April | 18

# Developmental Impact Fees

Comprehensive Residential Database

Fund for the City of New York- Community Planning Fellowship Program

## Acknowledgements

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• Michael Levine, Planning Consultant
• Lucy Acevedo, Community Coordinator

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• Anthony Notaro, Chairperson

Finally, I would like to express my sincere appreciation to the Fund for the City of New York (FCNY) for developing the Community Planning Fellowship Program.

## Abstract

This study identifies the growth of residential units in Lower Manhattan and measures the Developmental Impact fee from 2000 to 2016, and compares the growth of residential units in the neighborhood concerning New Constructions and Conversions to help Community Boards better serve their residents by improving infrastructure facilities.



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Prepared for Manhattan Community Board 01, September 2017- April 2018

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## Introduction

Estlabished as an advisory body with a formal role designated by the City Charter, Manhtannan Community Board 01 is of New York's 59 community boards. Manhattan Community Board 01, in making skillful recommendations to government agencies that have improved quality of life and delivery of services has helped to increase the value of our downtown Manhattan Community significantly. That success has put pressure on the provision of infrastructure facilities because of the growth of residential units, something our Board is firmly committed to retain and promote. This demographic trend established the infrastructure essential to our recent growth: good public schools, parks, and community services.

Once established, our area's residential population grew tremendously, adding tens of thousands of market-rate rentals and condominiums. This development has been supplemented with the creation of nearly 1,000 additional affordable housing units.

By identifying our neighborhood's transformation to an increasingly residential use, we not only aim to consider the potential benefit of an impact fee for the developments but also to provide readers with information on comprehensive residential growth inventory of our area.

This project was overseen by a group of Community Board 1 (CB1) staff who also reviewed the work with the research and writing.

We hope this report will be a resource not only for residents and developers but also to advocate for more balanced development.

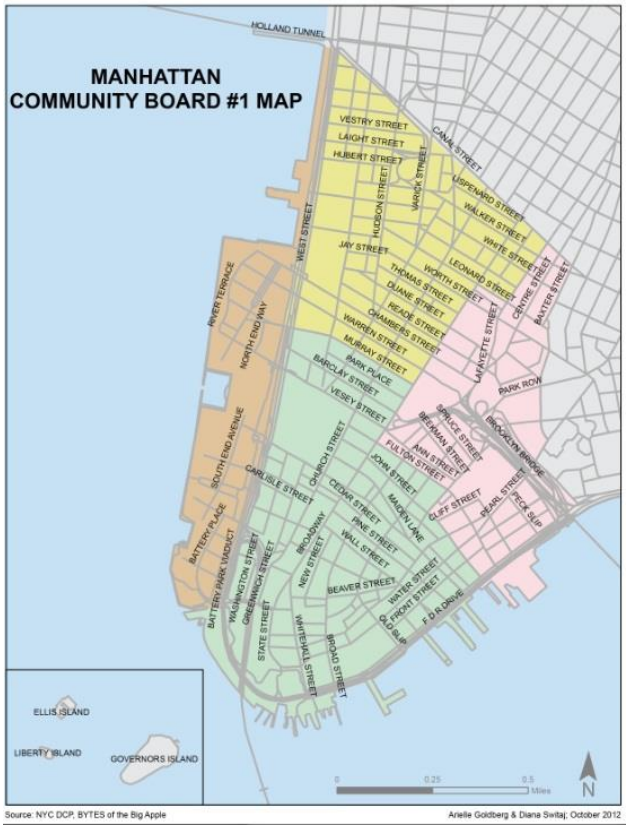

Figure 1: Map Showing Manhattan CB 01

## Background

**Developmental Impact Fees.** As the term explains Impact Fund is a fee 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 from a comprehensive plan, master plan or capital improvement plan consistent with the zoning requirements and future needs of the community. Generally, payment of fees is typically required before completion of the development or issuance of a certificate of occupancy. However, Fees are calculated from the cost of the facility as well as nature and size of the infrastructure required. The rate of the fee is proportionately charged by per capita increase created by the new development.

**Problem Statement.** After September 2001, many buildings in Lower Manhattan converted from commercial to residential uses, drawing many new residents. Community District 01 was formerly a hub of financial and commercial activity. It is quickly transforming into a mixed-use district. From the year 2000, neighborhoods in Lower Manhattan have been witnessing intense residential growth. In result of this demographic change, there is need to provide more facilities to the neighborhood. This can be achieved by implementing the Developmental Impact Fees to the residential units (New Construction & Conversions) to meet the necessary infrastructure demand of the area.

## Methodology

For this project, the main tasks were accomplished in three stages.

A. Identify the growth of residential units in Community Board 01 since 2000.
B. Creating comprehensive new residential units Inventory for 2000-2016.
C. Apply database created with Impact Fund research.

**Data Sources**

The datasets primarily used are city open datasets, Non-profit organizations' datasets, and datasets from Emporis, the global provider of building data. As many datasets were employed in creating this comprehensive inventory, from multiple sources, all the data frames do not match, and this is something to be aware of.

Data for new residential units are from the Department of Buildings - NYC open Data - Pluto 17v1 and Emporis database. Data for conversions is from the Alliance for Downtown New York. Data for Alteration Type 1 Job type is from the Department of Buildings - NYC open Data - Pluto 17v1. Alteration Type 1 includes - Major alterations that will change use, Vertical Enlargements, adding outdoor seating, egress or occupancy.

Data for the new constructions in Community Board 01 is taken from the Department of Buildings NYC Pluto data 17v1 for the timeframe of 2000-2016. Emporis database is also helpful to identify the buildings that were constructed during the same timeframe. Although the NYC open data does not list conversions, they are listed under Alt-1 job type. All Conversions comes under Alteration Type 1 job type, but all alterations are not conversions. The data for this report was accessed through the Alliance for Downtown New York (ADNY) and Lower Manhattan 3D Interface (LM3D). However, ADNY does not include Tribeca in their boundary, and this missing data was retrieved from the Alt -1 Job type, which is an assumption.

The collected data was then mapped to identify the residential growth in Community Board 01. Also, the comprehensive list of residential units with new construction and conversions was created for a 16-year time frame.

After gathering the data, the data was used to calculate the approximate impact fee for the developments that took place after 9/11. Based on the existing cities like San Francisco (SFO) and Phoenix (PHX) impact fee was calculated. However, the Phoenix model has different parameters to calculate the fees. It should be noted that the figures obtained through the Phoenix

model are assumptions because of the parameters. However, SFO model suits best to understand the scenario.

## Findings

As part of the initial stage of this research, the obtained comprehensive inventory of residential units includes new construction and alterations, which has conversions in it.

New Construction

| Year | Units |
|---|---|
| 2000 | 189 |
| 2001 | 348 |
| 2002 | 586 |
| 2003 | 1212 |
| 2004 | 669 |
| 2005 | 965 |
| 2006 | 1512 |
| 2007 | 1710 |
| 2008 | 660 |
| 2009 | 92 |
| 2010 | 143 |
| 2011 | 3 |
| 2012 | 201 |
| 2013 | 185 |
| 2014 | 256 |
| 2015 | 872 |
| 2016 | 725 |
| | 10328 |

Source: Department of Buildings

| Year | Units |
|---|---|
| 2000 | 367 |
| 2001 | 745 |
| 2002 | 115 |
| 2003 | 624 |
| 2004 | 364 |
| 2005 | 1011 |
| 2006 | 273 |
| 2007 | 1267 |
| 2008 | 1321 |
| 2009 | 807 |
| 2010 | 229 |
| 2011 | 1391 |
| 2012 | 2305 |
| 2013 | 1190 |
| 2014 | 256 |
| 2015 | 872 |
| 2016 | 725 |
| | 13862 |

Source: Emporis database

Alterations

| Year | A1 Units |
|---|---|
| 2000 | 667 |
| 2001 | 101 |
| 2002 | 551 |
| 2003 | 919 |
| 2004 | 1400 |
| 2005 | 1488 |
| 2006 | 547 |
| 2007 | 932 |
| 2008 | 89 |
| 2009 | 408 |
| 2010 | 3 |
| 2011 | 422 |
| 2012 | 7 |
| 2013 | 33 |
| 2014 | 26 |
| 2015 | 1926 |
| 2016 | 699 |
| | 10218 |

Source: Department of Buildings

| Year | Conv. Units |
|---|---|
| 2000 | 359 |
| 2001 | 852 |
| 2002 | 841 |
| 2003 | 306 |
| 2004 | 927 |
| 2005 | 998 |
| 2006 | 1339 |
| 2007 | 1087 |
| 2008 | 2023 |
| 2009 | 268 |
| 2010 | |
| 2011 | |
| 2012 | 422 |
| 2013 | |
| 2014 | |
| 2015 | |
| 2016 | 1057 |
| | 11263 |

Source: Alliance for the Downtown New York

Figure 2: CB 01- Residential units inventory (2000-2016)

From comparing the above figures, it can be noticed that Manhattan Community District 01 has tremendous growth of residential units. Also conversions are higher when compared to new construction.

Upon further examination it can be seen that Manhattan Community District 01 stands second in the overall job types on top 10 community districts (2016) with 394 New Building permits and 343 A1 Permits. Whereas CD 407 in Queens stands first.

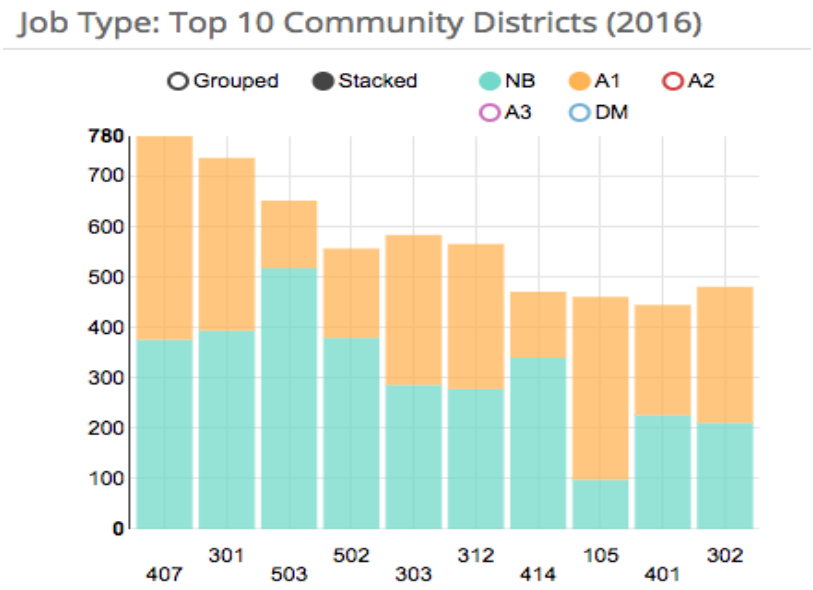


Figure 3: Top 10 Job Types (2016). *Source: NYC Construction Dashboard*

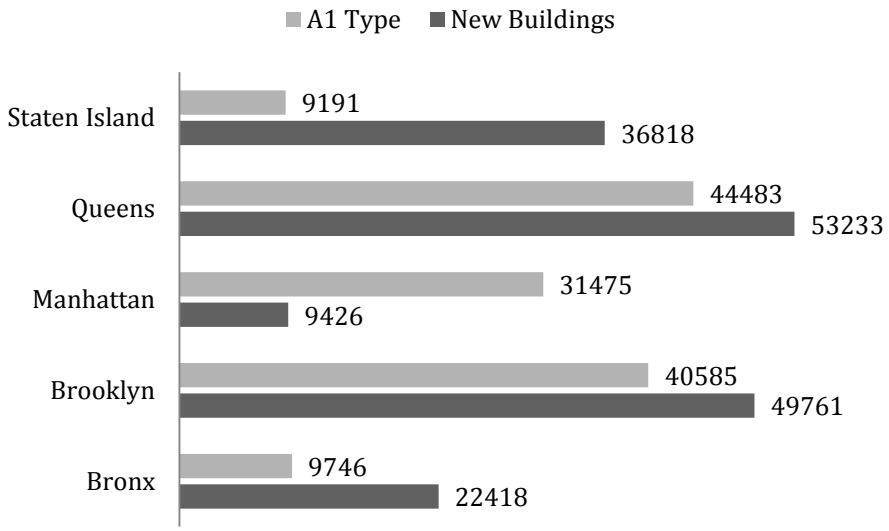


Figure 4: Job type per Borough (2000 - 2016). *Source: NYC Construction Dashboard*

Upon further examination into the Top 20 Development projects (Q4 2016) in the City, 100A Rodman's Neck Path in the Bronx was the most significant development project during this period with an estimated cost of $740 million. 1 Wall Street in Manhattan Community District 01, Financial Sub-district was the second largest with an estimated cost of $444 Million. 1 Wall Street comes under A1- job type (conversions) making it most massive project in the Borough.

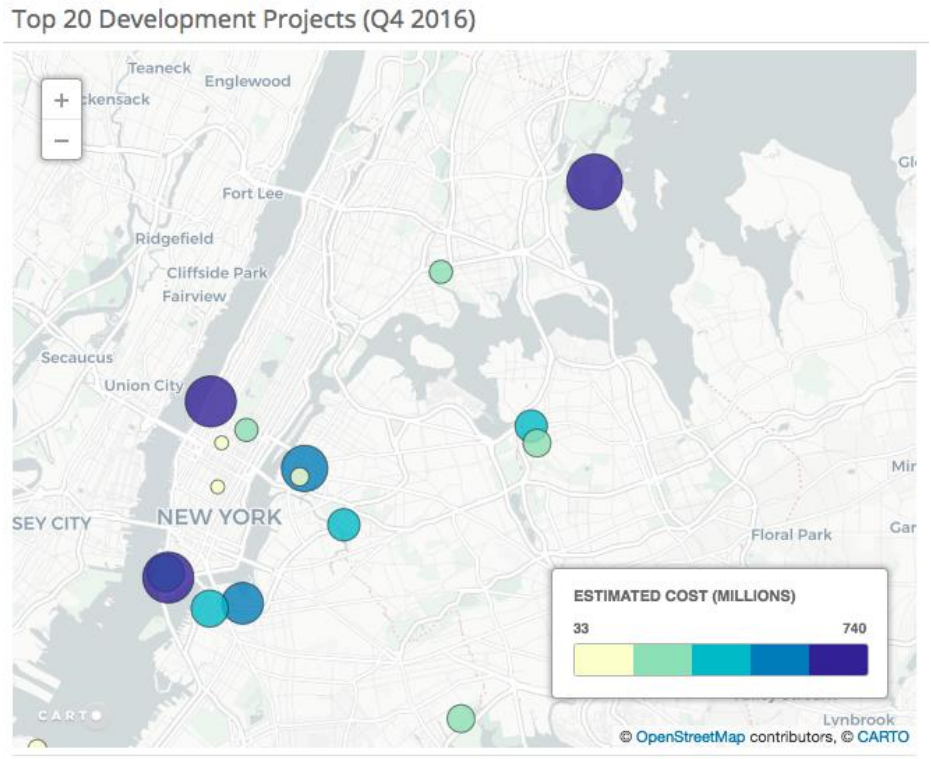


Figure 5: Map showing the Development Projects. *Source: NYC Construction Dashboard*

With such massive increase in the growth of residential units, we can predict the growth of population. The following section attempts to outline the approximate fee for the development projects that took place post 9/11 by applying this database to the fee obtained from the precedents of Impact fund.

# Developmental Impact Fee

Manhattan Community Board 01 – (2000 - 2016)

## Residential Database - New Construction

| Address | ResArea | UnitsRes | Built | *SF Impact fee | *PHX Impact fee |
|---|---|---|---|---|---|
| 15 CLIFF STREET | 142,626 | 156 | 2000 | 1526098.2 | 339284.4 |
| 124 HUDSON STREET | 68,033 | 27 | 2000 | 727953.1 | 58722.3 |
| 5 HARRISON STREET | 10,656 | 5 | 2000 | 114019.2 | 10874.5 |
| 333 STREET GREENWICH | 6,800 | 1 | 2000 | 72760 | 2174.9 |
| 111 WORTH STREET | 354,721 | 331 | 2001 | 3795514.7 | 719891.9 |
| 71 MURRAY STREET | 46,332 | 11 | 2001 | 495752.4 | 23923.9 |
| 19 BEACH STREET | 17,968 | 6 | 2001 | 192257.6 | 13049.4 |
| 20 RIVER TERRACE | 334,939 | 293 | 2002 | 3583847.3 | 637245.7 |
| 10 LIBERTY STREET | 384,802 | 287 | 2002 | 4117381.4 | 624196.3 |
| 58 THOMAS STREET | 11,223 | 6 | 2002 | 120086.1 | 13049.4 |
| 2 GOLD STREET | 598,366 | 650 | 2003 | 6402516.2 | 1413685 |
| 99 JOHN STREET | 348,252 | 438 | 2003 | 3726296.4 | 952606.2 |
| 10 LITTLE WEST STREET | 229,060 | 115 | 2003 | 2450942 | 250113.5 |
| 48 LAIGHT STREET | 13,147 | 9 | 2003 | 140672.9 | 19574.1 |
| 325 NORTH END AVENUE | 356,483 | 274 | 2004 | 3814368.1 | 595922.6 |
| 211 NORTH END AVENUE | 276,141 | 253 | 2004 | 2954708.7 | 550249.7 |
| 92 LAIGHT STREET | 141,850 | 65 | 2004 | 1517795 | 141368.5 |
| 7 HUBERT STREET | 106,462 | 34 | 2004 | 1139143.4 | 73946.6 |
| 213 FRONT STREET | 36,000 | 29 | 2004 | 385200 | 63072.1 |
| 24 PECK SLIP | 11,961 | 9 | 2004 | 127982.7 | 19574.1 |
| 114 HUDSON STREET | 10,865 | 5 | 2004 | 116255.5 | 10874.5 |
| 343 BROADWAY | 344,250 | 358 | 2005 | 3683475 | 778614.2 |
| 15 WILLIAM STREET | 325,062 | 320 | 2005 | 3478163.4 | 695968 |
| 200 CHAMBERS STREET | 312,051 | 253 | 2005 | 3338945.7 | 550249.7 |
| 51 WALKER STREET | 26,213 | 15 | 2005 | 280479.1 | 32623.5 |
| 217 WEST BROADWAY | 23,781 | 7 | 2005 | 254456.7 | 15224.3 |
| 88 LAIGHT STREET | 13,112 | 7 | 2005 | 140298.4 | 15224.3 |
| 138 READE STREET | 12,526 | 5 | 2005 | 134028.2 | 10874.5 |
| 12 BARCLAY Street | 500,000 | 396 | 2006 | 5350000 | 861260.4 |
| 89 MURRAY Street | 561,827 | 382 | 2006 | 6011548.9 | 830811.8 |
| 70 BATTERY PLACE | 337,470 | 245 | 2006 | 3610929 | 532850.5 |
| 1 RIVER TERRACE | 409,834 | 243 | 2006 | 4385223.8 | 528500.7 |
| 30 LITTLE WEST STREET | 342,007 | 233 | 2006 | 3659474.9 | 506751.7 |

| | | | | | |
|---|---|---|---|---|---|
| 78 LAIGHT Street | 20,298 | 7 | 2006 | 217188.6 | 15224.3 |
| 16 WARREN Street | 11,734 | 6 | 2006 | 125553.8 | 13049.4 |
| 450 WASHINGTON STREET | 271,442 | 283 | 2007 | 2904429.4 | 615496.7 |
| 123 WASHINGTON Street | 169,352 | 223 | 2007 | 1812066.4 | 485002.7 |
| 211 PEARL STREET | 198,500 | 189 | 2007 | 2123950 | 411056.1 |
| 50 FRANKLIN Street | 70,889 | 72 | 2007 | 758512.3 | 156592.8 |
| 475 GREENWICH STREET | 35,580 | 20 | 2007 | 380706 | 43498 |
| 85 WEST BROADWAY | 15,060 | 15 | 2007 | 161142 | 32623.5 |
| 408 GREENWICH Street | 14,967 | 4 | 2007 | 160146.9 | 8699.6 |
| 200 NORTH END AVENUE | 297,625 | 280 | 2008 | 3184587.5 | 608972 |
| 300 NORTH END AVENUE | 199,078 | 191 | 2008 | 2130134.6 | 415405.9 |
| 176 WEST BROADWAY | 42,842 | 16 | 2008 | 458409.4 | 34798.4 |
| 240 WEST BROADWAY | 21,741 | 6 | 2008 | 232628.7 | 13049.4 |
| 276 WATER | 10,722 | 3 | 2008 | 114725.4 | 6524.7 |
| 40 GOLD Street | 48,435 | 56 | 2009 | 518254.5 | 121794.4 |
| 77 READE Street | 45,528 | 27 | 2009 | 487149.6 | 58722.3 |
| 471 WASHINGTON Street | 26,595 | 9 | 2009 | 284566.5 | 19574.1 |
| 281 BROADWAY | 94,260 | 83 | 2010 | 1008582 | 180516.7 |
| 254 FRONT | 27,615 | 40 | 2010 | 295480.5 | 86996 |
| 137 FRANKLIN STREET | 12,127 | 3 | 2011 | 129758.9 | 6524.7 |
| 84 WHITE STREET | 43,300 | 33 | 2012 | 463310 | 71771.7 |
| 113 NASSAU Street | 147,499 | 168 | 2012 | 1578239.3 | 365383.2 |
| 19 PARK PLACE | 44,750 | 29 | 2013 | 478825 | 63072.1 |
| 290 WEST STREET | 32,690 | 13 | 2013 | 349783 | 28273.7 |
| 71 READE STREET | 34,187 | 18 | 2013 | 365800.9 | 39148.2 |
| 11 NORTH MOORE STREET | 57,604 | 18 | 2013 | 616362.8 | 39148.2 |
| 246 FRONT STREET | 9,734 | 6 | 2015 | 104153.8 | 13049.4 |
| 403 GREENWICH STREET | 13,887 | 4 | 2015 | 148590.9 | 8699.6 |
| 56 FULTON STREET | 95,677 | 120 | 2015 | 1023743.9 | 260988 |
| 22 THAMES STREET | 438,837 | 439 | 2016 | 4695555.9 | 954781.1 |
| 114 FULTON STREET | 341,434 | 483 | 2016 | 3653343.8 | 1050476.7 |
| 161 MAIDEN LANE | 166,636 | 80 | 2016 | 1783005.2 | 173992 |
| 264 WEST STREET | 190,478 | 47 | 2016 | 2038114.6 | 102220.3 |
| 111 MURRAY STREET | 400,318 | 157 | 2016 | 4283402.6 | 341459.3 |

| | | | | | |
|---|---|---|---|---|---|
| 34 PARK ROW | 58,112 | 31 | 2016 | 621798.4 | 67421.9 |
| **Total** | **10,424,353** | **8647** | | **111540577.1** | **18806360.3** |

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

Source: NYC PLUTO 17v1.1

***PHX Impact Fee Rate = $3,346/ EDU**(Equivalent Demand Unit)

(Multi Family = 0.65 EDU per dwelling unit)

# Developmental Impact Fee

Manhattan Community Board 01 – (2000 - 2016)

## Residential Database - Conversions

| Address | UnitsRes | ResArea | *SF Impact fee | *PHX Impact Fee |
|---|---|---|---|---|
| 20 EXCHANGE PLACE | 350 | 724299 | 7749999.3 | 761215 |
| 90 WEST STREET | 410 | 357001 | 3819910.7 | 891709 |
| 124 CHAMBERS STREET | 5 | 10359 | 110841.3 | 10874.5 |
| 54 WARREN STREET | 4 | 14500 | 155150 | 8699.6 |
| 60 WARREN STREET | 5 | 25260 | 270282 | 10874.5 |
| 38 WARREN STREET | 24 | 50165 | 536765.5 | 52197.6 |
| 158 CHAMBERS STREET | 5 | 7026 | 75178.2 | 10874.5 |
| 74 WARREN STREET | 17 | 33830 | 361981 | 36973.3 |
| 92 WARREN STREET | 12 | 26445 | 282961.5 | 26098.8 |
| 100 BARCLAY STREET | 157 | 561,157 | 6004379.9 | 341459.3 |
| 18 MURRAY STREET | 5 | 5686 | 60840.2 | 10874.5 |
| 41 WARREN STREET | 6 | 13414 | 143529.8 | 13049.4 |
| 47 MURRAY STREET | 4 | 7206 | 77104.2 | 8699.6 |
| 53 MURRAY STREET | 6 | 15318 | 163902.6 | 13049.4 |
| 17 PARK PLACE | 8 | 15522 | 166085.4 | 17399.2 |
| 50 MURRAY STREET | 389 | 538520 | 5762164 | 846036.1 |
| 49 WARREN STREET | 10 | 18120 | 193884 | 21749 |
| 53 PARK PLACE | 114 | 130100 | 1392070 | 247938.6 |
| 55 MURRAY STREET | 4 | 16805 | 179813.5 | 8699.6 |
| 33 RECTOR STREET | 13 | 27750 | 296925 | 28273.7 |
| 88 GREENWICH STREET | 452 | 315941 | 3380568.7 | 983054.8 |
| 120 GREENWICH STREET | 103 | 67009 | 716996.3 | 224014.7 |
| 75 WEST STREET | 206 | 250471 | 2680039.7 | 448029.4 |
| 82 WASHINGTON STREET | 397 | 324514 | 3472299.8 | 863435.3 |
| 12 JOHN STREET | 16 | 28798 | 308138.6 | 34798.4 |
| 138 FULTON STREET | 4 | 8732 | 93432.4 | 8699.6 |
| 20 JOHN STREET | 3 | 3960 | 42372 | 6524.7 |
| 87 NASSAU STREET | 21 | 46495 | 497496.5 | 45672.9 |
| 71 NASSAU STREET | 52 | 53262 | 569903.4 | 113094.8 |
| 15 BROAD STREET | 372 | 557882 | 5969337.4 | 809062.8 |
| 37 WALL STREET | 290 | 371214 | 3971989.8 | 630721 |
| 53 NASSAU STREET | 3 | 2400 | 25680 | 6524.7 |
| 55 WALL STREET | 107 | 107133 | 1146323.1 | 232714.3 |
| 10 LIBERTY PLACE | 4 | 4065 | 43495.5 | 8699.6 |
| 16 MAIDEN LANE | 5 | 3420 | 36594 | 10874.5 |
| 2 CHASE MANHATTAN PLAZA | 409 | 428409 | 4583976.3 | 889534.1 |
| 15 STONE STREET | 3 | 5461 | 58432.7 | 6524.7 |
| 40 BROAD STREET | 167 | 154437 | 1652475.9 | 363208.3 |
| 32 WATER STREET | 4 | 9807 | 104934.9 | 8699.6 |
| 15 SOUTH WILLIAM STREET | 7 | 4760 | 50932 | 15224.3 |
| 54 STONE STREET | 5 | 19230 | 205761 | 10874.5 |
| 2 WATER STREET | 97 | 126420 | 1352694 | 210965.3 |
| 19 WEST STREET | 138 | 168748 | 1805603.6 | 300136.2 |
| 1 WEST STREET | 490 | 446382 | 4776287.4 | 1065701 |
| 50 PINE STREET | 20 | 28972 | 310000.4 | 43498 |
| 54 PINE STREET | 4 | 6719 | 71893.3 | 8699.6 |

| | | | | |
|---|---|---|---|---|
| 84 WILLIAM STREET | 112 | 104084 | 1113698.8 | 243588.8 |
| 90 WILLIAM STREET | 113 | 112074 | 1199191.8 | 245763.7 |
| 56 PINE STREET | 90 | 58565 | 626645.5 | 195741 |
| 70 PINE STREET | 664 | 941696 | 10076147.2 | 1444133.6 |
| 67 WALL STREET | 220 | 264403 | 2829112.1 | 478478 |
| 63 WALL STREET | 476 | 378531 | 4050281.7 | 1035252.4 |
| 75 WALL STREET | 349 | 316775 | 3389492.5 | 759040.1 |
| 1 WALL STREET COURT | 126 | 82073 | 878181.1 | 274037.4 |
| 180 WATER STREET | 565 | 400950 | 4290165 | 1228818.5 |
| 101 WALL STREET | 51 | 70250 | 751675 | 110919.9 |
| 110 WALL STREET | 205 | 230017 | 2461181.9 | 445854.5 |
| 10 HANOVER SQUARE | 493 | 467404 | 5001222.8 | 1072225.7 |
| 95 WALL STREET | 507 | 443500 | 4745450 | 1102674.3 |
| 102 FULTON STREET | 14 | 22614 | 241969.8 | 30448.6 |
| 120 FULTON STREET | 4 | 3826 | 40938.2 | 8699.6 |
| 120 NASSAU STREET | 4 | 4543 | 48610.1 | 8699.6 |
| 136 WILLIAM STREET | 10 | 10000 | 107000 | 21749 |
| 47 ANN STREET | 12 | 21010 | 224807 | 26098.8 |
| 55 ANN STREET | 3 | 3000 | 32100 | 6524.7 |
| 80 NASSAU STREET | 11 | 25495 | 272796.5 | 23923.9 |
| 111 FULTON STREET | 163 | 152715 | 1634050.5 | 354508.7 |
| 13 PARK ROW | 210 | 190284 | 2036038.8 | 456729 |
| 119 FULTON STREET | 19 | 24735 | 264664.5 | 41323.1 |
| 39 JOHN STREET | 10 | 14800 | 158360 | 21749 |
| 90 NASSAU STREET | 7 | 11060 | 118342 | 15224.3 |
| 135 WILLIAM STREET | 30 | 56738 | 607096.6 | 65247 |
| 105 NASSAU STREET | 9 | 20883 | 223448.1 | 19574.1 |
| 87 JOHN STREET | 160 | 147400 | 1577180 | 347984 |
| 59 JOHN STREET | 73 | 89994 | 962935.8 | 158767.7 |
| 45 JOHN STREET | 84 | 75285 | 805549.5 | 182691.6 |
| 26 CLIFF STREET | 3 | 6400 | 68480 | 6524.7 |
| 116 JOHN STREET | 418 | 330558 | 3536970.6 | 909108.2 |
| 214 FRONT STREET | 96 | 14941 | 159868.7 | 208790.4 |
| 277 WATER STREET | 5 | 6480 | 69336 | 10874.5 |
| 45 PECK SLIP | 1 | 2620 | 28034 | 2174.9 |
| 45 BEEKMAN STREET | 8 | 8818 | 94352.6 | 17399.2 |
| 8 WARREN STREET | 14 | 33365 | 357005.5 | 30448.6 |
| 100 CHAMBERS STREET | 4 | 6436 | 68865.2 | 8699.6 |
| 144 NASSAU STREET | 130 | 141716 | 1516361.2 | 282737 |
| 16 WARREN STREET | 6 | 11734 | 125553.8 | 13049.4 |
| 19 MURRAY STREET | 3 | 8540 | 91378 | 6524.7 |
| 19 WARREN STREET | 8 | 14979 | 160275.3 | 17399.2 |
| 20 WARREN STREET | 4 | 9040 | 96728 | 8699.6 |
| 88 CHAMBERS STREET | 4 | 7015 | 75060.5 | 8699.6 |
| 9 MURRAY STREET | 27 | 60719 | 649693.3 | 58722.3 |
| 90 CHAMBERS STREET | 5 | 8000 | 85600 | 10874.5 |
| 92 CHAMBERS STREET | 4 | 7762 | 83053.4 | 8699.6 |

| | | | | |
|---|---|---|---|---|
| 270 BROADWAY | 87 | 206281 | 2207206.7 | 189216.3 |
| 100 MAIDEN LANE | 336 | 267552 | 2862806.4 | 730766.4 |
| **Total** | **10884** | **12040784** | **128836388.8** | **23671611.6** |

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

Source: ADNY & NYC PLUTO 17v1.1

***PHX Impact Fee Rate = $3,346/ EDU**(Equivalent Demand Unit)

(Multi Family = 0.65 EDU per dwelling unit)

## Conclusions

Though this comprehensive data of Community Board 01 does not include all conversions in Tribeca area, but they include A1- Job type. This database, as a tool, also points toward what other data could be collected and tracked to undertake such a study and also highlights the missing data.

In conclusion, this residential database can be a powerful tool in practicing advocacy and to lobby the different city agencies and officials by providing the numbers and the data to improve service delivery to improve the infrastructure facilities of residents. However, this data as a tool needs to be used in context and needs to be regularly updated as more data becomes available.

New Construction In Manhattan Community District 01 (2000-2016)

Alterations & Conversions In Manhattan Community District 01
(2000-2016)