Chapter 3: Socioeconomic Conditions

A. INTRODUCTION

This chapter describes the socioeconomic changes that could result from the Proposed Project and assesses whether such changes could result in significant adverse impacts. As described in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. In some cases, the changes brought about by the Proposed Project may be substantial but not adverse. In other cases, the changes may be beneficial for some groups but not for others. The Proposed Project intends to support the economic revitalization of the Kingsbridge Heights neighborhood in the Bronx by converting the large, vacant Armory into productive uses that are aligned with the community's vision for the Armory Site and creating permanently affordable housing on the National Guard Site. The objective of this CEQR analysis is to disclose whether any of these changes would have the potential to result in significant adverse socioeconomic impacts when compared with what could occur in the future without the Proposed Project.

The *CEQR Technical Manual* guidelines recommend examination of five ways in which a project could alter socioeconomic conditions: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on specific industries. As detailed in Section B, "Methodology," the Proposed Project would not result in the direct displacement of any residents or businesses. However, the Proposed Project would result in residential development in excess of 200 dwelling units (DUs), and commercial development in excess of 200,000 gross square feet (gsf); therefore, assessments of indirect residential and business displacement are warranted. Finally, given that the Proposed Project may indirectly displace businesses, an assessment of potential adverse effects on specific industries is warranted.

PRINCIPAL CONCLUSIONS

DIRECT RESIDENTIAL DISPLACEMENT

A screening level assessment found that the Proposed Project would not result in significant adverse impacts due to direct residential displacement. With the Proposed Actions, the Proposed Project would not displace any residential DUs.

DIRECT BUSINESS DISPLACEMENT

A screening level assessment found that the Proposed Project would not result in significant adverse impacts due to direct business displacement. With the Proposed Actions, the Proposed Project would not displace any businesses.

INDIRECT RESIDENTIAL DISPLACEMENT

A preliminary assessment found that the Proposed Project would not result in significant adverse impacts due to indirect residential displacement. Although the residential units included in the Proposed Project would be all affordable, the population introduced as a result of the Proposed Project would be expected to have a higher average income than the existing population. However, the population growth caused by the Proposed Project would not be large enough to result in a significant adverse impact.

INDIRECT BUSINESS DISPLACEMENT

A preliminary assessment found that the Proposed Project would not result in significant adverse impacts due to indirect business displacement. Considerations under CEQR are whether the Proposed Project could lead to changes in local market conditions that could lead to increases in commercial property values and rents within the study area, making it difficult for some categories of businesses to remain in the area. While some of the uses introduced may be somewhat unique to the area, these uses would not be of a scale large enough to substantially alter market conditions in the surrounding neighborhood. Additionally, the affordable housing introduced by the Proposed Project would ensure the continuation of the existing customer base at a variety of price points.

ADVERSE EFFECTS ON A SPECIFIC INDUSTRY

A preliminary assessment finds that the Proposed Project would not result in significant adverse impacts on a specific industry. The Proposed Project would not result in any direct business displacement and would not alter market conditions in a manner that could indirectly substantially reduce employment or adversely affect the economic viability in any specific industry or category of business.

B. METHODOLOGY

The objective of a socioeconomic conditions analysis is to disclose whether any changes resulting from a project would have a significant adverse impact compared with what would happen in the future if the project was not completed. Even when socioeconomic changes would not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

Changes to an area's socioeconomic character may occur directly or indirectly because of a project. Direct (or primary) displacement is defined by CEQR as the involuntary displacement of residents or businesses from a site or sites directly affected by a proposed project. Examples of direct displacement include a proposed redevelopment of a currently occupied parcel for a new use or structure, or a proposed easement or right-of-way that would take a portion of a parcel, rendering it unfit for its current use.

Indirect (or secondary) displacement is defined by CEQR as the involuntary displacement of residents, businesses, or employees that results from a change in socioeconomic conditions created by a proposed action. Examples of indirect displacement include lower-income residents forced out due to rising rents caused by a new concentration of higher-income housing introduced by a project, or a similar turnover of industrial uses

being forced out in favor of higher-paying commercial tenants attracted to an area because of a successful office project.

If a project does not affect an area's socioeconomic characteristics directly or indirectly, it may still affect the operation of a major industry or commercial operation in the City. An example would be the implementation of new regulations that restrict a certain process that is vital to a particular industry. In these cases, the effect of a proposed action on a particular industry is analyzed.

The analysis of the Proposed Project considers the proposed development projected to be completed by the 2032 build year. As described in greater detail in Chapter 1, "Project Description," with the Proposed Actions, the approximately 588,765-gross-square-foot (gsf) Armory would be adapted to provide up to approximately 735,800 gsf of new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person capacity live event venue, and other entertainment uses, along with parking and loading docks. The event venue space would add approximately 99,800 gsf of commercial space in addition to the 65,500 commercial gsf added by the recreation/entertainment space. The National Guard Site would be redeveloped with a new residential building (up to approximately 494,500 gsf) containing 500 new permanently affordable DUs and approximately 14,400 gsf of ground floor retail, replacing a one-story garage and a two-story office building. The Proposed Project would include a total of up to approximately 1,230,300 gsf of development at the Project Site.

DETERMINING WHETHER A SOCIOECONOMIC ASSESSMENT IS APPROPRIATE

This section presents the *CEQR Technical Manual* threshold circumstances that can lead to socioeconomic changes warranting further analysis and compares those circumstances (numbered in bold italics below) to the Proposed Project.

1. Direct Residential Displacement: Would the Proposed Project directly displace population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of less than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.

The Armory is vacant and unused, and the National Guard Site does not contain any residential uses. Therefore, the Proposed Project would not directly displace any residential uses, and an assessment of direct residential displacement is not warranted.

2. Direct Business Displacement: Would the Proposed Project directly displace more than 100 employees, or would it displace any business that is unusually important because its products or services are uniquely dependent on its location, are subject of policies or plans aimed at its preservation, or that serves a population uniquely dependent on its services in its present location?

The Proposed Project would not directly displace any existing businesses as the Armory is vacant and unused. The Proposed Project also involves the potential acquisition of property from New York State for the redevelopment of the National Guard Site. It is assumed under the Proposed Project that the current operations of the National Guard would be relocated. Therefore, in order to facilitate development on the Project Site, an agreement would be met in which the National Guard would voluntarily relocate operations. As such, an assessment of direct business displacement is not warranted.

3. Indirect Residential Displacement due to Increased Rents: Would the Proposed Project result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 sf or less would typically not result in significant socioeconomic impacts.

With the Proposed Actions, the Proposed Project would result in the development of 500 permanently affordable DUs, which exceeds the CEQR threshold of 200 DUs, warranting further analysis (see Section C, "Preliminary Assessment").

4. Indirect Business Displacement due to increased rents or market saturation: Would the Proposed Project result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood; or would the Proposed Project add to, or create, a retail concentration that may draw a substantial amount of sales from existing businesses within the study area to the extent that certain categories of business close and vacancies in the area increase, thus resulting in a potential for disinvestment on local retail streets? Projects resulting in less than 200,000 sf of retail on a single development site would not typically result in socioeconomic impacts. If the proposed development is located on multiple sites located across a project area, a preliminary analysis is likely only warranted for retail developments in excess of 200,000 sq. ft. that are considered regional serving (not the type of retail that primarily serves the local population).

The *CEQR Technical Manual* suggests that commercial development of 200,000 gsf or less would typically not result in significant indirect business displacement due to increased rents. The Proposed Project would exceed this threshold and would introduce a new residential population which could influence commercial rents; therefore, an analysis of potential indirect business displacement due to increased rents is warranted (see Section C, "Preliminary Assessment").

While the Proposed Project would result in development of over 200,000 gsf of commercial space, the approximately 14,400 gsf of retail included in the programming for the National Guard Site is not considered regional serving. Additionally, the commercial retail space included as part of the event venue would not compete in the same retail market as the retail uses currently present in the study area. The Proposed Project is not expected to add to or create a retail concentration that may draw a substantial amount of sales from existing businesses within the study area to the extent that certain categories of business close and vacancies in the area increase. Therefore, the Proposed Project would not have the potential to result in disinvestment on local retail streets due to retail market saturation and associated competitive effects, and further analysis of indirect business displacement due to market saturation is not warranted.

5. Adverse Impacts on Specific Industries: Is the project expected to affect conditions within a specific industry? An analysis is warranted if a substantial number of residents or workers depend on the goods or services provided by the affected businesses or if it would result in the loss or substantial diminishment of a particularly important product or service within the industry.

As detailed above in response to screening question four, the Proposed Project could result in indirect business displacement. As such, an assessment is warranted to

understand whether a substantial number of residents or workers depend on the goods or services provided by the affected businesses. Section C, "Preliminary Assessment," addresses whether the Proposed Project could significantly affect business conditions in any industry or category of business within or outside the study area, or whether they could substantially reduce employment or impair viability in a specific industry or category of business.

Based on the screening assessment, the Proposed Project warrants further assessment of indirect residential displacement, indirect business displacement, and adverse effects on specific industries.

ANALYSIS FORMAT

Following *CEQR Technical Manual* guidelines, the socioeconomic analysis begins with a screening assessment that determines the need for a preliminary assessment. As described above, for two of the five areas of concern—direct residential displacement and direct business displacement—the potential effects of the Proposed Project do not warrant a preliminary assessment. For the three other areas of socioeconomic concern—indirect residential displacement, indirect business displacement, and adverse effects on specific industries—preliminary assessments were conducted and are detailed in Section C, "Preliminary Assessment." In this case, preliminary assessments were sufficient to determine the impact of any socioeconomic changes introduced by the Proposed Project.

Preliminary assessments are conducted to learn enough about the potential effects of the Proposed Project to either rule out the possibility of significant adverse impacts or determine that a more detailed analysis is required to fully determine the extent of the impacts. A detailed analysis is designed to examine existing conditions and then evaluate the changes to those conditions in the With Action condition as compared with the changes that would be expected in the No Action condition. A future build year of 2032 was assumed for the purposes of this analysis.

STUDY AREA DEFINITION

A socioeconomic study area is the area within which the Proposed Project has the greatest potential to directly or indirectly affect population, housing, and economic activities. A study area typically encompasses a project area and adjacent areas within approximately 400 feet, quarter mile, or half mile, depending upon the project size and area characteristics. According to the *CEQR Technical Manual*, the larger half-mile study area is appropriate for projects that would potentially increase the quarter-mile area population by more than five percent. The Proposed Project would introduce approximately 1,395 people, representing a 3.8 percent increase in the quarter-mile area population.[1] As the Proposed Project would not result in a population increase of more than five percent, a quarter-mile study area is appropriate for this assessment.

Because socioeconomic analyses depend on demographic data, it is appropriate to adjust the study area boundary to conform to the census tract delineation that most

[1] The estimated population increase of the Proposed Project is estimated using the average household size for Bronx CD 7 (2.79) and the number of DUs introduced by the Proposed Action (500).

closely approximates the desired radius (in this case, a quarter-mile radius surrounding the Project Site). For this analysis, the six census tracts that comprise the "socioeconomic study area," or "study area," are shown in **Figure 3-1**.[2] The adjusted study area captures an approximately quarter-mile area surrounding the Project Site generally bound by Fordham Road to the south and East 198th Street to the north, between Sedgwick Avenue and Grand Concourse.

DATA SOURCES

Information used in the analyses of indirect residential displacement—including population, housing, rents, and incomes—was gathered from the U.S. Census Bureau's 2020 Decennial Census and the 2006–2010 and 2018–2022 American Community Survey (ACS) using the New York City Department of City Planning (DCP) Population FactFinder. The DCP Population FactFinder online mapping tool was used to provide comparative census data between geographies and to determine the margin of error (MOE) for single variable ACS estimates presented for the study area.[3] Social Explorer was used to collect comparative census data not offered through DCP Population FactFinder for geographies within the study area. Social Explorer is a demographic data visualization and research website that agglomerates a variety of data including data from the U.S. Census and ACS. Study area market-rate asking rents were researched using online real estate listing sites, including StreetEasy. StreetEasy is a searchable online database that uses web data extraction to compile an aggregated list of residential property listings from most of New York City's largest brokerage firms and hundreds of small-scale brokers. The DCP Housing Database was used to determine active and previous developments in the study area.

The assessments of business and potential effects on specific industries consider business and employment trends in the study area, compared with those in Bronx County and New York City. The data for the study area that were used to estimate the total number and types of jobs were based on U.S. Census Longitudinal Employer-Household Dynamics (LEHD) data available through OnTheMap.[4] Building square footage and use data was obtained from MapPLUTO24v4.

C. PRELIMINARY ASSESSMENT

INDIRECT RESIDENTIAL DISPLACEMENT

As described in the *CEQR Technical Manual*, indirect residential displacement usually results from substantial new development that is markedly different from existing uses and activity in an area, which can lead to increased property values in the area. Increased

[2] The quarter-mile study area comprises the following Bronx census tracts: 265, 267.01, 267.02, 401, 403.03, 403.04.

[3] MOEs describe the precision of an estimate within a 90-percent confidence interval and provide an idea of how much variability (i.e., sampling error) is associated with the estimate. The larger the MOE relative to the size of the estimate, the greater potential for variability within the data. The MOE is partially dependent on the sample size, because larger sample sizes result in a greater amount of information that more closely approximates the population.

[4] https://onthemap.ces.census.gov/



Socioeconomic Study Area

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 3-1

property values can lead to increased rents, which can make it difficult for some existing residents to remain in their homes.

Generally, an indirect residential displacement analysis is conducted only in cases in which the potential impact may be experienced by renters living in privately held units unprotected by rent control, rent stabilization, or other government regulations restricting rents, and whose incomes or poverty status indicate that they may not support substantial rent increases. Residents who are homeowners or who are renters living in rent-restricted units would not be vulnerable to rent pressures. The *CEQR Technical Manual's* step-by-step guide for a preliminary assessment of indirect residential displacement is presented in bold italics below.

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

EXISTING CONDITIONS AND TRENDS

Household income characteristics for the study area population are described using the average and median household incomes. The average household income is calculated by dividing the aggregate income by the total number of households in the study areas. The presence of high-income households raises the average income, sometimes substantially higher than the median household incomes in the study area. Therefore, the median household income is also presented as it represents an estimate of the mid-point of all household incomes in the study area.

As shown in **Table 3-1**, based on the 2018-2022 ACS the estimated average household income for the study area is $61,307, less than that of New York City overall ($122,667). The direction and the magnitude of change in incomes throughout the study area between 2006-2010 and 2018-2022 cannot be confidently reported. The estimated median household income for the study area is $42,935, which, similar to the average, is less than that of New York City overall ($76,607).

During the 2018-2022 period, the average and median rents throughout the study area were higher than that of the Bronx but less than New York City overall. As shown in **Table 3-2**, residential rents have increased throughout the study area since the 2006-2010 period. During the 2006-2010 period, the average and median gross rents in the socioeconomic study were also higher than that of the Bronx but below New York City overall.

Table 3-1
Household Income Characteristics (2006-2010, 2018-2022 ACS)

Area	Average Household Income[1]			Median Household Income[1]		
	2006–2010 ACS	2018-2022 ACS	Change or Direction of Change[2]	2006–2010 ACS	2018-2022 ACS	Change or Direction of Change[2]
Socioeconomic Study Area	$53,590	$61,307	Not Reportable	$40,078	$42,935	Not Reportable
Bronx	$63,734	$69,157	8.51%	$46,232	$47,036	1.74%
New York City	$104,908	$122,667	16.93%	$67,850	$76,607	12.91%

Notes:
[1] All dollar figures are represented in 2022 dollars.
[2] If the MOE of the difference between 2006-2010 and 2018-2022 ACS data is greater than the difference, a change cannot be reported with confidence; if the MOE of the difference is greater than one third of the difference, a change cannot be estimated with confidence and only the direction of the change can be reported (i.e. Increase/Decrease).
Sources: U.S. Census Bureau, 2006-2010 and 2018-2022 ACS 5-Year Estimates via DCP's NYC Population FactFinder.

Table 3-2
Average and Median Gross Rents

Area	2006-2010 ACS		2018-2022 ACS		Change or Percent Change	
	Average[1]	Median[1]	Average[1]	Median[1]	Average[2]	Median[2]
Socioeconomic Study Area	$1,313	$1,346	$1,474	$1,525	Increase	Increase
Bronx	$1,209	$1,245	$1,350	$1,401	11.66%	12.53%
New York City	$1,542	$1,445	$1,841	$1,714	19.39%	18.62%

Notes:
1 All dollar figures are represented in 2022 dollars.
2. If the MOE of the difference between 2006-2010 and 2018-2022 ACS data is greater than the difference, a change cannot be reported with confidence; if the MOE of the difference is greater than one third of the difference, a change cannot be estimated with confidence and only the direction of the change can be reported (i.e. Increase/Decrease).
Sources: U.S. Census Bureau, 2006-2010 and 2018-2022 ACS 5-Year Estimates via Social Explorer and DCP's NYC Population FactFinder.

U.S. Census data do not provide specific rent information according to regulation status or unit size but instead can paint a general picture about the rate at which housing costs are changing in a neighborhood. Market comparables were therefore used to provide a fuller understanding of where the market is today. **Table 3-3** summarizes rental prices for online listings for apartments in the study area. The average rents presented in the table were calculated based on market-rate rental units and are generally much higher than the data presented by the ACS.

Table 3-3
Asking Rents in the Socioeconomic Study Area

	Studio	1BR	2BR	3BR or more
Average	$1,699	$1,768	$2,204	$2,838
Median	$1,737	$1,725	$2,100	$2,950
Third Quartile	$2,000	$2,000	$2,397	$3,148

Note: Based on approximately 200 recently rented and active listings. Recently rented units in the study area date back to 2022.
Source: StreetEasy (http://streeteasy.com), accessed in November 2024.

NO ACTION CONDITION

In the future without the Proposed Project (the No Action condition) it is anticipated that the existing trends of increasing rents in the study area would continue. Within the socioeconomic study area, an estimated 885 DUs are expected to be completed by the 2032 analysis year. These DUs will introduce population growth into the study area.. Multiple mixed-use projects are expected throughout the study area. For example, 2680 Morris Avenue would introduce 36 DUs and over 1,500 gsf of commercial space. Development at 244 East 198th Street would add 46 DUs with over 2,300 gsf of commercial space and 2495 Sedgwick Avenue would introduce 113 DUS with over 13,900 gsf of commercial space. Most of the development is expected to occur to the north of West Kingsbridge Road between Briggs Avenue and Heath Avenue. Development at this scale would add to the housing supply but is not expected to slow the existing trend of increasing rents in **Table 3-2**.

WITH ACTION CONDITION

By 2032, the Proposed Project is expected to result in an incremental increase in the number of DUs through the Extremely Low and Low-Income Affordability (ELLA) program. These 500 permanently affordable DUs would be set aside for families earning up to 80 percent AMI. New York City Area AMIs and affordable monthly rents by AMI are shown in **Tables 3-4 and 3-5**. AMIs are calculated yearly by HUD.

Table 3-4
2024 New York City Area AMI

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	120% of AMI	130% of AMI	165% of AMI
1	$32,610	$43,480	$54,350	$65,220	$86,960	$108,700	$130,440	$141,310	$179,355
2	$37,290	$49,720	$62,150	$74,580	$99,440	$124,300	$149,160	$161,590	$205,095
3	$41,940	$55,920	$69,900	$83,880	$111,840	$139,800	$167,760	$181,740	$230,670
4	$46,590	$62,120	$77,650	$93,180	$124,240	$155,300	$186,360	$201,890	$256,245
5	$50,310	$67,080	$83,850	$100,620	$134,160	$167,700	$201,240	$218,010	$276,705

Source: HUD

Table 3-5
2024 New York City Affordable Monthly Rents by AMI

Unit Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	120% of AMI	130% of AMI	165% of AMI
Studio	$815	$1,087	$1,358	$1,630	$2,174	$2,717	$3,261	$3,532	$4,483
1 BR	$873	$1,165	$1,456	$1,747	$2,330	$2,912	$3,495	$3,786	$4,805
2 BR	$1,048	$1,398	$1,747	$2,097	$2,796	$3,495	$4,194	$4,543	$5,766
3 BR	$1,211	$1,615	$2,018	$2,422	$3,230	$4,037	$4,845	$5,248	$6,661

Notes: Assumes tenant pays electricity. Rents are approximate and have been calculated at 30 percent of annual gross income of the target AMI.
Source: HUD

Average Household Income of the With Action Population

In the With Action condition, all 500 units under the Proposed Project would be affordable at 54 percent AMI through the ELLA program (household incomes averaging $73,734).

Table 3-6 shows the average household income of the residential units associated with the Proposed Project. Per CEQR technical manual guidance, the average income of the residential units was estimated by splitting the difference between household sizes and adding that difference to the lower bound.

Table 3-6
Income of With Action Population

HH Size	54% AMI	AMI Difference	Average Income
2	$67,122	$6,612	**$73,734**
3	$75,492		

Note:
[1] Affordable income is based on the expected income at 54 percent AMI for a household size of 2.79 (the average household size throughout Bronx CD 7).
Numbers may not sum to totals due to rounding.
Source: HUD

In the With Action condition, 100 percent of the residential units included in the Proposed Project would be affordable. However, based on the *CEQR Technical Manual* methodology, the average household income of the new population ($73,734) would be similar to but exceed the average household income of the existing population in the study area ($61,307). Therefore, in accordance with *CEQR Technical Manual* guidelines, Step 2 of the preliminary indirect residential displacement assessment is warranted.

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

According to *CEQR Technical Manual* analysis thresholds, if the population increase is 5 percent or greater within the study area, the incremental population may be large enough to affect real estate market conditions, and Step 3 of the preliminary assessment would be warranted. If the population increase is more than 10 percent in the study area, a detailed analysis is warranted.

According to the 2020 U.S. Decennial Census, the socioeconomic study area had a population in 2020 of 32,148 residents. The DCP housing database identified 550 net units built since 2020. These DUs can be expected to have added 1,535 residents to the study area, bringing the estimated 2024 population to 33,683 residents. In the No Action condition, 845 DUs are anticipated to add 2,358 residents to the study area. As shown in **Table 3-7**, the addition of these units to the study area is expected to bring the total population to 36,041 in 2032, a 7.0 percent increase over the current estimated population.

Table 3-7
Population Estimates and Projections
Existing Conditions and Future Without the Proposed Project

	2020	DCP Housing Database Projection	2024 Study Area Projection	2032 Population Projection No Action Condition	Change 2024 to 2032 No Action Condition (in percent)
Study Area	32,148	1,535	33,683	36,041	7.0%

Note: The 2032 projected population is based on no build projects in the study area and an average household size of 2.79 persons per DU (average for Bronx CD 7).
Sources: 2020 Decennial Census; DCP Housing Database

In the With Action condition, the study area would not experience substantial population growth compared with the No Action condition (see **Table 3-8**). The projected population is estimated to be 37,436, representing a 3.6 percent change from the 2032 population projections under the No Action condition. As outlined by the CEQR technical manual, if the population increase is less than 5 percent within the study area, further analysis is not warranted as this change would not be expected to affect real estate market conditions. Step 3 of the preliminary assessment is not warranted.

Table 3-8
With Action Condition Population

	2032 Population Projection No Action Condition	Number of Incremental DUs	Projected Population Increase from With Action Dwelling Units	Percent Change from 2032 With Action Condition
Study Area	36,041	500	1,395	3.8%

Note: The 2032 projected population and the projected population increase under the With Action condition is based on the incremental DUs introduced and an average household size of 2.79 persons per DU (average for Bronx CD 7).
Source: U.S. Census Bureau.

Based on this preliminary assessment, the Proposed Project would not result in significant adverse impacts due to indirect residential displacement.

INDIRECT BUSINESS DISPLACEMENT

Similar to the analysis of indirect residential displacement, the preliminary assessment of indirect business displacement focuses on whether the Proposed Project could increase property values and rents within the study area, making it difficult for some categories of businesses to remain in the area. The preliminary analysis follows the methodology of the *CEQR Technical Manual* in analyzing the criteria numbered in bold, italics below.

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

The Proposed Project would introduce residential, light industrial, community facility, recreational, and cultural uses, among others. With the Proposed Project, the residential uses would be permanently affordable, and the commercial uses would include local retail, entertainment, and production space. As shown in **Table 3-9**, the study area already includes industrial uses and has well-established residential and retail/office

markets such that the Proposed Project would not be introducing a substantial amount of new economic activities to the study area.

Table 3-9
Existing Land Uses and Incremental Land Uses under the Proposed Project

Use	Existing Amount in Study Area	Planned No Action Development in Study Area	Incremental Amount Introduced Under the Proposed Project on Project Site
Residential (DU)	11,610	885	500
Retail (gsf)	793,116	19,473	14,000
Office (gsf)	307,415	0	47,000
Industrial (gsf)[1]	233,934	0	87,800
Event Venue/Theater[2] (gsf)	0	0	99,800
Community (gsf)[3]	685,627	7,354	54,200

Notes:
[1] MapPLUTO does not offer detail on industrial uses, therefore the existing amount in the study area combines garage and factory area for comparison.
[2] MapPLUTO building classification "J – Theaters."
[3] MapPLUTO does not offer detail on community facilities, therefore the existing amount in the study area uses "other" floor area for comparison.
Sources: Existing use estimates for project development sites and incremental use amounts introduced under the Proposed Project were based on 2024 MapPLUTO data. Existing use estimates for the socioeconomic study area were based on 2024 MapPLUTO GIS data (24v4).

The Proposed Project would introduce uses such as flex space/sport fields, an event venue, entertainment space, light manufacturing/incubator space, and cultural/museum space. The study area contains approximately 2,025,544 gsf of commercial space, of which approximately 307,415 is office use. The approximately 47,000 gsf of incremental office space introduced by the Proposed Project would represent roughly 13 percent of the total office space anticipated to exist in the study area by 2032. The local retail introduced as part of the Proposed Project would represent approximately 1.7 percent of the total retail area anticipated to exist in the study area by 2032. The increment of 87,800 gsf of light manufacturing/incubator use introduced by the Proposed Project would account for 27 percent of the total industrial space anticipated to exist in the study area by 2032. Industrial uses are spread throughout the study area with a cluster along 190th Street near East Fordham Road. Another industrial cluster is located between 192nd Street and East Kingsbridge Road. These industrial uses can include factory/warehouse space, auto space, and manufacturing. Just outside of the study area there are several areas that contain large-scale industrial uses over 10,000 square feet.[5] To the southeast of the study area, between Grand Concourse and Webster Avenue, there are several buildings containing over 10,000 square feet of industrial uses. Similar buildings are found to the south of East Fordham Road and to the east of Grand Concourse, north of Bedford Park Boulevard. Another cluster of large-scale industrial buildings can be found to the northwest of the study area along Broadway and to the north of 230th Street. Although the incremental industrial space introduced to the study area as a result of the Proposed Project would represent approximately 27 percent of the total industrial space

[5] MapPLUTO 25v1.

expected to be in the study area by 2032, the surrounding area has a well-established industrial stock with many large industrial buildings throughout. As such, the introduction of industrial space would not be introducing a substantially new economic activity.

The incremental total development space introduced by the Proposed Project (approximately 615,353 gsf) represents 4.1 percent of the total square footage anticipated to exist in the study area by 2032. Although the Proposed Project introduces a large amount of development space, the individual uses would not be at a scale large enough to substantially alter economic patterns in a way that would lead to increases in the study area's commercial rents or otherwise negatively affect ongoing business operations. Regarding the Proposed Project's museum and cultural uses, similar uses exist as part of Lehman College, whose campus is located on the block north of the Project Site. The theater, stage, art gallery, and production space on the Lehman College campus contain comparable uses to the Proposed Project. Additionally, Fordham University, which is located outside the study area approximately 1.1 miles east of the Project Site, also provides comparable uses through various museums and performing arts facilities located on its campus. Regarding the Proposed Project's recreation and sports uses, Fordham University's athletic facilities offer comparable operations to the Proposed Project. Columbia University's athletic facilities are located across the Harlem River to the west (within a one-mile radius of the Project Site) and contain uses similar to that of the Proposed Project. The New York City Department of Parks and Recreation's (NYC Parks) facilities near the Project Site also offer recreation uses comparable to the Proposed Project, including the St. James Park Recreation Center and the Poe Park Community Center). The Bronx Community College campus, which is located approximately one mile south of the Project Site, also has similar uses, with its recreation/athletic facilities and its performing arts/production facilities. Finally, the Paradise Theater, located just outside the study area to the south, offers comparable operations to the event venue/theater space added by the Proposed Project.

The intent of the Proposed Project is to contribute to and substantially support the economic revitalization of the Kingsbridge Heights neighborhood by converting the large, vacant Armory into productive uses that are aligned with the community's vision for the Project Site and creating much needed permanently affordable housing on the National Guard Site. The uses introduced by the Proposed Project would offer opportunities for economic growth through employment and additional visitation to the local area. These visitors may frequent local establishments, further stimulating the business environment in the area. Community and cultural uses would add to existing museum and cultural offerings in the neighborhood (as identified above on the Lehman and Fordham College campuses). These spaces that are part of the Proposed Project may offer additional opportunities to students at local colleges, residents, and visitors to access educational and/or cultural arts facilities.

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

RESIDENTIAL USES

An example of a potentially vulnerable business cited in the *CEQR Technical Manual* is industrial business in an area where land use change is occurring, and the introduction

of a new population would result in new commercial or retail services that would increase demand for services and cause rents to rise. The Proposed Project would add to the concentration of residential uses in the study area, but the study area contains well-established residential neighborhoods and consumer markets. Recent residential developments in the study area include 2520 Jerome Avenue (adding 102 DUs in 2021), 2741 Creston Avenue (adding 44 DUs in 2022), and 2680 Creston Avenue (adding 54 DUs in 2022).

The Proposed Project would result in the incremental development of 500 DUs, all of which would be permanently affordable. As detailed above in the Indirect Residential Displacement analysis, the Proposed Project does not introduce a substantial new population to the study area. The large number of affordable units in the With Action condition would support a mix of household incomes, helping to preserve consumer demand for businesses offering goods and services at a range of price points. The residents living in these housing units are anticipated to have an average income of $73,734, through the ELLA program, similar to the incomes of the existing population currently supporting local businesses. These residents would likely contribute to the support of smaller retail businesses that may be more likely to cater to the area's residential population than large-format destination retail stores. Additionally, the introduction of a new residential population would increase demand for the goods and services provided by existing businesses.

COMMERCIAL USES

Commercial uses include both retail and office use. In terms of retail uses, there currently exists approximately 793,116 gsf of retail trade space throughout the socioeconomic study area, and over approximately 19,000 gsf of local retail would be developed in the No Action condition. The Proposed Project would add an increment of approximately 14,000 gsf of local retail over the No Action condition. This increment represents 1.7 percent of the anticipated future retail inventory in the study area. The retail added by the Proposed Project would be reflective of community needs for continued retail development and support existing and future residents and workers. Additionally, development at the scale of the Proposed Project would not significantly alter existing retail market conditions.

In terms of office uses, within the wider study area, there are many employees working in office-based industries such as the Real Estate and Rental and Leasing (220 employees in the study area), and Management of Companies and Enterprises (126 employees in the study area), and Public Administration (472 employees in the study area) industries. Buildings with over 5,000 gsf of office space are generally concentrated to the south of East Kingsbridge Road along Jerome Avenue.[6] In the study area, there currently exists roughly 307,415 gsf of office space. The approximately 47,000 gsf of incremental office space introduced by the Proposed Project would represent roughly 13 percent of the total office space anticipated to exist in the study area by 2032. The office space added by the Proposed Project would be reflective of a trend towards office-based employment in the study area, potentially adding to employment opportunities for new and existing residents. However, development at the scale of the Proposed Project would

[6] MapPLUTO 24v4

not significantly alter the existing office market. The Proposed Project also introduces entertainment space and an event venue space that fall under commercial uses. While the event venue would function as a regional draw, it would not compete with the existing retail/commercial market present in the study area.

The affordable DUs introduced under the Proposed Project, in addition to the small amount of incremental retail and moderate amount of incremental office space would not be enough to substantially alter or accelerate current market trends.

3. Would the Proposed Project 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 Project would not directly displace any businesses and therefore would not have a significant adverse effect on businesses that directly support business operations or attract a customer base to the local trade area.

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

The Proposed Project would not directly displace residents, workers, or visitors who form a substantial portion of the customer base of existing businesses in the study area. In the With Action condition, any potential loss of existing residential customers would be offset by the introduction of a new residential population (increment of 500 DUs) generated as a result of the Proposed Project. Additionally, the 500 DUs introduced by the Proposed Project are all affordable, helping to support access to the commercial market at a variety of price points enabling existing businesses to cater to similar if not, the same customer base.

Based on this preliminary assessment, the Proposed Project would not result in significant adverse impacts due to indirect business displacement.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

According to the *CEQR Technical Manual*, a significant adverse impact may occur if a project would quantifiably diminish the viability of a specific industry that has substantial economic value to the City's economy. An example cited in the *CEQR Technical Manual* is new regulations that prohibit or restrict the use of certain processes that are critical to certain industries.

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

The Proposed Project would not significantly affect the business conditions in any industry or any category of business within or outside the study area. The Proposed Project would not result in the direct or indirect displacement of businesses and therefore would not result in any significant adverse impacts in any industry.

2. Would the Proposed Project indirectly substantially reduce employment or have an impact on the economic viability in the industry or category of business?

As described in the Indirect Business Displacement analysis, the Proposed Project would not result in significant indirect business displacement. Therefore, the Proposed Project

would not indirectly substantially reduce employment or have an impact on the economic viability in any specific industry or category of business.

Based on this preliminary assessment, the Proposed Project would not result in significant adverse impacts due to adverse effects on specific industries. ✶