Chapter 3: Socioeconomic Conditions

A. INTRODUCTION

This chapter assesses whether the proposed Saint Vincents campus redevelopment, which includes residential uses, retail and medical office space on the East Site and the Center for Comprehensive Care in the O'Toole Building, as described in Chapter 1, "Project Description," would directly or indirectly impact socioeconomic conditions (including population, housing, or economic activities) and whether any such changes could be considered significant adverse impacts.

In accordance with 2010 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, the socioeconomic assessment considers five specific factors that could create significant adverse socioeconomic impacts in an area: (1) direct displacement of residential population on a project site; (2) direct displacement of existing businesses or institutions on a project site; (3) indirect displacement of residential population in a study area; (4) indirect displacement of businesses or institutions in a study area; and (5) adverse effects on specific industries.

Following the summary of conclusions below, this chapter provides an overview of the methodology utilized in assessing potential socioeconomic impacts and presents the preliminary assessments of direct and indirect displacement and potential adverse effects on specific industries.

PRINCIPAL CONCLUSIONS

For all five areas of socioeconomic concern—direct residential displacement, direct business displacement, indirect residential displacement, indirect business and institutional displacement, and adverse effects on specific industries—a preliminary assessment was sufficient to conclude that the proposed projects would not result in any significant adverse socioeconomic impacts. The following summarizes the conclusions drawn from the analysis.

DIRECT RESIDENTIAL DISPLACEMENT

The project area does not contain any dwelling units. Therefore, there would be no significant adverse impacts from the proposed projects due to direct residential displacement.

DIRECT BUSINESS AND INSTITUTIONAL DISPLACEMENT

The proposed projects would not directly displace any businesses or institutions. The former hospital buildings on the East Site between West 11th and West 12th Streets are now vacant. The Triangle Site, bounded by West 12th Street, Seventh Avenue, and Greenwich Avenue, hosts an unused (vacant) Materials Handling Facility. The O'Toole Building, on Seventh Avenue between West 12th and West 13th Streets, now houses a limited number of physicians' offices and ambulatory care facilities but these will be relocated with or without the proposed projects and the building will be vacant by mid-September 2011. Therefore, there would be no significant adverse impacts resulting from direct displacement of any businesses or institutions.

INDIRECT RESIDENTIAL DISPLACEMENT

The proposed projects would not result in significant adverse impacts due to indirect (secondary) residential displacement. The housing units introduced by the proposed East Site project would be offered at rents or sales prices comparable to residential rents and sales prices for other modern, newly constructed market rate units in the surrounding area and, as a result, the East Site project would not add a substantial new population with different socioeconomic characteristics compared to the size and character of the existing population. In addition, since the proposed projects would increase the population of the study area by less than 5 percent, it would not be expected to change real estate market conditions, and would not substantially alter neighborhood character in the study area in a manner that would result in indirect residential displacement.

INDIRECT BUSINESS AND INSTITUTIONAL DISPLACEMENT

The proposed projects would not result in significant adverse impacts due to indirect business and institutional displacement. The proposed projects would not introduce a new economic activity that would alter existing economic patterns in the study area. The study area already has a well-established residential market and a critical mass of non-residential uses, including health care uses.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

The proposed projects would not result in significant adverse impacts on specific industries within the study area or the city more broadly. The proposed projects would not result in direct or indirect displacement, would not significantly affect business conditions in any industry or any category of business within or outside the study area, and would not substantially reduce employment or impair the economic viability in an industry or category of business.

B. METHODOLOGY

Under CEQR, the socioeconomic character of an area is defined by its population, housing, and economic activities. The assessment of socioeconomic conditions usually distinguishes between the socioeconomic conditions of an area's residents and businesses. However, proposed projects affect either or both of these segments in the same ways: they may directly displace businesses or residents, or they may alter one or more of the underlying forces that shape socioeconomic conditions in an area and thus may cause indirect displacement of businesses or residents.

Direct displacement is defined as the involuntary displacement of residents, businesses, or institutions from the actual site of (or sites directly affected by) a proposed project. Examples include proposed redevelopment of a currently occupied site for new uses or structures, or a proposed easement or right-of-way that would take a portion of a parcel and thus render it unfit for its current use. Since the occupants of a particular site are usually known, the disclosure of direct displacement focuses on specific businesses and employment, and an identifiable number of residents and workers.

Indirect or secondary displacement is defined as the involuntary displacement of residents, businesses, or employees in an area adjacent or close to a project site that results from changes in socioeconomic conditions created by a proposed project. Examples include rising rents in an area that result from a new concentration of higher-income housing introduced by a project, which ultimately could make existing housing unaffordable to lower income residents; a similar turnover

of industrial to higher-rent commercial tenancies induced by the introduction of a successful office project in an area; or the flight from a neighborhood that can occur if a proposed project creates conditions that break down the community (such as a highway dividing the area).

Even if projects do not directly or indirectly displace businesses, they may affect the operation of a major industry or commercial operation in the city. In these cases, CEQR review may assess the economic impacts of the projects on the industry in question.

DETERMINING WHETHER A SOCIOECONOMIC ASSESSMENT IS APPROPRIATE

Under CEQR, a socioeconomic assessment should be conducted if a project may be reasonably expected to create substantial socioeconomic changes within the area affected by the projects that would not be expected to occur without the projects. According to the 2010 *CEQR Technical Manual*, the following circumstances would typically require a socioeconomic assessment:

- If the project would directly displace residential populations so that the socioeconomic profile of the neighbourhood would be substantially altered.
- If the project would directly displace more than 100 employees, or if it would directly displace a business or institution that is unusually important as follows:
  - Its products or services are uniquely dependent on its location;
  - It is of a type or in a location that makes it the subject of other regulations or publicly adopted plans aimed at its preservation; or
  - It serves a population uniquely dependent on its services in its present location.

  If any of these possibilities cannot be ruled out, an assessment should be undertaken.
- If the project would result in substantial new development that is markedly different from existing uses, development, or activities within the neighborhood. Such a project could lead to indirect displacement. Typically, projects that are small to moderate in size would not have significant socioeconomic effects unless they are likely to generate socioeconomic conditions that are very different from existing conditions in the area. Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts.
- The project would add to, or create, a retail concentration that may draw a substantial amount of sales from existing businesses within the study area to the extent that certain categories of business close and vacancies in the area increase, thus resulting in a potential for disinvestment on local retail streets. Projects resulting in less than 200,000 square feet of regional-serving retail in the study area or less than 200,000 square feet of local-serving or regional-serving retail on a single development site would not typically result in socioeconomic impacts. Retail that is regional-serving draws primarily from a customer base located the immediate neighborhood. For projects exceeding these thresholds, an assessment of the indirect business displacement due to market saturation is appropriate.
- Notwithstanding the above, if the project may affect conditions in the real estate market not only on the site anticipated to be developed, but in a larger area, and this possibility cannot be ruled out, an assessment may need to be undertaken to address indirect displacement. These actions can include those that would raise or lower property values in the surrounding area.
- If the project may adversely affect economic conditions in a specific industry.

If a project would exceed any of these initial thresholds, an assessment of socioeconomic conditions is generally appropriate. Of these criteria, the proposed projects exceeds only the 200-unit threshold (the East Site project would create up to 450 new residential units), even though the uses, developments, and activities within the neighborhood are not likely to change as a result of the proposed projects, warranting a socioeconomic analysis.

ANALYSIS FORMAT

Following *CEQR Technical Manual* guidelines, the socioeconomic analysis begins with a preliminary assessment. The purpose of the preliminary assessment is to learn enough about the effects of the proposed projects to either rule out the possibility of significant adverse impacts, or determine that a more detailed analysis is required to resolve the issue. A detailed analysis, when required, is framed in the context of existing conditions and evaluations of the future without the proposed projects and the future with the proposed projects by the Build year. In conjunction with the land use task, specific development projects that occur in the area in the future without the proposed projects are identified, and the possible changes in socioeconomic conditions that would result, such as potential increases in population, changes in the income characteristics of the study area, new residential developments, possible changes in rents or sales prices of residential units, new commercial or industrial uses, or changes in employment or retail sales. Those conditions are then compared with the future with the proposed projects to determine the potential for significant adverse impacts. For all five areas of socioeconomic concern—direct residential displacement, direct business displacement, indirect residential displacement, indirect business and institutional displacement, and adverse effects on specific industries—a preliminary assessment was sufficient to conclude that the proposed projects would not result in any significant adverse socioeconomic impacts.

STUDY AREA DELINEATION

Residential and business displacement impacts are considered to be significant if changes are large enough to adversely affect the character of the neighborhood. Therefore, this chapter's analysis compares the levels and types of economic activities that would be generated by the proposed projects to those of a broader study area to determine whether potential displacement could result in substantial changes to the overall socioeconomic conditions within the study area.

Following *CEQR Technical Manual* guidelines, the socioeconomic study area mirrors the land use study area and approximates the ¼-mile perimeter surrounding the project area. The socioeconomic study area includes Census Tracts that most closely describe the ¼-mile perimeter around the project area: Census Tracts 63, 71, 73, 77, and 81 (see **Figure 3-1**).

DATA SOURCES

Information used in the socioeconomic analysis includes population and housing data from the U.S. Census Bureau's 2010 Census, 2005-2009 American Community Survey, and 2000 Census. 2010 data on the number of businesses and employees is from ESRI, Inc. (a commercial data provider). Real estate agents and prominent web sites also were consulted in order to gain a better understanding of recent residential market conditions and trends. In addition, field visits to the study area and field observations were made by AKRF staff in July 2009.

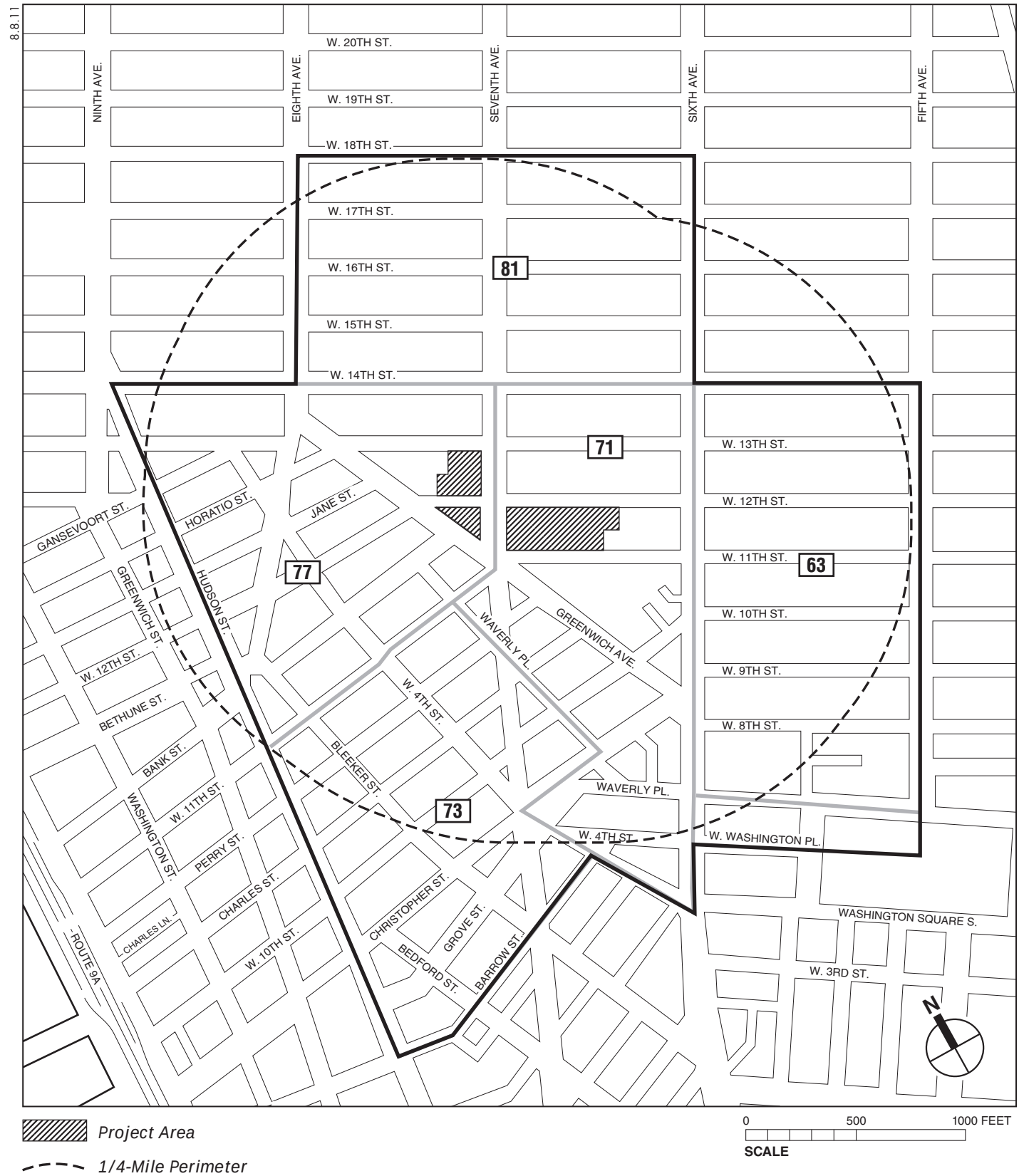

Figure 3-1
Socioeconomic Study Area

C. PRELIMINARY ASSESSMENT

This section examines the five areas of socioeconomic concern in relation to the proposed projects. For all five issue areas—direct residential displacement; direct business and institutional displacement; indirect residential displacement; indirect business and institutional displacement; and adverse effects on specific industries—the preliminary assessment rules out the possibility that the proposed projects would have a significant adverse impact as defined in the *CEQR Technical Manual*.

DIRECT RESIDENTIAL DISPLACEMENT

The project area does not contain any dwelling units. Therefore, the proposed projects would not directly displace any residential population. There would be no significant adverse impacts from the proposed projects due to direct residential displacement, and no further analysis of this issue is required.

DIRECT BUSINESS AND INSTITUTIONAL DISPLACEMENT

As defined by CEQR, direct displacement is the involuntary displacement of businesses or institutions (e.g., community groups, charities, and other nonprofit organizations) from the site of a proposed project.

The proposed projects would not directly displace any businesses or institutions. The former hospital buildings on the East Site between West 11th and West 12th Streets are now vacant. The Triangle Site, bounded by West 12th Street, Seventh Avenue, and Greenwich Avenue, hosts an unused (vacant) Materials Handling Facility. The O'Toole Building, on Seventh Avenue between West 12th and West 13th Streets, now houses a limited number of physicians' offices and ambulatory care facilities but these will be relocated with or without the proposed projects and the building will be vacant by mid-September 2011. Therefore, there would be no significant adverse impacts resulting from direct displacement of any businesses or institutions.

INDIRECT RESIDENTIAL DISPLACEMENT

In most cases, indirect residential displacement is caused by increased property values generated by a project, which then results in higher rents in an area, making it difficult for some existing residents to continue to afford their homes. The following preliminary assessment begins with a presentation of demographic conditions in the study area, followed by the step-by-step preliminary assessment described in the 2010 *CEQR Technical Manual*.

DEMOGRAPHIC PROFILE OF THE STUDY AREA

According to Census data, the study area contained an estimated 32,037 residents in 2010, which was fairly constant with the population in 2000 (see **Table 3-1**). In comparison, the population of Manhattan increased by 3.2 percent and the population of New York City increased by 2.1 percent during the same time period.

The study area's residential population is fairly evenly distributed across census tracts in the ¼-mile study area. In 2010, populations in study area census tracts ranged from 5,429 residents (Census Tract 71, roughly bordered by West 14th Street to the north, West 4th Street to the South, Sixth Avenue to the east, and Seventh Avenue to the south) to 8,047 residents (Census Tract 81, roughly bordered by West 18th Street to the north, West 14th Street to the south, Sixth Avenue to the east, and Eighth Avenue to the west).

Table 3-1
Population and Income Characteristics
Study Area, Borough of Manhattan, and New York City

	Total Population			Median Household Income[1,2]			Poverty Status		
	2000	2010	Percent Change	1999	2005-2009	Percent Change	1999 (%)	2005-2009 (%)	Percent Change[3]
Study Area	32,089	32,037	-0.2	$91,941	$99,958	8.7	7.1	7.9	16.1
Manhattan	1,537,195	1,585,873	3.2	$63,999	$67,958	6.2	20.0	17.3	-8.4
New York City	8,008,278	8,175,133	2.1	$52,110	$51,029	-2.1	21.2	18.6	-9.1

Notes: [1] Median household income for the study area was estimated based on a weighted average of median household incomes for the Census Tracts in the study area.
[2] The American Community Survey (ACS) collects data throughout the period on an on-going, monthly basis and asks for a respondent's income over the "past 12 months." The 2005-2009 ACS data reflects incomes over 2004 and 2009. Census 2000, however, reflects income data over the prior calendar year (1999). The median household income is presented in 2010 dollars using an average of the U.S. Department of Labor's 1st Half 2010 and 2nd Half 2010 Consumer Price Indexes for the "New York-Northern New Jersey-Long Island Area."
[3] For poverty status, the percent change reflects the percentage change in the number of people with incomes below the poverty level between 1999 and 2005-2009.
Sources: U.S. Census Bureau, 2010 Census; 2000 Census, Summary File 1, Summary File 3; 2005-2009 American Community Survey; AKRF, Inc.

As shown in **Table 3-1**, the 2005-2009 median household income in the study area was an estimated $99,958 (in 2010 dollars), significantly higher than the median household incomes for both Manhattan ($67,958) and New York City ($51,029). The median household income in the study area had increased by 8.7 percent between 1999 and the time period 2005-2009, while the median household income increased by 6.2 percent in Manhattan, and decreased by 2.1 percent in New York City as a whole. In the time period between 2005 and 2009, approximately 7.9 percent of residents in the study area were living below the poverty level, compared to 17.3 percent in Manhattan and 18.6 percent in New York City. The number of study area residents living below the poverty level increased by 16.1 percent between 1999 and the 2005-2009 time period.

Average household income data also reveal higher average incomes in the study area compared with Manhattan and New York City. During the 2005-2009 time period, the average household income in the study area was $177,189, nearly 40 percent higher than the average household income in Manhattan ($127,061) and more than double New York City's average household income ($79,348). Between 1999 and the 2005-2009 time period, the average household income in the study area increased by 20.3 percent. In comparison, the average household income in Manhattan increased by 5.9 percent during this time period, and the average household income remained the same in New York City.

Census data show a slight decrease of 106 housing units (a 0.5 percent decrease) in the study area between 2000 and 2010 (see **Table 3-2**). The study area had a lower growth rate compared to Manhattan (6.1 percent) and New York City (5.3 percent).

In 2010, the vacancy rate in the study area was 9.5 percent (see **Table 3-2**), comparable to the vacancy rate in Manhattan (9.8 percent) and higher than the vacancy rate for New York City as a whole (7.8 percent).[1] The higher vacancy rate in the study area is in part the result of the high percentage of units that were considered vacant because they were used for seasonal, recreational, or occasional use.

[1]According to the Census, a housing unit is vacant if no one is living in it at the time data was collected, unless its occupants are only temporarily absent. Units temporarily occupied entirely by people who have a usual residence elsewhere are also classified as vacant.

Approximately 46.5 percent of vacant units were vacant for this reason in the study area compared with 33.9 percent of vacant units in Manhattan and 15.2 percent of vacant units in New York City.

Table 3-2
Housing Unit Characteristics
Study Area, Manhattan, and New York City

	Total Housing Units			Percent Vacant[1]		Percent Owner Occupied	
	2000	2010	Percent Change 2000-2010	2000	2010	2000	2010
Study Area	22,366	22,260	-0.5	5.7	9.5	27.6	30.1
Manhattan	798,144	847,090	6.1	7.5	9.8	20.1	22.8
New York City	3,200,912	3,371,062	5.3	5.6	7.8	30.2	31.0

Sources: U.S. Census Bureau, 2010 Census; 2000 Census, Summary File 1; AKRF, Inc.

Of the occupied housing units in the study area, 30.1 percent were owner-occupied. The percentage of owner occupied units in the study area was higher than the borough (22.8 percent) but comparable to the citywide owner-occupancy rate (31.0 percent).

As shown in **Table 3-3**, between 2000 and 2010, the total number of households within the study area decreased by 4.4 percent, from 21,083 households in 2000 to 20,155 households in 2010. In comparison, over the same time period the number of households in Manhattan and New York City increased by approximately three percent.

Table 3-3
Households and Housing Value Characteristics
Study Area, Manhattan, and New York City

	Total Households			Median Contract Rent[1]			Median Housing Value[1]		
	2000	2010	Percent Change	2000	2005-2009	Percent Change[3]	2000	2005-2009	Percent Change
Study Area[2]	21,083	20,155	-4.4	$1,341	$1,599	N/A	$538,354	$926,779	72.2
Manhattan	738,644	763,846	3.4	$977	$1,140	N/A	$476,581	$814,051	70.8
New York City	3,021,588	3,109,784	2.9	$853	$939	N/A	$291,940	$509,544	74.5

Notes:
N/A = Not applicable
[1]All dollars presented are in 2010 dollars using an average of the U.S. Department of Labor's 1st Half and 2nd Half Consumer Price Index for the "New York-Northern New Jersey-Long Island Area."
[2] Median values presented for the study area are based on weighted averages for the Census Tracts in the study area.
[1] The median contract rent data in Census 2000 and 2005-2009 American Community Survey are not comparable since the universe in the ACS is "renter occupied" whereas the universe in Census 2000 was "specified renter-occupied housing units," thus comparisons cannot be made.
Sources: U.S. Census Bureau, 2010 Census; 2000 Census, Summary File 1 and Summary File 3, 2005-2009 American Community Survey, AKRF, Inc.

The median home value in the study area was $926,779 during the 2005-2009 time period, as compared to $814,051 in Manhattan and $509,544 in New York City (see **Table 3-3**).[1] This value is likely higher since the median home value for Census Tract 63 and Census Tract 77 was

[1]The median home value for the study area is the weighted average for the Census Tracts in the study area.

"$1,000,000+." In order to calculate the weighted average, it was conservatively assumed that the median home value was $1,000,000. The median contract rent for the study area was $1,599 during the 2005-2009 time period, greater than the median contract rents of Manhattan ($1,140) and New York City ($939).

More recent housing market data shows substantial increases in rents and sales prices in the study area. Based on limited sample of 33 condominium sales that occurred between May and October 2010, condominium sales per square foot ranged from $705 per square foot for a 1,659 square foot condominium on 246 West 17th Street to $2,525 per square foot for a 592 square foot condominium on 270 West 17th Street (see **Table 3-4**). The median sales price for this sample was $1,375,000, which was 48.4 percent higher than the 2005-2009 median housing value.[1]

Table 3-4
Recent Condominium Sales Prices in the Study Area

Address	Size (sf)	Sales Price	Cost per sf	Date Sold
270 West 17th Street	592	$1,495,000	$2,525	10/15/2010
345 West 13th Street	3,599	$6,400,000	$1,778	10/7/2010
147 Waverly Place	1,918	$3,237,500	$1,688	9/29/2010
45 Christopher Street	585	$750,000	$1,282	9/28/2010
369 Bleecker Street	1,590	$2,200,000	$1,384	9/22/2010
175 West 12th Street	880	$803,000	$913	9/21/2010
45 Christopher Street	1,210	$1,700,000	$1,405	9/20/2010
92 Perry Street	656	$885,000	$1,349	9/1/2010
151 West 17th Street	1,917	$2,250,000	$1,174	8/27/2010
270 West 17th Street	585	$645,000	$1,103	8/20/2010
135 West 16th Street	489	$594,355	$1,215	8/11/2010
134 West 10th Street	2,073	$3,800,000	$1,833	8/5/2010
225 West 10th Street	432	$525,000	$1,215	7/28/2010
246 west 17th Street	1,208	$1,230,000	$1,018	7/27/2010
110 West 17th Street	1,543	$1,450,000	$940	7/21/2010
134 West 10th Street	1,778	$2,850,000	$1,603	7/19/2010
270 West 17th Street	622	$775,000	$1,246	7/9/2010
246 West 17th Street	1,319	$1,935,000	$1,467	7/1/2010
175 West 12th Street	857	$834,965	$974	6/28/2010
218 West 14th Street	465	$455,000	$978	6/10/2010
175 West 12th Street	485	$544,764	$1,123	6/9/2010
222 West 14th Street	368	$450,000	$1,223	6/7/2010
246 West 17th Street	1,366	$1,429,000	$1,046	6/7/2010
345 West 13th Street	2,699	$4,200,000	$1,556	6/3/2010
222 West 14th Street	736	$650,000	$883	6/2/2010
45 Christopher Street	704	$1,375,000	$1,953	5/27/2010
45 Christopher Street	1,200	$2,000,000	$1,667	5/27/2010
135 West 14th Street	2,320	$2,525,000	$1,088	5/24/2010
299 West 12th Street	850	$1,650,000	$1,941	5/13/2010
246 West 17th Street	1,659	$1,170,000	$705	5/6/2010
175 West 12th Street	492	$560,038	$1,138	5/6/2010
175 West 12th Street	1,313	$990,000	$754	5/3/2010
201 West 17th Street	1,876	$2,100,000	$1,119	5/3/2010

Source: Trulia.com, Accessed February 16, 2011.

[1] www.trulia.com, accessed February 16, 2011.

CitiHabitats, Inc. produced a report entitled, *Residential Rental Market Report, 4th Quarter 2010/Year-End Review*. This report provided the rental rates in the West Village,[1] which includes the majority of the study area, and Chelsea,[2] which overlaps the portion of the study area north of West 14th Street. According to CitiHabitats, the fourth quarter 2010 average rent for the West Village was $2,164 for a studio, $3,068 for a one-bedroom unit, $4,208 for a two-bedroom unit, and $5,517 for a three-bedroom unit. The fourth quarter 2010 average rent for Chelsea was $2,219 for a studio, $3,308 for a one-bedroom unit, $4,577 for a two-bedroom unit, and $5,581 for a three-bedroom unit. Based on a sample of 33 listings for rental units in February 2011, rental rates for apartments in the study area ranged from $1,850 to $3,100 for studio apartments, $2,750 to $8,500 for one-bedroom apartments, $4,295 to $12,000 for two-bedroom apartments, and $4,795 to $13,000 for three-bedroom apartments.[3]

PRELIMINARY ASSESSMENT

This preliminary assessment follows the step-by-step analysis described in Section 322.1 in the 2010 *CEQR Technical Manual.*

Step 1: Determine if the proposed project would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area without the project.

The proposed projects would introduce up to 450 market-rate residential units (i.e., units that are not subject to rent or sale price regulations), which would be offered at rents or sales prices comparable to residential rents and sales prices of other modern, newly constructed market-rate units in the surrounding area. Based on a sample of 33 rental units in February 2011, the calculated median rental rate was $4,300 per month, which was more than 2.5 times the median contract rent reported in the 2005-2009 American Community Survey ($1,599). The median sales price of a sample of 33 condominiums sold in the study area between May and November 2010 was $1,375,000, 48.4 percent higher than the 2005-2009 median housing value ($926,779).[4] These current rental listings and sales prices suggest a trend of increasing residential values in the study area.

There are several recently completed luxury developments in the study area, including the Oculus Condominium, a 47-unit luxury residential development at 50 West 15th Street and One Jackson Square Condominiums, a 35-unit luxury building at 70 Eighth Avenue. This trend of increasing residential values is expected to continue in the future without the proposed projects. As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," there are a number of residential projects that will be built in the study area in the future without the proposed projects. Together, these projects are expected to create 130 market rate units. These projects will likely continue the trend towards rising residential rents and sales prices in the study area.

---

[1] CitiHabitats Inc. defines the West Village as the area bounded by West 14th Street to the north, Fifth Avenue to the east, Houston Street to the south, and the Hudson River.

[2] CitiHabitats Inc. defines Chelsea as the area bounded by West 14th Street to the south, Fifth Avenue to the east, West 30th Street to the north, and the Hudson River.

[3] www.prudentialelliman.com, www.corcoran.com, www.nytimes.com, accessed February 15, 2011.

[4] Sales data was obtained on Trulia.com. (Accessed February 16, 2011).

The housing that would be developed under the proposed East Site project would represent a continuation of an existing trend. The expected incomes of the new population would be similar to the incomes of households at the new residential units in the study area. However, when considering the average incomes of the study area as a whole, it is possible that the population that would be introduced by the proposed East Site project would have an average income greater than the average of the study area. Therefore, since it cannot be ruled out that the average income of the proposed East Site project's population would exceed the average income of the study area, Step 2 of the preliminary assessment is required.

Step 2: Determine if the project's increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area.

According to the *CEQR Technical Manual*, a population increase of less than 5 percent of the total study area population would generally not be expected to change real estate market conditions. The proposed East Site project would add no more than 450 market-rate units to the study area. Assuming that the units would be fully occupied and would have the same average household size as the study area in 2010 (1.55 persons per household), the up to 450 units would house an estimated 698 new residents. This equates to a 2.2 percent increase over the 32,037 residents reported in the 2010 Census (see **Table 3-1**).

The proposed East Site project would increase the population by less than 5 percent. Therefore, the proposed East Site project would not be expected to change real estate market conditions, and no further analysis is required.

Based on the preliminary assessment presented above, the proposed projects would not result in significant adverse impacts due to indirect residential displacement, and a detailed analysis is not warranted.

INDIRECT BUSINESS AND INSTITUTIONAL DISPLACEMENT

The preliminary assessment of indirect business and institutional displacement focuses on whether the proposed projects could increase commercial property values and rents within the study area so that it would become difficult for some categories of businesses to remain in the area. The five questions below address the potential for significant adverse indirect business and institutional displacement impacts.

1. Would the proposed project introduce enough of a new economic activity to alter existing economic patterns?

The proposed projects would not introduce enough of a new economic activity to alter existing economic patterns in the study area. As described in Chapter 1, "Project Description," the proposed projects would result in the development of up to 450 residential units, as well as new community facility space, local retail, approximately 152 accessory parking spaces, and a publicly accessible open space, in addition to a new Center for Comprehensive Care. The study area already has a well-established residential market and a critical mass of non-residential and institutional uses. Therefore, the proposed projects would not introduce new uses or economic activities to the study area.

2. Would the proposed project add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend to alter existing economic patterns?

The uses introduced by the proposed projects would not represent new economic activities in the study area, and the proposed projects would not add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend to alter existing economic patterns. The relatively small amount of retail space that would be added to the project area would not add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend to alter existing economic patterns. The retail use that would be introduced by the proposed East Site project would be local retail to serve the neighborhood and would not be considered a new use within the study area. In 2010, the retail trade sector had the highest concentration of businesses in the study area, with approximately 558 total retail businesses, or 20.2 percent of all businesses in the study area (see **Table 3-5**). Retail is particularly dense along 14th Street, with numerous chain restaurants such as McDonald's, Starbucks, and Subway and numerous shopping goods establishments such as Foot Locker, Urban Outfitters, and Duane Reade. A number of smaller area retailers have been struggling since the closure of St. Vincent's Manhattan and the accompanying reduction in workers who shopped in the area. The addition of new residents and visitors from the proposed projects would work toward reintroducing potential customers for local goods and services. Overall, the neighborhood retail space that would be introduced by the proposed East Site project would not alter existing economic patterns and it would serve to accommodate the existing residential population and the new residential population that would be introduced to the study area.

Table 3-5
Estimated Study Area Businesses in 2010
Study Area, Manhattan, and New York City

Type of Job by NAICS Category	Study Area		Manhattan		New York City	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting	6	0.2	91	0.1	254	0.1
Mining	0	0.0	63	0.0	108	0.0
Utilities	1	0.0	102	0.1	215	0.1
Construction	67	2.4	4,438	2.8	15,414	4.9
Manufacturing	28	1.0	5,060	3.2	10,363	3.3
Wholesale trade	89	3.2	8,599	5.4	17,313	5.5
Retail trade	558	20.2	24,934	15.8	54,232	17.2
Transportation and warehousing	109	3.9	5,283	3.3	10,192	3.2
Information	125	4.5	7,671	4.9	10,810	3.4
Finance, insurance, real estate and rental and leasing	201	7.3	18,088	11.5	32,262	10.2
Professional, scientific, mgmt., admin., and waste mgmt. services	388	14.0	30,662	19.4	47,112	14.9
Educational, health and social services	271	9.8	9,888	6.3	26,793	8.5
Arts, entertainment, recreation, accommodation, and food services	408	14.8	13,871	8.8	29,648	9.4
Other services (except public administration)	314	11.4	14,246	9.0	38,862	12.3
Public administration	5	0.2	1,381	0.9	2,957	0.9
Unclassified	194	7.0	13,586	8.6	19,346	6.1
Total	**2,764**	**100.0**	**157,963**	**100.0**	**315,881**	**100.0**

Source: ESRI Business Analyst, Inc, Business Summary Report.

The proposed projects would not add substantially to the concentration of residential uses in the study area. Based on 2010 Census data, the study area contains approximately 22,260 residential housing units. There is already a well-established residential market in this neighborhood and, as discussed under the discussion of indirect residential displacement, the new housing introduced

would not alter residential market conditions. In the future without the proposed projects, the study area will continue to be developed with residential uses. As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," two residential developments, with approximately 63 housing units, are expected to be built in the study area by 2015 independent of the proposed projects. The proposed East Site project's residential components would be consistent with the residential trends exemplified by these projects.

The proposed projects also would provide medical office space on the East Site and new health care uses in the existing O'Toole Building. These uses would not introduce a new economic activity and would not alter existing economic patterns. Similarly, the provision of open space and approximately 152 accessory parking spaces would not alter existing trends. These uses are already present in the study area and these new uses would help meet the growing residential demand in the future with the proposed projects.

3. Would the proposed project directly displace uses of any type that directly support businesses in the area or bring people to the area that form a customer base for local businesses?

The proposed projects would not directly displace uses of any type that directly support businesses in the area or bring people to the area that form a customer base for local businesses.. Local businesses would benefit from employees of, and visitors to, the Center for Comprehensive Care as well as from employees and residents associated with the redevelopment of the East Site.

4. Would the proposed project directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the study area?

As discussed above, the proposed projects would not directly displace a residential population and the proposed projects would not result in significant adverse impacts due to indirect residential displacement. In the future with or without the proposed projects, the existing health care uses in the O'Toole Building will relocate. The health care uses being proposed at the Center for Comprehensive Care would add 391 employees to the study area. In addition, there would be an estimated 139 employees on the East Site. Any change in visitors to the project area would not significantly alter business conditions in the study area. In addition to employees, the proposed East Site project would introduce an estimated 698 new residents, which would help to offset any loss of customer base experienced by surrounding area businesses.

5. Would the proposed project introduce a land use that could (1) have a similar indirect effect, through the lowering of property values if it is large enough or prominent enough, or (2) combines with other like uses to create a critical mass large enough to offset positive trends in the study area, to impede efforts to attract investment to the area, or to create a climate for disinvestment?

The proposed projects would not introduce a land use that would offset positive trends in the study area, impede efforts to attract investment to the area, or create a climate for disinvestment. To the contrary, the proposed projects would renovate and reuse the ageing and outmoded O'Toole Building, provide a vital health care facility for the area, introduce housing and other new uses on the vacant and underutilized East Site, and renovate and reuse key buildings on the East Site. In addition, the proposed projects would add publicly accessible open space that would benefit the Greenwich Village community. Overall, the proposed projects would be consistent with the mixed-use character of the study area.

Based on the preliminary assessment above, the proposed projects would not result in significant adverse impacts due to indirect business displacement, and a detailed analysis is not warranted.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

According to the *CEQR Technical Manual*, a significant adverse impact may occur if an action would measurably diminish the viability of a specific industry that has substantial economic value to the city's economy. An example as cited in the *CEQR Technical Manual* would be new regulations that prohibit or restrict the use of certain processes that are critical to certain industries. A preliminary assessment of the adverse effects on specific industries, using the *CEQR Technical Manual* threshold indicators (numbered in italics below), is provided to determine the potential for significant adverse impacts.

1. Would the proposed project significantly affect business conditions in any industry or any category of business within or outside the study area?

The proposed projects would not significantly affect business conditions in any industry or any category of business within or outside the study area. As discussed above under the preliminary assessment for direct business and institutional displacement, the proposed projects would not directly displace uses from the project area and the health care facilities have either recently relocated or are in the process of relocating. The proposed projects are expected to result in an increase in total employment on the project area, with a net increase of approximately 219 employees on the O'Toole Building Site and 139 employees on the East Site. Of these, approximately 307 are expected to be workers employed in the educational, heath, and social services sector (see **Table 3-6**). While the number of patients and visitors is expected to decrease with the proposed projects (compared to conditions in the future without the proposed projects), there would be a new population of up to 698 residents on the East Site, offsetting any potential decrease in the customer base of existing study area businesses. Therefore, the proposed projects would not significantly affect business conditions or the character of employment in the study area.

Table 3-6
Employees in 2010
Study Area, Borough of Manhattan, and New York City

Type of Job by NAICS Category	Study Area		Manhattan		New York City	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting	63	0.3	326	0.0	1,051	0.0
Mining	0	0.0	255	0.0	329	0.0
Utilities	0	0.0	5,124	0.2	8,394	0.2
Construction	180	0.8	28,325	1.3	86,719	2.5
Manufacturing	241	1.0	78,671	3.6	146,253	4.2
Wholesale trade	695	3.0	54,122	2.5	118,766	3.4
Retail trade	2,446	10.4	200,933	9.1	353,729	10.0
Transportation and warehousing	137	0.6	23,873	1.1	88,067	2.5
Information	3,407	14.5	201,410	9.1	229,203	6.5
Finance, insurance, real estate and rental and leasing	1,164	5.0	456,504	20.7	542,097	15.4
Professional, scientific, management, administrative, and waste management services	3,007	12.8	460,686	20.9	545,806	15.5
Educational, health and social services	6,504	27.7	270,230	12.3	713,417	20.3
Arts, entertainment, recreation, accommodation and food services	3,619	15.4	223,774	10.2	310,522	8.8
Other services (except public administration)	1,653	7.0	114,591	5.2	212,209	6.0
Public administration	278	1.2	67,439	3.1	141,846	4.0
Unclassified Establishments	97	0.4	18,199	0.8	22,731	0.6
Total	**23,491**	**100.0**	**2,204,462**	**100.0**	**3,521,139**	**100.0**

Source: ESRI Business Analyst, Inc, Business Summary Report.

2. Would the proposed project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?

The proposed projects would not result in direct or indirect displacement that would substantially reduce employment or impair the economic viability in an industry or category of business.

Overall, the proposed projects would not result in significant adverse socioeconomic impacts due to adverse effects on specific industries, and, therefore, a detailed analysis of this issue is not warranted. ✷