

## **A. INTRODUCTION**

This chapter examines the potential effects of the Proposed Actions on community facilities. The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities including schools, hospitals, libraries, day care centers, and fire and police protection services. Direct impacts may occur when a particular action physically alters or displaces a community facility. Indirect impacts result from increases in population, which create additional demand on service delivery.

The Proposed Actions would facilitate the relocation and expansion of the P.S. 51 (the Elias Howe School), a 276-seat public elementary school currently located on the northern portion of the Project Site along West 45th Street. A new, expanded P.S. 51 would be constructed on the southern portion of the Project Site along West 44th Street. The new school facility would be designed to support pre-kindergarten through eighth grade instructional needs, but grade ranges would be confirmed by the DOE closer to the date of occupancy. For the purposes of analysis, it is assumed that the school would contain 630 elementary and intermediate school seats, an increase of 354 seats. The existing school would remain operational until the new school is completed. Given that the operation of the school would not be affected by the Proposed Actions, no direct schools impacts would occur. In addition, no other community facilities are located on the Project Site. Therefore, no direct impacts to community facilities would occur as a result of the Proposed Actions and no further analysis of direct effects is necessary. The Proposed Actions would introduce residents and workers to the area. Therefore this analysis concentrates on the potential for indirect effects on the capacity and provision of services by community facilities from the introduction of new users as a result of the Proposed Actions.

## **PRINCIPAL CONCLUSIONS**

### ***PUBLIC SCHOOLS***

The Proposed Actions would result in residential development in Community School District 2 (CSD 2). The analysis of potential schools impacts considers elementary and intermediate schools within CSD 2, as well as within a ½-mile radius surrounding the Project Site.

The Proposed Actions would facilitate the expansion and relocation of P.S. 51 within the Project Site by 2013. It is assumed that the expanded P.S. 51 would have 630 total student seats, consisting of 353 elementary seats and 277 intermediate seats. This reflects an elementary seat increment of 77 seats over the existing total school capacity of 276 elementary seats. In the Future without the Proposed Actions, elementary schools in the ½-mile study area would be substantially over capacity. In the Future with the Proposed Actions, elementary schools in the ½-mile study area would continue to operate with a substantial deficit of seats, and the 77 additional elementary seats would only partially offset the introduction of 162 project-generated elementary students. However, the increase in the utilization rate of elementary schools in the ½-

mile study area or in CSD 2 (1 percentage point in each) does not constitute a significant adverse impact on either category.

For intermediate schools, the increase in student seats as a result of the Proposed Actions (277 intermediate seats) more than compensates for the students generated by the Proposed Actions (54 intermediate students). Therefore, the Proposed Actions would improve intermediate school utilization rates of both the study area and CSD 2, and no significant adverse impact on intermediate schools would occur.

#### ***LIBRARIES***

The analysis considers the impact of the Proposed Actions on the Columbus Branch Library, the only branch library of the New York Public Library (NYPL) system within a ¾-mile radius of the Project Site. According to the *CEQR Technical Manual*, if a proposed project increases the study area population by 5 percent or more over the no action condition, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

In 2013, as a result of the Proposed Actions, the Columbus Branch Library catchment area population would increase by 2 percent. The increase in population would be less than 5 percent, and therefore would not cause a noticeable change in the delivery of library services to the Columbus Branch catchment area.

#### ***HEALTH CARE FACILITIES (OUTPATIENTS)***

The analysis considers the Proposed Actions' impacts on St. Luke's Roosevelt Hospital. The Proposed Actions could increase the number of emergency room visits by approximately 1 percent. The increase would be below the CEQR threshold of 5 percent that could result in a significant adverse impact. Therefore, no significant adverse impacts on area hospitals are anticipated as a result of the Proposed Actions.

#### ***DAY CARE CENTERS***

The analysis considers the potential impacts of the Proposed Actions on day care facilities within a 2-mile radius of the Project Site. The Proposed Actions would introduce 31 children under the age of 6 who would be eligible for publicly funded day care. These new children represent 4.8 percent of the existing capacity of day care centers in the study area (640 slots). This does not exceed the CEQR threshold of an increase of more than 5 percent, and, therefore, no significant adverse impacts would occur as a result of the Proposed Actions.

#### ***FIRE AND POLICE PROTECTION SERVICES***

The Proposed Actions would not directly displace any fire or police protection services, and therefore a significant adverse impact on these services would not occur.

### **B. SCREENING LEVEL ASSESSMENT**

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* guidelines. The *CEQR Technical Manual* recommends a community facilities screening analysis for any proposed project that adds 100 or more residential units. Since the residential component of the Proposed Actions would exceed the *CEQR Technical Manual* threshold, an analysis of community facilities has been undertaken.

Detailed assessments are warranted if a proposed project may have an impact on the provision of public or publicly funded services available to the community. In general, size, income characteristics, and the age distribution of a new population are factors that could affect the delivery of services. **Table 4-1** outlines the thresholds associated with each community facility. If a proposed project would exceed the threshold for a specific facility, a more detailed analysis would be warranted.

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

| <b>Community Facility</b>                         | <b>Threshold For Detailed Analysis</b>  |
|---|---|
| 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 (outpatients)              | More than 600 low- to moderate- income units  |
| Day care centers (publicly funded)                | More than <u>20</u> eligible children based on number of low- to moderate-income units by borough |
| Fire protection                                   | Direct effect only  |
| Police protection                                 | Direct effect only  |
| <b>Sources:</b> 2001 <i>CEQR Technical Manual</i> |   |

## PUBLIC SCHOOLS

According to the *CEQR Technical Manual*, potential impacts on schools may occur if there would be insufficient seats available to serve the population. These impacts most often result when a project introduces school-age children to an area. As set forth in Table 3C-2 in the *CEQR Technical Manual*, if a project introduces more than 50 elementary and intermediate children, or more than 150 high school students, further analysis should be undertaken.

The City recently revised the student generation rates in Table 3C-2 of the *CEQR Technical Manual*, which are used to analyze the number of school seats generated from the Proposed Actions and the planned developments in the area. These new rates are effective as of November 2008. Whereas the previous generation rates differentiated between the affordability levels of the units, the new generation rates provide one ratio per borough at elementary, intermediate, and high school levels. For projects in Manhattan, the new student generation rates are 0.12 elementary school students per unit, 0.04 intermediate school students per unit, and 0.06 high school students per unit. According to these new multipliers, the Proposed Actions would introduce approximately 297 students—162 elementary, 54 intermediate, and 81 high school students. Given that the Proposed Actions would exceed the 50 elementary/intermediate student threshold, detailed analyses of both elementary and middle schools are warranted.

The Proposed Actions would introduce 81 high school students. Since this is below the 150-student *CEQR* threshold, no further analysis of the Proposed Actions' effects on public high schools is warranted.

## LIBRARIES

The NYPL system includes 85 neighborhood branches and four research libraries located in Manhattan, the Bronx, and Staten Island, housing approximately 53 million volumes. (The boroughs of Queens and Brooklyn have separate library systems.)

Potential impacts on libraries may result from an increased user population. A noticeable change in service delivery is likely to occur only if a library is displaced or altered, or if a proposed action introduces a large residential population. Based on Table 3C-3 in the *CEQR Technical Manual*, a proposed action in the Borough of Manhattan that generates an additional 901 residential units would create a 5 percent increase in the number of units served per branch. The 1,350 units introduced by the Proposed Actions exceed this threshold. Therefore, a detailed analysis of libraries is warranted.

### HEALTH CARE FACILITIES (OUTPATIENT)

Potential significant adverse impacts on health care facilities could occur if a proposed project would cause health care facilities within the study area to exceed capacity, or if a proposed project would result in a population increase of 5 percent or more of those who would seek services at these facilities. According to the *CEQR Technical Manual*, if a proposed project would generate more than 600 affordable units, there may be increased demand on local public health care facilities, which may warrant further analysis. The Proposed Actions would generate up to 700 (but at least 600) affordable units, exceeding the threshold for a detailed analysis.

### DAY CARE CENTERS

According to analysis methodologies issued by the Mayor's Office of Environmental Coordination in December 2009, a detailed analysis of the proposed project's impact on publicly funded day care facilities should be performed if the project would generate more than 20 children that would be eligible for these services. This threshold is based on the number of low-income and low- to moderate- income units within a proposed project, and the threshold for projects in Manhattan is 169 low- to moderate-income units. Since the Proposed Actions would result in 268 low- to moderate-income units, detailed analysis was prepared.

### FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

According to the *CEQR Technical Manual*, the assessment of impacts on fire protection services relates to fire response time (i.e., the amount of time it would take for fire engines to travel from the nearest fire station to the site of a proposed project or other buildings within the primary service area of that station). Generally, a detailed assessment of service delivery is conducted only if a proposed action would have direct effects on a fire or emergency facilities, either by physically altering the facility through displacement or other physical change, or by affecting access to and from the facility. The Proposed Actions would not have these direct effects. However, this chapter provides a description of existing fire facilities that serve the Project Site for informational purposes.

### POLICE PROTECTION SERVICES

According to the *CEQR Technical Manual*, the ability of the police to provide public safety for a new project usually does not warrant a detailed assessment under CEQR. The New York City Police Department (NYPD) independently reviews its staffing levels against a precinct's population, area coverage, crime levels, and other local factors when assessing its ability to serve the community or need to redeploy services. A detailed assessment of service delivery is usually only conducted if a proposed action would have direct effects on a precinct house, either by physically altering the facility through displacement or other physical change, or by affecting access to and from the facility. The Proposed Actions would not have these direct effects.

However, this chapter provides a description of existing police facilities that serve the Project Site for informational purposes.

## **C. PUBLIC SCHOOLS**

This section identifies public elementary and intermediate schools that would serve the Project Site and assesses conditions in terms of enrollment and utilization during the most recent school year, noting any school capacity deficiencies. The analysis also considers future enrollment and capacity, and assesses the potential effects of the Proposed Actions. The Project Site is located within Community School District (CSD) 2, which includes most of Lower Manhattan, Midtown, and the Upper East Side.

The study area for the analysis of educational facilities is a ½-mile radius around the Project Site within the CSD that it is located, CSD 2. The study area is shown in **Figure 4-1**.

The analysis also examines effects on schools within the entire CSD, since students can also attend schools within their district but outside their immediate neighborhood. As population shifts within a school district over time, the New York City Department of Education (DOE) can adjust catchment areas within the district to improve composition and utilization of the affected schools.

If the detailed analysis finds that a proposed action would cause an increase of 5 percentage points or more in the utilization rate of the affected schools (those within the study areas), a significant adverse impact may result, warranting consideration of mitigation.

As previously noted in section B, “Screening Level Assessment,” the Proposed Actions would not exceed the threshold for conducting a detailed high school analysis. Therefore, the analysis below only focuses on potential impacts on elementary and intermediate schools.

## **EXISTING CONDITIONS**

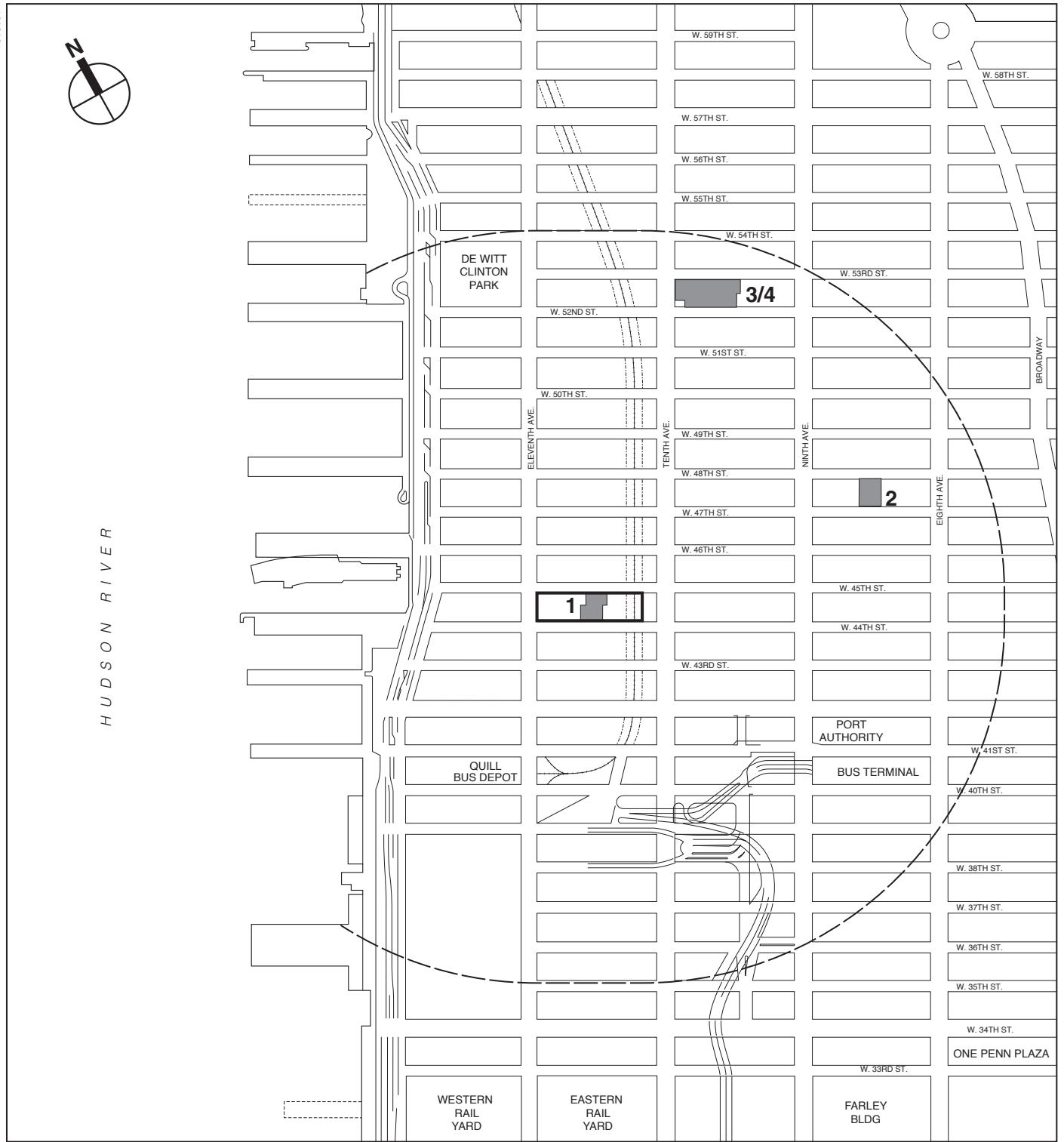
### *ELEMENTARY SCHOOLS*

There are a total of 11 schools within the ½-mile study area: three elementary, one intermediate, and seven high schools.<sup>1</sup> As shown in **Figure 4-1**, P.S. 51, the Elias Howe School, is located on the Project Site. According to DOE’s most recent enrollment and capacity figures, which are for the 2006-2007 school year, this school contains 276 seats and is operating at 119 percent capacity with a deficit of 52 seats.

Total enrollment at all elementary schools in CSD 2 is 14,822 students (not including pre-K enrollment), or 102 percent of capacity, with a shortfall of 302 seats. **Table 4-2** depicts public elementary and intermediate school enrollment for the 2006–2007 school year.

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<sup>1</sup> P.S. 111, the Adolph S. Ochs School, provides schooling for grades K-8, and therefore respective enrollment and capacity totals were included for at both the elementary and intermediate levels.



- Project Site
- Study Area Boundary (1/2-Mile Perimeter)
- 1 Public School

0 1000 2000 FEET  
SCALE

**Table 4-2**

**Public Elementary and Intermediate/Middle School Enrollment, Capacity, and Utilization,  
2006-2007 School Year**

| Map No.   | School Name             | Address              | Enrollment    | Capacity      | Available Seats in Program | Program Utilization (Percent) |
|---|-------------------------|----------------------|---------------|---------------|----------------------------|-------------------------------|
| <b>Elementary Schools</b>   |                         |                      |               |               |                            |                               |
| 1   | P.S. 51 Elias Howe      | 520 West 45th Street | 328           | 276           | (52)                       | 119                           |
| 2   | P.S. 212 Midtown West   | 328 West 48th Street | 354           | 342           | (12)                       | 104                           |
| 3   | P.S. 111 Adolph S. Ochs | 440 West 53rd Street | 336           | 482           | 146                        | 70                            |
| <b>½-mile Study Area</b>  |                         |                      | <b>1,018</b>  | <b>1,100</b>  | <b>82</b>                  | <b>93</b>                     |
| <b>CSD 2</b>  |                         |                      | <b>14,822</b> | <b>14,502</b> | <b>(320)</b>               | <b>102</b>                    |
| <b>Intermediate/Middle Schools</b>  |                         |                      |               |               |                            |                               |
| 4   | P.S. 111 Adolph S. Ochs | 440 West 53rd Street | 214           | 307           | 93                         | 70                            |
| <b>½-mile Study Area</b>  |                         |                      | <b>214</b>    | <b>307</b>    | <b>93</b>                  | <b>70</b>                     |
| <b>CSD 2</b>  |                         |                      | <b>6,246</b>  | <b>7,309</b>  | <b>1,063</b>               | <b>85</b>                     |
| <b>Note:</b> See Figure 4-1 for school location.<br><b>Sources:</b> DOE Utilization Profiles: Enrollment/Capacity/Utilization, 2006-2007, target capacity. These figures include pre-K enrollment and charter schools housed in these buildings.<br>Enrollment and capacity for P.S. 111 elementary and intermediate breakdown provided by DCP. |                         |                      |               |               |                            |                               |

### INTERMEDIATE SCHOOLS

The Adolph S. Ochs School, P.S. 111, is the only intermediate school with the ½-mile study area. The intermediate component of P.S. 111 has a utilization rate of 70 percent with 93 available seats, according to NYCDOE enrollment statistics for the 2006 to 2007 school year.<sup>2</sup>

Total enrollment at intermediate schools in all of CSD 2 is 6,246 students, or 85 percent of capacity, with 1,063 available seats.

### THE FUTURE WITHOUT THE PROPOSED ACTIONS

#### NEW RESIDENTIAL DEVELOPMENT EXPECTED IN THE STUDY AREAS

Because the individual catchment areas for each service provider vary, several different study areas are used in the community facilities analyses. **Table 4-3** presents a list of the new residential development expected to be completed by 2013 and details which study area the various projects are located within. Consistent with the *CEQR Technical Manual* methodology, the ½-mile study area was used for the schools analysis.

#### ENROLLMENT PROJECTIONS

The New York City School Construction Authority (SCA) provides future enrollment projections by district for up to 10 years, which are based on research undertaken by two demographic companies, the Grier Partnership and Statistical Forecasting. Both sets of projections were considered, and the more conservative of the two (i.e. higher enrollment figures) created by Statistical Forecasting were used in the analysis. These projections indicate increases in the elementary and intermediate student population (approximately 11 and 2 percent, respectively) of CSD 2 by 2013.

<sup>2</sup> Enrollment and capacity for the breakdown of P.S. 111 elementary and intermediate grades was provided by DCP.

**Table 4-3**  
**Planned Residential Development in the Study Area**

| Name   | Dwelling Units | ½-Mile Study Area (Schools)* | ¾-Mile Study Area (Libraries) | 1-Mile Study Area (Health) |
|--|----------------|------------------------------|-------------------------------|----------------------------|
| Red Cross Project (between West 48th and 49th Streets and Tenth and Eleventh Avenues)  | 148            | Y                            | Y                             | Y                          |
| Centro 505, 505 West 47th Street   | 109            | Y                            | Y                             | Y                          |
| Hudson Yards Site 18 Verizon, south side of West 43rd Street between Eleventh & Twelfth Avenues, Moinian Group                         | 1,000          | Y                            | Y                             | Y                          |
| Hudson Yards Site 19, Theater Row II, east side of Tenth Avenue between West 41st Street and West 42nd Street, Related Companies       | 774            | Y                            | Y                             | Y                          |
| River Place II, Eleventh Avenue between West 41st Street and West 42nd Street  | 1,349          | Y                            | Y                             | Y                          |
| 750 Eleventh Avenue (Two Trees)  | 900            | Y                            | Y                             | Y                          |
| 533-541 West 52nd Street   | 100            | Y                            | Y                             | Y                          |
| 530-548 West 53rd Street   | 100            | Y                            | Y                             | Y                          |
| 501-505 West 51st Street Phase I   | 12             | Y                            | Y                             | Y                          |
| Archstone Clinton: 510 West 52nd Street  | 627            | Y                            | Y                             | Y                          |
| 501-505 West 51st Street Phase II  | 10             | Y                            | Y                             | Y                          |
| 460 West 54th Street, Former SONY/BMG Studio   | 96             | Y                            | Y                             | Y                          |
| The Dillon, 405-425 West 53rd Street   | 85             | Y                            | Y                             | Y                          |
| 785 Eighth Avenue, The Esplanade   | 120            | Y                            | Y                             | Y                          |
| 750-754 Eighth Avenue, The Platinum  | 187            | Y                            | Y                             | Y                          |
| Hudson Yards Site 23, east side of Tenth Avenue between West 37th Street and West 38th Street, Rockrose                                | 388            | Y                            | Y                             | Y                          |
| Hudson Yards Site 24, Hudson Mews I (North), Dyer Avenue between West 37th Street and West 38th Street over LT Expwy, Demott Co.       | 448            | Y                            | Y                             | Y                          |
| Hudson Yards Site 28, Hudson Mews II (South), Dyer Avenue between West 36th Street and West 37th Street over LT Expwy, Demott Co.      | 361            | Y                            | Y                             | Y                          |
| 310-328 West 38th Street, midblock on West 37th Street & West 38th Street between Eighth Avenue and Ninth Avenue, Glenwood Management. | 569            | Y                            | Y                             | Y                          |
| Hudson Yard Site 11, Tenth Avenue between West 37th and West 38th Streets  | 855            | Y                            | Y                             | Y                          |
| 525 West 55th Street   | 259            | N                            | Y                             | Y                          |
| Avalon West 57th Street  | 700            | N                            | Y                             | Y                          |
| Helena II Twelfth Avenue and West 57th Street (Durst)  | 450            | N                            | Y                             | Y                          |
| Adagio 60, 243 West 60th Street  | 342            | N                            | Y                             | Y                          |
| Element Condominium, 549-555 West 59th Street  | 198            | N                            | Y                             | Y                          |
| Riverside South Parcel I, 80 Riverside Boulevard   | 284            | N                            | Y                             | Y                          |
| Riverside South Parcels J1 and J2, 60 Riverside Boulevard  | 495            | N                            | Y                             | Y                          |
| Riverside South Parcels K1 and K2, 40 Riverside Boulevard  | 520            | N                            | Y                             | Y                          |
| 316 Eleventh Avenue  | 365            | N                            | N                             | Y                          |
| Related, SW corner of Tenth Avenue and West 30th Street  | 382            | N                            | N                             | Y                          |
| Avalon Bay Properties, NE corner of Eleventh Avenue and West 28th Street   | 600            | N                            | N                             | Y                          |
| Hudson Yards Potential Site 62, Tenth Avenue and West 31st Street  | 220            | N                            | N                             | Y                          |
| 261 West 28th Street   | 55             | N                            | N                             | Y                          |
| 415 Eighth Avenue, SW corner of West 31st Street   | 106            | N                            | N                             | Y                          |
| West Chelsea Projected Site 4, 547-559 West 27th Street  | 118            | N                            | N                             | Y                          |
| West Chelsea Projected Site 5, 507-517 West 27th Street  | 283            | N                            | N                             | Y                          |
| West Chelsea Projected Site 6, 299-311 Tenth Avenue  | 159            | N                            | N                             | Y                          |
| Spindler Site: Corner of West 26th Street and Tenth Avenue   | 31             | N                            | N                             | Y                          |
| 245 Tenth Avenue   | 18             | N                            | N                             | Y                          |
| <b>Total</b>   | <b>13,823</b>  | <b>8,238</b>                 | <b>11,486</b>                 | <b>13,823</b>              |

These enrollment projections do not account for new residential development planned for the area; therefore, the additional populations from the anticipated development planned near the Project Site were also included to more conservatively predict future enrollment and utilization. Planned development that would occur within a ½-mile radius from the Project Site and within CSD 2 is also included in the analysis. In this case, all projects within a ½-mile radius are also within CSD 2.



## West 44th Street and Eleventh Avenue Rezoning

In the Future without the Proposed Actions, planned development is expected to add 8,238 residential units to the ½-mile study area, and within CSD 2 (see **Table 4-2**). These developments would introduce school children at the elementary and intermediate levels (see **Table 4-4**).

**Table 4-4**

**Planned New Housing Units and Estimated Number of Students  
Generated in Study Area: Future Without the Proposed Actions**

| New Housing Units  | Elementary School Students | Intermediate School Students |
|--|----------------------------|------------------------------|
| 8,238  | 989                        | 330                          |
| <b>Notes:</b><br>Pupil generation rates based on revised DCP ratios, November 2008.<br>High School analysis is not warranted, and therefore has not been included. |                            |                              |

### PROJECTED SCHOOL CAPACITY

Although no changes to capacity are known for the ½-mile study area, several school projects are expected to be completed in the Future without the Proposed Actions within CSD 2 (see **Table 4-5**). These projects consist of the expansion of existing facilities, the leasing of additional educational space, or new construction.

**Table 4-5**

**Planned Capacity Increases within CSD 2**

| School   | New PS Seats | New IS Seats |
|--|--------------|--------------|
| P.S. 234 Annex   | 143          | 0            |
| Beekman School   | 441          | 189          |
| MEETH (P.S. 59)  | 168          | 0            |
| Battery Park City<br>(P.S./I.S. 896)   | 596          | 256          |
| <b>Total</b>   | <b>1,348</b> | <b>445</b>   |
| <b>Sources:</b> DOE/SCA Five-Year Capital Plan Amendment Fiscal Years 2005-2009, and Proposed DOE/SCA Five-Year Capital Plan Amendment Fiscal Years 2010-2014. |              |              |

Additional capacity within the CSD is provided in the *DOE/SCA Five-Year Capital Plan Amendment Fiscal Years 2010-2014*. The Education Construction Fund is expected to redevelop P.S. 59, located on the east side of midtown Manhattan, with a larger school. In the interim, P.S. 59 was moved to a leased space at the Manhattan Eye, Ear, and Throat Hospital (MEETH) in September 2008; this leased space will allow some additional capacity during the interim period while the new facility is built. The leased space has approximately 168 more seats than the current P.S. 59 site. Therefore, an additional 168 elementary seats are included in the study area and CSD capacities. Additional capacity for P.S. 234 in Lower Manhattan is being added in a 143-seat annex in a neighboring residential building that is under construction. The Beekman School, a new 630-seat kindergarten through grade 8 school in Lower Manhattan, is under construction. It is expected that approximately 70 percent of the school seats (441) will be dedicated to elementary students while the remaining 30 percent (189) seats will be for intermediate students. Similarly, construction is under way at P.S./I.S. 896 in Battery Park City, which will add 596 elementary school seats and 256 intermediate school seats (as well as 100 special education seats, which are not included in quantitative analyses). Cumulatively, these

sited projects will add 1,348 additional elementary seats and 445 intermediate seats to CSD 2's overall capacity, although none are within ½-mile of the Proposed Project.

## ANALYSIS

### Elementary Schools

Counting additional students from new residential development and factoring in the projected CSD 2 enrollment changes, elementary school enrollment in the schools located within the ½-mile study area will total 2,120 students, or 193 percent capacity with a shortfall of 1,020 seats (see **Table 4-6**). In CSD 2, elementary schools are expected to operate at 110 percent of capacity with a deficit of 1,599 seats.

**Table 4-6**  
**2013 Future Without the Proposed Actions:**  
**Projected Enrollment in Public Schools**

| Analysis Area   | 2013 Projected Enrollment | Students from Planned Developments | Total Projected Enrollment | Capacity | Available Seats | Program Utilization (Percent) |
|---|---------------------------|------------------------------------|----------------------------|----------|-----------------|-------------------------------|
| <b>Elementary Schools</b>   |                           |                                    |                            |          |                 |                               |
| ½-mile Study Area   | 1,131                     | 989                                | 2,120                      | 1,100    | (1,020)         | 193                           |
| CSD 2   | 16,460                    | 989                                | 17,449                     | 15,850   | (1,599)         | 110                           |
| <b>Intermediate Schools</b>   |                           |                                    |                            |          |                 |                               |
| ½-mile Study Area   | 219                       | 330                                | 549                        | 307      | (242)           | 179                           |
| CSD 2   | 6,386                     | 330                                | 6,716                      | 7,754    | 1,038           | 87                            |
| <b>Sources:</b> DOE Enrollment Projections; DOE, Utilization Profiles: Enrollment/ Capacity/ Utilization, 2006- 2007. |                           |                                    |                            |          |                 |                               |

### Intermediate Schools

Intermediate school enrollment in the ½-mile study area is expected to increase to 549 while capacity will remain at 307 seats. This results in a 179 percent utilization rate and a shortfall of 242 seats. In CSD 2 as a whole, enrollment is projected to reach 6,716 with a utilization rate of 87 percent. In 2013, it is expected there will be 1,038 available intermediate seats in CSD 2.

## PROBABLE IMPACTS OF THE PROPOSED ACTIONS

By 2013, the Proposed Actions would result in 1,350 residential units. Based on the revised public school student generation rates, the Proposed Actions would introduce 162 public elementary students, and 54 public intermediate school students (see **Table 4-7**) to the area.

**Table 4-7**  
**2013 Probable Impacts of the Proposed Actions:**  
**Estimated Number of Students Generated**

|   | New Housing Units | Elementary School Students | Intermediate School Students |
|---|-------------------|----------------------------|------------------------------|
| <b>Total</b>  | 1,350             | 162                        | 54                           |
| <b>Notes</b> Based on revised Department of City Planning pupil generation rates, November, 2008. |                   |                            |                              |

## West 44th Street and Eleventh Avenue Rezoning

As described in Chapter 1, “Project Description,” the Proposed Actions would facilitate an expansion and relocation of P.S. 51 that would result in 353 elementary seats and 277 intermediate seats<sup>3</sup>, an increment of 77 additional elementary seats over the 276 elementary seats currently within P.S. 51. The addition of these new seats would increase the school capacities of both the study area and CSD 2.

### ELEMENTARY SCHOOLS

Within the study area, the 162 new elementary students would result in a total enrollment of 2,282 (194 percent utilization), with a shortfall of 1,105 seats (see **Table 4-8**). This represents an increase in the utilization rate within the study area (from 193 to 194 percent) as compared with the Future without the Proposed Actions. Elementary schools in CSD 2 as a whole would operate at 111 percent of capacity, with a total enrollment of 15,850 and a deficit of 1,761 seats. This also represents an increase in the utilization rate (from 110 to 111 percent).

In the Future with the Proposed Actions, elementary schools in both the study area and the CSD would continue to operate with a substantial deficit of seats. Furthermore, while the Proposed Actions would add elementary seats to the study area, the expanded elementary capacity at P.S. 51 (77 seats) would only partially offset the introduction of 162 project-generated elementary students. However, the increase in utilization rate of elementary schools in both the ½-mile study area and CSD 2 would be 1 percentage point each. As noted above, if a proposed action would cause an increase of 5 percentage points or more in the utilization rate of the schools within the study areas, a significant adverse impact may result. Therefore, the Proposed Actions would not result in a significant adverse elementary school impact in either category.

**Table 4-8**  
**Probable Impacts of the Proposed Actions:**  
**Projected Enrollment in Public Schools**

| <b>½-Mile Study Area/<br/>CSD 2</b>   | <b>2013<br/>Projected<br/>Enrollment</b> | <b>Students from<br/>Proposed<br/>Project</b> | <b>Total<br/>Projected<br/>Enrollment</b> | <b>Capacity</b> | <b>Available<br/>Seats</b> | <b>Program<br/>Utilization<br/>(Percent)</b> |
|---|--|---|---|-----------------|----------------------------|--|
| <b>Elementary Schools</b>   |  |   |   |                 |                            |  |
| ½-mile Study Area Totals  | 2,120                                    | 162   | 2,282                                     | 1,177           | (1,105)                    | 194  |
| CSD 2 Totals  | 17,449                                   | 162   | 17,611                                    | 15,927          | (1,684)                    | 111  |
| <b>Intermediate/Middle Schools</b>  |  |   |   |                 |                            |  |
| ½-mile Study Area Totals  | 549                                      | 54  | 603                                       | 584             | (19)                       | 103  |
| CSD 2 Totals  | 6,716                                    | 54  | 6,770                                     | 8,031           | 1,261                      | 84   |
| <b>Sources:</b> DOE Enrollment Projections; DOE, Utilization Profiles: Enrollment/ Capacity/ Utilization, 2006-2007 |  |   |   |                 |                            |  |

### INTERMEDIATE SCHOOLS

In 2013, the Proposed Actions would introduce 54 intermediate students to the area and CSD. As described above, the Proposed Actions would also facilitate the relocation and expansion of P.S. 51, resulting in the addition of 277 intermediate seats to the study area and CSD 2. While the

<sup>3</sup> PS/IS seat composition derived by the New York City School Construction Authority (SCA) proportions for the proposed 750-seat school in the Western Rail Yards DEIS (420 PS seats and 330 IS seats) and the standard SCA ratio of approximately 55 percent PS seats, and 45 percent IS seats.

study area enrollment would increase from 549 to 603 intermediate students, the capacity would increase as well (from 307 to 584 seats). As a result, the utilization rate would decrease substantially from 179 to 103 percent. Therefore, while the study area would still be slightly over capacity, the Proposed Actions would improve these conditions, and no significant adverse impact would occur. In CSD 2, the increased enrollment and capacity would result in an 84 percent utilization rate, a decrease from 87 percent in the Future without the Proposed Actions. Therefore, the Community School District would continue to have sufficient space, and no significant adverse impact on intermediate schools in CSD 2 as a whole would occur as a result of the Proposed Actions.

## **D. LIBRARIES**

According to the *CEQR Technical Manual*, neighborhood library branches serve areas based on the distance that residents would travel to use library services, which is typically not more than ¾-mile (referred to as the library’s “catchment area”). All public libraries within a ¾-mile radius of the Proposed Actions are included in the assessment. To determine the population of each library service area, 2000 U.S. Census data were assembled for all census tracts that fall primarily within the ¾-mile catchment area for each library. The 2008 existing population was estimated by projecting an annual compounded growth rate of 0.5 percent from 2000 Census populations. The analysis also considers future population and, finally, assesses the potential effects of the Proposed Actions. As noted in **Table 4-1**, if the Proposed Actions would increase the average number of residential units served by library branches in the borough in which it is located by more than 5 percent, the Proposed Actions may cause significant impacts on library services and require further analysis.

### **EXISTING CONDITIONS**

The Columbus Branch Library is the only neighborhood library in a ¾-mile radius of the Project Site (see **Figure 4-2**).

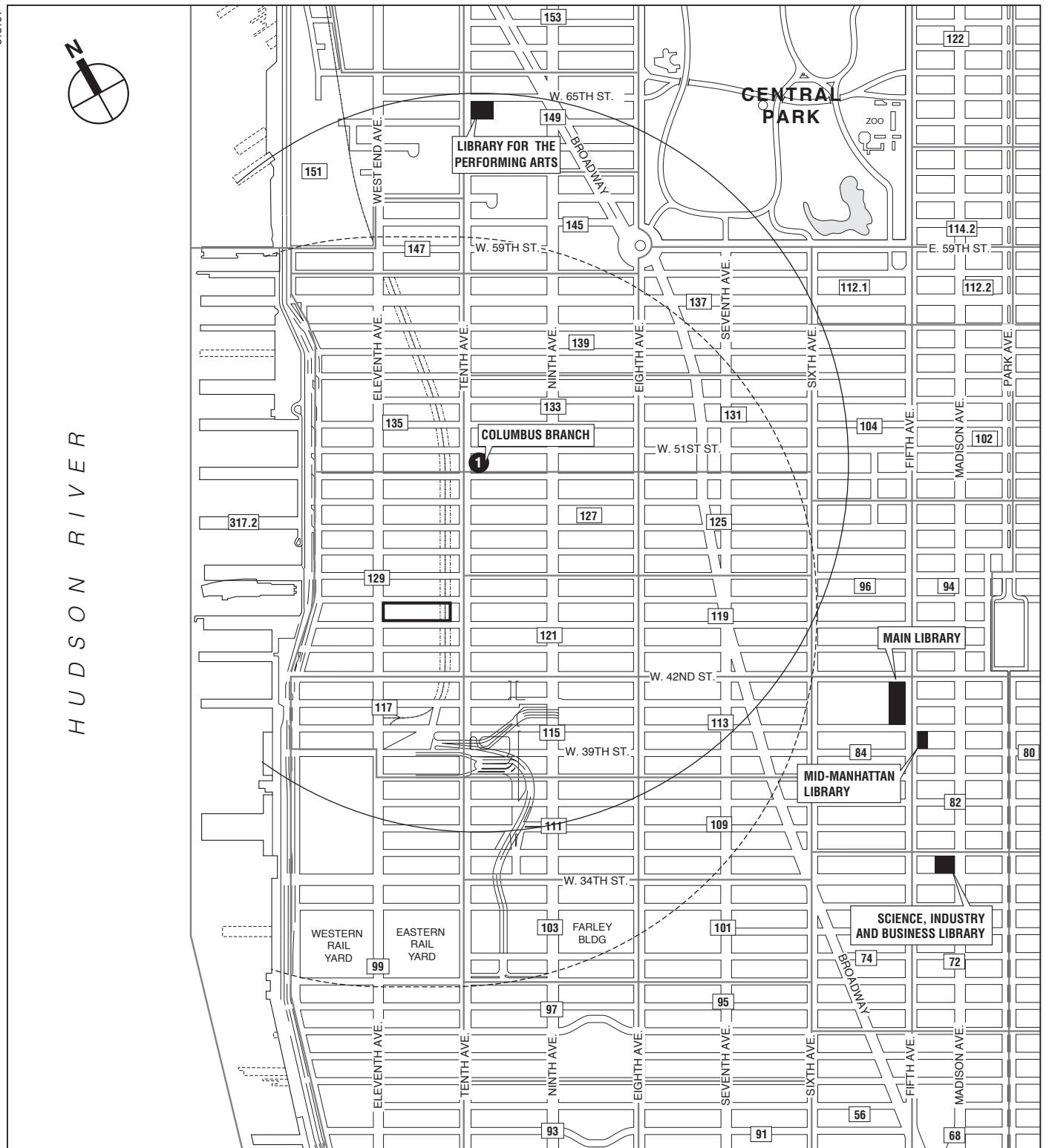
The Columbus Branch library is located at 742 Tenth Avenue. The Columbus Branch Library has a reference collection of local history for the Clinton and Hells Kitchen neighborhoods. This library has a catchment area population of 83,023 people.<sup>4</sup> The library has approximately 50,000 volumes and a circulation of approximately 56,625 volumes.

The five central libraries closest to the Project Site include the Humanities and Social Sciences Library (the “Main Library”) at Fifth Avenue and West 42nd Street, the Mid-Manhattan Library at 455 Fifth Avenue, the Library for the Performing Arts at 40 Lincoln Center Plaza, and the Science, Industry, and Business Library (SIBL) at 188 Madison Avenue. These libraries are not considered “neighborhood” libraries with individual catchment areas, as they provide system-wide resources.

The Mid-Manhattan Library houses the largest of all circulating and general reference collections in the NYPL’s branch library system. The Main Library is not a circulating library and is visited by tourists and researchers, since it is both a National Historic Landmark and a world-famous research library. The SIBL contains a comprehensive collection of national and international patents, as well as extensive science- and business-related databases and reports. The Library for the

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<sup>4</sup> 2000 Census population projected to 2008 existing conditions with 0.5 percent compounded annual growth rate.



- Project Site
- Study Area Boundary (3/4-Mile Perimeter)
- 1 Library Location (See Table 5-6 for Reference)
- 3/4-Mile Library Catchment Area Boundary
- Central Library (Serve entire city - not included in analysis)
- 97 Census Tract Number
- Census Tract Boundary

0 1000 2000 FEET  
SCALE

**Public Library Locations**  
Figure 4-2

Performing Arts contains the world's most extensive reference and research materials on music, dance, theatre, recorded sound, and other performing arts.

### **THE FUTURE WITHOUT THE PROPOSED ACTIONS**

In the Future without the Proposed Actions, the Columbus Branch Library, as well as the central libraries, will continue to serve the study area. No expansion of library services within the study area is anticipated.

As shown in **Table 4-2**, approximately 11,486 dwelling units are planned to be developed in the ¾-mile Columbus Branch catchment area. It is estimated that the Columbus Branch Library will serve an additional 22,168 residents as a result of these planned dwelling units.<sup>5</sup> Its total catchment population will increase to 105,191 residents.

### **PROBABLE IMPACTS OF THE PROPOSED ACTIONS**

By 2013, the Proposed Project would introduce up to 1,350 residential units (2,606 residents). With this additional population, the Columbus Branch Library catchment population will increase to 107,797 residents. As compared with the Future without the Proposed Actions, the increase in population resulting from the Proposed Actions would be 2 percent, which is less than the 5 percent impact threshold, and therefore would not cause a noticeable change in the delivery of library services. As a result, no significant adverse impacts on libraries would occur within the study area.

## **E. HEALTH CARE FACILITIES**

### **METHODOLOGY**

While the *CEQR Technical Manual* indicates that there is no specific study area designated for health care resources, it suggests that such facilities be mapped within a “mile-or-so” radius from the Project Site. As a result, the analysis uses a one-mile study area. In accordance with the *CEQR Technical Manual*, the assessment focuses on emergency and outpatient services that could be affected by the introduction of a large low-income population, which could rely heavily on nearby hospital emergency rooms and other public outpatient services. Impacts are identified if a proposed project would result in increase demand for services by 5 percent or more over no action levels, or would result in a facility exceeding its capacity.

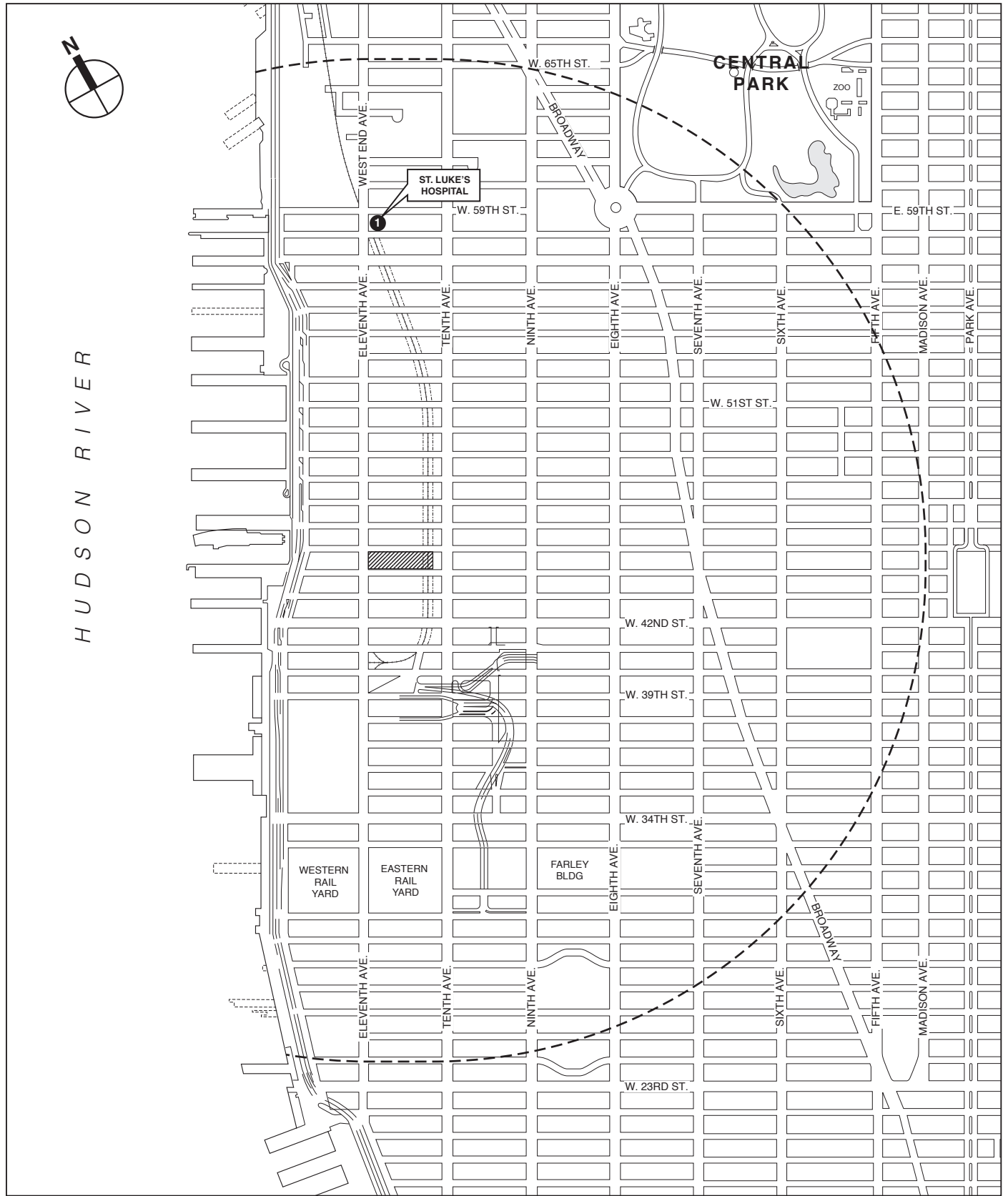
### **EXISTING CONDITIONS**




#### *HOSPITALS AND EMERGENCY ROOMS*

As shown in **Figure 4-3**, St. Luke’s Hospital at 1000 Tenth Avenue is the only hospital located within one mile of the Proposed Actions. According to the *United Hospital Fund Health Care Annual Update (2005)*, St. Luke’s Hospital had 247,616 outpatient visits and 128,275 emergency room visits in 2002, the most recent year for which data is available.

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<sup>5</sup> The estimate is based on a 1.93 average household size.



-  Project Site
-  Study Area Boundary (One-Mile Perimeter)
-  Hospital and Emergency Room Facility  
(See Table 4-7)

0 1000 2000 FEET  
SCALE

**Hospital Facilities**  
Figure 4-3

### *OTHER OUTPATIENT SERVICES*

There are 62 outpatient health care facilities located in the one-mile study area for health care resources, offering general medical care, alcohol and substance abuse services, mental health services, and mental retardation and developmental disabilities services (see **Tables 4-8.A-F**). These facilities were inventoried in the 2007 edition of the New York City Department of City Planning's "Selected Facilities and Program Sites in New York City" and are provided for informational purposes only.

### **THE FUTURE WITHOUT THE PROPOSED ACTIONS**

No major changes to capacity are expected to occur at St. Luke's Hospital, the only hospital in the one-mile study area.

Absent the Proposed Project, planned residential development is expected to introduce 13,823 units, including approximately 2,765 low- to moderate-income units, to the study area by 2013. As discussed above, unless the number of affordable units in a planned development is known, it is conservatively assumed that 20 percent of the planned housing units identified in the Future without the Proposed Actions would be for low- to moderate-income residents. Therefore, absent the Proposed Actions, the low- to moderate-income population of the study area will increase by 5336 residents (2,765 new low to moderate-income units at 1.93 persons per unit) as compared to existing conditions.

Assuming the national average of about 390 annual emergency room visits per 1,000 low-income persons, the new low- to moderate-income residents could add a total of about 2,081 annual visits, a small increase over existing conditions (approximately 2 percent of all study area hospital emergency room visits in 2002, the most recent year for which data are available). This incremental change in visits would be small compared with the hundreds of thousands of overall visits currently accommodated by the existing health care facility in the study area.

### **PROBABLE IMPACTS OF THE PROPOSED ACTIONS**

As described above, the Proposed Actions would introduce up to 700 (but at least 600) new low- to moderate-income units and approximately 1,351 low- to moderate-income residents. Based on the national average of 390 annual emergency room visits per 1,000 low-income persons, these new low to moderate-income residents could add an estimated 527 annual visits to study area emergency rooms. This additional low- to moderate-income population would generate a minimal change in demand over the Future without the Proposed Actions (less than a one-percent increase in study area emergency room visits). As this increase is less than the *CEQR Technical Manual's* threshold of a 5 percent increase in the demand for services, no significant adverse impacts on emergency rooms are expected as a result of the Proposed Actions.

### **F. DAY CARE CENTERS**

The New York City Administration for Children's Services (ACS) provides subsidized child care in center-based group day care, family child care, informal child care, and Head Start, federally funded early childhood education and family support programs.



**Table 4-8.A**  
**Summary of Outpatient Health Care Facilities**  
**Facility Type: Clinic**

| Map No.   | Facility Name                                 | Address              |
|---|---|----------------------|
| 1   | Hudson Guild Counseling Service               | 441 West 26th Street |
| 2   | Safe Space West A                             | 300 West 43rd Street |
| 3   | McMurray Clinic                               | 115 West 31st Street |
| 4   | Madeleine Borg Manhattan West Clinic          | 120 West 57 St       |
| 5   | St. Luke's-Roosevelt Div. Psych. Adult Clinic | 910 Ninth Ave        |
| <b>Source:</b> DCP's <i>Selected Facilities and Program Sites</i> , 2007 Edition. |   |                      |

**Table 4-8.B**  
**Summary of Outpatient Health Care Facilities**  
**Facility Type: Freestanding Health Center**

| Map No.   | Facility Name                           | Address              |
|---|---|----------------------|
| 6   | United Cerebral Palsy of New York State | 330 West 34th Street |
| 7   | Covenant House                          | 460 West 41st Street |
| 8   | New York Diagnostic Center              | 330 West 42nd Street |
| 9   | H S Systems Inc.                        | 321 West 44th Street |
| 10  | Premier Healthcare D & T Ctr.           | 460 West 34th Street |
| 11  | Frost'd Primary Care, Inc.              | 369 Eighth Avenue    |
| 12  | West Midtown Medical Group              | 311 West 35th Street |
| 13  | Pan American Medical Center Inc.        | 500 West 57 Street   |
| 14  | Ryan Chelsea-Clinton Health Center      | 651 Tenth Avenue     |
| <b>Source:</b> DCP's <i>Selected Facilities and Program Sites</i> , 2007 Edition. |   |                      |

**Table 4-8.C**  
**Summary of Outpatient Health Care Facilities**  
**Facility Type: Hospital Attended Health Center**

| Map No.   | Facility Name               | Address              |
|---|-----------------------------|----------------------|
| 15  | Penn South Geriatric Clinic | 305 West 28th Street |
| 16  | Family Health Center        | 350 West 51st Street |
| 16  | Spellman Center for HIV     | 415 West 51st Street |
| 17  | Chelsea Pediatrics          | 365 West 25th Street |
| 18  | The Chelsea Health Services | 241 West 30th Street |
| <b>Source:</b> DCP's <i>Selected Facilities and Program Sites</i> , 2007 Edition. |                             |                      |

**Table 4-8.D**  
**Summary of Outpatient Health Care Facilities**  
**Facility type: Intermediate Care Facility**

| Map No.   | Facility Name                         | Address              |
|---|---------------------------------------|----------------------|
| 19  | Assn. for Help of Retarded Children   | 426 West 52nd Street |
| 20  | The Center for Family Support, Inc.   | 440 West 41st Street |
| 21  | Catholic Guardian Society of New York | 400 West 43rd Street |
| 22  | Independent Living Association, Inc.  | 317 West 48th Street |
| <b>Source:</b> DCP's <i>Selected Facilities and Program Sites</i> , 2007 Edition. |                                       |                      |

Table 4-8.E

## Summary of Outpatient Health Care Facilities:

## Facility Type: Medically Supervised Chemical Dependency Outpatient Service

| Map No. | Facility Name                               | Address                  |
|---------|---|--------------------------|
| 23      | NYC Dept Probation -Daytop Village          | 500 Eighth Avenue        |
| 24      | NYC Dept Probation - Med Sup Op-Sa/Tri      | 1369 Broadway            |
| 25      | First Steps to Recovery- Med Sup Op-Sa      | 310-312 West 47th Street |
| 26      | Areba/Casriel Institute – Alcoholism Clinic | 145 West 45th Street     |
| 27      | Villa Opc II, Inc. - Alcoholism Clinic      | 290 Madison Ave          |
| 28      | Medical College/Cornell Univ-Sa Clinic      | 56 West 45 Street        |
| 29      | Nri Group L.L.C. - Med Sup Op-Sa            | 339 West 51 Street       |
| 30      | Medical Arts Ctr Hosp - Med Sup Op-Sa       | 57 West 57 Street        |
| 31      | Arms Acres, Inc. - Med Sup Op-Sa            | 1841 Broadway            |
| 32      | St. Lukes-Roosevelt Hosp-Med Sup Op-Sa      | 1000 Tenth Avenue        |
| 33      | T.R.I. Center, Inc. - Med Sup Op-Sa         | 1369 Broadway            |
| 34      | Daytop Village Inc - Med Sup Op-Sa          | 500 Eighth Avenue        |
| 35      | West Midtown Management- Med Sup Op-Sa      | 505 Eighth Avenue        |
| 36      | W. Midtown Management Grp-Alcsm Clinic      | 311 West 35th Street     |
| 37      | Nri Group L.L.C. - Med Sup Op-Sa            | 455 West 50th Street     |
| 38      | Women In Need, Inc. - Med Sup Op-Sa         | 115 West 31st Street     |
| 39      | Villa OPC II – Outpatient Drug Abuse Clinic | 290 Madison Avenue       |
| 40      | Areba/Casriel Institute – Drug Abuse Clinic | 145 West 45th Street     |

**Source:** DCP's Selected Facilities and Program Sites, 2007 Edition.

Table 4-8.F

## Summary of Outpatient Health Care Facilities

## Facility Type: Miscellaneous

| Map No. | Facility Name                                 | Address              | Facility Type   |
|---------|---|----------------------|---|
| 41      | Greenwich House                               | 303 Ninth Avenue     | Clinic treatment  |
| 42      | St. Luke's-Roosevelt Cpep                     | 1000 Tenth Avenue    | Comprehensive Psychiatric Emergency Program                     |
| 43      | Postgraduate West Rehabilitation Center Cdt   | 344 West 36th Street | Continuing day treatment  |
| 44      | St.Luke's Roosevelt Division Transitional Cdt | 1000 Tenth Avenue    | Continuing day treatment  |
| 45      | JBFCs Child Development Center Day Treatment  | 120 West 57 Street   | Day Treatment   |
| 46      | Life Care Dialysis Center                     | 221 West 61st Street | Dialysis Center   |
| 47      | Lower Manhattan District Health Center        | 303 Ninth Avenue     | HHC network oral health center                                  |
| 48      | P.S. 51*                                      | 520 West 45th Street | HHC network school-based health center                          |
| 49      | Metro New York Ddso                           | 515 West 59 Street   | Individualized residential alternative                          |
| 50      | NRI Group L.L.C. – S.A. Inpatient Rehab       | 455 West 50th Street | Inpatient rehabilitation  |
| 51      | Medical Arts Hospital-Alcoholism Rehab        | 57 West 57 Street    | Inpatient rehabilitation  |
| 52      | A.R.E.B.A. – Casriel- Alcoholism Rehab        | 500 West 57 Street   | Inpatient rehabilitation  |
| 53      | Postgraduate West Rehabilitation Center lprt  | 344 West 36th Street | Intensive psychiatric rehabilitation                            |
| 54      | Areba/Casriel Institute - M.S. With/Op        | 145 West 45th Street | Medically supervised chemical dependency crisis service         |
| 55      | The Villa Opc II - M.S. With/Op               | 290 Madison Avenue   | Medically supervised chemical dependency crisis service         |
| 56      | Medical Arts Hospital - M.S. With/Op          | 57 West 57 Street    | Medically supervised chemical dependency crisis service         |
| 57      | St. Luke's Roosevelt Hosp-M.S. With/Op        | 1000 Tenth Avenue    | Medically supervised chemical dependency crisis service         |
| 58      | West Midtown Medical Corp-Mmtp Clinic #1      | 311 West 35th Street | Methadone treatment clinic                                      |
| 59      | West Midtown Medical Corp-Mmtp Clinic #2      | 311 West 35th Street | Methadone treatment clinic                                      |
| 60      | Beth Israel Medical Center-Mmtp Clinic        | 721 Ninth Avenue     | Methadone treatment clinic                                      |
| 61      | St. Luke's-Roosevelt Hosp – Mmtp Clinic       | 1000 Tenth Avenue    | Methadone treatment clinic                                      |
| 62      | Daytop Village, Inc. - D.F. Outpatient        | 500 Eighth Avenue    | Non-medically supervised chemical dependency outpatient service |

**Source:** DCP's Selected Facilities and Program Sites, 2007 Edition.

\*The HHC network school-based health center located in P.S. 51 would be relocated into the new, expanded P.S. 51. The health center in the existing facility would be operational until the new school is built.

The ACS does not directly operate child care programs. Most children are served through the ACS contracts with hundreds of private, nonprofit organizations that operate child care programs in communities across the city. The ACS also issues vouchers to eligible families to assist them in purchasing care from any legal day care provider in the city. The ACS facilitates day care services for children between the ages of 2 months and 12 years, although publicly financed day care is used predominantly by children 5 years old and younger. (Children over 5 often start kindergarten within elementary schools.) The child care centers are licensed by the New York City Department of Health and Mental Hygiene (DOH). Head Start programs administered by the 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.





In addition to group day care centers that are licensed by DOH, eligible children could also be cared for in the homes of family child care providers registered by DOH. A family child care provider is a professional who provides care for three to seven children in his or her residence. A group family child care provider is a professional who cares for seven to 12 children, with the help of an assistant, in his or her home. Most family and group family child care providers in New York City are registered within a child care network, which provides access to training and support services.

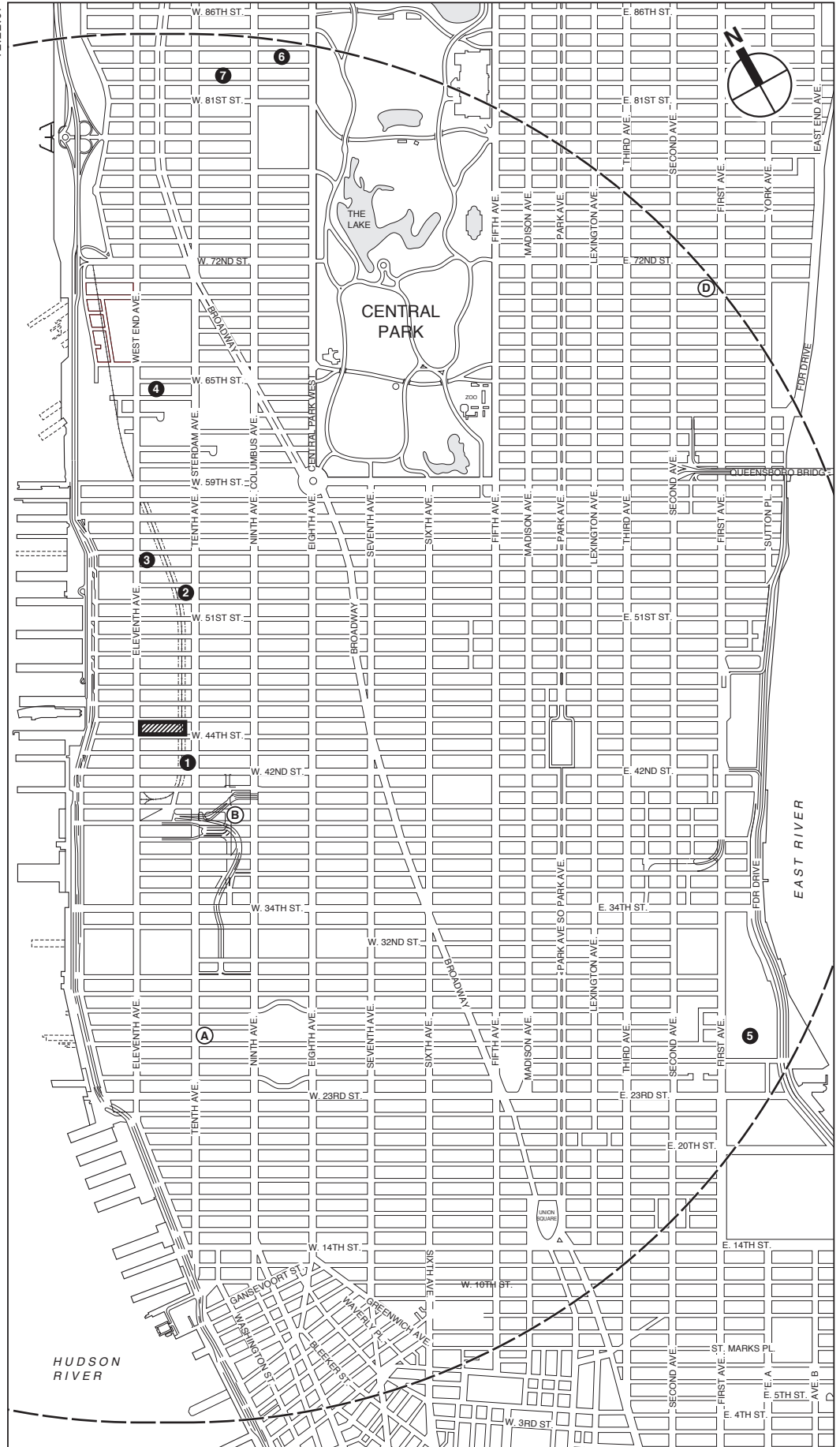
Given that there are no geographic requirements for enrollment in day care centers, some parents/guardians could choose a day care center closer to a location other than their place of residence. Parents/guardians have the option of using ACS vouchers to purchase day care from public and private providers both within and outside the study area, potentially in neighborhoods close to parents' workplaces. The portability of ACS vouchers indicates that services beyond the study area can be and are used by eligible parents.

The City recently revised the *CEQR* methodology for children eligible for public day care. Since children up to the age of 6 are the primary users of daycare service, the methodology is focused on this age cohort. In Manhattan, a rate of 0.115 children up to age 6 per low- or low-moderate income unit is used to determine the number of daycare-eligible children generated by a proposed action.

### EXISTING CONDITIONS

There are nine publicly funded day care facilities and four Head Start facilities located within an approximately two-mile radius of the Project Site (see **Figure 4-4**). As shown in **Table 4-9**, current capacity of the day care facilities is 316 slots with an enrollment of 283, or a current utilization of 90 percent. Capacity of the Head Start facilities is 324 slots with an enrollment of 288, a utilization rate of 89 percent. Therefore, combined capacity is 640 and combined enrollment is 571. Additional capacity could likely be provided by private day care centers, but these facilities are not included in this analysis.

-  **Project Site**
  -  **Study Area Boundary (2-Mile Perimeter)**
  -  **Public Day Care Center (See Table 4-9 for Reference)**
  -  **Head Start Facility**
- 0 1000 2000 FEET  
SCALE



## Public Day Care and Head Start Facilities

Figure 4-4

**Table 4-9**  
**Publicly Funded Day Care Facilities in Study Area**

| Map No.  | Name                                   | Address              | Capacity   | Enrollment |
|--|--|----------------------|------------|------------|
| <b>Child Care Facilities</b>   |  |                      |            |            |
| 1  | ICAHN House                            | 515 West 41st Street | 37         | 28         |
| 2  | LYFE Manhattan High School             | 317 West 52nd Street | 8          | 6          |
| 3  | YWCA Polly Dodge Early Learning Center | 538 West 55th Street | 83         | 82         |
| 4  | Mable Barrett Fitzgerald Day Care      | 243 West 64th Street | 68         | 52         |
| 5  | Bellevue Educare                       | 462 First Avenue     | 33         | 30         |
| 6  | St. Matthew's & St. Timothy's Day Care | 26 West 84th Street  | 32         | 34         |
| 7  | West 83rd Street Pre-School            | 128 West 83rd Street | 55         | 51         |
| Child Care Facilities Total  |  |                      | <b>316</b> | <b>283</b> |
| <b>Head Start Facilities</b>   |  |                      |            |            |
| A  | Hudson Guild                           | 459 West 26th Street | 111        | 93         |
| B  | Plaza Head Start                       | 410 West 40th Street | 47         | 30         |
| C  | Bank Street Head Start                 | 113 East 13th Street | 60         | 60         |
| D  | Lenox Hill Head Start                  | 331 East 70th Street | 106        | 105        |
| Head Start Total   |  |                      | <b>324</b> | <b>288</b> |
| Combined Total   |  |                      | <b>640</b> | <b>571</b> |
| <b>Note:</b> See Figure 4-4 for public day care facilities.                    |  |                      |            |            |
| <b>Source:</b> Administration for Children's Services, July and December 2008. |  |                      |            |            |

## THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the Future without the Proposed Actions, planned or proposed development projects in the area surrounding the project site will introduce an additional 13,823 residential units (see **Table 4-2**). A portion of these units is expected to be affordable. When possible, the number of affordable units in a planned development was used; otherwise, it was conservatively assumed that 20 percent of the new units would be occupied by low- to moderate-income residents. Based on this assumption, approximately 2,765 units will be affordable for low- to moderate-income households. Using the new generation rates discussed above, this amount of development will introduce an estimated 318 children under the age of 6 who are eligible for publicly funded day care (0.115 day care-eligible children per unit of low-income housing).

Based on these assumptions, if no new day care facilities open in the Future without the Proposed Actions, the number of children eligible for public day care would exceed available slots in the Future without the Proposed Actions. As described above, there are currently 640 slots with 571 enrollees, leaving a surplus of 69 slots. When the estimated 318 eligible children introduced by planned development projects are added to this total, there will be a shortage of 249 slots in publicly funded child care programs in the study area (139 percent utilization).

## PROBABLE IMPACTS OF THE PROPOSED ACTIONS

The Proposed Actions would result in 268 low- to moderate-income units that would qualify for publicly assisted day care services. These units would generate 31 children under the age of 6 eligible for publicly funded day care services<sup>6</sup>.

<sup>6</sup> The Proposed Action would result in at least 600 but no more than 700 affordable housing units. However, of the maximum total of 700 units, only 268 units would be available for families with less than 80 percent of the Area Medium Income, which is eligibility requirement for publicly funded day care.

## West 44th Street and Eleventh Avenue Rezoning

As described above, the existing capacity of the study area is 798 slots. The 31 children generated by the Proposed Actions would result in a 4.8 percent decrease in the collective capacity of the area. Based on thresholds identified in the CEQR Technical Manual, the demand for day care generated by the Proposed Actions would not result in a significant adverse impact on day care facilities in 2013. Police Protection services

### G. POLICE PROTECTION SERVICES

Although the *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases of direct impacts on facilities—and, as noted above, there will be no such direct impacts—for informational purposes, this section provides a description of existing police facilities that serve the Project Site.

#### EXISTING CONDITIONS

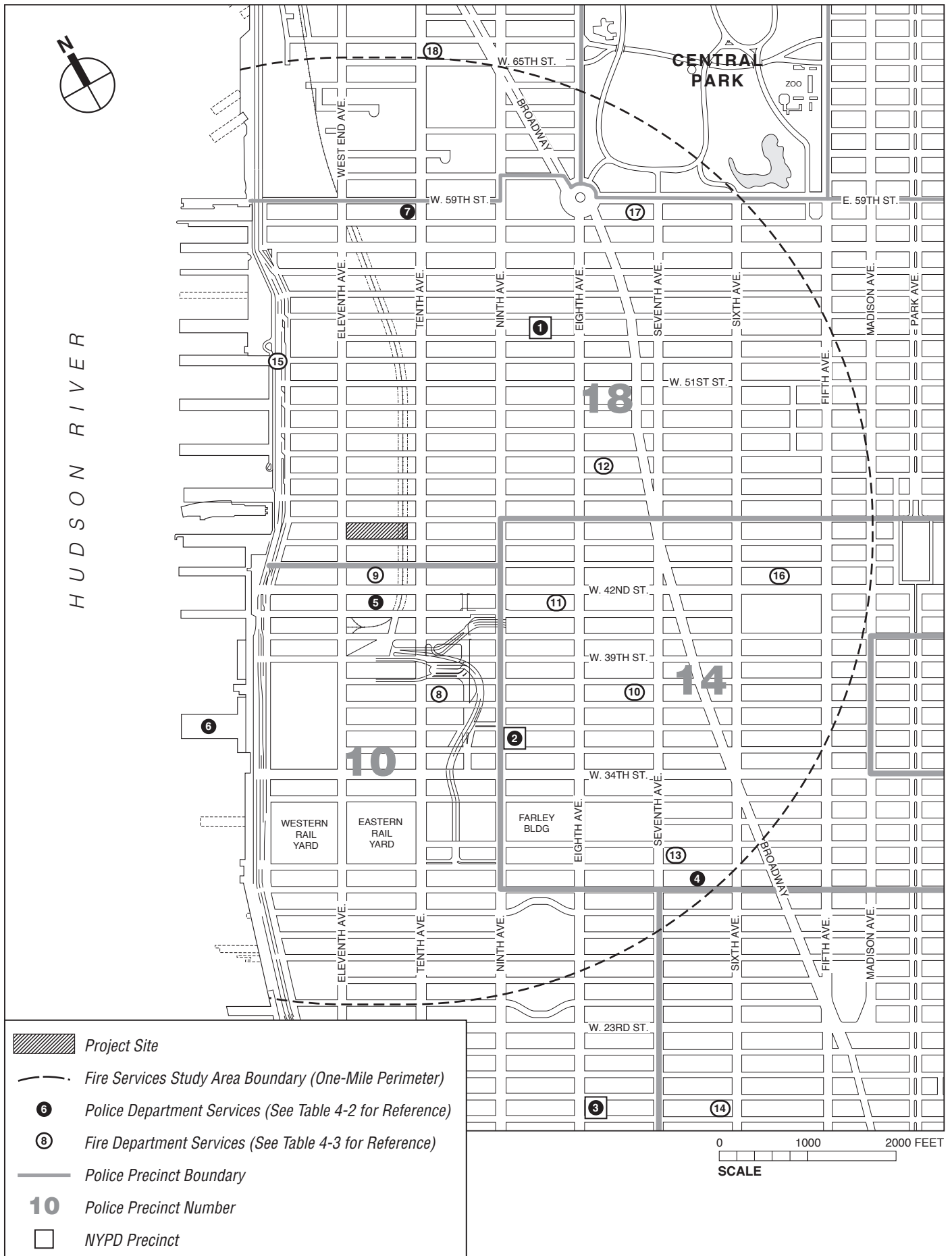
The Proposed Actions are located within NYPD's 18th (Midtown North) Precinct (see **Table 4-10** and **Figure 4-5**). Additional police facilities that service the area surrounding the Project Site are also described below and listed in **Table 4-10**.

**Table 4-10**  
**Police Protection Services**

| Map No.   | Police Department                  | Address              | Facility Type       | Staff |
|---|------------------------------------|----------------------|---------------------|-------|
| <b>Precincts Responsible for the Project Site</b>             |                                    |                      |                     |       |
| 1   | 18th Precinct—Midtown North        | 306 West 54th Street | NYC Police Station  | 287   |
| <b>Other Precincts within Study Area</b>                      |                                    |                      |                     |       |
| 2   | 14th Precinct—Midtown South        | 357 West 35th Street | NYC Police Station  | 387   |
| 3   | 10th Precinct                      | 230 West 20th Street | NYC Police Station  | 151   |
| <b>Supplementary Facilities</b>                               |                                    |                      |                     |       |
| 4   | Manhattan South Traffic Task Force | 138 West 30th Street | Other NYPD Facility | 229   |
|   | NYPD Movie and TV Unit             | 138 West 30th Street | Other NYPD Facility | 23    |
| 5   | Manhattan South Task Force         | 524 West 42nd Street | Other NYPD Facility | 197   |
| 6   | Mounted Unit Troop B               | Pier 76              | Other NYPD Facility | 30    |
| 7   | Drug Enforcement Task Force        | 899 Tenth Ave        | NYC Police Station  | N/A   |
| <b>Note:</b> Refer to Figure 4-5 for facility locations.      |                                    |                      |                     |       |
| <b>Source:</b> New York City Police Department, October 2008. |                                    |                      |                     |       |

The Midtown North (18th) Precinct is responsible for providing police services to the Project Site. The Midtown North Precinct serves an area of approximately 1.1 square miles generally bounded by 59th Street to the north, Lexington Avenue to the east, West 43rd Street to the south, and the Hudson River to the west. The area served by this precinct includes many historic and tourist sites, such as Radio City Music Hall and Rockefeller Plaza, but also includes the Midtown commercial core and residential areas to the west of the command area.

The 10th Precinct is located at 230 West 20th Street, but the area it serves extends to West 43rd Street, two blocks south of the Proposed Actions. The 10th Precinct serves an area of approximately 0.93 square miles generally bounded by West 43rd Street on the north, Ninth and Seventh Avenues on the east, West 14th Street on the south, and the Hudson River on the west. It serves the Chelsea residential neighborhood; the Hudson Yards district; notable large attractions, such as Chelsea Piers and the Convention Center; and major transportation routes, such as the Lincoln Tunnel and West Side Highway. Approximately 151 uniformed staff members are assigned to the 10th Precinct.



Although the Proposed Actions are not located within the Midtown South (14th) Precinct, the area served by the Midtown South Precinct is one block to the east. In total, the Midtown South Precinct serves an area of approximately 0.77 square miles bounded by Ninth Avenue, West 45th Street, Lexington Avenue, and West 29th Street.

Several police facilities do not factor into local response capabilities because they provide services to large portions of Manhattan, the entire borough, or even the entire City. These facilities include the Drug Enforcement Task Force, the Movie and TV Unit, Mounted Unit Troop B, Manhattan Traffic Task Force, and the Manhattan South Task Force.

The Drug Enforcement Task Force, located at 899 Tenth Avenue, is a City partnership with the federal Drug Enforcement Agency. The Drug Enforcement Task Force provides narcotics enforcement for the entire City.

The Movie and TV Unit is a subdivision of the Manhattan Traffic Task Force. The unit provides traffic control at film production locations and ensures compliance with permits issued by the Mayor's Film Office

The Mounted Unit Troop B is based at Pier 76. In addition to housing Troop B, this facility serves the Mounted Unit's citywide headquarters. Troop B is responsible for patrolling Manhattan from 59th Street to the southern tip of the island. The Mounted Unit provides traffic and crowd control, community relations, and prevention of street crime.

The Midtown South Traffic Task Force (MTFF) provides additional traffic-related protection and services in Manhattan, primarily south of 59th Street. The MTFF generally serves the area from the southern end of Manhattan to 59th Street and is dedicated to assisting local precincts with maintaining traffic flow in Manhattan.

The Manhattan South Task Force is located at 524 West 42nd Street and augments local patrol precincts for large scale incidents, such as concerts or events. They do not directly patrol the Midtown North or surrounding precincts.

The Proposed Action would remove a 50-space parking lot located on the Project Site that is used for vehicle storage by NYPD's Traffic Enforcement Division. NYPD is working to identify a new location to park these vehicles. As these are considered non-emergency vehicles, their relocation from the Project Site would not adversely affect NYPD operations.

## **H. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES**

### **METHODOLOGY**

Although the *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases of direct impacts on facilities—and, as noted above, there will be no such direct impacts—for informational purposes, this section provides a description of existing fire facilities that serve the Project Site. New York City Fire Department (FDNY) engine companies carry hoses; ladder companies provide search, rescue, and building ventilation functions; and rescue companies specifically respond to fires or emergencies in high-rise buildings. In addition, FDNY operates the City's emergency medical service (EMS) system.

### **EXISTING CONDITIONS**

**Table 4-11** and **Figure 4-5** identify the 12 FDNY facilities located within the vicinity of the Project Site. There are nine firehouses and three EMS facilities that service the study area.



**NEW YORK CITY FIRE DEPARTMENT**

Normally, a total of three engine companies and two ladder companies respond to each call, although initial responses to alarms from any given call box location are sometimes determined by the specific needs of the geographic location or use at that location. Each FDNY squad company is capable of operating as an Engine, Ladder, or Rescue company, ensuring the versatility of companies for incident commanders. Each squad is also part of Hazardous Materials (HazMat) Response Group, with each company containing a HazMat Tech Unit. An FDNY battalion is the first (lowest) level of command and usually comprises five to seven companies (three to six engine companies and two to three ladder companies). There are five to six battalions in a division. FDNY can also call on units in other parts of the city as needed.

**Table 4-11**  
**Fire Protection Services**

| Map No.   | Fire Department                         | Address              | Facility Type |
|---|---|----------------------|---------------|
| 8   | Engine 34 Ladder 2                      | 440 West 38th Street | NYC Firehouse |
| 9   | Rescue Co. 1                            | 530 West 43rd Street | NYC Firehouse |
| 10  | Engine 26                               | 220 West 37th Street | NYC Firehouse |
| 11  | EMS Battalion #9 Port Authority Outpost | 641 Eighth Avenue    | NYC EMS       |
| 12  | Engine 54 Ladder 4                      | 782 Eighth Avenue    | NYC Firehouse |
| 13  | Engine 1 Ladder 2                       | 142 West 31st Street | NYC Firehouse |
| 14  | Engine 3 Ladder 12 Battalion 7          | 146 West 19th Street | NYC Firehouse |
| 15  | Marine Co. 1                            | Pier 53              | NYC EMS       |
| 16  | Engine 65                               | 33 West 43rd Street  | NYC Firehouse |
| 17  | Engine 23                               | 215 West 58th Street | NYC Firehouse |
| 18  | Engine 40 Ladder 25                     | 131 Amsterdam Ave    | NYC Firehouse |
| <b>Notes:</b> Refer to Figure 4-5 for facility locations. |   |                      |               |
| <b>Source:</b> New York City Fire Department.             |   |                      |               |

In addition to those listed, the study area is also serviced by Marine Company 1, which is responsible for protecting the Hudson River and New York Harbor. The company has a docking location at the foot of Little West 12th Street on Pier 53, which houses the company's boat, the John D. McKean. In addition, Marine Company 1 serves as one of the three EMS facilities.

Approximately 25 personnel are staffed in each engine and ladder company. Therefore, if a firehouse contains one engine and one ladder company, a total of approximately 50 personnel are assigned to that facility. Typically, during one shift, each engine and ladder company is manned by five and six firefighters, respectively.

**EMERGENCY MEDICAL SERVICE**

There are two types of ambulances in the city—911 providers and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 services, and they operate that system under contract with EMS. (Inter-facility transports are carried out by private contractors and do not participate in the 911 system.) All hospital-based ambulances which operate in the 911 System do so by contractual agreement with the FDNY Bureau of EMS. All ambulances in the 911 system are dispatched by FDNY under the same computer based system, regardless of hospital affiliation. The dispatch system divides the city into geographic "atoms," based loosely on NYPD precinct sectors, with a number of atoms located within each precinct, and assigns the nearest unit to an emergency call based on its current location. All units are assigned a permanent cross-street location where they await a service call; units return to this location once service is complete. These locations are determined

by FDNY and based on historical call volumes by location and time of day. Similar to other emergency responders, ambulances would adjust to any congestion encountered en route to its destination. Recent response times have improved due at least in part to the city's implementation of an automatic vehicle location (AVL) system in all ambulances and FDNY apparatus. \*