

4) Population and Development Trends

Virtually every part of New York City is growing. In the coming decades, population, business, and industry are all projected to increase. To accommodate this growth, construction is at record levels. From the reconstruction of the World Trade Center site in Lower Manhattan, to a comprehensive re-zoning of Coney Island, to growth management in Staten Island, it is nearly impossible to capture all the changes taking place in the City every day. As the City faces unprecedented levels of growth and development, the effects on vulnerability must also be considered.

a) Population Trends

New York City's population is projected to grow from more than eight million in 2000 to over 9.1 million in 2030, an increase of 1.1 million or 14%. Between 2000 and 2010, New York City's population is projected to increase by 4.9%. Growth is expected to slow to 3.5% in the following decade, with the population reaching about 8,693,000 by 2020. Between 2020 and 2030, however, the growth rate will climb back up to 5.1%, and by 2030, the population should reach nearly 9,132,000. In all boroughs, except for Queens, the highest level of growth will be in the 2000–2010 period. Although the City's overall projected 2030 population will be a new high, only two boroughs, Queens and Staten Island, will reach a new population peak in 2030. Manhattan's 2030 projected population will be below its 1910 peak population, while the 2030 populations in the Bronx and Brooklyn will be slightly lower than their population highs attained in 1970 and 1950, respectively.

New York City Population 1910-2030						
Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1910	430,980	1,634,351	2,331,542	284,041	85,969	4,766,883
1920	732,016	2,018,356	2,284,103	469,042	116,531	5,620,048
1930	1,265,258	2,560,401	1,867,312	1,079,129	158,346	6,930,446
1940	1,394,711	2,698,285	1,889,924	1,297,634	174,441	7,454,995
1950	1,451,277	2,738,175	1,960,101	1,550,849	191,555	7,891,957
1960	1,424,815	2,627,319	1,698,281	1,809,578	221,991	7,781,984
1970	1,471,701	2,602,012	1,539,233	1,986,473	295,443	7,894,862
1980	1,168,972	2,230,936	1,428,285	1,891,325	352,121	7,071,639
1990	1,203,789	2,300,664	1,487,536	1,951,598	378,977	7,322,564
2000	1,332,650	2,465,326	1,537,195	2,229,379	443,728	8,008,278
*2006	1,371,353	2,523,047	1,612,630	2,264,661	478,876	8,250,567
**2010	1,401,194	2,566,836	1,662,701	2,279,674	491,808	8,402,213
**2020	1,420,277	2,628,211	1,729,530	2,396,949	517,597	8,692,564
**2030	1,460,000	2,720,000	1,830,000	2,570,000	551,906	9,131,906

Table 8: New York City Population 1910-2030 (Source: U.S. Census, 2000; *2006 American Community Survey; **DCP population projections)

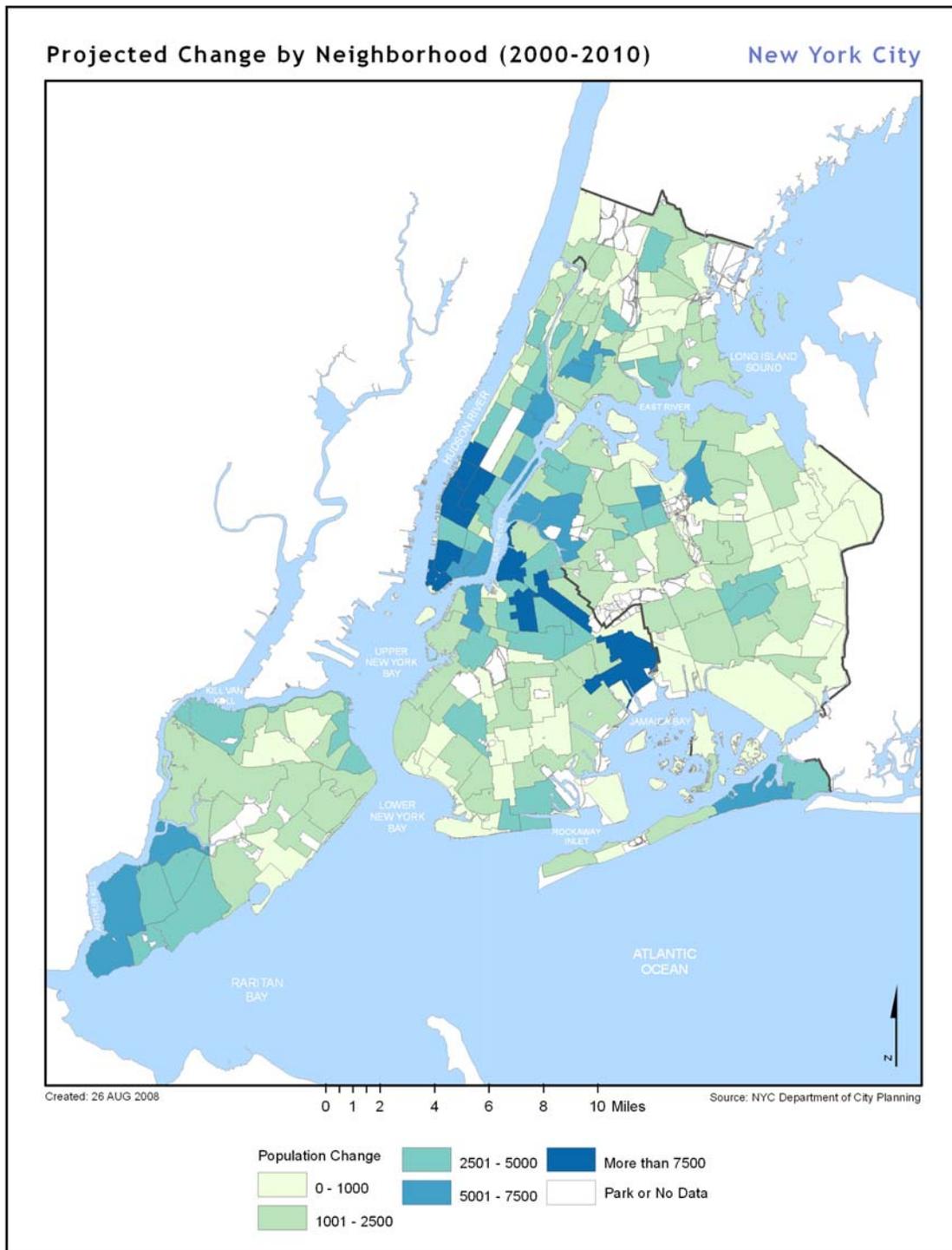


Figure 30: New York City 2000-2010 Projected Population Change by Neighborhood (Source: PlaNYC, 2007)

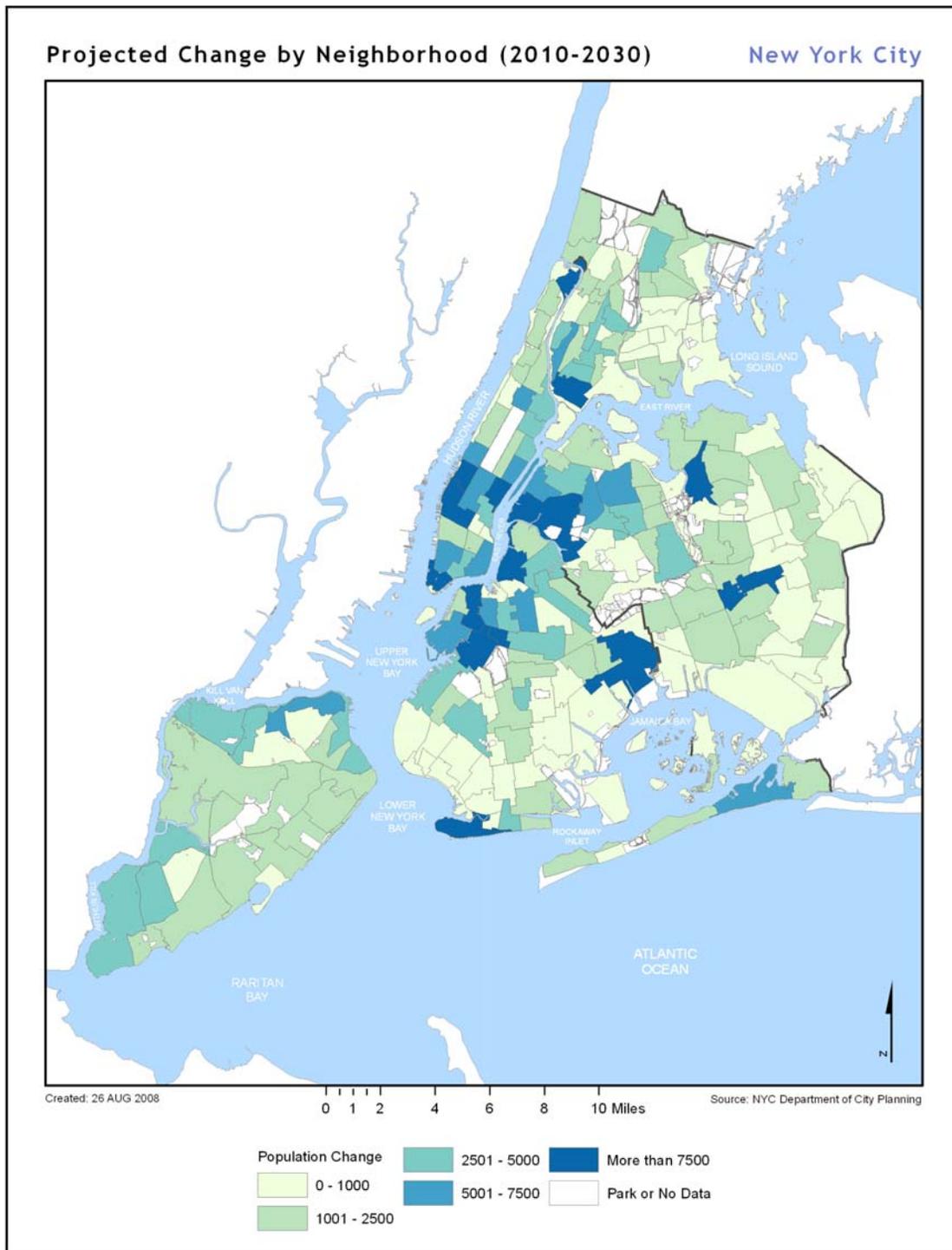


Figure 31: New York City 2010-2030 Projected Population Change by Neighborhood (Source: PlaNYC, 2007)

i) Age Trends

In the coming decades, New York City will see substantial increases in its senior population. The number of people age 65 and older is projected to increase 44.2%, from 938,000 in 2000, to 1.35 million in 2030. Seniors comprising a more substantial share of the City's population combined with the increasing longevity of the population indicates a new demographic era in the City's history.

New York City Senior Population 2000–2030				
	2000	2010	2020	2030
Bronx	133,948	132,716	139,589	172,653
Brooklyn	282,658	281,517	323,192	409,769
Manhattan	186,776	203,101	234,478	294,919
Queens	283,042	253,522	281,536	372,068
Staten Island	51,433	60,794	77,155	102,966
New York City	937,857	931,650	1,055,950	1,352,375

Table 9: Historical and Projected Senior Population for New York City

b) Land Use and Development Trends

New York City's land area covers approximately 305 square miles (approximately 195,000 acres or 8.5 billion square feet). Excluding streets and major bodies of water, approximately 153,000 acres (about 6.7 billion square feet) of land, or lot area, is available for use. The citywide and borough distributions of major categories of land use are presented in Table 10 and Figure 32 through Figure 36.

Summary of New York City Land Use						
Land Use	Lots		Total Lot Area		Total Building Area	
	#	%	Sq. Feet	%	Sq. Feet	%
Residential	697,125	82%	2,630,145,960	40%	2,884,315,336	56%
Mixed Use	46,359	5%	179,175,767	3%	617,337,223	12%
Commercial	24,318	3%	256,215,948	4%	704,296,146	14%
Industrial	12,732	2%	249,652,933	4%	286,002,105	6%
Transportation/Utility	6,573	1%	502,055,893	8%	78,566,463	2%
Public Facilities	11,616	1%	489,396,459	7%	536,735,808	10%
Open Space	3,157	0%	1,691,291,627	26%	34,504,954	1%
Parking	13,111	2%	92,863,802	1%	37,481,782	1%
Vacant Land	33,674	4%	456,949,235	7%	3,804,702	0%
Total	848,665	100%	6,547,747,624	100%	5,183,044,519	100%

Table 10: Summary of New York City Land Use

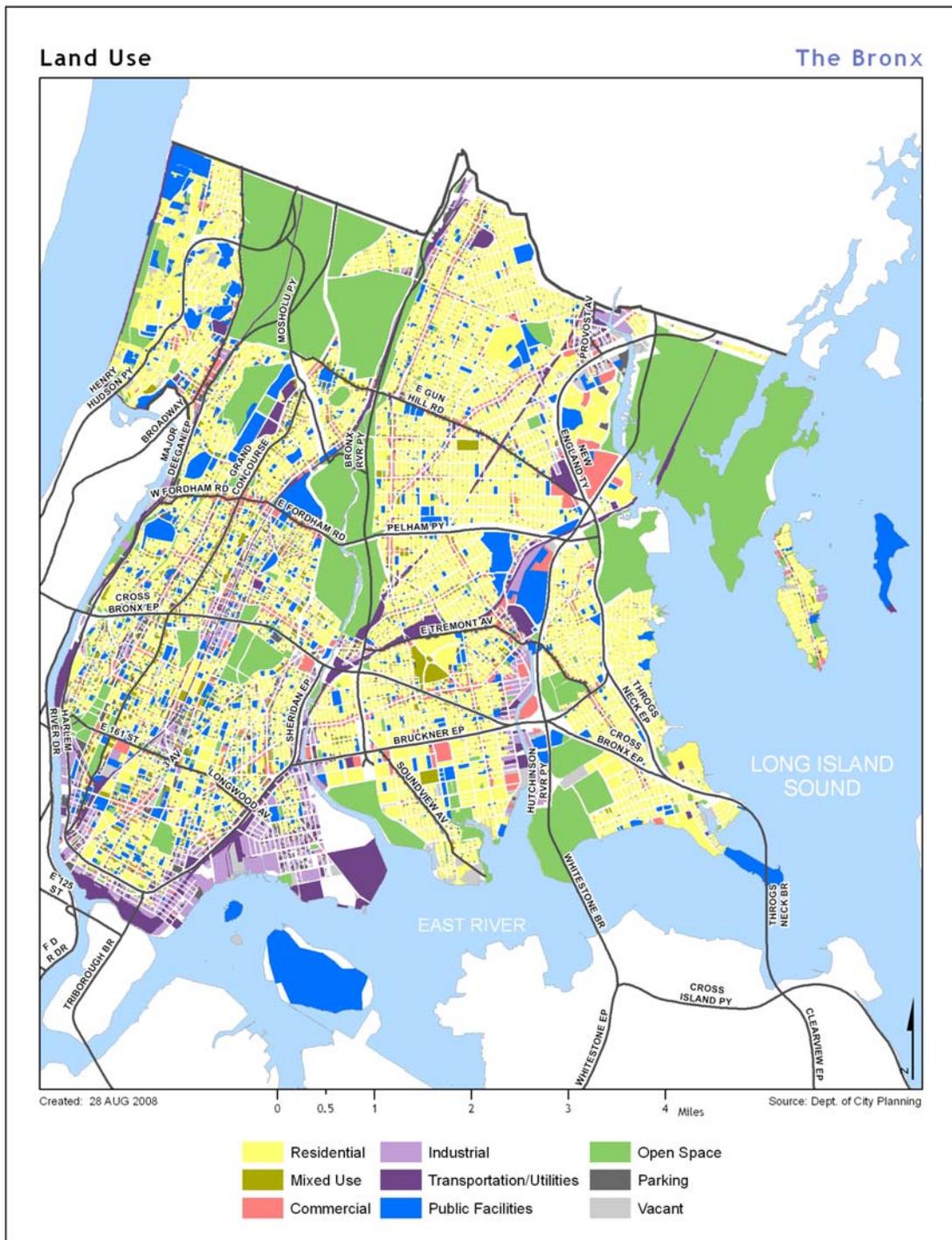


Figure 32: 2006 Bronx Land Use

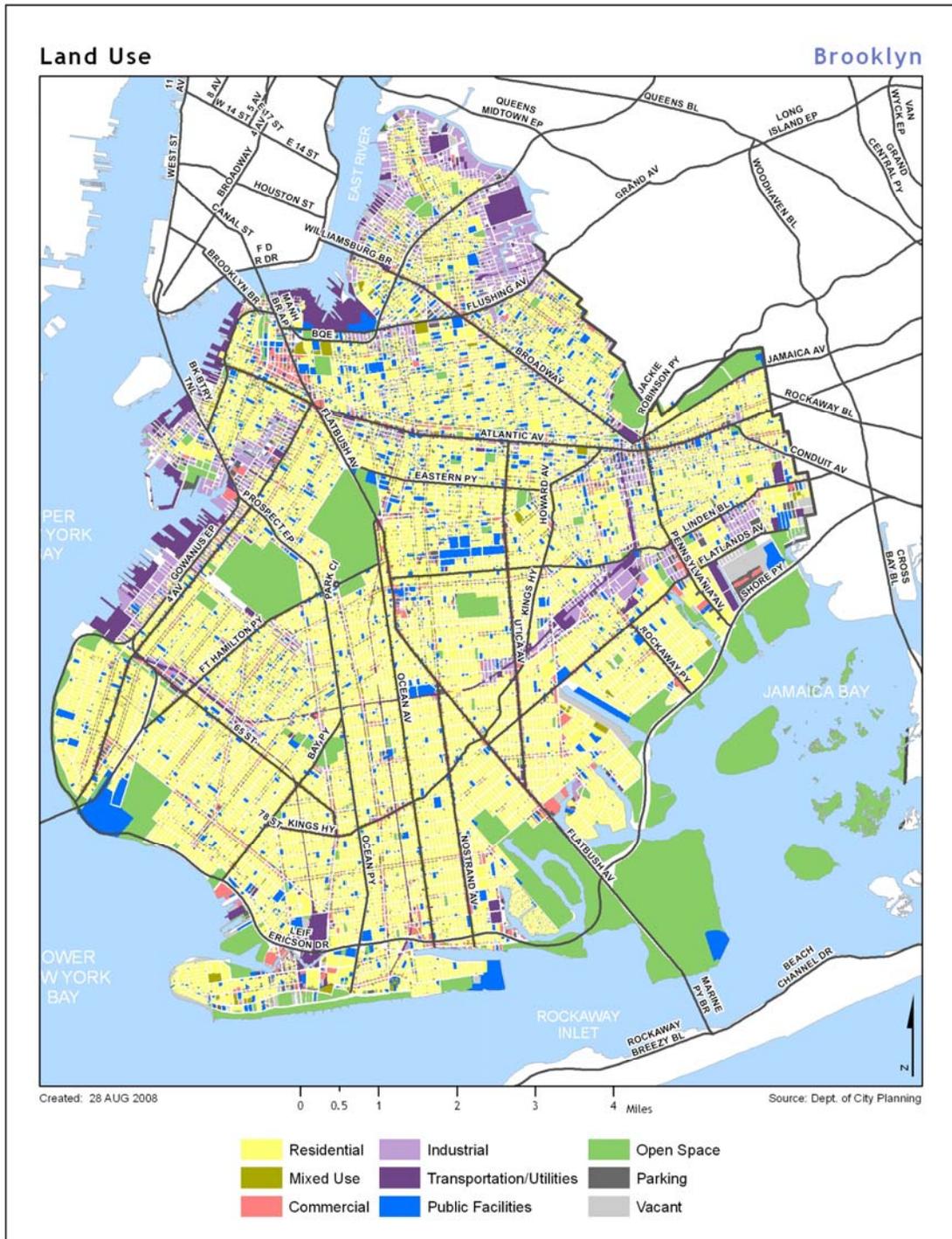


Figure 33: 2006 Brooklyn Land Use

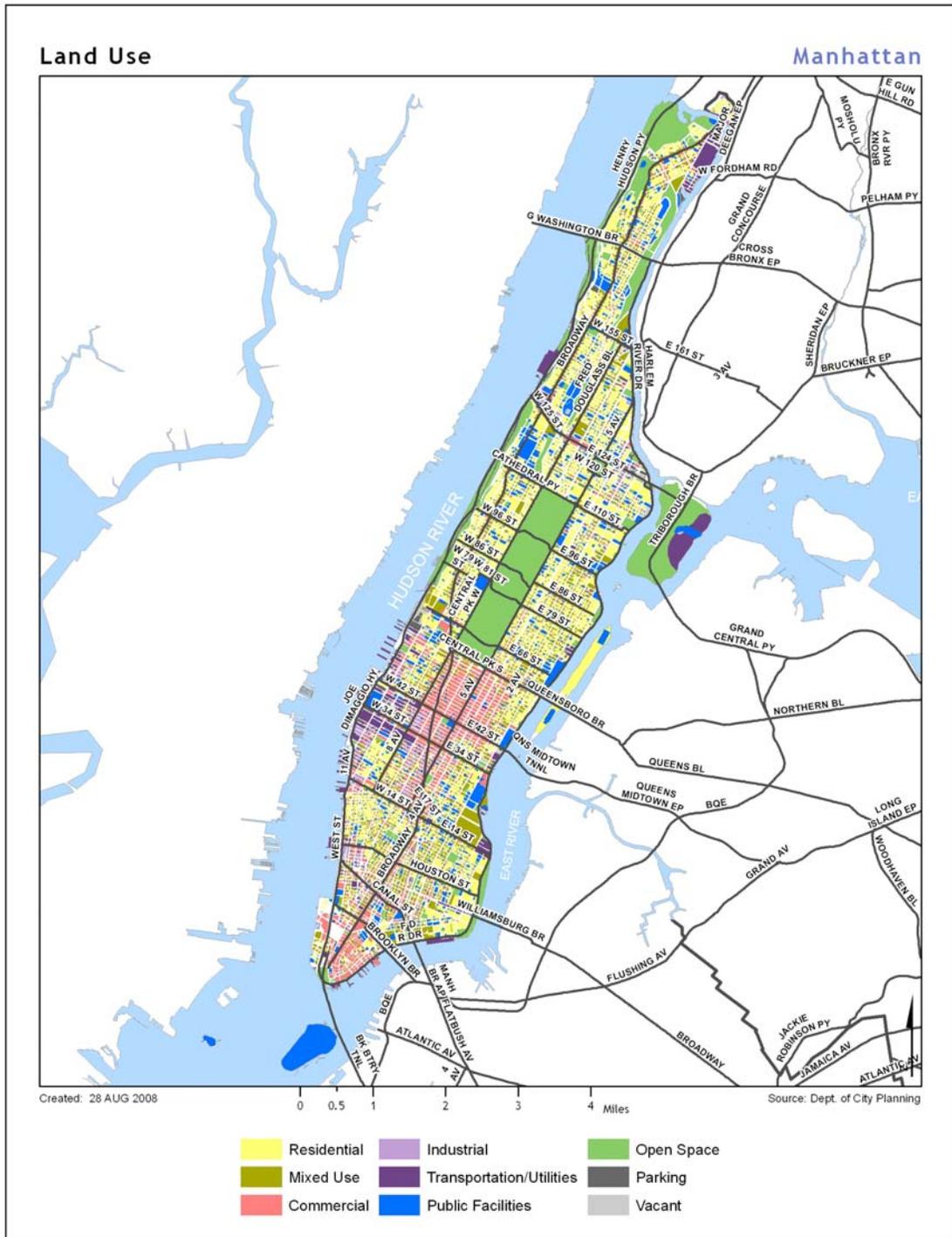


Figure 34: 2006 Manhattan Land Use

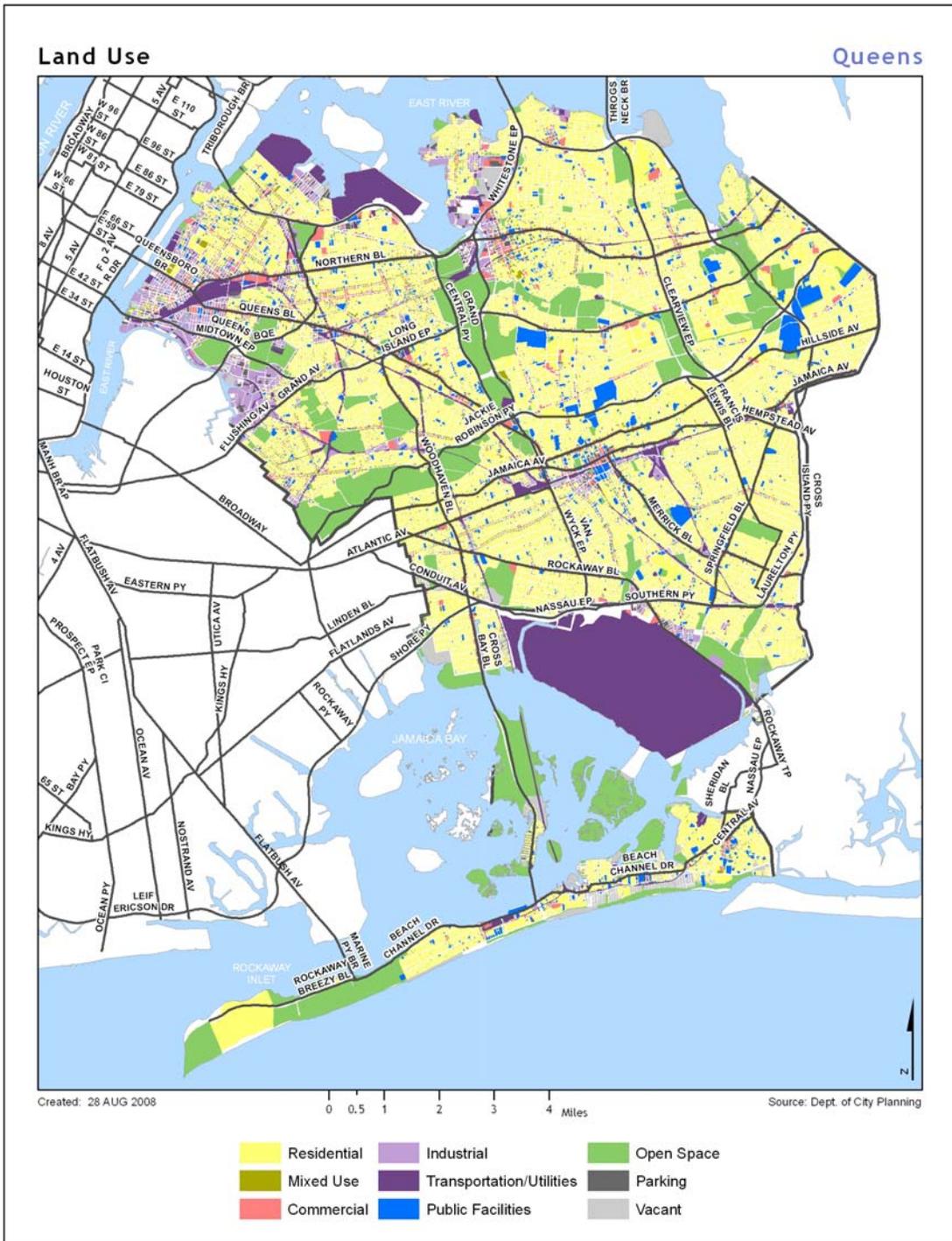


Figure 35: 2006 Queens Land Use

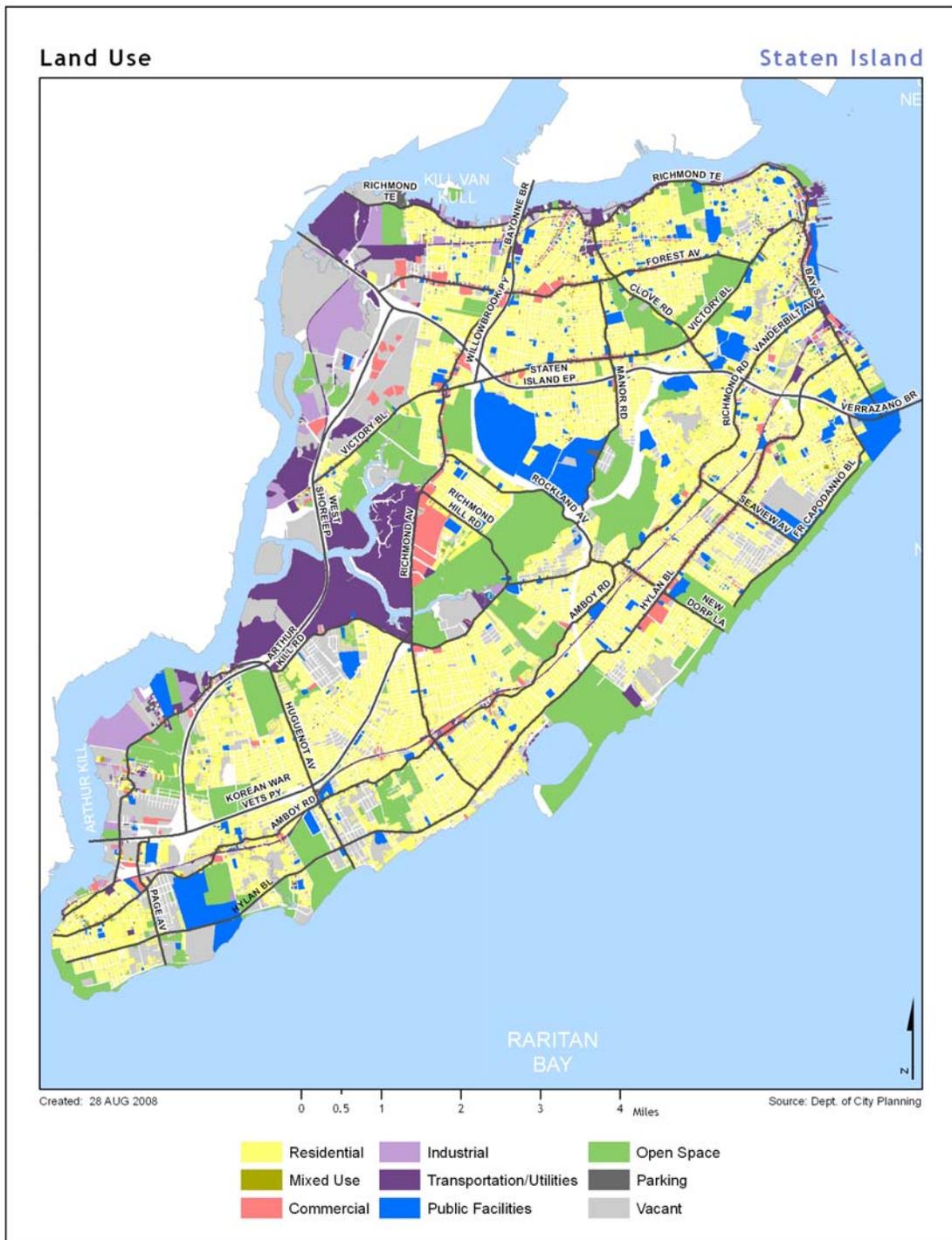


Figure 36: 2006 Staten Island Land Use

With new construction, New York City's land use patterns will continue to change in the coming decades. To accommodate population growth, the City will reclaim underused waterfronts, adapt old buildings to new uses, and increase density. This is also an opportunity to consider how these changes might increase New Yorkers' vulnerability to hazards and what particular mitigation actions would lessen these impacts. The HMP will play an important role in advocating for hazard mitigation as an important consideration when planning for the City's future.

i) PlaNYC

New York City's growth and redevelopment is not haphazard, but guided by a number of plans. One of the most prominent plans is "PlaNYC: A Greener, Greater New York" (PlaNYC). PlaNYC outlines a detailed strategy for how the City will address the challenges of population growth, aging infrastructure, and climate change. PlaNYC contains 127 initiatives designed to achieve sustainability goals for land, water, transportation, energy, air quality, and climate change. The Mayor's Office of Long-Term Planning and Sustainability (OLTPS) administer the efforts to implement the 127 initiatives. In turn, OLTPS assigns many of the initiatives to the appropriate City agency.

Many of PlaNYC's sustainability initiatives also serve to mitigate natural hazards. For example, DCP modified zoning regulations to promote the "greening" of parking lots. The new regulations require all off-street parking areas with more than 18 spaces or 6,000 square feet to include landscaping, perimeter screening, and tree planting. This initiative mitigates flooding and sewer capacity issues by reducing storm water runoff. It also helps reduce the urban heat island effect. PlaNYC reinforces New York City's commitment to addressing issues brought on by population growth, climate change, and natural hazards. Many more PlaNYC initiatives that serve both hazard mitigation and sustainability purposes are outlined in the Mitigation Strategy section of this plan.

ii) Large-scale Planning Initiatives

DCP identified large-scale planning initiatives in its Agency Strategic Plan for 2002 through 2008. During these six years, more than two-dozen projects were initiated that affected the cityscape. These projects include redeveloping Lower Manhattan, facilitating housing production, fostering mixed-use development, protecting neighborhood character, revitalizing the waterfront, and encouraging sustainability. Each project is tailored to meet the needs and interests of the community and the developer(s). Figure 37 displays the location of DCP initiatives, many of which are ongoing. In addition to these initiatives, hundreds of small-scale development projects take place in New York City every day.

DCP Planning Initiatives 2002-2008

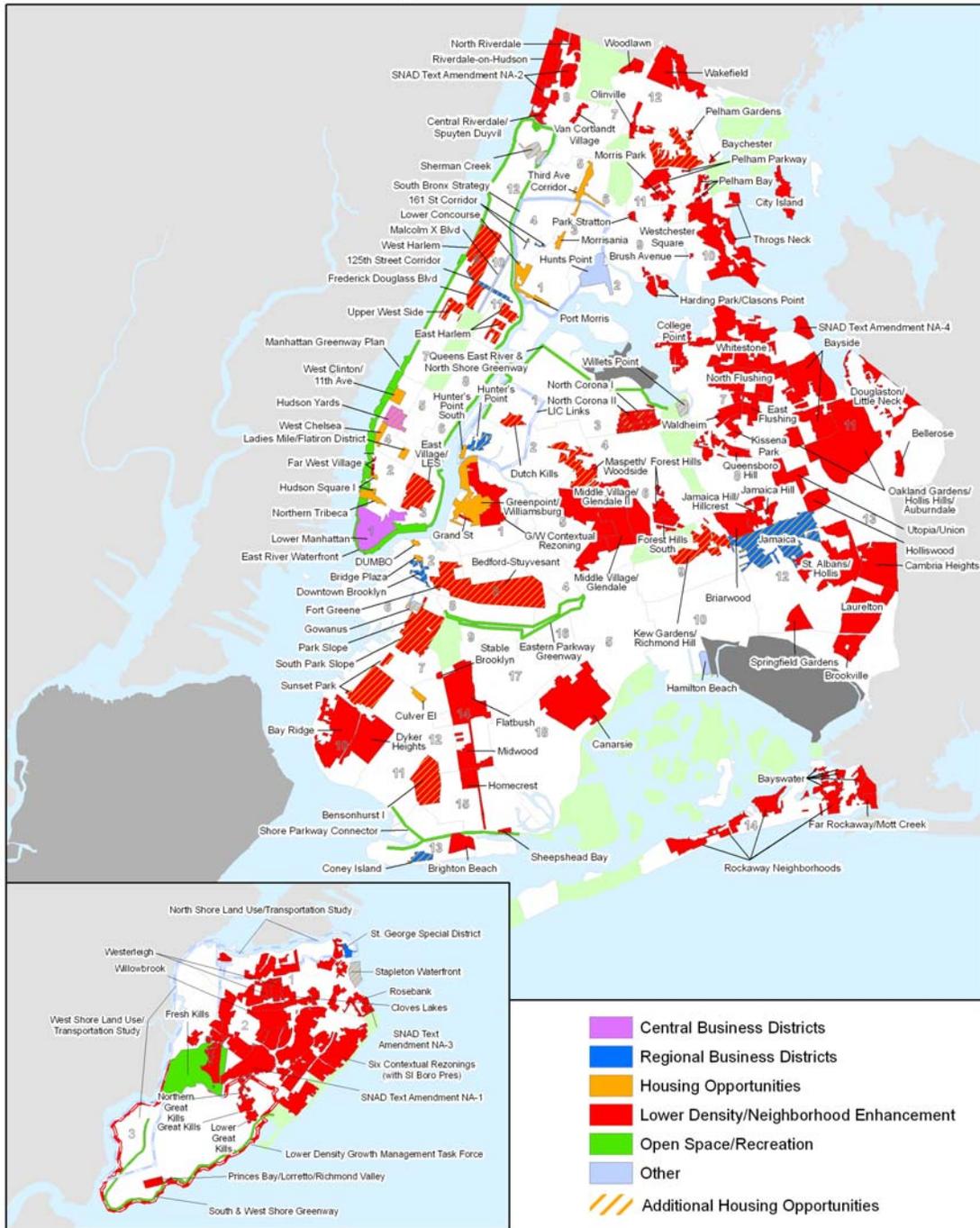


Figure 37: New York City Planning Initiatives from 2002-2008 (Source: NYC DCP, 2008)