

4.0 SOCIOECONOMIC CONDITIONS

4.1 INTRODUCTION

Per the *CEQR Technical Manual*, the socioeconomic character of an area is defined in terms of its population, housing and its economic activities. The assessment of socioeconomic conditions usually distinguishes between the socioeconomic conditions of area residents and area businesses. Actions may affect either or both of these segments in the same ways: they may directly displace residents or businesses; or they may alter one or more of the underlying forces that shape socioeconomic conditions in an area and thus indirectly displace residents or businesses. Pursuant to the *CEQR Technical Manual*, potential actions that could significantly impact socioeconomic conditions in an area would involve the (1) direct displacement of the residential population, (2) indirect displacement of the residential population, (3) direct displacement of businesses or employees, (4) indirect displacement of businesses or employees and (5) adverse effects on specific industries. Sometimes, changes can be significant but not adverse. In other cases, these changes can be beneficial to some groups and adverse to others. The purpose of a socioeconomic assessment is to disclose changes that would be created by an action and identify if these changes occur at a significant level.

The Proposed Action would not directly displace local residents or businesses or harm specific industries. In view of recent rezoning and development in the vicinity, a socioeconomic assessment was conducted, focusing on potential indirect impacts from the Proposed Action, as compared to the Future No Build condition.

4.2 METHODOLOGY


The socioeconomic analysis includes two study areas; the primary study area and the secondary study area. The primary study area is defined as the area within an approximately 400 ft radius of the project sites, consistent with the land use and zoning study area. The secondary study area for the socioeconomic analysis is defined as an area within an approximately one-quarter mile radius of the project sites. The secondary study area is inclusive of the primary study area. Morton Street generally bounds this study area to the north, 6th Avenue to the east, Laight Street to the south and the Hudson River to the west. These are approximate study boundaries, as socioeconomic data sources do not exactly match these boundaries.

The analysis of population and housing was based on data provided by the U.S. Census and Claritas, a private sector data company. The U.S. Census data were gathered at the census tract level for 1990 and 2000. Census tracts with at least 50 percent of their area within the secondary study area boundary were identified. Census Tracts 51 and 53, as illustrated in Figure 4-1, were included. The UPS Equipment Staging Lot (the site of the proposed MN 1/2/5 Garage) is located within Census Tract 53. Demographic data provided for the populations within these census tracts includes race, population growth, income and housing.

The U.S. Census is updated every decade and the most recent data at the census tract level is provided for the year 2000. To present more current data on population and housing a second data source was utilized. Supplemental data for population and housing was based on Claritas demographic data for 2000 and 2006. Claritas is a private sector data company that produces annual demographic updates. Claritas prepared estimated 2006 data based on the 2000 U.S. Census and updated with various data sources such as estimates produced by local governments or planning agencies, counts of deliverable addresses from the U.S. Postal Service, household counts from the Equifax TotalSource consumer database and counts from the Claritas Master Address List. Claritas data for the primary and secondary study areas was based on the aggregation of block groups within the 0 to 400 ft radius and the one-quarter



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 <p>1200 MacArthur Blvd. Mahwah, New Jersey 07430 (201) 529-5151 f: (201) 529-5728</p>	<p>Manhattan Districts 1/2/5 Garage and Salt Shed</p>	<p>Figure 4-1</p>
	<p>City of New York Department of Sanitation</p>	<p>Census Tracts</p>

mile radius around the project site. The estimated 2006 data assist in providing a better understanding of the demographic changes that have taken place in the study area since the 2000 U.S Census.

The variation in the 2000 U.S. Census demographic figures and the 2000 U.S. Claritas figures below reflect the difference in the data collection methodology. As noted, the U.S. Census study area figures represent the sum of Census Tracts 51 and 53, while the Claritas data represents the aggregation of block groups within radii.

Additional information on the new housing in the study area was obtained from the New York City Department of Finance Real Property Assessment Data (RPAD). RPAD is a data set on building characteristics collected by the Department of Finance for the purpose of assessing property taxes. Building characteristics provided include construction year, number of units, and sq ft.

Data on business establishment and employees were obtained from U.S. Census Bureau zip code data. The U.S. Census provides the total number of business establishment and employment data for zip code areas nationwide. The project study area falls within Manhattan Zip Code areas 10013 and 10014 as shown in Figure 4-2. The proposed MN 1/2/5 Garage site is located within Zip Code 10013. The proposed salt shed site is located in the 10013 Zip Code.

4.3 EXISTING CONDITIONS

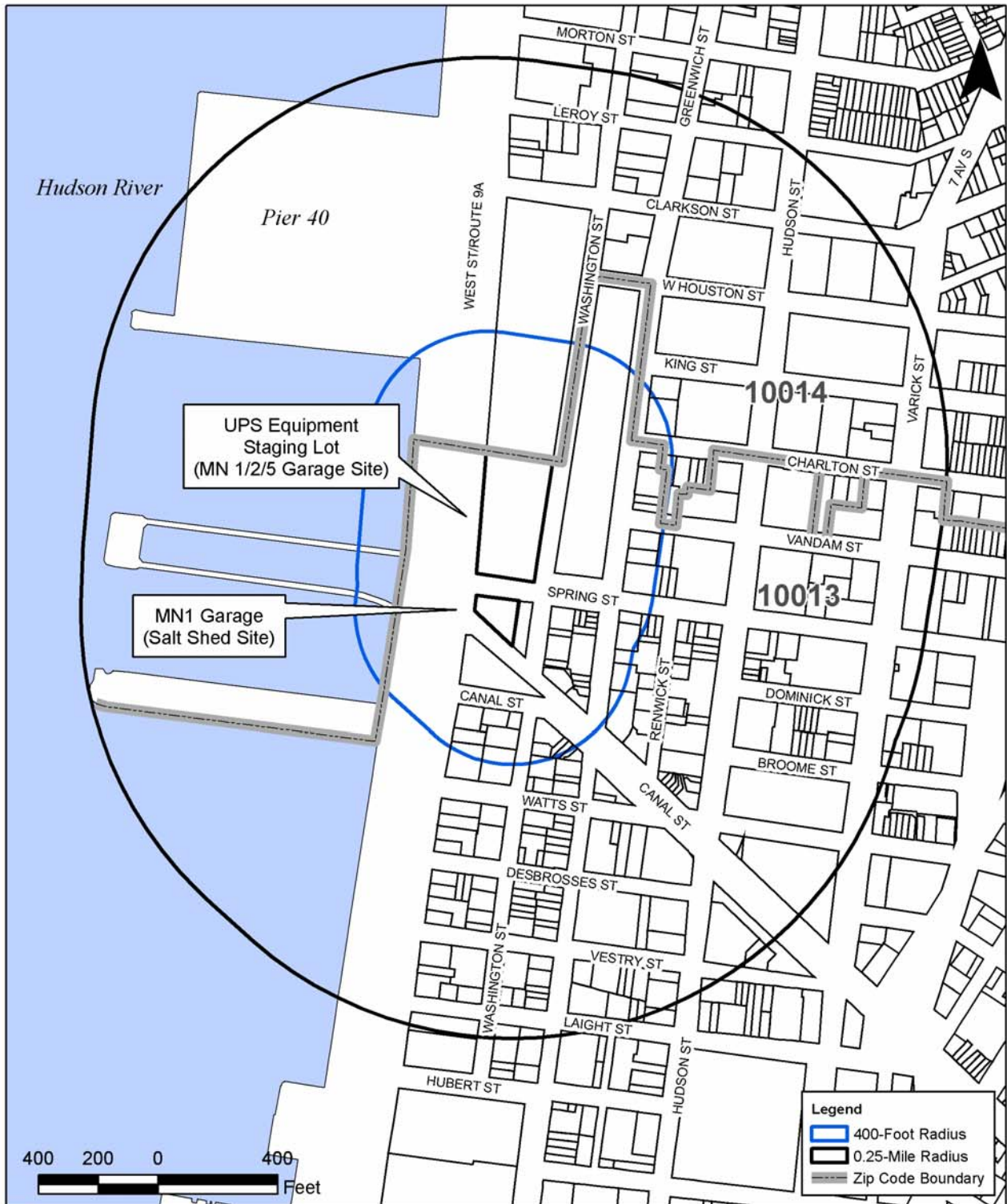
4.3.1 Demographics – U.S. Census Data

Population Growth


In 1990, 2,103 persons resided within the study area census tracts (Table 4-1). The population of the study area increased by 153 residents or 7 percent from 1990 to 2000. By comparison, the populations of Manhattan and New York City increased by approximately 3 percent and 9 percent, respectively. According to Census 2000 data, Census Tract 53, which includes the MN 1/2/5 Garage site, had the smaller population (335 residents) of the two tracts. This is due to the large blocks of industrial/manufacturing land uses in the area.

Table 4-1. Change in Total Population, 1990 to 2000

	Total Population	Total Population	Population Change	Percentage
Census Tract	1990	2000		
51	1,754	1,921	167	10%
53	349	335	-14	-4%
Study Area *	2,103	2,256	153	7%
Manhattan	1,487,536	1,537,195	49,659	3%
New York City	7,322,564	8,008,278	685,714	9%
Source: U.S. Department of Commerce, Bureau of Census, 2000, 1999.				
* Secondary study area includes Census Tract 51 and 53.				



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 Parcel Data Source: NYC Department of City Planning

 1200 MacArthur Blvd. Mahwah, New Jersey 07430 (201) 529-5151 F: (201) 529-5728	Manhattan Districts 1/2/5 Garage and Salt Shed	Figure 4-2
	City of New York Department of Sanitation	Zip Codes

Population Characteristics

The total population (2000) within the project study area was determined to be 2,256 (Table 4-1). According to the data in Table 4-2, the majority (77 percent) of the study area residents are Caucasian, with (7 percent) African American and (4 percent) Asian. There is a substantially greater proportion of Caucasian population in the study area than in New York City as a whole - (45 percent) Caucasian, (25 percent) African American and (10 percent) Asian. The Hispanic population (of any race) in the study area at 211 residents or 9 percent, is substantially less than for New York City as a whole (27 percent).

Table 4-2. Race/Ethnic Composition of Residential Population, 2000

Census Tract	Total Population	Caucasian	African American	Asian	American Indian and Alaska Native	Native Hawaiian and Other Pacific Islander alone	Other*	Hispanic (of any race)
51	1,921	1,452	141	79	3	0	54	192
53	335	280	10	16	0	1	9	19
Study Area**	2,256	1,732	151	95	3	1	63	211
Manhattan	1,537,195	703,873	234,698	143,291	2465	572	34,480	417,816
New York City	8,008,278	3,576,385	2,129,762	787,047	41,289	5,430	1,468,365	2,160,554

*Other includes some other race alone and two or more races.
 ** Secondary study area includes Census Tract 51 and 53.
 Source: U.S. Department of Commerce, Bureau of Census, 2000.

Housing Data

Table 4-3 provides census tract housing data from the 2000 U.S. Census. In 2000, there were an estimated 1,324 total housing units in the study area with an occupancy rate of 93 percent. Approximately 68 percent of the 1,232 occupied housing units in the study area were rented as opposed to owned (32 percent). This is similar to the New York City rate of 70 percent for renter occupied housing units; however, ownership rates in the study area are greater when compared with the ownership rates for Manhattan (20 percent).

Table 4-3. Housing Data, 2000

Census Tract	Total Housing Units	Occupied Housing Units	Owner Occupied Units	Renter Occupied Units	Occupancy Rate	Median Gross Monthly Rent
51	1,101	1,040	365	675	94%	\$1,135
53	223	192	27	165	86%	\$1,112
Study Area*	1,324	1,232	392	840	93%	\$1,147
Manhattan	798,144	738,644	148,695	589,949	93%	\$796
New York City	3,200,912	3,021,588	912,133	2,109,455	94%	\$712

* Secondary study area includes Census Tract 51 and 53.
 Source: U.S. Department of Commerce, Bureau of Census, 2000.

In 2000 there were a total of 1,218 households in the study area and a total of 331 families (Table 4-4). Census Tract 53 has a much lower number of households and families compared to Census Tract 51. The average household size of the study area at 1.64 persons is substantially less than the average household size for Manhattan (2.0) and New York City (2.59).

Table 4-4. Household Data, 2000

Census Tract	Total Households	Family Households	Average Household Size
51	1,019	280	1.59
53	199	51	1.68
Study Area*	1,218	331	1.64
Manhattan	738,644	301,970	2.0
New York City	3,021,588	1,853,233	2.59
* Secondary study area includes Census Tract 51 and 53. Source: U.S. Department of Commerce, Bureau of Census, 2000.			

Income and Poverty Data

The median household income in the study area, by census tract, ranged between \$68,304 (Tract 53) to \$81,725 (Tract 51) (Table 4-5). In 2000 the median household income for Manhattan was \$47,377 and for New York City the figure was \$38,519. The study area therefore has considerably higher incomes than the City as a whole. The proportion of persons living under the poverty level in the study area was 5 percent. This is much lower than the Manhattan level of 20 percent and the New York City level of 21 percent.

Table 4-5. Income

Census Tract	Median Household Income	Persons for whom Poverty was Determined (1999)	Persons Below Poverty Level (1999)	% Below Poverty Level
51	\$81,725	1,717	95	6%
53	\$68,304	361	0	0
Study Area*	\$78,769	2,078	95	5%
Manhattan	\$47,377	1,491,423	298,231	20%
New York City	\$38,519	7,854,530	1,668,938	21%
* Secondary study area includes Census Tract 51 and 53. Source: U.S. Department of Commerce, Bureau of Census, Census 1999 and 2000.				

4.3.2 Demographics – Private Sector Data

Population Growth

In 2000, approximately 341 persons resided within the primary study area. Based on the Claritas data the primary study area population showed an estimated increase of 116 residents (34 percent) from 2000 to 2006. The secondary study area experienced an increase in population of 407 residents or 22 percent from 2000 to 2006. By comparison, the populations of Manhattan and New York City between 2000 and 2005 increased by approximately 2.6 percent and 4.5 percent, respectively.

As noted above, over the last several years the study area and its surrounding area have been experiencing increased residential development pressures. This pressure led to the rezoning of three blocks of the Hudson Square area, south of Spring Street between Hudson, Canal and Washington Streets, from a manufacturing district to a commercial district that permits residential uses. This zoning change to allow residential uses and previous BSA variances approved for residential construction have been factors in the increased residential population of the study area since 2000.

Population Characteristics

The estimated 2006 total population within the primary study area is approximately 457 residents as noted in Table 4-6. According to the data in Table 4-7, the majority (89 percent) of the primary study area residents are Caucasian, with African American (2 percent) and Asian (4 percent) population. Of the total population in the primary study area, approximately 12 residents (3 percent) are Hispanic. The secondary study area exhibits similar population characteristics. The majority of the residents are Caucasian (83 percent), with (9 percent) African American, and (4 percent) Asian. The Hispanic population of the secondary study area is estimated at 7 percent. The majority of the new population that has moved into the primary and secondary study areas between 2000 and 2006 is Caucasian.

Table 4-6. Change in Study Area Population, 2000 - 2006

Total Population	2000	2006	Population Change	Percentage
Primary Study Area*	341	457	116	34%
Secondary Study Area **	1,809	2,216	407	22%
Total Population	2000	2005	Population Change	Percentage
Manhattan (2005)	1,537,195	1,606,275	69,080	4.5%
New York City (2005)	8,008,278	8,213,839	205,561	2.6%
Source for Primary and Secondary Study Area: Claritas, Inc. Source for Manhattan and NYC: NYC Planning 2005 Estimates and U.S. Census 2000. * Based on 400 ft radius of project sites. ** Based on 0.25 mile radius of project sites inclusive of the primary study area.				

Table 4-7. Race/Ethnic Composition of Residential Population, 2000 and 2006

	Total Population	Caucasian	African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander alone	Other*	Hispanic (of any race)
2006								
Primary Study Area**	457	407	11	0	19	2	17	12
Secondary Study Area***	2,216	1,848	189	2	86	5	86	164
2000								
Primary** Study Area	341	304	10	0	13	0	15	15
Secondary Study Area***	1,809	1,502	158	2	69	1	78	147
*Other includes some other race alone and two or more races.								
** Based on 400 ft radius of project sites.								
***Based on 0.25 mile radius. Inclusive of the primary study area.								
Source: Claritas, Inc.								

Housing Data

Table 4-8 provides 2000/2006 housing data for the primary and secondary study areas. In 2000, there were approximately 199 housing units within the primary study area. According to the Claritas data, the number of housing units within the primary study area increased by approximately 79 units or 40 percent by 2006. The number of housing units in the secondary study area increased by 251 or 28 percent from 2000 to 2006.

Table 4-8. Housing Data, 2000 and 2006

	Primary Study Area 2000*	Primary Study Area 2006*	Secondary Study Area 2000**	Secondary Study Area 2006**
Total Housing Units	199	278	896	1,147
Occupied Housing Units	177	240	808	1,013
Owner Occupied Units	61	83	307	393
Renter Occupied Units	116	157	501	620
* Based on 400 ft radius of project sites.				
** Based on 0.25 mile radius of project sites. Inclusive of the primary study area.				
Source: Claritas, Inc.				

In 2006 there were an estimated total of 241 households in the primary study area, an increase of 64 households from 2000 (Table 4-9). Over the same time the number of households in the secondary study area increased by 205. Zoning changes and BSA variances since 2000 have increased the number of housing units and households in the primary study area.

Table 4-9. Household Data, 2000 and 2006

	Primary Study Area 2000*	Primary Study Area 2006*	Secondary Study Area 2000**	Secondary Study Area 2006**
Total Households	177	241	808	1,013
Family Households	72	96	344	431
Average Household Size	1.92	1.90	1.97	1.96
* Based on 400 ft radius of project sites. **Based on 0.25 mile radius of project sites. Inclusive of the primary study area. Source: Claritas, Inc.				

RPAD data were also reviewed to supplement the Claritas data. Due to the rezoning of portions of the Hudson Square area in 2003 from a manufacturing district to a commercial district that allows residential development, several new residential buildings have been constructed. According to RPAD data and site visits, there have been three new residential buildings constructed with a total of 170 new units since 2003 in the primary study area. The most recent residential building constructed in 2006 was 330 Spring Street (Urban Glass House), adding 42 residential units to the primary study area. According to RPAD data, in addition to the 170 new housing units, there have been 292 new units since 2003 added to the secondary study area (RPAD figures do not reflect the loss of housing units).

Income and Poverty Data

In 2006, the median household income in the primary study area was \$87,634 (Table 4-10). This was a 0.5 percent increase from 2000. This figure is noticeably lower than the median household income for the secondary study area of \$101,529. In 2006, 6 percent of families lived below the poverty level in the primary study area which is double the poverty level for the secondary study area at 3 percent.

Table 4-10. Income

	Primary Study Area 2000*	Primary Study Area 2006*	Secondary Study Area 2000**	Secondary Study Area 2006**
Median Household Income	\$87,154	\$87,634	\$98,461	\$101,529
Families for whom Poverty was Determined	80	97	368	431
Families Below Poverty Level (1999)	0	6	1	13
% Below Poverty Level	0	6%	0.3%	3%
* Based on 400 ft radius of project sites. **Based on 0.25 mile radius of project sites. Inclusive of the primary study area. Source: Claritas, Inc.				

4.3.3 Economic Conditions

The U.S. Census Bureau provides business and employment data for zip code areas nationwide. The project study area falls within Manhattan Zip Code Areas 10013 and 10014. Table 4-11 provides data on the number of business establishments and employees for each zip code. In 2004 there were a total of 5,847 business establishments with 61,925 employees within Zip Code 10013. The largest numbers of establishments were in the finance and insurance sectors. In Zip Code 10014 there were a

total of 2,247 business establishments with 30,586 employees. The largest numbers of establishments were in the professional, scientific and technical services.

As with other areas of Manhattan, the Hudson Square area is experiencing an increase in non-industrial jobs. Employment has been shifting from manufacturing and industrial uses to commercial uses. According to the NYCDCP's Hudson Square Rezoning Report (2002), from 1991 to 1997 the 34 block area around and including Hudson Square had a 40 percent (or 4,924 positions) increase in non-industrial jobs compared to a 17 percent (or 1,416 positions) increase in industrial jobs. The office vacancy rate was 18.2 percent in the fourth quarter of 2006 which is higher than the 6.7 percent rate for Manhattan as a whole; however rents were 25 percent higher than the previous year. Lower rents, however, are attracting new tenants to the area. New tenants include the cosmetic company L'Oreal, Saatchi & Saatchi, Workman Publishing, WNYC radio station, the Guggenheim Foundation and CBS Radio (Stowe, January 21, 2007).

4.4 FUTURE WITHOUT THE PROPOSED ACTION (FUTURE NO BUILD)

This section examines the potential impacts of the Future Without the Proposed Action on the socioeconomic conditions of the study area including population, housing and economic activity. The UPS Equipment Staging Lot would be developed with an as-of-right commercial use above the UPS staging operations on the ground level.

4.4.1 Demographic Conditions

Data on projected demographic conditions for housing and population are presented for the year 2012. Projections for the primary and secondary study areas are based on known future developments in the study area (Section Chapter 3.4.1). Table 3-2 (Figure 3-4) identifies the known and/or anticipated developments.

The primary study area is expected to gain approximately 120 new residential units by 2012. The secondary study area would add an additional 1,160 units by 2012 for a total increase of 1,280 residential units. This would represent a 43 percent increase in the number of units for the primary study area compared to existing conditions (the primary study area only has an estimated 278 existing units as the study area is geographically small and primarily zoned as manufacturing); the secondary study area would experience doubling in growth in residential units compared to existing conditions (1,147 existing units).

According to 2006 Claritas data the average household size for the primary study area is 1.9 persons, and for the secondary study area (which is inclusive of the primary study area for this data set) it is 1.96 persons. Average household size was used as the multiplier to estimate the projected number of new residents. Table 4-12 identifies the projected residential population in 2012 for the Future Without the Proposed Action conditions.

The 120 new housing units in the primary study area would increase the residential population by 228 to a total of 685 residents. The secondary study area would experience an increase of 2,274 people, representing about a 102 percent increase. It is estimated that there would be a total residential population of about 4,490 people in the secondary study area by 2012.

Table 4-11. Business Establishments, 2004

Industry	No. of Establishments Zip Code 10013	No. of Establishments Zip Code 10014
Forestry, fishing, hunting, and agriculture	1	1
Construction	130	45
Manufacturing	330	83
Wholesale trade	406	108
Retail trade	846	315
Transportation & warehousing	51	11
Information	227	120
Finance & insurance	1,055	43
Real estate & rental & leasing	380	240
Professional, scientific & technical services	829	352
Management of companies & enterprises	12	16
Admin, support, waste mgt, remediation services	159	80
Educational services	52	25
Health care and social assistance	284	98
Arts, entertainment & recreation	160	130
Accommodation & food services	536	331
Other services (except public administration)	361	235
Unclassified establishments	28	14
Total	5,847	2,247
Total Employees	61,925	30,586
Source: U.S. Census Bureau.		

Table 4-12. New Housing Units and Projected Population Data for 2012

	Primary Study Area*	Secondary Study Area** (inclusive of primary study area)
Housing Units		
Existing Housing Units (2006)	278	1,147
New Housing Units (2006-2012)	120	1,160 ⁽¹⁾
Total Housing Units (2012)	398	2,307
Percent Growth	58%	101%
Population		
Existing Population (2006)	457	2,216
Existing Average Household Size ⁽¹⁾	1.9	1.96
Projected Population Growth (2006-2012) ⁽²⁾	228	2,274
Total Projected Population (2012)	685	4,490
Percent Growth	50%	102%
Source: Claritas, Inc		
* Based on 400 ft radius of project site.		
**Based on 0.25 mile radius of project sites.		
⁽¹⁾ Number includes residential hotel population of 413 units.		
⁽²⁾ Population growth was calculated by applying the average household size of 1.9 for the primary study area and 1.96 for the secondary study area to the new housing units.		

4.4.2 Economic Conditions

The study area is also experiencing an increase in non-industrial jobs as more commercial businesses replace manufacturing/industrial uses. Due to its more remote location when compared with Midtown and Lower Manhattan, the study area has been described as a “non-traditional office community.” (Kolb, Jaffer. “Hudson Square’s Office Woe’s,” The Real Deal, January 2006. www.therealdeal.net/issues/January_2006/1136311699.php.) However, lower commercial rents are currently attracting new commercial tenants to the area and this is expected to continue in the future.

As noted above, in the Future Without the Proposed Action the UPS Equipment Staging Lot would be developed with an as-of-right building for commercial office use. As described in Section Chapter 3.4, the M2-4 zone allows for commercial uses with a FAR of 5.0. Therefore, a building with up to 427,250 sq ft could occupy the existing UPS Staging Lot site. To accommodate UPS on the ground level of the site, approximately 80,000 sq ft would be allocated to their equipment staging operations. The commercial space on the site above the UPS staging operations would contain approximately 347,250 sq ft. Based on a general standard of 250 sq ft of office space per employee, the development would add an estimated 1,389 new employees to the area. This would represent an increase to the daytime population of the primary study area which would result in increased localized spending and an economic benefit to nearby businesses.

4.5 FUTURE WITH THE PROPOSED ACTION (FUTURE BUILD)

As noted previously, the Proposed Action would involve the construction and operation of the new garage and salt shed. The Proposed Action would not result in a direct displacement of residential population. Both sites are used for industrial / commercial purposes – there is no residential use at either site; and zoning does not allow for residential use. Therefore, housing and population in 2012 would be the same for the Proposed Action as the conditions described for the Future Without the Proposed Action

(i.e., there would be an estimated 1,280 additional units of housing and an increased residential population of about 2,274 people in the study area).

The Proposed Action would not significantly affect the socioeconomic conditions of the neighborhood that could lead to indirect residential displacement. The action would not result in a substantial new population to the area that could increase property values and lead to increased rents. The Proposed Action is consistent with current uses and zoning and would not be expected to lead to community deterioration. As discussed in the respective chapters on air, traffic and noise, the impacts from the Proposed Action compared to the Future No Build would not be significantly adverse so as to cause indirect residential displacement.

The proposed garage would house both DSNY operations and the UPS operations. The UPS Equipment Staging Lot operations would be relocated to the first level of the new parking garage building. The DSNY Garage would temporarily displace the UPS Equipment Staging Lot for approximately 18 months while the new UPS space was constructed. However, the overall UPS operations would remain the same since they would use their Package Distribution Facility, as needed, to accommodate their staging vehicles. Therefore, the displacement of the UPS operations would be temporary, would be readily accommodated, and would not have a significant adverse economic impact on UPS.

The Proposed Action would not create permanent new jobs; rather, a transfer of about 158 DSNY employees from MN 2 and 5 to the new garage would take place. The existing 64 MN 1 Garage employees would remain. Therefore, there would be no direct increased economic activity resulting from the Proposed Action. There would be a minor shifting of spending by DSNY employees from MN 2 and 5 to the Proposed Action study area.

The Proposed Action would not significantly affect nearby businesses or have an adverse affect on specific industries in the area. The Proposed Action would not be expected to change real estate conditions of the area that would lead to increased rents for nearby businesses or change the economic patterns that could affect industries. Therefore, no mitigation is required.

In view of the foregoing, it is concluded that the Proposed Action would not result in a significant adverse impact to socioeconomic conditions.