

Upper East Side, Manhattan

by Catherine Ng



HC 1: Favorite Neighborhood

For this project, I will focus on my favorite neighborhood in New York City.

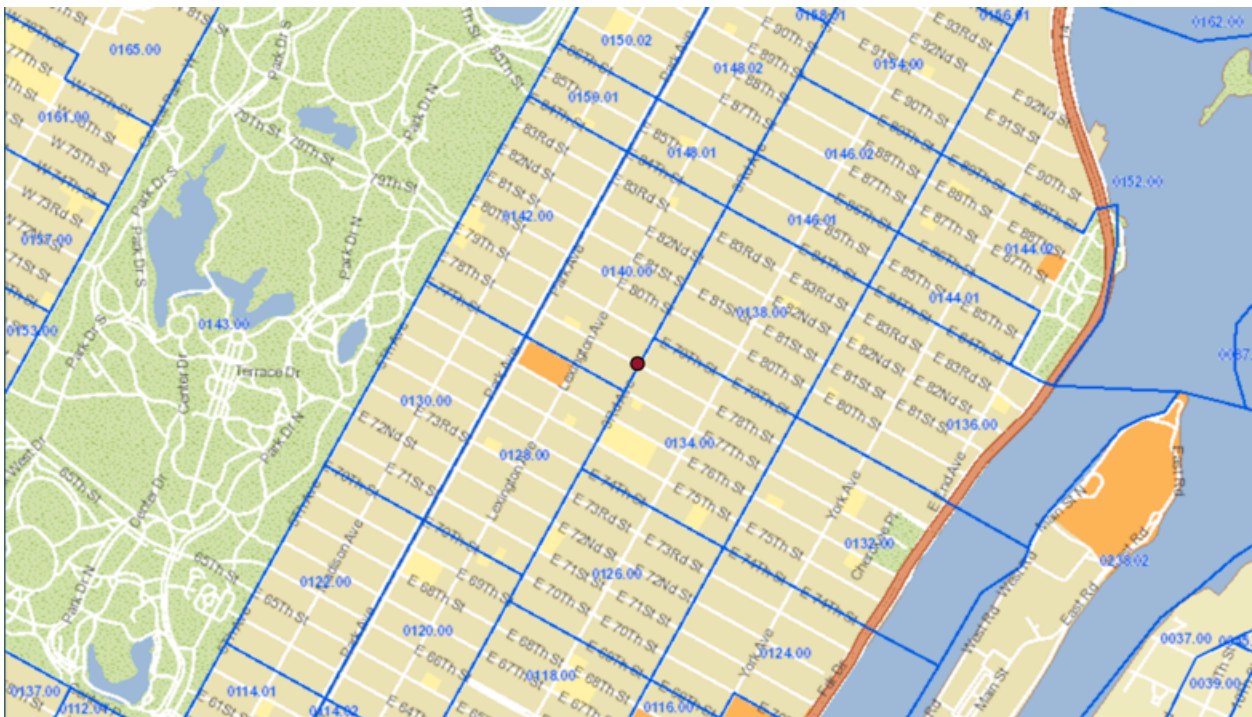
Demographics

Zip Code: 10021, 10028, 10029, 10065, 10075, 10128

Distance from neighborhood to Federal Hall: 7.0 miles

Distance from neighborhood to Empire State Building: 3.6 miles

Census Tracts Encompassing my Neighborhood



HC 2: Neighborhood Rankings

Niche: Upper East Side

#12 Best Neighborhood to Raise a Family
Overall Grade: A+

A+: Night life	B: Crime Safety
B+: Diversity	C+: Housing
A: Good for families	B: Public Schools

DNA info: Upper East Side

Safety Ranking: 14

Brick Underground: Upper East Side

Nightlife: ♥♥♥	Cool factor: ♥♥	Parent approved: ♥♥♥♥♥♥
Affordability: ♥♥	Convenient for friends to visit: ♥♥♥♥♥	

Curbed

Walkable Neighborhoods based on proximity of neighborhoods to public transit (e.g. subway system, bus network, and pedestrian friendly areas)

Buzzfeed

Aesthetics	Night life	Sightseeing
Public transit	Culinary	Affordability

Street Advisor

Safe and sound	Public Transport	Internet access	Nightlife
Park and recreation	Schools	Parking	Cost of living

I say the affordability, safety, and culinary ranking are desirable qualities that a neighborhood should have, since as a young college undergraduate, I am more accustomed to older neighborhoods anyway, and am not financially well off. I always want to make sure that my neighborhood is safe, since I do not want to deal with unnecessary violence and mistreatment from other people, especially strangers. At the same time, I want to make sure that the culinary food is to my liking, so I hope that the culinary scene in that neighborhood is good. Other factors like nightlife, sightseeing, and public transit do not matter as much to me since I like to walk anyway.

Affordability

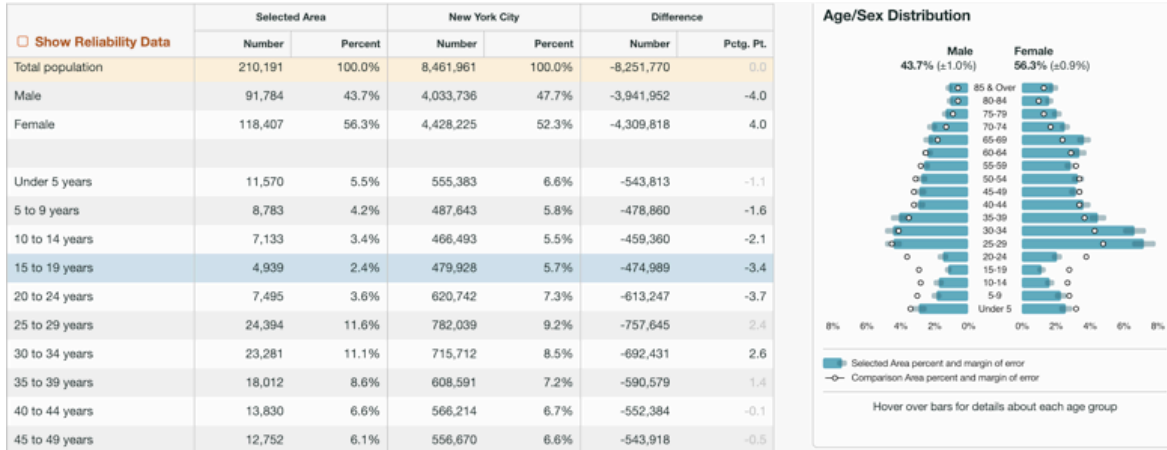
Safety

Culinary Life

HC 3: Neighborhood Density and Zoning

1. How many people live in your neighborhood?

210,191 people live in my neighborhood



Link: <https://popfactfinder.planning.nyc.gov/profile/303/demographic>

2. What is the density of your neighborhood?

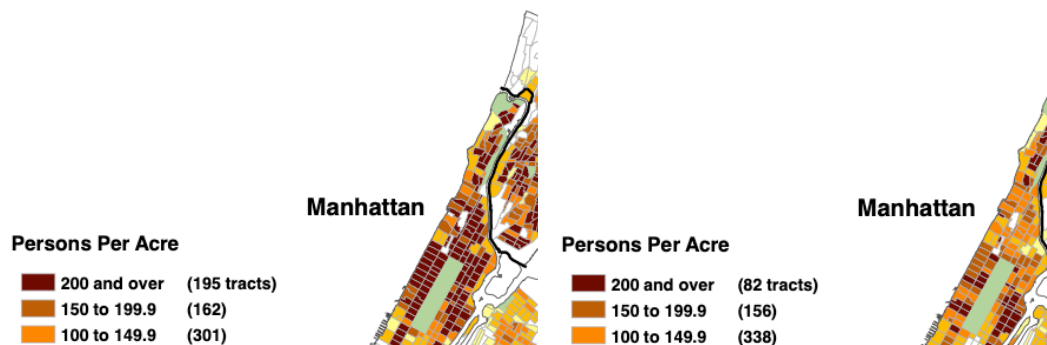
Approximately >= 200 people per acre.

3. Has your neighborhood become more or less dense over time?

The Upper East Side (UES) neighborhood has become **less dense** over time. This is based on the NYC Population Density map from 1950 to 2010, which shows that in 1950, there were 195 tracts that had 200 and more people per acre (colored in dark red), which were centralized in the UES and Upper West Side. But from 1960 to 2010, there was a major drop in tracts that had 200 and more people per acre, with only 137 tracts in 1960, to only 82 tracts in 2010, and this affected the density of the UES, which can be seen visually when the UES had less dark red square blocks.

New York City, 1950

New York City, 2010



4. What is the zoning of your neighborhood?

There are most residential districts in the UES, as highlighted in yellow. There are some commercial districts (light reddish pink), and a few parks (light green), and manufacturing districts (light purple).

5. What are the tallest buildings allowed?

I clicked on the option for “Limited Height Districts” in my neighborhood and hovered over the highlighted boxes (brown). The maximum building height in the Upper East Side is **60 feet** since it is part of the LH-1A district.

6. What is the predominant zoning designation? What does it allow?

The predominant zoning designations are residence, commercial, and manufacturing districts, which are further divided into lower-, medium-, and higher-density residence. It allows other special districts and zoning tools.



HC 4: Cost of Commuting

Location 1: 400 East 84th Street, New York, NY, 10028

Location 2: 1601 First Avenue, New York, NY, 10028

Location 3: 1501 Lexington Avenue, New York, NY, 10029

1. In your neighborhood, what is the **longest commute driving** to the Empire State Building or Federal Hall? Assume that you are arriving at 8:30am on a weekday.

Location 3: 16-35 minutes

2. In your neighborhood, what is the **longest commute by public transit** to the Empire State Building or Federal Hall? Assume that you are arriving at 8:30am on a weekday.

Location 1: 28 minutes

Location 2: 28 minutes

3. In your neighborhood, what is the **shortest commute driving** to the Empire State Building or Federal Hall? Assume that you are arriving at 8:30am on a weekday.

Location 1: 14-35 minutes

Location 2: 14-35 minutes

4. In your neighborhood, what is the **shortest commute by public transit** to the Empire State Building or Federal Hall? Assume that you are arriving at 8:30am on a weekday.

Location 3: 24 minutes