

Manhattan Community Board #1

Chairperson's Report
April 24, 2018



Chair Report - *What's Happening*

- Helicopter hearings and issues
- Seaport Advisory Group -Kick-off 4/16
 - Next Steps
 - Goals, members & meeting frequency
- School Safety Meeting – 4/16
 - NYPD & Dept. of Education discussed current and future policies and processes
- New York Stock Exchange Steering Committee – 4/10
 - Final meeting; Downtown Alliance will return to present proposal to CB1
- Neighborhood Policing – 4/10
 - [NYPD NCO \(neighborhood coordination officers\)](#)
 - Local meeting
 - Enter your address @ NYPD Website for information



Neighborhood Coordination Officers

- Quarterly meetings of NCOs, officers assigned to steady sectors, and members of the community



- Officers work with the community to identify problems and develop strategies to address crime and quality-of-life issues

Chair Report - *What's Happening*

- Lower Manhattan Coastal Resiliency (LMCR) Community Engagement Meeting – 4/17
 - Complexity of the task
 - Multi-layer approach
 - CB1 Leadership
 - <http://www1.nyc.gov/site/planning/plans/climate-resiliency/climate-resiliency.page>
- Fearless Girl
 - Relocation
 - Process (temporary vs permanent art installation)



Chair Report - *Priorities*

- Sidewalk Shed Legislation and CB1 input
 - Thanks to Mariama and Pat
- Budget cycle & District Needs Statement
 - Make it meaningful
 - How do we track it
- Urban Fellows' Report





Downtown Little League 2018 Season

Governors Island Tour

4/18/2018



- The Island will remain open until 10PM every Friday evening from May 25-September 14
- Governors Island opens for the season May 1, ferries will be free opening week through May 6

Pier 17 Tour

4/19/2018



Pier 17 Tour

4/19/2018





Developmental Impact Fees

Database | Process | Analysis | Implementation

Rajiv Kumar Myana | Sarita Rupan

Fund for the city of New York | Community Planning Fellowship Program

Manhattan Community Board 01

New Residential Units

Manhattan Community District 01

2000 - 2016



New Construction

Year	Units	Year	Units
2000	189	2000	367
2001	348	2001	745
2002	586	2002	115
2003	1212	2003	624
2004	669	2004	364
2005	965	2005	1011
2006	1512	2006	273
2007	1710	2007	1267
2008	660	2008	1321
2009	92	2009	807
2010	143	2010	229
2011	3	2011	1391
2012	201	2012	2305
2013	185	2013	1190
2014	256	2014	256
2015	872	2015	872
2016	725	2016	1725
	10328		14862

Source:
[Department of Buildings](#)

Source:
[Emporis database](#)

Alterations

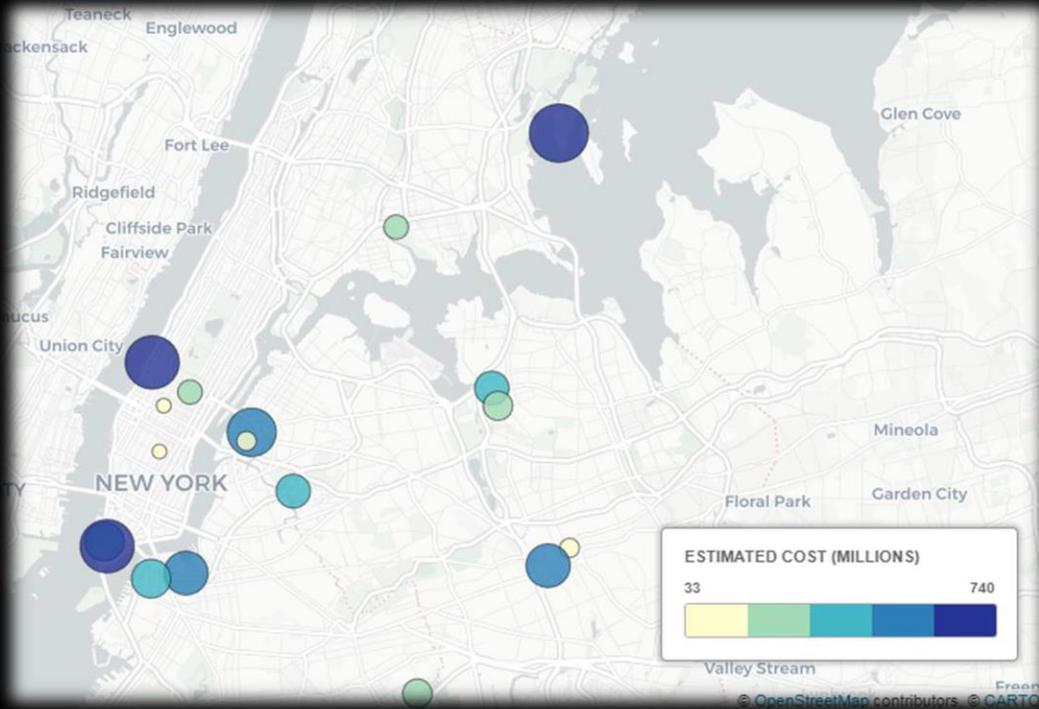
Year	A1 Units	Year	Conv. Units
2000	667	2000	359
2001	101	2001	852
2002	551	2002	841
2003	919	2003	306
2004	1400	2004	927
2005	1488	2005	998
2006	547	2006	1339
2007	932	2007	1087
2008	89	2008	2023
2009	408	2009	268
2010	3	2010	
2011	422	2011	
2012	7	2012	422
2013	33	2013	
2014	26	2014	
2015	1926	2015	
2016	699	2016	1057
	10218		11263

Source:
[Department of Buildings](#)

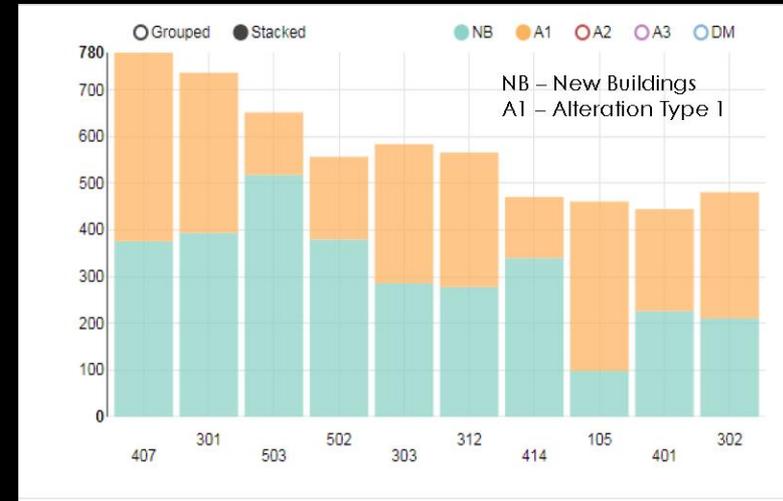
Source:
[Alliance for the Downtown New York](#)

New Building and Alteration Job types - 2016

Top 20 Development projects (Q4 2016)



Job Type: Top 10 Community Districts (2016)



Source: NYC Construction Dashboard

→ This map shows the top 20 approved New Buildings and A1 permits issued with the highest estimated cost in the 4th quarter of 2016. 1 Wall Street with A1 Job type (Conversion) in CB1 is estimated at cost of 444 million making it second largest project in Manhattan, the first being Hudson Yards.

→ By the end of 2016 CD1 had 394 units under New Buildings & 301 units of Alteration Job 1 type.



Manhattan CB 01 – Financial District Conversions



Manhattan CB 01 – Financial District New Construction



Developmental Impact Fees

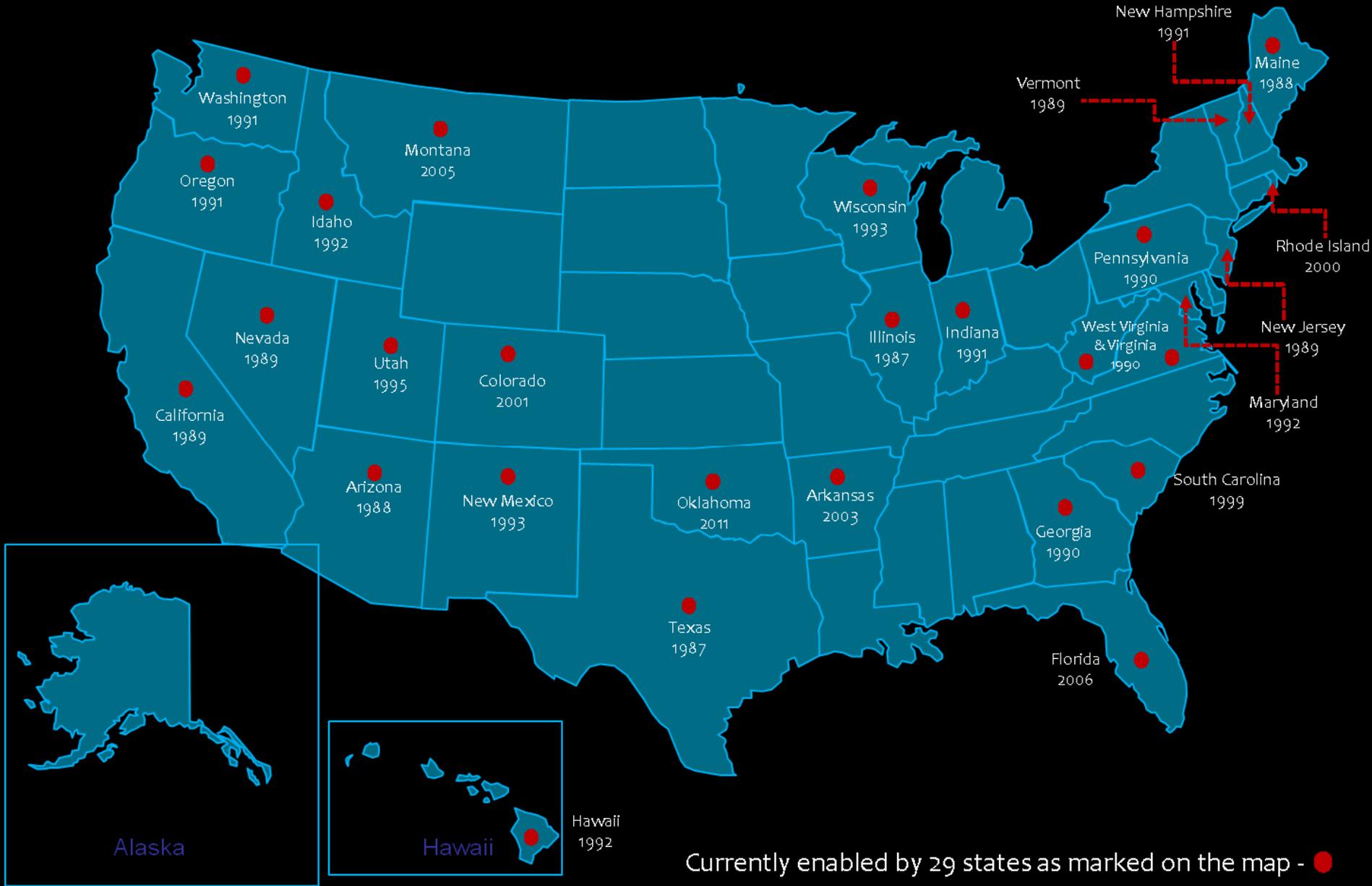
- Fees required by local government to build, improve, or expand infrastructure and public facilities that will directly address the demands created by any new development.
- Facilities are determined on the basis of comprehensive plan, master plan or capital improvement plan consistent with the zoning requirements and future needs of the community.
- Payment of fees are typically required before completion of the development or issuance of certificate of occupancy.
- Fees are calculated on the basis of the cost of facility as well as nature and size of the infrastructure required.
- Rate of the fee is proportionately charged on the basis of per capita increase created by the new development.
- **Texas:** First state to adopt the general impact fee enabling act in 1987
California: Largest number of communities adopting impact fees law

Pros and Cons of Developmental Impact Fees

- Effective tool for ensuring adequate infrastructure for planned and anticipated growth.
- Equitable and efficient manner in which funds can be raised for public facilities.
- With Impact fees each new development contributes its fair share for the city's infrastructure.
- Additional funds reduce the amount that municipality will be required to generate for major capital projects.
- Direct benefit for beneficiary who pay for the service.

- Does not typically cover the total infrastructure cost.
- Large amount of planning, administration and research required.
- The process requires long term maintenance, tracking of contributions and record keeping, as the capital project requires a number of years to build and develop.
- Impact fees charged on new development may increase housing prices/rent.
- The fees may reduce the number of affordable housing units built.

States & Year Enabled



Currently enabled by 29 states as marked on the map - ●

Scenario 1 – Balboa Park, San Francisco, CA

Balboa Park Community Infrastructure Impact Fee

Impact Fee Rate = **\$10.70/SF** for Residential Development



If 2 Gold Street was Developed in Balboa Park, SF

- Total Area of Residential Units = 598,366 Sq. Ft.
- Total Impact Fee Generated = **\$6,402,516**
(598,366 x 10.7)

IMPACT FEE IMPLEMENTATION

IMPACT FEE - NEW CONSTRUCTION (2000 – 2016)

Units	ResArea	*SF Impact fee	*PHX Impact fee
8,647	10,424,353	\$ 111,540,577	\$ 18,806,360

*San Francisco Impact Fee Rate = \$10.70/Sft for Residential Development

*Phoenix Impact Fee Rate (Approximate) = \$3,346/ EDU
(Equivalent Demand Unit)
(Multi Family = 0.65 EDU per dwelling unit)

Source: DOB

IMPACT FEE – CONVERSIONS (2000 – 2016)

Units	ResArea	*SF Impact fee	*PHX Impact Fee
10,971	12,040,784	\$ 128,836,389	\$ 23,671,611

*San Francisco Impact Fee Rate = \$10.70/Sft for Residential Development

*Phoenix Impact Fee Rate (Approximate) = \$3,346/ EDU
(Equivalent Demand Unit)
(Multi Family = 0.65 EDU per dwelling unit)

Source: ADNY

