

# 2008 Residential Population, Manhattan Community District 1

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In 2000 the residential population of CB #1 was 34,420 with an average household size of 1.85. Today, we face an astronomical growth in residential unit construction, an average household size of 1.95, and more people for less infrastructure resources. There has been an 83% increase in residential units between the 2000 U.S. Census number of 17,998 units in CB #1, and March of this year. According to my research, there are 14,944 new housing units that have been either built or are scheduled to be built since 2001, giving CB #1 a total of 32,942 residential units in the coming years. Given an average household size of 1.95, this means approximately 29,141 people will be added to the 2000 population of 34,420 residents if all pending units are constructed. CB #1 will then have a population of 63,561 people. With other projects yet to be added to the construction pipeline, this number will certainly be higher.

## General Findings

The *Financial District* represents nearly 70% of CB #1 residential growth. Additionally, there are 13 pending projects with no defined number of units. Since the average number of units in the defined projects is 139, these undefined projects could add 1,807 more units (that is, about 3,524 more Financial District residents than shown in this study).

*Battery Park City* represents 14% of the growth in residential units, with 55% of the units already granted a Certificate of Occupancy. *Tribeca* represents 12% of the growth in residential units, with most projects numbering 10 units or less, with the exception of a few larger projects with totals ranging from 180 to 530 units. The *Seaport/Civic Center* represents 7% of the residential unit growth.

## Methodology

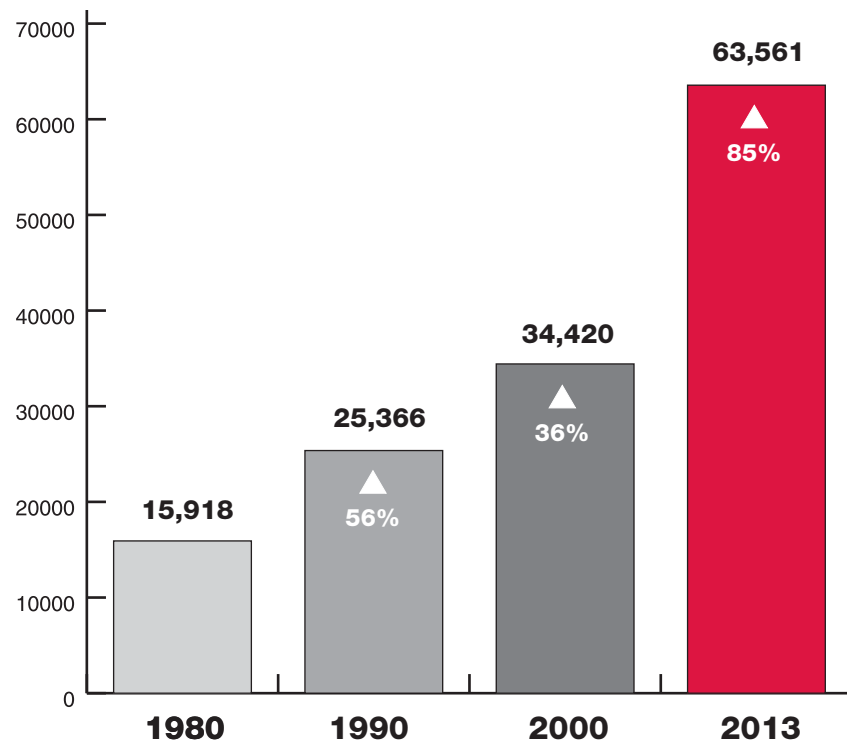
This study builds upon the work of last year's fellow, Eric Goldwyn, and establishes a set methodology to track and record new residential construction between U.S. Census Bureau official releases every ten years. The city uses these numbers in the annual Community District Needs reports and bases their budget priorities on this information. However, as we well know, these numbers may not be accurate for the needs of today and the future. The new residential information tracks units for 2001 through March 2008. This information is in a database that cross-references city agencies, non-profit lists, and real estate blogs to get an accurate view of what is proposed, what is under construction, and what has been completed. This list will be updated for years in between the census to ensure that we have an accurate count of residential units and potential population within CB #1.

On the following pages I have included the summary tables from the residential units' database for the entire community and by geographic area. However, of more importance is how these units translate into potential population. Therefore, I have included tables summarizing the potential population increase if all projects are occupied by 2013 (the latest proposed opening year for projects surveyed).

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<sup>1</sup> Joseph Salvo, Arun Lobo, and Joel Alvarez, *A Pre- and Post- 9/11 Look (2000-2005) at Lower Manhattan*, Population Division, New York City Department of City Planning: March 2007.

## Manhattan Community District 1 Population Growth (1980 - 2013)



### Data sources & methodology

Population figures 1980 through 2000 are taken from U.S. Census Bureau data.

Population figures for 2001 through 2013 were derived from an inventory of new and pending construction projects to identify all new residential units. These units were multiplied by 1.95 (average occupancy per household) to yield population figures.

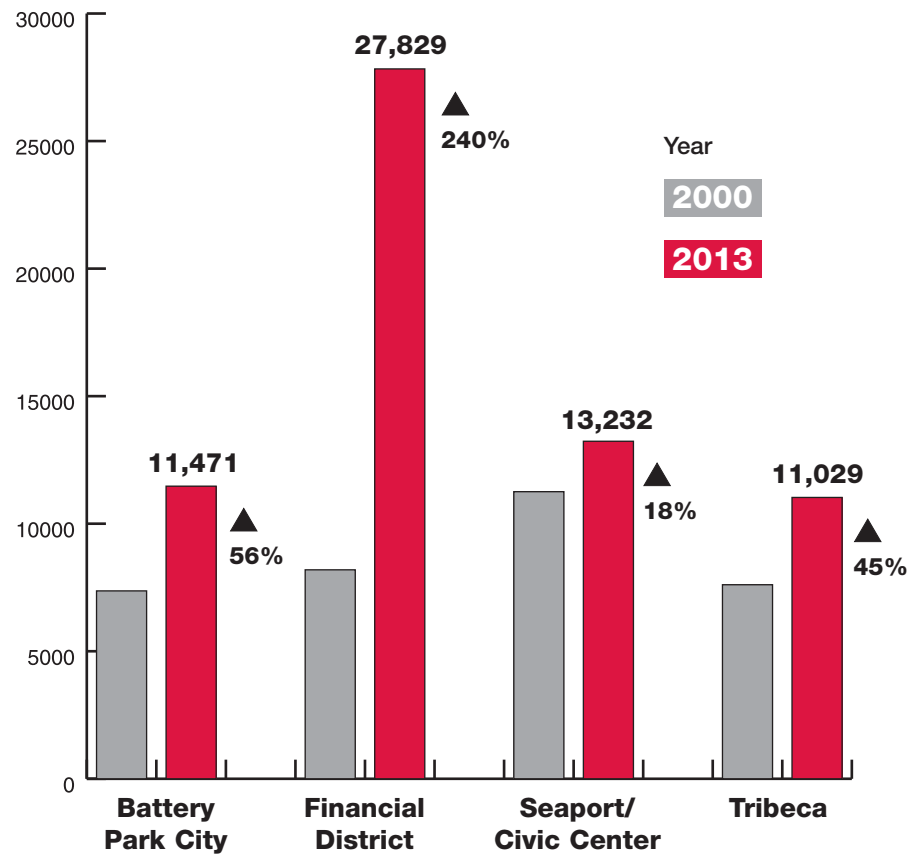
Population is projected for 2013, since the longest-term projects surveyed in this study should be completed by that year. However, it must be emphasized that most projects will be completed much earlier than 2013, and population will increase accordingly.

2001 - 2013 construction	New units	% of new	New residents
New residential units (total)	14,944	100%	29,141
Units issued CofO <sup>1</sup>	2,893	19.4%	5,641
Units issued TCO <sup>2</sup>	5,318	35.6%	10,370
Pending development	6,733	45.0%	13,129
19 pending projects (no. of units undefined)			? [ ± 5,150 uncounted]

<sup>1</sup> CofO: Certificate of Occupancy

<sup>2</sup> TCO: Temporary Certificate of Occupancy

## Population by Area (2000 - 2013)



### Population as of 2000 census

	Population	% of CB1
Battery Park City	7,366	21%
Financial District	8,192	24%
Seaport/Civic Center	11,255	33%
Tribeca	7,607	22%

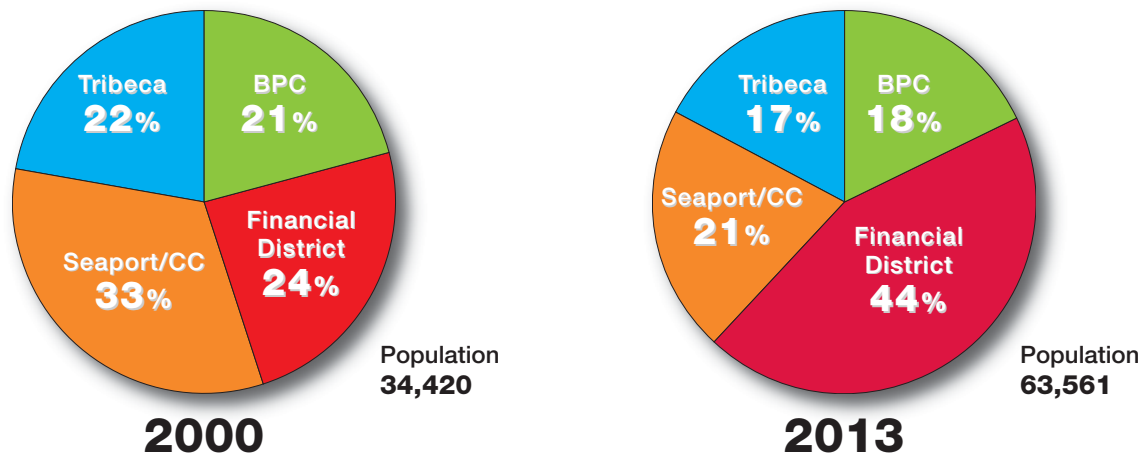
### Population added by new construction 2001-2013

	New residents	% of CB1
Battery Park City	4,105	14%
Financial District	19,637	67%
Seaport/Civic Center	1,977	7%
Tribeca	3,422	12%

### Total population by 2013

	Population	% of CB1
Battery Park City	11,471	18%
Financial District	27,829	44%
Seaport/Civic Center	13,232	21%
Tribeca	11,029	17%

## Population Distribution by Area (2000 - 2013)



<b>BPC (2001 - 2013)</b>	<b>New units</b>	<b>% of new</b>	<b>New residents</b>
New residential units (total)	2,105	100%	<b>4,105</b>
Units issued CofO	529	25.1%	1,032
Units issued TCO	624	30.5%	1,217
Pending development	934	44.4%	1,821
0 pending projects (no. of units undefined)			0

<b>Financial District (2001 - 2013)</b>	<b>New units</b>	<b>% of new</b>	<b>New residents</b>
New residential units (total)	10,070	100%	<b>19,637</b>
Units issued CofO	1,927	19.1%	3,758
Units issued TCO	4,287	42.6%	8,360
Pending development	3,856	38.3%	7,519
+13 pending projects (no. of units undefined)			? [ ± 3,524 uncounted]

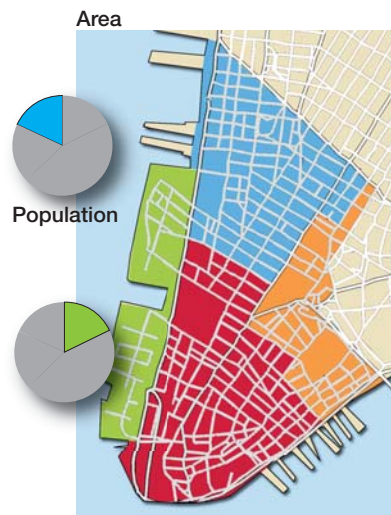
<b>Seaport/Civic Center (2001 - 2013)</b>	<b>New units</b>	<b>% of new</b>	<b>New residents</b>
New residential units (total)	1,014	100%	<b>1,977</b>
Units issued CofO	5	00.5%	10
Units issued TCO	96	09.5%	187
Pending development	913	90.0%	1,780
+2 pending projects (no. of units undefined)			? [ ± 542 uncounted]

<b>Tribeca (2001 - 2013)</b>	<b>New units</b>	<b>% of new</b>	<b>New residents</b>
New residential units (total)	1,755	100%	<b>3,422</b>
Units issued CofO	432	24.6%	842
Units issued TCO	293	16.7%	571
Pending development	1,030	58.7%	2,009
+4 pending projects (no. of units undefined)			? [ ± 1,084 uncounted]

## Community Facilities Infrastructure by Area

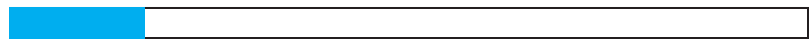
The following tables and charts were prepared using data compiled for the analysis on residential units and population within the district. It represents an initial analysis of the community facility infrastructure in Community District 1. This topic will be researched further by the next community planning fellow.

### District 1 WEST



#### Tribeca

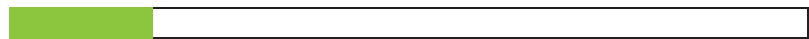
Population **11,029** (17%)



Libraries **1**  
 Community centers<sup>1</sup> **2** (45,000 sq. ft.)  
 Other<sup>2</sup> TBD

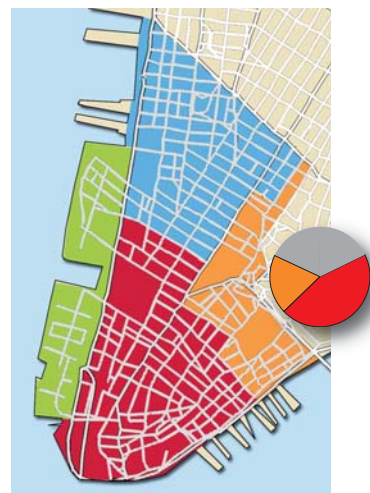
#### Battery Park City

Population **11,471** (18%)



Libraries **1**  
 Community centers<sup>1</sup> **1** (50,000 sq. ft.)  
 Other<sup>2</sup> TBD

### District 1 EAST



#### Financial District + Seaport/Civic Center

Population **41,061** (65%)



Libraries **0**  
 Community centers<sup>1</sup> **0**  
 Other<sup>2</sup> TBD

<sup>1</sup> Data from community centers survey by DCH Consulting Services, May 2008

<sup>2</sup> Other infrastructure data to be determined by subsequent survey