

May 27, 2010

New Construction Is Farther From Green Space

By ELIZABETH A. HARRIS

UNTIL recently, areas like the meatpacking district or far west Midtown might have made your parents nervous. But with new buildings — and a safer city — eventually came grocery stores, health clubs and calmed nerves.

Still, some amenities are easier to add to newly residential neighborhoods than others.

This spring, the [New York University](#) Furman Center for Real Estate and Urban Policy released its annual housing report, which included a study on the proximity of residential buildings to parks in [New York City](#). In 2000, the report said, 93.7 percent of [Manhattan](#)'s housing units were within a quarter mile of a park. But of the housing that was built between 2000 and 2008, only 70.2 percent was within that distance of a park.

“The interior of Manhattan has been filling up,” said Vicki Been, a director of the Furman Center. “We saw a use of land that 10 or 15 years ago would not have been thought of as desirable.”

In [Staten Island](#) the boom brought only a small shift: 64.5 percent of the old housing and 63.1 percent of the new is near a park. In [Queens](#), those figures are 74.9 percent and 75.6 percent.

In [Brooklyn](#) and the [Bronx](#), things got greener. In 2000, only 82.4 percent of Brooklyn units were within a quarter mile of a park, versus 91.2 percent in 2008. In the Bronx, it was 91.1 percent to 95.9.

Yet over all there is more green space. “The good news is we’ve added considerably in terms of parks,” Ms. Been said. “The access to parks is actually looking really good.”

E-mail: bigdeal@nytimes.com

