

CHAPTER 4: SOCIOECONOMIC CONDITIONS

4.1 Overview

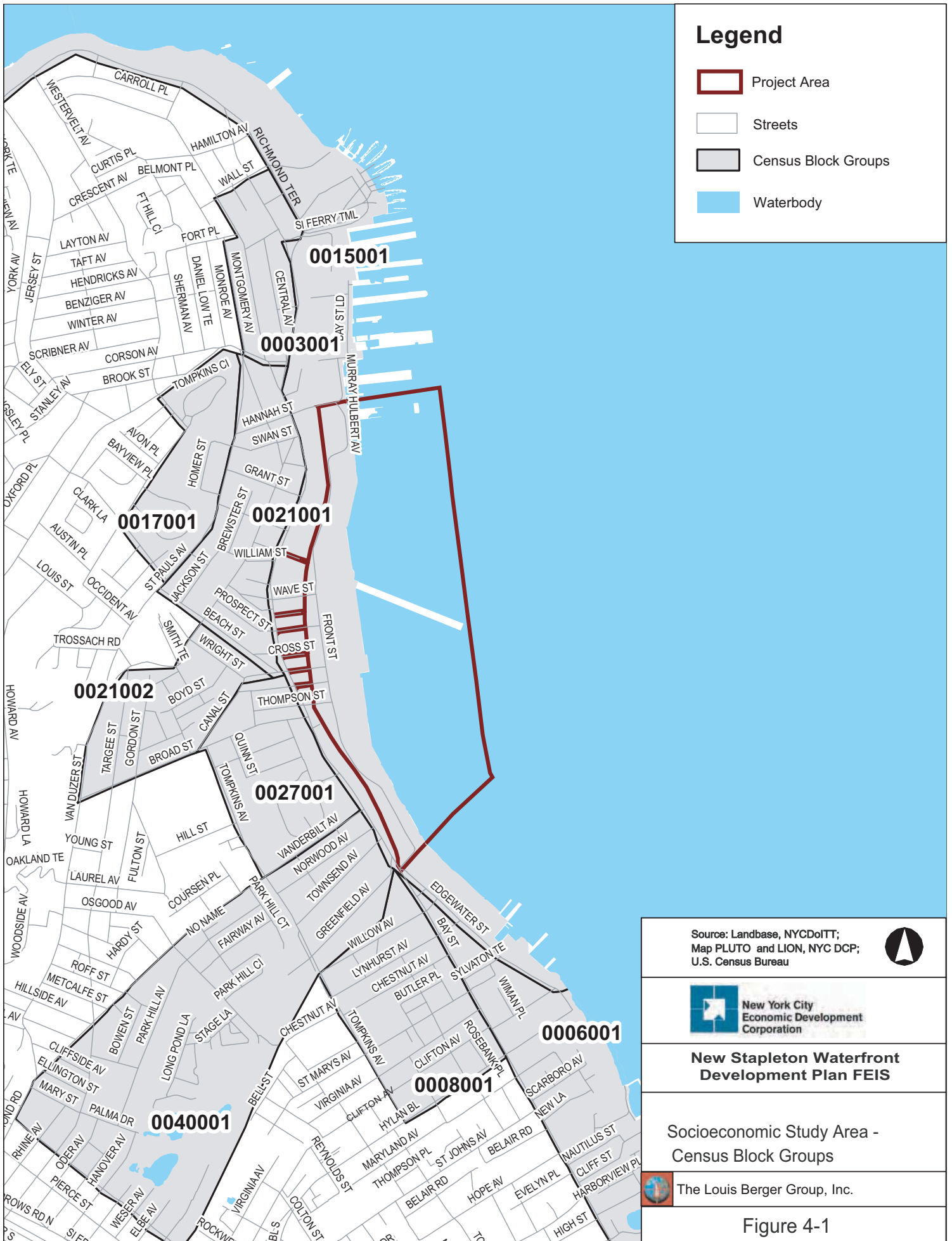
This chapter examines the effects of the Proposed Action on socioeconomic conditions in the study area, including population characteristics, economic activity, and the potential displacement of businesses and employment. The analysis provides an assessment of potential socioeconomic changes associated with the Proposed Action, including indirect displacement of residential population, businesses, or employees. Any identified socioeconomic impacts that cannot be ruled out based on the preliminary screening assessment include a detailed analysis.

As detailed below, the location and scale of the Proposed Action are not expected to generate significant adverse impacts relating to indirect or direct residential displacement or indirect or direct business displacement. The Proposed Action would introduce 638 new housing units and approximately 1,208 new residents, displace approximately ten businesses, and introduce 847 new employees and 239,700 square feet of commercial space to the Project Area.

4.2 Methodology

In accordance with the *CEQR Technical Manual*, information was collected on direct and indirect residential displacement and on direct and indirect business and institutional displacement. Using *CEQR* guidelines, a preliminary assessment was conducted to assess the long term effects of the Proposed Action and determine if there would be a significant impact. The No Build and Build Conditions were compared with the framework outlined in Chapter 2, “Analytical Framework,” to determine if the Proposed Action would result in direct and/or indirect impacts.

The study area for the socioeconomic analysis is based upon the land use study area boundary, which extends for a quarter-mile beyond the Project Area (as defined in Chapter 1, “Project Description”). The socioeconomic study area extends beyond the land use study area in order to include all block groups that fall within the land use study area. Census block groups tracts within a quarter-mile radius of the Project Area are determined to be the study area and include Census Tract 3, Group 1; Tract 6, Group 1; Tract 8, Group 1; Tract 15, Group 1; Tract 17, Group 1; Tract 21, Group 1 and 2; Tract 27, Group 1; and Tract 40, Group 1. The study area is illustrated in Figure 4-1. As a result of the block group shapes, in certain block groups portions of the population live beyond a quarter-mile from the Project Area.



4.3 Preliminary Analyses

4.3.1 Direct Residential Displacement

According to the *CEQR Technical Manual*, direct residential impacts could occur if the numbers and types of people being displaced would be enough to alter neighborhood character. The Proposed Action does not affect residentially zoned properties, thus it would not result in adverse direct residential impacts.

4.3.2 Indirect Residential Displacement

Indirect displacement occurs when an action increases property values and, thus, rents throughout the study area, making it difficult for some existing residents to afford their homes. According to the *CEQR Technical Manual*, an action could lead to indirect changes in rent if:

- It would add a substantial new population with different socioeconomic characteristics compared to the size and character of the existing population;
- It would directly displace uses or properties that have had a “blighting” effect on property values in the area;
- It would directly displace enough of one or more components of the population to alter the socioeconomic profile of the area;
- It would 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;
- It would introduce a “critical mass” of non-residential uses (e.g., a large office complex), such that the surrounding area becomes more attractive as a residential neighborhood; or
- It would introduce a land use that could have a similar effect 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.

To assess the potential for indirect residential displacement a preliminary analysis was undertaken to determine if the Proposed Action would meet any of the above criteria for an indirect impact. The preliminary analysis considers many factors, including total population and the number of housing units; median household income; housing value and median contract rent; vacancy rate and percent of units that are renter occupied; presence of any unique or predominant population groups or populations particularly vulnerable to economic changes; and development trends in the area.

4.3.3 Direct Business Displacement

According to the *CEQR Technical Manual*, a direct business displacement is considered to be significant if one of the following holds true:

- The business or institution in question has substantial economic value to the City or region and it can only be relocated with great difficulty or not at all.
- A category of businesses or institutions is the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.
- The business or institution defines or contributes substantially to a defining element of neighborhood character.
- A substantial number of businesses or employees would be displaced that collectively define the character of the neighborhood.

As discussed in Chapter 3, “Land Use, Zoning, and Public Policy,” the Proposed Action would change the zoning of the properties to C4-2A to allow for mixed use developments. As a result, the property owners may be subject to market pressures to redevelop their properties for uses other than the current uses. The redevelopment due to market pressure may or may not occur and if it does, the timeline for redevelopment is unknown. Current businesses that rent their space may need to relocate if the land owner chooses to redevelop or raise the rent to a rate that is unaffordable for the tenant. Again, if and when a rental tenant would be forced to relocate is unknown and subject to market conditions. To further examine the effects of direct business displacement, a preliminary analysis was conducted.

4.3.4 Indirect Business Displacement

According to Section 322.2 of the *CEQR Technical Manual*, indirect displacement of businesses or institutions is an action that would increase property values and rents throughout the study area, making it difficult for some categories of businesses to remain in that area. An action can lead to such 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 brings 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; or
- 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.

For indirect economic impacts, this study examines the existing economic activities in the City overall, the borough, and the study area specifically.

4.4 Existing Conditions

4.4.1 Population and Demographics

According to the 2000 U.S. Census, Summary File 1, the study area has a population of 22,262 people. The population is a diverse racial mix of 30.0 percent white, 38.3 percent black or African American, 22.8 percent of Hispanic origin and another 6.8 percent Asian (see Table 4-1). While similar to the City's racial make up, the study area's racial mix differs from the overall demographics of Staten Island, which is 77.6 percent white, 9.7 percent black or African American, 12.1 percent Hispanic, and 5.7 percent Asian. Additionally, close to one-third (32.0 percent) of residents are foreign born, which is greater than Staten Island as a whole, where 16.4 percent are foreign born.

Table 4-1: Demographics of the Study Area

Race	Study Area		Staten Island		New York City	
	Number	Percentage	Number	Percentage	Number	Percentage
White Alone	8,472	38.1%	344,319	77.6%	3,576,385	44.7%
Hispanic White	1,783	8.0%	28,003	6.3%	775,118	9.7%
Non-Hispanic White	6,689	30.0%	316,316	71.3%	2,801,267	35.0%
Non-White Alone	13,790	61.9%	99,409	22.4%	4,431,893	55.3%
Black or African American Alone	8,516	38.3%	42,914	9.7%	2,129,762	26.6%
American Indian and Alaska Native Alone	111	0.5%	1,107	0.2%	41,289	0.5%
Asian Alone	1,518	6.8%	25,071	5.7%	787,047	9.8%
Native Hawaiian or Other Pacific Islander Alone	15	0.1%	182	0.0%	5,430	0.1%
Other*	3,630	16.3%	30,135	6.8%	1,468,365	18.3%
TOTAL	22,262	100.0%	443,728	100.0%	8,008,278	100.0%
Hispanic Origin	5,079	22.8%	53,550	12.1%	2,160,554	27.0%
Minority Population	15,573	70.0%	127,412	28.7%	5,207,011	65.0%

*Other includes those who selected "some other race alone" or "two or more races."

Source: 2000 Census, SF1

The median age of the study area is 33.0 years, three years younger than the median age of Staten Island (36.0 years) and one year younger than the median age in New York City (34.2 years). Close to one third (28.5 percent) of residents in the study area are under the age of 18, and 9.4 percent are over the age of 65 (see Table 4-2).

Table 4-2: Age Distribution of the Study Area, 2000

Age	Study Area		Staten Island		New York City	
	Number	Percentage	Number	Percentage	Number	Percentage
Under 5 years	1,746	7.8%	29,783	6.7%	540,878	6.8%
5 to 17	4,593	20.6%	83,475	18.8%	1,399,391	17.5%
18 to 24	2,185	9.8%	37,932	8.5%	803,012	10.0%
25 to 34	3,455	15.5%	63,517	14.3%	1,368,021	17.1%
35 to 49	5,449	24.5%	106,120	23.9%	1,794,398	22.4%
50 to 64	2,744	12.3%	71,468	16.1%	1,164,721	14.5%
65 years and older	2,090	9.4%	51,433	11.6%	937,857	11.7%
Total	22,262	100.0%	443,728	100.0%	8,008,278	100.0%

Source: 2000 Census, SF1

4.4.2 Housing Characteristics

The study area includes 8,324 housing units with an occupancy rate of 93.0 percent. In comparison, Staten Island's occupancy rate is 95.3 percent and New York City's occupancy rate is 94.4 percent. The study area's housing mix is different than that of Staten Island's. While the study area has a larger percentage of single-family homes, both attached and detached, than New York City, it has less than Staten Island, where single-family homes constitute the majority. Thirty-five percent of the study area's homes are in large structures with 50 or more units; in comparison, in Staten Island as a whole, only seven percent of all housing units are as large in structure (see Table 4-3).

Table 4-3: Housing Unit Structure

Units in Structure	Study Area	Staten Island	New York City
Total housing units	8,340*	163,993	3,200,912
1-unit, detached	16.7%	33.8%	9.5%
1-unit, attached	14.2%	24.2%	7.2%
2 units	15.3%	23.0%	12.8%
3 or 4 units	7.4%	5.0%	9.6%
5 to 9 units	2.6%	2.4%	7.0%
10 to 19 units	3.9%	1.6%	6.8%
20 or more units	40.0%	9.8%	47.0%
20 to 49 units	4.8%	2.9%	16.5%
50 or more units	35.1%	6.9%	30.5%
Other	0%	0.2%	0.1%

*There is a discrepancy in the number of housing units because vacancy rates come from the U.S. Census' Summary File 1, which uses 100 percent data, while Housing Unit Structure data is in Summary File 3, which uses sample data.

Source: NYC Department of City Planning; 2000 Census, SF 3

The 22,262 residents constitute 7,738 households, 5,005 (62.2 percent) of which are family households. Of all the households, both family and non-family, 22.2 percent are headed by a

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

female with no husband present, which is higher than Staten Island's rate of 13.9 percent. The average household size is 2.71 people.¹

The majority of homes in the study area were built before 1969, which is consistent with Staten Island and New York City. While more of the housing stock was built before World War II in the study area than in Staten Island, more housing has also been built in the past decade in the study area than in comparison to Staten Island or New York City (see Table 4-4).

Table 4-4: Year Structure Built

	Study Area	Staten Island	New York City
Total housing units	8,340	163,993	3,200,912
1999 to March 2000	4.0%	2.4%	0.6%
1995 to 1998	6.0%	5.5%	1.6%
1990 to 1994	7.0%	6.0%	1.9%
1980 to 1989	9.6%	16.3%	4.9%
1970 to 1979	6.1%	18.1%	8.6%
1960 to 1969	18.3%	16.3%	15.2%
1940 to 1959	11.2%	15.6%	31.2%
1939 or earlier	6.1%	19.8%	36.0%

Source: NYC Department of City Planning; 2000 Census, SF 3

The majority of residents (65.3 percent) in the study area rent their homes, which is consistent with rental rates in New York City where 69.8 percent of residents rent their home. However, a minority of Staten Islander's (36.2 percent) rent their homes. The median contract rent in the study area is \$646, compared to \$656 in Staten Island and \$646 in New York City (see Table 4-5). Additionally, the median housing value for owner occupied homes in the study area is less than both Staten Island and New York City. In the study area the median housing value is \$153,100 compared to \$209,095 and \$211,862 in Staten Island and New York City, respectively.

The median contract rent varies by census block group from a low of \$288 to a high of \$720. Additionally, the age of housing stock varies widely by block group. With the exception of Tract 6, Group 1, the majority of housing stock in the block groups is over 35 years old. The two block groups located in Tracts 17 and 21 lie within the St. Paul's Avenue-Stapleton Heights Historic District.

¹ The average household size is a weighted average of the block groups.

Table 4-5: Housing Characteristics by Block Group in Study Area, 2000

Census Tract	Block Group	Number of Units	Median Contract Rent	% Built before 1970	% of Housing Units with more than 4 units
Tract 3	1	701	\$646	90.6%	91.9%
Tract 6	1	1,364	\$377	34.1%	55.1%
Tract 8	1	542	\$627	75.8%	10.1%
Tract 15	1	355	\$526	54.9%	83.4%
Tract 17	1	307	\$692	84.7%	0.0%
Tract 21	1	615	\$683	86.5%	5.2%
Tract 21	2	606	\$657	78.2%	9.9%
Tract 27	1	457	\$720	75.7%	13.3%
Tract 40	1	3,393	\$288	67.2%	58.1%
Study Area		8,340	\$646	-	-
Staten Island		163,993	\$656	-	-
New York City		3,200,912	\$646		

Source: 2000 Census, SF 3.

4.4.3 Income and Education

In 1999, the median household income in the study area was \$34,570,² less than New York City's median household income of \$38,519, and significantly lower than Staten Island's median income of \$55,550. In the study area, 24.2 percent of residents for whom poverty is determined live below the poverty level. The study area's poverty rate is higher than New York City and Staten Island's poverty rate. New York City's poverty rate is 21.2 percent while the poverty rate in Staten Island is 10.0 percent.

There are 13,786 people over the age of 25 in the study area. Of those, 29.0 percent have completed high school and 20.3 percent have graduated college or higher.

4.4.4 Economic Activities

As discussed in Chapter 3, "Land Use, Zoning, and Public Policy," with respect to businesses, the study area is primarily zoned for industrial and major commercial uses. Businesses located in the Project Area are zoned for industrial uses. Many of the businesses are related to the auto industry or are wholesalers of various goods such as furniture and lighting. Additionally, there are businesses such as a lighting fixture store and a billiards hall in the Project Area, and retail shops in the study area located along Bay Street. The Homeport Site contains several temporary institutional uses that will be relocated independent of the Proposed Action: NYPD Staten Island Task Force; FDNY Marine Company No. 9; NYCDOT Marine Repair Unit; and the Richmond County State Supreme Civil Court.

According to *ESRI Business Analyst Online*, there were 932 businesses in the study area in 2005. Of the 932 businesses, the three largest categories are service (40.2 percent), retail (24.9 percent) and finance, real estate, and insurance (7.4 percent). Wholesale businesses constitute 5.6 percent of businesses and manufacturing make up 2.5 percent of businesses. Service industry employees

² Median household income weighted for the block groups.

constitute 54.7 percent of the 10,612 people working in the study area. Retail employees account for 12.4 percent of people working in the area and transportation employees represent 10.0 percent of area workers. Additionally, 9.7 percent work in government services, 3.5 percent work in finance, insurance and real estate (FIRE), 3.4 percent work in wholesale trade, 2.9 percent work in manufacturing, and 2.3 percent work in construction.

4.4.5 Population Trends

Between 1990 and 2000, the population of New York City as a whole increased from 7.3 million to 8.0 million, or by 9.4 percent. Staten Island's population during the same time period grew from 379,000 to 444,000, a 17.1 percent growth rate.³ Staten Island's population growth rate was higher than that of any other borough in the City.

In 1990, the study area's population was 13,661. By 2000, the study area population grew by 63.0 percent to 22,262. This growth is much larger than that of either the City or the borough. As shown in Table 4-6, all block groups experienced population increases and some block groups grew tremendously—three to four and a half times larger.

Table 4-6: Study Area Population Change, 1990 to 2000

Census Tract	Block Group	1990	2000	Change	Percentage Change
Tract 3	1	1,656	1,742	86	5.2%
Tract 6	1	1,584	2,468	884	55.8%
Tract 8	1	567	1,525	958	169.0%
Tract 15	1	142	682	540	380.3%
Tract 17	1	681	866	185	27.2%
Tract 21	1	587	1,680	1,093	186.2%
Tract 21	2	751	1,695	944	125.7%
Tract 27	1	324	1,807	1,483	457.7%
Tract 40	1	7,369	9,797	2,428	32.9%
Total		13,661	22,262	8,601	63.0%

Source: 1990 and 2000 U.S. Census, SF1

4.5 No Build Condition

4.5.1 No Build Population

As noted in Section 4.4.5, the study area has experienced a dramatic population increase from 1990 to 2000. The growth rate is far larger than New York City's or Staten Island's for the same time period. Growth is expected to continue. Additionally, as discussed in Chapter 2, "Analytical Framework," six residential developments with a total of 660 units has been identified in the Project Area, as follows:

- 191 Edgewater Street, 102 units

³ Population Division, New York City Department of City Planning; 2000 Census, Summary File 1; 1990 Census, STF1, STF2.

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

- Sylvaton Terrace, 40 units
- The Point, 58 units
- The Pearl, 100 units
- National Lighthouse Harbor Site Development, 200 units
- Municipal Parking Lot Redevelopment, 160 units

With the exception of the National Lighthouse Harbor Site Development and the Municipal Parking Lot Redevelopment, the developments are expected to be completed in 2007. The National Lighthouse Harbor Site Development and the Municipal Parking Lot Redevelopment are expected to be complete in 2010. The new developments are expected to add 568 new residents and 714 new residents in 2007 and 2010, respectively.

The new population generated from the residential developments was determined using Public Use Microdata Samples (PUMS) data from the U.S. Census. PUMS data is a cross tabulation of Staten Island 2000 Census responses, building type, number of bedrooms in unit, and household size. In Staten Island, the average household size for buildings with more than 50 units was determined and applied to the future projects. Table 4-7 provides the average household size in Richmond County, based on the number of bedrooms in a building with more than 50 units.

Table 4-7: Average Household Size in Buildings with 50 or More Units on Staten Island

Number of Bedrooms	Average Household Size
No bedrooms	1.10
One	1.78
Two	2.23
Three	4.12
Four	6.00
Five or more bedrooms	9.00

Source: Public Use Microdata Samples (PUMS), 2000 U.S. Census

Using a projected housing mix similar to the NSWDP Plan, the new population is determined in Table 4-8.

A baseline growth rate of 1.0 percent per year was used to determine the projected population in 2015. A 1.0 percent growth rate was derived using population projections from the New York Metropolitan Transportation Council (NYMTC).⁴ NYMTC projects a 0.94 percent population growth rate per year in the study area's census tracts. It should be noted that NYMTC's analysis does not include the NSWDP Plan. Recognizing that Staten Island is the fastest growing borough in New York City and the study area one of the fastest growing sections of Staten Island, the NYMTC projection was conservatively adjusted upward to 1.0 percent.

⁴ NYMTC produces forecasts of population and employment for Staten Island and 27 other counties in the metropolitan region for use in the regional transportation demand forecasting model. These forecasts are produced in five-year increments from 2000 to 2030 and allocated to census tracts based on past trends and capacity for future development.

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

Using a population growth rate of 1.0 percent per year and factoring in the expected developments, it is estimated that the future population of the study area in 2015 will be 27,176 under the No Build Condition (see Table 4-9).⁵

Table 4-8: Projected Population of Projects in the Study Area – No Build Condition

Year of Completion	Development	Number of Units	Unit Size	Housing Mix	PUMS HH Size	Number of Units	Total Population
2007	191 Edgewater Street	102	Studio	10%	1.1	10	11
			One Bedroom	50%	1.78	51	91
			Two Bedroom	40%	2.23	41	91
2007	Sylvaton Terrace	40	Studio	10%	1.1	4	4
			One Bedroom	50%	1.78	20	36
			Two Bedroom	40%	2.23	16	36
2007	The Point	58	Studio	10%	1.1	6	6
			One Bedroom	50%	1.78	29	52
			Two Bedroom	40%	2.23	23	52
2007	The Pearl	100	Studio	10%	1.1	10	11
			One Bedroom	50%	1.78	50	89
			Two Bedroom	40%	2.23	40	89
TOTAL FOR 2007		300					568
2010	National Lighthouse	200	Studio	10%	1.1	20	22
			One Bedroom	50%	1.78	100	178
			Two Bedroom	40%	2.23	80	178
2010	Municipal Lot	160	Studio	10%	1.1	16	18
			One Bedroom	50%	1.78	80	142
			Two Bedroom	40%	2.23	64	143
TOTAL FOR 2010		360					681

Source: New York City Economic Development Corporation, Public Use Microdata Samples (PUMS), 2000 U.S. Census, The Louis Berger Group, Inc. 2006.

⁵The 2000 Census population for the study area was 22,262 people. This number was inflated by one percent per year, with known developments for 2007 and 2010 as displayed in Table 4-8 added to the study area population.

**Table 4-9: Projected Population for Study Area
No Build Condition**

Year	Population (1.0 % Growth per Year)
2000	22,262
2005	23,398
2010	25,176
2015	27,176

Source: U.S. Census, 2000; The Louis Berger Group, Inc., 2005.

4.5.2 No Build Employment Population

According to Moody's Economy.com,⁶ the number of non-farm payroll employees in Staten Island is expected to increase approximately 10.9 percent from 2005 to 2015. This is an annualized employment growth rate of 1.2 percent. Additionally, seven future job-generating projects have been identified in the study area, as follows:

- 1071 Bay Street, 10,500 square feet of retail⁷
- Sylvaton Terrace, 40,000 square feet of commercial office space
- Edgewater Street, 12,600 square feet of industrial space
- Municipal Parking Lot Redevelopment, 14,200 square feet of retail, which will replace 4,800 square feet of existing retail space (net increase of 9,400 square feet)
- National Lighthouse Harbor Site Development, 20,000 square foot museum and 20,000 square feet of retail⁸
- Pier 7 Reconstruction, 28,700 square feet of pier sheds, 40,000 square feet of open storage, 6,000 square feet of covered dock, 6,000 square feet of a covered berth
- Former MTA site, 94,500 square feet of office and 19,677 square feet of retail⁹

It is estimated every 250 square feet of commercial space generates one employee; every 400 square feet of retail space generates one employee; and every 1,000 to 2,000 square feet of warehousing/manufacturing generates one employee. As can be seen in Table 4-10, the new projects in the study area will generate 750 employees. The Pier 7 Reconstruction was not included in calculating new employees to the area because the FDNY and DOT will be moving their operations from the Homeport Site to Pier 7.

⁶ <http://www.economy.com/default.asp>

⁷ Expected to be complete in 2006.

⁸ Expected to be complete 2010.

⁹ Expected to be complete 2015.

Table 4-10: Number of Employees from New Commercial Developments in Study Area, No Build Condition

Completion Year	Description	Size (square feet)	Square footage/employee	Number of Employees
2006	Retail	10,500	400	26
2007	Commercial Office	40,000	250	160
	Industrial	12,600	1000	13
2010	Museum	20,000	400	50
	Retail	29,400	400	74
2015	Commercial Office	94,500	250	378
	Retail	19,677	400	49
		Total number of employees		750

Source: New York City Economic Development Corporation; The Louis Berger Group, Inc., 2006.

After a background growth rate in employment of 1.2 percent is applied to the ESRI Business employment numbers and future development projects, it is projected that in 2015 the area will have approximately 12,356 employees (see Table 4-11).

Table 4-11: Number of Employees in Study Area in No Build Condition

Year	Number of Employees
2005	10,612
2010	11,470
2015	12,356

Source: ESRI Business Analyst Online; The Louis Berger Group, Inc., 2006

4.6 Build Condition

4.6.1 Direct Residential Impact

As noted in Section 4.3.1, no direct residential impact would occur as a result of the Proposed Action that would not occur in the No Build Condition; therefore, no additional analysis of direct residential displacement was warranted.

4.6.2 Indirect Residential Impact

The Proposed Action is expected to create 350 housing units on the Homeport Site and an additional 288 units on the west side of Front Street. Within the Homeport Site, three parcels have been identified to include residential development:

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

- Parcel A, 131,250 square-foot residential development (125 units)
- Parcel B3, 131,250 square-foot residential development (125 units)
- Parcel B5, 105,000 square-foot residential development (100 units)

The additional 288 units would be constructed on development sites throughout Area C (see Figure 1-8). These additional 638 housing units would represent a 7.7 percent increase in housing in the study area.

For analysis purposes, it is assumed that each new residential unit would be approximately 1,050 square feet. To be conservative, no efficiency rate was applied to the 1,050 square feet and, with an average apartment size of 1,050 square feet, it was determined that the mix of apartments would be 20 percent studios (no bedrooms), 70 percent one-bedroom units, and 10 percent two-bedroom units.

The housing mix anticipated with the Proposed Action is also very different than Staten Island's current housing mix but consistent with the bedroom mix of units in the study area. In Richmond County, 41.7 percent of housing units contain three bedrooms. Two-bedroom units make up the second largest housing type, 23.7 percent, and one bedroom units comprise 17.0 percent of units (see Table 4-12).

In contrast to Staten Island as a whole, the proposed development is expected to contain ten percent studios, 50 percent one bedrooms, and 40 percent two bedrooms. It is expected that the developments in the Project Area would promote "Manhattan-style" living, while at the same time be reflective of current housing styles in Staten Island, which tend to be larger than Manhattan.

Table 4-12: Number of Bedrooms in Housing Units

	New York City	Staten Island	Study Area	Proposed Development
Total Number of Units:	3,200,912	163,993	8,340	638
No bedroom	10.0%	2.6%	8.1%	10.0%
1 bedroom	33.1%	17.0%	31.4%	50.0%
2 bedrooms	30.5%	23.7%	31.0%	40.0%
3 bedrooms	19.1%	41.7%	20.6%	-
4 bedrooms	4.7%	11.5%	4.8%	-
5 or more bedrooms	2.6%	3.5%	4.1%	-

Source: 2000 Census, SF 3

Using Census data relating household size to the number of bedrooms in a housing unit (PUMS cross-tabulation), it is estimated that the Proposed Action would introduce 1,208 new residents to the Project Area. In Staten Island, the average household size for buildings with more than 50 units was determined and applied to the reasonable worst-case development scenario (RWCDs, see Table 4-13).

Table 4-13: Total Population for Reasonable Worst-Case Development Scenario

Unit Size	PUMS Household Size	Percentage of Units in Development	Number of Units (Total = 638)	Population
No bedrooms	1.10	10%	64	70
One bedroom	1.78	50%	319	569
Two bedrooms	2.23	40%	255	569
TOTAL			638	1,208

Source: Public Use Microdata Samples (PUMS), 2000 U.S. Census, The Louis Berger Group, Inc., 2006

Current Rental and Sales Prices

Comparable developments in the area have been identified to estimate possible sales costs and rental costs. As noted in Section 4.3.2, the median rent in the study area is \$646, less than the median rent in Staten Island of \$656. Asking rents in the northern portion of the study area, in the St. George neighborhood of Staten Island, range from \$625 to \$775 for a studio, \$775 to \$950 for a one bedroom, \$900 to \$1300 for a two bedroom, and \$1050 to \$1400 for a three bedroom.¹⁰

With respect to sales, the condominiums at 80 Bay Street Landing were constructed in 1985 along the waterfront in the Tomkinsville section of Staten Island. It is located in the socioeconomic study area and is identified as a comparable. The building has experienced multiple sales in the past year. The three most recent sales, all in the month of December 2005, reflect the price range of the building, from \$330,000 to \$555,000.¹¹ Other condo sales in the building in the past year reflect a high of \$670,000. As an indication of the local housing market, apartment 7N at 80 Bay Street Landing sold for \$270,000 in August 2005. The owner flipped the apartment and in December 2005 sold the unit for \$421,000.

The new developments would be different than the existing housing stock in terms of housing cost and would be expected to attract a different population than currently resides in the study area. As discussed above, recent rental costs are higher than indicated in the 2000 Census. The new development, whether it is condo or rental, would have a higher cost than existing housing stock. Current real estate trends indicate a developer preference to create high end or luxury developments to attract those who will pay a higher rent or purchase price. This is due to the many high costs the developer incurs including the high cost of land in the New York City area, insurance costs, and construction costs and the developer's desire to recoup those high costs by passing them along to the consumer.¹²

¹⁰ <http://www.gatewayarmsrealty.com/rental.htm>

¹¹ Sales information was obtained from the Richmond County Clerk's Office.

¹² Salama, Jerry J., Michael H. Schill, and Jonathan D. Springer. "Reducing the Cost of New Housing Construction In New York City: 2005 Update." Furman Center for Real Estate and Urban Policy, New York University School of Law and Robert F. Wagner School of Public Service. (2005). 13 Feb. 2006.

<http://www.law.nyu.edu/realestatecenter/CREUP_Papers/cost_study_2005/CostStudy_Chapters.html>.

At Risk Population for Indirect Residential Displacement

In New York City, all residential units in rental buildings of six or more units are covered by rent stabilization or rent control laws, which shield tenants from excessive rent increases. In the study area there are approximately 4,113 housing units in buildings with four or fewer units, of which 1,848 (44.9 percent) are renter-occupied. Thus, of the 7,757 total occupied housing units in study area, approximately 23.8 percent might be susceptible to rent escalation. The number of unprotected units is probably slightly higher, as it will also include some of the housing units in buildings with 5-9 total units. Typically low income residents in unprotected units could be a population vulnerable to indirect displacement from rising rents.

Housing costs in the residential buildings created by the Proposed Action are expected to be higher than what the existing population currently pays. Although median income of households in these units is not available, it is possible that some portion of the renters living in the 1,848 unprotected units could be vulnerable to rent increases given the median household income of the study area, which is \$4,000 below the city-wide median household income and \$21,000 less than Staten Island's median income. Given the poverty rate in the study area (24.2 percent in the study area, compared with 21.2 percent citywide), it is possible that a portion of the residents in the unprotected units are vulnerable to indirect displacement resulting from increases in rent.

Potential for Indirect Residential Displacement

Given the location and scale of the Proposed Action, it would not be expected to produce indirect residential displacements in the study area. The Proposed Action would result in the addition of 638 housing units, or 7.6 percent, of the total housing units in the quarter-mile study area. Given the size and mix of units, they can be expected to generate an added population of 1,208 people. As noted previously, taking into account other anticipated development activity in the area, the No Build population in 2015 is expected to be 27,218. The added population as a result of the Proposed Action represents 4.4 percent of the future study area population. The *CEQR Technical Manual* indicates that development activity resulting in an increase in population of less than five percent within a quarter- to half-mile radius does not constitute a substantial addition to the population likely to produce indirect displacement. Other indications that the potential for indirect residential displacement is low include:

- A preliminary analysis demonstrated that, though 23.8 percent of the housing units may be susceptible to rent increases, neither the number of new units nor the size of the new population would be large enough to result in a substantial increase in the population with socioeconomic characteristics that would produce substantial changes in neighborhood socioeconomic conditions or rent pressures that would result in indirect displacement.
- The Proposed Action would not directly displace uses or properties that have a “blighting effect” on residential property values. The development is projected to take place primarily on lots that are mostly vacant or underutilized, currently at some distance from the residential core of the study area.
- The Proposed Action will not result in direct displacement of one or more components of the population so as to alter the area's socioeconomic profile.

- Development under the Proposed Action would result in the creation of an additional 638 housing units to meet growing demand for housing in the study area and Staten Island as a whole. Although it is expected that the new units will be more expensive than the current housing stock, they represent a relatively small addition to housing in the area and are also reflective of housing trends already in place, as evidenced by proposed developments for the area (see Table 4-8). Therefore, it is assumed that the unprotected renter-occupied units in the study area would not experience rent inflation significant enough to result in displacements during the 10-year analysis period as a result of the Proposed Action.
- The Proposed Action does not introduce a “critical mass” of non-residential uses such that the surrounding area becomes more attractive as a residential neighborhood. The Proposed Action is a mixed-use development that provides a balance of housing and commercial uses.
- The Proposed Action does not offset current positive trends in the area. As noted above, the Proposed Action is in line with existing housing and development trends in the study area.

4.6.3 Direct Business Displacement

The relocation of public agencies from the Homeport Site is a separate action, independent of the Proposed Action. The new location of the agencies will meet the needs of both the agency and the community the agency serves. Consideration and attention will be paid to the service area of the agencies, employee commuting patterns, clientele trip traffic, and noise generation when determining where to relocate the City agencies. The temporary FDNY and NYCDOT marine-related uses are expected to relocate to Pier 7 (as reflected by the Pier 7 Reconstruction project under the No Build Condition).

Several of the properties to the west of Front Street (located on the Area C development sites) would be rezoned as part of the Proposed Action. All the properties currently are zoned M2-1 and have a range of uses including an auto repair shop, a billiard hall, and a wholesale furniture dealer and commercial lighting stores, which are both open to the public. Additionally, there are an industrial machine services and repair business, warehouses, a yacht club, a vacant lot owned by the Federal government, and public utilities. An area visit indicated that the majority of buildings are one-story cinderblock or brick warehouses. A midday visit demonstrated that the businesses were active, receiving deliveries, and interacting with customers. If all businesses are displaced, approximately 74 jobs will be relocated or lost. The 74 jobs represent less than one percent of anticipated employment in 2015. A detailed listing of the businesses that would be impacted by the rezoning is provided in Table 4-14.

As stated in the *CEQR Technical Manual*, a business’ economic value to the City is based on its products and services, its locational needs, and the potential effects on others of losing the displaced business. As noted in Table 4-14, the businesses west of Front Street and throughout the study area are an assorted mix of industries and are not unique to the area. Similar services are offered in other parts of the neighborhood or borough. Additionally, the Project Area’s approximately 78,843 square feet of building area represents 0.9 percent of all manufacturing

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

building space on Staten Island, and only 0.1 percent of available land that is zoned for manufacturing (see Table 4-15). The conversion of this small amount of manufacturing space would not have a substantial impact on the New York City economy. It is expected that the businesses would be able to relocate to other available space throughout Staten Island.

The Project Area is not located in or near an In-Place Industrial Park, Industrial Business Zone, or any other legislative plan to protect manufacturing in the City. However, it does lie within Staten Island's North Shore Empire Zone (EZ). This joint City and State EZ program is designed to stimulate business growth in economically distressed areas by providing tax credits and incentives to businesses located in the zone. The EZ was designated in July 1994 and covers 1,280 acres stretching along the North Shore, from the waterside of Edgewater Street in Clifton to Howland Hook in Port Ivory. The EZ supports commercial districts and maritime and industrial sites.

The EZ's goal is to attract and help businesses of various types, not just industrial and manufacturing, within its boundaries. The Proposed Action to introduce retail, commercial, and entertainment to the area is in accordance with the EZ's aim of creating business growth.

None of the individual businesses subject to direct displacement define the Stapleton community. Many of the lots that are subject to direct displacement are vacant or underutilized. These do not contribute to the character of the neighborhood. The other businesses, while serving the local community, do not constitute a substantial number that would define the character of the neighborhood.

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

Table 4-14: Businesses Directly Impacted by the Proposed Action

Dev. Site	Block	Lot	Zoning	Address	Business Name	Type/Use	Number of Employees	Lot Area (sf)	Building Area (sf)
C1	489	25	M2-1	308 Front Street	House Of Billiards	Bar/Billiards Hall	3	21,200	7,000
C2	490	26	M2-1	Sands Street	Unique Electric Inc.	Marine And Industrial Electrical Repair	10	8,358	-
C2	490	37	M2-1	328 Prospect Street	Acme Industrial Inc	Marine Contractors & Designers	20	6,500	4,560
C2	490	45	M2-1	15 Prospect Street	Acme Industrial Inc	Marine Contractors & Designers	-	5,396	3,610
C2	490	24	M2-1	Sands Street	Acme Industrial Inc	Marine Contractors & Designers	-	3,006	-
C4	491	29	M2-1	14 Prospect Street	Vacant	Outdoor storage of building supply materials	0	20,000	1,128
C3	491	32	M2-1	10 Prospect Street	Lot owned by Four A's Realty*	Warehousing	10	10,000	7,500
C4	491	37	M2-1	346 Front Street	DG Lighting Supplies Inc.	Lighting Fixtures-Retail	4	5,000	5,000
C4	491	41	M2-1	350 Front Street	Lighting By Design	Lighting Fixtures-Retail	-	5,000	5,000
C4	491	42	M2-1	354 Front Street	Elegant Imports Inc.	Wholesale furniture / Importers	3	8,000	8,000
C4	491	46	M2-1	366 Front Street	Elegant Imports Inc.	Wholesale furniture / Importers	-	9,000	9,000
P1	492	29	M2-1	370 Front Street	Ocean Yacht Club Inc.	Boat Clubs	1	3,000	3,500
P1	492	31	M2-1	1 Water Street	Vacant—Owned by U.S. Department of Veterans Affairs	Vacant/underutilized	0	13,500	-
C5	493	12	M2-1	Water Street	Vacant	Vacant/underutilized	0	23,625	-
C6	494	18	M2-1	44 Canal Street	Lot owned by Front Street LLC*	Vacant/underutilized	0	2,700	3,100
C6	494	19	M2-1	42 Canal Street	Lot owned by Front Street LLC*	Vacant/underutilized	0	2,400	1,272
C6	494	21	M2-1	36 Canal Street	Lot owned by Front Street LLC*	Vacant/underutilized	0	5,000	2,673
P2	494	24	M2-1	Front Street	XM Satellite Radio	Radio/Communications Tower	0	7,500	-
C6	494	30	M2-1	150 Front Street	Tony's Car Repair	Auto Body Repair	23	17,973	17,500
						Total	74	177,158	78,843

* Business names could not be determined through site visits or business databases.

Note: Number of employees data is from Info USA. If InfoUSA did not contain employment data, the number was determined using the ratio of one employee per 750 square feet of building space.

Source: MapPLUTO, 2004; InfoUSA; The Louis Berger Group, Inc., 2006

Table 14-15: Vacant and Improved Manufacturing Space on Staten Island

	Building Area	Lot Area
Vacant and Improved	9,130,659	273,928,232
Vacant	0	128,954,584
Improved	9,130,659	144,973,648
Project Area	78,843	177,158
Project Area Percentage of Staten Island	0.9%	0.1%

Source: MapPLUTO, 2004; The Louis Berger Group, Inc., 2006.

4.6.4 Indirect Business Displacement

Future Employment Population with Build Condition

The Proposed Action calls for a variety of business types, from office space to a farmers market to a sports facility. These businesses would employ people who may come from outside the study area and therefore would increase the daytime population. Using the same space factors for employees as was previously used, it is estimated that the proposed development would generate approximately 847 new jobs (see Table 4-16).

Table 4-16: Number of Employees under the Proposed Action

Description	Size (square feet)	Square footage/ employee	Number of Employees
Commercial Office Space	75,000	250	300
Farmers Market	10,000	400	25
Restaurant and Banquet Hall	60,000	400	150
Retail	73,700	400	184
Sports Complex	75,000	400	188
Total number of employees			847

Source: New York City Economic Development Corporation; The Louis Berger Group, Inc., 2006.

Local Economic Activities

New York City

Overall Economic Profile

The largest sector of employment in New York City has been, and continues to be, the services sector. In 1970, there were one million jobs in services; in 2000 there were approximately 1.9 million service sector jobs.¹³ According to the City Comptroller's office and EDC, the recent job growth in the City is due to a continuing increase in high value services. Another industry with importance to New York City is the securities sector. Securities jobs provide the City's highest compensation and Wall Street activity is an important driver in the City's economy. In the

¹³ Regional Economic Information System, 1969-2001, CD-ROM, U.S. Department of Commerce, Economics and Statistics Administration, (Bureau of Economic Analysis: May 2003).

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN

FINAL ENVIRONMENTAL IMPACT STATEMENT

finance, insurance, and real estate (FIRE) sector there were 560,000 jobs in 1970; this number grew to 620,000 in 2000.¹⁴

The New York City economy has continued to recover from the national recession. New York City's economy outpaced that of the U.S. in the first quarter of 2005. According to the City Comptroller's Office, Real Gross City Product (GCP), a measure of the overall City economy, grew at an inflation-adjusted annual rate of 4.0 percent in the first quarter of 2005, faster than preliminary U.S. Gross Domestic Product (GDP)¹⁵ growth of 3.5 percent. GCP grew for the sixth consecutive quarter and both incomes and number of jobs in the City rose. Of five key economic indicators for the City (GCP, payroll job growth, personal income tax growth, inflation, and unemployment) all improved except inflation. Payroll jobs in the City, seasonally adjusted, grew 17,000 in the first quarter of 2005, more than twice the fourth quarter of 2004 growth of 7,700. The City's 1.9 percent annualized first quarter 2005 job growth exceeded the nation's 1.6 percent and virtually all gains were in the private sector. The City's job growth ranked ninth highest of the 20 largest U.S. metro areas.¹⁶

Industrial Profile

After the end of World War II, many industrial jobs were concentrated in Northeastern cities. New York City had over two million manufacturing jobs in 1950.¹⁷ Over time there has been a steady decline in industrial jobs located in the City as they moved to other parts of the country and overseas. By 1970, there were 1.5 million industrial jobs, which the City defines as manufacturing, construction, wholesale trade, transportation, warehousing, and waste management, remediation services, and utilities, in New York City.¹⁸ Today, according to the Mayor's Office of Industrial and Manufacturing Businesses, there are 500,000 industrial jobs, which total 15 percent of the City's employment. In the past year alone, the City has lost seven percent of its manufacturing jobs. Currently, 80 percent of the industrial firms in New York City employ fewer than 20 people and 60 percent of industrial firms lease their space.¹⁹

Staten Island

Overall Economic Profile

With approximately 450,000 residents, Staten Island is the least populated borough in the City. Of those residents, 217,100 are in the labor force and the borough has an unemployment rate of 7.4 percent.²⁰ According to the Staten Island Development Corporation, there are 7,000 firms on the island with 86,800 jobs. Services make up the majority of firms followed by wholesale and retail with 2,910 firms and 2,032, respectively.²¹ These two industries have also grown the most in Staten Island over time. In 1970 there were 13,700 jobs in services; by 2000 that number had

¹⁴ Ibid.

¹⁵ GDP represents the total value of final goods and services produced within a country's borders in a year.

¹⁶ Office of the New York City Comptroller, Economic Notes 9.2 (2005).

¹⁷ Mayor's Office of Industrial and Manufacturing Businesses. New York City Industrial Policy: Protecting and Growing New York City's Industrial Job Base. Jan 2005.

¹⁸ Regional Economic Information System.

¹⁹ Mayor's Office of Industrial and Manufacturing Businesses.

²⁰ Staten Island Economic Development Corporation website, http://www.siedc.net/si_stats.html, accessed July 5, 2005.

²¹ Ibid.

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN

FINAL ENVIRONMENTAL IMPACT STATEMENT

grown to 56,100 jobs. Likewise, in 1970 there were 12,100 jobs in retail; by 2000 there were 22,600 jobs in retail.²²

Industrial Profile

Overall, the industrial jobs in Staten Island constitute 2.5 percent, or 14,000 jobs, of all City industrial jobs in 2004.²³ Within the borough, they made up 20 percent of total borough-wide employment in the first quarter of 2004, according to the Mayor's Office of Industrial and Manufacturing Businesses. In the first quarter of 2004, 41.4 percent of Staten Island industrial jobs were in construction, compared to a City-wide distribution of 18.3 percent. Staten Island's industrial distribution has comparatively less manufacturing, 8.5 percent, than the City as a whole, 21.3 percent and wholesale trade, 10.6 percent, than the City's 24.2 percent.²⁴

There has been a sharp growth in construction in the past two decades. In 1970 there were 3,000 construction jobs and the numbers remained steady in 1980. By 1990 the number of construction jobs more than doubled to 6,900 and in 2000 there were 8,800 construction jobs on the island. In contrast, manufacturing jobs have steadily declined since 1970. In 1970 there were 7,000 manufacturing jobs; in 1980 there were 4,400 manufacturing jobs; in 1990 there were 3,000 manufacturing jobs. By 2000 the number of manufacturing jobs had dropped to just over 2,000 jobs.²⁵

Staten Island contains 70 percent of New York City's remaining undeveloped, manufacturing-zoned real estate.²⁶

Study Area

The Project Area is located on the northeastern shore of Staten Island in the Stapleton neighborhood. Part of the Project Area contains a former U.S. Navy Homeport, which was decommissioned in 1994 and transferred to the City. Since then there have been several attempts to transform the Homeport Site into an area that makes economic sense and has support from the Stapleton community and the borough as a whole. The Site currently contains institutional uses such as the NYPD Staten Island Task Force, FDNY Marine Company No. 9, NYCDOT Marine Repair Unit and the Richmond County State Supreme Civil Court. Private properties between Front Street and the SIR tracks, and Wave and Thompson Streets, also are included in the NSWD plan. These properties would be rezoned from M2-1 and M3-1 to C4-2A, allowing for mixed-use development.

Physical and Economic Conditions

Currently, the Project Area has a mix of businesses. The Homeport Site, which contains several temporary institutional uses, is a secure area that requires permission to enter.

²² Regional Economic Information System

²³ Mayor's Office of Industrial and Manufacturing Businesses.

²⁴ Ibid.

²⁵ Regional Economic Information

²⁶ Staten Island Economic Development Corporation.

Zoning and Other Regulatory Controls

Manufacturing zones throughout the City allow for industrial uses and are grouped into three districts: M1, M2 and M3. All of these districts incorporate performance standards which establish limits on the amount and types of industrial nuisances which may be created. In general, the more noxious uses are restricted to M3 districts but they may be permitted in M1 or M2 districts if they comply with the performance standards of those districts. Heavy industrial uses that are most incompatible with residential tend to be located the farthest away from housing. While most retail and commercial uses are allowed in manufacturing districts, residential and community facility uses are generally not allowed to protect both residents from emissions and industry from nuisance-generated complaints.

The private properties west of Front Street are zoned M2-1. M2 districts are medium manufacturing districts that permit manufacturing uses that meet a medium level of performance standards as defined in the *Zoning Resolution of the City of New York*. They allow uses that produce more noise and vibration than M1 zones, but less traffic, noise, odor and pollutant than M3 zones. The maximum floor-to-area ratio (FAR) is 2.0 in an M2-1 zone, and there is a minimum parking requirement.

The remainder of the study area is zoned C4-2. C4 districts are major commercial centers located outside of the central business districts. They allow department stores, theaters and other commercial uses that serve a larger area than the local community. They are not mapped as an overlay. C4 districts are not permitted to include home maintenance and repair services, which would interrupt the desired continuous retail frontage. C4-2 is designed for shopping centers and offices in a more densely built area and allow for an as-of-right FAR of 3.4.

Further from the Project Area, but still within the primary and secondary areas, are residentially-zoned properties.

Land Use and Transportation Service

The SIR Stapleton station is located on Prospect Street between Bay and Front Streets. Operated by the MTA, the SIR runs every 30 minutes in a coordinated schedule with the Staten Island Ferry. Fares are paid at the Saint George Ferry Terminal only and the station is a four minute ride from the Ferry Terminal.

Front Street is a two-way, two-lane street that runs parallel to Bay Street from Hannah Street to Greenfield Avenue. Although heavily traveled during peak periods, the yellow middle line is significantly faded and the street lacks proper drainage. Bay Street is a major street on Staten Island with two traffic lanes and a lane for parking.

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

Presence of Vulnerable Businesses/Institutions or Employment

Retail Businesses

In the No Build Condition, the study area will contain an estimated 663,831 square feet of available retail space.²⁷ As previously noted, the No Build population will be approximately 27,218 in 2015. The No Build ratio of available retail to square footage is 24.4 square feet of retail for every person.

In the Build Condition, the Proposed Action would add 73,700 square feet of retail to the Project Area.²⁸ As a result, the total available retail space would be 737,531 square feet.²⁹ The Build Condition population would be approximately 28,426, thus creating a retail square footage to population ratio of 25.9 (see Table 4-17).

Table 4-17: Retail Ratio under No Build and Build Conditions

No Build Condition - 2015		Build Condition - 2015	
No Build Retail (sf)	663,831	Build Retail (sf)	737,531
No Build Population	27,218	Build Population	28,426
No Build Ratio	24.4	Build Ratio	25.9

Source: MapPLUTO, 2004; The Louis Berger Group, Inc., 2006

Thus, the Proposed Action would generate 6.4 percent more retail per person compared to the No Build Condition. This increase in retail per person is consistent with trends on Staten Island and throughout the region of increasing retail opportunities and consumer expenditures on retail goods and services. In addition, the open space element of the Proposed Action is expected to have a regional draw attracting a new base of customers from beyond the study area providing additional demand for retail sales over current conditions.

An examination of retail business types in the study area demonstrates that retail establishments in the study area cater to a local clientele. The business establishments include six restaurants, five beauty salons, three automobile repair shops, and three banks. Other businesses include retail clothing, florists, and a coffee shop. The businesses in the study area generate, on average, \$186.50 of sales per square foot a year.³⁰ The retail associated with the Proposed Action would be able to attract customer support from outside of the study area and would therefore be less dependent on local foot traffic for its consumer base. The consumers from outside the study area will be attracted to the area's sports complex, open space and the banquet hall. While in the area for those attractions, they will consume retail goods from the Study Area. Additionally, overall Staten Island suffers from a lack of retail supply in relation to the borough's population, indicating a latent demand for additional retail supply. It is estimated that the retail component

²⁷ MapPLUTO, 2004, estimated by calculating the ground floor building area of buildings classified with store uses based on New York City Department of Building, Building Codes.

²⁸ The Proposed Action includes site B2 with 5,000 sf of retail, site B3 with 25,000 square feet of retail, and site C with 43,700 sf of retail.

²⁹ This Build Condition retail square footage is the sum of 73,700sf and 663,831sf. The No Build Condition retail square footage is the same in both conditions because the available space is not expected to increase. However, utilization of the space can fluctuate.

³⁰ For detailed description of calculation, see Socioeconomic Appendix, Table 2.

of the Proposed Action would generate approximately \$700.00 a square foot.³¹ Consumers traveling from the outside area can be expected to contribute to demand for goods and services sold in the study area enhancing the local economic base.

The Proposed Action is not expected to result in the indirect displacement of retail businesses in the study area. It would not increase the retail supply significantly with respect to potential demand and would serve the local community as well as regional customers that are attracted to the Study Area's other amenities, such as the banquet hall or sports complex.

4.6.5 Adverse Effects on Specific Industries

The *CEQR Technical Manual* requires the assessment of adverse effects on a specific industry. The screening considers the following questions:

- Would the proposed action significantly affect businesses in any industry or category of businesses within or outside the study area?
- Would the proposed action indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?

The potential for impacts on a specific industry or industries does not exist to any significant degree in the study area. As noted in Table 4-14, businesses subject to direct displacement by the Proposed Action are not concentrated in a particular industry. Similarly, firms operating in the Project Area do not represent a concentration of business or industry not seen elsewhere in the study area; businesses range from a billiards hall to an auto body shop to a furniture wholesaler. Although jobs associated with the businesses in the project area may be relocated or reduced, they represent approximately 74 jobs or less than one percent of all jobs in the study area and are not concentrated in one industry. As noted in Section 4.6.4, the Proposed Action is not anticipated to result in indirect business displacements to retail or other industries in the study area, and therefore will not result in impacts to specific industries of importance to the study area or the City.

Based on the evaluation of direct and indirect displacements and other socioeconomic impacts outlined in this chapter, the Proposed Action would not significantly benefit or harm any particular industry, either within or outside the study area. Given the character and small number of businesses likely to be affected, the Proposed Action would not likely result in an impairment of economic viability of any industry or category of business. Therefore, significant adverse impacts on specific industries are not expected and a detailed investigation is not warranted.

4.7 Conclusion

The Proposed Action is expected to result in beneficial socioeconomic effects. The proposed rezoning would provide opportunities for new residential and commercial development on sites that are currently underutilized. The resulting development is expected to be consistent with prevailing market conditions and trends within the community and will contribute to meeting the market demand for new housing and commercial space. The location and scale of the Proposed

³¹ This number is based on a media search of published retail sales in the New York City area.

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

Action are not expected to generate significant adverse impacts relating to indirect or direct residential displacement or indirect or direct business displacement.

Direct Residential Displacement: The Proposed Action would not directly displace any residents. According to the *CEQR Technical Manual* direct residential impacts occur if the number of those being displaced alters neighborhood character. Since no residents are being directly impacted, there are no impacts and no mitigation or further analysis is warranted.

Indirect Residential Displacement: The Proposed Action would introduce 638 new housing units and approximately 1,208 new residents to the Project Area representing an increase of 4.4 percent of the total population in 2015. An analysis consistent with *CEQR Technical Manual* guidance indicates that neither the number of new units nor the size of the new population is large enough to have an adverse effect on socio-economic conditions that would result in indirect displacement, as follows.

- The Proposed Action would not add a substantial new population with different socioeconomic characteristics compared to the size and character of the existing population. The Proposed Action would increase the population by 4.4 percent in the quarter-mile study area. According to the *CEQR Technical Manual* (Section 332.1), additions to the population of five percent or less are not large enough to affect socioeconomic conditions in an area up to one-half mile surrounding the proposed action.
- The Proposed Action would not directly displace uses or properties that have a “blighting effect” on residential property values. The development is projected to take place primarily on lots that are mostly vacant or underutilized, currently at some distance from the residential core of the study area
- The Proposed Action would not directly displace enough of one or more components of the population to alter the socioeconomic profile of the area. As noted above, no residents will be directly displaced by the Proposed Action. Therefore, there are no impacts and not further analysis is warranted.
- 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 it is implemented. The Proposed Action would result in the creation of an additional 638 housing units to meet growing demand for housing in the study area and Staten Island as a whole. Although it is expected that the new units will be more expensive than the current housing stock, they represent a relatively small addition to housing in the area and are also reflective of housing trends already in place, as evidenced by proposed developments for the area (see Table 4-8). Therefore, it is expected that the unprotected renter-occupied units in the study area would not experience rent inflation significant enough to result in displacements during the 10-year analysis period as a result of the Proposed Action.
- 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. The

Proposed Action is a mixed-use development that provides a balance of housing and commercial uses.

- The Proposed Action would not introduce a land use that could have a displacement effect by being large enough or prominent enough, alone or in combination with other like uses to create a critical mass large enough to offset positive trends in the study area. The Proposed Action would not impede efforts to attract investment to the area, or to create a climate for disinvestment. The Proposed Action would not introduce land uses contrary to current positive trends in the area. Therefore, no mitigation or further analysis is warranted.

Direct Business Displacement: It is estimated that the Proposed Action would directly displace approximately ten businesses. Based on the guidelines set forth in the *CEQR Technical Manual* the direct displacement of these businesses would not represent a significant adverse impact, as follows.

- The displacement of these businesses is dependent on market conditions and whether the property owners, who may or may not also be the business owners, choose to redevelop their properties. The number of businesses and employees affected is low and as a result they do not constitute a substantial proportion of the City's economy in total or in any particular industry. The businesses in question do not have locational needs that would make relocation difficult or impractical.
- The businesses subject to displacement do not represent a category of businesses or institution that is the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it. The businesses in the study are not subject to regulations or publicly adopted plans to protect them. Therefore, no mitigation or further analysis is warranted.
- Given the location, type of business, and size, these businesses also do not constitute a major portion of the community's economic base or a substantial element of community character.
- The employment offered by these businesses also does not constitute a major portion of the community's economic base or a substantial element of community character. Therefore, no mitigation or further analysis is warranted.

Indirect Business Displacement: The Proposed Action is expected to introduce 847 new employees and 239,700 square feet of commercial space to the study area. The new employees would represent 6.6 percent of total employees in the study area in 2015. This additional commercial activity is expected to help strengthen socioeconomic conditions in the area and stabilize and expand the mixed use character of the study area. Although overall retail space is expected to increase with the proposed action, the addition to the retail supply will help meet the demand of the existing and anticipated future population and will be different in character and location from the traditional retail core along Bay Street.

NEW STAPLETON WATERFRONT DEVELOPMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT

An evaluation according to the *CEQR Technical Manual* does not indicate the potential for indirect business displacement, as follows.

- The Proposed Action would not introduce enough of a new economic activity to alter existing economic patterns. The Proposed Action can be expected to create additional jobs in a mix of businesses. The retail component of the Proposed Action is of a scale and that will meet the needs of the new and existing residents, and is expected to be sufficiently different in character and removed in distance from the traditional retail core on Bay Street so as not to alter existing economic patterns.
- The Proposed Action would not add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend to alter existing economic patterns. The Proposed Action will result in a mix of office, retail, recreational, and residential space that will extend and enhance the community's mixed-use character and contribute to the community's economic base.
- The Proposed Action will not directly displace uses or properties that have had a "blighting" effect on commercial property values in the area, leading to rises in commercial rents. The Proposed Action will result in redevelopment of vacant or underutilized properties at a distance from the traditional residential and commercial core of the study area.
- The Proposed Action would not directly displace uses of any type that directly support businesses in the area or bring people to the area that form a customer base for local businesses. The business that may be directly displaced are predominately manufacturing and warehousing activities that are small in scale and physically removed from other businesses and do not directly support other businesses in the area. The Proposed Action is expected to bring new residential and business activity compatible with the mixed-use character of the community.
- The Proposed Action would 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 result in direct or indirect residential displacements and would directly affect businesses supplying less than one-percent of the jobs in the study area.
- The Proposed Action would not introduce a land use that could have a displacement effect by being large enough or prominent enough, alone or in combination with other like uses to create a critical mass large enough to offset positive trends in the study area. The Proposed Action would not impede efforts to attract investment to the area, or to create a climate for disinvestment. The Proposed Action would not introduce land uses contrary to current positive trends in the area. Therefore, no mitigation or further analysis is warranted.