

**A. INTRODUCTION**

The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities including schools, outpatient and emergency health care facilities, libraries, day care centers, and fire and police protection services. Direct effects on community facilities may occur when a particular action physically alters or displaces a community facility. Indirect effects result from increases in population, which create additional demand on service delivery. Since the Proposed Action would introduce new demands on community resources due to the introduction of daytime users and new residents to the Project Site, an assessment of the community facilities servicing the new populations has been prepared. This chapter describes existing conditions and then examines and compares the future with and without the Proposed Action to determine potential impacts for the 2011 and 2013 analysis years, and it concludes that the Proposed Action would not result in significant adverse impacts on Community Facilities and Services.

**B. METHODOLOGY**

The *CEQR Technical Manual* recommends the preparation of a community facilities screening analysis for any project that adds 100 or more residential units or if a project would result in a change in the provision of existing or planned community facilities (see Table 4-1). Although the Proposed Project would not increase the number of housing units as compared to the 1996 Plan, it would change the programming of community facilities within the Fresh Creek Urban Renewal Area (FCURA).

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

Community Facility	Threshold
Public schools	More than 50 elementary/middle school or 150 high school students
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough
Health care facilities (outpatient)	More than 600 low- to moderate-income units
Day care centers (publicly funded)	More than 50 eligible children based on number of low- to moderate-income units by borough
Fire protection	Direct effect only
Police protection	Direct effect only
<b>Source:</b> 2001 <i>CEQR Technical Manual</i> .	

In accordance with the *CEQR Technical Manual*, a preliminary analysis was conducted to determine if the Proposed Action would exceed the established thresholds for community facilities and if more detailed analyses would therefore be necessary. As shown in Table 4-1, different types of community facilities have different thresholds. An analysis of community

facilities has been undertaken for public schools, libraries, outpatient health care facilities, and day care centers. The Proposed Action will not have a direct impact on fire and police protection facilities. However, although a detailed assessment of police and fire services is not required, a qualitative discussion is provided.

### C. PUBLIC SCHOOLS

Impacts on schools may result if a proposed action would displace or alter a school, or if the project indirectly resulted in insufficient seats available to serve the population in the area. An increase of 5 percent or more in the deficiency of available seats in the affected area would result in a significant adverse impact warranting mitigation. Although the Proposed Project would result in the construction of a 1,226-seat intermediate/high school, it would not directly impact an existing public school. Therefore, potential direct impacts on public schools are not being assessed.

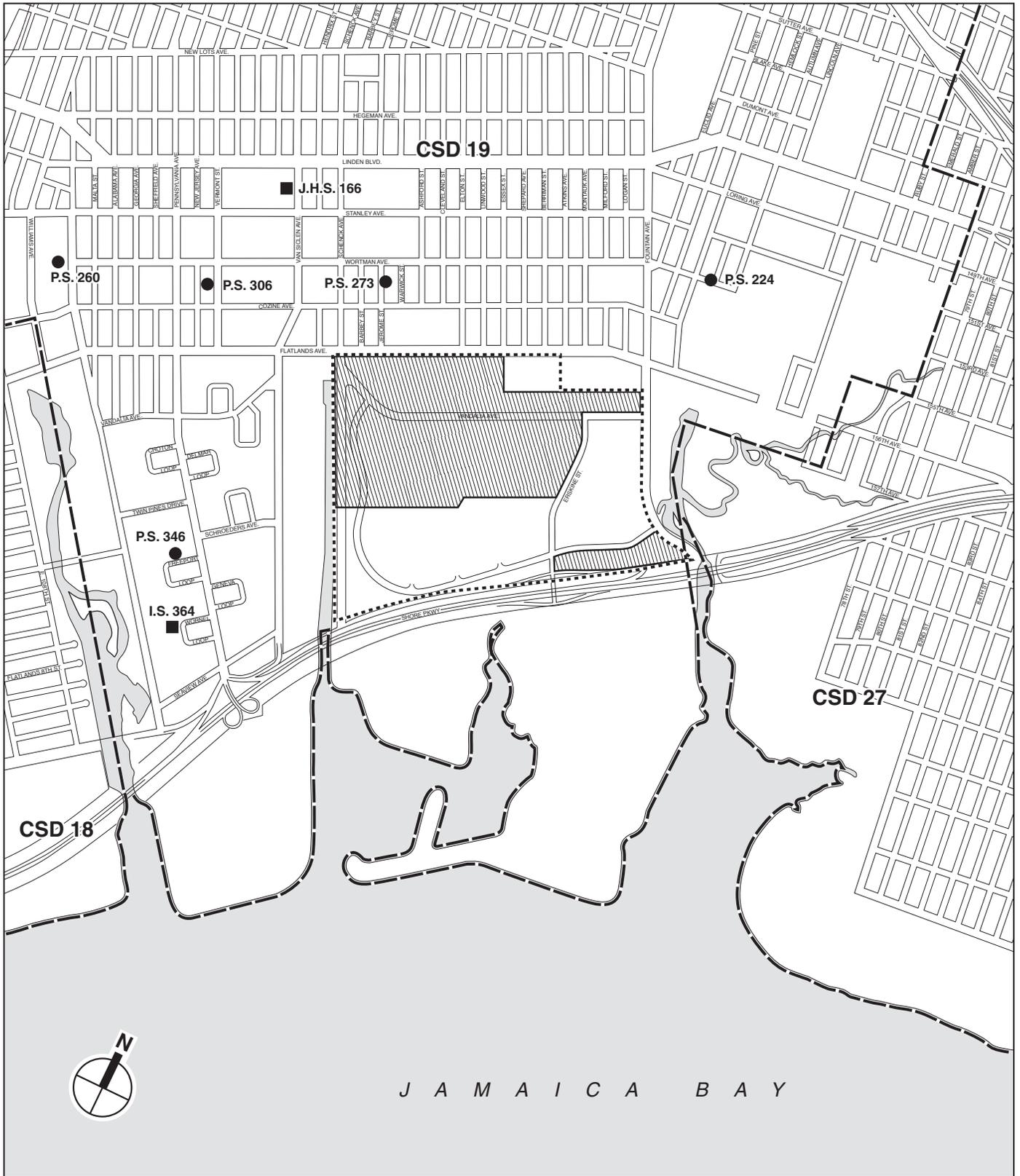
The Proposed Project includes a significant residential component that would bring new students to the area's public schools. Based on new DOE student generation rates issued in fall 2008, the Proposed Project would add an estimated total of 692 elementary school students, 286 middle school students, and 334 high school students by 2013.<sup>1</sup> The number of students generated by the project exceeds the CEQR thresholds. Therefore, this section analyzes the potential indirect impact of the proposed and future actions on local elementary, intermediate, and public high school conditions.

### EXISTING CONDITIONS

The Project Site is located within Community School District (CSD) 19, which includes the neighborhoods of Spring Creek, New Lots, Starrett City, East New York, City Line, Cypress Hills, Highland Park, and Broadway Junction. According to the *CEQR Technical Manual*, the study area for an analysis of educational facilities generally coincides with the local planning zone within the CSD serving the site of the Proposed Project. Therefore, this analysis assesses the potential effects on elementary and intermediate schools located in the Department of Education (DOE) Planning Zone 3 (Zone 3) of CSD 19. The existing Zone 3 schools are shown in Table 4-2 and Figure 4-1. The analysis also examines effects on CSD 19, as a whole, since students may attend schools within their district but outside their immediate vicinity. As population shifts within a school district over time, DOE can adjust attendance zones within the district to improve the affected school or schools' composition and utilization. In contrast, high school students can usually elect to attend schools outside of their neighborhoods since they have considerable mobility and a variety of high school options, depending on admissions criteria and space availability. Therefore, the impact of the Proposed Action on high schools is assessed for the entire borough of Brooklyn.

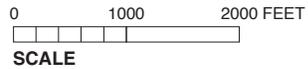
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<sup>1</sup> In November 2008, DOE released updated public school generation rates for the projection of school children, in conjunction with the release of its new five-year (2010-2014) capital plan based on this information. The new DOE student generation rates differ from those presented in Table 3C-2 of the *CEQR Technical Manual*, which assumes 0.34, 0.13, and 0.09 public school student generation ratios for low-moderate income residents in Brooklyn. Table 3C-2 summarizes pupil generation rates based on the DOE's analysis of income mix and location (by borough) for residential units. The new rates do not project different student generation rates based on income. They project 0.29 elementary, 0.12 middle, and 0.14 high school students per housing unit in Brooklyn. <http://source.nycsca.org/pdf/capitalplan/NewHousingMultiplier.pdf>



J A M A I C A B A Y

-  Project Site
-  Fresh Creek Urban Renewal Area Boundary
-  School District Boundary
-  Elementary Schools
-  Intermediate Schools



Elementary and middle school students from the Proposed Action would be assigned to P.S. 224 or P.S. 273, and J.H.S. 166, respectively. In addition, elementary and middle school students may opt to attend other schools within their district.

*ELEMENTARY SCHOOLS*

According to the 2005-2006 enrollment and capacity figures available from DOE, P.S. 224 currently has a deficit of 80 seats, and is operating at 110 percent capacity. P.S. 273 is operating under capacity at 82 percent. Together, the elementary schools that serve the study area (or Zone 3) are operating under capacity, with 658 available seats. The CSD, overall, has 2,604 seats available and is operating at 86 percent capacity.

**Table 4-2  
2005-2006 Existing Public Elementary/Intermediate School Enrollment**

Schools in Zone 3/CSD 19	Enrollment in Program	Program Capacity	Available Seats in Program	Program Utilization
<b>Elementary / PS/IS*</b>				
P.S. 224	892	812	-80	110%
P.S. 260	448	457	9	98%
P.S. 273	575	699	124	82%
P.S. 306	642	992	350	65%
P.S. 346	892	1,147	255	78%
Zone 3	3,449	4,107	658	84%
CSD 19**	16,512	19,116	2,604	86%
<b>Intermediate</b>				
I.S. 166	790	1,364	574	58%
I.S. 364	389	546	157	71%
Zone 3	1,179	1,910	731	62%
CSD 19	4,734	6,803	2,069	70%
<b>Notes:</b>				
* Elementary school utilization counts also include combined PS/IS schools.				
** CSD 19 utilization includes 301 charter school seats (158 elementary for Achievement First-East NY Charter School at PS 13, 143 elementary for UFT Charter School at IS 292).				
<b>Sources:</b>				
Enrollment: New York City Department of Education, School Facilities 2005-2006 School Year Enrollment, Capacity, and Utilization Profile, and New York City Department of Education website ( <a href="http://www.nycenet.edu">www.nycenet.edu</a> ). Target capacities were used.				

*INTERMEDIATE SCHOOLS*

I.S. 166 is operating with 574 seats available, at 58 percent capacity. The intermediate schools in the planning zone are also operating far below capacity with 731 available seats and a utilization rate of 62 percent. At 70 percent capacity, the CSD is operating with a surplus of 2,069 seats.

*HIGH SCHOOLS*

The CEQR analysis of high schools focuses on the borough level. The analysis assesses impacts at the borough level because high school students may attend schools outside of their neighborhoods. Overall, in the 2005-2006 school year, Brooklyn’s public high schools were operating at a 102 percent utilization rate, with 94,782 enrolled students and a shortfall of 2,303 seats (see Table 4-3).

Table 4-3

**2006 Existing Brooklyn Public High School Enrollment**

	Enrollment in Program	Program Capacity	Available Seats in Program	Program Utilization
Totals, High Schools in Brooklyn	94,782	92,479	-2,303	102%
<b>Sources:</b> Enrollment: New York City Department of Education, School Facilities 2005-2006 School Year Enrollment, Capacity, and Utilization Profile, and New York City Department of Education website (www.nycenet.edu). Target capacities were used.				

**2011 THE FUTURE WITHOUT THE PROPOSED ACTION**

The DOE Division of School Facilities has calculated enrollment projections by district for up to 10 years in the future.<sup>1</sup> As stated above, DOE’s projections were used as the basis for this analysis. According to these projections, in the future without the Proposed Action demand for both public elementary and middle schools in CSD 19 is expected to decrease. Likewise, enrollment in high schools in Brooklyn is expected to decrease.

Future utilization of public elementary and intermediate schools serving the Project Site, and high schools serving the borough, would also be affected by two factors: changes in enrollment mainly due to aging of the existing student body and new arrivals born in the area or moving into it; and changes in capacity or number of available seats in the schools as a result of planned construction of new schools or building additions. In accordance with the approved 1996 Plan, 378 units of Nehemiah housing (Phases I and II) are expected to be completed on the project site by 2011 absent approval of the Proposed Action. In addition, two residential projects within Zone 3, and one project within CSD 19, are planned. Three capacity-expanding projects within CSD 19 are also planned as discussed below.

In addition to the completion of Phases I and II of Nehemiah housing, the projects identified in Table 4-4 are expected to increase the housing stock in the study area by 657 housing units. However, these residential developments will include 80 units of senior housing, which will not have the potential to introduce new public school students. Therefore, a total of 577 new housing units with the potential to introduce new students will be completed by 2011, comprised of 378 units on the project site and 199 units on other development sites. These new units are likely to bring an additional 167 elementary, 69 middle school, and 81 high school students to CSD 19 by 2011.<sup>2</sup>

In addition to changes in student enrollment, school capacity in CSD 19 is expected to expand by 2010. DOE’s *Adopted Five-Year Capital Plan, 2005-2009* and subsequent amendments to the plan provide for 1,030 additional seats as a result of the construction of P.S./I.S. 630 at Jamaica Avenue between Richmond and Logan Streets (700 seats), and P.S. 89 at 2911 Atlantic Avenue (330 seats). The aforementioned school seats are not currently under construction, however, and were excluded from the analysis. In addition to new capacity, DOE will use underutilized space in existing schools

<sup>1</sup> The enrollment projections include all Pre-K for CSD 19. The utilization profiles do not include Pre-K housed in non-DOE buildings.

<sup>2</sup> Based on the new DOE student generation rates issued in fall 2008, which assume 0.29 elementary, 0.12 intermediate, and 0.14 high school students per dwelling unit in Brooklyn, regardless of income level.

for new school programs. In CSD 19, Frederick Douglass Academy VIII Middle School will open in P.S. 346 for the 2006-2007 school year.<sup>1</sup>

**Table 4-4  
Residential Development within Zone 3 and CSD 19\* by 2011**

Project Name / Address	Total Housing Units
Nehemiah Housing Phases I and II	378
NYC Dept. of Housing Preservation and Development (HPD) - Sponsor Unknown: Block 4375, Lot 1; Block 4376, Lot 1	100**
HPD - Lincoln Avenue, MJF Development Group: Block 4531, Lots 20,26,29,38; 984,988,and 998 Lincoln Ave.; 985 Autumn Ave.	30
Total Units Added to Zone 3	508
HPD - McClancy Place, ACORN/MHANY: Block 4309, Lots 1, 46; 660-676 Jerome St.; 741 Barbey St.	69
Total Units Added to CSD 19	577
<b>Notes:</b>	
* See Chapter 2, "Land Use, Zoning, and Public Policy," for project descriptions	
** <u>As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," this development also includes 80 senior housing units. The senior housing was not analyzed since it would not add students to the study area.</u>	
<b>Sources:</b> HPD; AKRF, Inc.	

*ELEMENTARY SCHOOLS*

The DOE projections estimate a 5.1 percent decrease in elementary school enrollments in CSD 19 from 2005 to 2011. When applied to the schools within Zone 3, the DOE projection results in a decrease of 176 public elementary school students. It is expected that 167 additional elementary school students will be generated in CSD 19 (147 elementary school students in Zone 3) by the new residential development that will occur by 2011 absent the Proposed Action (see Table 4-5)<sup>2</sup>. These projections suggest that cumulatively, the elementary schools within Zone 3 will operate below capacity in 2011, with a utilization rate of 83 percent, and a surplus of 687 seats. As shown in Table 4-5, the elementary schools within CSD 19 as a whole will not operate above capacity, but rather will experience a surplus of 3,279 seats in 2011.

*INTERMEDIATE SCHOOLS*

The DOE projections for 2011 forecast a 9.7 percent decrease in intermediate school enrollments in the district. Enrollment in CSD 19 will therefore decrease by 457 students from 2005 to 2011. Applying this rate to the intermediate schools located in Zone 3 results in a decrease of 114 students and a total enrollment of 1,065. With the addition of 69 students in CSD 19 (61 intermediate school students in Zone 3) as a result of residential projects that are planned or under construction, the intermediate schools in the study area would operate at 59 percent capacity, with 784 available seats. As shown in Table 4-5, the intermediate schools within CSD 19 will have a total enrollment of 4,346 students, and would continue to operate below capacity with a utilization rate of 64 percent.

<sup>1</sup> Source: New York City Department of City Planning, September 2006.

<sup>2</sup> Refer to Table 4-4 for the number of No Build residential units in Zone 3 and CSD 19 as a whole.

**Table 4-5**  
**2011 No Build Public Elementary/Intermediate School Enrollment**

Schools in Zone 3/ CSD 19	DOE Projected Enrollment	New Students from No Build Development Projects	No Build Projected Enrollment	No Build Program Capacity	Available Seats in Program	No Build Program Utilization
<b>Elementary / PS/IS</b>						
Zone 3	3,273	147	3,420	4,107	687	83%
CSD 19	15,670	167	15,837	19,116	3,279	83%
<b>Intermediate</b>						
Zone 3	1,065	61	1,126	1,910	784	59%
CSD 19	4,277	69	4,346	6,803	2,457	64%
<b>Notes:</b>	2011 estimates for schools within Zone 3 were derived proportionally from DOE district-wide projections for 2011.					
<b>Sources:</b>	Capacity Data,; New York City Department of Education, School Facilities 2005-2006 School Year Enrollment, Capacity, and Utilization Profile, and New York City Department of Education website (www.nycenet.edu). Target capacities were used. Enrollment Projections, New York City Department of Education (Actual 2005; Projected 2006-2015)					

*HIGH SCHOOLS*

DOE does not provide projections of high school students on a local basis. Additional high school students generated by demographic shifts and future development projects in the area would be able to choose from among the city’s high schools and are not as likely to affect utilization at neighborhood schools. DOE projects a decrease in high school enrollment boroughwide by 2011, anticipating 22,984 fewer students, an approximately 24 percent decrease from 2005 conditions. It is expected that 81 new high school students will be introduced to the area as a result of new residential projects by 2011. Brooklyn high school enrollment is estimated to be 71,879 by 2011, operating at 78 percent capacity with a surplus of 20,600 seats (see Table 4-6).

**Table 4-6**  
**2011 No Build Public High School Enrollment**

Region	DOE Projected Enrollment	New Students from No Build Development Projects	No Build Projected Enrollment	No Build Program Capacity	Available Seats in Program	No Build Program Utilization
Totals, High Schools in Brooklyn	71,798	81	71,879	92,479	20,600	78%
<b>Sources:</b>	<i>Totals for citywide high school enrollment: DOE Enrollment Projections (Projected 2005-2011) Capacity numbers for Brooklyn Public High Schools: DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2005-2006. High school capacity excludes other programs, such as intermediate schools and special education, housed in high school buildings.</i>					

**2011 PROBABLE IMPACTS OF THE PROPOSED ACTION**

In 2011, the Proposed Action would result in the development of 1,027 residential units on the project site. Using the new DOE student generation rates issued in fall 2008, an estimated 298, 123, and 144 elementary, intermediate, and high school students, respectively, would be introduced into Zone 3 and CSD 19.

As discussed above, Nehemiah Phases I and II will be constructed on the project site in the future without the Proposed Action, resulting in 378 housing units. These housing units will introduce 110 elementary, 45 intermediate, and 53 high school students on the project site. Therefore, in 2011, the Proposed Action would result in a net increase of 649 residential units on the Project Site as compared to the No Build condition, introducing an incremental increase of 188 elementary, 78 intermediate, and 91 high school students into Zone 3 and CSD 19. Table 4-7 illustrates the cumulative impact of the addition of elementary and intermediate school students resulting from residential development independent of the Proposed Action, and those generated by the Proposed Action in 2011.

**Table 4-7**  
**2011 Build Public Elementary/Intermediate School Enrollment**

Schools in Zone 3/ CSD 19	No Build Projected Enrollment	Students Introduced by Proposed Action*	Build Projected Enrollment	Build Program Capacity	Available Seats in Program	Build Program Utilization
<b>Elementary / PS/IS</b>						
Zone 3	3,420	188	3,608	4,107	499	88%
CSD 19	15,837	188	16,025	19,116	3,091	84%
<b>Intermediate</b>						
Zone 3	1,126	78	1,204	1,910	706	63%
CSD 19	4,346	78	4,424	6,803	2,379	65%
<b>Notes:</b>	2011 estimates for schools within Zone 3 were derived proportionally from DOE district-wide projections for 2011. * This number is the incremental increase in the number of students introduced by the Proposed Action compared to the number of students that would be introduced on the project site in the No Build condition. In 2011, the Proposed Action would introduce 298 elementary and 123 middle school students, 188 and 78 more, respectively, than would be introduced on the project site in the No Build condition.					
<b>Sources:</b>	Capacity Data,: New York City Department of Education, School Facilities 2005-2006 School Year Enrollment, Capacity, and Utilization Profile, and New York City Department of Education website (www.nycenet.edu). Target capacities were used. Enrollment Projections, New York City Department of Education (Actual 2005; Projected 2006-2015)					

*ELEMENTARY SCHOOLS*

The 188 elementary school students would increase total enrollment to 3,608 in Zone 3. The planning zone would be operating at 88 percent of capacity with 499 seats available. Elementary schools in CSD 19 as a whole would operate at approximately 84 percent capacity in 2011, with a total enrollment of 16,025 and a surplus of 3,091 seats. Although utilization would increase as a result of the construction of the Proposed Project, elementary schools would continue to operate with a surplus of seats, and there would be no significant adverse impact on school services.

*INTERMEDIATE SCHOOLS*

In the 2011 future with the Proposed Action, intermediate school enrollment in Zone 3 would continue to be below the study area’s capacity of 1,910 students, with 706 available seats and a utilization rate of 63 percent. Intermediate schools in CSD 19 overall would operate at a slightly higher utilization of 65 percent of capacity, with a surplus of 2,379 seats. With the Proposed Project, there would be no adverse impact on intermediate school utilization in Zone 3 or in CSD 19.

*HIGH SCHOOLS*

A net increase of approximately 91 new high school students would be introduced to the area as a result of the Proposed Action by 2011. With the students generated by other residential development, Brooklyn high school enrollment is estimated to be 71,970 by 2011. High schools in Brooklyn would operate at 78 percent of capacity with a surplus of 20,509 seats (see Table 4-8). Therefore, the Proposed Action would not result in significant adverse impacts on the provision of high school seats.

**Table 4-8  
2011 Build Public High School Enrollment**

Region	No Build Projected Enrollment	<u>Students Introduced by Proposed Action*</u>	Build Projected Enrollment	Build Program Capacity	Available Seats in Program	Build Program Utilization
Totals, High Schools in Brooklyn	<u>71,879</u>	<u>91</u>	<u>71,970</u>	92,479	<u>20,509</u>	78%
<p><b>Notes:</b> <u>* This number is the incremental increase in the number of students introduced by the Proposed Action compared to the number of students that would be introduced on the project site in the No Build condition. In 2011, the Proposed Action would introduce 144 high school students, 91 more than would be introduced on the project site in the No Build condition.</u></p> <p><b>Sources:</b> <u>Totals for citywide high school enrollment: DOE Enrollment Projections (Projected 2005-2011) Capacity numbers for Brooklyn Public High Schools: DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2005-2006. High school capacity excludes other programs, such as intermediate schools and special education, housed in high school buildings.</u></p>						

**2013 THE FUTURE WITHOUT THE PROPOSED ACTION**

According to DOE projections, in the 2013 future without the Proposed Action, demand for both public elementary and middle schools in CSD 19, and high schools in Brooklyn, is expected to decrease from 2011 enrollment. However, the full build out of the 1996 Plan will add a total of 2,385 new residential units within the FCURA including the 378 residential units in Nehemiah Phases I and II and up to 200 units of senior housing. The cumulative impact of these 2,185 units (not including the senior housing, which does not have the potential to introduce public school students) and the 199 residential units to be built in the study area independent of the Proposed Project (see Table 4-4), would result in the addition of 691 elementary, 286 intermediate, and 334 high school students to the area by 2013.

The 1996 Plan set aside land for future construction of a 1,200-seat public elementary school, and a 900-seat intermediate school. Subsequent to publication of the *Gateway Estates Final Environmental Impact Statement* (1996 FEIS), the New York City Department of Housing Preservation and Development (HPD) consulted with DOE regarding the programming of schools within the FCURA. DOE determined that an elementary school and intermediate school are no longer needed, and they are not programmed in DOE’s current Capital Plan.

As described in Chapter 1, “Project Description,” the technical analysis presented in this Environmental Impact Statement is based on a comparison of future Build conditions with the Proposed Action to development that could be realized under the 1996 Plan. As such, the 2013 No Build conditions analysis accounts for the construction of a new elementary school and a new intermediate school within the FCURA.

*ELEMENTARY SCHOOLS*

The DOE projections estimate an 8.0 percent decrease in elementary school enrollments in CSD 19 from 2005 to 2013. When applied to the schools within Zone 3, the DOE projection rates result in a decrease of 276 public elementary school students. Without the Proposed Project, it is expected that 691 additional elementary school students will be generated in CSD 19 by the residential development constructed by 2013 as part of the 1996 Plan and other residential developments nearby (see Table 4-9). As contemplated in the 1996 FEIS, the 1996 Plan included a 1,200-seat elementary school. The new school facility would have offset the additional school demand. However, the current projections suggest that, cumulatively, the elementary schools within Zone 3 will operate below capacity in 2013, with a utilization rate of 72 percent, and a surplus of 1,462 seats. As shown in Table 4-9, the elementary schools within CSD 19 as a whole will also operate below capacity, with a surplus of 4,431 seats in 2013.

**Table 4-9  
2013 No Build Public Elementary/Intermediate School Enrollment**

Schools in Zone 3/CSD 19	DOE Projected Enrollment	New Students from No Build Development Projects	No Build Projected Enrollment	No Build Program Capacity	Available Seats in Program	No Build Program Utilization
<b>Elementary / PS/IS</b>						
Zone 3	<u>3,174</u>	<u>671</u>	<u>3,845</u>	5,307	<u>1,462</u>	<u>72%</u>
CSD 19	15,194	<u>691</u>	<u>15,885</u>	20,316	<u>4,431</u>	<u>78%</u>
<b>Intermediate</b>						
Zone 3	<u>1,088</u>	<u>278</u>	<u>1,365</u>	2,810	<u>1,445</u>	<u>49%</u>
CSD 19	4,367	<u>286</u>	<u>4,653</u>	7,703	<u>3,050</u>	<u>60%</u>
<b>Notes:</b>	2013 estimates for schools within Zone 3 were derived proportionally from DOE district-wide projections for 2011. <u>The No Build Capacity includes the 1996 Plan for a 1,200-seat elementary school and a 900-seat intermediate school.</u>					
<b>Sources:</b>	Capacity Data,; New York City Department of Education, School Facilities 2005-2006 School Year Enrollment, Capacity, and Utilization Profile, and New York City Department of Education website (www.nycenet.edu). Target capacities were used. Enrollment Projections, New York City Department of Education (Actual 2005; Projected 2006-2015)					

As noted above, a new elementary school within the FCURA is not contemplated in DOE’s current capital plan although it was proposed in the 1996 Plan for the FCURA. In the event that an elementary school would not be built on the Project Site by 2013, the utilization rate in Zone 3 would increase to 94 percent with a surplus of 262 seats. The overall utilization rate for elementary schools in CSD 19 would be 83 percent with an excess capacity of 3,231 seats.

*INTERMEDIATE SCHOOLS*

DOE projections for 2013 forecast a 7.8 percent decrease in intermediate school enrollments in the district from existing conditions. The construction of the housing pursuant to the 1996 Plan and other planned development projects will generate 286 additional students (278 in Zone 3). Total projected enrollment in CSD 19, including students generated by residential development, will decrease by 81 students from existing conditions, and intermediate schools located in Zone 3 will see an increase of 186 students compared to existing conditions. As contemplated in the 1996 FEIS, the 1996 Plan included the construction of a new 900-seat intermediate school. As a result, the intermediate schools in Zone 3 would operate at 49 percent capacity. As shown in Table 4-9,

## Gateway Estates II

the intermediate schools within CSD 19 will have a total enrollment of 4,653 students, and would continue to operate below capacity with a utilization rate of 60 percent.

As noted above, a new intermediate school within the FCURA is not contemplated in DOE's current capital plan although it was proposed in the 1996 Plan for the FCURA. In the event that a 900-seat intermediate school would not be built on the Project Site by 2013, the utilization rate in Zone 3 would be 71 percent with excess capacity of 545 seats. The overall utilization rate for intermediate schools in CSD 19 would be 68 percent with an excess capacity of 2,150 seats.

### HIGH SCHOOLS

DOE projects a decrease in high school enrollment boroughwide by 2013, anticipating 28,560 fewer students, an approximately 30 percent decrease from existing conditions. It is expected that 334 new high school students will be introduced to the area as a result of completion of 2,185 housing units on the project site (not including the 200 senior housing units) and 199 housing units in other new residential developments. Including students generated by other residential development, Brooklyn high school enrollment is estimated to be 66,556 by 2013, operating at 72 percent capacity (see Table 4-10).

**Table 4-10**  
**2013 No Build Public High School Enrollment**

Region	DOE Projected Enrollment	New Students from No Build Development Projects	No Build Projected Enrollment	No Build Program Capacity	Available Seats in Program	No Build Program Utilization
Totals, High Schools in Brooklyn	66,222	334	66,556	92,479	25,923	72%
<b>Sources:</b> <i>Totals for citywide high school enrollment: DOE Enrollment Projections (Projected 2005-2011) Capacity numbers for Brooklyn Public High Schools: DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2005-2006. High school capacity excludes other programs, such as intermediate schools and special education, housed in high school buildings.</i>						

### 2013 PROBABLE IMPACTS OF THE PROPOSED ACTION

As described in Chapter 1, "Project Description," absent the Proposed Action, the Project Site would be developed in accordance with the 1996 Plan. The 1996 Plan called for the construction of 2,385 housing units on the Project Site, the effects of which were analyzed above in "2013 The Future without the Proposed Action." The Proposed Action would also result in construction of 2,385 residential units on the Project Site. However, the Proposed Action would include only 80 units of senior housing, compared to 200 units of senior housing with the 1996 Plan. Therefore, the Proposed Action would construct 2,305 residential units with the potential to introduce public school students, 120 more than the 1996 Plan. Overall, the Proposed Action would introduce 669 elementary students, 277 intermediate students, and 323 high school students. Compared to the No Build condition, the Proposed Action would result in a net increase in students on the project site of 35 elementary, 15 intermediate, and 17 high school students.

The 1996 Plan set aside land for construction of an elementary and an intermediate school, which were accounted for in the "2013 The Future without the Proposed Action" conditions analysis above. Subsequent to publication of the 1996 FEIS, HPD has consulted with DOE regarding the programming of schools within the FCURA. DOE determined that an elementary school and

intermediate school are no longer needed, but there are future programming needs for intermediate and high school seats. As such, the Proposed Action includes a 1,226-seat public school serving intermediate and high school grade levels (consisting of 490 intermediate seats and 736 high school seats), and does not include an elementary school. The analysis that follows incorporates the capacity that would be gained as compared to the 2013 No Build condition with construction of the new intermediate/high school. The analysis also accounts for the elementary and intermediate school capacity that would be lost as compared to the 2013 No Build condition since these schools, which were contemplated as part of the 1996 Plan, would not be constructed.

*ELEMENTARY SCHOOLS*

As discussed above, the Proposed Action would introduce an incremental increase of 35 elementary students compared to the 1996 Plan. Therefore, there would be only a small change in the Build conditions enrollment projections as compared to the No Build condition. As shown in Table 4-11, total elementary school enrollment would be 3,880 in Zone 3, and 15,920 in CSD 19. Zone 3 utilization would increase to 94 percent, with a surplus of 227 seats. Elementary schools in CSD 19 would operate at 83 percent of capacity, with 3,196 available seats. In addition, this analysis uses target capacity (rather than actual capacity) and results in lower utilization rates in schools in the planning zone and CSD than are likely. Overall, there would be no significant adverse impacts on elementary schools in either Zone 3 or CSD 19 in the 2013 future with the Proposed Project.

**Table 4-11  
2013 Build Public Elementary/Intermediate School Enrollment**

Schools in Zone 3/ CSD 19	No Build Projected Enrollment	Students Introduced by Proposed Action*	Build Projected Enrollment	Build Program Capacity	Available Seats in Program	Build Program Utilization
<b>Elementary / PS/IS</b>						
Zone 3	3,845	35	3,880	4,107	227	94%
CSD 19	15,885	35	15,920	19,116	3,196	83%
<b>Intermediate</b>						
Zone 3	1,365	15	1,380	2,400	1,020	58%
CSD 19	4,653	15	4,668	7,293	2,625	64%
<b>Notes:</b>	2013 estimates for schools within Zone 3 were derived proportionally from DOE district-wide projections for 2011. <u>The Build capacity for intermediate schools includes a 490-seat intermediate program in the proposed IS/HS school.</u> * This number is the incremental increase in the number of students introduced by the Proposed Action compared to the number of students that would be introduced on the project site in the No Build condition. In 2013, the Proposed Action would introduce 669 elementary and 277 middle school students, 35 and 14 more, respectively, than would be introduced on the project site in the No Build condition.					
<b>Sources:</b>	Capacity Data,: New York City Department of Education, School Facilities 2005-2006 School Year Enrollment, Capacity, and Utilization Profile, and New York City Department of Education website (www.nycenet.edu). Target capacities were used. Enrollment Projections, New York City Department of Education (Actual 2005; Projected 2006-2015)					

The “2013 The Future without the Proposed Action” section above presents a brief quantitative analysis of 2013 conditions if an elementary school was not constructed on the Project Site since, although the school was included in the 1996 Plan, it is not programmed in DOE’s current capital plan. The analysis presented in Table 4-11 above assumes that no elementary school would be built on the project site.

*INTERMEDIATE SCHOOLS*

As detailed above, the Proposed Action would introduce an incremental increase of 15 intermediate school students compared to the 1996 Plan. Therefore, there would only be a small change in the Build conditions enrollment projections as compared to the No Build condition. However, the Proposed Project would introduce a 490-seat intermediate school program in the proposed intermediate/high school, increasing capacity to 2,400 and 7,293 seats in Zone 3 and CSD 19, respectively. In comparison, the 1996 Plan would introduce a 900-seat intermediate school; therefore, intermediate school capacity would decrease with the Proposed Project. In 2013 with the Proposed Action, intermediate school enrollment in Zone 3 would continue to be below the study area’s capacity of 2,400 students, with a utilization rate of 58 percent (see Table 4-11). Intermediate schools in CSD 19 overall would operate at a higher utilization of 64 percent of capacity when compared to 2013 future without the Proposed Action, with a surplus of 2,625 seats. Although intermediate school capacity would be expanded less with the construction of the Proposed Project, intermediate schools in Zone 3 and CSD 19 would continue to operate below capacity and there would be no adverse impact on school services.

The “2013 The Future without the Proposed Action” section above presents a brief quantitative analysis of 2013 conditions if an intermediate school was not constructed on the Project Site since, although the school was included in the 1996 Plan, it is not programmed in DOE’s current capital plan. In the event that an intermediate school would not be built on the Project Site in the 2013 No Build condition, the utilization rate in Zone 3 would be 71 percent with excess capacity of 545 seats. The overall utilization rate for intermediate schools in CSD 19 would be 68 percent with an excess capacity of 2,150 seats. Lower intermediate school utilization rates are projected in 2013 with implementation of the Proposed Action.

*HIGH SCHOOLS*

As discussed above, the Proposed Action would introduce an incremental increase of 17 high school students compared to the 1996 Plan. Therefore, there would be only a small change in the Build conditions enrollment projections as compared to the No Build condition. However, high school capacity would expand by 736 seats with construction of a new school on the Project Site. As shown in Table 4-12, high school utilization would drop from 72 percent in the No Build condition to 71 percent in the Build condition.

**Table 4-12  
2013 Build Public High School Enrollment**

Region	No Build Projected Enrollment	Students Introduced by Proposed Action*	Build Projected Enrollment	Build Program Capacity	Available Seats in Program	Build Program Utilization
Totals, High Schools in Brooklyn	66,556	17	66,573	93,215	26,642	71%
<p><b>Notes:</b> * This number is the incremental increase in the number of students introduced by the Proposed Action compared to the number of students that would be introduced on the project site in the No Build condition. In 2013, the Proposed Action would introduce 323 high school students, 17 more than would be introduced on the project site in the No Build condition. Build program capacity includes 736 high school seats from the new IS/HS school.</p> <p><b>Sources:</b> Totals for citywide high school enrollment: DOE Enrollment Projections (Projected 2005-2011) Capacity numbers for Brooklyn Public High Schools: DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2005-2006. High school capacity excludes other programs, such as intermediate schools and special education, housed in high school buildings.</p>						

**D. LIBRARIES**

Potential impacts on libraries may result from an increased user population. A noticeable change in service delivery is likely to occur if a project introduces a large residential population (i.e., greater than a 5 percent increase in housing units served). The number of housing units the Proposed Action would introduce into the area would exceed the *CEQR Technical Manual* threshold (Table 3C-3) of 734 units. The 734-unit threshold constitutes an increase of more than 5 percent in the average number of residential units served by library branches in Brooklyn and, thus, an analysis of potential impacts on libraries is warranted. According to the *CEQR Technical Manual* criteria, residents will typically travel as much as ¾ mile to use library facilities; thus, the library service area for this analysis is defined as ¾ mile from the Project Site and all libraries located within this radius are included in the assessment.

**EXISTING CONDITIONS**

The Brooklyn Public Library (BPL) system serves all of Brooklyn and contains a central library, a business library, and 58 neighborhood branches throughout the borough. Two libraries are located within approximately ¾ mile of the Project Site (see Table 4-13 and Figure 4-2). The Spring Creek and New Lots branches offer special programs and services, including computers and internet access, story times, art and crafts, and book discussions.

The two libraries in the ¾-mile study area have a combined total of 79,736 volumes. With a residential population of 58,474, the service area has a volumes-to-resident ratio of 1.4 to 1.<sup>1</sup> Boroughwide, the BPL system has a collection of approximately 4,420,614 volumes or a volume-to-resident ratio of 1.7 (the total estimated population of Brooklyn is 2,643,163).<sup>2</sup> The ¾-mile area is underserved compared with the borough as a whole. However, it should be noted that residents can go to any BPL branch and/or order books from any of the other library branches.

Table 4-13  
Library Services within ¾ mile of the Project Site

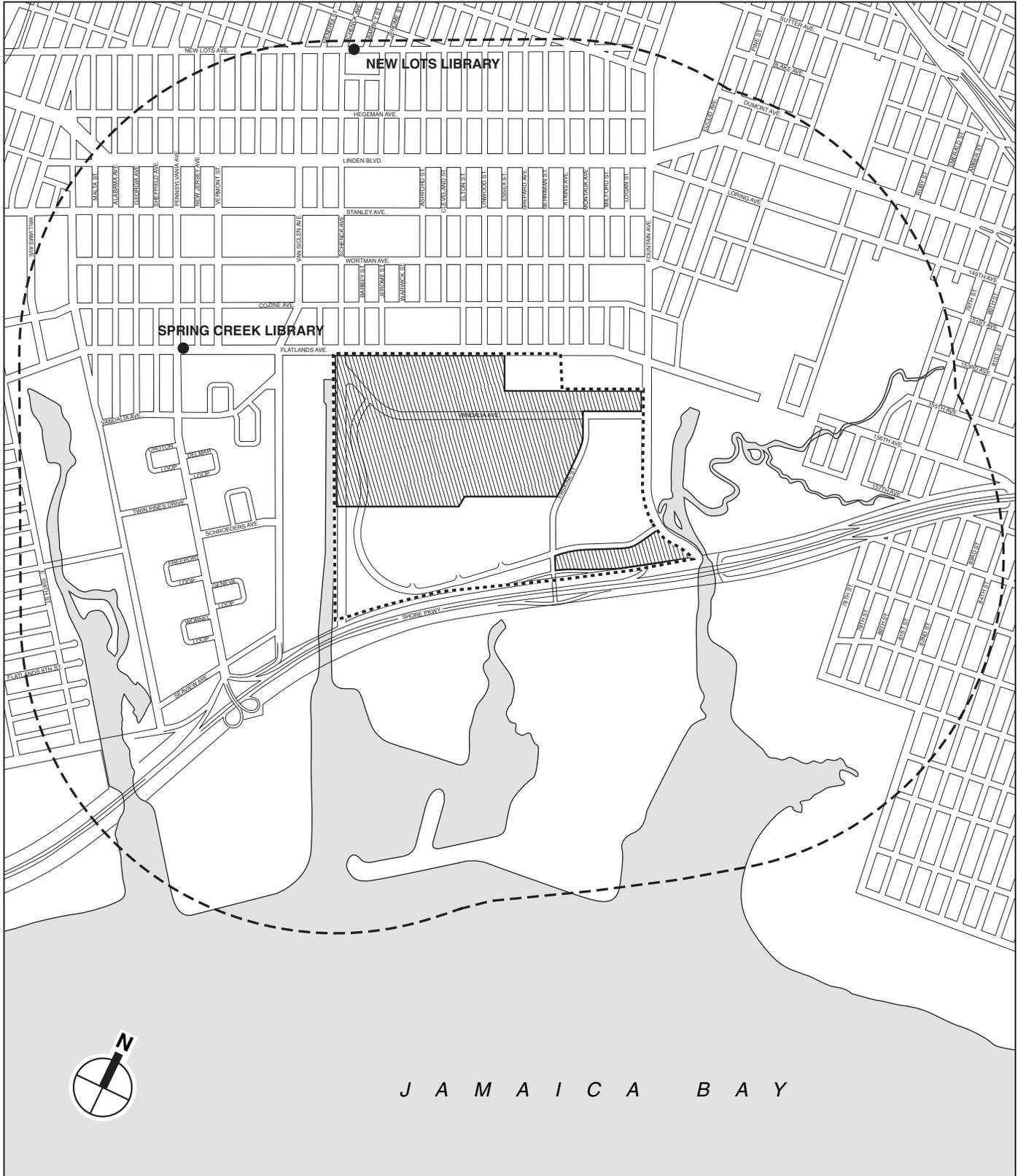
Library	Volumes
Spring Creek	32,506
New Lots	47,230
Total in ¾-mile Study Area	79,736
Total BPL System	4,420,614
<b>Notes:</b>	See Figure 4-2. Includes all libraries within ¾-mile radius of the Project Site. BPL System consists of the Brooklyn Central Library, Business Library, and 58 neighborhood branches in Brooklyn.
<b>Source:</b>	BPL.

**2011 THE FUTURE WITHOUT THE PROPOSED ACTION**

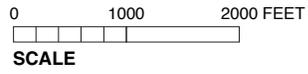
This analysis assumes that the number of volumes in the library service area in the future without the Proposed Action will remain the same as the number of volumes in the existing condition. It is likely that some of the libraries will increase the number of volumes in their collections by 2011. However,

<sup>1</sup> Includes 2000 U.S. Census tracts that have 50 percent or more of their area within a ¾-mile radius of the Project Site. An average annual growth rate of 1 percent was applied to estimate the 2007 population.

<sup>2</sup> Population was estimated by applying a 1 percent average annual growth rate to the 2000 Census population for Brooklyn from the NYC Department of City Planning.



-  Project Site
-  Fresh Creek Urban Renewal Area Boundary
-  Study Area Boundary (3/4-Mile Perimeter)



there are no plans to expand the Spring Creek or New Lots libraries, or to construct new facilities within the study area.

New residential developments expected to be completed by 2011, including the completion of Phases I and II of Nehemiah housing on the Project Site, would increase the population in the study area served by the two local libraries. In the future without the Proposed Action, the population is expected to increase in the study area by 4,803 residents for a total of 58,474 residents. As a result, the volume-to-resident ratio will decrease from 1.4 in the existing condition to approximately 1.3 in 2011, assuming the number of volumes does not change as compared to today.

### **2011 PROBABLE IMPACTS OF THE PROPOSED ACTION**

By 2011, the Proposed Project would add a total of approximately 1,590 new residents to the study area, resulting in a population increase of 2.5 percent, and a volumes-to-resident ratio of 1.2.<sup>1</sup> Since this increase is less than 5 percent—the threshold identified by the *CEQR Technical Manual* as a potentially significant increase in this context—no significant adverse impact to local library services is expected in 2011.

### **2013 THE FUTURE WITHOUT THE PROPOSED ACTION**

Approximately 7,357 new residents are expected in the  $\frac{3}{4}$ -mile study area as a result of baseline growth and the build out of the 1996 Plan for Gateway Estates. The population in the study area would increase to 70,049 residents. Assuming no increases in the number of BPL volumes available to the public, the volume-to-resident ratio will decrease from 1.4 in existing conditions to 1.1 in 2013 without the Proposed Action, assuming the number of volumes does not change as compared to today.

### **2013 PROBABLE IMPACTS OF THE PROPOSED ACTION**

When compared to the 2013 future without the Proposed Action, the Proposed Project would not add new residents to the study area. The volumes-to-resident ratio would not change, and there would be no significant adverse impact on library services in the study area.

## **E. HEALTH CARE FACILITIES**

According to the *CEQR Technical Manual*, an analysis of outpatient health care facilities is generally conducted for proposed actions that introduce a sizeable number of new low- or moderate-income residents, who may rely on nearby emergency and other outpatient clinic services. If a proposed action would generate more than 600 low- to moderate-income units, there may be increased demand on local public health care facilities, which may warrant further analysis. All of the up to 2,385 housing units expected to be developed by 2013 as a result of the Proposed Project would be for low- to moderate-income families; therefore, an analysis of health care facilities is appropriate. While the *CEQR Technical Manual* does not designate a specific study area for health care resources, it suggests that such facilities be mapped within a “mile-or-so” radius from the Project Site.

The focus of the analysis is on those facilities that accept public funds (usually in the form of Medicare and Medicaid reimbursements), that are available to any community member, and that

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<sup>1</sup> A baseline average annual population growth of 1 percent was assumed.

could be affected by the introduction of a large low-income residential population. Private doctors offices and other similar resources are not identified. In accordance with the *CEQR Technical Manual*, the assessment focuses on emergency and outpatient services possibly affected by the introduction of a large, low-income population that could rely heavily on nearby hospital emergency rooms and other public outpatient services. For example, the National Center for Health Statistics has estimated that the uninsured make 393 emergency room visits annually per thousand of the population compared to 342 visits per thousand for the general population. A low-income population is more likely to be uninsured, and the uninsured are more likely to use emergency rooms for their health care.<sup>1</sup>

According to 2000 U.S. Census data, the population of the one-mile study area around the Project Site is approximately 115,424 residents. Assuming a background population growth rate of 1.0 percent per year, the 2006 population of the area is estimated to be 122,525 residents.

**EXISTING CONDITIONS**

*HOSPITALS AND EMERGENCY ROOMS*

As shown in Figure 4-3 and Table 4-14, there are no major hospital centers within approximately one mile of the Project Site. The closest hospital—including an emergency room—available to residents and workers in the study area is approximately 1.75 miles from the Project Site. The Brookdale University Hospital and Medical Center is located at Linden Boulevard at Brookdale Plaza, to the northwest of the study area.

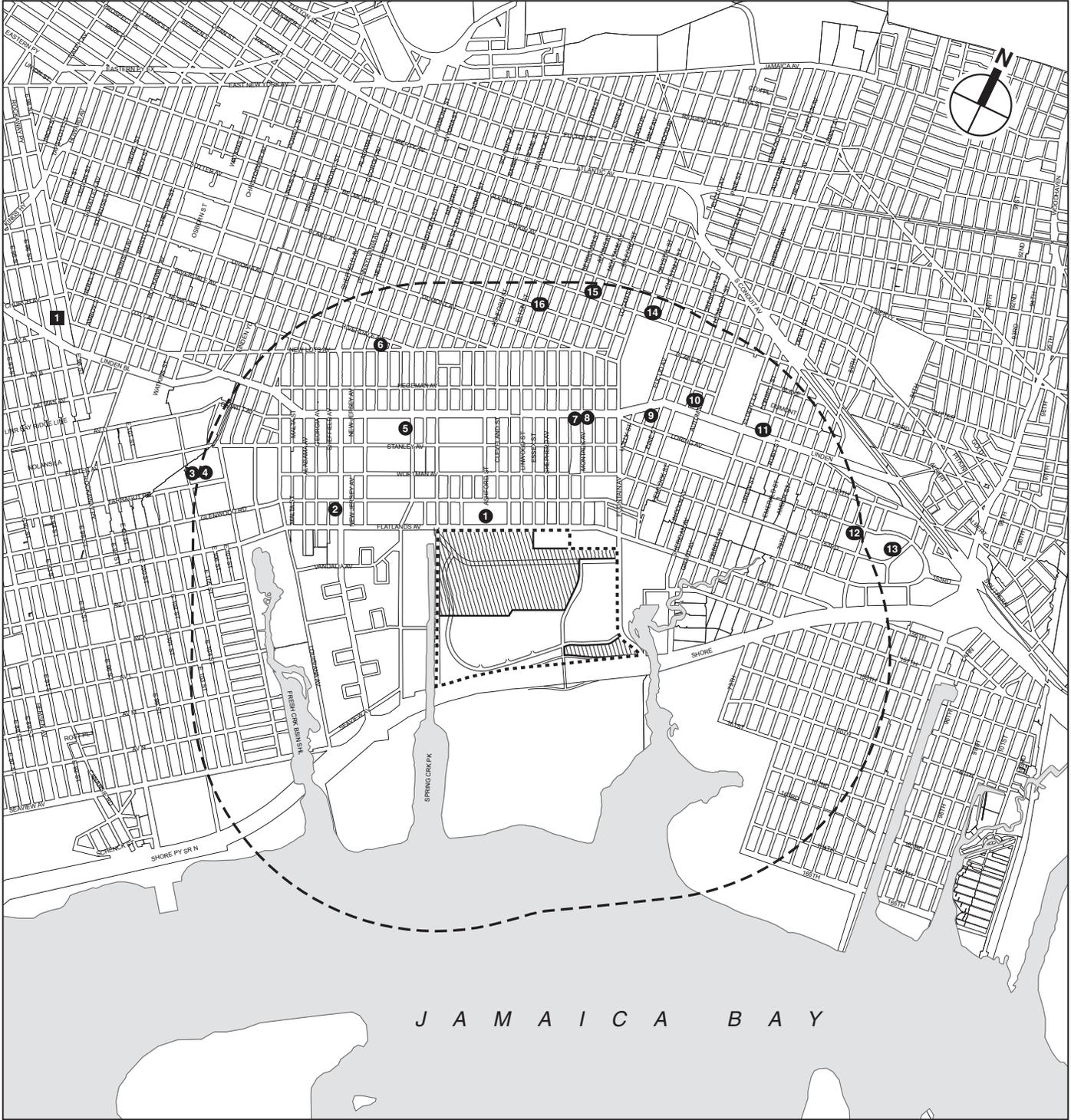
**Table 4-14  
Hospitals and Emergency Rooms near the Project Site**

Map No.	Hospital Name	Address	Outpatient Department Visits (2004)	Emergency Room Visits (2004)
1	Brookdale University Hospital and Medical Center	Linden Boulevard at Brookdale Plaza	122,995	115,709
<b>Note:</b> See Figure 4-3.				
<b>Source:</b> <i>United Hospital Fund Health Care Annual Update</i> , 2005.				

*OTHER OUTPATIENT FACILITIES*

Table 4-15 includes the 16 outpatient locations that have been identified within the one-mile area surrounding the Project Site (as identified in the New York City Department of City Planning (DCP) *Selected Facilities and Program Sites in New York City, 2005 Edition*). These outpatient health care resources—offering general medical care, alcohol and substance abuse services, mental health services, and mental retardation and developmental disabilities services—are predominantly located in the northern part of the study area (see Figure 4-3 and Table 4-15).

<sup>1</sup> See Centers for Disease Control and Prevention’s *Summary Health Statistics for U.S. Adults: National Health Interview Survey, 1999*, August 2003. Series 10, No. 212, p. 11; see also: *National Healthcare Disparities Report*, [www.qualitytools.ahrq.gov](http://www.qualitytools.ahrq.gov); and “*Differences in Access to Health Care among the Moderate- and Low-Income Population Areas*,” [www.healthpolicy.ucla.edu/pubs](http://www.healthpolicy.ucla.edu/pubs).



-  Modified Plan Site
-  Fresh Creek Urban Renewal Area Boundary
-  Study Area Boundary (1-Mile Perimeter)
-  Hospital
-  Outpatient Care Facility

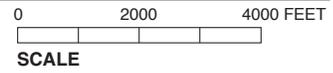


Table 4-15

**Outpatient Healthcare Facilities Within the One-Mile Study Area**

Map No.	Facility Name	Address	Type
1	ICL - Flatlands Clinic	971 Jerome St	Mental Health Clinic
2	Family Care Center	1110 Pennsylvania Ave	Hospital Affiliated Health Center
3	Primary Care	567 E 105th St	Hospital Affiliated Health Center
4	Staten Island University Hospital - MMTP Clinic	567 E 105th St - 1st Flr.	Methadone Treatment Clinic
5	I.S. 166 - Gershwin	800 Van Siclen Ave	HHC Network School Based Health Center
6	Family Care Center	465 New Lots Ave	Hospital Affiliated Health Center
7	New Hope Guild/Alpha School	2400 Linden Blvd	Medically Supervised Chemical Dependency Outpatient Service
8	New Hope Guild/Alpha School	2400 Linden Blvd	Non-Medically Supervised Chemical Dependency Outpatient Service
9	Brookdale Family Care Center Inc.	2554 Linden Blvd	Hospital Affiliated Health Center
10	0235 - Brooklyn	2645 Linden Blvd	Mental Retardation and Developmental Disability Preschool Program
11	NYPCC Brooklyn Branch Mental Health Clinic	796h Drew St	Mental Health Clinic
12	Physician's Choice Surgicenter	82012 151st Ave	Free-Standing Health Center
13	Steinway Howard Beach Clinic	151-020 88th St	Mental Health Clinic
14	Sr. Thea Bowman Family Health Center	1205 Sutter Ave	Hospital Affiliated Health Center
15	Sutter Avenue Child Health Center	1091 Sutter Ave	Free-Standing Health Center
16	Chn. Dr. Betty Shabazz Health Center	999 Blake Ave	Free-Standing Health Center
<b>Notes:</b> See Figure 4-3.			
<b>Sources:</b> Selected Facilities and Program Sites in New York City, 2002 to 2005 Edition, DCP			

**2011 THE FUTURE WITHOUT THE PROPOSED ACTION**

In the future without the Proposed Action, there are no planned expansions or renovations that would change the capacity of Brookdale University Hospital.

In the future without the Proposed Action, the low- to moderate-income population in the ½-mile area around the Project Site is expected to increase by approximately 5,230 as a result of planned residential developments and the implementation of the 1996 Plan. In addition, a baseline annual average population growth of 1 percent was assumed in order to conservatively estimate the population change in the remainder of the one-mile study area. In 2011 without the Proposed Action, the population in the one-mile area is expected to increase to 130,595. Assuming 20 percent of the new housing units anticipated in the area between ½ mile and one mile from the Project Site would be low- to moderate-income units, the total increase in population would include 2,736 new low- to moderate-income residents.

It is not expected that the increase in study area population would affect the overall provision of health care services, based on the existing facilities serving the area. Assuming the national average of about 390 annual emergency room visits per 1,000 low-income persons, the 2,736 new low- to moderate-income residents could add a total of about 1,067 annual visits, a small increase (less than 1 percent of all hospital emergency room visits to Brookdale University Hospital in 2004).

### **2011 PROBABLE IMPACTS OF THE PROPOSED ACTION**

Completion of the Proposed Project would include construction of up to approximately 1,027 new low- to moderate-income housing units and introduce a total of approximately 2,701 low- to moderate-income residents to the study area. Based on the national average of 390 annual emergency room visits per 1,000 low-income persons, the addition of approximately 2,701 low- to moderate-income residents could add an estimated 620 annual visits to study area emergency rooms. Although the Proposed Project would increase demand by over 50 percent when compared to the No Build condition, the increase in the number of visits in 2011 with the Proposed Action would be 1.5 percent of the study area hospital and emergency room visits. Given the hundreds of thousands of such visits in the study area currently, this additional low- to moderate-income population would generate a minimal change in demand over the future without the Proposed Action, and no significant adverse impacts to hospitals and emergency rooms are expected.

### **2013 THE FUTURE WITHOUT THE PROPOSED ACTION**

There are no known planned changes to hospitals and health care facilities in the study area in 2013 without the Proposed Action.

By 2013, the low- to moderate-income population of the ½-mile land use study area in the future without the Proposed Action is expected to increase by 7,357 persons as a result of anticipated residential developments. Assuming an overall underlying 1 percent growth rate for the area, and that 20 percent of the new population will be in the low- to moderate-income range, the study area is estimated to see 380 additional low- to moderate-income residents. Using this estimation of growth, there will be an additional 5,000 residents in this income range, for a total of 7,737 by 2013.

It is not expected that the increase in study area population would affect the overall provision of health care services, based on the variety of existing facilities serving the area. Assuming the national average of about 390 annual emergency room visits per 1,000 low-income population, the total of 7,737 new low- to moderate-income residents could add about 3,017 annual visits by 2013.

### **2013 PROBABLE IMPACTS OF THE PROPOSED ACTION**

When compared to the 2013 future without the Proposed Action, the Proposed Project would not add new residents to the study area. As with the No Build scenario, a total of 7,737 low- to moderate-income residents would generate approximately 1,950 additional emergency visits in 2013 with the Proposed Action. Therefore, there would be no significant adverse impact on the provision of health care services.

## **F. DAY CARE CENTERS**

According to the *CEQR Technical Manual*, a publicly funded day care center analysis is required if a project would result in more than 50 eligible children, based on the number of low- to moderate-income housing units provided. The Proposed Project would introduce approximately 1,027 and 2,385 new low- to moderate-income units by 2011 and 2013, respectively. Based on DCP's updated generation rates for the projection of children eligible for

publicly-funded day care services,<sup>1</sup> the development expected by 2011 would introduce approximately 544 children under the age of 6 who would be eligible for publicly funded day care programs, and 195 children between the age of 6 and 12 who would be eligible for publicly funded after school day care programs. At full build-out in 2013, the Proposed Project would introduce 1,264 children under the age of 6 who would be eligible for publicly funded day care programs, and 453 children between the age of 6 and 12 who would be eligible for publicly funded after school day care programs. For this analysis, only the children under age 6 affect the utilization of publicly funded group day care and Head Start facilities. Children between 6 and 12 would require after school care, which is discussed in greater detail below.

### EXISTING CONDITIONS

Publicly funded day care for the children of income-eligible households in New York City is sponsored and financially supported by the Agency for Child Development (ACD) within the City's Administration for Children's Services (ACS); and Head Start, federally funded early childhood education and family support programs. The City of New York formerly operated public day care facilities, but now neither ACD nor the City operates day care programs. Most children are served through ACD contracts with hundreds of private, non-profit organizations that operate child care programs in communities across the city that are licensed by the New York City Department of Health (DOH). ACD also issues vouchers to eligible families to provide financial assistance in purchasing care from any legal day care provider in the city. ACD facilitates day care services for children between the ages of 2 months and 12 years, and publicly financed day care is used predominantly by children 5 years old and under. (Children over 5 often start kindergarten within elementary schools.) Head Start programs, administered by ACS throughout New York City, serve over 17,000 preschool-age children (ages 3 to 5) from low-income families.

To receive subsidized child care services, a family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. Eligibility is determined by a family's gross income, with consideration of family size. To meet the social eligibility for publicly funded day care, a family must also have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. Parents must appear at an eligibility interview at an ACD borough office to be considered.

According to the *CEQR Technical Manual*, publicly funded group day care centers within a one-mile study area should be identified for residential developments. Given that there are no location requirements for enrollment in day care centers, some parents/guardians may choose a day care center closer to a location of employment than their place of residence. Parents/guardians have the option of using ACD vouchers to purchase day care from public and private providers both within and outside the one-mile study area, potentially in neighborhoods close to parents' workplaces. The portability of ACD vouchers indicates that services beyond a one-mile study area can be and are used by eligible parents. However, as discussed in the *CEQR Technical Manual*, the centers closest to the Project Site are more likely to be subject to increased demand. There are 17 public day care centers (14 contracted child care programs and 3

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<sup>1</sup> In November 2008, DCP released updated generation rates for the projection of children from a proposed project who would be eligible for publicly funded day care facilities. The new generation rates differentiate between the projected number of children under age 6 who are eligible for publicly funded day care programs, and the projected number of children age 6 to 12 who are eligible for publicly funded after school day care programs. In Brooklyn, these rates project 0.53 eligible children under age 6 and 0.19 eligible children between ages 6 and 12 per household. The new rates replace the day care projection rates shown in Table 3C-4 in the *CEQR Technical Manual*.

Head Start programs) located within the one-mile study area, with a total capacity of 1,353 slots (see Figure 4-4 and Table 4-16). These facilities are well-utilized with a current enrollment of 1,213 (90 percent) and with 140 available slots.

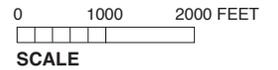
**Table 4-16**  
**Public Day Care Centers within One Mile of the Project Site**

Map No.	Updated Name	Address	Capacity	Enrollment	Available Slots	Utilization Rate
1	Brooklyn Development Center Early Childhood Services	888 Fountain Ave	45	31	14	69
2	Boulevard Nursery School	2150 Linden Boulevard	80	37	43	46
3	Hubert A Morrell EDC	921 Hegeman Avenue	82	63	19	77
4	Marie Durdin CCC	2700 Linden Blvd	60	43	17	72
5	Georgia L. McMurray ECDC	675 Lincoln Ave	85	86	-1	101
6	Sylvia Klein CCC	720 Euclid Ave	60	36	24	60
7	Child Development Support Corp.	668 Logan St	143	121	22	85
8	Faith Hope & Charity FDC	668 Logan St	72	133	-61	185
9	Maxine Turner ECA	668 Logan St	85	91	-6	107
10	New Lots Schenck Day Care Center	653 Schenck Ave	60	45	15	75
11	Morris L. Eisenstein Learning Center	613 New Lots Ave	96	63	33	66
12	Bishop Gregory Martin ECA	370 New Lots Ave	100	93	7	93
13	Breukelen Recreation Rooms DCC	717 E 105 St	75	70	5	93
14	Urban Strategies DCC #1	1091 Sutter Ave	94	57	37	61
<b>Total, Child Care</b>			<b>1,137</b>	<b>969</b>	<b>168</b>	<b>85</b>
A	Labor & Industry for Education Head Start	671 Louisiana Ave	64	54	10	84
B	Breukelen High School	715 E 105 St	64	53	11	83
C	Urban Strategies High School	1091 Sutter Ave	88	137	-49	157
<b>Total, Head Start</b>			<b>216</b>	<b>244</b>	<b>-28</b>	<b>113</b>
<b>Total, Child Care and Head Start</b>			<b>1,353</b>	<b>1,213</b>	<b>140</b>	<b>90</b>
<b>Note:</b>	See Figure 4-4.					
<b>Source:</b>	ACS, 2007.					

In addition to attending group day care centers, eligible children may also be cared for in the homes of family child care providers, also registered by DOH. Family child care providers are professionals who provide care for three to seven children in their residences. Group family child care providers are professionals who care for 7 to 12 children, with the help of an assistant, in their homes. The majority of family and group family child care providers in New York City are registered with a child care network, which provides access to training and support services. According to ACS, these home-based facilities tend to absorb unmet demand at day care centers, and more host households are added to the system as demand increases.



-  Project Site
-  Fresh Creek Urban Renewal Area Boundary
-  Study Area Boundary (1-Mile Perimeter)
-  Day Care  
(Includes #1 Brooklyn Development Center Early Childhood Services)
-  Head Start



## Gateway Estates II

In addition to attending group day care centers, eligible children may also be cared for in the homes of family child care providers, also licensed by the Department of Health and Mental Hygiene (DOHMH). Family child care providers are professionals who provide care for three to seven children in their residences. Group family child care providers are professionals who care for 7 to 12 children, with the help of an assistant, in their homes. The majority of family and group family child care providers in New York City are registered with a child care network, which provides access to training and support services. According to ACS, these home-based facilities tend to absorb unmet demand at day care centers, and more host households are added to the system as demand increases. In 2007, the Brooklyn Family Day Care Networks had a collective capacity of 3,095 slots (see Table 4-17).

**Table 4-17**  
**ACS Funded Family Day Care Networks in Brooklyn**

Network Name	Network Address	Capacity/ Slots	Zip Codes Served
Bedford Avenue Family Day Care	40 Brevoort Place	292	11203, 06, 10, 13, 16, 2125, 33, 38
Brooklyn Bureau of Community Service	285 Myrtle Avenue	208	11201, 05, 17
East New York Family Day Care	477 Vermont Avenue	174	11203, 06, 07, 08, 10, 1316, 24, 26, 33, 34, 37
Faith, Hope & Charity Family Day Care	668 Logan Avenue	215	11203, 07, 08, 10, 13, 1618, 24, 26, 33, 34, 36
Friends of Crown Heights Family Day Care	671 Prospect Place	387	11203, 06, 07, 08, 10, 1213, 16, 21, 23, 25, 26, 38
Graham Family Day Care	222 Graham Avenue	206	11206, 11
Graham Windham Family Day Care	540 Atlantic Avenue	400	11203, 07, 10, 11, 12, 1316, 21, 25, 26, 30, 33, 37, 38
Jewish Child Care Association	97-45 Queens Blvd	123	11204, 10, 14, 18, 19, 2324, 29, 30, 34, 35, 39
Nuestros Niños Family Day Care	384 South 4th Street	356	11206, 07, 11, 21
Park Slope Family Day Care	333 14th Street	160	11215, 17, 20, 32
Putnam Family Day Care	706 Quincy Street	5	11221
Salvation Army Brownsville	365 Thatford Avenue	354	11207, 12, 13, 33, 36, 37
Sunset Park Family Day Care	4222 Fourth Avenue	215	11201, 05, 07, 08, 15, 1617, 25, 32, 36, 37
<b>Total Slots</b>		<b>3,095</b>	
<b>Note:</b> <u>This table is new to the FEIS.</u>			
<b>Source:</b> <u>Source: <a href="http://www.dc37.net/about/services/pdfs/ACSFamilyDayCareZipcodeList7_2007.pdf">http://www.dc37.net/about/services/pdfs/ACSFamilyDayCareZipcodeList7_2007.pdf</a></u>			

## 2011 THE FUTURE WITHOUT THE PROPOSED ACTION

No new publicly funded day care centers are planned in the study area by 2011. The growth in residential population resulting from residential development, including the implementation of 378 units from the 1996 Plan, could result in an increase in the number of low-income households, which could increase demand for publicly financed day care. The 577 new low- to moderate-income units in the future without the Proposed Action (see Table 4-4) could introduce 306 children under the age of 6 who would be eligible for publicly funded day care programs, based on the CEQR Fall 2008 update of day care generation rates (see Table 4-18). This would increase utilization to 112 percent in 2011 without the Proposed Action from 90 percent in existing conditions.

**Table 4-18**

**2011 Demand for Publicly Funded Day Care Facilities in the Study Area**

	Capacity	Enrollment	Available Slots	Utilization
Existing	1,353	1,213	140	90
2011 The Future Without The Proposed Action	1,353	1,519	-166	112
2011 Probable Impacts of the Proposed Action	1,353	1,863	-510	138

In addition to the 306 children under age 6, development in the future without the Proposed Action will introduce 110 children between the age of 6 and 12 who would be eligible for publicly funded after school day care programs. Because these children are expected to be attending school during most of the day, their need would be for after school care and they would not affect the utilization of day care and Head Start facilities in the study area. Eligible children who qualify for ACS vouchers or other programming for after school care could be served by Family Child Care Networks or school-age slots in ACS contracted day care facilities, New York City Department of Youth and Community Development’s Out of School Time programs, and/or DOE approved after school programs.

**2011 PROBABLE IMPACTS OF THE PROPOSED ACTION**

In 2011, the Proposed Action would result in the development of 1,027 residential units on the project site, which would introduce approximately 544 children under the age of 6 and 195 children between the age of 6 and 12 who would be potentially eligible for publicly funded day care (based on approximately 1,027 new units of affordable low- to moderate-income housing). However, as discussed above, Nehemiah Phases I and II will be constructed on the project site in the future without the Proposed Action, resulting in 378 housing units and approximately 200 children under age 6 and 72 children between the age of 6 and 12. Therefore, the Proposed Action would introduce a net increase of 649 units to the project site in 2011, with approximately 344 children under age 6 and 123 children between the age of 6 and 12.

As noted above, only the children under age 6 would be likely to affect the utilization of day care and Head Start facilities in the study area. The CEQR Technical Manual guidelines indicate that a demand for slots greater than the remaining capacity of day care centers and an increase in demand of 5 percent of the study area capacity could result in a significant adverse impact. The addition of 344 children to day care enrollment would result in a shortage of 510 slots (see Table 4-18) and day care facilities would operate at 138 percent capacity. The day care eligible children introduced by the Proposed Action would represent 25 percent of the collective capacity of day care facilities in the study area.

However, a large portion of the units introduced by the Proposed Action would be unlikely to introduce children eligible for publicly funded day care. The CEQR Technical Manual recommends that day care analyses focus on low-income (less than 50 percent of median family income [MFI]) and low- to moderate-income (between 50 and 80 percent of MFI) households, as these are the households likely to meet the financial and social eligibility criteria for subsidized child care. This analysis conservatively assumes that all affordable units on the project site would have the potential to introduce day care eligible children, although many would be targeted to moderate- to high-income households, which would likely not meet the eligibility criteria for subsidized day care. For instance, the affordable housing on the Elton Street corridor would serve households earning between 60 and 130 percent of area median income (AMI) (a measure of household income that is comparable to MFI), and therefore only a portion of these

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units would fall within the CEQR category of low- to moderate-income. The proposed Nehemiah housing would serve households earning between 65 and 137 percent AMI and, again, not all would be eligible for publicly-funded day care because they would earn more than 80 percent of MFI. Therefore, the number of day care eligible children introduced by the Proposed Actions in 2011 would likely be less than analyzed above.

The potential increase in demand could be offset by a number of factors. Private day care facilities and day care centers outside of the study area (e.g., closer to parent’s place of work) are not included in this analysis. Some of the increased day care demand would likely be offset by parents who choose to take their children to day care centers outside of the study area (e.g., closer to work). Some of the Family Day Care Networks serve children residing in the study area and could potentially absorb some of the demand. This new demand would also be considered in future Request for Proposal planning for contracted services. Finally, new capacity could potentially be developed as part of ACS’s public-private partnership initiatives.

The Proposed Project could also generate a net increase of approximately 123 children age 6 to 12 who would also be eligible for publicly funded day care services. Because these children are expected to be attending school during most of the day, their need would be for after school care and they would not affect the utilization of day care and Head Start facilities in the study area. Eligible children who qualify for ACS vouchers or other programming for after school care could be served by Family Child Care Networks or school-age slots in ACS contracted day care facilities, New York City Department of Youth and Community Development’s Out of School Time programs, and/or DOE approved after school programs.

**2013 THE FUTURE WITHOUT THE PROPOSED ACTION**

By 2013, the full build out of the 1996 Plan will add a total of 2,385 new residential units within the FCURA including the 378 residential units in Nehemiah Phases I and II and up to 200 units of senior housing. The cumulative impact of these 2,185 units (not including the senior housing, which does not have the potential to introduce day care eligible children) and the 199 residential units to be built in the study area independent of the Proposed Project (see Table 4-4), would result in the addition of up to 1,264 eligible children under the age of 6 to the area by 2013.

As shown in Table 4-19, this would increase utilization to 194 percent in the future without the Proposed Action from 90 percent in the existing condition, with a deficiency of 1,272 slots at day care facilities in the study area. The 1996 Plan would include an on-site nursery school to serve some of the children generated by the development.

**Table 4-19**  
**2013 Demand for Publicly Funded Day Care Facilities in the Study Area**

	Capacity	Enrollment	Available Slots	Utilization
Existing	1,353	1,213	140	90
2013 Future Without the Proposed Action No Build	1,353	2,477	-1,124	183
2013 Probable Impacts of the Proposed Action No Build	1,353	2,541	-1,188	188

In addition to the 1,264 children under age 6, construction of the 1996 Plan and other developments in the future without the Proposed Action will introduce 453 children between the age of 6 and 12 who would be eligible for publicly funded after school day care programs. Because these children are expected to be attending school during most of the day, their need

would be for after school care and they would not affect the utilization of day care and Head Start facilities in the study area. Eligible children who qualify for ACS vouchers or other programming for after school care could be served by Family Child Care Networks or school-age slots in ACS contracted day care facilities, New York City Department of Youth and Community Development's Out of School Time programs, and/or DOE approved after school programs.

### **2013 PROBABLE IMPACTS OF THE PROPOSED ACTION**

As described in Chapter 1, "Project Description," absent the Proposed Action, the Project Site would be developed in accordance with the 1996 Plan. The 1996 Plan called for the construction of 2,385 housing units on the Project Site, the effects of which were analyzed above in "2013 The Future without the Proposed Action." The Proposed Action would also result in construction of 2,385 residential units on the Project Site. However, the Proposed Action would include only 80 units of senior housing, compared to 200 units of senior housing with the 1996 Plan. Therefore, the Proposed Action would construct 2,305 residential units with the potential to introduce day care eligible children, 120 more than the 1996 Plan. Overall, the Proposed Action would introduce 1,222 day care eligible children under age 6 and 438 day care eligible children between the age of 6 and 12. Compared to the No Build condition, the Proposed Action would result in a net increase in day care eligible children on the project site of 64 children under age 6 and 23 children between the age of 6 and 12.

As noted above, only the children under age 6 would be likely to affect the utilization of day care and Head Start facilities in the study area. The *CEQR Technical Manual* guidelines indicate that a demand for slots greater than the remaining capacity of day care centers and an increase in demand of 5 percent of the study area capacity could result in a significant adverse impact. The addition of these children to day care enrollment would result in a shortage of 1,188 slots (see Table 4-19), but would represent a less than 5 percent increase in the demand over the collective capacity of day care facilities in the study area. In addition, as described above, many of the affordable units on the project site would target households with incomes that would not qualify for publicly funded day care services. Therefore, although day care facilities would be operating above capacity, the Proposed Project would have no significant adverse impact when compared to the future conditions without the Proposed Action.

This potential increase in demand could be offset by a number of factors. Private day care facilities and day care centers outside of the study area (e.g., closer to the parent's place of work) are not included in this analysis. Some of the increased day care demand would likely be offset by parents who choose to take their children to day care centers outside of the study area (e.g., closer to work). Some of the Family Day Care Networks serve children residing in the study area and could potentially absorb some of the demand. This new demand would be considered in future Request for Proposal planning for contracted services. Finally new capacity could potentially be developed as part of ACS's public-private partnership initiatives. Furthermore, the Proposed Project would include a day care facility. The facility may be privately operated and was therefore not included quantitatively in the analysis.

Therefore, the Proposed Project would not result in significant adverse impacts to day care facilities in the study area.

## **G. FIRE PROTECTION AND EMERGENCY RESPONSE**

Within the vicinity of the Project Site, Engine Co. 225/Ladder 207 is located at 799 Lincoln Avenue. For fire protection services, the *CEQR Technical Manual* recommends that a detailed assessment be conducted only if a proposed action would physically alter a fire protection facility, whether by displacement of the facility or by some other physical change. The Proposed Action would have no such direct effect on fire protection services. Furthermore, the implementation of the Proposed Project and the resulting construction of new streets would conform to the Fire Department of New York's standards. Therefore, no additional analysis is necessary.

According to the New York City Office of Emergency Management (OEM), the portion of the Project Site north of Vandalia Avenue is located in Hurricane Evacuation Zone C and the portion south of Vandalia Avenue is located in Zone B. Zone C designates those areas of the city that may experience storm surge flooding from a major (category 3 or higher) hurricane, while Zone B designates those areas that may experience storm surge flooding from a moderate (category 2 or higher) hurricane. The nearest evacuation center is I.S. 292 at 301 Vermont Street, although OEM's website indicates that the assigned evacuation center for the Project Site is the Boy's and Girl's High School at 1700 Fulton Street. In the event of an evacuation order, OEM has designated routes throughout the city to get people from low-lying hazard areas to higher ground, often using mass transit. OEM's evacuation plans are frequently reevaluated and updated to ensure the safety and welfare of city residents.

## **H. POLICE PROTECTION**

The 75th Precinct, located at 1000 Sutter Avenue, serves the Project Site and the area within the vicinity of the Project Site. The 75th Precinct includes the Cypress Hills, Starrett City, and City Line communities.

Pursuant to the *CEQR Technical Manual*, police protection services need only be analyzed if a proposed action physically alters a police facility, whether by displacement of the facility or by some other physical change. The Proposed Project would have no such direct effect on police protection services; therefore, no additional analysis is warranted.

## **I. OTHER COMMUNITY FACILITIES**

The Proposed Project would provide for additional community facilities on the Project Site. This would include 30,000 square feet of space, the use of which has not yet been determined. Furthermore, it is anticipated that approximately 70 mentally handicapped individuals will reside within the multiple dwellings proposed for the Elton Street corridor. A not-for-profit organization will be selected by the NYS Office of Mental Health (OMH) to provide appropriate support services, and rental stipends will be provided via OMH funding. Support services will be geared toward placing individuals in specific housing units, provision of case management services and community resources as needed in order to ease integration into permanent housing. It is anticipated that the tenants will reside in units scattered throughout the corridor and will not be concentrated in any particular location. \*