3

Socioeconomic Conditions

This chapter considers the potential for the Proposed Project to result in significant adverse impacts to socioeconomic conditions in the area of Kips Bay surrounding the Rezoning Area. As stated in the *2021 City Environmental Quality Review (CEQR) Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activities. Socioeconomic impacts may occur when a project directly or indirectly affects any of these elements.

Introduction

As described in **Chapter 1, Project Description**, the New York City Economic Development Corporation (NYCEDC), the Office of the Chief Medical Examiner (OCME), and the New York City Department of Citywide Administrative Services (DCAS) (collectively, the Applicants), in affiliation with the New York City Health and Hospitals Corporation (H+H), New York City Public Schools (NYCPS), the New York City School Construction Authority (SCA), and the City University of New York (CUNY), are seeking several Uniform Land Use Review Procedure (ULURP) and discretionary actions (collectively, the Proposed Actions) to facilitate the development of approximately 2.19 million gross square feet (gsf) of new construction of academic, healthcare, Life Sciences, and retail space and public realm improvements (the Proposed Project).

The public realm improvements would take the form of a new publicly accessible open space, a replacement bridge over Franklin D. Roosevelt (FDR) Drive at East 25th Street to make it ADA accessible, a tie-in to the Kips Bay Coastal Resiliency (KBCR) project's planned flood protection to the northeast along FDR Drive and protection along East 25th Street,[1] including a connection to the existing floodwall at the U.S. Department of Veterans Affairs New York Harbor Healthcare System's

[1] Absent the KBCR project, the Proposed Project would incorporate standalone flood protections with independent utility into the design.

Manhattan campus (U.S. Corbin VA Facility), and a widening of the demapped portion of the former East 26th Street (former East 26th Street) located between FDR Drive and First Avenue to accommodate two-way traffic flow.

The Development Site is bounded by East 25th Street to the south, First Avenue to the west, the northern edge of former East 26th Street to the north, and FDR Drive to the east. The Development Site is located in the Kips Bay Science District and on the First Avenue Health and Life Sciences corridor, a long-established cluster of medical facilities, academic institutions, and healthcare and Life Sciences businesses.

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a project could result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The Proposed Actions would not directly displace any residents or introduce any residential units. Therefore, an assessment of direct or indirect residential displacement is not warranted. In addition, the Proposed Project would not directly displace any businesses; therefore, an assessment of direct business displacement is not warranted. This chapter considers whether development of the Proposed Project could result in significant adverse socioeconomic impacts due to indirect displacement of businesses.

Principal Conclusions

The Proposed Project would not result in any significant adverse impacts to socioeconomic conditions. The Proposed Project is compatible with the surrounding Kips Bay Science District and the First Avenue Health and Life Sciences corridor, a long-established cluster of medical facilities, academic institutions, and healthcare and Life Sciences businesses. The Final Scope of Work (FSOW) indicated that the Proposed Project would not have the potential to result in significant adverse impacts to direct or indirect residential displacement, direct business displacement, or specific industries. However, the FSOW did identify that a preliminary assessment of impacts as a result of indirect business displacement due to the Proposed Project would be warranted.

The preliminary assessment finds that the Proposed Project would not result in significant adverse impacts due to indirect business and institutional displacement. The Proposed Project would not introduce new economic activities to the study area as the study area already has a well-established medical, research, educational, and institutional presence. The study area contains major medical centers such as the U.S. Corbin VA Facility, NYC Health and Hospitals/Bellevue (H+H/Bellevue), and New York University (NYU) Langone Medical Center and is also home to educational institutions including NYU School of Medicine, the Alexandria Center for Life Science, Bellevue School of Radiologic Technology, and the School of Visual Arts. The study area includes over approximately 8,500,000 gsf of medical and research space and over approximately 10,790,000 gsf of commercial space overall. The Educational Services sector accounts for 41.4 percent of the total employment in the study area, and the Health Care and Social Assistance sector accounts for an additional 35 percent. Therefore, the commercial laboratory and educational facility development resulting from the Proposed Project would not constitute new economic activities in the study area that could substantially alter existing economic patterns; rather, the Proposed Project would strengthen the existing cluster of medical, research, and educational uses in Kips Bay.

Methodology

Background

Under CEQR, the socioeconomic character of an area includes its population, housing, and economic activity. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area. In some cases, these changes may be positive for some groups but negative for others. The objective of the CEQR analysis is to disclose whether any changes created by a project would have a significant impact compared with what would happen in the No-Action condition.

An assessment of socioeconomic impacts distinguishes between impacts on the residents and businesses in an area and separates these impacts into direct and indirect displacement for both of those segments. Direct displacement occurs when residents or businesses are involuntarily displaced from the actual site of a proposed project or sites directly affected by it. For example, direct displacement would occur if a currently occupied site were redeveloped for new uses or structures or if a proposed easement or right-of-way encroached on a portion of a parcel and rendered it unfit for its current use. In these cases, the occupants of a particular structure to be displaced can usually be identified, and therefore the disclosure of direct displacement focuses on specific businesses and a known number of residents and workers.

Indirect or secondary displacement occurs when residents, businesses, or employees are involuntarily displaced due to a change in socioeconomic conditions in the area caused by a proposed project. Examples of indirect residential displacement include the displacement of lower-income residents who are forced to move due to rising rents caused by higher-income housing introduced by a proposed project. Examples of indirect business displacement include higher-paying commercial tenants replacing industrial uses when new uses introduced by a proposed project cause commercial rents to increase. Unlike direct displacement, the exact occupants to be indirectly displaced are not known. Therefore, an assessment of indirect displacement usually identifies the size and type of groups of residents, businesses, or employees potentially affected.

Some projects may affect the operation and viability of a specific industry not necessarily tied to a specific location. An example would be new regulations that prohibit or restrict the use of certain processes that are critical to certain industries. In these cases, the CEQR review process may involve an assessment of the economic impacts of the project on that specific industry.

Analysis Format

Following *CEQR Technical Manual* guidelines, the analysis begins with an initial screening assessment that considers threshold circumstances identified in the *CEQR Technical Manual* that can lead to socioeconomic changes warranting further assessment. If the initial screening assessment determines that further assessment is warranted, a preliminary assessment is then undertaken. The purpose of the preliminary assessment is to learn enough about the effects of the Proposed Actions to either rule out the possibility of significant adverse impacts or determine that a more detailed analysis is required to resolve the issue.

Initial Screening Assessment

According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may be reasonably expected to create substantial socioeconomic changes within the area affected by the project that would not be expected to occur without the project. The following screening assessment considers threshold circumstances identified in the *CEQR Technical Manual* and enumerated below that can lead to socioeconomic changes warranting further assessment.

- **Direct Residential Displacement**. The *CEQR Technical Manual* guidance is as follows:

  Would the project directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.

  The Development Site does not contain any residential uses, so the Proposed Project would not result in direct displacement of any residents. An assessment of direct residential displacement is not warranted.

- **Direct Business and Institutional Displacement**. The *CEQR Technical Manual* guidance is as follows:

  Would the project directly displace more than 100 employees, or would the project directly displace a business whose products or services are uniquely dependent on its location, are the subject of policies or plans aimed at its preservation or serve a population uniquely dependent on its services in its present location? If so, assessments of direct business displacement and indirect business displacement are appropriate.

  Existing business operations on the Development Site would be rehoused within the Proposed Project, so the Proposed Project would not result in the direct displacement of any businesses. Additionally, all 249 CUNY employees currently employed in existing operations on the Development Site would remain employed throughout the construction period and would be resituated within the Proposed Project following construction, so the Proposed Project would not directly displace any employees. During construction, the existing 249 employees would be relocated to other sites throughout the city until they can be resituated within the new building construction as part of the Proposed Project, which is expected to be completed by Q3 2030. Because existing on-site business operations and employees would be resituated within the Proposed Project, an assessment of direct business displacement is not necessary. It should be noted that there is projected to be an incremental increase of 4,373 new jobs located within the Proposed Project. Including the 249 existing jobs, this amounts to a total of 4,622 on-site jobs.

- **Indirect Residential Displacement due to Increased Rents**. The *CEQR Technical Manual* guidance is as follows:

  Would the project result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Residential development of 200 units would typically not result in significant socioeconomic impacts. For projects exceeding this threshold, an assessment of indirect residential displacement is appropriate.

  The Proposed Project would not introduce any units of residential development and therefore, would not introduce a new population to the area, so an assessment of indirect residential displacement due to increased rents is not warranted.

- **Indirect Business and Institutional Displacement due to Increased Rents**. The *CEQR Technical Manual* guidance is as follows:

  Would the project result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Commercial development of 200,000 square feet (sf) or less would typically not result in significant socioeconomic impacts. For projects exceeding this threshold, an assessment of indirect business displacement is appropriate.

  The Proposed Project would introduce more than 200,000 sf of commercial and institutional development and therefore, could result in new development that is markedly different from the existing neighborhood. An assessment of indirect business displacement due to increasing rents is appropriate.

- **Indirect Business Displacement due to Retail Market Saturation**. The *CEQR Technical Manual* guidance is as follows:

  Would the project result in a total of 200,000 sf or more of retail on a single development site or 200,000 sf or more of region-serving retail across multiple sites?

  The Proposed Project would not introduce retail space in excess of 200,000 sf and therefore, an assessment of indirect business displacement due to market saturation is not warranted.

- **Adverse Effects on Specific Industries**. The *CEQR Technical Manual guidance* is as follows:

  Is the project expected to affect conditions within a specific industry?

  The Proposed Project would not result in direct business displacement, and any potential indirect business displacement would not be limited to any one industry. Because any potential business displacement would not be concentrated in any particular industry, should a particular business be displaced, other businesses in the area can provide goods and services to residents and workers in the area. Similarly, goods and services provided by other industry businesses would prevent a loss or substantial diminishment of a particularly important product or service within the city. Therefore, an assessment of adverse effects on specific industries is not warranted.

Based on the screening assessment presented above, the Proposed Actions warrant a preliminary assessment of indirect business displacement due to increased rents.

Preliminary Assessment

Indirect Business Displacement Methodology

Based on *CEQR Technical Manual* guidelines, the analysis of indirect business displacement begins with a preliminary assessment. The objective of the preliminary assessment is to learn enough about the potential effects of the Proposed Project to either rule out the possibility of significant adverse impacts or determine that a more detailed analysis is required to fully determine the extent of the impacts. A detailed analysis, when required, is framed in the context of existing conditions and evaluations of the future without the Proposed Project, or the No-Action condition, and the future with the Proposed Project, or the With-Action condition, by the project's build year. In this case, a preliminary assessment was sufficient to conclude that the Proposed Project would not result in any significant adverse socioeconomic impacts resulting from indirect business displacement.

Development Site and Rezoning Area

The Development Site is occupied by CUNY Hunter College's Brookdale Campus, including the Hunter College School of Nursing, School of Health Professions (including Physical Therapy, Speech Language Pathology, and Medical Lab Sciences), and CUNY Hunter College Brookdale dorms. The Development Site comprises one 4.75-acre block, spanning First Avenue to FDR Drive between East 25th Street and former East 26th Street. The campus includes three buildings—the West Building, with an auditorium and library; the North Building, with a residence hall; and the East Building, with a residence hall and the physical therapy, research, and science labs. The existing campus was built in 1952, and its aging buildings and antiquated infrastructure do not adequately support the education and research quality of the college's faculty, students, and staff.

The Rezoning Area comprises a similar area to the Development Site but is extended to the street centerlines of East 25th Street to the south, First Avenue to the west, and FDR Drive to the east, and to the north edge of the former East 26th Street to the north.

Study Area Definition

According to the *CEQR Technical Manual*, the socioeconomic study area should reflect the geography likely to be affected by the Proposed Project. Therefore, the socioeconomic assessment establishes a quarter-mile radius around the Rezoning Area as the study area. Consistent with CEQR guidance, the study area was adjusted to include all census tracts with at least 50 percent of their area within the quarter-mile radius around the Rezoning Area. **Figure 3-1** shows the socioeconomic study area and the census tracts that comprise the study area.

Data Sources

For the indirect business displacement analysis, the 2021 Census Longitudinal Employer-Household Dynamics (LEHD) dataset was used to estimate employment in the census tracts that overlapped with the study area. Land use and parcel datasets are sourced from the New York City Department of City Planning's MapPLUTO 23v3.1 database.

Figure 3-1 Quarter-Mile Study Area



Source: MapPLUTO

Preliminary Assessment

The preliminary assessment of indirect business displacement focuses on whether the Proposed Project could increase commercial property values and rents within the quarter-mile study area such that it would become difficult for some categories of businesses to remain in the area. The following three questions frame the potential for significant indirect business displacements:

› **Would the Proposed Project introduce a trend that increases commercial property values, making it difficult for businesses essential to the local economy—or businesses that are the subjects of regulations or publicly adopted plans to preserve, enhance, or otherwise protect them—to remain in the study area?**

The Proposed Project would introduce an innovative job and education center that transforms the existing CUNY Hunter College Brookdale Campus into a state-of-the-art academic, health care, and Life Sciences space. Further, the Proposed Project would also provide an extension of the existing and No-Action condition commercial Life Sciences uses within the study area, including those located along First Avenue. Supporting the concentration of Life Sciences activity within the study area would also bolster this industry citywide and help to meet the demands of this growing sector.

The Proposed Project would introduce new commercial Life Sciences, academic, and health care space on the Development Site, resulting in approximately 2.19 million gsf of facility space. The Proposed Project would include approximately 798,521 gsf of academic space, approximately 605,163 gsf of Higher Education/CUNY space, approximately 193,358 gsf of SCA/NYCPS space, approximately 341,280 gsf of health care space, approximately 1,040,880 gsf of commercial Life Sciences space, approximately 15,000 gsf of local retail space, and approximately 0.06 acre of publicly accessible open space.

Under the No-Action condition, to which the Proposed Project is compared, it is anticipated that the existing CUNY Hunter College Brookdale Campus buildings would remain, constituting approximately 538,464 gsf of higher education and dormitory space. The Proposed Project would result in an increment of approximately 1,657,217 gsf, with an increment of 260,057 gsf of academic space, an increment of approximately 66,699 gsf of Higher Education/CUNY space, an increment of 193,358 gsf of SCA/NYCPS space, an increment of approximately 341,280 gsf of health care space, an increment of approximately 156,270 gsf of the OCME's space, an increment of approximately 185,010 gsf of H+H space, an increment of approximately 1,040,880 gsf of commercial Life Sciences space, an increment of 15,000 gsf of local retail space, and an increment of 26,150 sf, at minimum, (0.60 acres) in publicly accessible open space.

As shown in **Table 3-1**, based on data from 2021, there were an estimated 49,136 employees in the quarter-mile study area. These employees represented approximately 2.3 percent of Manhattan's total employment and 1.2 percent of the employment in all of New York City. Within the study area, the Educational Services sector accounted for the largest share of total employment (41.4 percent), followed by the Health Care and Social Assistance sector (35.0 percent), and the Public Administration sector (10.2 percent). The share of employees in the study area who work in the Educational Services sector is much higher than the share of workers in Manhattan (7.7 percent) and New York City overall (9.5 percent), indicating that this sector is clustered, or concentrated in the study area. Similarly, the share of Health Care and Social Assistance sector employees who work in the study area is much higher than the share of

Table 3-1 Estimated Employees in Quarter-Mile Study Area, Manhattan, and New York City

	Study Area		Manhattan		New York City	
Type of Job by NAICS Category	**Employees**	**Percent**	**Employees**	**Percent**	**Employees**	**Percent**
Educational Services	20,333	41.4%	167,235	7.7%	390,769	9.5%
Health Care and Social Assistance	17,208	35.0%	259,782	12.0%	862,722	21.0%
Public Administration	4,998	10.2%	98,885	4.6%	239,118	5.8%
Management of Companies and Enterprises	2,448	5.0%	60,279	2.8%	68,005	1.7%
Retail Trade	701	1.4%	106,449	4.9%	285,370	7.0%
Administration & Support, Waste Management and Remediation	639	1.3%	143,527	6.6%	230,584	5.6%
Professional, Scientific, and Technical Services	598	1.2%	352,069	16.2%	407,523	9.9%
Accommodation and Food Services	581	1.2%	106,632	4.9%	205,899	5.0%
Real Estate and Rental and Leasing	459	0.9%	83,556	3.9%	130,481	3.2%
Manufacturing	423	0.9%	14,275	0.7%	52,286	1.3%
Other Services (Excluding Public Administration)	352	0.7%	86,630	4.0%	144,446	3.5%
Finance and Insurance	122	0.2%	308,996	14.3%	342,755	8.4%
Information	95	0.2%	207,552	9.6%	228,852	5.6%
Wholesale Trade	90	0.2%	71,651	3.3%	125,235	3.1%
Arts, Entertainment, and Recreation	45	0.1%	35,932	1.7%	49,791	1.2%
Construction	42	0.1%	38,647	1.8%	141,882	3.5%
Transportation and Warehousing	2	0.0%	18,779	0.9%	177,839	4.3%
Agriculture, Forestry, Fishing and Hunting	0	0.0%	154	0.0%	469	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	24	0.0%	107	0.0%
Total	**49,136**	**100%**	**2,167,154**	**100%**	**4,100,103**	**100%**

Sources: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2021.

workers in Manhattan (12.0 percent) and New York City overall (21.0 percent), indicating that the sector is clustered in the area, particularly when compared to its concentration in Manhattan.

As indicated by the employment data, educational, medical, and laboratory space exists in the study area, much of which is associated with the major medical centers located in the eastern portion of the study area. The U.S. Corbin VA Facility is located from East 23rd to East 25th Streets between First Avenue and the FDR Drive, and the H+H/Bellevue medical campus is located from former East 26th Street and East 28th Street between First Avenue and FDR Drive. NYU Langone Health is located in the superblock between East 30th and East 34th Streets and bordered by First Avenue and FDR Drive. In addition to these medical centers and the CUNY Hunter College Brookdale Campus, the study area features the NYU School of Medicine, the Alexandria Center for Life Science, Bellevue School of Radiologic Technology, and the School of Visual Arts. These educational, medical, and laboratory spaces total approximately 7,215,400 gsf, establishing the study area as a key geography for Life Sciences in New York City.

As indicated above, the study area is already home to the Alexandria Center for Life Science, a state-of-the-art research and development campus and one of the first of its kind in New York City. The Alexandria Center includes 870,000 sf of space for commercial bioscience and currently houses more than 50 Life Sciences tenants. The Alexandria Center was constructed in this area to foster innovation and collaboration among New York City's top medical centers, academic institutions, and bioscience professionals. The Alexandria Center's presence facilitates existing synergies between education, health care, and Life Sciences research in the study area that would be expected to continue irrespective of the Proposed Project. Therefore, due to the existing concentration of health care and educational activity in the study area, the incremental growth in Life Sciences jobs (and particularly in Professional, Scientific, and Technical Services jobs) would not represent new economic activity in the study area as a result of the Proposed Project.

There is a total of approximately 10,791,530 gsf of commercial space already situated in the study area. While the Proposed Project would introduce an increment of approximately 1,040,880 gsf of commercial Life Sciences space over the No-Action condition, overall, the Proposed Project's commercial Life Sciencesspace would not represent new uses in the study area, nor would the Proposed Project represent a new development trend in the study area. Additionally, the 197-A Plan developed in 2008 by Community Board 6 for the Eastern Section of Community District 6 identified the area as an appropriate geography for Life Sciences and health care development. The No-Action scenario detailed in **Chapter 2, Land Use, Zoning, and Public Policy**, outlines new developments that are expected to contribute approximately 930,000 gsf of new commercial space to the land use study area absent the Proposed Project. These projects include the Alexandria Center Phase II North Tower (located at First Avenue and East 29th Street) and the Innovation East Life Sciences Building (located at 455 First Avenue). Thus, the Proposed Project is consistent with current commercial construction trends in the socioeconomic study area and would not represent new uses nor add to a particular sector of the local economy such that it would affect overall ongoing economic trends.

Overall, the Proposed Project would add an increment of approximately 4,373 new jobs to the Development Site, including approximately 678 new Educational Services jobs; approximately 3,140 new Professional, Scientific, and Technical Services jobs; approximately 510 new Health Care and Social Assistance jobs; and approximately 45 new Retail Services jobs. Under the With-Action scenario, there would be a total of approximately 4,622 jobs situated on the Development Site, including approximately 927 Educational Services jobs (or 249 existing and 678 incremental

Educational Service jobs); approximately 3,140 Professional, Scientific, and Technical Services jobs; approximately 510 Health Care and Social Assistance jobs; and approximately 45 Retail Services jobs. Life Sciences jobs are largely classified as Professional, Scientific, and Technical Services jobs but, due to the synergetic nature of their work, work closely alongside professionals in the Educational Services and Health Care and Social Assistance sectors, and those sectors are substantially large within the study area (representing approximately 41.4 percent and 35.0 percent of study area employment, respectively). Therefore, although the increase in Professional, Scientific, and Technical Assistance jobs would expand the sector's employment within the study area, it does not represent a deviation from existing employment trends.

Institutional uses may tend to be vulnerable to displacement since these uses may be less compatible with economic trends. For instance, social organizations or non-profits operating out of storefronts or older buildings may be vulnerable to displacement if building owners increase rents due to a changing market. However, several of the institutions in the study area are large employers and have long-term presences in the study area. Over time, these institutions have remained in place and complimented the growth of commercial Life Sciences development in the study area. As discussed above, the study area is home to major medical and educational institutions including the CUNY Hunter College Brookdale Campus, NYU Langone Health, NYU School of Medicine, Bellevue School of Radiologic Technology, H+H/Bellevue, the U.S. Corbin VA Facility, and the School of Visual Arts. The institutions identified do not provide services exclusively to the study area. Further, several of these institutions are situated on owner-occupied land, making institutional displacement due to increased rents unlikely.

In areas with increasing commercial development, industrial businesses can be potentially vulnerable to indirect displacement due to increased rent, as they tend to not benefit directly from the increased consumer dollars in the area and therefore, are less able to afford rent increases due to rising property values. However, based on the land use assessment in **Chapter 2, Land Use, Zoning, and Public Policy**, industrial uses are non-existent in the land use study area. Additionally, based on the MapPLUTO data for the socioeconomic study area, there are no industrial uses in the study area. Therefore, local industrial businesses are not vulnerable to indirect displacement as a result of the Proposed Project, and there is no specific industrial business within the study area that is critical to the local economy or that is the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect its use.

› **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?**

As discussed above, the Proposed Project would not directly displace residents or businesses in the Rezoning Area. Therefore, the Proposed Project would not directly displace uses that provide direct support to businesses in the study area or that bring to the area a substantial number of people that form a customer base for local businesses. The Proposed Project's anticipated new worker and student populations would support the ground floor retail in the study area.

› **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 described above, the Proposed Project would not directly displace residents or businesses in the Rezoning Area and therefore, would not result in a substantial loss of a customer base for existing businesses in the study area as a result of the Proposed Project. In addition, the Proposed Project is not expected to result in any substantial indirect displacement of businesses

or residents. The Proposed Project would add more workers and students, expanding the customer base for the existing businesses in the study area. Although the existing dormitory space would not be replaced under the With-Action condition, the With-Action condition would provide new commercial and institutional space which would bring additional workers, students, and visitors to the area. The With-Action condition would result in an incremental increase of approximately 4,373 jobs and additional student enrollment of approximately 3,836 students. This would introduce a new customer base to the area such that the existing customer base would not be directly or indirectly displaced. CUNY is in the process of identifying new student housing in other existing Manhattan buildings. All students would continue to secure dormitories through CUNY or would make their own living arrangements.

The preliminary assessment finds that the Proposed Project would not result in significant adverse impacts due to indirect business displacement. The Proposed Project would not introduce new economic activities to the study area, as the study area already has a well-established medical, research, educational, and institutional presence. The study area is home to major medical centers such as the U.S. Corbin VA Facility, NYC Health + Hospitals/Bellevue, and NYU Langone Health and is also home to educational institutions including NYU School of Medicine, the Alexandria Center for Life Science, Bellevue School of Radiologic Technology, and the School of Visual Arts. The study area includes over approximately 8,501,240 gsf of medical, research, and educational space and approximately 10,791,530 gsf of commercial space overall. The Educational Services sector accounts for approximately 41.4 percent of the total employment in the study area, and the Health Care and Social Assistance sector accounts for an additional approximately 35 percent. Therefore, the commercial laboratory and educational facility development resulting from the Proposed Project would not constitute new economic activities in the study area that could substantially alter existing economic patterns; rather, the Proposed Project would strengthen the existing cluster of medical, research, and educational uses in Kips Bay.