acres. The plazas are located along the east side of Eighth Avenue between West 31st and West 33rd Streets—specifically the northeast corner of Eighth Avenue and West 31st Street and the southeast corner of Eighth Avenue and West 33rd Street—and lack urban amenities. The plazas are in good condition with low utilization, except during MSG events when they experience high utilization.

Farley Building Steps

The steps of the Farley Building (the former James A. Farley Post Office) provide 0.33 acres of seating. The front steps of the building, located on the west side of Eighth Avenue between West 31st and West 33rd Streets, are often utilized by workers and visitors for lunchtime seating and people watching. The steps are in good condition, with heavy utilization.

Penn South

The Penn South cooperative contains 2.87 acres of open space within the study area, primarily containing 2.37 acres of passive open space, along with 0.50 acres of active open space, within a 22-building housing development. The open space includes extensive landscaping throughout the complex, bench seating, two ball courts, and a small playground located near the intersection of West 27th Street and Eighth Avenue. The open space is in good condition, with moderate utilization.

Manhattan West

The Manhattan West POPS is the newest privately owned and publicly accessible open space, located along the West side of Ninth Avenue between 31st and 33rd Streets within the study area. Providing 2 acres of passive open space, it features landscaping, bench and café seating, and an interactive art display.

ASSESSMENT OF OPEN SPACE ADEQUACY

Quantitative Assessment

The study area has a total of 8.34 acres of passive open space. With an estimated worker population of 249,923, the worker study area has a passive open space ratio of 0.033 acres per 1,000 workers (see **Table 6-4**). Non-residential populations typically use passive open space during the workday/school day, so the passive open space ratio is the relevant ratio for consideration. This open space ratio is well below the City's goal of 0.15 acres of passive space per 1,000 workers. The combined passive open space ratio of 0.030 acres per 1,000 workers and residents is also well below the goal of 0.18 acres of passive space per 1,000 workers and residents.

Qualitative Assessment

As noted above, the *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts, when warranted. These include the capacity and utilization of open space resources, the connectivity of open space, the distance to regional parks or other parks just outside the study area, and the beneficial effects of new open space provided by the Proposed Project.

Table 6-4

**Existing Conditions: Adequacy of Open Space Resources
(Non-Residential Study Area)**

	Total Population	Passive Open Space Acreage	Passive Open Space Ratio per 1,000 People	Passive Open Space Goal
Worker	249,923	<u>8.34</u>	0.033	0.15
Combined Workers and Residents	<u>275,043</u>		0.030	0.18
Notes: Ratios in acres per 1,000 persons. The City's open space ratio goals for total and active open spaces are not applicable to the Proposed Project under <i>CEQR Technical Manual</i> methodology, as the project would only be introducing a worker population to the study area. The passive open space goal for the combined open space ratio is established by using 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. For each scenario, the percentage of workers in the combined total is multiplied by 0.15 and the percentage of residents in the combined total is multiplied by 0.50. The resulting numbers are added to establish the combined open space goal. Sources: NYC Parks; MapPLUTO.				

Given the transit-oriented nature of the Project Area, existing open space resources—especially those in close proximity to Penn Station—serve dual purposes of providing respite areas for passive recreation as well as providing pedestrian circulation space. As a result, many study area open spaces are moderately or heavily utilized, with the heaviest utilization found at open spaces in and adjacent to the Project Area and near Penn Station, such as Herald Square, Greeley Square, the Farley Building steps, and the 1 Penn Plaza POPS. The utilization of these open spaces is a reflection of their dual purposes providing pedestrian circulation spaces alongside passive recreation activities. In particular, the pedestrian circulation functions of these open spaces accommodate commuter flows to and from Penn Station and other transit facilities during peak commuting hours.

Study area open spaces do not provide connections to other open space resources beyond the study area, as there are no large open spaces that provide pedestrian or bicycle access to other areas of the City, like Hudson River Park. In addition to workers and residents who use passive open spaces, the study area attracts commuters, tourists, sports, and music enthusiasts who attend events at MSG, and shoppers to the 34th Street corridor.

New publicly accessible indoor space is provided in the new Moynihan Train Hall at the Farley Building, which includes circulation space, a light-filled intermodal hall, and a new West 32nd Street pedestrian corridor that can be used for passive recreation, such as reading space, public art exhibitions, and performances. This space is not included in the quantitative assessment of open space adequacy and the determination of open space ratios, but it is considered in the qualitative assessment.

The study area is not near regional parks, such as Central Park or Riverside Park, which could augment the existing open space in the study area. However, there are several open spaces located just beyond the open space study area that could be used by workers as well as other populations—such as students, tourists, and visitors to the area—that are not accounted for in the quantitative assessment. These open spaces, which are primarily located in neither well-served nor underserved areas, include Bryant Park, Madison Square Park, Bella Abzug Park, Hudson River Park, and the High Line.

Bryant Park, a 9.6-acre passive open space, is located north of the study area. It is bounded by West 40th and West 42nd Streets and Fifth and Sixth Avenues. It contains multiple concession

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areas and passive seating areas, with movable café tables and chairs. It hosts plays and film screenings on the lawn during the summer months and features a “Winter Village” of pop-up stores and concessions during winter months along with a seasonal ice skating rink. Bryant Park is in excellent condition and experiences high usage.

Madison Square Park is a 6.2-acre primarily passive open space located approximately three blocks south of the study area between West 23rd and West 26th Streets and Fifth and Madison Avenues. It contains lawn areas, walking paths, seating areas, including moveable café tables and chairs, a fountain, dog run, playground equipment, and Shake Shack. The park also hosts seasonal art installations on the lawn. Madison Square Park is in excellent condition and experiences high usage.

Bella Abzug Park is a 2.0-acre primarily passive open space located approximately two blocks west of the study area. It is located midblock between West 33rd and West 36th Streets, between Tenth and Eleventh Avenues, as part of the Hudson Yards neighborhood. Framed by trees and planting, the park has abundant seating, with tables, chairs, and circular fountains. A playground along West 35th Street, the park’s active space, contains a rope climbing feature and an adjacent restroom facility. Bella Abzug Park is in excellent condition and experiences high usage.

Hudson River Park, a 550-acre park along the Hudson River, stretches from 59th Street to Battery Park. It features running and bicycle paths, along with re-purposed shipping piers providing recreation space along the waterfront. Hudson River Park is in excellent condition and experiences high usage.

Just outside the study area towards the Hudson River is an entrance to the 6.73-acre High Line Park. This 1.45-mile long park formed by a repurposed railroad viaduct is a popular destination for residents and tourists. The park offers many seating areas, plant beds, viewing areas, Wi-Fi hot spots, and public restrooms. The High Line is in excellent condition and experiences high usage.

FUTURE WITHOUT THE PROPOSED PROJECT—2033

STUDY AREA POPULATION

In the 2033 No Action condition, there are 32 known development projects within the study area that are expected to be completed. These projects will add an estimated 28,000 new workers to the study area. No Action development on Sites 4 and 7 is anticipated to result in an incremental increase of approximately 5,000 workers to the study area compared to existing conditions. Therefore, the study area population is expected to increase by 33,000 workers to a total of 282,923 in the No Action condition for 2033. The residential population is expected to increase by 5,750 to 30,870 residents. The combined worker and residential population is therefore anticipated to increase to 313,793.

STUDY AREA OPEN SPACES

In the No Action condition in 2033, several changes to the open space resources within the study area are expected to be completed. Overall, the total open space acreage will increase by 1.23 passive acres as shown in **Table 6-5** below to a total of 9.57 passive acres. Changes to open space resources will include an incremental increase of 0.72 acres at the 1 Penn Plaza POPS due to both the No Action redevelopment of Site 4 pursuant to the Moynihan Station Civic and Land Use Improvement Project and a lobby expansion project approved in a 2019 land use application, 0.10 additional acres from the planned 1225 Broadway POPS and 0.41 additional acres from the re-opening of Plaza 33.

Table 6-5

2033 No Action Condition: Non-Residential Study Area Publicly Accessible Open Space Changes

Map No. ¹	Name	Location	Owner	Change in Acres	Amenities	Condition/Utilization
7	1 Penn Plaza POPS	Block between Seventh and Eighth Avenues, West 33rd and West 34th Streets	Vornado Realty Trust	(-) 0.72 Acres	Landscaping and seating	Good/Heavy
16	Plaza 33	Eastern portion of West 33rd Street between Seventh and Eighth Avenues	New York City Department of Transportation	(+) 0.41 Acres	Landscaping, terraced seating, and sculpture	TBD
15	1225 Broadway POPS	Broadway between East 29th and East 30th Streets	TBD	(+) 0.10 Acres	Landscaping and seating	TBD
No Action Incremental Total				(+) 1.23 Acres		
Notes: Refer to Figure 6-1 for open space resource locations.						

The 1 Penn Plaza POPS will be redesigned as part of a project to facilitate lobby expansion and plaza modifications at 1 Penn Plaza that was approved by the New York City Planning Commission in 2019. The redesign will result in the removal of 0.12 acres of passive open space from the 1 Penn Plaza POPS as well as functional and aesthetic improvements to the plaza spaces and adjusted hours of public access. Plaza areas will be activated by providing a variety of new seating types and user amenities, including enhanced seating, planting and accessibility in the north and two south plazas, improvements to the corner plazas, food and beverage kiosks in the west plaza and east plaza, trees, improved planter areas, green walls, art, and sculptural lighting. In addition, the changes will improve the plaza areas' permeability, pedestrian circulation, and visual transparency by removing obstructions at their street lines. With respect to the east plaza, the changes will activate the space and improve the visual connection and pedestrian circulation between West 33rd and West 34th Streets. Specifically, the upgrades to the east plaza will increase the number and variety of amenities within the space, while maintaining two approximately 15-foot circulation paths at either edge of the space, allowing for the continued accommodation of pedestrians walking through the plaza to and from the adjacent LIRR entrance along West 34th Street. New amenities in the east plaza will include new planters, an increase in the amount of seating and tables, upgraded lighting and pavers, and a food and beverage kiosk. As in the existing condition, the east plaza portion of the 1 Penn Plaza POPS will continue to provide a pedestrian circulation function as well as space for passive recreation. The POPS at 1 Penn Plaza, although currently undergoing renovation to improve the plaza, would still not meet current standards for POPS (e.g., not flush to grade) upon completion of the renovation. There will be an additional reduction of 0.40 acres of open space on the 1 Penn Plaza POPS due to the development of Site 4, which will displace the west plaza near Eighth Avenue, for a total increment of 0.72 acres of passive open space.

Plaza 33 is an existing public plaza on West 33rd Street west of Seventh Avenue that is currently closed for construction of the LIRR Concourse project. Upon completion of the LIRR Concourse project, Plaza 33 is expected to reopen to the public. This 0.41-acre open space will feature terraced seating areas, planters, café tables and chairs, event space, and landscaping. It is expected that Plaza 33 will provide passive recreation space as well as pedestrian circulation space for area commuters.

Although not included in the quantitative open space analysis, the High Line Moynihan Connector Civic Project, a landscaped, elevated, and ADA-accessible public walkway that will connect the High Line to an existing publicly accessible space at Manhattan West, is in construction and anticipated to be completed by Spring 2023. The High Line Moynihan Connector will give

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pedestrians safe, unobstructed access to the Far West Side of Manhattan via an elevated public pathway that would provide a direct connection between the two-acre Manhattan West POPS and the Tenth Avenue terminus of the 6.73-acre High Line Park.

ASSESSMENT OF OPEN SPACE ADEQUACY

As shown in **Table 6-6**, with a total worker population of 282,923 and 9.57 acres of passive open space, the passive open space ratio will decrease to 0.034 acres per 1,000 workers in the No Action condition. The open space ratio will remain well below the City’s goal of 0.15 acres per 1,000 workers. The study area will have a residential population of 30,870, which will result in a combined worker and residential population of 313,793. With a combined worker and residential population of 319,793, the combined passive open space ratio of 0.030 acres per 1,000 workers and residents will also remain well below the goal of 0.19 acres of passive space per 1,000 workers and residents.

Table 6-6
2033 No Action Condition: Adequacy of Open Space Resources
(Non-Residential Study Area)

	Total Population	Passive Open Space Acreage	Passive Open Space Ratio per 1,000 People	Passive Open Space Goal
Workers	<u>282,923</u>	<u>9.57</u>	<u>0.034</u>	<u>0.15</u>
Combined Workers and Residents	<u>313,793</u>		<u>0.030</u>	<u>0.19</u>
Note: Ratios in acres per 1,000 people. Sources: NYC Parks; MapPLUTO.				

FUTURE WITH THE PROPOSED PROJECT—2033

STUDY AREA POPULATION

Development of Sites 1, 4, and 7 and the demolition of buildings on Sites 2 and 3 by 2033 would result in a net increase of 2,100 workers. This would result in a total worker population in the study area of 285,023 in the 2033 With Action condition. The study area would have a residential population of 30,510 (a decrease of 360 residents as compared to the No Action condition), which would result in a combined worker and residential population of 315,533.

STUDY AREA OPEN SPACES

The Proposed Project would not result in changes to the amount of open space within the study area compared to the No Action condition.

ASSESSMENT OF OPEN SPACE ADEQUACY

Quantitative Assessment

As shown in **Tables 6-7 and 6-8**, with a total worker population of 295,023 and 9.57 acres of passive open space, the passive open space ratio would remain at 0.034 acres per 1,000 workers in the With Action condition. The open space ratio would remain well below the City’s goal of 0.15 acres per 1,000 workers. With a combined worker and residential population of 315,533, the

combined passive open space ratio of 0.030 acres per 1,000 workers and residents would also remain well below the combined goal of 0.19 acres of passive space per 1,000 workers and residents.

Table 6-7
2033 With Action Condition: Adequacy of Open Space Resources
(Non-Residential Study Area)

	Total Population	Passive Open Space Acreage	Passive Open Space Ratio per 1,000 People	Passive Open Space Goal
Workers	<u>285,023</u>	<u>9.57</u>	0.034	0.15
Combined Workers and Residents	<u>315,533</u>		0.030	<u>0.19</u>

Note: Ratios in acres per 1,000 people.
Sources: NYC Parks; MapPLUTO.

Table 6-8
2033 Passive Open Space Ratios Summary (Non-Residential Study Area)

Ratio	City Goal (acres per 1,000)	No Action Condition	With Action Condition	Percent Change*
Passive Worker	0.15	0.034	0.034	-0.74%
Passive Combined Worker and Residential	<u>0.19</u>	0.030	0.030	<u>-0.55%</u>

Note: *Percent change calculations are based on the unrounded open space ratios presented in this table.

Qualitative Assessment

In addition to the qualitative open space changes indicated above, it is assumed that workers within the study area would also be able to access the additional open space areas such as Bryant Park, Madison Square Park, Bella Abzug Park, Hudson River Park, the High Line and interior spaces in the Moynihan Train Hall in the Farley Building. Furthermore, the Proposed Project would provide some streetscape improvements and widened sidewalks adjacent to Sites 1, 4, and 7 in Phase 1, as discussed in greater detail in Chapter 1, “Project Description.” In addition, new office buildings on Site 7 would provide on-site tenant amenity spaces for workers.

Impact Determination

The *CEQR Technical Manual* indicates that a decrease in the open space ratio of 5 percent or more, particularly in areas below the Citywide goal of 0.15, could result in an open space impact. In the 2033 analysis year, the Proposed Project would result in an approximately 0.74 percent decrease in the passive open space ratio and a 0.55 percent decrease in the combined passive worker and residential open space ratio (see Table 6-7). In addition, on-site tenant amenity space at the proposed developments on Sites 1, 4, and 7 could offset some of the project-generated demand on passive open space. As the open space reductions are below the 5 percent change threshold, the Proposed Project would not result in a significant adverse impact to open space in 2033.

FUTURE WITHOUT THE PROPOSED PROJECT—2044

STUDY AREA POPULATION AND OPEN SPACES

In the 2044 No Action condition, the study area population (283,523 workers) is expected to be higher than in the 2033 analysis year due to as-of-right development on Site 5 (in addition to as-of-right development on Sites 4 and 7 as described under the 2033 No Action condition). The study area will have a residential population of 30,870, which will result in a combined worker and residential population of 314,393. The study area would have a total of 9.57 acres of passive open space.

STUDY AREA POPULATION AND OPEN SPACES

As shown in Table 6-9, with a total worker population of 283,523 and 9.57 acres of passive open space, the passive open space ratio will decrease to 0.034 acres per 1,000 workers in the No Action condition. The open space ratio will remain well below the City’s goal of 0.15 acres per 1,000 workers. With a combined worker and residential population of 314,393, the combined passive open space ratio of 0.030 acres per 1,000 workers and residents will also remain well below the combined goal of 0.19 acres of passive space per 1,000 workers and residents.

Table 6-9

2044 No Action Condition: Adequacy of Open Space Resources (Non-Residential Study Area)

	Total Population	Passive Open Space Acreage	Passive Open Space Ratio per 1,000 People	Passive Open Space Goal
Workers	283,523	9.57	0.034	0.15
Combined Workers and Residents	314,393		0.030	0.19

Note: Ratios in acres per 1,000 people.

Sources: NYC Parks; MapPLUTO.

FUTURE WITH THE PROPOSED PROJECT—2044

STUDY AREA POPULATION

In the Future with the Proposed Project, by 2044, the Proposed Project is assumed to be fully complete and operational. The new commercial developments would introduce an incremental increase of 39,800 workers as compared to the No Action condition (283,523 workers), bringing the total worker population in the study area to 323,323. The study area would have a residential population of 30,510 (a decrease of approximately 360 residents relative to the No Action condition), which would result in a combined worker and residential population of 353,833.

STUDY AREA OPEN SPACES

As described above, the Proposed Project would introduce a through-block, approximately 30,800-sf plaza (0.71 acres) on Site 2, which would represent a substantial new open space in the study area. The plaza would be constructed in connection with the proposed commercial development on Site 2.

As noted above, the construction of Site 5 would result in the displacement of the through-block east plaza portion of the 1 Penn Plaza POPS. This would reduce the size of the 1 Penn Plaza POPS by approximately 0.16 acres.

Accounting for the new open space on Site 2 and the displacement of the through-block east plaza on Site 5, the Proposed Project would result in a net increase in open space in the study area of 0.55 acres. In the 2044 With Action condition, the study area would contain 10.12 acres of passive open space.

ASSESSMENT OF OPEN SPACE ADEQUACY

Quantitative Assessment

As shown in Tables 6-10 and 6-11, with a total worker population of 323,323 and 10.12 acres of passive open space, the passive open space ratio would decrease from 0.034 to 0.031 acres per 1,000 workers in the With Action condition. The open space ratio would remain well below the City’s goal of 0.15 acres per 1,000 workers. With a combined residential and worker population of 353,833, the combined passive open space ratio of 0.029 acres per 1,000 workers and residents would also remain well below the combined goal of 0.18 acres of passive space per 1,000 workers and residents.

Table 6-10

2044 With Action Condition: Adequacy of Open Space Resources (Non-Residential Study Area)

	Total Population	Passive Open Space Acreage	Passive Open Space Ratio per 1,000 People	Passive Open Space Goal
Workers	323,323	10.12	0.031	0.15
Combined Workers and Residents	353,833		0.029	0.18

Note: Ratios in acres per 1,000 people.
Sources: NYC Parks; MapPLUTO.

Table 6-11

2044 Passive Open Space Ratios Summary (Non-Residential Study Area)

Ratio	City Goal (acres per 1,000)	No Action Condition	With Action Condition	Percent Change*
Passive Worker	0.15	0.034	0.031	-7.27%
Passive Combined Worker and Residential	0.18	0.030	0.029	-6.43%

Note: * Percent change calculations are based on the unrounded open space ratios presented in this table.

The CEQR Technical Manual indicates that a decrease in the open space ratio of 5 percent or more, particularly in areas below the Citywide goal of 0.15, could result in an open space impact. In 2044, the Proposed Project would result in an approximately 7.27 percent decrease in the non-residential open space ratio and an 6.43 percent decrease in the combined worker and residential passive open space ratio.

Qualitative Assessment

As shown in the quantitative assessment above, the Proposed Project would introduce a substantial worker population to the study area. To address the needs of open space users and improve the public realm in the Project Area, the Proposed Project would introduce a new public plaza on Site 2, which would provide a variety of hard and soft scape features to support passive recreation use as well as midblock pedestrian access between West 30th and West 31st Streets. Although detailed designs for the proposed plaza have not yet been prepared, it is expected that it would include a

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variety of seating types to provide varied seating options and a mix of paved and planted areas. The proposed public plaza on Site 2 would provide new open space amenities directly above a reconstructed Penn Station, and would serve the new mixed-use district surrounding Penn Station and the adjacent neighborhoods.

Other public realm improvements including wider sidewalks along the frontages of the development sites (except along West 34th Street), protected bike lanes, and shared streets would increase accessibility to other neighborhoods that surround Penn Station such as Midtown South, Hudson Yards, and Hell's Kitchen. The public plaza on Site 2 would provide passive recreational opportunities for residents, workers, and other populations such as students and visitors to the area. In addition, it is expected that the new commercial buildings would provide on-site amenities for their tenants typical of other new, modern office buildings, including lounges, fitness centers, and landscaped spaces. These amenities would partially offset the expected open space demand from the new worker population.

As discussed above, existing open space resources in the study area—especially those in close proximity to Penn Station—serve dual purposes of providing respite areas for passive recreation as well as providing pedestrian circulation space. As a result, many study area open spaces are moderately or heavily utilized, with the heaviest utilization found at open spaces in and adjacent to the Project Area and near Penn Station, where demand for pedestrian circulation space is highest. The Proposed Project would introduce improvements that would enhance the public realm, including wider sidewalks and shared streets, and new and enhanced open space. The Proposed Project's public realm improvements would supplement and enhance the pedestrian circulation functions of open space resources in the study area, which are intended to provide more efficient pedestrian circulation in the area and allow open spaces to accommodate more people. The Proposed Project would allow for the enhancement of bicycle lanes along Seventh and Eighth Avenues and would accommodate a new bike lane on West 31st Street (within the Project Area). Shared streets would reduce sidewalk crowding and may provide space for seating and planters along West 32nd Street between Sixth and Seventh Avenues, West 33rd Street between Sixth and Ninth Avenues, and potentially along West 31st Street between Seventh and Eighth Avenues.

Impact Determination

With respect to indirect effects, the Proposed Project would add approximately 39,800 workers to the study area. The *CEQR Technical Manual* indicates that a decrease in the open space ratio of 5 percent or more, particularly in areas below the Citywide goal of 0.15, could result in an open space impact. In 2044, with completion and full operation of the Proposed Project, an approximately 7.27 percent decrease in the passive open space ratio would occur (6.43 percent decrease when considering the combined passive worker and residential open space ratio).

In addition to workers and residents who use passive open spaces, the study area attracts students, commuters and tourists, sports and music enthusiasts who attend events at MSG, and shoppers to the 34th Street corridor, which is one of New York City's shopping destinations. The new user population generated by the Proposed Project would place a substantial demand on the already limited open space resources of the study area. To address the needs of existing and future open space users and improve the public realm in the Project Area, the Proposed Project would introduce a new public plaza on Site 2 which, as discussed above, would provide new open space amenities directly above a modernized Penn Station. The Proposed Project would also introduce other public realm improvements which could allow for passive and active recreational uses such as cycling.

Nonetheless, although the Proposed Project would introduce new open space and other public realm improvements that would benefit workers and residents of the surrounding neighborhoods, it would also introduce a substantial new worker population that would overburden existing and proposed passive open spaces, particularly during the midday hours when the open spaces would be most heavily utilized by a multitude of users in addition to workers. Therefore, the Proposed Project would result in a significant adverse indirect impact to open space. Potential measures to mitigate the significant adverse indirect open space impact are discussed in Chapter 22, “Mitigation.”

F. INDIRECT EFFECTS – RESIDENTIAL STUDY AREA

The open space assessment with respect to the residential study area is based on the Maximum Residential Scenario, as this program would result in a larger residential population and is a more conservative approach for analysis purposes for the residential study area.

EXISTING CONDITIONS

STUDY AREA POPULATION

Based on 2020 Census data, the study area has a residential population of approximately 92,228 (see Table 6-12).

OPEN SPACE INVENTORY

There are 64 publicly accessible open spaces located within the residential study area providing a total of 81.05 acres of publicly accessible open space, including 24.49 acres of active recreation and 56.56 acres of open space of passive recreation (see Figure 6-1 and Table 6-13).

All open space resources within the larger residential study area are presented in Table 6-13, followed by descriptions of the additional parks and open spaces that primarily serve residents in the residential study area.

Bryant Park

Bryant Park is a 9.6-acre passive open space. It is bounded by West 40th and West 42nd Streets and Fifth and Sixth Avenues. It contains multiple concession areas and passive seating areas, with movable café tables and chairs. It hosts plays and film screenings on the lawn during the summer months and features a “Winter Village” of pop-up stores and concessions during winter months along with a seasonal ice skating rink. Bryant Park is in excellent condition and experiences high usage.

Madison Square Park

Madison Square Park is a 6.2-acre primarily passive open space located between West 23rd and West 26th Streets and Fifth and Madison Avenues. It contains lawn areas, walking paths, seating areas, including moveable café tables and chairs, a fountain, dog run, playground equipment, and Shake Shack. The park also hosts seasonal art installations on the lawn. Madison Square Park is in excellent condition and experiences high usage.

Table 6-12
Existing Residential Population

Census Tract	Residential Population
<u>95</u>	<u>3,892</u>
<u>97</u>	<u>5,071</u>
<u>101</u>	<u>2,596</u>
<u>103</u>	<u>4,095</u>
<u>109</u>	<u>407</u>
<u>111</u>	<u>6,138</u>
<u>76</u>	<u>2,921</u>
<u>56</u>	<u>4,281</u>
<u>58</u>	<u>5,109</u>
<u>72</u>	<u>9,358</u>
<u>74</u>	<u>5,698</u>
<u>82</u>	<u>3,414</u>
<u>84</u>	<u>1,985</u>
<u>87</u>	<u>6,510</u>
<u>91</u>	<u>7,362</u>
<u>93</u>	<u>9,325</u>
<u>99.01</u>	<u>2,093</u>
<u>99.02</u>	<u>3,848</u>
<u>99.03</u>	<u>2,380</u>
<u>113</u>	<u>216</u>
<u>115</u>	<u>3,863</u>
<u>119</u>	<u>1,666</u>
Total Residential Population	92,228

Source: U.S. Census Bureau, 2020 Census

Bella Abzug Park

Bella Abzug Park is a 2.0-acre primarily passive open space located midblock between West 33rd and West 36th Streets, between Tenth and Eleventh Avenues, as part of the Hudson Yards neighborhood. Framed by trees and planting, the park has abundant seating, with tables, chairs, and circular fountains. A playground along West 35th Street, the park’s active space, contains a rope climbing feature and an adjacent restroom facility. Bella Abzug Park is in excellent condition and experiences high usage.

The Vessel POPS

The Vessel is a privately owned public space centered around The Vessel, a large 16-story interactive art feature in the center of Hudson Yards. The open space in the vicinity contains approximately 3.72 passive acres in total, framed by Hudson Boulevard between Tenth and Eleventh Avenues. This open space is in good condition with moderate utilization.

Hudson River Park

Hudson River Park, a 550-acre park along the Hudson River, stretches from 59th Street to Battery Park. It features running and bicycle paths, along with re-purposed shipping piers providing recreation space along the waterfront. Hudson River Park is in excellent condition and experiences high usage.

Table 6-13
Residential Study Area Open Space Inventory

<u>Map No.¹</u>	<u>Name</u>	<u>Location</u>	<u>Owner</u>	<u>Total Acres</u>	<u>Active</u>	<u>Passive</u>	<u>Amenities</u>	<u>Condition/ Utilization²</u>
<u>1</u>	<u>Broadway Boulevard Plazas</u>	<u>Broadway between West 33rd and West 41st Streets</u>	<u>New York City Department of Transportation</u>	<u>1.05</u>	<u>0.00</u>	<u>1.05</u>	<u>Landscaping and seating</u>	<u>Good/Heavy</u>
<u>2</u>	<u>Greeley Square</u>	<u>Intersection of Sixth Avenue and Broadway, between West 32nd and West 33rd Streets</u>	<u>NYC Parks/34th Street Partnership</u>	<u>0.14</u>	<u>0.00</u>	<u>0.14</u>	<u>Landscaping, seating, restroom, concessions, and monument</u>	<u>Good/Heavy</u>
<u>3</u>	<u>Herald Square</u>	<u>Intersection of Sixth Avenue, Broadway, and West 34th Street</u>	<u>NYC Parks</u>	<u>0.21</u>	<u>0.00</u>	<u>0.21</u>	<u>Landscaping, seating, restroom, refreshment stand, and monument</u>	<u>Good/Heavy</u>
<u>4</u>	<u>Chelsea Park</u>	<u>West 28th Street between Ninth and Tenth Avenues</u>	<u>NYC Parks</u>	<u>3.91</u>	<u>2.93</u>	<u>0.98</u>	<u>Landscaping, seating, playground, basketball courts, and ball fields</u>	<u>Good/Moderate</u>
<u>5</u>	<u>230 West 27th Street POPS</u>	<u>West 27th Street between Seventh and Eighth Avenues</u>	<u>Fashion Institute of Technology (FIT)</u>	<u>0.11</u>	<u>0.00</u>	<u>0.11</u>	<u>Landscaping and seating</u>	<u>Good/Moderate</u>
<u>6</u>	<u>1250 Broadway POPS</u>	<u>Broadway between West 31st and 32nd Streets</u>	<u>Carlyle/SI Green 1250 Broadway LLC</u>	<u>0.23</u>	<u>0.00</u>	<u>0.23</u>	<u>Arcade/No Amenities</u>	<u>Good/Moderate</u>
<u>7</u>	<u>1 Penn Plaza POPS³</u>	<u>Block between Seventh and Eighth Avenues, West 33rd and West 34th Streets</u>	<u>Vornado Realty Trust</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>Landscaping, seating, art installation</u>	<u>Good/Moderate</u>
<u>8</u>	<u>Dyer Avenue/37th Street Plaza</u>	<u>Dyer Avenue between West 35th and West 37th Streets</u>	<u>New York City Department of Transportation</u>	<u>0.21</u>	<u>0.00</u>	<u>0.21</u>	<u>Landscaping and seating</u>	<u>Good/Moderate</u>
<u>9</u>	<u>835 Sixth Avenue POPS</u>	<u>West side of Sixth Avenue between West 29th and West 30th Streets</u>	<u>835 Sixth Avenue Master LP/Kimpton Hotels</u>	<u>0.24</u>	<u>0.00</u>	<u>0.24</u>	<u>Landscaping, seating, and reflecting pool</u>	<u>Excellent/Moderate</u>
<u>10</u>	<u>525 Eighth Avenue POPS</u>	<u>Northwest Corner of Eighth Avenue and West 36th Street</u>	<u>LSCH LLC</u>	<u>0.06</u>	<u>0.00</u>	<u>0.06</u>	<u>Landscaping and seating</u>	<u>Good/Moderate</u>
<u>11</u>	<u>Madison Square Garden POPS</u>	<u>East side of Eighth Avenue between West 31st and West 33rd Streets</u>	<u>Madison Square Garden Corp.</u>	<u>0.41</u>	<u>0.00</u>	<u>0.41</u>	<u>Public circulation and gathering space</u>	<u>Good/Low</u>
<u>12</u>	<u>Farley Building Steps</u>	<u>West side of Eighth Avenue between West 31st and West 33rd Streets</u>	<u>New York State Urban Development Corporation</u>	<u>0.33</u>	<u>0.00</u>	<u>0.33</u>	<u>Seating</u>	<u>Good/Heavy</u>
<u>13</u>	<u>Penn South</u>	<u>West 26th Street to West 29th Street between Eighth and Ninth Avenues</u>	<u>Penn South Cooperative</u>	<u>2.87</u>	<u>0.50</u>	<u>2.37</u>	<u>Landscaping, seating, and playground</u>	<u>Good/Moderate</u>
<u>14</u>	<u>Manhattan West</u>	<u>West side of Ninth Avenue between 31st and 33rd Streets</u>	<u>Brookfield Properties</u>	<u>2.00</u>	<u>0.00</u>	<u>2.00</u>	<u>Landscaping, seating</u>	<u>Excellent/Moderate</u>
<u>17</u>	<u>3 Park Avenue POPS</u>	<u>East side of Park Avenue between East 33rd and 34th Streets</u>	<u>Cohen Brothers Realty Corp.</u>	<u>0.20</u>	<u>0.00</u>	<u>0.20</u>	<u>Ledge and step seating</u>	<u>Obstructed</u>
<u>18</u>	<u>45 East 25th Street POPS</u>	<u>North side of East 25th Street between Park Avenue South and Madison Avenue</u>	<u>Penmark Realty Corp.</u>	<u>0.05</u>	<u>0.00</u>	<u>0.05</u>	<u>Planter seating</u>	<u>Good/Low</u>
<u>19</u>	<u>155 East 29th Street POPS</u>	<u>Northwest Corner of East 29th Street and Third Avenue</u>	<u>Milford Management</u>	<u>0.14</u>	<u>0.00</u>	<u>0.14</u>	<u>Planter seating</u>	<u>Good/Low</u>
<u>20</u>	<u>150 East 34th Street POPS</u>	<u>South side of East 34th Street between Third and Lexington Avenues</u>	<u>The Denihan Company</u>	<u>0.08</u>	<u>0.00</u>	<u>0.08</u>	<u>Landscaping, seating, art installation, and water feature</u>	<u>Good/Low</u>
<u>21</u>	<u>1095 Sixth Avenue POPS</u>	<u>West side of Sixth Avenue between West 41st and 42nd Streets</u>	<u>Board of Managers, 1095 Avenue/Americas Condor</u>	<u>0.40</u>	<u>0.00</u>	<u>0.40</u>	<u>Landscaping, seating, art installation, and water feature</u>	<u>Good/Moderate</u>
<u>22</u>	<u>1155 Sixth Avenue POPS</u>	<u>West side of Sixth Avenue between West 44th and 45th Streets</u>	<u>The Durst Organizations</u>	<u>0.13</u>	<u>0.00</u>	<u>0.13</u>	<u>Planter seating and arcade</u>	<u>Good/Moderate</u>
<u>23</u>	<u>132 East 35th Street POPS</u>	<u>West side of Lexington Avenue between East 34th and 35th Streets</u>	<u>Arco Company</u>	<u>0.07</u>	<u>0.00</u>	<u>0.07</u>	<u>Planters</u>	<u>Good/Low</u>

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Table 6-13 (cont'd)
Residential Study Area Open Space Inventory

Map No. ¹	Name	Location	Owner	Total Acres	Active	Passive	Amenities	Condition/ Utilization ²
24	155 East 31st Street POPS	North side of East 31st Street between Third and Lexington Avenues	Milstein Properties	0.14	0.00	0.14	Landscaping, chairs, and ledge seating	Good/Low
25	172 Madison Avenue POPS	Northwest corner of East 33rd Street and Madison Avenue	Tessler Developments, LLC	0.08	0.00	0.08	Landscaping, seating, and art installation	Good/Low
26	776 Sixth Avenue POPS	East side of Sixth Avenue between West 26th and 27th Streets	Rose Associates	0.23	0.00	0.23	Landscaping, seating, café chairs and tables	Good/Moderate
27	450 West 33rd Street POPS/The Vessel	Hudson Boulevard between Tenth and Eleventh Avenues	N/A	3.72	0.00	3.72	Landscaping, seating, and interactive art feature	Good/Moderate
28	1133 Sixth Avenue POPS	West side of Sixth Avenue between West 33rd and 34th Streets	The Durst Organization	0.12	0.00	0.12	Planters	Good/Low
29	41 Madison Avenue POPS	Southeast corner of East 26th Street and Madison Avenue	Rudin Management Co.	0.12	0.00	0.12	Circular planters with chair seating and arcade	Good/Moderate
30	145 West 44th Street POPS	North side of West 44th Street between Sixth Avenue and Broadway	Michael Littler	0.07	0.00	0.07	Indoor through-block connection	Good/Low
31	10 East 29th Street	South side of East 29th Street between Madison and Fifth Avenues	Rose Associates	0.29	0.00	0.29	Landscaping, seating, and lawn	Good/Low
32	1535 Broadway POPS	West side of Broadway between West 45th and 46th Streets	Times Square Hotel Company c/o Marriott International	0.78	0.00	0.78	Plaza, through-block arcade and covered pedestrian area	Good/Moderate
33	1538 Broadway POPS	East side of Broadway between West 45th and West 46th Streets	N/A	0.07	0.00	0.07	Indoor through-block connection	Good/Low
34	420 Fifth Avenue POPS	West side of Fifth Avenue between West 37th and 38th Streets	Jones Lang LaSalle	0.09	0.00	0.09	Landscaping, ledge seating, and moveable café chairs and tables	Good/Low
35	1411 Broadway POPS	Block bounded by Broadway and Seventh Avenue and West 39th and 40th Streets	1411 IC-SIC Property LLC, c/o Callahan Capital Properties	0.37	0.00	0.37	Landscaping, tiered seating, art installation, and arcade	Good/Moderate
36	5 East 22nd Street POPS	East side of Broadway between East 22nd and 23rd Streets	Rose Associates	0.29	0.00	0.29	Planter seating and art installation	Good/Low
37	445 Fifth Avenue POPS	Northeast corner of East 39th Street and Fifth Avenue	Brown Harris Stevens	0.05	0.00	0.05	Landscaping, ledge seating, and fountain	Good/Low
38	166 East 34th Street POPS	West side of Third Avenue between East 33rd and 34th Streets	Manhattan Skyline Management Co.	0.10	0.00	0.10	Planters and café chairs and tables	Good/Low
39	475 Park Avenue South POPS	Southeast corner of East 32nd Street and Park Avenue South	Cohen Brothers Realty Corp.	0.18	0.00	0.18	Planters and arcade	Good/Low
40	120 Park Avenue POPS	Southwest corner of East 42nd Street and Park Avenue	Shorenstein Realty Services	0.21	0.00	0.21	Covered indoor pedestrian space, arcade, and art installation	Good/Moderate
41	1515 Broadway POPS/Shubert Alley	West side of Broadway between West 44th and 45th Streets	Jones Lang LaSalle Americas Inc.	0.28	0.00	0.28	Pedestrian thoroughfare and separate alley	Good/Low
42	425 Fifth Avenue POPS	Northeast corner of East 38th Street and Fifth Avenue	RFD 425 Fifth Avenue L.P.	0.08	0.00	0.08	Planters, ledge seating, and water feature	Good/Low
43	407 Fifth Avenue South POPS	Northeast corner of East 28th Street and Park Avenue South	Hoffman Management	0.07	0.00	0.07	Planter seating	Good/Low
44	243 Lexington Avenue POPS	Northeast corner of Lexington Avenue and East 34th Street	National Center Foundation, Inc.	0.02	0.00	0.02	Landscaping and bench seating	Good/Low
45	325 Fifth Avenue POPS	East side of Fifth Avenue between 32nd and 33rd Streets	Continental Residential Holdings, LLC, c/o Douglaston Development	0.19	0.00	0.19	Landscaping, bench seating, and art installation	Good/Low
46	500 West 30th Street POPS	West side of Tenth Avenue between West 29th and 30th Streets	N/A	0.34	0.00	0.34	Landscaping, covered pedestrian area	Good/Low
47	585 Eighth Avenue POPS	West side of Eighth Avenue between West 38th and West 39th Streets	IMDN Holdings, LLC, James T. Murphy, Esq.	0.05	0.00	0.05	Landscaping and bench seating	Good/Low

Table 6-13 (cont'd)
Residential Study Area Open Space Inventory

Map No. ¹	Name	Location	Owner	Total Acres	Active	Passive	Amenities	Condition/ Utilization ²
48	The High Line	Gansevoort Street to West 30th Street between Washington Street and Eleventh Avenue	NYC Parks and Friends of the High Line	6.73	0.00	6.73	Landscaping, gardens, and walking paths	Excellent/High
49	Father Duffy Square	Triangle between 45th and 47th Streets, Broadway and Seventh Avenue	NYC Parks	0.08	0.00	0.08	Planters, tiered seating, and statue	Good/High
50	Madison Square Park	Block between Broadway and Madison Avenue, East 23rd and East 26th Streets	NYC Parks and Madison Square Park Conservancy	6.24	3.12	3.12	Landscaping, lawn, playground, dog run, bench seating, and art installation	Excellent/High
51	Worth Square	Square between Broadway and Fifth Avenue, West 24th and West 25th Streets	NYC Parks	0.27	0.00	0.27	Planters, café chairs and tables, and statue	Good/High
52	Penn South Playground	West 26th Street, between Eighth and Ninth Avenues	NYC Parks	0.60	0.60	0.00	Playground and basketball courts	Good/Moderate
53	Chelsea Recreation Center	430 West 25th Street between Ninth and Tenth Avenues	NYC Parks	1.30	1.00	0.30	Indoor facility with gym, pool, dance facilities, sports courts and fitness center	Good/Moderate
54	Bryant Park	Block between Fifth and Sixth Avenues, West 40th and West 42nd Streets	NYC Parks and Bryant Park Conservancy	9.60	0.00	9.60	Landscaping, gardens, lawn, café tables and chairs, art installation	Excellent/High
55	Chelsea Green	West 20th Street between Avenue of the Americas and Seventh Avenue	NYC Parks	0.24	0.12	0.12	Landscaping, lawn, playground, bench seating, and art installation	Excellent/High
56	Park Avenue Malls	Park Avenue between East 34th and East 39th Street	NYC Parks	0.46	0.00	0.46	Landscaping, planters	Excellent/Low
57	Bella Abzug Park	Hudson Boulevard between West 33rd Street and West 36th Street	NYC Parks	2.15	2.00	0.15	Landscaping, playground, bench seating, water feature	Excellent/High
58	Hudson River Park and Route 9A Bikeway	Twelfth Avenue from West 22nd Street to West 38th Street	New York State and Hudson River Park Trust	20.64	11.41	9.23	Landscaping, seating, playground, carousel, dog park, skate park, sports courts, bikeway	Excellent/High
59	Pershing Square Plaza	Park Avenue between East 41st and 42nd Streets	New York City Department of Transportation	0.26	0.00	0.26	Landscaping and seating	Good/High
60	Flatiron Plaza	Intersection of Broadway, Fifth Avenue and East 23rd Street	New York City Department of Transportation	0.90	0.00	0.90	Landscaping and seating	Good/High
61	Madison/Worth Square Plazas	Broadway between East 21st and 23th Streets	New York City Department of Transportation	0.46	0.00	0.46	Landscaping and seating	Good/High
62	Times Square Plaza	Broadway and Seventh Avenue between West 42nd and West 45th Streets	New York City Department of Transportation	2.09	0.00	2.09	Landscaping and seating	Good/High
63	Pier 76 Open Space	West of 12th Avenue between West 34th and West 37th Streets	NYC Parks	5.62	2.81	2.81	Landscaping, seating, and active court spaces	Excellent/Moderate
64	Pier 54 Open Space	West of 11th Avenue between West 14th and West 15th Streets	NYC Parks	2.63	0.00	2.63	Landscaping, seating, and rooftop	Excellent/Moderate
Study Area Total				81.05	24.49	56.56		

Notes:¹ See Figure 6-1 for open space resources.² Condition and utilization are based on pre-pandemic levels. Due to atypical conditions, field surveys were not conducted and approved environmental review documents were consulted.³ The 1 Penn Plaza POPS is almost entirely closed for construction and is expected to reopen in the No Action condition.**Sources:** NYC Parks; Municipal Arts Society; POPS Mapper; 1 Penn Plaza EAS; 15 Penn Plaza EIS; and Western Rail Yard EIS; NearMap imagery service.

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High Line Park

The 6.73-acre High Line Park is 1.45-mile long park formed by a repurposed railroad viaduct is a popular destination for residents and tourists. The park offers many seating areas, plant beds, viewing areas, Wi-Fi hot spots, and public restrooms. The High Line is in excellent condition and experiences high usage.

Pier 76

The 5.62-acre Pier 76 was recently converted from a tow pound to a public open space with active and passive spaces under the open-air structure of the former facility. It contains interactive landscaping and new bench seating along the Hudson River waterfront. It is located west of 12th Avenue and Hudson River Park between West 34th and West 37th Streets. This open space is in excellent condition and experiences moderate usage.

Pier 54

The 2.63-acre Pier 54 contains a public rooftop open space with perimeter walkways along the pier. It is located west of 11th Avenue and Hudson River Park between West 14th and West 16th Streets. This recently opened open space is in excellent condition and experiences moderate usage.

ASSESSMENT OF OPEN SPACE ADEQUACY

Quantitative Assessment

The residential study area has a total of approximately 81.05 acres of open space (including 24.49 active acres and 56.56 passive acres). With an estimated population of 92,228 residents, the residential study area has a total open space ratio of 0.879 acres per 1,000 residents (see **Table 6-14**). This is well below the City’s goal of 2.5 total acres of open space per 1,000 residents and lower than the citywide community district median of 1.5 acres per 1,000 residents. The study area’s active open space ratio is 0.265 acres per 1,000 residents, which is well below the City’s planning guideline of 2.0 acres per 1,000 residents. The study area’s current residential passive open space ratio is 0.613 acres per 1,000 residents, which is above the City’s benchmark of 0.5 acres of passive space per 1,000 residents.

Table 6-14

Existing Conditions: Adequacy of Open Space Resources (Residential Study Area)

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
92,228	81.05	24.49	56.56	0.879	0.265	0.613	2.50	2.00	0.50

Note: Ratios in acres per 1,000 persons.
Sources: NYC Parks; MapPLUTO.

Qualitative Assessment

As noted above, the CEQR Technical Manual also recommends consideration of qualitative factors in assessing the potential for open space impacts, when warranted. These include the capacity and utilization of open space resources, the connectivity of open space, the distance to regional parks or other parks just outside the study area, and the beneficial effects of new open space provided by the Proposed Project.

Some of the study area open spaces provide connections to other open spaces beyond the study area, as there are large open spaces that provide pedestrian or bicycle access to other areas of the City, like Hudson River Park. In addition to workers and residents who use passive open spaces, the study area attracts commuters, tourists, sports, and music enthusiasts who attend events at MSG, and shoppers to the 34th Street corridor.

FUTURE WITHOUT THE PROPOSED PROJECT—2033

STUDY AREA POPULATION

In the 2033 No Action condition, there are 71 known development projects within the study area that are expected to be completed. These projects will add an estimated 17,000 new residents to the study area. No Action development on Sites 4 and 7 is anticipated to result in an incremental increase of 1,050 residents to the study area compared to existing conditions. Therefore, the study area population is expected to increase by 18,050 residents to a total of 110,278 in the No Action condition for 2033.

STUDY AREA OPEN SPACES

In the No Action condition in 2033, several changes to the open space resources within the study area are expected to be completed. Overall, the total open space acreage will result in a net increase of 9.68 passive acres as shown in Table 6-15 below to a total of 90.73 acres (24.49 acres for active recreation and 66.24 acres reserved for passive recreation). In addition to the changes to open spaces in the non-residential study area discussed above, changes to open space resources in the residential study area include the addition of 3 acres of passive open space from the Port Authority Bus Terminal project and 5.45 acres of passive open space from the Western Rail Yards project.

Table 6-15
2033 No Action Condition: Residential Study Area Publicly Accessible
Open Space Changes

<u>Map No.1</u>	<u>Name</u>	<u>Location</u>	<u>Owner</u>	<u>Change in Acres</u>	<u>Amenities</u>	<u>Condition/Utilization</u>
<u>7</u>	<u>1 Penn Plaza POPS</u>	<u>Block between Seventh and Eighth Avenues, West 33rd and West 34th Streets</u>	<u>Vornado Realty Trust</u>	<u>(+) .72</u>	<u>Landscaping and seating</u>	<u>Good/Heavy</u>
<u>16</u>	<u>Plaza 33</u>	<u>Eastern portion of West 33rd Street between Seventh and Eighth Avenues</u>	<u>New York City Department of Transportation</u>	<u>(+) 0.41 Acres</u>	<u>Landscaping, terraced seating, and sculpture</u>	<u>N/A</u>
<u>15</u>	<u>1225 Broadway POPS</u>	<u>Broadway between East 29th and East 30th Streets</u>	<u>TBD</u>	<u>(+) 0.10 Acres</u>	<u>Landscaping and seating</u>	<u>N/A</u>
<u>65</u>	<u>Port Authority Bus Terminal</u>	<u>West 37th to West 39th Streets between Ninth and Tenth Avenues</u>	<u>PANYNJ</u>	<u>(+) 3.0 Acres</u>	<u>Landscaping and seating</u>	<u>N/A</u>
<u>66</u>	<u>Western Rail Yards</u>	<u>West 30th to West 33rd Streets between Eleventh and Twelfth Avenues</u>	<u>Related Companies</u>	<u>(+) 5.45 Acres</u>	<u>Landscaping and Seating</u>	<u>N/A</u>
<u>Incremental No Action Total</u>				<u>(+) 9.68 Acres</u>		
<u>Notes: Refer to Figure 6-1 for open space resource locations.</u>						

ASSESSMENT OF OPEN SPACE ADEQUACY

In the No Action condition, the increase in residents will slightly decrease the total open space ratio from 0.879 acres per 1,000 residents under existing conditions to 0.823 acres per 1,000 residents. The open space ratio will remain well below the City’s goal of 2.5 total acres per 1,000 residents and below the City’s median of 1.5 acres per 1,000 residents (see Table 6-16). The active

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open space ratio of 0.222 will remain well below the City’s benchmark of 2.0 acres of active open space, and the passive open space ratio of 0.601 will remain above the benchmark of 0.5 acres of passive open space per 1,000 residents.

Table 6-16
2033 No Action Condition: Adequacy of Open Space Resources (Residential Study Area)

<u>Residential Population</u>	<u>Open Space Acreage</u>			<u>Open Space Ratios per 1,000 People</u>			<u>City Open Space Guidelines</u>		
	<u>Total</u>	<u>Active</u>	<u>Passive</u>	<u>Total</u>	<u>Active</u>	<u>Passive</u>	<u>Total</u>	<u>Active</u>	<u>Passive</u>
110,278	90.73	24.49	66.24	0.823	0.222	0.601	2.50	2.00	0.50
<u>Note:</u> Ratios in acres per 1,000 persons. <u>Sources:</u> NYC Parks; MapPLUTO.									

FUTURE WITH THE PROPOSED PROJECT—2033

STUDY AREA POPULATION

Development of Sites 1, 4, and 7 and the demolition of buildings on Sites 2 and 3 by 2033 would result in a net increase of 690 residents. This would result in a total residential population in the study area of 110,698 in the 2033 With Action condition.

STUDY AREA OPEN SPACES

The Proposed Project would not result in changes to the amount of open space within the study area compared to the No Action condition.

ASSESSMENT OF OPEN SPACE ADEQUACY

Qualitative Assessment

By 2033, some of the public realm improvements introduced with the Proposed Project include wider sidewalks adjacent to Sites 1, 4, and 7. These elements of the Proposed Project would complement No Action public realm and open space enhancements such as Plaza 33 and the High Line Moynihan Connector, providing for better connectivity among area open spaces, including the High Line.

Quantitative Assessment

In the 2033 With Action condition, the total and active ratios in the study area would remain below City guideline levels. The passive ratio would remain above City guideline levels. As shown in **Tables 6-17 and 6-18**, the total open space ratio would decrease from 0.823 to 0.818 acres per 1,000 residents, which would be below the citywide median open space ratio of 1.5 and below the City’s planning goal of 2.5 acres per 1,000 residents. The active open space ratio would decrease from 0.222 to 0.221 acres per 1,000 residents, below the City’s guideline of 2.0 acres of active open space per 1,000 residents. The passive open space ratio would decrease from 0.601 to 0.597 acres per 1,000 residents, remaining above the City’s guideline of 0.5 acres of passive open space per 1,000 residents.

Table 6-17
2033 With Action Condition:
Adequacy of Open Space Resources (Residential Study Area)

<u>Residential Population</u>	<u>Open Space Acreage</u>			<u>Open Space Ratios per 1,000 People</u>			<u>City Open Space Guidelines</u>		
	<u>Total</u>	<u>Active</u>	<u>Passive</u>	<u>Total</u>	<u>Active</u>	<u>Passive</u>	<u>Total</u>	<u>Active</u>	<u>Passive</u>
110,698	90.73	24.49	66.24	0.818	0.221	0.597	2.50	2.00	0.50

Table 6-18
2033 Open Space Ratios Summary (Residential Study Area)

<u>Ratio</u>	<u>City Guideline</u>	<u>Open Space Ratios</u>			<u>Percent Change (No Action Condition to With Action Scenario)*</u>
		<u>Existing Conditions</u>	<u>No Action Condition</u>	<u>With Action Scenario</u>	
Residential (½-Mile) Study Area					
Total/Residents	2.50	0.879	0.823	0.818	-0.62%
Active/Residents	2.00	0.265	0.222	0.221	-0.62%
Passive/Residents	0.50	0.613	0.601	0.597	-0.62%
Note: Open space ratios in acres per 1,000 residents.					
*Percent change calculations are based on the unrounded open space ratios presented in this table.					

IMPACT DETERMINATION FOR INDIRECT EFFECTS

As noted above and summarized in **Table 6-18**, the total and active open space ratios in the study area would continue to fall short of the City's guidelines in the 2033 With Action condition. The passive open space ratio would remain above the City's guidelines. The total open space ratio would decrease by 0.62 percent (to 0.818 acres per 1,000 residents), the active open space ratio would decrease by 0.62 percent (to 0.221 acres per 1,000 residents), and the passive open space ratio would decrease by 0.62 percent (to 0.597 acres per 1,000 residents). Although the Proposed Actions would result in a slight decrease in the total, active, and passive open space ratios from the No Action condition, these decreases would not approach or exceed the 5 percent threshold for a decrease in open space. For these reasons, the Proposed Project would not result in a significant adverse impact attributed to the project-generated residential population in 2033.

FUTURE WITHOUT THE PROPOSED PROJECT—2044

STUDY AREA POPULATION AND OPEN SPACES

In the 2044 No Action condition, there are 76 known development projects within the study area that are expected to be completed. These projects will add an estimated 18,300 new residents to the study area. Similar to 2033 No Action condition, with regard to open space changes, there would be a combined increase of 9.68 acres from existing conditions. The study area would have a total of 90.73 acres of passive open space, including 24.49 acres of passive open space and 66.24 acres of active open space.

ADEQUACY OF OPEN SPACES

In the No Action condition, the increase in residents will slightly decrease the total open space ratio from 0.879 acres per 1,000 residents under existing conditions to 0.813 acres per 1,000 residents. The open space ratio will remain below the City's goal of 2.5 total acres per 1,000

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residents and below the City’s median of 1.5 acres per 1,000 residents (see Table 6-19). The active open space ratio would fall from 0.265 to 0.219 acres and will remain below the City’s benchmark of 2.0 acres of active open space. The passive open space ration would fall from 0.613to 0.594 acres and would remain above the benchmark of 0.5 acres of passive open space per 1,000 residents.

Table 6-19
2044 No Action Condition: Adequacy of Open Space Resources (Residential Study Area)

<u>Residential Population</u>	<u>Open Space Acreage</u>			<u>Open Space Ratios per 1,000 People</u>			<u>City Open Space Guidelines</u>		
	<u>Total</u>	<u>Active</u>	<u>Passive</u>	<u>Total</u>	<u>Active</u>	<u>Passive</u>	<u>Total</u>	<u>Active</u>	<u>Passive</u>
111,578	90.73	24.49	66.24	0.813	0.219	0.594	2.5	2	0.5
<u>Note: Ratios in acres per 1,000 persons.</u> <u>Sources: NYC Parks; MapPLUTO.</u>									

FUTURE WITH THE PROPOSED PROJECT—2044

STUDY AREA POPULATION

In the With Action condition by 2044, the Proposed Project is assumed to be fully complete and operational. The new developments would introduce an incremental increase of 1,740 residents as compared to the No Action condition (1,050 residents), bringing the total residential population in the study area to 113,378 residents.

STUDY AREA OPEN SPACES

As described above, the Proposed Project would introduce one or two open spaces (one plaza or a split plaza of the same combined size) totaling approximately 30,800 sf (0.71 acres) on Site 2, which would represent a substantial new open space in the study area. The plaza(s) would be constructed in connection with the proposed development on Site 2.

As noted above, the construction of Site 5 would result in the displacement of the through-block east plaza portion of the 1 Penn Plaza POPS. This would reduce the size of the 1 Penn Plaza POPS by approximately 0.16 acres.

Accounting for the new open space(s) on Site 2 and the displacement of the through-block east plaza on Site 5, the Proposed Project would result in a net increase in open space in the study area of 0.55 acres. In the 2044 With Action condition, the study area would contain 91.28 acres of open space (including 24.49 active acres and 66.79 passive acres).

ASSESSMENT OF OPEN SPACE ADEQUACY

Qualitative Assessment

By 2044, the Proposed Project would introduce one or two open spaces (one plaza or a split plaza of the same combined size) on Site 2, wider sidewalks adjacent to all development sites, bicycle lanes, and potentially shared streets on West 31st, West 32nd, and West 33rd Streets, as described above. These components of the Proposed Project would increase pedestrian circulation space and recreational opportunities for residents of the study area and provide for improved connectivity to area open spaces. Taken together, these changes represent an overall improvement and support

the conclusion that the Proposed Project would not result in a significant adverse impact associated with the new residential population.

Quantitative Assessment

In the 2044 With Action condition, the total and active ratios in the study area would remain below City guideline levels. The passive ratio would remain above City guideline levels. As shown in Tables 6-20 and 6-21, the total open space ratio would be 0.806 acres per 1,000 residents, which is below the citywide median open space ratio of 1.5 and below the City’s planning goal of 2.5 acres per 1,000 residents. The active open space ratio would decrease from 0.219 to 0.216 acres per 1,000 residents, below the City’s guideline of 2.0 acres of active open space per 1,000 residents. The passive open space ratio would decrease from 0.594 to 0.589 acres per 1,000 residents, remaining above the City’s guideline of 0.5 acres of passive open space per 1,000 residents.

Table 6-20
2044 With Action Condition:
Adequacy of Open Space Resources (Residential Study Area)

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 People			City Open Space Guidelines		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
113,318	91.21	24.49	66.79	0.806	0.216	0.589	2.5	2	0.5

Table 6-21
2044 Open Space Ratios Summary (Residential Study Area)

Ratio	City Guideline	Open Space Ratios			Percent Change (No Action Condition to With Action Scenario)*
		Existing Conditions	No Action Condition	With Action Scenario	
Residential (½-Mile) Study Area					
Total/Residents	2.50	0.879	0.813	0.806	-0.94%
Active/Residents	2.00	0.265	0.219	0.216	-1.53%
Passive/Residents	0.50	0.613	0.594	0.589	-0.72%
Notes: Open space ratios in acres per 1,000 residents.					
*Percent change calculations are based on the unrounded open space ratios presented in this table.					

Impact Determination

As noted above and summarized in Table 6-21, the total and active open space ratios in the study area would continue to fall short of the City’s guidelines in the 2044 With Action condition. The passive open space ratio would remain above the City’s guidelines. The total open space ratio would decrease by 0.94 percent (to 0.806 acres per 1,000 residents), the active open space ratio would decrease by 1.53 percent (to 0.216 acres per 1,000 residents), and the passive open space ratio would decrease by 0.72 percent (to 0.589 acres per 1,000 residents). Although the Proposed Actions would result in a decrease in the total, active, and passive open space ratios from the No Action condition, these decreases would not approach or exceed the 5 percent threshold for a decrease in open space. For these reasons, the Proposed Project would not result in a significant adverse impact attributed to the project-generated residential population in 2044. *