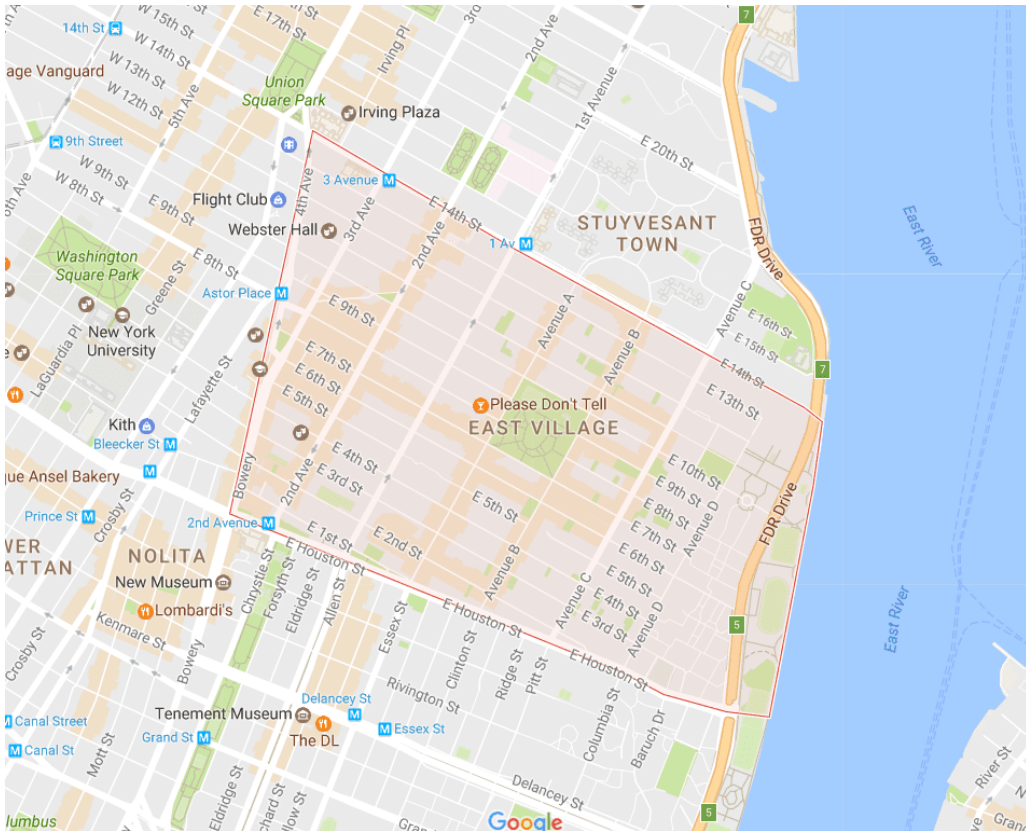
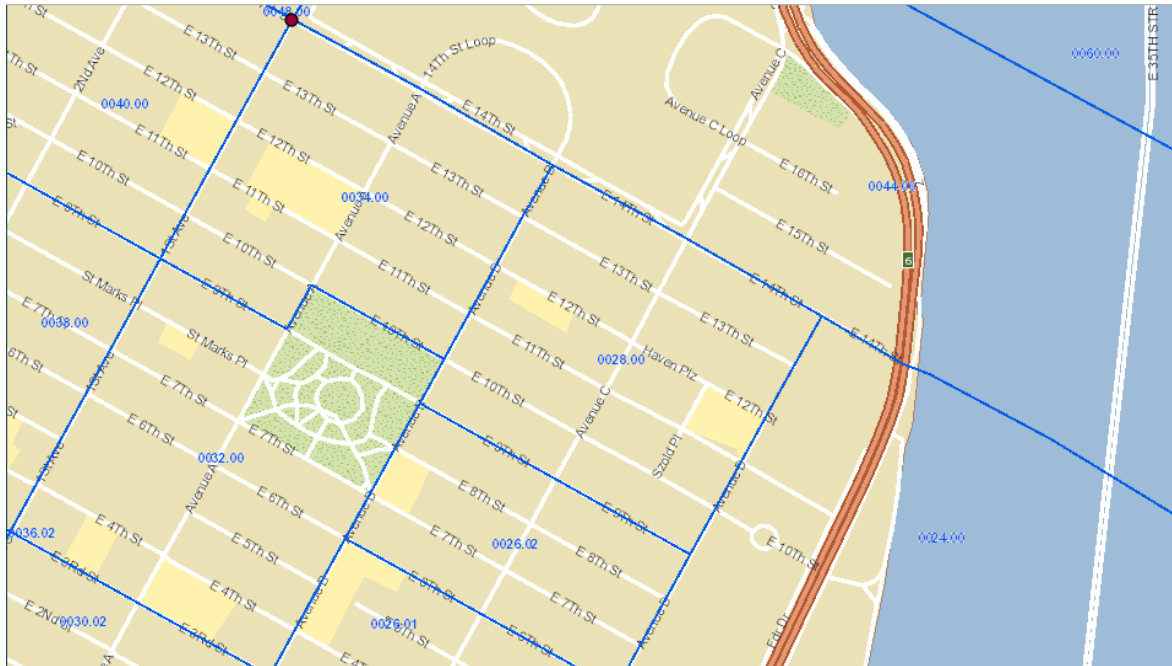


East Village, Manhattan

by Catherine Ng





Demographics

Number of Families: 820
Number of Households: 4147
Asian Population: 818

Black population: 600
Hispanic population: 760
Other/Two or More Races Population: 166

FFIEC 2018 FFIEC Geocode Census Report

Matched Address: 1ST AVE & E 14TH ST, NEW YORK, NY, 10003
MSA: 35614 - NEW YORK-JERSEY CITY-WHITE PLAINS, NY-NJ
State: 36 - NEW YORK
County: 061 - NEW YORK COUNTY
Tract Code: 0040.00

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$78,000
2018 Estimated Tract Median Family Income	\$94,177
2010 Tract Median Family Income	\$86,992
Tract Median Family Income %	120.74
Tract Population	8947
Tract Minority %	26.20
Tract Minority Population	2344
Owner-Occupied Units	295
1- to 4- Family Units	219

Census Income Information

Tract Income Level	Upper
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$72,047
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$78,000
% below Poverty Line	13.00
Tract Median Family Income %	120.74
2010 Tract Median Family Income	\$86,992
2018 Estimated Tract Median Family Income	\$94,177
2010 Tract Median Household Income	\$85,338

Census Population Information

Tract Population	8947
Tract Minority %	26.20
Number of Families	820
Number of Households	4147
Non-Hispanic White Population	6603
Tract Minority Population	2344
American Indian Population	0
Asian/Hawaiian/Pacific Islander Population	818
Black Population	600
Hispanic Population	760
Other/Two or More Races Population	166

Census Housing Information

Total Housing Units	4689
1- to 4- Family Units	219
Median House Age (Years)	76
Owner-Occupied Units	295
Renter Occupied Units	3852
Owner Occupied 1- to 4- Family Units	21
Inside Principal City?	YES
Vacant Units	542

Zip Code: 10002, 10003, 10009, 10012

Distance from neighborhood to Federal Hall: 2.8 miles

Distance from neighborhood to Empire State Building: 1.6 miles

HC 2: Cost of Commuting

Location 1: 361 East 10th Street, New York, NY, 10009

Location 2: 102 Saint Marks Place, New York, NY, 10009

Location 3: 510 E 14th Street #320 New York, NY 10009

- Compute the **shortest commute driving** to the Empire State Building or Federal Hall for those locations. Assume that you are arriving at 8:30am on a weekday.
 - Location 1: 13 minutes to Federal Hall (8-16 minutes)
 - Location 2: 12 minutes to Federal Hall (10-20 minutes)
 - Location 3: 12 minutes to Federal Hall (12-24 minutes)
- Compute the **shortest commute by public transit** to the Empire State Building or Federal Hall for those locations. Assume that you are arriving at 8:30am on a weekday.
 - Location 1: 26 minutes
 - Location 2: 23 minutes
 - Location 3: 23 minutes
- Compute the **shortest commute by public transit, not using the L-train**, to the Empire State Building or Federal Hall for those locations. Assume that you are arriving at 8:30am on a weekday
 - Location 1: 29 minutes
 - Location 2: 24-27 minutes
 - Location 3: 26 minutes

As a result of the L train closure, the prices of the apartments that are closer to Federal Hall will likely increase. According to FiveThirtyEight, location is the number one factor for New Yorkers, who are willing to pay for convenience, which is mainly the proximity to subways to the main business districts in the city.

HC 3: Transit Capacity

The MTA predicts that 275,000 daily riders will be directly affected by the L-train tunnel closure. How can that be replaced by existing transit options?

1. What is the capacity of the L-train during the morning commute?

54 seating 198 standing (A car) = 252 people

56 seating 202 standing (B car) = 258 people

of L trains (6-10 am) = 43 trains

43 trains x 252 people/train = 10,836 people

43 trains x 258 people/train = 11,094 people

There are about 10,836-11,094 people during the morning commute

2. Assuming a bus lane has [capacity of 6,000/hour](#), how many would be needed to replace the L-train during the morning commute?

An average of 2 bus lanes would be needed to replace to replace the L-train during morning commute.

3. Assuming the [ferries with the largest capacity \(400 passengers\)](#), how many would be needed to replace the L-train during the morning commute? What frequency would the ferries need to run to match the L-train service?

30 ferries would be needed to replace the L-train during the morning commute. The ferries would need to run at a frequency of 11 minutes per ferry.

4. If no transit options were available, and everyone drove in a single occupancy car, how many lanes of traffic would be needed to replace the L-train service (assume [capacity of 1,440/hour](#),)?

8 lanes of traffic would be needed to replace the L-train service.

5. If no transit options were available, how many bike lanes would be needed? Assume each bike lane has [capacity of 5,200/hour](#)

2 bike lanes would be needed to replace the L-train service.

HC 4: Neighborhood Rankings

Niche: East Village

#17 Best Neighborhood in Metropolitan Area

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

DNA info: East Village and Alphabet City

Safety Ranking: 58

Brick Underground: Lower 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