

**A. INTRODUCTION**

This chapter assesses the potential impacts of the proposed projects on community facilities and services. The 2014 *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded schools, child care centers, libraries, health care facilities, and fire and police protection services. CEQR methodology focuses on direct effects on community facilities, such as when a facility is physically displaced or altered, and on indirect effects, which could result from increased demand for community facilities and services generated by new users, such as the new population that would result from the proposed projects.

The proposed projects would result in three new mixed-use developments containing residential, retail, and community facility uses. The proposed projects would collectively result in the development of up to 2,775 residential units. Of the total 2,775 units, the proposed projects would facilitate the development of up to 694 permanently affordable housing units,<sup>1</sup> including 200 new units of low-income senior housing and up to 494 permanently affordable non-senior housing units. Although it is the intent of the applicants to collectively provide 200 units of permanently affordable senior housing, for the purposes of a conservative analysis, this chapter also considers a scenario in which these 200 units would not be exclusively for use by seniors.

A preliminary analysis was conducted to determine if the proposed projects would exceed the thresholds established in the *CEQR Technical Manual* for detailed analyses of community facilities. That preliminary analysis identified the need to prepare a detailed analysis of public schools, public libraries, and publicly funded child care facilities. The results of that analysis are provided below.

**PRINCIPAL CONCLUSIONS**

The project sites are located in Community School District (CSD) 1, which is a school district that has an elementary and middle school choice program. Given the small geographic size of the district, DCP, in consultation with SCA, determined that a district-wide analysis that includes CSD 1 and Sub-district 1 is appropriate for the public schools analysis. Therefore, although utilization would increase at the sub-district level, the potential for significant impacts is determined based on an analysis of CSD 1 as a whole. In CSD 1 as a whole (in the scenario that conservatively assumes the 200 permanently affordable units may not be developed

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<sup>1</sup> A portion of the affordable units would be made permanently affordable pursuant to requirements of the “R10 Program,” set forth in Zoning Resolution Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to Regulatory Agreements with the New York City Department of Housing Preservation and Development (HPD) as established in consultation with the applicants. For purposes herein, permanent or permanently affordable housing shall refer to units made permanently affordable both through the R10 Program and the Regulatory Agreements.

exclusively for seniors), the proposed projects would result in a significant adverse impact on public elementary schools, as described below. The proposed actions would not result in any significant adverse impacts to intermediate schools within the sub-district or high schools.

### *PUBLIC SCHOOLS*

#### *Elementary Schools—Sub-District 1 of Community School District (CSD) 1*

In the future with the proposed projects (both scenarios), the elementary school utilization rate in CSD 1, Sub-district 1, would be greater than 100 percent, and the proposed projects would result in an increase to the collective utilization rate of more than five percentage points over the No Action condition. However, given characteristics of the district, the potential for significant impacts is determined based on an analysis focuses of CSD 1 as a whole, as described below.

#### *Elementary Schools—CSD 1, “Choice District”*

In CSD 1, in the scenario that assumes 200 of the permanently affordable units would be for senior housing, the proposed projects would result in an increase of more than five percentage points over the No Action condition, while elementary school utilization would remain just below 100 percent, and therefore would not result in a significant adverse impact. However, in the scenario that conservatively assumes the 200 permanently affordable units may not be developed exclusively for seniors, the proposed projects would result in an increase of more than five percentage points over the No Action condition and elementary school utilization would be just over 100 percent. Therefore, in this scenario, the proposed projects would result in a significant adverse impact on public elementary schools in CSD 1 as a whole.

#### *Intermediate Schools—Sub-District 1 of CSD 1*

In the future with the proposed projects (both scenarios), while the intermediate school collective utilization rate would increase by more than five percentage points over the No Action condition, intermediate school utilization in Community School District 1, Sub-district 1, would remain below 100 percent. Therefore, the proposed projects would not result in a significant adverse impact to intermediate schools within the sub-district.

#### *High Schools*

In the future with the proposed projects (both scenarios), the utilization of public high schools would remain below 100 percent, and the proposed projects would not result in an increase of five percentage points or more in the collective utilization rates. Therefore, the proposed projects would not result in a significant adverse impact on high schools.

### *PUBLIC LIBRARIES*

The proposed projects would not result in any significant adverse libraries impacts.

For the libraries within the study area (Seward Park Library, Chatham Square Library, and Hamilton Fish Park Library), the catchment area population increases attributable to the proposed projects are below the five percent threshold cited in the *CEQR Technical Manual*. Therefore, the proposed projects would not result in a noticeable change in the delivery of library services.

### *PUBLICLY FUNDED CHILD CARE FACILITIES*

The proposed projects would result in significant adverse impacts to publicly funded child care facilities in the scenario that conservatively assumes that 200 units of permanently affordable senior units would not be developed exclusively for seniors.

In the future with the proposed projects, in the scenario that assumes 200 of the permanently affordable units would be for senior housing, publicly funded child care facilities in the study area would operate over capacity; however, the proposed projects would not result in an increase in demand of more than five percentage points over the No Action condition. Therefore, the proposed projects would not result in a significant adverse impact on child care facilities. However, in the scenario that conservatively assumes the 200 permanently affordable units may not be developed exclusively for seniors, child care facilities in the study area would operate over capacity and the increase in the utilization rate would be over five percentage points. Therefore, in the latter scenario, the proposed projects would result in a significant adverse impact on child care facilities.

## **B. PRELIMINARY SCREENING ANALYSIS**

This analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* methodologies and the latest data and guidance from agencies such as the New York City Department of Education (DOE) and the New York City Department of City Planning (DCP).

The purpose of the preliminary screening analysis is to determine whether a community facilities assessment is required. As recommended by the *CEQR Technical Manual*, a community facilities assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this “direct” effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. New population added to an area as a result of a project would use existing services, which may result in potential “indirect” effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population, there may be effects on public schools, libraries, or publicly funded child care centers.

### **DIRECT EFFECTS**

The proposed projects would not displace or otherwise directly affect any public schools, child care centers, libraries, health care facilities, or police and fire protection services facilities. Although a child care facility is located on Site 4 (4A/4B), the proposed projects would not displace this facility. Therefore, a direct effects analysis for community services is not warranted.

### **INDIRECT EFFECTS**

The *CEQR Technical Manual* provides thresholds for guidance in making an initial determination of whether a detailed analysis is necessary to determine potential impacts due to indirect effects on community facilities resulting from the proposed projects. **Table 4-1** lists those analysis thresholds for each community facility type. If a project exceeds the threshold for a specific facility type, a more detailed analysis is warranted.

**Table 4-1**  
**Preliminary Screening Analysis Criteria: Manhattan**

Community Facility	Threshold For Detailed Analysis
Public schools	More than 50 elementary/intermediate school or 150 high school students. In Manhattan, the minimum number of residential units that triggers a detailed elementary/intermediate analysis is 310, and the minimum number of residential units that triggers a detailed high school analysis is 2,492.
Libraries	Greater than five percent increase in ratio of residential units to libraries in borough. In Manhattan, the minimum number of residential units that triggers a detailed analysis is 901.
Health care facilities (outpatient)	Introduction of sizeable new neighborhood where none existed before <sup>1</sup>
Child care centers (publicly funded)	More than 20 eligible children based on number of low- and low/moderate-income units by borough. In Manhattan, the minimum number of affordable units that triggers a detailed analysis is 170.
Fire protection	Introduction of sizeable new neighborhood where none existed before <sup>1</sup>
Police protection	Introduction of sizeable new neighborhood where none existed before <sup>1</sup>
<b>Note:</b> <sup>1</sup> The 2014 <i>CEQR Technical Manual</i> cites the Hunter's Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunter's Point South project would introduce approximately 5,000 new residential units to the Hunter's Point South waterfront in Long Island City, Queens. <b>Source:</b> 2014 <i>CEQR Technical Manual</i> .	

The proposed projects would result in three new mixed-use developments containing residential, retail, and community facility uses. The proposed projects would result in the development of up to 2,775 residential units, of which up to 694 units are anticipated to be permanently affordable, including 200 new units of low-income senior housing and up to 494 permanently affordable non-senior housing units.

Based on the screening criteria in **Table 4-1**, detailed assessments of public schools (elementary, intermediate, and high schools), public libraries, and publicly funded child care centers are warranted. The proposed projects would not result in direct effects on health care facilities or police and fire services, nor would they create a sizeable new neighborhood where none existed before; therefore, a detailed analysis of indirect effects on health care facilities and police and fire serves are not warranted.

## C. PUBLIC SCHOOLS

### METHODOLOGY

This analysis assesses the potential effects of the proposed projects on public schools serving the project sites. Following the methodologies in the *CEQR Technical Manual*, the study area for an analysis of elementary and intermediate schools is the school district's sub-district (also known as regions or school planning zones) in which the project is located. The proposed projects are located in Sub-district 1 of CSD 1 (see **Figure 4-1**). It should be noted that CSD 1 has an elementary and intermediate school choice program, which means there are no zoned elementary or intermediate schools in the district and students are allowed to apply to any elementary and intermediate school within CSD 1. Out of 32 community school districts in New York City, CSD 1 is one of three that has an elementary school choice program. Given the small geographic size of the district, DCP, in consultation with SCA, has determined that a district-wide analysis is appropriate for assessing the significance of the impact. Accordingly, the study area includes the school district as well as Sub-district 1. High school students routinely travel outside their neighborhoods for school; therefore, the *CEQR Technical Manual* provides for environmental



Project Sites

Boundary of Two Bridges LSRD

Community School District (CSD 1) Boundary

CSD 1 Sub-District Boundary

Public School

0 1,000 FEET

review on a borough-wide basis and the study area for high schools is the entire borough of Manhattan.

CSD 1 has a long-standing policy on school choice. Children living in CSD 1 have priority to attend all schools in the district. Based on a ranking system, students are given the opportunity to list up to 12 school choices on a kindergarten application. The DOE makes efforts to give an offer to the highest ranking choice on each application. However, since many programs have more applicants than seats, an offer is made to families with the highest priority to go to that school. This means a school would make offers to families living in CSD 1 before making an offer to someone living outside of the district. A school will have a kindergarten waitlist when there are more students that apply than kindergarten seats available at the school. Applicants are automatically added to the waitlist for any school ranked higher on their application than the school where an offer was received.

Since the project sites are located within a school district that has an elementary and/or middle school choice program, and because of the small geographic size of the district, an analysis of the whole district is appropriate. CSD 1 is one of the smallest school districts within the City, which allows for greater mobility within the district, and facilitates students taking advantage of school choice. While there are some schools in the district that are overutilized, this does not necessarily speak to lack of school choice, but rather, may reflect students opting to attend higher performing schools in the district.

In accordance with the *CEQR Technical Manual*, this analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools in the sub-district study area and New York City School Construction Authority (SCA) projections of future enrollment. Specifically, the existing conditions analysis uses data provided in the DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2016–2017* edition. Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA's Capital Planning Division on the number of new housing units. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential projects in the schools' study area to DOE's projected enrollment, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in its enrollment projections. Statistical Forecasting's enrollment projections for years 2016 through 2025—the most recent data currently available—were provided by DCP. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential projects planned for the study area. Therefore, the estimated student population from the other new projects expected to be completed within the study area are obtained from SCA's Capital Planning Division and are added to the projected enrollment to ensure a more conservative prediction of future enrollment and utilization. In addition, new capacity from any new school projects identified in the DOE Five-Year Capital Plan are included if construction has begun, or if deemed appropriate to include in the analysis by the lead agency and SCA.

The effect of the new students introduced by the proposed projects on the capacity of schools within the study area is then evaluated. According to the *CEQR Technical Manual*, a significant adverse impact may occur if the proposed projects would result in both of the following conditions:

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area, or high schools in the borough-wide study area, that is equal to or greater than 100 percent in the With Action condition; and

2. An increase of five percentage points or more in the collective utilization rate between the No Action and With Action conditions.

### EXISTING CONDITIONS

#### *ELEMENTARY SCHOOLS—SUB-DISTRICT 1 OF CSD 1*

Three elementary schools serve Sub-district 1/CSD 1 (see **Figure 4-1**). As shown in **Table 4-2**, elementary schools in the sub-district have a total enrollment of 1,155 students and are currently operating at 75.6 percent utilization, with a surplus of 373 seats. There is no zoned elementary school for the project sites; the school district has an elementary school choice program, which allows students to apply to any elementary school within CSD 1.

#### *ELEMENTARY SCHOOLS—CSD 1, “CHOICE DISTRICT”*

As discussed above, because the project sites are located within a school district that has an elementary and middle school choice program, and because of the district’s small geographic size, an analysis of the whole district is warranted.

As shown on **Figure 4-2** and in **Table 4-3**, 16 elementary schools serve CSD 1. Elementary schools in the CSD have a total enrollment of 4,862 students and are currently operating at 80.6 percent utilization, with a surplus of 1,174 seats. As described above, while there are some schools in the district that are overutilized, this does not necessarily reflect overcrowding within the entire district or lack of school choice, but rather, may reflect students opting to attend higher performing schools within the district. It should be noted that these overutilized schools are farther from the project sites. For example, The Earth School, located at 600 East 6th Street, has an existing elementary school utilization of 141.5 percent. Based on the DOE NYC School Survey Report, the Earth School received above average positive ranking responses for a supportive environment, collaborative teachers, effective school leadership, strong family-community ties, and trust.<sup>2</sup> The school exceeded City-wide responses in each category and also exceeded average State test scores in the City.<sup>3</sup> Similarly, the East Village Community School, located at 610 East 12th Street, has an existing elementary school utilization of 131.8 percent. The average State test scores at East Village Community School also exceed City averages and this school received above average positive ranking responses for strong family-community ties.<sup>4</sup>

#### *INTERMEDIATE SCHOOLS—SUB-DISTRICT 1 OF CSD 1*

According to DOE’s 2016–2017 school year enrollment figures, two intermediate schools serve Sub-district 1/CSD 1 (see **Figure 4-1** and **Table 4-2**).

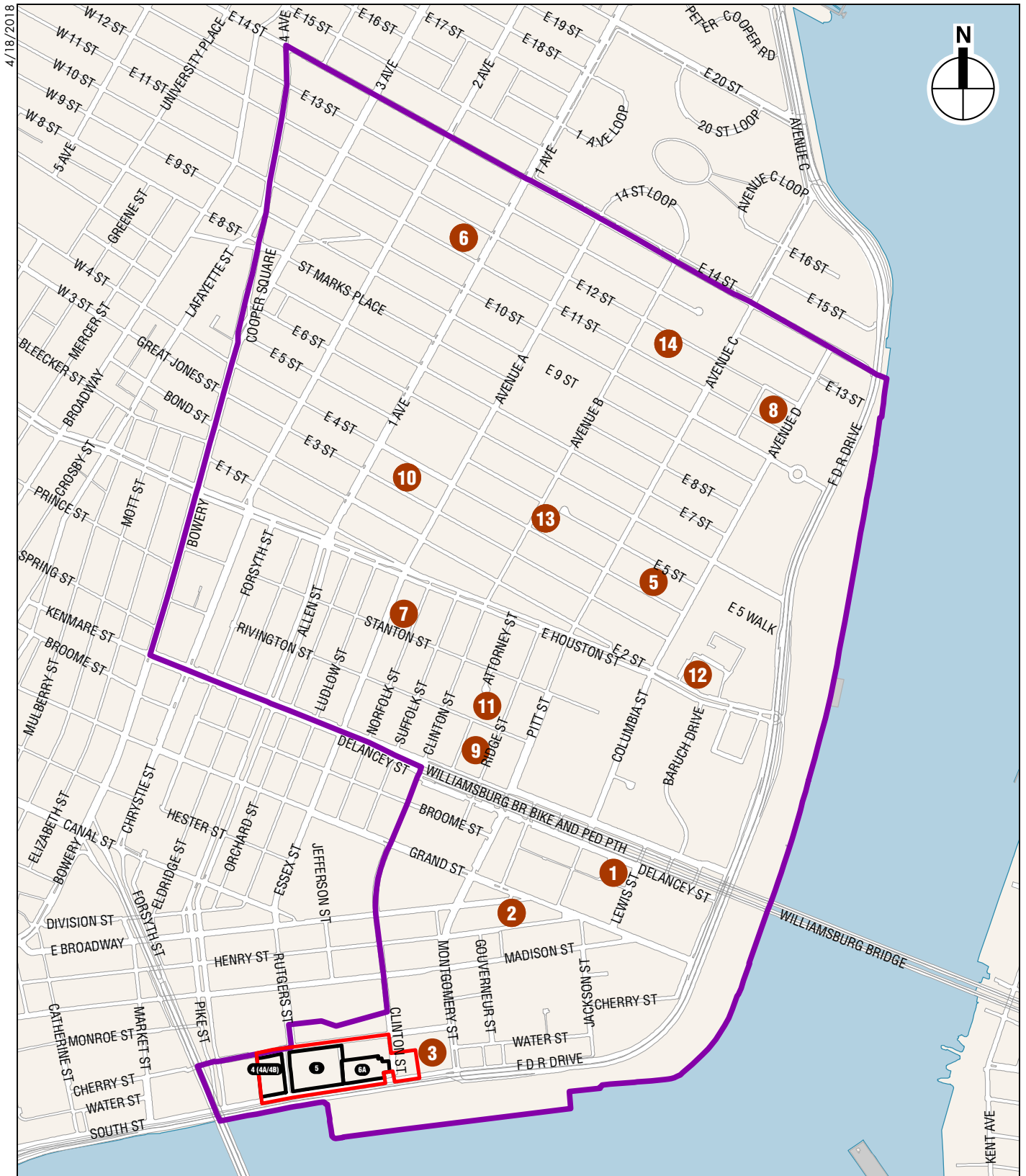
As shown in **Table 4-2**, intermediate schools in the sub-district have a total enrollment of 488 students and are currently operating at 66.5 percent utilization, with a surplus of 246 seats. There is no zoned intermediate school for the project sites; the school district has an intermediate school choice program, which allows students to apply to any intermediate school within CSD 1.

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<sup>2</sup> [http://schools.nyc.gov/OA/SchoolReports/2015-16/Survey\\_2016\\_M364.pdf](http://schools.nyc.gov/OA/SchoolReports/2015-16/Survey_2016_M364.pdf)

<sup>3</sup> [http://schools.nyc.gov/OA/SchoolReports/2015-16/School\\_Quality\\_Snapshot\\_2016\\_EMS\\_M364.pdf](http://schools.nyc.gov/OA/SchoolReports/2015-16/School_Quality_Snapshot_2016_EMS_M364.pdf)

<sup>4</sup> [http://schools.nyc.gov/OA/SchoolReports/2015-16/Survey\\_2016\\_M315.pdf](http://schools.nyc.gov/OA/SchoolReports/2015-16/Survey_2016_M315.pdf);  
[http://schools.nyc.gov/OA/SchoolReports/2015-16/School\\_Quality\\_Snapshot\\_2016\\_EMS\\_M315.pdf](http://schools.nyc.gov/OA/SchoolReports/2015-16/School_Quality_Snapshot_2016_EMS_M315.pdf)



Project Sites

Boundary of Two Bridges LSRD

Community School District (CSD 1) Boundary

Public School

0 2,000 FEET



## HIGH SCHOOLS

DOE does not require high school students to attend a specific high school in their neighborhood. High school students may attend any of the schools within any borough of the City, based on seating availability and admissions criteria.

Throughout Manhattan, total high school enrollment for the 2016–2017 school year was approximately 60,406 students with an overall utilization of 88.7 percent and a surplus of 7,717 seats (see **Table 4-2**). For informational purposes, there are two high schools located in Sub-district 1/CSD 1.

**Table 4-2**  
**Public Schools Serving the Sub-district 1 of CSD 1**  
**Enrollment and Capacity Data, 2016–2017 School Year**

Map No.	Name	Address	Enrollment	Capacity	Available Seats	Utilization
<b>Elementary Schools</b>						
1	P.S. 110 (Florence Nightingale)	285 Delancey Street	383	379	-4	101.1%
2	P.S. 134 (Henrietta Szold)	293 East Broadway	354	641	287	55.2%
3	P.S. 184M (Shuang Wen) (P.S. Component)	327 Cherry Street	418	508	90	82.3%
<b>Sub-district 1 of CSD 1 Elementary School Total</b>			<b>1,155</b>	<b>1,528</b>	<b>373</b>	<b>75.6%</b>
<b>Intermediate Schools</b>						
3	P.S. 184M (Shuang Wen) (I.S. Component)	327 Cherry Street	254	308	54	82.5%
4	I.S. 332—University Neighborhood Middle School	220 Henry Street	234	426	192	54.9%
<b>Sub-district 1 of CSD 1 Intermediate School Total</b>			<b>488</b>	<b>734</b>	<b>246</b>	<b>66.5%</b>
<b>High Schools</b>						
4	J.H.S. 292—Henry Street School for International Studies (H.S. Component)	220 Henry Street	140	366	226	38.3%
5	University Neighborhood H.S.	200 Monroe Street	392	656	264	59.8%
<b>Sub-district 1 of CSD 1 High School Total</b>			<b>532</b>	<b>1,022</b>	<b>490</b>	<b>52.1%</b>
<b>Borough of Manhattan High School Total</b>			<b>60,406</b>	<b>68,123</b>	<b>7,717</b>	<b>88.7%</b>
<b>Note: See Figure 4-1.</b>						
<b>Source: DOE Utilization Profiles: Enrollment/Capacity/Utilization, 2016–2017.</b>						

**Table 4-3**  
**Elementary Schools Serving CSD 1**  
**Enrollment and Capacity Data, 2016–2017 School Year**

Map No.	Name	Address	Enrollment	Capacity	Available Seats	Utilization
<b>Elementary Schools</b>						
1	P.S. 110 (Florence Nightingale)	285 Delancey Street	383	379	-4	101.1%
2	P.S. 134 (Henrietta Szold)	293 East Broadway	354	641	287	55.2%
3	P.S. 184M (Shuang Wen) (P.S. Component)	327 Cherry Street	418	508	90	82.3%
5	P.S. 15 (Roberto Clemente)	333 East 4th Street	178	270	92	65.9%
6	P.S. 19 (Asher Levy)	185 1st Avenue	271	389	118	69.7%
7	P.S. 20 (Anna Silver)	166 Essex Street	540	796	256	67.8%
8	P.S. 34 (Franklin D. Roosevelt) (P.S. Component)	730 East 12th Street	191	221	30	86.4%
9	P.S. 142 (Amalia Castro)	100 Attorney Street	356	567	211	62.8%
10	P.S. 63 (The Star Academy)	121 East 3rd Street	200	283	83	70.7%
10	Neighborhood School	121 East 3rd Street	304	286	-18	106.3%
11	P.S. 140 (Nathan Straus) (P.S. Component)	123 Ridge Street	196	258	62	76.0%
12	P.S. 188 (The Island School) (P.S. Component)	442 East Houston Street	283	387	104	73.1%
13	P.S. 64 (Robert Simon)	600 East 6th Street	247	362	115	68.2%
13	Earth School	600 East 6th Street	331	234	-97	141.5%
14	The East Village Community School	610 East 12th Street	315	239	-76	131.8%
14	The Children's Workshop School	610 East 12th Street	295	216	-79	136.6%
<b>CSD 1 Elementary School Total</b>			<b>4,862</b>	<b>6,036</b>	<b>1,174</b>	<b>80.6%</b>
<b>Note: See Figure 4-2.</b>						
<b>Source: DOE Utilization Profiles: Enrollment/Capacity/Utilization, 2016–2017.</b>						

## FUTURE WITHOUT THE PROPOSED PROJECTS

The latest available enrollment projections for Sub-district 1/CSD 1 and CSD 1 as a whole in 2021 were used to form the baseline projected enrollment in the No Action condition, shown in **Table 4-4** in the column titled “Projected Enrollment in 2021.” The students introduced by other No Action projects are added to this baseline projected enrollment using the SCA No Action student numbers for Sub-district 1/CSD 1 and CSD 1 as a whole (derived from the SCA’s “Projected New Housing Starts”). These students are represented in the column titled “Students Introduced by Residential Projects in the Future without the Proposed Projects” in **Table 4-4**.

According to DOE’s *2015–2019 Proposed Five-Year Capital Plan, Amended November 2017*, no changes to elementary or intermediate school capacity in Sub-district 1/CSD 1 or CSD 1 as a whole are currently anticipated. The Panel for Educational Policy has approved the proposed co-location of a charter school within M056 located at 220 Henry Street, in addition to the consolidation of CASTLE and middle school grades of Henry Street Secondary School for International Studies with University Neighborhood Middle school.<sup>5</sup> These consolidations have already taken place and are reflected in the 2016–2017 school year data. There are DOE-approved plans for consolidation and co-location of schools in Sub-district 1/CSD 1 and CSD 1 as a whole; however, no other approvals are anticipated to meaningfully change capacity in the area.<sup>6</sup>

**Table 4-4**  
**Projected Estimated Number of New Students**  
**Introduced by Development in the No Action Condition**

Study Area	Projected Enrollment in 2021	Students Introduced by Residential Projects in the Future without the Proposed Projects	Total Future Enrollment	Capacity	Available Seats	Utilization
<b>Elementary Schools</b>						
Sub-district 1 of CSD 1	1,179 <sup>1</sup>	189	1,368	1,528	160	89.5%
CSD 1	5,360	358	5,718	6,036	318	94.7%
<b>Intermediate Schools</b>						
Sub-district 1 of CSD 1	431 <sup>1</sup>	22	453	734	281	61.7%
<b>High Schools</b>						
Borough of Manhattan	57,789	3,885 <sup>2</sup>	61,674	68,123	6,449	90.5%
<b>Notes:</b> <sup>1</sup> Elementary and intermediate school enrollment in the sub-district study area in 2021 was calculated by applying SCA-supplied percentages for the sub-district to the relevant district enrollment projections. For Sub-district 1/CSD 1, the district’s 2021 elementary enrollment projection of 5,360 was multiplied by 21.99 percent. The district’s intermediate enrollment projection of 2,356 was multiplied by 18.29 percent. <sup>2</sup> High school students introduced by residential projects for the borough were calculated from SCA’s Projected New Housing Starts for the 2015–2019 Five-Year Capital Plan. All Manhattan CSDs were combined for a total number of units and multiplied by 0.06, the student generation rate provided in the <i>CEQR Technical Manual</i> for high school students per housing unit in Manhattan, to obtain the number of projected high school students. <b>Sources:</b> <i>Enrollment Projections 2016–2025</i> New York City Public Schools by Statistical Forecasting; DOE <i>Utilization Profiles: Enrollment/Capacity/Utilization 2016–2017 School Year</i> ; DOE <i>2015–2019 Proposed Five-Year Capital Plan, Amended November 2017</i> ; School Construction Authority.						

<sup>5</sup> [http://schools.nyc.gov/NR/ronlyres/EEBE7C2C-ACC7-458A-B3DB-1094D109D2F8/195357/RevisedProposedConsolidationofM322M345M292EIS\\_vfin.pdf](http://schools.nyc.gov/NR/ronlyres/EEBE7C2C-ACC7-458A-B3DB-1094D109D2F8/195357/RevisedProposedConsolidationofM322M345M292EIS_vfin.pdf)

<sup>6</sup> <http://schools.nyc.gov/NR/ronlyres/7AC20E2C-5933-4F54-806B-DA19BE3A9C55/149374/914HSM446v29FINAL.pdf>; <http://schools.nyc.gov/NR/ronlyres/4AE3D9CE-7A42-42D0-A3FF-DA8C799E57AE/189027/Consolidationof01M134with01M137vfinal1.pdf>; [http://schools.nyc.gov/NR/ronlyres/2F15F9EF-F581-47B1-9F07-7E34563ED81E/0/EIS\\_GPMS\\_Revision\\_final.pdf](http://schools.nyc.gov/NR/ronlyres/2F15F9EF-F581-47B1-9F07-7E34563ED81E/0/EIS_GPMS_Revision_final.pdf); [http://schools.nyc.gov/NR/ronlyres/E28AC904-B438-4180-B163-07EDAE0E67E3/0/EIS\\_GPLS\\_revised\\_vfinal.pdf](http://schools.nyc.gov/NR/ronlyres/E28AC904-B438-4180-B163-07EDAE0E67E3/0/EIS_GPLS_revised_vfinal.pdf)

***ELEMENTARY SCHOOLS—SUB-DISTRICT 1 OF CSD 1***

As shown in **Table 4-4**, the total No Action condition enrollment in the sub-district is projected to be 1,368 elementary students. Elementary schools in the sub-district study area would operate under capacity (89.5 percent utilization) with a surplus of 160 seats in the future without the proposed projects.

***ELEMENTARY SCHOOLS—CSD 1, “CHOICE DISTRICT”***

As shown in **Table 4-4**, the total No Action condition enrollment for CSD 1 as a whole is projected to be 5,718 elementary students. Elementary schools in CSD 1 would operate under capacity (94.7 percent utilization) with a surplus of 318 seats in the future without the proposed projects.

***INTERMEDIATE SCHOOLS—SUB-DISTRICT 1 OF CSD 1***

As shown in **Table 4-4**, the total No Action condition enrollment in the sub-district is projected to be 453 intermediate students. Intermediate schools in the sub-district study area would operate under capacity (61.7 percent utilization) with a surplus of 281 seats in the future without the proposed projects.

***HIGH SCHOOLS***

As shown in **Table 4-4**, the total No Action condition enrollment in Manhattan is projected to be 61,674 high school students. High schools in Manhattan would operate under capacity (90.5 percent utilization) with a surplus of 6,449 seats in the future without the proposed projects.

**FUTURE WITH THE PROPOSED PROJECTS**

The proposed projects would result in up to 2,575 residential units over the No Action condition, excluding the potential 200 senior units associated with Site 5 and Site 6A. Senior units have been excluded for this analysis because they are not anticipated to generate students in the study area. The 2,575 residential units would introduce approximately 309 elementary students, 103 intermediate students, and 155 high school students (see **Table 4-5**).

As described above, although it is the intent of the applicants to collectively provide 200 units of permanently affordable senior housing, for the purposes of a conservative analysis, this chapter also considers a scenario in which these 200 units would not be exclusively for use by seniors. In this scenario, all 2,775 of the proposed units could generate students, and thus the proposed projects would introduce approximately 333 elementary students, 111 intermediate students, and 167 high school students (see **Table 4-6**), based on the *CEQR Technical Manual* multipliers.

**Table 4-5**

**Estimated Public School Enrollment, Capacity, and Utilization  
Future with the Proposed Projects  
(Senior Units Excluded)**

Study Area	No Action Enrollment	Students Introduced by the Proposed Projects	Total With Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No Action
<b>Elementary Schools</b>							
Sub-district 1 of CSD 1	1,368	309	1,677	1,528	-149	109.7%	20.2%
CSD 1	5,718	309	6,027	6,036	9	99.9%	5.1%
<b>Intermediate Schools</b>							
Sub-district 1 of CSD 1	453	103	556	734	178	75.7%	14.0%
<b>High Schools</b>							
Borough of Manhattan	61,674	155	61,829	68,123	6,294	90.8%	0.2%
<b>Sources:</b> Enrollment Projections 2016–2025 New York City Public Schools by Statistical Forecasting; DOE Utilization Profiles: Enrollment/Capacity/Utilization 2016–2017 School Year; DOE 2015–2019 Proposed Five-Year Capital Plan, Amended November 2017; School Construction Authority.							

**Table 4-6**

**Estimated Public School Enrollment, Capacity, and Utilization  
Future with the Proposed Projects  
(All Units Included)**

Study Area	No Action Enrollment	Students Introduced by the Proposed Projects	Total With Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No Action
<b>Elementary Schools</b>							
Sub-district 1 of CSD 1	1,368	333	1,701	1,528	-173	111.3%	21.8%
CSD 1	5,718	333	6,051	6,036	-15	100.3%	5.5%
<b>Intermediate Schools</b>							
Sub-district 1 of CSD 1	453	111	564	734	170	76.8%	15.1%
<b>High Schools</b>							
Borough of Manhattan	61,674	167	61,841	68,123	6,282	90.8%	0.2%
<b>Sources:</b> Enrollment Projections 2016–2025 New York City Public Schools by Statistical Forecasting; DOE Utilization Profiles: Enrollment/Capacity/Utilization 2016–2017 School Year; DOE 2015–2019 Proposed Five-Year Capital Plan, Amended November 2017; School Construction Authority.							

#### *ELEMENTARY SCHOOLS—SUB-DISTRICT 1 OF CSD 1*

In the future with the proposed projects (excluding the potential senior units), total elementary school enrollment of Sub-district 1/CSD 1 would increase by 309 students to 1,677 (109.7 percent utilization) with a deficit of 149 seats. With the inclusion of all units in the future with the proposed projects, total elementary school enrollment of Sub-district 1/CSD 1 would increase by 333 students to 1,701 (111.3 percent utilization) with a deficit of 173 seats.

Generally, a significant adverse impact may occur if the proposed projects would result in both of the following conditions: (1) a utilization rate in the sub-district study area that is equal to or greater than 100 percent in the future with the proposed projects; and (2) an increase of five percentage points or more in the collective utilization rate between the future without and the future with the proposed projects' conditions. However, as detailed above, because this is a "choice district" and given the small geographic size of the district, DCP, in consultation with SCA, has determined that a district-wide analysis is appropriate for assessing the significance of the impact.

Elementary school utilization in Sub-district 1/CSD 1 would increase by 20.2 and 21.8 percentage points over the No Action condition, respectively, with the potential senior units

excluded and included in the analysis. Thus, the collective utilization rate would be greater than 100 percent, and the proposed projects would result in an increase of more than five percentage points over the No Action condition. However, given characteristics of the district, the potential for significant impacts is determined based on an analysis of CSD1 as a whole, as described below.

#### *ELEMENTARY SCHOOLS—CSD 1, “CHOICE DISTRICT”*

In the future with the proposed projects (excluding the potential senior units), total elementary school enrollment in CSD 1 would increase by 309 students to 6,027 (99.9 percent utilization) with a surplus of 9 seats. Elementary school utilization in CSD 1 would increase by 5.1 percentage points over the No Action condition.

With the inclusion of all units in the future with the proposed projects, total elementary school enrollment in CSD 1 would increase by 333 students to 6,051 (100.3 percent utilization), with a deficit of 15 seats. Elementary school utilization in CSD 1 would increase by 5.5 percentage points over the No Action condition.

In the scenario that assumes 200 of the permanently affordable units would be for senior housing, the proposed projects would result in an increase of more than five percentage points over the No Action condition, while elementary school utilization would remain just below 100 percent, and therefore would not result in a significant adverse impact. However, in the scenario that conservatively assumes the 200 permanently affordable units may not be developed exclusively for seniors, the proposed projects would result in an increase of more than five percentage points over the No Action condition and elementary school utilization would be just over 100 percent. Therefore, in this scenario, the proposed projects would result in a significant adverse impact on public elementary schools. Possible mitigation measures are discussed in Chapter 21, “Mitigation.”

#### *INTERMEDIATE SCHOOLS—SUB-DISTRICT 1 OF CSD 1*

In the future with the proposed projects (excluding the potential senior units), total intermediate school enrollment of Sub-district 1/CSD 1 would increase by 103 students to 556 (75.7 percent utilization) with a surplus of 178 seats. Intermediate school utilization would increase by 14.0 percentage points over the No Action condition.

With the inclusion of all units in the future with the proposed projects, total intermediate school enrollment of Sub-district 1/CSD 1 would increase by 111 students to 564 (76.8 percent utilization), with a surplus of 170 seats. Intermediate school utilization would increase by 15.1 percentage points over the No Action condition.

Although the proposed projects would result in an increase to the collective utilization rate of more than five percentage points over the No Action condition in either scenario, intermediate school utilization would remain below 100 percent. Therefore, the proposed projects would not result in a significant adverse impact to intermediate schools.

#### *HIGH SCHOOLS*

In the future with the proposed projects, the total high school enrollment in Manhattan would increase by 155 students to 61,829 (90.8 percent utilization) with a surplus of 6,294 seats. High school utilization would increase by 0.2 percentage points over the No Action condition. With the inclusion of all units in the future with the proposed projects, the total high school enrollment

in Manhattan would increase by 167 students to 61,841 (90.8 percent utilization) with a surplus of 6,282 seats. High school utilization would increase by 0.2 percentage points over the No Action condition.

The utilization of high schools would remain below 100 percent and would not result in an increase of five percentage points or more in the collective utilization rate between the future without the proposed projects and the future with the proposed projects. Therefore, the proposed projects would not result in a significant adverse impact on high schools in either scenario.

## D. PUBLIC LIBRARIES

### METHODOLOGY

According to the *CEQR Technical Manual*, a libraries analysis should focus on branch libraries and not on the major research or specialty libraries that may fall within a study area. Service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than ¾-mile (the library's "catchment area"). This libraries analysis compares the population generated by the proposed projects with the catchment area population of libraries available within an approximately ¾-mile area around the project sites.

To determine the existing population of each library's catchment area, American Community Survey 2012–2016 data was assembled for all census tracts that fall primarily within ¾-mile of each library. The catchment area population in the future without the proposed projects was estimated by multiplying the number of new residential units in projects located within the ¾-mile catchment area that are expected to be complete by 2021 by an average household size of 2.15, based on the average household size for Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division—NYC Department of City Planning [Dec 2011]). The catchment area population in the future with the proposed projects was estimated by adding the incremental population that would result from the proposed projects, beyond what would be generated on site in the No Action condition. An average household size of 2.15 was assumed for the With Action condition.<sup>7</sup>

New population in the future without the proposed projects and future with the proposed projects was added to the existing catchment area population. According to the *CEQR Technical Manual*, if a project would increase the libraries' catchment area population by five percent or more and this increase would impair the delivery of library services in the study area, a significant impact could occur.

### EXISTING CONDITIONS

The project sites are served by the New York Public Library (NYPL) system, which includes 88 neighborhood branches and four research libraries located in Manhattan, the Bronx, and Staten Island (Queens and Brooklyn have separate library systems).

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<sup>7</sup> Although the potential senior units are assumed to have a lower average household size (1.5 persons/unit), for the purposes of a conservative analysis, all units were analyzed at the larger (2.15 persons/unit) average household size.

Three NYPL neighborhood libraries are located within ¼-mile of the project sites (see **Figure 4-3**). The Seward Park Library is located to the north at East Broadway and Jefferson Street; the Chatham Square Library is located at East Broadway near Catherine Street; and the Hamilton Fish Park Library is located at East Houston Street and Columbia Street. **Table 4-7** provides the number of holdings for each library and the total catchment area population served by each library. Each of the branch libraries offers a wide selection of reading materials for people of all ages as well as computers with free internet access. It should be noted that residents can go to any NYPL branch and order books from any of the other library branches. The three public libraries serving the study area are described in more detail below.

**Table 4-7**  
**Public Libraries Serving the Study Area**

Map No.	Library Name	Address	Holdings	Catchment Area Population	Holdings per Resident
1	Seward Park	192 East Broadway	103,565	115,506	0.90
2	Chatham Square	33 East Broadway	101,371	109,080	0.93
3	Hamilton Fish Park Library	415 East Houston Street	65,602	123,869	0.53

**Note:** See **Figure 4-3**.  
**Sources:** NYPL (2014); American Community Survey 2012–2016 Five-Year Estimates.

The Seward Park Library, one of 65 libraries built with funds contributed by Andrew Carnegie, has served the neighborhood since the early twentieth century. The Seward Park Library was extensively renovated in 2004; the renovation added more modern amenities while maintaining the library's historical features. The branch library serves a catchment area population of 115,506 with approximately 103,565 holdings, and therefore has a ratio of 0.90 holdings per resident.

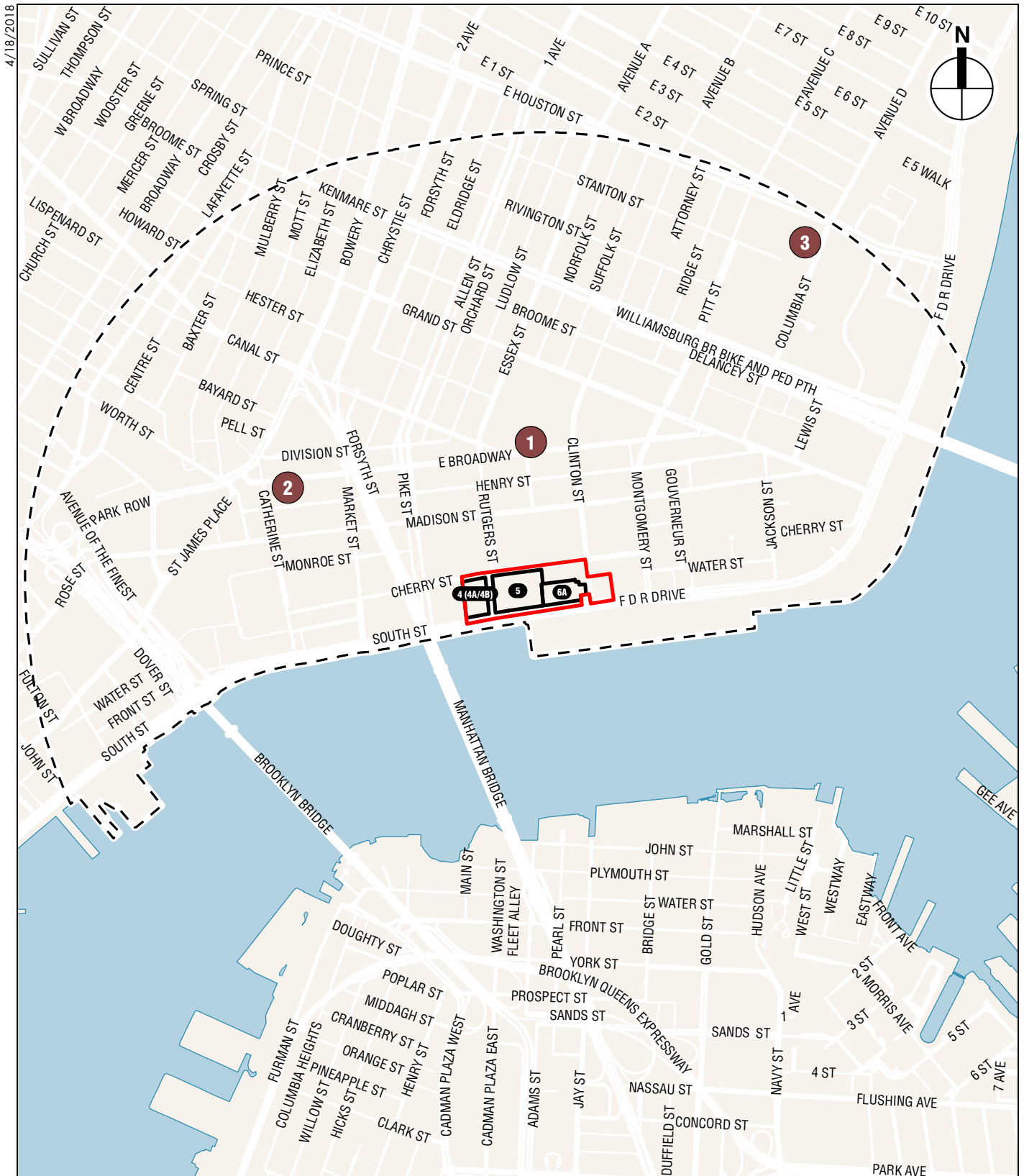
The Chatham Square Library also dates to the early twentieth century and was also built with funds from Andrew Carnegie. The Chatham Square Library is one of the busiest branches of the NYPL and was renovated in 2001; the renovation added more modern amenities while maintaining the library's historical features. The branch library serves a catchment area population of 109,080 with approximately 101,371 holdings; therefore, the Chatham Square Library has a ratio of 0.93 holdings per resident.

The Hamilton Fish Park Library opened in 1960. The branch library has book collections, a multi-use room available for community events, and gallery space. The branch library serves a catchment area of 123,869 with approximately 65,602 holdings, and therefore has a ratio of 0.53 holdings per resident.

## **FUTURE WITHOUT THE PROPOSED PROJECTS**

In the future without the proposed projects, the three existing libraries will continue to serve the study area. No changes to the holdings of these facilities are expected for the purposes of this analysis. The catchment area population of each library will increase as a result of development projects completed by 2021.

Notable development projects that will occur independent of the proposed projects include the Seward Park/Essex Crossing development, which is expected to result in 1,000 new residential units by 2024, of which approximately 750 units are anticipated to be complete by 2021. The One Manhattan Square project will contain approximately 1,020 residential units, all of which are anticipated to be complete by 2021.



- Project Sites
- Boundary of Two Bridges LSRD
- Study Area (3/4-mile boundary)

Public Libraries

0 2,000 FEET



As shown in **Table 4-8**, in the future without the proposed projects, approximately 8,753 residents will be added to the Seward Park Library catchment area, increasing its population to 124,259. Approximately 12,879 residents will be added to the Chatham Square Library catchment area, increasing its population to 121,959. Approximately 9,028 residents will be added to the Hamilton Fish Park Library catchment area, increasing its population to 132,897.

In the future without the proposed projects, the holdings-per-resident ratio will decrease to 0.83 in the Seward Park Library catchment area, decrease to 0.83 in the Chatham Square Library catchment area, and decrease to 0.49 in the Hamilton Fish Park Library catchment area.

**Table 4-8**

**Future without the Proposed Projects: Catchment Area Population**

<b>Library Name</b>	<b>Existing Catchment Area Population</b>	<b>New Residents</b>	<b>New Catchment Area Population</b>	<b>New Holdings per Resident</b>
Seward Park	115,506	8,753	124,259	0.83
Chatham Square	109,080	12,879	121,959	0.83
Hamilton Fish Park Library	123,869	9,028	132,897	0.49

**Sources:** NYPL (2014); American Community Survey 2012–2016 Five-Year Estimates; AKRF, Inc.

## **FUTURE WITH THE PROPOSED PROJECTS**

According to the *CEQR Technical Manual*, if a project increases the study area population by five percent or more as compared to the future without the proposed projects, this increase may impair the delivery of library services in the study area, and a significant adverse impact could occur.

As noted above, the proposed projects would result in an increment of approximately 2,775 new residential units or approximately 5,966 residents beyond the No Action condition.<sup>8</sup> **Table 4-9** provides the population increase and the change in the holding-per-resident ratio for each of the catchment areas. In the future with the proposed projects, the Seward Park Library would serve 130,225 residents (an increase of approximately 4.80 percent), the Chatham Square Library would serve 127,925 residents (an increase of approximately 4.89 percent), and the Hamilton Fish Park Library would serve 138,863 residents (an increase of approximately 4.49 percent). For the Seward Park Library, the holdings per resident ratio would decrease from 0.83 in the No Action condition to 0.80 in the With Action condition. For the Chatham Square Library, this ratio would decrease from 0.83 to 0.79 in the With Action condition, and this ratio would decrease from 0.49 in the No Action condition to 0.47 in the With Action condition for the Hamilton Fish Park Library.

For the Seward Park, Chatham Square, and Hamilton Fish Park Libraries, the catchment area population increases attributable to the proposed projects are below the five percent threshold cited in the *CEQR Technical Manual*. Therefore, the proposed projects would not result in a noticeable change in the delivery of library services. In addition, residents of the study area would have access to the entire NYPL system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. Residents also would have access to libraries near their place of work. Therefore, the population introduced by the proposed

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<sup>8</sup> Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division—NYC Department of City Planning [DEC 2011]).

projects would not impair the delivery of library services in the study area, and the proposed projects would not result in any significant adverse impacts on public libraries.

**Table 4-9**

**Future with the Proposed Projects: Catchment Area Population**

Library Name	Catchment Area Population—Future without the Proposed Projects	Population Increase due to the Proposed Projects	Catchment Area Population—Future with the Proposed Projects	Population Increase	Holdings per Resident
Seward Park	124,259	5,966	130,225	4.80%	0.80
Chatham Square	121,959	5,966	127,925	4.89%	0.79
Hamilton Fish Park Library	132,897	5,966	138,863	4.49%	0.47

**Sources:** NYPL (2014); American Community Survey 2012–2016 Five-Year Estimates; AKRF, Inc.

## E. PUBLICLY FUNDED CHILD CARE FACILITIES

### METHODOLOGY

The New York City Administration for Children’s Services (ACS) provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start programs. Publicly funded child care services are available for income-eligible children through the age of 12. In order for a family to receive subsidized child care services, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. In general, children in families that have incomes at or below 200 percent of the Federal Poverty Level (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent FPL. ACS has also noted that 60 percent of the population utilizing subsidized child care services are in receipt of Cash Assistance and have incomes below 100 percent FPL. To receive subsidized child care services, a family also must have an approved “reason for care,” such as involvement in a child welfare case or participation in a “welfare-to-work” program. Head Start is a federally funded child care program that provides children with half-day or full-day early childhood education. Program eligibility is limited to families with incomes at 130 percent or less of federal poverty level.

As described in the *CEQR Technical Manual*, the City’s affordable housing market is pegged to the Area Median Income (AMI) rather than FPL. Lower-income units must be affordable to households at or below 80 percent AMI. Since family incomes at or below 200 percent FPL fall under 80 percent AMI, for the purposes of CEQR analysis, the number of housing units expected to be subsidized and targeted for incomes of 80 percent AMI or below provides a conservative estimate of the number of housing units with children that are eligible for publicly funded child care services.

Most children are served through enrollment in contracted Early Learn programs or by vouchers for private and non-profit organizations that operate child care programs throughout the city. Registered or licensed providers can offer family-based child care in their homes. Informal child care can be provided by a relative or neighbor for no more than two children. Children aged six weeks through 13 years old can be cared for either in group child care centers licensed by the Department of Health or in homes of registered child care providers. ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

Consistent with the methodologies of the *CEQR Technical Manual*, this analysis of child care centers focuses on services for children under age six, as older eligible children are expected to be in school for most of the day. Publicly funded child care centers, under the auspices of the Early Care and Education (ECE) within ACS, provide care for the children of income-eligible households. Space for one child in such child care centers is termed a “slot.” These slots may be in group child care or Head Start centers, or they may be in the form of family-based child care in which up to 16 children are placed under the care of a licensed provider and an assistant in a home setting.

Since there are no locational requirements for enrollment in child care facilities, and some parents or guardians choose a child care center close to their employment rather than their residence, the service areas of these facilities can be quite large and not subject to strict delineation to identify a study area. However, according to CEQR methodology for child care analyses, the locations of publicly funded group child care facilities within approximately 1.5 miles of the project sites should be shown, reflecting the fact that the facilities closest to the project sites are more likely to be subject to increased demand. Therefore, the study area for the analysis of child care centers is the area within 1.5 miles of the project sites, excluding the portion within Brooklyn. Current enrollment data for the child care and Head Start facilities closest to the project sites were gathered from ACS.

Child care enrollment in the future without the proposed projects was estimated by multiplying the number of new low- and low/moderate-income (i.e., affordable, non-senior) housing units expected in the 1.5-mile study area by the CEQR multipliers for estimating the number of children under age six eligible for publicly funded child care services. For Manhattan, the multiplier estimates 0.115 public child care-eligible children under age six per low- and low/moderate-income housing unit. As noted above, the CEQR analysis focuses on services for children under age six because eligible children aged 6-12 are expected to be in school for most of the day.

The child care-eligible population introduced by the proposed projects was also estimated using the *CEQR Technical Manual* child care multipliers. The population of public child care-eligible children under age six was then added to the child care enrollment calculated in the No Action condition. According to the *CEQR Technical Manual*, a significant adverse impact on publicly funded child care may result if an action would result in a demand for slots greater than remaining capacity of child care facilities (i.e., more than 100 percent utilization), and if that demand constitutes an increase of five percentage points or more of the collective capacity of the child care facilities serving the respective study area.

### EXISTING CONDITIONS

There are 19 publicly funded child care facilities within the 1.5-mile study area (see **Figure 4-4**). As shown in **Table 4-10**, these child care centers have a total capacity of 1,228 slots and an enrollment of 1,068 children with 160 available slots (87.0 percent utilization).



- Project Sites
- Boundary of Two Bridges LSRD
- Study Area (1.5-mile boundary)

**1** Child Care and Head Start Centers

0 2,000 FEET

**Table 4-10**

**Publicly Funded Child Care Facilities Serving the Study Area**

Map No.	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
1	Chinese-American Planning Council, Inc.	108 Avenue D	14	45	31	31.1%
2	Educational Alliance, Inc.	34 Avenue D	20	20	0	100.0%
3	Chinese-American Planning Council, Inc.	131 Broome Street	53	60	7	88.3%
4	Hamilton-Madison House, Inc.	60 Catherine Street	50	57	7	87.7%
5	Chinese-American Planning Council, Inc.	115 Chrystie Street	65	65	0	100.0%
6	Grand Street Settlement, Inc.	300 Delancey Street	65	70	5	92.9%
7	Grand Street Settlement, Inc.	294 Delancey Street	61	74	13	82.4%
8	Sheltering Arms Children & Family Services	464 East 10th Street	36	45	9	80.0%
9	Educational Alliance, Inc.	197 East Broadway	32	33	1	97.0%
10	University Settlement Society of NY, Inc.	184 Eldridge Street	125	132	7	94.7%
11	Grand Street Settlement, Inc.	60 Essex Street	32	34	2	94.1%
12	Hamilton-Madison House, Inc.	129 Fulton Street	45	49	4	91.8%
13	Henry Street Settlement, Inc.	301 Henry Street	91	96	5	94.8%
14	Hamilton-Madison House, Inc.	77 Market Street	32	32	0	100.0%
15	Dewitt Reformed Church Head Start	280 Rivington Street	84	86	2	97.7%
16	Hamilton-Madison House, Inc.	253 South Street	48	52	4	92.3%
17	Escuela Hispana Montessori	180 Suffolk Street	127	174	47	73.0%
18	Chinese-American Planning Council, Inc.	125 Walker Street	56	65	9	86.2%
19	Chinese-American Planning Council, Inc.	1 York Street	32	39	7	82.1%
<b>Total</b>			<b>1,068</b>	<b>1,228</b>	<b>160</b>	<b>87.0%</b>

**Note:** See Figure 4-4.  
**Source:** ACS, June 2017.

## **FUTURE WITHOUT THE PROPOSED PROJECTS**

Planned or proposed development projects, i.e., No Build projects, in the child care study area (1.5 miles from the project sites) will introduce approximately 1,927 new affordable housing units by the projects' build year (2021) (see the No Build Projects in the 1.5-mile study area, as shown in Table 1-4 and Figure 1-16 of Chapter 1, "Project Description").<sup>9</sup> Based on the CEQR generation rates for estimating the number of children eligible for publicly funded day care, this amount of development would introduce approximately 222 new children under the age of six who would be eligible for publicly funded child care programs.

Based on these assumptions, the number of available slots will decrease. As described above, there are currently 160 available slots and a utilization of 87.0 percent. When the estimated 222 children under age six introduced by planned development projects are added to this total, child care facilities in the study area will operate with a deficit of 62 slots (105.0 percent utilization).

## **FUTURE WITH THE PROPOSED PROJECTS**

The proposed projects are estimated to introduce an increment of up to 494 permanently affordable housing units to the project sites, excluding the potential 200 permanently affordable senior units associated with Site 5 and 6A. AMI bands for the proposed permanently affordable

<sup>9</sup> Some of the planned or proposed developments are known to contain affordable units; in such cases, the specific number of anticipated affordable units has been accounted for. For other proposed developments where information on affordable units is not available at this time, for the purposes of a conservative analysis, this estimate assumes that 20 percent of units in developments of 20 or more units would be occupied by low- or low/moderate-income households meeting the financial and social criteria for publicly funded child care.

units would be developed in consultation with the New York City Department of Housing Preservation and Development (HPD) and elected officials, and as required by the Inclusionary Housing guidelines and other applicable requirements. Therefore, in order to ensure a conservative analysis, it is assumed that all 494 of these units would meet the financial and social eligibility criteria for publicly funded child care, even though—according to the *CEQR Technical Manual*—children from households earning above 80 percent AMI would not be eligible for publicly funded child care services. Based on the *CEQR Technical Manual* child care multipliers, this development would result in approximately 57 children under the age of six who would be eligible for publicly funded child care programs. With the addition of these children, enrollment at child care facilities in the study area would increase to 1,347 children, compared to a capacity of 1,228 slots with a deficit of 119 slots (see **Table 4-11**). Child care facilities would operate at 109.7 percent utilization, which represents an increase in the utilization rate of 4.64 percentage points over the future without the proposed projects.

**Table 4-11**  
**Estimated Child Care Facility Enrollment, Capacity, and Utilization**  
**(Senior Units Excluded)**

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
Future without the Proposed Projects	1,290	1,228	-62	105.0%	N/A
Future with the Proposed Projects	1,347	1,228	-119	109.7%	4.64%

**Sources:** ACS, June 2017; AKRF, Inc.

Although it is the intent of the applicants to collectively provide 200 units of permanently affordable senior housing, for the purposes of a conservative analysis, this chapter also considers a scenario in which these 200 units would not be exclusively for use by seniors. In this scenario, all 694 of the proposed permanently affordable housing units could generate children eligible for publicly funded child care programs, and thus the proposed projects would introduce approximately 80 children under the age of six, based on the *CEQR Technical Manual* child care multipliers. With the addition of these children, enrollment at child care facilities in the study area would increase to 1,370 children, compared to a capacity of 1,228 slots with a deficit of 142 slots (see **Table 4-12**). Child care facilities would operate at 111.6 percent utilization, which represents an increase in the utilization rate of 6.51 percentage points over the future without the proposed projects.

**Table 4-12**  
**Estimated Child Care Facility Enrollment, Capacity, and Utilization**  
**(All Units Included)**

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
Future without the Proposed Projects	1,290	1,228	-62	105.0%	N/A
Future with the Proposed Projects	1,370	1,228	-142	111.6%	6.51%

**Sources:** ACS, June 2017; AKRF, Inc.

As noted above, the *CEQR Technical Manual* guidelines indicate a significant adverse impact on publicly funded child care services could result when both of the following criteria are met: (1) a demand for slots greater than the remaining capacity of child care facilities; and (2) an increase in demand of five percentage points of the study area capacity. In the future with the proposed projects, in the scenario in which senior units are excluded from the analysis, child care facilities in the study area would operate over capacity, but the increase in the utilization rate would be under 5 percentage points (4.64 percentage points). Therefore, in this scenario the proposed projects would not result in a significant adverse impact on child care facilities.

With the inclusion of all units in the future with the proposed projects, child care facilities in the study area would operate over capacity and the increase in the utilization rate would be over five percentage points (6.51 percentage points). Therefore, in this scenario the proposed projects would result in a significant adverse impact on child care facilities. Possible mitigation measures are discussed in Chapter 21, “Mitigation.”

Several factors may reduce the number of children in need of publicly funded child care slots in ACS-contracted child care facilities. Families in the study area could make use of alternatives to publicly funded child care facilities. There are slots at homes licensed to provide family-based child care that families of eligible children could elect to use instead of publicly funded child care centers. As noted above, these facilities provide additional slots in the study area but are not included in the quantitative analysis. Parents of eligible children also are not restricted to enrolling their children in child care facilities in a specific geographical area and could use public child care centers outside of the study area. \*