

# The State of Residential Construction in Manhattan Community Board 5

cb 5

Prepared by Gretchen Minneman for Manhattan Community Board Five

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New York City has seen a tremendous increase in residential development over the past few years. More than 60,000 residential building permits were issued city-wide in 2005 and 2006. In the last two years, there were 17,283 permits for housing units issued in Manhattan alone. According to the NYC Department of Housing Preservation and Development (Sept. 2006), Community Board Five was among the top 6 Community Boards in the city to have the largest number of new units authorized for construction or conversion in 2004 and 2005.

The impact of new residential development on the city's infrastructure has become an increasing concern to Community Board Five. Additionally, the loss of commercial office space, live-work space, and small manufacturing businesses will result in a dramatic change in the character and needs of the area.

With an ever-growing number of applications for conversions to change the use of a building from commercial/office/manufacturing to residential, the Board needs to understand what is happening and where. With this report the Board can now identify areas most impacted by this trend and thereby make informed decisions regarding pending land use applications and proper delivery of city services.

The majority of data used for this report was gathered via New York City's Department of Buildings website. By looking at building permits, the scope and location of development/redevelopment projects can be determined. This information was subsequently plotted on the enclosed map to determine areas of concentration.

## New Residential Construction

- New residential units from 2000 – present that have been built/have been approved to be built: **3,010**
- **2,024** of the units are between 23rd Street and 34th Street. Five of the nine new buildings have more than 250 units.
- 9 buildings are above 34th Street and includes **727** dwelling units
- 5 buildings are below 23rd Street and includes **259** dwelling units



125 West 31st Street: 460 units, 59 stories. This is an as-of-right development. The scale of the surrounding building is the result of purchased air rights from St. Francis of Assisi located adjacent to the development site (the green steeple can be seen in the foreground of the left picture).

## Residential Conversions

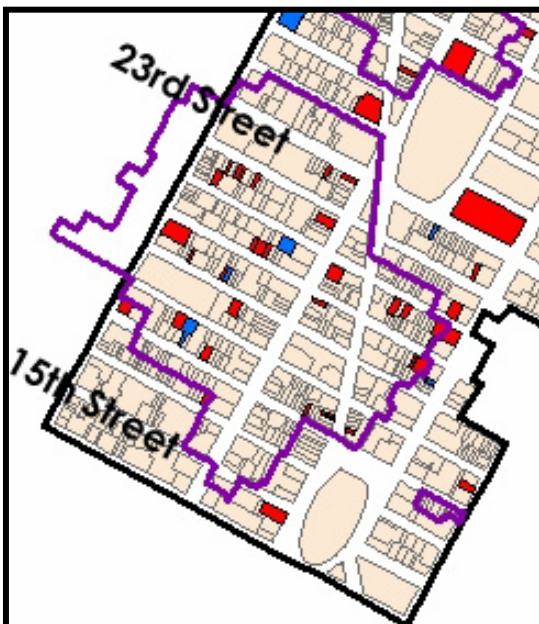
- Total number of new dwelling units produced from former commercial/office/manufacturing space: **1,992 units**
- Total number of converted buildings: **74 buildings**
- Number of converted buildings that have landmark status: **29 buildings**

## Total New Residential and Residential Conversions

- **5,002** dwelling units have been approved for construction between 2000-2007
- Projected more than **8,000** new residents to CB5 if all units built
- **11%** population increase if all units that have been approved by NYC Department of Buildings and City Planning are built

## Where is the development happening?

- Number of Converted Buildings by Location:
  - Above 34th Street: **11 buildings**
  - Between 34th Street and 23rd Street: **30 buildings**
  - Below 23rd Street: **33 buildings**
- Number of new dwelling units in converted buildings:
  - Above 34th Street: **592 units**
  - Between 34th Street and 23rd Street: **910 units**
  - Below 23rd Street: **490 units**



Above: The parcels highlighted in red have received authorization to be converted from office/commercial/manufacturing space to residential. The parcels highlighted in blue are new residential buildings. The purple outline represents the Ladies Mile Historic District.



Above: An example of a typical block in this area.

## Below 23<sup>rd</sup> Street

- **33 conversions** were located below 23rd Street with almost all of them in the Ladies Mile Historic District
- **23 of the buildings** are landmarked
- Total of **490 new dwelling** units equals an estimated close to **950 new residents** between 23rd Street and 14th Street

**Streets with High Concentrations of Conversions:** (it should be noted that attention needs to be given to the entire area below 23rd Street)

- **19<sup>th</sup> Street between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue:**
  - 3 conversions (5 units, 4 units, 63 units)
  - All converted buildings are landmarked
  - 1 new residential building with 14 units
- **20<sup>th</sup> Street between 6<sup>th</sup> Avenue and Park Avenue:**
  - 6 conversions (17 units, 1 units, 3 units, 5 units, 23 units, 7 units)
  - 5 of the 6 converted buildings are landmarked
- **21<sup>st</sup> Street between 6<sup>th</sup> Avenue and Park Avenue**
  - 6 conversions (2 units, 43 units, 13 units, 3 units, 43 units, 110 units)
  - 3 of the 6 converted buildings are landmarked
  - 1 new residential building with 54 units

## The Impacts of New Residential Development

- Commercial/office/manufacturing spaces as well as artist lofts are being converted to residential units in Community Board Five
  - 35 of the 73 converted buildings were previously commercial
  - 22 were office
  - 11 were manufacturing
  - 6 were studios/artist lofts
- This not only drastically changes the character of the community but also creates a challenge for the city and a potential strain on the infrastructure resources and civic services allocated for these areas
- New quality of life issues need to be discussed such as noise control, traffic and parking, and green/park space
- The new developments consist of market rate units making them unaffordable to much of New York City at a time when affordability is a top priority of Mayor Bloomberg and his administration