3.0 Socioeconomic Conditions

A. INTRODUCTION

The Proposed Action would introduce new residents, new commercial and retail space, new film and television production space, and other uses to the Project Site. The potential socioeconomic effects of this development are described in this chapter. Without the Proposed Action, changes to socioeconomic conditions in Hunters Point by the analysis year of 2009 would result from other residential, office/commercial and mixed use projects currently planned for this area. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the Proposed Action would contribute to the trend toward mixed-use development in Hunters Point.

The objective of this chapter is to determine whether the introduction of the uses at the scale included as part of the Proposed Action would result in significant direct or indirect adverse impacts on population, housing stock or economic activities in the immediate vicinity of the Project Site or in a larger study area. As defined by the *CEQR Technical Manual*, these impacts could occur as a result of one or more of the following: (1) the Proposed Action would lead to the direct displacement of residents such that the socioeconomic profile of the neighborhood would be substantially altered; (2) the Proposed Action would lead to the displacement of substantial numbers of businesses or employees, or would displace a business that plays a critical role in the community; (3) the Proposed Action would result in substantial new development that is markedly different from existing uses in a neighborhood; (4) the Proposed Action may affect conditions in the real estate market not only on the Project Site but in a larger area; or (5) the Proposed Action may adversely affect economic conditions in a specific industry.

Initial screening assessments indicate that direct residential displacement, and direct business or institutional displacement would not result from the Proposed Action, and that the Proposed Action would not result in significant adverse impacts on any specific industry. As a consequence, further assessment of these effects was not warranted. These screening assessments are described in Section C of this chapter. However, detailed assessments were conducted for the potential for indirect residential, business and institutional displacement. These detailed assessments are presented in Section D of this chapter.

The detailed assessment of potential effects of the Proposed Action on indirect residential, business and institutional displacement concluded that the Proposed Action would not result in any indirect displacement of those uses, and that the existing trends toward a wider range in the mix of uses along the Queens waterfront and within the Study Area would likely continue with or without the Proposed Action. Additional analyses concluded that, as with the Preferred Development Program, the variations would result in no direct or indirect residential, business, or institutional displacement, or adverse effects on specific industries.

Overall, as demonstrated in the following analysis, the Proposed Action would not result in any significant adverse socioeconomic impacts as defined in the *CEQR Technical Manual*. Instead, the analysis indicated that the Proposed Action would result in economic benefits to the Borough of Queens and to New York City as a whole.

To assess potential effects of the Proposed Action, a Socioeconomic Study Area was defined to include properties generally within an approximately ½-mile radius of the Project Site. However, to

make best use of available data and pursuant to the recommended procedures of the *CEQR Technical Manual*, the precise delineation of the Socioeconomic Study Area was based on the boundaries of United States Census Bureau census tracts and block groups for the indirect residential displacement analysis and Zip Code areas for the indirect business and institutional displacement analysis. Three entire Queens census tracts (Census Tracts 25, 27, and 35), and portions of four additional census tracts (Block Groups 1, 2 &3 of Census Tract 7; Block Group 2 of Census Tract 19; and portions of Census Tracts 1 and 37 within the, or substantially within, ½ mile study area radius) are within ½-mile of the Project Site. These have been used as the Study Area for the assessment of potential direct displacement of residences and businesses, and for the assessment of potential indirect displacement of residences (Figure 3-1).[1] The analysis of effects on specific industries and the potential for indirect displacement of businesses and institutions is based principally on U.S. Department of Labor data for Zip Code 11101 (Zip Code Area) and supplemented by United States Census Bureau Journey to Work and Labor Statistics reported in the Census Transportation Planning Package (CTPP) 2000. Both of these have boundaries more extensive than those of the Study Area used for the assessment of potential indirect residential displacement. The Zip Code 11101 Area, extends between approximately 34th–37th Avenues on the south, approximately 39th Street and Sunnyside Yard on the east, Newtown Creek on the north, and the East River on the west (Figure 3-2). Consistent with the assessment methods of the *CEQR Technical Manual*, these Study Areas are delineated to allow for best use of available, pertinent data applicable to the area most likely to be affected by the Proposed Action (Figure 3-2).

B. DEFINITIONS AND METHODOLOGY

Economic activities that characterize an area generally include the businesses and institutions operating there and the employment associated with these operations. Businesses can be classified as commercial (including office-based services, retailing, transient hotels, and other business activities typically found in urban commercial districts), or industrial (including manufacturing, construction, wholesale trade, warehousing, transportation, communications, and public utilities, all of which are activities typically found in manufacturing districts). Institutions are also included in socioeconomic analyses. Such institutions include schools, hospitals, community centers, government centers, and other similar kinds of facilities. Specific industries or institutions within these broader groups may also typify an area.

1. Definitions

In accordance with guidance in the *CEQR Technical Manual*, the socioeconomic character of an area is defined in terms of its population, housing, and economic activities. Population and housing assessments focus on the residents of an area and their housing conditions. Depending on the type of action and the area that could be affected, the residential population profile focuses on total population, sex, age, family status, household size, income, and/or poverty status. Housing profiles typically characterize the type and condition of the housing stock, units per structure, status as owner-occupied or rental, vacancy rates, and housing costs and values. Housing can also be characterized according to the income level of its occupants. The effects of programs and regulations that protect tenants' continued occupancy and the availability of housing subsidies are also identified and disclosed where residential displacement is a possibility.

[1] Although Census Tracts 1 and 37 extend well beyond the ½-mile radius and contain no population within ½ mile of the Project Site, they are partially included to allow full accounting of prospective population in 2009, by which time new development at locations within these tracts would be completed.

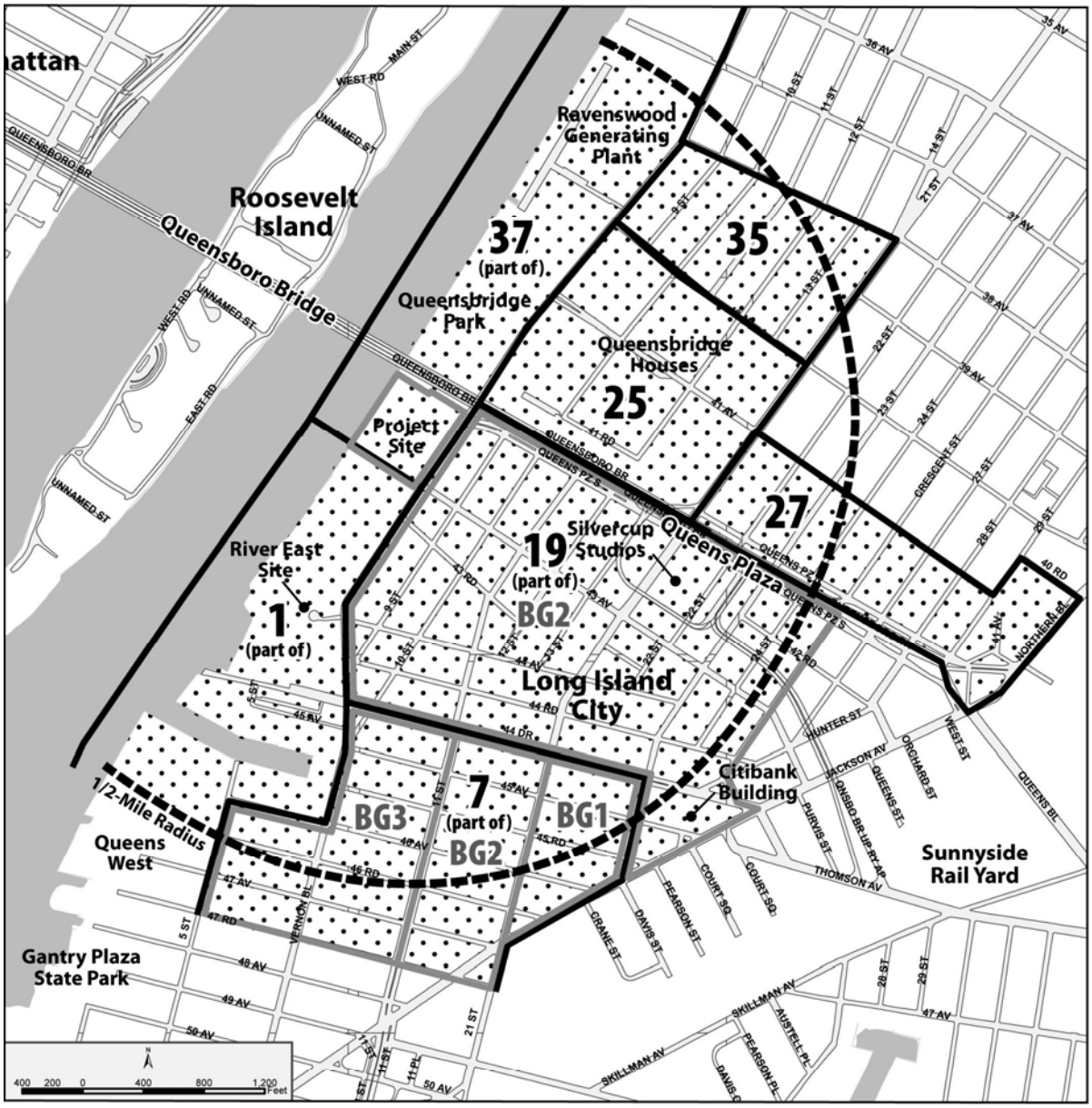
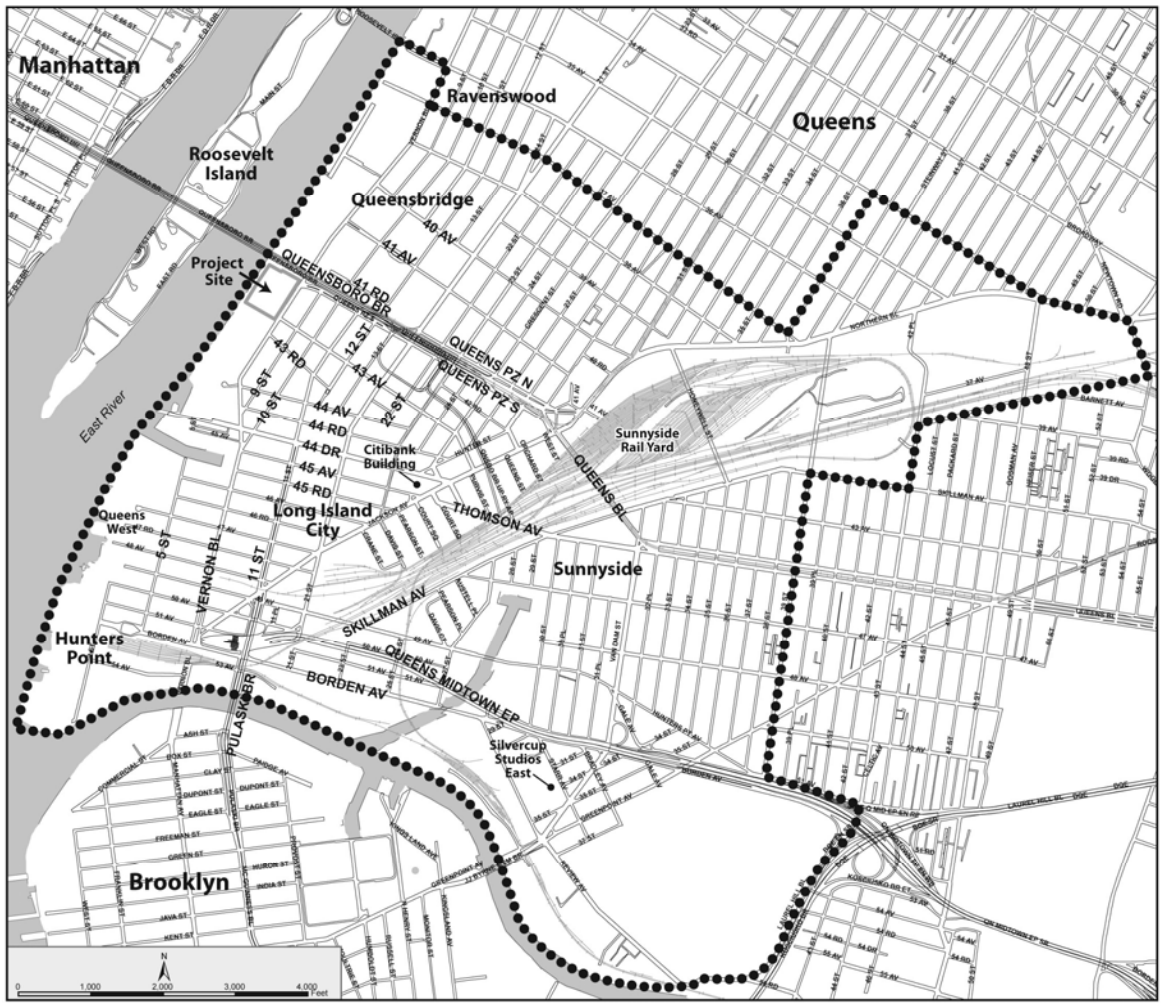


FIGURE 3-1:
SOCIOECONOMIC STUDY AREA
(INDIRECT RESIDENTIAL DISPLACEMENT)



●●●●●●●● *11101 Zip Code Boundary*

FIGURE 3-2:
ZIP CODE 11101 AREA
(INDIRECT BUSINESS AND INSTITUTIONAL DISPLACEMENT)

Direct displacement is defined as the involuntary displacement of residents or businesses from a project site of (or sites directly affected by) a proposed action. 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 displacement is defined as the involuntary displacement of residents, businesses, or employees that result from changes in socioeconomic conditions created or spurred by a proposed action. Examples include: rising rents in an area that result from a new concentration of higher income housing introduced by a proposed action, which ultimately force out lower-income residents; a turnover of industrial to higher-paying commercial tenancies spurred by the introduction of a successful office project in an area; and/or the flight from a neighborhood of residents, businesses or institutions that can occur if a proposed action creates conditions that break down the community (such as a highway dividing the area, etc.).

Even where actions do not directly or indirectly displace businesses, they may affect a major industry or commercial operation in the City. In these cases, specific industry assessments may be included as part of the analysis of potential impacts of an action.

Socioeconomic impacts may occur when an action would directly or indirectly change population, housing stock, or economic activities in an area. In some cases, these changes can be substantial, but not adverse. In other cases, these changes may be beneficial to some groups and adverse to others. The purpose of a socioeconomic assessment is to disclose changes that would result from an action and identify whether they rise to the level of significance.

2. Initial Screening Criteria

Following methodologies contained in the *CEQR Technical Manual,* an initial screening analysis was performed to determine whether the Proposed Action may reasonably be expected to create substantial socioeconomic changes and, as a consequence, would require a detailed assessment in one or more of the five potential impact areas. The *CEQR Technical Manual* identifies the following circumstances that would potentially require a detailed socioeconomic assessment:

- The action would directly displace residential population so that the socioeconomic profile of a neighborhood would be substantially altered. Since no residences are currently located on the Project Site, there would be no direct displacement of residential population and this criterion would not apply;
- The action would directly displace substantial numbers of businesses or employees, or it would directly displace a business or institution that is unusually important. Since no businesses are currently located on the Project Site, there would be no displacement of businesses or employees and this criterion would not apply;
- The action would result in substantial new development that is markedly different from existing uses, development and activities within a neighborhood, which 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 an 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. Since the Proposed Action would include over 200 dwelling units and over 200,000 square feet of commercial development, this criterion would apply, indicating that further assessment may be warranted;

- Notwithstanding the above, the action may affect conditions in the real estate market, not only the site anticipated to be developed, but in a larger area. When this possibility cannot be ruled out, an assessment may be needed to address indirect displacement. Since the Proposed Action is of a scale that would potentially affect real estate market conditions in the Study area, this criterion would apply, indicating that further assessment may be warranted; and
- The action may adversely affect economic conditions in a specific industry. Since the Proposed Action could potentially affect socioeconomic conditions regarding one or more of the existing industries in the Study Area, this criterion would apply, indicating that further assessment may be warranted.

Initial screening assessments were completed to assess the potential for the Proposed Action to result in direct displacement of residential populations, direct displacement of businesses, and adverse effects on specific industries. Detailed assessments were completed to assess the potential for the Proposed Action to result in indirect displacement of residential populations and indirect displacement of businesses. This was because of the scale of the Proposed Action, which includes 1,000 dwelling units of market rate housing, approximately 820,000 square feet of commercial development, approximately 77,000 square feet of retail development, and approximately 350,000 square feet of new studio space, and its perceived potential for resulting in indirect displacement of residential populations and businesses, initial screening assessments were not completed of these potential effects.

C. INITIAL SCREENING ASSESSMENT

The results of the initial screening assessments of the potential effects of the Proposed Action on direct displacement of residential population, businesses and institutions, and potential diverse effects on specific industries are described in this section. A detailed assessment of the potential that the Proposed Action would result in the indirect displacement of residential populations, businesses and institutions is provided in Section D.

1. Potential Direct Residential Displacement

There are no residential uses currently present on the Project Site nor are any anticipated by 2009. Therefore, no direct displacement of any residential population would result from the Proposed Action and no further analysis of potential direct residential displacement is required.

2. Potential Direct Business and Institutional Displacement

The NYPA power plant, temporarily located on Lot 24 on the southern half of the Project Site, would be relocated by 2009, irrespective of the Proposed Action. No other business or institutional use is currently located on the Project Site nor is expected to locate there by 2009. Therefore, no direct business or institutional displacement would result from the Proposed Action and no further analysis is required of potential direct business and institutional displacement.

3. Potential Adverse Effects on Specific Industries

The *CEQR Technical Manual* indicates that a detailed analysis of adverse effects on specific industries would be warranted if the Proposed Action would:

- Significantly affect business conditions in any industry or any category of businesses within or outside the Study Area; or
- Indirectly substantially reduce employment or impair the economic viability in an industry or category of businesses.

Provided below is an assessment of whether the Proposed Action would result in either of these effects, thereby warranting further, more detailed assessment of potential impact on specific industries.

Year 2000 Census Transportation Planning Package Journey to Work data, summarized in Table 3-7, shows that the census tracts, which are the smallest subdivision for this data available, within the study area contain a diverse collection of industries. This data shows that all industry classifications made in the census are present in the Study Area. Although workers in the Study Area predominantly work in the Manufacturing, Construction, Warehousing/Utilities, and Finance/Real Estate trades (roughly 60 percent), none of these represent a singular majority. Further, the Arts/Entertainment industry account for only 3.5 percent of the workers in the Study Area, the majority of them working within Tract 19, which is the location of the existing Silvercup Studios.

As described in Chapter 2, "Land Use, Zoning, and Public Policy," and detailed in Table 3-8, the larger Zip Code 11101 Area contains a very diverse group of uses. Industries with the greatest number of employees in the area include the construction, manufacturing and administrative & support services sectors, which together account for over half the total number of employees in the area. Wholesale and retail trades, transport & warehousing, finance & insurance, government, and other service sectors also account for a substantial portion of total employees and wages. Third quarter of Year 2004 New York State Department of Labor, Bureau of Labor Statistics employment data indicates that the Zip Code Area contains a higher percentage of construction and manufacturing firms, administrative and support services, and wholesale trade businesses than the Borough of Queens or New York City as a whole.

Within the larger construction category, Long Island City has a high concentration of specialty trade contractors (nearly 13 percent of total insured employment in 2003). According to the same source, no one type of manufacturing predominates, although apparel (with 4.65 percent of 2003 employment in the Zip Code Area) and printing and publishing (with 2.49 percent of 2003 employment in the Zip Code Area) are the largest categories. Although construction, manufacturing, wholesale trade, and administrative and support services together employ nearly two-thirds of the work force in the Zip Code Area, the area is not dominated by a concentration of any one industry. The Study Area is also not the primary location of any singularly important industry or category of businesses with the possible exception of television and film production, which would, as described below, be benefited by the Proposed Action. Given the wide range of businesses in the Study Area, and the lack of competition with any particular industry or category of businesses by the Proposed Action, it is anticipated that the Proposed Action would help strengthen overall business conditions in the Study Area and would not significantly harm any particular industry or category of businesses, either within or outside the Study Area.

The Proposed Action would significantly benefit the television and movie production industry. Film and television production studios are located in Long Island City and nearby Astoria, Queens, most significantly, the existing Silvercup Studios (Main Lot and Silvercup East). These and other studios have made Long Island City a center for this industry and related support industries (including specialty contractors, set construction, woodwork/carpenters, electrical work, etc.). As noted in Chapter 2, "Land Use, Zoning, and Public Policy," television, film and commercial production contributes $5 billion in direct spending to the New York City economy and employs 100,000 New Yorkers overall. By adding approximately 350,000 gsf of film and television production studio space, the Proposed Action would enhance the competitiveness of this industry.

As described in Chapter 2, "Land Use, Zoning, and Public Policy," the number of manufacturing uses in New York City has declined as part of a broad trend since the 1950s, with no noticeable effect

attributable to such localized actions as the Hunters Point and Long Island City rezonings, or the presence of new residential and mixed-use waterfront development. Industrial space in a variety of sizes continues to be available in Long Island City. In addition, as described in Chapter 2, and further detailed in Section D.2.a.i of this chapter, the imminent designation of Long Island City as an Industrial Business Zone (IBZ) will provide improved assistance in retaining and expanding the area's manufacturing businesses.

As noted in Chapter 2, "Land Use, Zoning, and Public Policy," the rezoning of approximately 6.0 acres of the over 1,200 acres of land currently zoned for manufacturing uses in the Long Island City area (Zip Code Areas 11101 and 11106) would leave a substantial amount of land in the Study Area zoned for manufacturing uses and, thus, would have not significant adverse impacts resulting from the displacement of any specific industries.

Based on this assessment, the Proposed Action would not significantly affect business conditions in any industry or any category of businesses within or outside the Study Area, or indirectly substantially reduce employment or impair the economic viability in any industry or category of business in the Study Area, and, as a consequence, a more detailed assessment of potential impacts on specific industries is not warranted.

D. DETAILED ASSESSMENT

1. Potential Indirect Residential Displacement

The *CEQR Technical Manual* indicates that an action may result in indirect residential displacement if it would result in increased property values and increased rents throughout the Study Area, making it difficult for some existing residents to maintain their residences in the Study Area. Section 322.1 of the *CEQR Technical Manual* indicates that this could occur when an action would:

- Add substantial new population with different socioeconomic characteristics compared to the size and character of the existing population. This criterion would apply since the Proposed Action would result in an increase in population in the Study Area by approximately 11.0 percent (from approximately 24,604 residents without the Proposed Action to approximately 27,304 residents with the Proposed Action.
- Directly displace uses or properties that have had a "blighting" effect on property values in an area. Although the Proposed Action would result in the redevelopment of an underutilized site, there is no evidence that the current uses of the site have had a blighting effect on the Study Area, as evidenced by the high level of business activity and overall good quality of the housing stock and businesses in the Study Area.
- Directly displace enough of one or more components of the population to alter the socioeconomic composition of the study area. There would be no direct displacement with the Proposed Action.
- Introduce a substantial amount of a more costly type of housing compared to existing housing and housing expected to be built in the study area by the time that the action is implemented. The Study Area currently contains a substantial amount of market-rate housing, which will be supplemented by additional market-rate housing that will be developed as part of the River East Project and other large developments planned in the Study Area by the Build Year. Although a portion of the housing in the Study Area is income-restricted, the Proposed Action, overall would not introduce a more costly type of housing compared to existing and planned housing in the Study Area; or

- Introduce a "critical mass" of non residential uses such that the surrounding area becomes more attractive as a residential neighborhood complex since the Study area includes a broad range of non-residential uses. The Proposed Action would further enhance and increase these uses but would not introduce such a new level of activity as to change the overall mixed-use character of the Study Area.

As detailed below, this section includes an assessment of whether the Proposed Action would result in indirect residential displacement due to any of these criteria. The *CEQR Technical Manual* specifies that the potential for indirect displacement depends not only on the characteristics of an action, but also on the characteristics of the Study Area, including the presence of populations particularly vulnerable to economic change, such as low-income residents who occupy lower-rent housing or single-room occupancy (SRO) units. The *CEQR Technical Manual* also indicates that the potential for indirect residential displacement also depends on development trends in the area. According to the *CEQR Technical Manual*, "the ability of [an] action to influence development trends depends, in part, on the type and extent of the existing trends." Each of these factors is considered in the following assessment of the potential for indirect residential displacement.

Pursuant to the *CEQR Technical Manual*, the following assessment provides a socioeconomic profile of the Study Area, including a profile of existing population and population trends, and an assessment undertaken to determine whether development of approximately 1,000 units of market rate housing (as would be permitted by the Preferred Development Program for the Proposed Action) by the year 2009 would have a significant potential to result in the indirect displacement of existing residential uses.

a) Existing Conditions

To assess the potential that the Proposed Action would result in the indirect displacement of residential populations, a Study Area was defined to include properties generally within an approximately ½-mile radius of the Project Site. However, in order to make best use of available data and pursuant to the recommendations of the NYCDCP, the precise delineation of the Study Area was based on the boundaries of the Queens Census Block Groups that are either entirely or partially within a ½-mile radius of the Project Site. These include Block Groups 1, 2 and 3 of Census Tract 7; Block Group 2 of Census Tract 19; portions of Queens Census Tracts 1, 37 within the ½ mile radius, and the complete Census Tracts: 25, 27, and 35(see Figure 3-1). There is no residential population currently residing within ½-mile of the Project Site in Census Tract 37 or Census Tract 1 (which are on the whole covering areas outside the ½-mile radius).

Residential uses in the vicinity of the Project Site include residences in the NYCHA Queensbridge Houses complex and three small, residences facing 43rd Avenue and 43rd Road, and a few upper floor units facing 11th Street between 43rd Road and 44th Avenue. Conditions of the apartment buildings are mixed, with some showing signs of recent rehabilitation. The Queensbridge Houses complex includes a total of 3,149 units. Rents in this low-income apartment community are fixed by the NYCHA. Also located within the Study Area are scattered residences between 38th Avenue and 40th Avenue, east of the Ravenswood Generating Plant, concentrations of multi-family residential buildings in the vicinity of 45th Avenue, east of 11th Street, and a substantial amount of new residential development south of the Project Site in the Queens West complex.

i. Study Area Population Overview

As noted above, the Study Area for the assessment of potential indirect residential displacement includes all or portions of seven Queens Census Tracts: 1, 7, 19, 25, 27, 35, and 37 (see Figure 3-1). As reflected by the relatively low number of residences in Census Tracts 19, 27 and 35, these three

tracts are dominated by warehousing, manufacturing and commercial uses, while the vast majority of the residential population in the Socioeconomic Study Area is found in Census Tracts 7 and 25. Census Tract 37, in which the Project Site is located, does not contain any residences or manufacturing uses within the boundaries of the Study Area, although substantially north of ½ mile of the Project Site, it contained over 1,400 residents in the year 2000. Census Tract 1, immediately south of the Project Site along the Queens waterfront within the ½-mile radius of the Study Area, includes the site of the River East development, which will be complete by the 2009 analysis year. In addition, the Queens West development, which is located immediately outside of the ½ mile radius of the Study Area, will also be complete by the 2009 analysis year. (This is provided for contextual purposes only.)

ii. Demographic Profile and Trends

Residential Population in the Year 2000. Approximately 10,414 people lived in the Study Area in the year 2000 (Table 3-1). Almost two-thirds of this population lived in the Queensbridge Houses (Census Tract 25). Roughly 3,000 residents of the remaining population lived in Census Tract 7, a mixed-use area south of the Project Site containing a mix of one- and two-family and multi-family residential buildings.

TABLE 3-1: POPULATION TRENDS 1990-2000[1]

Census Tract	1990 Population	2000 Population	Percent Change
Tract 7 BG 1,2, 3	2,307	2,722	17.99%
Tract 19 BG 2	45	482	971.11%
Tract 25	8,223	6,597	-19.77%
Tract 27	239	293	22.59%
Tract 35	301	320	6.31%
Study Area	11,115	10,414	-6.31%
Queens	1,951,598	2,229,379	14.23%
NYC	7,322,564	8,008,278	9.36%

Source: United States Census Bureau, 1990, 2000.

[1] The analysis of existing demographic conditions includes census tracts located within or substantially within ½ mile of the Project Site. Because there is no population currently located within ½ mile of the Project Site in Census Tract 37 (which mostly covers an area outside the ½-mile radius), data describing this census tract are not reported in these tables.

Changes in Residential Population Between 1990 and the Present. The population of the Study Area declined slightly (6.3 percent decrease) between 1990 and 2000, compared to substantial increases in the residential populations of both the Borough of Queens (14 percent increase) and the City as a whole (9 percent increase) for the same period. However, individual census tracts in the Study Area showed considerable variation from the change in total population in the Study Area. As indicated in Table 3-1, all census tracts in the Study Area increased in population during the period, except Census Tract 25 (Queensbridge Houses), which experienced an almost 20 percent decrease in population. Increases in population in the other five census tracts varied between a low of approximately 6 percent in Census Tract 35, located immediately north of the Queensbridge Houses, to a high of over 970 percent in Census Tract 19, Block Group 2. Since 2000, no major new residential developments have been completed in the Study Area, which would substantially change the residential population of the Study Area. However, as detailed in Chapter 2, "Land Use, Zoning, and Public Policy," it is anticipated that by 2009, the River East and other development projects would result in almost 4.2 million square feet of new residential development in Long Island City. Of

this 4.2 million, 960,000 of it would occur within the Socioeconomic Study Area, and account for 900 new housing units.

Racial and Ethnic Composition. As indicated in Table 3-2, the Study Area has a higher percentage of Black or African-Americans and a lower percentage of Asians than in the Borough of Queens or the City as a whole. The overwhelming majority of the Black and African-American population in the Study Area is found in two census tracts north of Queens Plaza: Census Track 25, two-thirds of the population of which is Black or African-American, and Census Track 35, over one-quarter of the population of which is Black or African-American. The highest percentage of Asians is found in Census Tracts 7, 19 and 27.

TABLE 3-2: RACIAL AND ETHNIC CHARACTERISTICS OF THE STUDY AREA POPULATION

Census Tract	Non-Hispanic by Race				% Hispanic (all races)
	% White	% Black or African-American	% Asian	Other	
Tract 7 BG 1,2, 3	45.9%	2.5%	12.0%	4.0%	35.6%
Tract 19 BG 2	35.5%	3.5%	11.6%	3.9%	45.4%
Tract 25	2.4%	60.6%	2.2%	3.7%	31.1%
Tract 27	25.6%	3.4%	18.4%	9.6%	43.0%
Tract 35	19.7%	24.7%	5.3%	2.8%	47.5%
Study Area	20.4%	37.3%	6.5%	4.0%	31.8%
Queens	32.9%	19.0%	17.5%	5.7%	25.0%
NYC	35.0%	24.5%	9.7%	3.8%	27.0%

Source: United States Census Bureau, 2000.

According to the Year 2000 Census, the population of the Study Area is younger on average than that of the Borough of Queens or New York City, with a median age ranging between 28.1 in Census Tract 25 and 36.5 in Census Tract 7 (Table 3-3). There were comparatively lower percentages of elderly populations (age 65 and above) than in the Borough of Queens or New York City, as indicated in Table 3-3. Census Tract 25 (Queensbridge Houses) has the highest percentage of residents below the age of 18 (37 percent).

TABLE 3-3: AGE CHARACTERISTICS OF THE STUDY AREA POPULATION

Census Tract	Median Age	% <18 Years	% >65 Years
Tract 7 BG 1,2, 3	36.5	15.4%	11.7%
Tract 19 BG 2	33.7	21.6%	8.3%
Tract 25	28.1	37.0%	9.0%
Tract 27	29.5	19.8%	5.5%
Tract 35	28.4	25.0%	6.3%
Queens	35.4	22.8%	12.7%
NYC	34.2	24.2%	11.7%

Source: United States Census Bureau, 2000.

The Study Area is overwhelmingly occupied by households that rent their dwelling units (Table 3-4). Average household size is greatest in Census Tract 35 north of the Queensbridge Houses. A small number of residences are located within Census Tract 19 in the substantially industrial blocks nearby the Project Site, including five small apartment buildings facing 43rd Road and 43rd Avenue and upper-floor units in mixed-use buildings facing 11th Street between 43rd Road and 44th Avenue. The largest concentration of residents in the Study Area is comprised of low-income tenants of the Queensbridge Houses (Census Tract 25).

TABLE 3-4: HOUSEHOLD CHARACTERISTICS OF THE STUDY AREA

Census Tract	Total Occupied Units	Average Household Size (persons)	% Owner Occupied	% Renter Occupied
Tract 7 BG 1,2, 3	1,262	2.14	14.4%	85.6%
Tract 19 BG 2	192	2.51	21.9%	78.1%
Tract 25	2,557	2.58	0.6%	99.4%
Tract 27	105	2.79	2.9%	97.1%
Tract 35	95	3.31	12.6%	87.4%
Study Area	4,211	2.50	14.5%	85.5%
Queens	782,664	2.44	42.8%	57.2%
NYC	3,021,588	2.59	30.2%	69.8%

Source: United States Census Bureau, 2000.

New high-rise residential development has occurred in recent years south of the Study Area in Census Tract 1. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the multi-phased Queens West project has introduced a substantial number of market-rate dwellings to this area, as highlighted by the CityLights cooperative and the Avalon Riverview rental apartment complexes. Recently advertised rents for Avalon Riverview apartments ranged between $1,735 for a studio to $4,730 for a two-bedroom, two-bath unit.[2,3] Older neighborhood apartments have not been immune from the general increase in real estate prices and rents that has affected many New York City neighborhoods. Recently advertised rents for Long Island City apartments ranged between $900 for a studio and $1,100–$1,600 for a two-bedroom apartment.[4] Recently advertised asking prices for condominiums and other residences ranged between $299,000 for a one-bedroom cooperative to $699,000 for a five-bedroom, two-bath house in an M1-3D district.[5]

Populations Vulnerable to Indirect Displacement. Populations potentially susceptible to indirect displacement due to the Proposed Action include those households with a median income less than that of the median income of the Borough of Queens as a whole, who live in dwelling units not protected by rent control and rent stabilization. The rent control program generally applies to residential buildings constructed before February 1947. A total of 51 municipalities in New York State have rent control including New York City. For an apartment to be under rent control, the tenant (or their lawful successor such as a family member, spouse or adult lifetime partner) must have been living in that apartment continuously since before July 1, 1971. When a rent controlled apartment becomes vacant, it either becomes rent stabilized, or, if it is in a building with fewer than six units, it is generally removed from regulation. The rent stabilization program was enacted in New York City in 1969 when rents were rising sharply in many post-World War II buildings. Rent

2 www.Long-island-city.new-york.nationwideapartments.com, March 28, 2005
3 www.affordablehousingonline.com, March 28, 2005
4 Partridge Realty, www.partridgerealty.net, and Carollo Real Estate, www.carollorealestate.com, both March 25, 2005
5 Carollo Real Estate.wwwcarollorealestate.com, March 25, 2005

stabilized tenants are protected from sharp increases in rent and have the right to renew their leases. The Rent Guidelines Board sets the allowable percentage increase for renewal leases each year. Rent stabilized apartments are those apartments in buildings of six or more units built between February 1, 1947 and January 1, 1974. Tenants in buildings of six or more units built before February 1, 1947 and who moved in after June 30, 1971, are also covered by rent stabilization.

As indicated above, residential structures that contain five or fewer residential units are not subject to the legal and administrative protections afforded to renter-occupants of larger buildings. As shown in Table 3-5, there were 553 renter-occupied units in buildings with one to four residential units, accounting for approximately 13.1 percent of the total number of household units in the Study Area and approximately 14.2 percent of all renter-occupied units in the Study Area. These units represent the bulk of the housing units in the Study Area not protected by rent control or rent stabilization. Over 70 percent (400 units) of these units are found in Census Tracts 7 and 19, east and south of the Project Site (see Figure 3-1).

Median household income levels varied widely among census tracts in the Study Area in the Year 2000. The lowest median household income is found in Census Tract 25 (the Queensbridge Houses), where over half the population had incomes below the established poverty level (e.g., a 1999 income of $8,501 or less for a single person). In Census Tract 27, located immediately east of Census Tract 25, approximately 42 percent of households had incomes below the poverty level, while median household income is highest in the census tracts located at the northern and southern edges of the Study Area. Year 1999 Census data indicated that median household income was $46,167 in Census Tract 7, located south of 44th Drive, and $44,286 in Census Tract 35, located north of the NYCHA Queensbridge Houses (Table 3-5). The median incomes in both Tract 19 (Block Group 2), and Tract 27 are substantially below the median income of the Borough of Queens as a whole. Based on 2000 Census information, these two tracts make up 7.44 percent of the study area with 6.32 percent falling below the poverty line. As a consequence, residents living in units unprotected by either rent stabilization or rent control in these tracts would be potentially vulnerable to indirect displacement.

As described in the *CEQR Technical Manual*, households that are most susceptible to indirect (or secondary) displacement include low-income households and renters who live in dwellings not afforded the protections of rent control and rent stabilization. As shown in Table 3-5, the Study Area contains subareas where the median income of a large portion of the households is below established poverty levels, in particular in Census Tract 25 (the Queensbridge Houses), in which the median household income of 53 percent of the population is below the poverty level, and Census Track 27 (immediately east of the Queensbridge Houses) in which 42 percent of the population have a household income below poverty levels. Rent levels in the Queensbridge Houses are protected by programs administered by the NYCHA. As indicated in Table 3-5, the majority of unprotected dwelling units are not included in either Census Tract 25 or 27. Tract 25 only has 68 renter-occupied units in buildings with five units, and Tract 27 only has 33 such units. Rather, the majority of unprotected units are located in Census Tracts 7 and 19 and represent 14.8 percent of the renter-occupied housing units in the Study Area. These units would be most susceptible to some limited indirect displacement from rising rents in the Study Area. However, median household income in Census Tract 7 (over $45,000) is greater than the median household income in both the Borough of Queens and in New York City as a whole. Median household income in Census Tract 19 (approximately $37,000) is somewhat less than the median household income in both the Borough of Queens and in New York City as whole. The population living below the poverty level in Census Tract 7 is approximately 290, or 10.7 percent of the total population in this tract, and approximately 950 in Census Tract 19, or 19.7 percent of the total population in this tract. These percentages indicate that both these census tracts have a percent population below the poverty level equal to or less than either the Borough of Queens or New York City.

TABLE 3-5: HOUSING CHARACTERISTICS OF THE STUDY AREA

Census Tract	Total Housing Units	Number of Renter Occupied Units	Number of Renter-Occupied Units in Buildings with 1-4 Units			1999 Median Household Income	% Population Below Poverty Level
			Number of Units	Units - % of Total Units	Units - % of Renter Occupied Units		
Tract 7 BG 1,2, 3	1,276	1,064	321	25.2%	30.2%	$46,167	10.7%
Tract 19 BG 2	177	144	79	44.6%	54.9%	$37,188	19.7%
Tract 25	2,557	2,522	68	2.7%	2.7%	$11,055	52.8%
Tract 27	103	103	33	32.0%	32.0%	$26,875	42.5%
Tract 35	101	74	52	51.5%	70.3%	$44,286	21.6%
Study Area	4,214	3,907	553	13.1%	14.2%	$40,737	35.9%
Queens						$42,439	15.0%
NYC						$38,293	20.0%

Source: United States Census of Population and Housing, Database Summary File 3A, Tables H32, p.53 and p. 87; 2000.

Note: The 2000 Census of Population and Housing reported relevant data for renter-occupied units in buildings with 1–4 units and 5–9 units. There are approximately 649 renter-occupied housing units in residential structures containing 5–9 apartments in the Study Area. While some of these units would be in buildings with 5 apartments, and therefore would not be protected by the legal and administrative safeguards afforded under rent control and rent stabilization, it is not anticipated that the addition of structures with 5 apartments would significantly change the assessment concerning indirect displacement.

b) Future Conditions without the Proposed Action

In the future, without the Proposed Action, the NYPA facility would be relocated, and no new development of the site could occur. As described in Chapter 2, "Land Use, Zoning, and Public Policy," a number of ongoing and anticipated projects will result in additional residential development in the Study Area by 2009 without the Proposed Action. Parcels of formerly industrially zoned land on the Hunters Point waterfront have been rezoned for and/or developed with residential uses. The River East development, located at 44th Avenue between Vernon Boulevard and the East River, will be completed by 2009. More extensive residential development is planned in the Queens West development immediately south of the Study Area, in which some 2,838,000 square feet of new residential development is expected by 2009.

In total, almost 960,000 square of new market rate residential development will be in place within the Socioeconomic Study Area by 2009 without the Proposed Action. Assuming 1,000 square feet per dwelling unit, and an average household size of approximately 2.7 people per dwelling unit, these developments would add approximately 900 new housing units, with a population of 2,430 people. This would result in an increase in population in the Study Area of approximately 23 percent by the year 2009 compared to Year 2000 Census levels (a total Study Area population in 2000 of 10,414 compared to a total Study Area population of 12,844 in 2009). This represents a substantial increase in Study Area population without the Proposed Action.

The future development expected to occur within the Study Area by 2009 will most closely resemble the market rate, waterfront development in Queens West and other developments located in Census Tract 1. The new population living in new units to be developed in the Study Area would be comparable to the population currently living in Census Tract 1 Block Group 2, which is along the waterfront in Queens. The median income of this population would be approximately $85,000 and, similar to the socioeconomic profile of residents in this Census Tract, would be made up of predominantly White or Asian residents. The new residents would most likely face market rate rents in the range of $1,600 - $1,800 per month for a one-bedroom apartment, comparable to current market rates at the Avalon Riverview. The net effect of this population will be a net increase to the median income of the Study Area.

c) Future Conditions with the Proposed Action

The Preferred Development Program for the Proposed Action would add approximately 1,000 new units of market-rate housing to the Study Area by 2009. Assuming an average household size of approximately 2.7 people per dwelling unit, this would increase population in the Study Area by approximately 7 percent over 2009 population levels without the Proposed Action (about 15,544 with the Proposed Action compared to 12,844 without the Proposed Action). It is projected that the socioeconomic profile of the new residents would not be substantially different from that of the residents of Census Tract 1 which has been most influenced by this trend toward waterfront development.

Overall, the populations vulnerable to displacement currently residing in the Study Area would be no more at risk for indirect displacement with the Proposed Action than without the Proposed Action given observed trends in the increase in property values and rents in the area compared to the total inventory of dwelling units in the area, in which low income population currently reside.

The Proposed Action is not likely to have significant indirect residential displacement impacts as demonstrated by the following findings in relation to the criteria identified in the *CEQR Technical Manual* for identifying whether the effects of an action would lead to indirect displacement of residential populations:

- The Proposed Action would increase the population in the Study Area by approximately 7 percent. This additional population would most likely be of the same socioeconomic profile as the residents of River East, Queens West, and other major market-rate residential development projects along the Long Island City waterfront. As described above, the introduction of approximately 1,000 dwelling units of new housing with the Proposed Action would increase the projected number of total dwelling units in the Study Area in 2009 from approximately 5,114 without the Proposed Action to approximately 6,114 with the Proposed Action, with a commensurate increase in Study Area population in 2009 from approximately 12,844 without the Proposed Action to approximately 15,544 with the Proposed Action. The socioeconomic characteristics of the new population with the Proposed Action would not be anticipated to be markedly different from those in the future without the Proposed Action, in light of the projected 23 percent increase in population that is projected to occur between 2000 and 2009 as a consequence of other projects with market-rate housing, including the River East project, which would occur without the Proposed Action.
- The Proposed Action would not directly displace uses or properties that have had a "blighting" effect on property values in the area. The Proposed Action would replace substantially vacant land with a mix of commercial, residential and recreational uses. Although the proposed Project Site is underutilized, it has no blighting effect on the surrounding area as demonstrated by the high level of business activity and relatively good physical condition of the businesses and residences that are located in the Study Area, further described in the discussion of indirect business or institutional displacement below.
- The Proposed Action would not directly displace enough of one or more components of the population to alter the socioeconomic composition of the study area. The Proposed Action would not directly displace any existing population.
- The Proposed Action would not introduce a substantial amount of a more costly type of housing compared to existing housing and housing expected to be built in the Study Area by the time the Proposed Action is implemented. The cost of the new market rate housing that would be introduced with the Proposed Action would be comparable to the cost of other market rate housing in the area, including the cost of new housing to be developed as part of the River East development project. It is anticipated that all new units that would be established by 2009 without the Proposed Action would be market rate. Existing units are market rate except Queensbridge housing units, which are protected by rent control and stabilization. The most costly units are along the waterfront which is even further removed from the vulnerable population.
- The Proposed Action would not introduce a "critical mass" of non-residential uses such that the surrounding area becomes more attractive as a residential neighborhood complex. While the Proposed Action would introduce approximately 1.8 million gsf of non residential uses, this would represent a very small portion of total non residential development in the Study Area. In addition, as detailed in Chapter 2, "Land Use, Zoning and Public Policy", much of this area would continue to be protected by existing land use controls that significantly restrict the transformation of the area into a residential neighborhood complex.

2. Potential Indirect Business or Institutional Displacement

The *CEQR Technical Manual* indicates that indirect displacement of businesses or institutions may result from an action that would increase property values and thus increase rents for potentially vulnerable category of businesses, or when the action includes uses that would compete with existing businesses and would affect neighborhood character by affecting the viability of neighborhood shopping areas. Since the Proposed Action would not include uses that would compete with existing

businesses or result in a significant change in neighborhood character, the assessment that follows is focused on whether the Proposed Action would increase property values and, as a consequence, rents for potentially vulnerable category of businesses. An action may lead to indirect changes if:

- It introduces enough of a new economic activity to alter existing economic patterns
- It adds to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend to alter existing economic patterns.
- It directly displaces uses or properties that have had a "blighting" effect on commercial property values in the area, leading to rises in commercial rents.
- It directly displaces 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.
- It directly or indirectly displaces residents, workers, or visitors who form the customer base of existing businesses in the area.
- It introduces a land use that could have a similar indirect effect, through the *lowering* of property values if it is large enough or prominent enough or 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.

Each of these criteria are assessed in the following analysis.

a) Existing Conditions

The detailed assessment of indirect business or institutional displacement considers conditions in the immediate vicinity of the Project Site (Figure 3-3) within the ½-mile Study Area (using Study Area census tracts), and within Zip Code Area 11101 (see Figure 3-2).

i. Employment and Business Conditions and Trends

Long Island City has long been one of New York City's primary centers of industry. The Long Island City central business district (CBD) and Hunters Point mixed use districts have been the focus of targeted economic development strategies and area-wide rezoning intended to spur development, as described in Chapter 2, "Land Use, Zoning and Public Policy." The modifications to the Hunters Point Subdistrict, the Special Long Island City Mixed Use District, and the rezoning of the former East River Tennis site have been directed at integrating zoning changes and development projects in Long Island City.

Business employment on the Project Site is comprised solely of the operators of the NYPA power plant temporarily located on Lot 24 on the southern half of the Project Site. This facility will be relocated by 2009, irrespective of the Proposed Action.

Business Conditions in the Business Inventory Area. A business inventory was conducted for 12 blocks directly east of the Project Site (Figure 3-3).[6] This area was selected since its location immediately proximate to the Project Site would make it the most vulnerable to potential effects of the Proposed Action, and since commuters traveling between the Project Site and the Queens Plaza subway complex would be most likely to travel along this area making it increasingly susceptible to increases in property values and indirect displacement effects.

[6] Field survey, Parsons Brinckerhoff Quade & Douglas, Inc., September 17, 2003 (revised and expanded by additional field surveys on July 7, 2005 and November 18, 2005).

Table 3-6 lists the businesses and institutional uses that occupy these blocks, and the number of stories and generalized condition of the structures in which they are located in Figure 3-3. The 54 businesses in those 12 blocks employ nearly 1,100 people. As summarized in Table 3-6, uses within this 12-block area are extremely varied and include:

- A number of residential buildings and several manufacturing, food distribution and auto-related uses within Block 461 (between 9th Street and 10th Street, between Queens Plaza South and 43rd Avenue;
- A motel, a number of small companies and a heating, ventilation and air conditioning business in Block 462 (between Vernon Boulevard and 9th Street, between Queens Plaza South and 43rd Avenue immediately east of the Project Site);
- A United States Postal Service bulk package delivery center and roofing contractor in Block 456 (between 9th Street and 10th Street, between 43rd Avenue and 43rd Road)
- Construction, demolition, auto-related, and salvage businesses in Block 485 (between Vernon Boulevard and 9th Street, between 43rd Avenue and 43rd Road);
- An Allied Interiors installation in Block 460 (between 10th Street and 11th Street, between Queens Plaza South and 43rd Avenue);
- Construction, cleaning service, and limousine companies on Block 459 (between 11th Street and 12th Street, between Queens Plaza South and 43rd Avenue);
- A number of manufacturing, storage, telecom, and wholesale distribution businesses on Block 458 (between 12th Street and 13th Street, between Queens Plaza South and 43rd Avenue);
- Auto-related, catering, and distribution facilities on Block 457 (between 13th Street and 21st Street, between Queens Plaza South and 43rd Avenue); and
- Warehousing, electrical, bakery, and crane service businesses on Blocks 455, 444, 443, and 442 (along 43rd Road).

As indicated above, there is no one business or type of business that dominates or defines the overall character of this 12-block area.

As depicted in Photos 3-1 through 3-6, the overall physical condition of the buildings in which these businesses are located can be characterized, with few exceptions, as good to very good to excellent. There is a high level of activity in conjunction with the businesses throughout the day as indicated by the numerous commercial vehicles observed traveling to and from the businesses in the area.

Business Conditions in the ½-Mile Study Area. As indicated by the U.S. Census Journey-to-Work data for Study Area census tracts in Table 3-7, the employment and business characteristics in the entire (½ mile) Study Area is similar to that of the 12-block business inventory area, and includes a broad range of construction, manufacturing, wholesale trade, retail trade, transportation, warehousing, information, finance, insurance, real estate, professional services, educational, health and social services, arts and entertainment, and public administration businesses. Also outside of the business inventory area and immediately south of the Project Site, is a Con Edison training facility. As in the business inventory area, no one business or type of business dominates the Study Area. Over 37,000 workers are employed by these businesses in the Study Area. Together, these numerous and varied businesses constitute an active and robust commercial center in Long Island City, which has no appearance of being vulnerable to displacement resulting from the new residential and commercial uses that would be part of the Proposed Action. In addition, most of the street-level businesses within the 12-block Business Inventory Area are housed in large industrial buildings that would be unsuitable for conversion to retail or other consumer-oriented businesses. New construction and

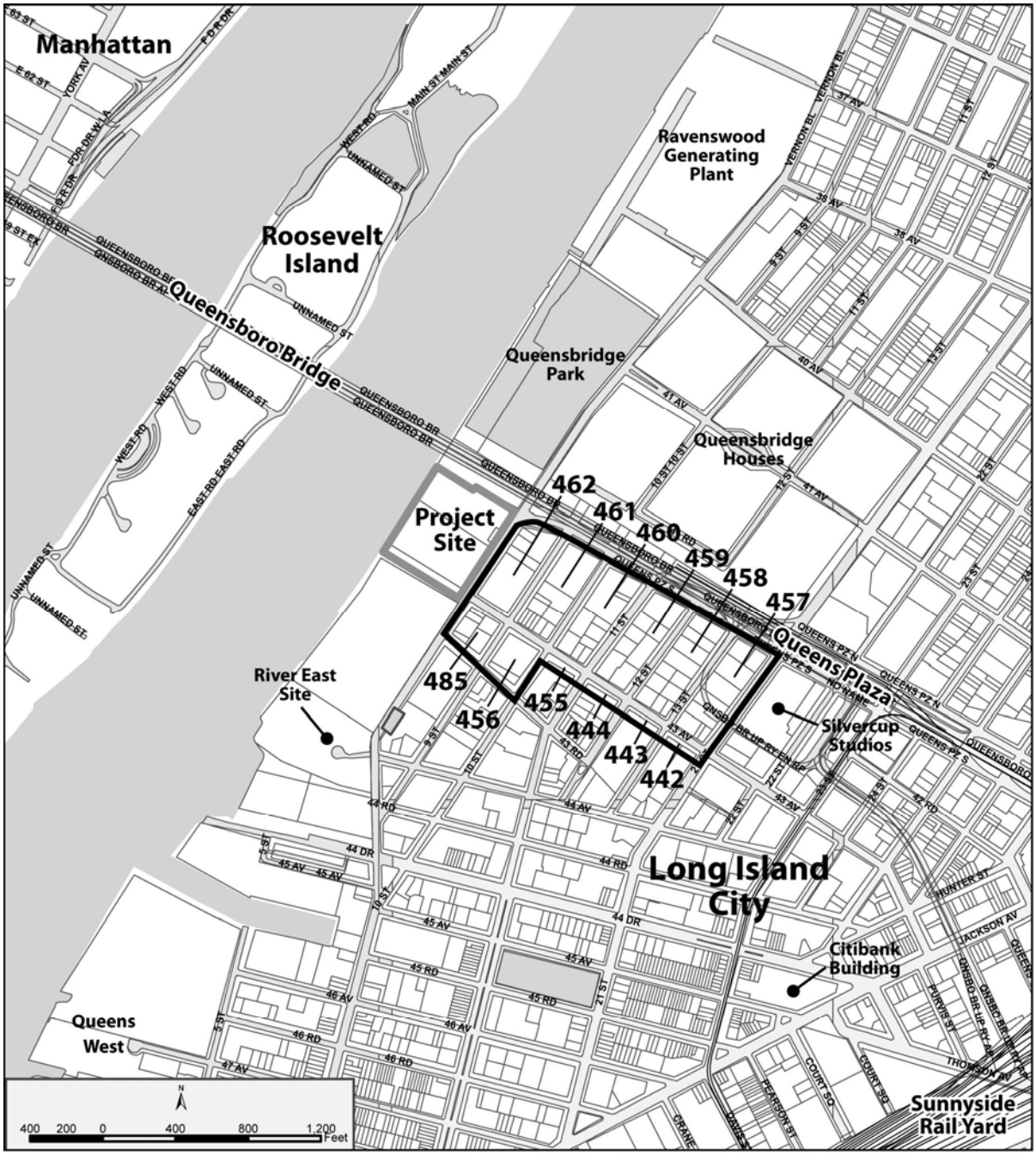
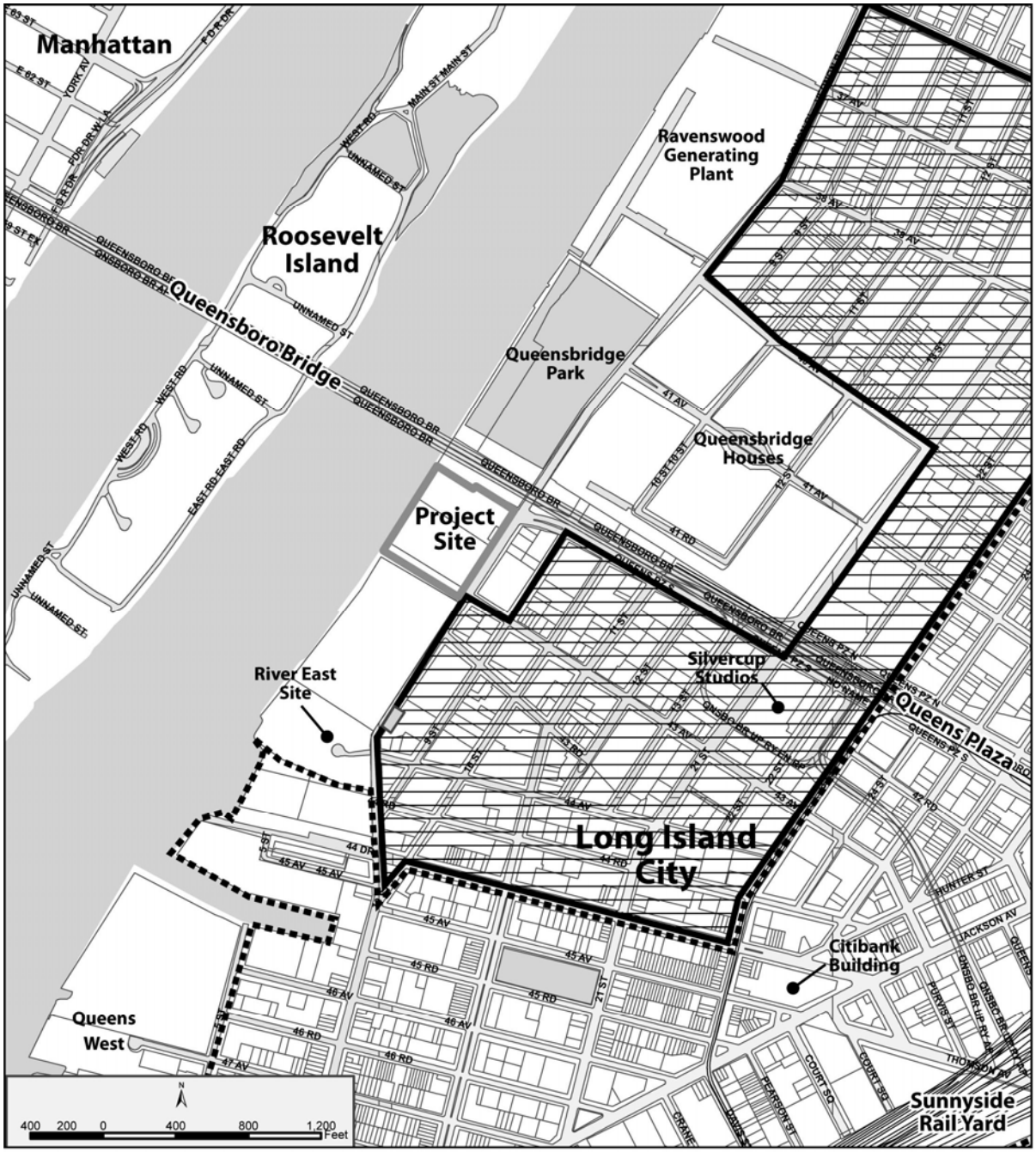


FIGURE 3-3:
BUSINESS INVENTORY AREA



Source: NYC Mayors Office of Industrial and Manufacturing Businesses, December 2005

FIGURE 3-4:
INDUSTRIAL BUSINESS ZONE AND OMBUDSMAN AREA BOUNDARIES

TABLE 3-6: BUSINESS INVENTORY OF BLOCKS IN THE IMMEDIATE VICINITY OF THE PROJECT SITE

Block	Lot	Business/Type	Number of Stories*	Building Condition (E/VG/G/F/P)*
Block 462 (Vernon Boulevard – 9th Street, Queens Plaza South – 43rd Avenue)				
462	1	The Foundry (containing 23 small companies)	3	E
462	16	Henick-Lane HVAC Systems Design/ Installation	1	VG
462	17, 20, 22	Queens Plaza Motel	3	G
462	53	Mass Mailings, Inc.	1	G
Block 456 (9th Street-10th Street, 43rd Avenue-43rd Road)				
456	1	U.S. Post Office/Bulk Package Delivery Center	1	G
456	5	Ideal Roofing and Sheet Metal contractors	1	G
Block 461 (9th Street-10th Street, Queens Plaza South-43rd Avenue)				
461	1,3	Montana Data Com Electronics Supply	2	VG
461	5	Residential	2	VG
461	6	Residential	3	VG
461	7	Residential	3	VG
461	8	Richie's Auto Body	1	G
461	9	BR Guest (food production/distribution)	1	G
461	12	Commodore Construction Group	1	G
461	13	New York and Queens Electric Light and Power Company Substation	3	E
461	16	Titan Elevator Manufacturer	3	VG
461	47	LSZ Custom Woodwork, Inc.	1	VG
Block 485 (Vernon Boulevard-9th Street, 43rd Avenue-43rd Road)				
485	1	Young Auto Repair (Vendor Cart Storage)	1	F
485	5	M&M (Undetermined – Miscellaneous Fabrication/Production Shop)	1	F
485	7	Undetermined – (formerly identified as PAL Environmental)	1	F
485	9	Taxi Depot, Inc.	1	F
485	10	Easy Rent construction and Retcon Mechanical (outdoor equipment storage/contractor/salvage)	-	P
485	11	Manhattan Demolition	2	G
10th Street – 11th Street, Queens Plaza South – 43rd Avenue				
460	1	10-15 43rd Avenue Corporation	1	G
	4	Citiproof Interior Window Systems	1	G
	5	Goldsmith	2	VG
	10	10-10 Bridge Plaza Associates	3	G
	16	Paul Associates	1	G
	30	Allied Interiors	1	G
	40	Allied Interiors	1	G
	58	Allied Interiors	1	G
	60	Allied Interiors	1	G
	63	Caviarteria (may no longer be there)	1	F

TABLE 3-6: (CONTINUED) BUSINESS INVENTORY OF BLOCKS IN THE IMMEDIATE VICINITY OF THE PROJECT SITE

Block	Lot	Business/Type	Number of Stories*	Building Condition (E/VG/G/F/P)*
11th Street – 12th Street, Queens Plaza South – 43rd Avenue				
459	1	NYCDOT (Bridges)	2	G
	5	Henry Limo Service	1	F
	12	Axel Spring & Brake Inc.	1	F
	16	J&J Johnson Construction	1	F
	19	J&J Johnson Construction	1	F
	23	PAL Environmental Safety Corp	1	G
	64	Madame Paulette Cleaning Services	2	G
	65	Madame Paulette Cleaning Services	1	G
12th Street – 13th Street, Queens Plaza South – 43rd Avenue				
458	76	Parking Lot	-	
	77	Netfast	2	G
	79	RCN Telecom Services	1	G
	83	Steinway Storage	4	E
	87	LIC Screenprinting	1	G
	90	Image King	1	G
	94	Pellari LLC	1	G
	98	Jorich LLC (former owner) Vacant	1	G
	101	Walters Wicker	1	G
	129	Codogan Tate Wholesale Dist.	1	G
	145	JRR Realty	1	G
13th Street – 21st Street, Queens Plaza South – 43rd Avenue				
457	143	Auto Repair	1	F
	144	Indian Cuisine	1	G
	149	Five Star Banquet	1	VG
	150	Smileys Flower Wholesale	1	F
	153	DOT Vehicle Storage	1	G
	157	Limo Service/DYNASERV	2	VG
	162	Eagle Insulation Dist.	2	G
	169	Gratz Industries LLC	1	G
	175	Sunoco Gas Station	1	F
10th Street – 11th Street, 43rd Avenue – 43rd Road				
455	5	Tom Cat Bakery Inc.		E
11th Street – 12th Street, 43rd Avenue – 43rd Road				
444	14	Bay Crane Service	-	-
12th Street – 13th Street, 43rd Avenue – 43rd Road				
443	14	Petrocelli Electric	1	G
13th Street – 21st Street, 43rd Avenue – 43rd Road				
442	5	LIC Warehouse	1	G
	18	ARGO Envelope	2	G

Source: Field survey, Parsons Brinckerhoff Quade & Douglas, Inc., September 17, 2003 (revised and expanded by additional field surveys on July 7, 2005 and November 18, 2005).

* Building Condition: E – Excellent; VG – Very Good; G – Good; F – Fair; P – Poor



PHOTO 3-1: INDUSTRIAL AREA ALONG VERNON BOULEVARD IMMEDIATELY SOUTH OF THE PROJECT SITE



PHOTO 3-2: TYPICAL INDUSTRIAL AREA NEAR PROJECT SITE



PHOTO 3: QUEENS PLAZA SOUTH NEAR THE PROJECT SITE



PHOTO 3-4: INDUSTRIAL BUILDING AT SILVERCUP STUDIOS



PHOTO 3-5: TYPICAL INDUSTRIAL MIDBLOCK IN THE BUSINESS INVENTORY AREA



PHOTO 3-6: INDUSTRIAL AREA ALONG NINTH STREET BETWEEN 44TH AVENUE AND THE QUEENSBOROUGH BRIDGE

TABLE 3-7: EMPLOYMENT CHARACTERISTICS OF THE STUDY AREA

Geographic Area Place of Work / Census Tract	Workers 16 Years and Over by Industry: Total Workers at Place of Work	Agriculture, forestry, fishing and hunting and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation and warehousing and utilities	Information
1	6,930	10	640	1,720	1,075	200	1,080	165
7	7,740	25	2,080	680	580	355	1,370	180
19	18,185	0	2,010	3,830	865	950	2,030	735
25	340	0	20	30	0	25	15	0
27	3,285	0	435	455	130	65	460	55
35	740	0	320	170	40	35	55	15
Total Study Area	37,220	35	5,505	6,885	2,690	1,630	5,010	1,150
Percent Employment of Industry		0.09%	14.79%	18.50%	7.23%	4.38%	13.46%	3.09%

Geographic Area Place of Work / Census Tract	Workers 16 Years and Over by Industry: Finance, insurance, real estate and rental and leasing	Professional, scientific, management, administrative, and waste management services	Educational, health and social services	Arts, entertainment, recreation, accommodation and food services	Other services (except public administration)	Public Administration	Armed forces
1	180	350	1,030	215	115	155	0
7	140	675	380	305	310	655	0
19	3,400	1,580	805	705	735	545	0
25	65	4	140	15	4	10	0
27	260	170	570	65	195	425	4
35	25	35	0	0	35	0	0
Total Study Area	4,070	2,814	2,925	1,305	1,394	1,790	4
Percent Employment of Industry	10.93%	7.56%	7.86%	3.51%	3.75%	4.81%	0.01%

US Census CTTP 2000 Part 2 Table P3

rehabilitation of existing structures in the Study Area reflect the long-term trend of increased demand for Long Island City office space, with the MetLife office building being one of the more recent examples of such development. Also contributing to this trend has been the relocation of some former Manhattan printing and publishing firms and of some high technology firms, such as telecommunication and entertainment-related establishments, to industrial loft space in Long Island City.[7]

Business Condition in the Zip Code Area. Further from the Project Site, though within the Zip Code Area, are various neighborhood retail uses, storage and utility uses, the site of the River East development, film-production studio space (Silvercup Studios), and a number of institutional uses. As summarized in Table 3-8, a total of over 2,400 firms employing approximately 51,000 people were located in the Zip Code Area in the year 2004. These firms paid wages totaling over $600 million during that year. The Zip Code Area has a much higher percentage of construction (primarily specialty trade contractors) and manufacturing firms, administrative and support services, and wholesale trade, but a much lower percentage of health care and social assistance employment than in the Borough of Queens or New York City as a whole. In comparison to the Borough of Queens, the area also has a much lower percentage of jobs in transport and warehousing. In comparison to New York City as a whole, the area had a lower percentage of firms involved in finance and insurance, professional, scientific and technical services, and government employment.

TABLE 3-8: TOTAL FIRMS, EMPLOYEES AND WAGES (ZIP CODE AREA)

Industry	# of Firms	# of Employees	Wages ($)	Percentage Employed		
				Zip Code 11101	Queens	NYC
Utilities & Agriculture	3	183	$3,715,032	0.33%	0.52%	0.42%
Construction	416	10,301	$188,705,981	19.07%	8.58%	3.24%
Manufacturing	416	12,273	$137,958,147	21.43%	6.98%	4.00%
Wholesale Trade	317	5,181	$71,805,983	9.58%	5.03%	4.00%
Retail Trade	188	3,083	$30,572,887	7.21%	10.63%	7.90%
Transport & Warehousing	126	3,208	$31,991,848	5.69%	11.41%	2.97%
Information	45	640	$6,433,302	1.00%	1.79%	4.41%
Finance & Insurance	72	1,578	$22,032,071	3.62%	3.03%	9.08%
Real Estate & Rental & Leasing	120	735	$13,256,212	1.47%	3.05%	3.32%
Professional Scientific & Techn	104	1,446	$10,811,130	2.22%	2.09%	8.10%
Management of Companies	11	436	$6,080,429	0.78%	0.33%	1.56%
Administrative & Support Serv	86	7,462	$44,177,787	13.76%	5.10%	5.37%
Educational Services	14	989	$5,763,935	2.36%	2.78%	3.36%
Health Care & Social Assistance	38	907	$7,904,082	1.83%	19.02%	14.91%
Arts Entertainment & Recreation	24	162	$1,686,718	0.38%	0.84%	1.71%
Accommodation & Food Service	110	862	$4,560,019	1.94%	6.56%	6.09%
Other Services	229	1,592	$13,842,460	3.13%	4.19%	3.83%
Unclassified	149	274	$1,583,160	0.41%	1.04%	0.62%
Government	4	2,062	$31,155,554	3.77%	6.92%	15.51%
Zip Code Area	2,468	51,299	$603,106,596	--	--	--

Source: Insured Employment, New York State Department of Labor, Bureau of Labor Statistics, 4th Quarter, 2004.

A Pratt Institute Center for Community and Environmental Development study on the industrial market in Long Island City (*The Manufacturing Land Use and Zoning Initiative*, 2001) indicated that Long Island City lost over 2,000 manufacturing jobs between 1992 and 1999, an approximately 11

[7] *Long Island City Rezoning FEIS.*

percent decrease in the number of manufacturing jobs in the area. This loss was at a somewhat slower rate than New York City as a whole, which experienced a 15 percent drop in manufacturing jobs during the same period. The Zip Code Area also experienced an 11 percent loss in manufacturing jobs during the same period, principally in the apparel, textiles, food, industrial machinery, electronic equipment, and paper sectors. These lost jobs were offset by an increase in the number of jobs in the Zip Code Area in the "miscellaneous manufacturing," chemicals, and printing and publishing sectors.

Availability and Lease Rates of Commercial Properties. A recent review of industrial space indicated a variety of buildings and spaces available for sale or lease in Long Island City. Table 3-9 lists available industrial space in Long Island City as of November 2005, including lease rates, based on information available from the New York Industrial Retention Network. Overall, in the past six months, lease rates for available industrial space have been approximately $12 per square foot. Industrial space market seems to be at a plateau and is largely independent of the residential and commercial markets.[8]

TABLE 3-9: AVAILABLE INDUSTRIAL SPACE IN LONG ISLAND CITY (NOVEMBER 2005)

Property Designation	Type	Description
401	One story sale/lease	26,000 sq. ft., one story, 18'–25' ceiling, sprinklered, 2 drive-ins, 8,000 sq. ft., offices, near subway. Sale $3.6 million/Lease $26,000
479	Queens West Business Center	200,000 sq. ft. site, 148,000 sq. ft. built-out, w/divisions to 5,000 sq. ft., near Midtown Tunnel, LIRR and #7 train, 3 car rail sliding, ICIP & REAP eligible. Available for sale or lease.
503	Two connected buildings	Building A – 15,000 sq. ft., 40' ceiling, heavy power, gas heat, Building B – 20,000 sq. ft., two overhead doors, office space, 18' ceiling, heavy power, heavy gas. Lease $12 psf.
538	Lease	60,000 sf, one story, 15' ceiling, two interior platforms, 40,000 sf, HVAC office space, 20,000 sf warehouse. For Lease $12 psf.
541	For lease	12,000 sq. ft., large overhead drive-in, 40' ceiling, heavy power, gas heat. For lease $12 psf.
542	LIC lease	20,000 sq. ft., 17' ceiling, gas heat, M-1 zone, heavy power, two drive-ins. For lease $12 psf.
551	Long Island City lease or sale	15,000 sq. ft., M1-3 zone, sprinklered, three drive-in doors, 1,000 sq. ft., offices, 12'–14' ceiling, near subway, near 59th Street Bridge. For lease, $10 psf. For sale, $2.4 million.
558	Raw space for lease	10,000–20,000 sq. ft., ground floor, raw space, 12' ceiling, concrete floors. Lease $9 psf.
568	Ideal for Manufacturing	10,000 sq. ft., drive in dock, concrete floors, 13'–14' ceiling, office space, near subway and Long Island Expressway. Lease $8,000 monthly.
580	LIC building for Sale	12,000 sq. ft. + 2,000 sq. ft. office bldg for sale, 3 overhead doors, parking for 10 cars, 150' frontage, taxes $30,000/yr, sale $2.5 million
595	LIC Lease	6,000 sq. ft. for lease on ground floor, sprinklered, gas/oil heat, 2 drive-ins, on grade, fire proof. $15 psf including heat and taxes.
603	Small Light Manufacturing Space	3,000 sq. ft. space for lease, 4th floor, freight, loading dock, 12' ceilings, concrete floors, near transportation. Lease $12 psf.
604	LIC lease	1,800 sq. ft. space for lease. 2nd floor, freight, loading dock, 12' ceilings, concrete floors, near transportation. Lease $11 psf.
611	LIC Lease	10,500 sq. ft., 20' ceilings, one drive-in. For Lease $12 psf

[8] *A Long Island City Awakening*, The New York Times, February 8, 2006.

TABLE 3-9: (CONTINUED) AVAILABLE INDUSTRIAL SPACE IN LONG ISLAND CITY (NOVEMBER 2005)

Property Designation	Type	Description
612	Queens Lease	10,000 on two floors (4,500 and 5,500), 12' ceiling, loading, freight elevator, concrete floors. Lease $12 psf.
615	LIC Manufacturing Building Lease	35,000 sq. ft. for lease, 2nd floor in great manufacturing bldg. Heavy power/ floors, 2 freights, 2 loading docks, concrete floors, near transp. Lease $9 psf.
616	Edison Price Building Lease/Sale	60,000 1-story bldg inc. 7,500 sq. ft. offices, 20' ceilings, 5 loading docks, fireproof, sprinklered, heavy power. Lease $9 psf/Sale $9 mil. Division negotiable on lease only.
618	Queens Lease	23,000 sq. ft. divisible (6,500 on 3rd fl, 16,500 on 4th fl), 12' ceilings, gas heat, large freight, all subways. Lease $8.75 psf.
620	One Story LIC Lease w/ Parking	12,500 sq. ft., 1 story for lease, private parking, 14' ceilings, heavy power, drive-in door, near midtown tunnel, 59th St bridge, subway & LIRR. For lease $7.50 psf.
621	LIC Lease	14,500 sq. ft. on 2nd floor, sprinklered, gas/oil heat, 2 drive-ins, on grade, fire proof. $9 psf inc. heat and taxes.
629	LIC Industrial Warehouse	1 story industrial warehouse for rent, 2,500 sq. ft. (inc. 230 sq. ft. offices) + 150 sq. ft. rear yard, 13' ceilings, drive in door, concrete floors, no columns. $3,200/mo.
633	LIC Lease	6,000 sf space with heavy power, concrete floors, 15' ceiling, loading. For Lease $6,000/mo.
634	LIC Lease	5,000 sf for lease on 2nd floor. Concrete floors, 12' ceiling, freight elevator, loading dock, heat included. $5,000/mo negot.
658	Lease	2,500 sf space for lease on 1st floor. Drive in door, 20' ceilings, concrete floors, near subway and Northern Blvd, high visibility.
673	Lease	15,000 sf for lease on ground floor. Unlimited floor + power, high ceilings, benefits available to offset rent! Great building for printers. Lease $10 - $12 psf.
689	Lease	120,000 sf available for lease (can divide into 80,000 sf and 40,000 sf). High ceilings, 3 interior loading docks + freight elevator, wide columns, heavy floors, close to transportation.
699	LIC Industrial Park	Entire building or pick floor(s), double ground floor with loading, fireproof, passenger and freight elevator, two interior docks, 2 exterior docks, 1 drive-in, M1-4, adjacent parking, ICIP benefits.

Source: New York Industrial Retention Network, information available online at www.nyirn.org, 11/22/05.

Protection of Existing Manufacturing Uses Afforded by the Office of Industrial and Manufacturing Businesses. As indicated in Chapter 2, "Land Use, Zoning, and Public Policy," in January 2005, the City announced the creation of the Office of Industrial and Manufacturing Businesses (the Office) to support and stimulate the industrial job base in New York City. The Office is to serve as the single point of coordination within City Government for programs affecting industrial and manufacturing businesses to ensure that important City services are working together to retain and grow New York's industrial economy. The Office will manage the creation of new IBZs, which will replace outdate In-Place Industrial Parks, based on existing land uses, the industrial character of the neighborhood, traffic patterns and Empire Zone boundaries (where such zones are designated). Long Island City is one of 14 areas to be designated as an IBZ. The anticipated boundaries of the Long Island City IBZ are shown on Figure 3-4. Among other initiatives, the City is working to create a one-time tax credit for industrial companies relocating to an IBZ to maintain and expand the City's industrial and manufacturing base. It is anticipated that this new initiative will support the retention and growth of manufacturing sector jobs in the Long Island City IBZ.

ii. The Film and Television Production Industry

New York State is home to the second largest concentration of motion picture economic activity in the country behind Los Angeles. New York City is home to the majority of the state's film and television production facilities. After declining from a peak of 22,851 location shooting days in New York City in 1998, the industry is on the rebound, having grown by 30 percent between 2002 and 2003, according to the Mayor's Office of Film, Theatre, and Broadcasting. This level of activity represents well over $200 million dollars in annual local tax revenues.

Silvercup Studios is the largest independent film and television production studio on the east coast. Its main facility (the "Main Lot"), located between 21st and 22nd Streets and between Queens Plaza South and 43rd Avenue, includes approximately 250,000 square feet of production and support space, including 13 sound stages. An ancillary building, Silvercup East, is located about one mile east of the main facility in Long Island City and includes approximately 200,000 square feet of production and support space, including five sound stages. These two facilities currently host network and cable television shows and pilots, in addition to movies, commercials, and music videos. Five new pilots being shot at Silvercup Studios in late February 2005 were estimated by the Mayor's Office of Film, Theatre, and Broadcasting to add $15 million to the City's economy.

In 2001, the Group of 35 task force, comprised of City and State leaders in the fields of business, real estate, planning, academia, government, and labor, proposed that Long Island City be developed for major office and retail uses, and singled out film production uses as contributing to the vitality of Long Island City. The Group of 35 concluded that the presence of Silvercup and Kaufman Astoria Studios has made Long Island City the east coast center for television and motion picture production.[9]

Development of new film/television production studios is also occurring elsewhere in New York City, including construction of Steiner Studios at the Brooklyn Navy Yard. Silvercup, Kaufman Astoria, and Steiner Studios are core components of New York City's film/television/commercial production industry. As described in Chapter 2, "Land Use, Zoning, and Public Policy," both New York State and New York City have launched new programs to help boost the industry.

In addition to employment of production crews, actors, and others directly involved in the film and television sector, television and movie production generates considerable local economic spin-off effects related to materials vendors, catering and other services, and workers in skilled trades.

iii. Institutions

As described in Chapter 3, "Community Facilities and Services," there are four elementary schools located within approximately one mile of the Project Site. In addition, one intermediate school is located near the Project Site. New York City public high school students have the option of attending a public high school anywhere in New York City. Twelve public high schools, some with specialized curricula are located in Queens within two miles of the Project Site. The Queens Borough Public Library system serves the Borough of Queens and its population of 2.2 million through its Central Library and 63 branches. Residents can go to any branch and order books from any of the other library branches.

Long Island City and neighboring Astoria experienced the growth of a significant artist community, and a number of cultural institutions, including P.S. 1 Contemporary Art Center, the Museum for African Art, the Museum of the Moving Image, The Noguchi Museum, Socrates Sculpture Park, SculptureCenter, and the Fisher Landau Center for Art were developed in the area. None of these,

[9] Group of 35 Final Report: "Preparing for the Future: A Commercial Development Strategy for New York City," U.S. Senator Charles E. Schumer, Hon. Robert E. Rubin, Honorary Co-Chairs, June 11, 2001.

however, are within the Socioeconomics Study Area. The Proposed Action would be supportive of existing cultural institutions in the larger Long Island City area as a consequence of the programs that would be anticipated for the proposed community facility included as part of the Proposed Action, and the general effects of the expansion of the existing inventory of television and movie production space.

In addition, Long Island City is home to numerous artistic organizations and studios, including the Astoria Music Society, the Crane Street Studios, the Diego Salazar Studios, the Flux Factory, Inc., Independent Studios 1, Juvenal Reis Studios, Long Island City Artists, Inc., Theater Et Al, the Opera Company of Astoria, and the Women's Studio Center. The burgeoning cultural and artistic community has also triggered development of a number of supportive arts-related businesses, including the Bridgeview School of Fine Arts, the Bernard Gallery, Fine Art in Space, the Local Project, the Photographic Arts Center, and Ro Gallery. These institutions and resources have drawn numerous artists, performers and professionals in the area of television and cinema production. The Long Island Business Development Corporation lists over 200 artists in its Directory of Artists in Long Island City.

b) Future Conditions without the Proposed Action

Based on the observed trends summarized in the previous section of this chapter, it is anticipated that in the Future without the Proposed Action in 2009:

- There would be a continuation of the trend of the loss of industrial and manufacturing jobs in portions of the Study Area in certain manufacturing sectors that experienced loss in jobs during the past two decades; however, the establishment of the Long Island City IBZ and other City initiatives would help retain and expand businesses and jobs in certain high performance manufacturing. This would help sustain the area for a mix of light manufacturing, high tech and other industrial tenants such as printing and publishing;
- Recent City actions, including the recent Long Island City and Hunters Point rezoning could help Long Island City become a regional office and retail center and increase the potential for continuing conversion of industrial loft space in the Study Area for use as Class B office space;
- As documented in the State Environmental Quality Review (SEQRA) and CEQR-required environmental documents for the Queens West and River East projects, development of these two waterfront projects would result in a substantial increase in the residential population of the Study Area and additional commercial space, but would have no significant adverse effects on existing businesses or institutions in Long Island City; and
- As documented in the CEQR-required environmental documents for the Long Island City Rezoning and the extension of the Hunters Point Subdistrict of the Special Long Island City Mixed Use District, a substantial amount of residential and commercial development would occur in Long Island City by 2009, but taken either separately or together would not result in a wholesale change in the character of the area from industrial to office use.

c) Future Conditions with the Proposed Action

The Proposed Action would develop a site that would otherwise remain underutilized. The Proposed Action would not directly displace residences, businesses, or institutions, or result in indirect residential displacement or adverse effects on specific industries. Further, this detailed assessment, completed in conformance with guidelines provided in the *CEQR Technical Manual*, supports the conclusion that the Proposed Action would not result in any indirect business or institutional displacement, since it would:

- **Not introduce enough economic activity to alter existing economic patterns.** Although the Proposed Action would add a substantial amount of new commercial and television and movie production space, the economic activity and jobs created would only represent a small fraction of the economic activity in the Zip Code Area, which contains a diverse mix of over 2,500 firms with nearly 55,000 employees, or within the ½-mile Study Area, which is home to over 37,000 employees. Existing manufacturing uses in the area would be further protected by both existing zoning controls, which allow for a substantial amount of a broad range of manufacturing uses, and the anticipated benefits afforded by the newly created IBZ for Long Island City. Potentially, some sites near the Proposed Action could see a modest change over time towards retail and services industries serving employees and residents of the new development. However, this is not expected to be significant.
- **Not add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend in the change of existing economic patterns.** The Proposed Action would substantially add to the television and movie production, and commercial office building sectors of the Study Area, but not to such a degree as to alter or accelerate the ongoing trend toward the diversification of the area from a predominantly manufacturing and industrial area, to an area containing a broad range of commercial, manufacturing, residential, and open space uses. Since the Proposed Action would add new office and retail uses to the area, it would not accelerate the trend of conversion of industrial space to office and retail. However, the blocks between the Project Site and the Queens Plaza subway station, which would be most susceptible to retail conversion, by and large do not contain spaces suitable for retail. Instead, the corridor is characterized by large industrial buildings most suitable for the continuation of manufacturing and industrial uses.
- **Not directly displace uses or properties that have had a "blighting" effect on property values in an area.** The Proposed Action would replace substantially vacant land with a mix of commercial, residential and recreational uses. Although the proposed Project Site is underutilized, it has not resulted in a blighting effect on the surrounding area as demonstrated by the vibrant and active mix of businesses in the Study Area.
- **Not directly displace uses of any type that directly support businesses in the Study Area or bring people to the area that form a customer base for local businesses.** The Proposed Action would not directly displace any support businesses in the Study Area since the Project Site is only currently occupied by a temporary NYPA power generating station and DSNY salt storage pile. The residential population that the Proposed Action would bring to the area would expand the customer base for local businesses.
- **Not directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the area.** The Proposed Action would not directly displace any residents, workers or visitors to the Study Area. As demonstrated in Section C of this chapter, the Proposed Action would not indirectly displace any residents in the Study Area but would increase the number of visitors.
- **Not introduce a land use that alone, or in combination with other like uses, could have a similar indirect effect (i.e., through lowering of property values), that would result in offsetting positive trends in the Study Area, or impeding efforts to attract investment to the area, or creating a climate for disinvestment.** The Proposed Action would have an overall beneficial economic effect on the Study Area and would not lower property values or impede investment into the area.

As highlighted above, rather than altering existing economic patterns, the type and level of activity introduced by the Proposed Action would be consistent with overall trends shaping the development

of Long Island City and its waterfront. It would also be consistent with City policies directing these trends as described in Chapter 2, "Land Use, Zoning, and Public Policy." The Proposed Action would provide for the expansion of one of the prominent industries in Long Island City—film and television production—thus playing an important role in implementing City policies aimed at establishing and maintaining film industry development.

Furthermore, ongoing trends, spurred by City policies and private redevelopment in Long Island City, are expected to continue to bring additional mixed-use development and upgrading of market conditions with or without the Proposed Action by 2009. For over a decade, City initiatives concerning use of waterfront land have resulted in the conversion of underutilized, former industrial properties to new residential, commercial, recreational and open space uses emphasizing public access to the waterfront. This trend, which is exemplified by the Queens West and the River East development projects, underlies the Proposed Action as well.

Development of the Proposed Action, in which underutilized property would be revitalized, would not constitute the displacement of a use or property that "blights" the area. There is no indication that development of the area immediately surrounding the Project Site has been inhibited by the underdeveloped waterfront site, as demonstrated by the high-level of business activity within the Study area. Introducing new residential and commercial uses, along with additional film industry uses characteristic of the area, would not significantly affect neighboring uses already in place. Likewise, development of the underutilized Project Site would not displace any uses that support area businesses or institutions in any way.

Precedents within the Long Island City area, particularly development and operation of the Citibank building at Court Square and the Queens West project, demonstrate that, although a single large development may result in the development of additional local restaurants and the voiced desire by workers for additional local retail establishments, it does not have far-reaching adverse effects on businesses or institutions over a wide area of Long Island City or Queens. Thus, while the Proposed Action represents a substantial change in land use and a substantial increase in business activity at the Project Site on the waterfront just beyond the active Long Island City industrial area, secondary effects on other businesses and industries would be limited to the potential replacement of individual businesses by other businesses of a similar nature. The Proposed Action would be consistent with City policies that encourage office and retail expansion in Long Island City. The Proposed Action would not be anticipated to increase property values to such an extent that existing businesses would be priced out of the area to a degree beyond conditions without the Proposed Action.

The Proposed Action would include development of retail uses and uses supportive of the film and television production industry, a benefit to the existing film and television production industry. New production studios would result in increases in employment in skilled trades, as well as in light industrial-type support businesses (e.g., materials vendors, catering, and other services) in the Long Island City industrial area, although the increase in the number of film production industry workers would not be so large as to alter the character of the already strong business sector. To the extent that new residents introduced by the Proposed Action would demand consumer-oriented services, that demand would be redundant of similar need of the residents of the River East development, and thus would not result in a change in socioeconomic conditions different from what would occur in the Future without the Proposed Action.

While acting as a "hinge" connecting Queens Plaza to the east and the River East and Queens West development projects along the East River waterfront to the south, Silvercup West would also represent a new gateway to Long Island City for travelers from Manhattan. Thus, rather than removing or adversely affecting a customer base, the Proposed Action would increase connectivity

between the Long Island City waterfront residential areas where the customer base resides and the existing and new businesses developing inland.

Beyond attracting surrounding residents to enjoy the public open space to be developed on the Project Site and generally improving the quality of the urban environment in the area, the Proposed Action would not indirectly affect the socioeconomic conditions of the surrounding industrial community. Therefore, it would not result in indirect displacement of any existing customer base that supports surrounding businesses. It is equally unlikely that the Proposed Action would result in a change in socioeconomic conditions in the area north of the Queensboro Bridge due to the controls on development in Queensbridge Park, managed by the New York City Department of Parks and Recreation, and the Queensbridge Houses, controlled by NYCHA.

As indicated in Chapter 3, "Community Facilities and Services," the Proposed Action would not result in a significant adverse impact on any public school, public health facility, library, or day care center.

E. VARIATIONS

The variations to the Preferred Development Program would present a different total number of additional residents, dwelling units, and industry mix to the area. The following discussion considers the differences in both direct and indirect displacement that would result from implementation of the Variations.

1. Potential Direct Residential and Business and Institutional Displacement

Since the three variations would also be constructed within the same footprint and building envelope as the Preferred Development Program, none of the variations would result in the direct displacement of any residential, business or institutional use.

2. Potential Indirect Residential Displacement

Because Variation 2 would introduce the same number of residents and dwelling units as the Preferred Development Program, it would not result in any significant indirect residential displacement. Variations 1 and 3, however, each would introduce 1,769 more residents and 700 more dwelling units than the Preferred Development Program (Table 3-10). As with the Preferred Development Program, this additional population would most likely be of the same socioeconomic profile as the residents of River East, Queens West, and other major market-rate residential development projects along the Long Island City waterfront. The additional dwelling units with Variations 1 and 3 would increase the projected number of total dwelling units in the Study Area in 2009 from approximately 5,114 without the Proposed Action to approximately 6,814 with the Proposed Action. As described in Section D of this chapter, the residential populations potentially vulnerable to displacement would be limited to the population with a median family income less than that of the median family income of Queens living in rental units. As indicated in Table 3-5, the majority of unprotected dwelling units are not included in the either Census Tracts 25 or 27, the two tracts in the Study Area with the lowest median family incomes. As with the Proposed Action, the Variations would not result in a significant amount of indirect displacement, beyond that which would occur due to generally increasing rents and property values in the Study Area and the Borough of Queens without the Proposed Action.

TABLE 3-10: RESIDENTS AND DWELLING UNITS INTRODUCED BY THE PREFERRED DEVELOPMENT PROGRAM AND VARIATIONS

	Preferred Development Program	Variation 1 *(Residential)*	Variation 2 *(Studio)*	Variation 3 *(Residential and Studio)*
Residents	2,700	4,469	2,700	4,469
Dwelling Units	1,000	1,700	1,000	1,700

3. Potential Indirect Business or Institutional Displacement

As with the Preferred Development Program, none of the variations would result in the potential for a significant amount of indirect displacement of businesses or institutions in the Study Area, since, like the Proposed Action, the variations would not:

- Introduce sufficient additional economic activity to substantially alter existing economic patterns;
- Add to the concentration of any particular sector of the local economy except the motion picture and television production industry, and not alter or accelerate an ongoing trend in the change of economic patterns;
- Directly displace any use, including any property that has a "blighting" effect on commercial property values in the Study Area, leading to rises in commercial rent, since all three variations would occur within the same footprint and building envelope as the Preferred Development Program;
- Directly displace uses of any type that directly support businesses in the Study Area or bring people to the area that form a customer base for local businesses;
- Directly or indirectly displace residents, workers or visitors who form the customer base of existing businesses in the area; and
- Introduce a land use that would lower property values due to its presence alone or in combination with other like uses, to create a critical mass large enough to offset positive trends in the Study Area.

4. Potential Adverse Effects on Specific Industries

As described in Section C of this chapter, no one business or category of manufacturing or business predominates in either the Study Area or Long Island City as a whole. Therefore, as with the Preferred Development Program, none of the variations would significantly affect any particular industry or category of businesses. Also like the Preferred Development Program, all three variations would result in a very small loss of area zoned for manufacturing uses (6 acres) compared to the total area zoned for manufacturing uses in Long Island City (over 1,200 acres). In addition, as with the Preferred Development Program, existing manufacturing and industrial businesses would be afforded protection by the New York City Office of Industrial and Manufacturing Businesses for the Long Island City IBZ. As with the Preferred Development Program, none of the variations would result in an adverse effect on any specific industry. Moreover, by adding nearly 350,000 gsf of film and television production space with Variation 1, and adding over 475,000 gsf of film and television production space with Variations 2 or 3, the Proposed Action would enhance the competitiveness of this industry in New York City.