

Re: AMS Downtown Rezoning Project

Aaron Werner <awerner@akrf.com>

Tue 7/6/2021 5:25 PM

To: Aaron Werner <awerner@akrf.com>

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From: Michael Hanley <michael.hanley@ypd.YonkersNY.gov>

Sent: Tuesday, May 25, 2021 2:18 PM

To: John Mueller <john.mueller@ypd.YonkersNY.gov>; Paul Rice <paul.rice@ypd.YonkersNY.gov>; Patrick G. Curtis <patrick.curtis@ypd.yonkersny.gov>

Cc: Lee Ellman <lee.ellman@YonkersNY.gov>; Aaron Werner <awerner@akrf.com>; Peter Feroe <pferoe@akrf.com>

Subject: RE: AMS Downtown Rezoning Project

Lee,

Since 2012, the downtown Yonkers waterfront has been home to a dramatic rise in new construction. A number of projects (see attached table) resulted in over 1,500 new apartment units being built as well as approximately 70,000 square feet of commercial property opening in the area. These projects were all contained within 401 sector of the 4<sup>th</sup> Precinct. Comparing yearly statistics from 2012 (before this development) to 2020 (when development was fully realized), our calls for service in 401 sector increased 36.1% (from 5,523 to 7,519). Quality of life complaints also surged, with an increase in calls of over 103% (from 902 to 1,837). Even with this significant increase, it's important to keep in mind that 2020, because of the pandemic, was an atypical year and with less people outside their homes, the calls for service are actually lower than they would be under normal circumstances. The proposed new developments in the AMS Downtown Rezoning Project involves an additional 3,556 residential units and almost 135,000 square feet of new commercial/office space. If we use the increase in calls for service from 2012-2020 as a model, we would expect overall calls for service to increase at least another 40-45% with quality of life complaints rising well over 100%. It is difficult to precisely project these figures because quality of life complaints has more of an exponential than a linear relationship with population size/density. That is, as a neighborhood becomes more and more crowded, quality of life complaints would increase at a much greater rate. Increased vehicular traffic presents another challenge, but that would best be analyzed by the City Traffic Engineer. If you need anything else, please let me know.

Mike