Chinatown Planning and Rezoning Study

Presentation of Task 2 Highlights: Research & Analysis

July 1, 2013
Study Areas
Demographics
Age of Asian-American Population in Census Tracts with over 30% Chinese Population, 2010
Average Household Size in Context Area, 2010

Source: 2010 Census
Poverty, 2007-2011

Source: 2007-2011 ACS
Change in Manhattan’s Chinese Population (in Census Tracts with Over 30% Chinese), 2000-2010

Source: 2000, 2010 Census
Outerborough Chinatowns
Change in Chinese Population, 2000 to 2010  
* (Census Tracts with Over 30% Chinese in 2010)  

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chinatown, Manhattan</td>
<td>49,441</td>
<td>40,097</td>
<td>-18.9%</td>
</tr>
<tr>
<td>Sunset Park, Brooklyn</td>
<td>27,357</td>
<td>46,463</td>
<td>69.8%</td>
</tr>
<tr>
<td>Flushing, Queens</td>
<td>14,353</td>
<td>26,744</td>
<td>86.3%</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000 & 2010
Asian American Migration Patterns in the Previous Year, 2007-2011

(in Census Tracts Where Over 30% of Population Chinese-American and Over 80% of Asians are Chinese-American)

Asian persons moved from abroad

Chinatown, Manhattan 1.1%
Sunset Park, Brooklyn 3.5%
Flushing, Queens 2.0%

Source: 2007-2011 ACS
## Sales Leakage

<table>
<thead>
<tr>
<th></th>
<th>Manhattan</th>
<th>Flushing</th>
<th>Sunset Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>+</td>
<td>+</td>
<td>-</td>
</tr>
<tr>
<td>Health and Personal Care Services</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>Food and Drink</td>
<td>+</td>
<td>+</td>
<td>-</td>
</tr>
<tr>
<td>Jewelry</td>
<td>+</td>
<td>+</td>
<td>-</td>
</tr>
</tbody>
</table>
Zoning
Existing Zoning: Residential Districts with Inclusionary Housing Overlays

Source: NYC Department of City Planning, 2013
Existing Zoning: Commercial Districts
Existing Zoning: Manufacturing Districts
Land Use
Zoning Conformance
Zoning Analysis for Specific Sites
Significant Development Projects
• Completed actions
• Proposed actions
• Projected/speculated development
Housing
Rent-Burdened Households, 2007-2011

Rent Burdened Households as a percentage of total households (those paying 30% or more of total income in gross rent)

- 0% - 8%
- 9% - 35%
- 36% - 45%
- 46% - 55%
- 56% - 100%

Median Sale Price per Unit of existing 5+ family buildings

- New York City
- Manhattan
- MN01: Financial District
- MN02: Greenwich Village/Soho
- MN03: Lower East Side/Chinatown
Rent Stabilized Housing

Rent Stabilized Buildings

- Draft Study Area
- Context Area
- NYCHA
- Parks & Open Space
- Rent Stabilized Buildings

Source: MapPLUTO copyrighted by NYC Department of City Planning, 2011; Furman Center Subsidized Housing Information Project; New York City Housing Authority, 2011; & New York City Rent Guidelines Board, 2011.
Business & Employment
Zip Code 10002:
Employees by Industry Sector, 1998 and 2011

Source: Business County Patterns for ZIP 10002, 1998 and 2011
Retail Businesses

- Electronic Stores
- Furniture
- Art Dealers
- Florists
- Gift & Souvenir Stores
- Pharmacies & Cosmetics
- Jewelry Stores
- Apparel and Shoes
- Supermarkets & Grocery Stores
- Meat Markets
- All Other Food Stores

Source: ReferenceUSA, 2013
Workers by Sector of Employment, 2011 and 2002

Workers *Living* in Context Area

Workers *Working* in Context Area
Chinatown Banks
Lower Manhattan’s Bank Branches by Ownership, 2012

Chinatown Bank Branches by Deposit Size, 2012

Source: FDIC Deposit Data, 2012

Source: FDIC 2012
Manhattan and Outerborough Chinatown Deposits by Bank Branch, 2012

1/2 a Mile Buffer Around Center of Flushing’s Chinatown
1/2 a Mile Buffer Around Center of Manhattan’s Chinatown
1/2 a Mile Buffer Around Center of Sunset Park’s Chinatown

Bank Deposits by Branch (in 1000s of USD)
- 0 - 32,154
- 32,155 - 65,064
- 65,065 - 108,380
- 108,381 - 198,810
- 198,811 - 207,367,988

Source: FDIC 2012
Historic Resources
Historic Resources: Landmarks, Historic Districts, etc.
Historic Resources by type:

- New York City Landmarks
- National Register of Historic Places
- Place Matters Census of Places that Matter
- Chinatown Working Group CAPZ Team
Urban Design and Open Space
Elements of Urban Design and Open Space:

- Building Fabric
- Parks and Open Space
- Streets and Sidewalks
- Retail and Signage