

Population Change Update

Manhattan Community District 1

February 17, 2016

Community Planning Fellow

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Population Change Analysis

Methodology



New Residential Units
Built or Expected*



Average Household Size
(1.94)

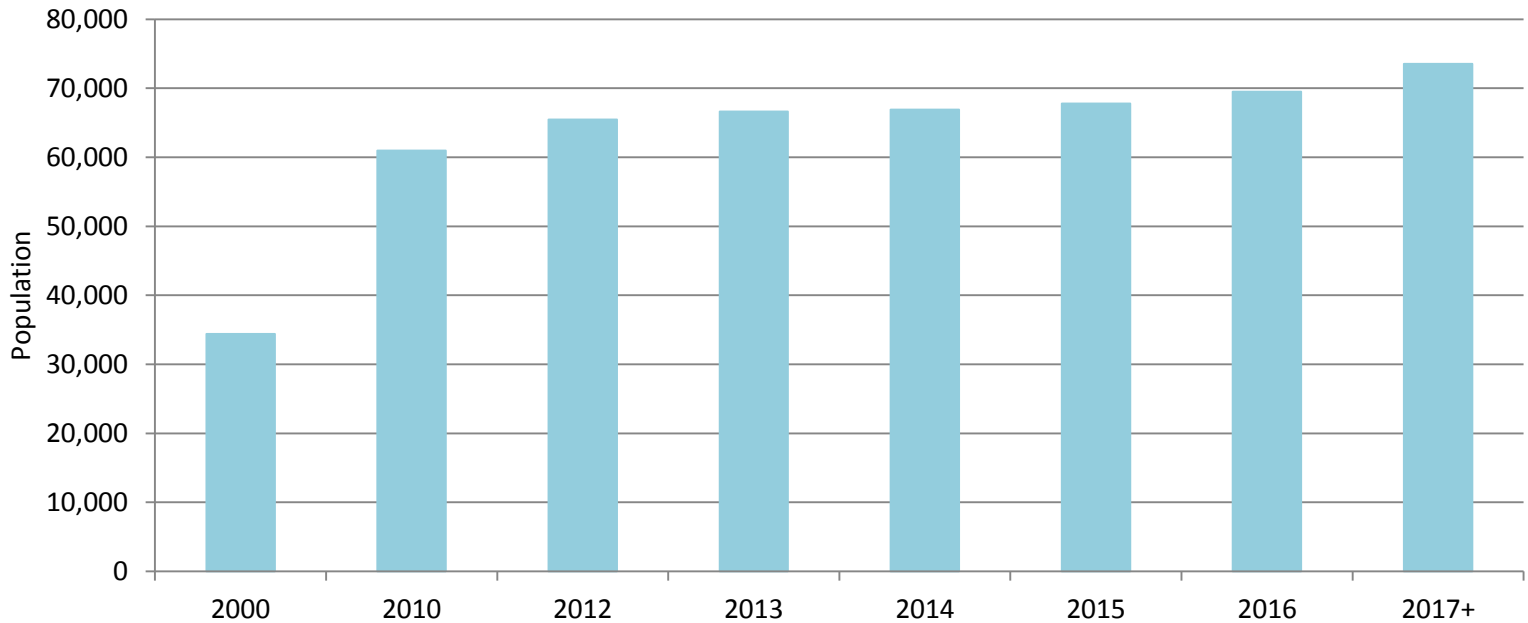


Projected Population Increase

*Note: Built and expected residential units counts are only approximation. Final numbers may vary. Residential units count compiled from news sources and the NYC DOT Construction Project List.

Population Change Analysis

Estimated Population Increase



U.S. Census

Estimate based on expected residential units*

	<i>2000</i>	<i>2010</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017+</i>
Population	34,420	60,978	65,450	66,640	66,896	67,768	69,512	73,818
Percent Increase		77%	7%	2%	0.4%	1%	3%	6%

*Note: Built and expected residential units counts are only approximation. Final numbers may vary. Residential units count compiled from news sources and the NYC DOT Construction Project List.

Population Change Analysis

2012 - 2017 Estimated Residential Unit Increase

2012	
Address	Units
25 Broad Street	307
136 Church Street	12
254 Front Street	40
46 Lispenard	11
55 Murray Street	4
200 North End Ave	191
300 North End Ave	264
225 Rector Place	304
333 Rector Place	174
8 Spruce Street	903
37 Warren Street	28
416 Washington Street	67
Total	2305

2013	
Address	Units
137 Franklin Street	3
482 Greenwich Street	8
116 John Street	418
67 Liberty Street	14
87-89 Leonard Street	6
111 Washington	500
250 West Street	111
93 Worth Street	96
84 White Street	34
Total	1190

2014	
Address	Units
371 Broadway	59
11-15 Leonard Street	6
15 Leonard St	6
11 North Moore Street	19
19 Park Place	24
401 Washington Street	35
460 Washington Street	107
Total	256

2015	
Address	Units
100 Barclay Street	161
20 Exchange Place	350
92 Fulton	10
443 Greenwich Street	53
71 Laight Street	32
56 Leonard Street	146
115 Nassau Street	68
83 Walker Street	9
12 -14 Warren Street	30
290 West	13
Total	872

2016	
Address	Units
11 Beach Street	27
5 Beekman Place	68
319 Broadway	8
99 Church Street	157
56 Fulton Street	120
403 Greenwich Street	5
70 Pine Street	644
101 Murray Street	139
80 South Street	125
70 Vestry Street	47
101 Wall Street	52
50 West	191
140 West Street	161
Total	1744

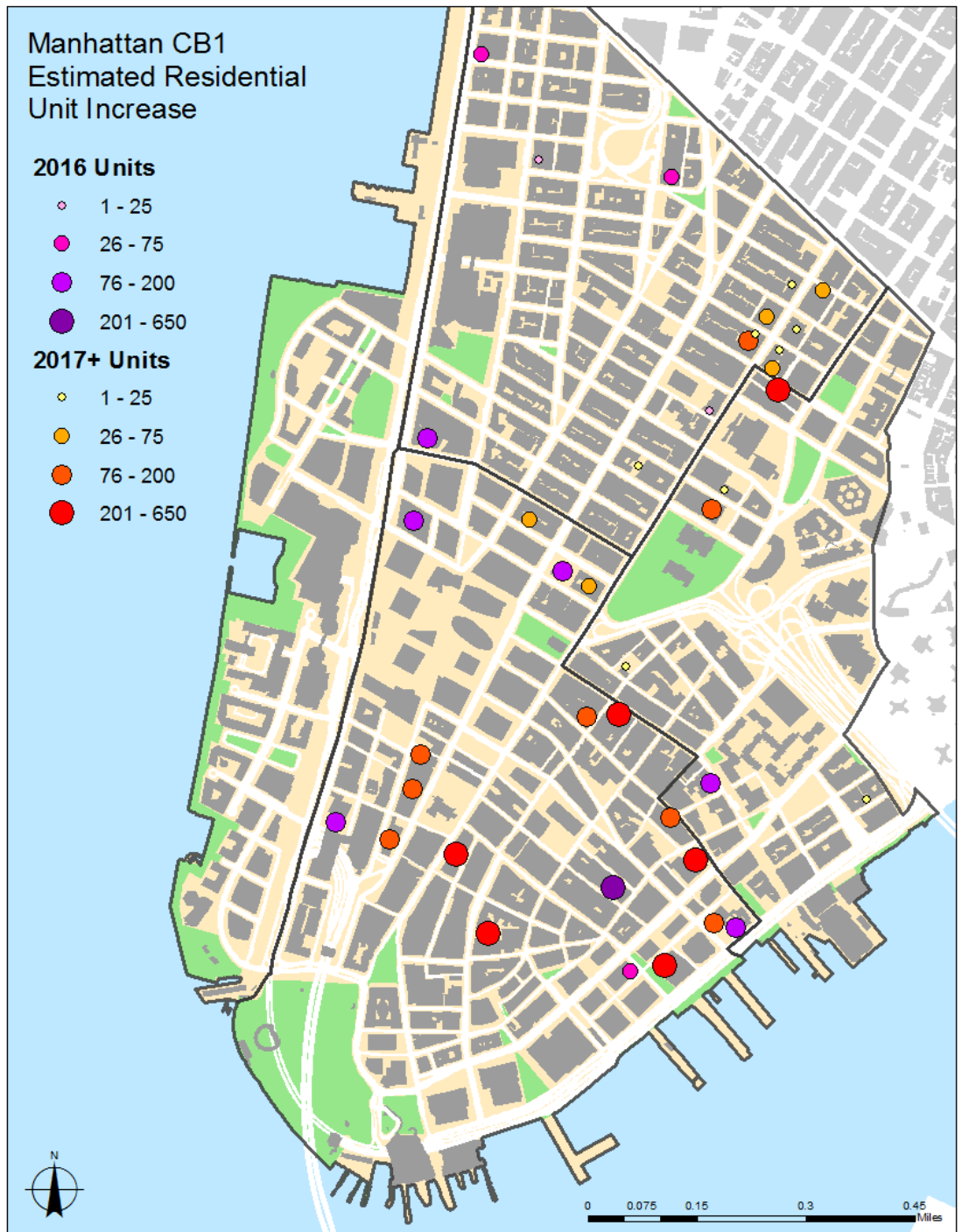
2017+	
Address	Units
21 Ann Street	N/A
1 Beekman Place	29
45 Broad Street	245
346 Broadway	600
355 Broadway	98
360 Broadway	N/A
350 Broadway	68
361 Broadway	14
371 Broadway	53
372 Broadway	6
391 Broadway	4
396 Broadway	52
233 Broadway	34
87 Chambers	18
49-51 Chambers	81
246 Front Street	N/A
118 Fulton	483
125 Greenwich Street	128
102 John Street	92
151 Maiden Lane	80
75-83 Nassau Street	197
45 Park Place	46
22 Reade Street	N/A
2 Rector Street	452
42 Trinity Place	85
68-74 Trinity Place	111
1 Wall Street	524
110 Wall Street	205
180 Water Street	601
Total	4306

Population Change Analysis

2016 - 2017

Estimated Residential
Unit Increase

Geographic
Distribution



Population Change Analysis

Geographic Distribution

Tribeca	
<i>Address</i>	<i>Units</i>
2016	
11 Beach Street	27
319 Broadway	8
403 Greenwich Street	5
101 Murray Street	139
70 Vestry Street	47
Total	226
2017+	
350 Broadway	68
360 Broadway	N/A
361 Broadway	14
371 Broadway	53
372 Broadway	6
391 Broadway	4
396 Broadway	52
87 Chambers Street	18
Total	215
2016 and 2017+ Total	441

Seaport/Civic Center	
<i>Address</i>	<i>Units</i>
2016	
56 Fulton Street	120
80 South Street	125
Total	245
2017+	
346 Broadway	600
22 Reade Street	N/A
49-51 Chambers St	81
21 Ann Street	N/A
246 Front Street	N/A
Total	681
2016 and 2017+ Total	926

Financial District	
<i>Address</i>	<i>Units</i>
2016	
5 Beekman Place	68
99 Church Street	157
70 Pine Street	644
101 Wall Street	52
50 West	191
140 West Street	161
Total	1273
2017+	
1 Beekman Place	29
45 Broad Street	245
355 Broadway	98
233 Broadway	34
118 Fulton	483
125 Greenwich Street	128
102 John Street	92
151 Maiden Lane	80
75-83 Nassau Street	197
45 Park Place	46
2 Rector Street	452
42 Trinity Place	85
68-74 Trinity Place	111
1 Wall Street	524
110 Wall Street	205
180 Water Street	601
Total	3410
2016 and 2017+ Total	4683