Chapter 4: Community Facilities and Services

A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Action on community facilities and services. The 2012 *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded schools, health care facilities, child care centers, libraries, and fire and police protection services. CEQR methodology focuses on direct effects on community facilities, such as when a facility is physically displaced or altered, and on indirect effects, which could result from increased demand for community facilities and services generated by new users such as the new population that would result from the Proposed Action.

As described in Chapter 1, "Project Description," a new development on Projected Development Site 1 would include a 444-seat public elementary school (grades pre-kindergarten through fifth) of approximately 75,000 square feet, subject to approvals and requirements of the New York City School Construction Authority (SCA). The Proposed Action would not physically displace or alter an existing community facility. However, the Proposed Action would introduce a substantial new residential population to the Rezoning Area which could result in increased demand for community facilities and services. Therefore, an assessment was conducted to determine whether the Proposed Action would result in any significant adverse impacts to community facilities.

Since the certification of the Draft Environmental Impact Statement (DEIS), the Department of Education's *Utilization Profiles: Enrollment/Capacity/Utilization* report was updated. For the FEIS, the community facilities analysis provided in this chapter was updated for consistency with the most recent, 2011-2012 edition of this report. In addition, new data on library holdings was provided by the New York Public Library system, and the libraries analysis in this Final EIS (FEIS) was updated for consistency with this data.

PRINCIPAL CONCLUSIONS

Based on a preliminary screening, the Proposed Action warrants analysis for indirect effects to elementary, intermediate, and high schools; libraries; and child care centers. The analysis finds that with the development of the proposed public elementary school on Projected Development Site 1 the Proposed Action would not result in any significant adverse impacts on community facilities.

INDIRECT EFFECTS ON PUBLIC SCHOOLS

The analysis of indirect effects on public schools concludes that the Proposed Action would not result in any significant adverse impacts on public elementary, intermediate, or high schools.

The Rezoning Area is located within Sub-district 2 of Community School District (CSD) 2. By 2022, it is anticipated that the Proposed Action would result in the incremental development of up to 3,323 residential units in the Rezoning Area, compared with the future without the Proposed Action (the No-Action condition). Based on student generation rates in the *CEQR Technical Manual*, school seat demand generated by the Proposed Action in the Rezoning Area

by the year 2022 is anticipated to be approximately 399 elementary school seats, 133 intermediate school seats, and 199 high school seats.

Elementary Schools

The new elementary school seats that would be provided on Projected Development Site 1 in the future with the Proposed Action, or With-Action condition, would accommodate all demand for elementary school seats generated by the Proposed Action and would decrease the elementary school utilization rate by ~~five~~three percentage points (from ~~131~~118 percent in the No-Action condition to ~~126~~115 percent in the With-Action condition). Because the Proposed Action would not increase the elementary school utilization rate in CSD 2/Sub-District 2, the Proposed Action would not result in a significant adverse impact on elementary schools.

The Applicant has expressed a commitment to the development of a public elementary school on Projected Development Site 1 and has entered into a letter of intent with the SCA, a copy of which is found in **Appendix 2**. In accordance with the letter of intent, the Applicant is prepared to build out space (to core and shell) that would accommodate a 444-seat elementary school, along with an outdoor playground. However, the opening of a new public school requires the provision of adequate public funding within the SCA/Department of Education (DOE) budget to fit-out the space and operate the school, which is outside of the Applicant's control. In addition, in the event that Projected Development Site 1 is not among the early sites to be developed (as described in the conceptual construction schedule provided in Chapter 1 and Chapter 18), there is the potential for a significant adverse impact to elementary schools in CSD 2/Sub-District 2 to occur until such time that the proposed elementary school is constructed and operational. Specifically, if ~~1,388~~1,529 residential units or more are developed in the Rezoning Area before a public elementary school is operational, the Proposed Action would result in a significant adverse impact to elementary schools in CSD 2/Sub-District 2. The analysis relies on conservative assumptions regarding both the background growth in the student population and the development of new residential units in the With-Action condition. Should this high level of background growth in the sub-district and residential development in the Rezoning Area not occur, more residential units could be constructed before a significant adverse elementary school impact would occur.

Intermediate Schools

~~With regard to intermediate schools, CSD 2/Sub-District 2 would operate with surplus capacity at the intermediate school level in the With-Action condition. Therefore, the Proposed Action would not result in any significant adverse impacts on intermediate schools.~~In the With-Action condition, CSD 2/Sub-District 2 would operate at approximately 100 percent capacity, with a small deficit of 2 seats at the intermediate school level. The Proposed Action would result in an increase in the utilization rate of approximately 15 percent. However, this would not constitute a significant adverse impact on intermediate schools. As stated in the *CEQR Technical Manual*, the determination of whether an impact on a community facility would be significant is based on whether the people in the area would have adequate service delivery in the future with the project. This analysis indicates that the need for intermediate seats in the study area in 2022 would be approximately equal to the number of seats provided, and therefore the delivery of intermediate school services would be adequate. In addition, CSD 2 operates under an intermediate school choice policy, and therefore students are not restricted to geographically proximate middle school facilities. Furthermore, as discussed in the "Foreword" section of the

FEIS, there has been a change on Projected Development Site 11 resulting in a decrease in the incremental residential units at that site as compared with the DEIS.[1] This change has not been accounted for in this analysis but could slightly reduce the demand for seats. Due to these factors, the Proposed Action would not result in any significant adverse impacts on intermediate schools.

High Schools

With regard to high schools, in the With-Action condition, Manhattan high schools would operate with surplus capacity. As the Proposed Action would not result in a collective utilization rate equal to or greater than 100 percent at the borough level, the Proposed Action would not result in any significant adverse impacts on high schools.

INDIRECT EFFECTS ON LIBRARIES

As analyzed below, the Proposed Action would not result in any significant adverse impacts to libraries. Five public libraries are located within ¾ mile of the Rezoning Area: the Hudson Square Library, the Jefferson Market Library, the Mulberry Street Library, the New Amsterdam Library, and the Battery Park City Library. Overall, the population of the library study area (defined as the collective ¾-mile catchment areas for each library) would increase two percent as a result of the Proposed Action. For the Jefferson Market, Mulberry Street, New Amsterdam, and Battery Park City branches, the catchment area population increases from the Proposed Action would be less than five percent, which would not result in a noticeable change in the delivery of library services. For the Hudson Park branch, the catchment area population increase would be seven percent, which may represent a significant adverse impact on library services according to the *CEQR Technical Manual*. However, many of the residents in the catchment areas for the Hudson Park library also reside within the catchment areas for other nearby libraries, such as the Jefferson Market branch (which is less than 0.5 miles from the Hudson Park branch), and would also be served by these libraries. Residents of the study area would have access to the entire New York Public Library (NYPL) system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. In addition, residents would also have access to libraries near their place of work. Therefore, the population introduced by the Proposed Action would not impair the delivery of library services in the study area, and the Proposed Action would not result in any significant adverse impacts on public libraries.

INDIRECT EFFECTS ON CHILD CARE FACILITIES

As discussed below, the Proposed Action would not result in any significant adverse impacts on publicly funded child care facilities. The Proposed Action would introduce approximately 679 low- to moderate-income units by 2022. Based on the most recent child care multipliers in the *CEQR Technical Manual*, this development would generate approximately 78 children under the age of six who would be eligible for publicly funded child care programs. With the addition of these children, there would be a deficit of ~~23~~ 58 slots in the study area by 2022 (~~101~~ 103 percent utilization), and the Proposed Action would result in an increase in the utilization rate of ~~4.32~~ 3.9 percentage points over the No-Action condition. Although child care facilities in the study area

[1] On Projected Development Site 11, the incremental difference between the No-Action and With-Action conditions is an increase of 5 residential units, rather than 24 residential units as described in the DEIS.

are projected to operate above capacity, the increase in utilization from the Proposed Action would be less than the CEQR threshold of five percentage points. Therefore, the Proposed Action would not result in a significant adverse impact on child care facilities.

POLICE AND FIRE PROTECTION SERVICES

The Proposed Action would not result in any significant adverse impacts to police or fire protection services, as it would not affect the physical operations of, or direct access to and from, a precinct house or fire station, nor would it create a sizeable new neighborhood where none existed before. In addition, the Proposed Action would not have the potential to significantly affect response times for the New York City Police Department (NYPD), Fire Department of the City of New York (FDNY), or emergency medical services (EMS).

B. ANALYSIS APPROACH

As the community facilities analysis is a density-based technical analysis, only the anticipated development on the projected development sites (including projected new construction, enlargements, and residential conversion) form the basis for this impact assessment. As discussed in Chapter 1, "Project Description," the potential development sites are considered less likely to be developed within the 10-year analysis period and therefore are not included in this assessment.

As discussed in Chapter 1, two reasonable worst-case development scenarios (RWCDS) have been developed to represent development scenarios that could result from the Proposed Action. Under RWCDS 1, it is assumed that the maximum permitted residential development would occur on each of the development sites. Under RWCDS 2, it is assumed that community facility uses with sleeping accommodations (i.e., dormitories), rather than residential buildings, would be developed on two of the projected development sites. It should be noted that the Applicant does not intend to develop dormitory uses on its sites, but these uses could be developed under the proposed zoning on sites not controlled by the Applicant. Because residential units would introduce more students and children eligible for publicly funded child care services, RWCDS 1 forms the basis for the analyses of public schools and child care facilities. Because dormitory uses would introduce more residents on their respective sites, RWCDS 2 would introduce a greater overall number of residents than RWCDS 1. Therefore, RWCDS 2 provides the basis for the assessment of public libraries. This analysis also assumes that a 444-seat public elementary school is developed on Projected Development Site 1 in the With-Action condition.

C. PRELIMINARY SCREENING

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

The purpose of the preliminary screening is to determine whether a community facilities assessment is required. As recommended by the *CEQR Technical Manual*, a community facilities assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. New population added to an area as a result of a project would use existing services, which may result in potential "indirect" effects on service delivery. Depending

on the size, income characteristics, and age distribution of the new population, there may be effects on public schools, libraries, or child care centers.

DIRECT EFFECTS

The Proposed Action would not displace or otherwise directly affect any public schools, libraries, child care centers, health care facilities, or police and fire protection services facilities. Therefore an analysis of direct effects is not warranted.

INDIRECT EFFECTS

The *CEQR Technical Manual* provides thresholds for guidance in making an initial determination of whether a detailed analysis is necessary to determine potential impacts. **Table 4-1** lists those *CEQR Technical Manual* thresholds for each community facility analysis. If a proposal exceeds the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the Proposed Action would exceed established *CEQR Technical Manual* thresholds warranting further analysis. Based on that screening, a detailed analysis is provided for: public elementary, intermediate, and high schools; child care facilities; and libraries.

Table 4-1
Preliminary Screening Analysis Criteria

Community Facility	Threshold For Detailed Analysis
Public schools	More than 50 elementary/intermediate 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)	Introduction of sizeable new neighborhood where none existed before[1]
Child care centers (publicly funded)	More than 20 eligible children based on number of low- and low/moderate-income units by borough
Fire protection	Introduction of sizeable new neighborhood where none existed before[1]
Police protection	Introduction of sizeable new neighborhood where none existed before[1]

Notes: [1] The *CEQR Technical Manual* cites the Hunter's Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunter's Point South project would introduce approximately 6,650 new residential units to the Hunter's Point South waterfront in Long Island City, Queens.
Source: *CEQR Technical Manual.*

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed action would generate more than 50 elementary/intermediate school students and/or more than 150 high school students. Based on the development of up to 3,323 residential units and the student generation rates provided by the *CEQR Technical Manual* (0.12 elementary, 0.04 intermediate, and 0.06 high school students per housing unit in Manhattan), the Proposed Action would generate approximately 731 total students—with approximately 399 elementary school students, 133 intermediate school students, and 199 high school students. This number of students warrants a detailed analysis of the Proposed Action's potential effects on elementary, intermediate, and high schools.

LIBRARIES

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manual*, a proposed action in Manhattan that generates a 5 percent increase in the average number of residential units served per branch (901 residential units in Manhattan) may cause a significant impact on library services and require further analysis. With up to 3,286 units, the Proposed Action exceeds this threshold, and a detailed analysis of libraries is warranted.

CHILD CARE CENTERS

According to the *CEQR Technical Manual*, if a proposed action would add more than 20 children eligible for child care to the study area's child care facilities, a detailed analysis of its impact on publicly funded child care facilities is warranted. This threshold is based on the number of low-income and low/moderate-income units introduced by a proposed action.[1] In Manhattan, projects introducing 170 or more low- to moderate-income units would introduce 20 or more children eligible for child care services. Because the Proposed Action is anticipated to introduce approximately 679 low-income and low/moderate-income housing units through New York City's Inclusionary Housing program, a detailed child care analysis is warranted.

HEALTH CARE FACILITIES

Health care facilities include public, proprietary, and nonprofit facilities that accept government funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Examples of these types of facilities include hospitals, nursing homes, clinics, and other facilities providing outpatient health services.

According to the *CEQR Technical Manual*, if a proposed action would create a sizeable new neighborhood where none existed before, there may be increased demand on local public health care facilities, which may warrant further analysis of the potential for indirect impacts on outpatient health care facilities. The Proposed Action would not result in the creation of a sizeable new neighborhood where none existed before, as the Proposed Action is located within the existing Hudson Square neighborhood of Manhattan and is adjacent to the Tribeca, SoHo, and West Village neighborhoods. Therefore a detailed analysis of indirect effects on health care facilities is not warranted.

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service in cases where a proposed action would affect the physical operations of, or direct access to and from, a precinct house or fire station, or where a proposed action would create a sizeable new neighborhood where none existed before. The Proposed Action would not result in these direct effects on either police or fire services, nor would it create a sizeable new neighborhood where none existed before; therefore, no further analysis is warranted. For informational

[1] Low-income and low/moderate-income are the affordability levels used in the *CEQR Technical Manual*. They are intended to approximate the financial eligibility criteria established by the Administration for Children's Services, which generally corresponds to 200 percent Federal Poverty Level or 80 percent of area median income.

purposes, the location of police and fire services facilities serving the Rezoning Area recent and emergency response times will be disclosed in this chapter.

D. INDIRECT EFFECTS ON PUBLIC ELEMENTARY, INTERMEDIATE, AND HIGH SCHOOLS

METHODOLOGY

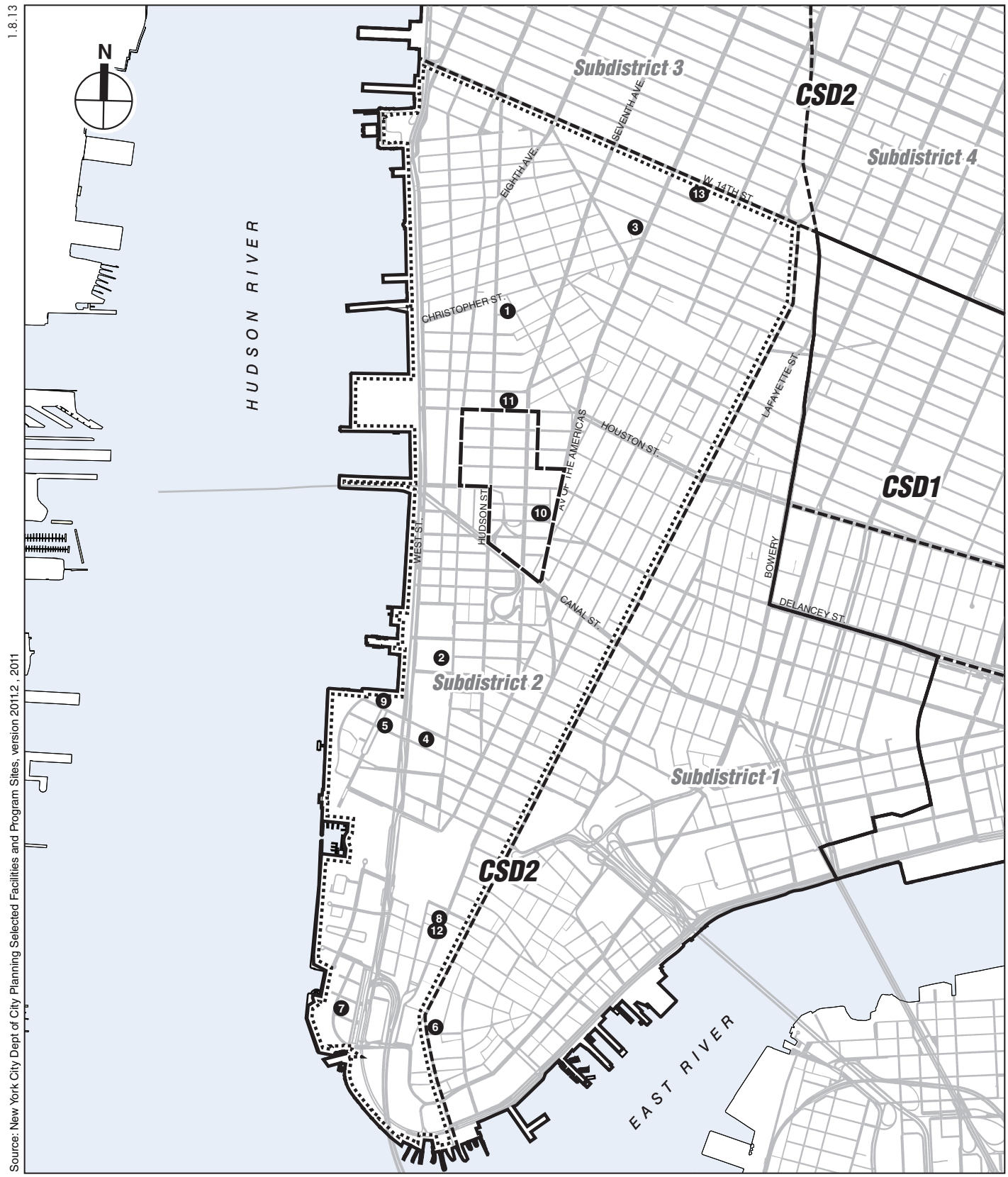
This analysis assesses the potential effects of the Proposed Action on public elementary, intermediate, and high schools serving the Rezoning Area. Following methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "sub-district" (also known as "regions" or "school planning zones") in which the project is located. The Rezoning Area is located in Sub-district 2 of CSD 2 (see **Figure 4-1**). High school students routinely travel outside their neighborhoods for school; therefore, the *CEQR Technical Manual* provides for environmental review on a boroughwide basis.

As required by CEQR, this schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools in the sub-district study area and SCA projections of future enrollment. Specifically, the existing conditions analysis uses data provided in the DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, ~~2010~~ 2011-2012* edition. Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA's Capital Planning Division on the number of new housing units and students expected at the sub-district and borough levels. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the schools' study area to DOE's projected enrollment, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in its enrollment projections. DOE's enrollment projections for years 2009 through 2018, the most recent data currently available, are posted on the SCA website.[1] The latest available enrollment projections to 2018 have been used in this analysis to project student enrollment to 2022. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential developments planned for the study area. Therefore, the estimated student population from the other new development projects expected to be completed within the study area have been obtained from SCA's Capital Planning Division and are added to the projected enrollment to ensure a more conservative prediction of future enrollment and utilization. In addition, any new school projects identified in the DOE Five-Year Capital Plan are included if construction has begun or if deemed appropriate to include in the analysis by the lead agency and the SCA.

The effect of the new students introduced by the Proposed Action on the capacity of schools within the study areas is then evaluated. This analysis conservatively employs Reasonable Worst Case Development Scenario (RWCDS) 1, as it would result in a greater number of residential units and therefore a greater number of students. RWCDS 2 projects dormitory units on two projected development sites, which would not be expected to introduce new public school students.[2] Under RWCDS 1, the Proposed Action would result in 3,323 new residential units in

[1] Schools.nyc.gov. Enrollment projections by the Grier Partnership were used.

[2] See Chapter 1, "Project Description," for more information regarding RWCDS 1 and RWCDS 2.



Public Schools Serving the Study Area

Figure 4-1

HUDSON SQUARE REZONING

the Rezoning Area by 2022. According to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in both of the following conditions:

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area, or high schools in the borough study area, that is equal to or greater than 100 percent in the With-Action condition; and
2. An increase of five percentage points or more in the collective utilization rate between the No-Action and With-Action conditions.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Figure 4-1**, six elementary schools serve CSD 2/Sub-District 2. As shown in **Table 4-2**, this sub-district has a total enrollment of 3,~~302~~541 students, or ~~99~~112 percent of capacity, with ~~24 available~~a deficit of 378 seats according to DOE's ~~2010-~~2011-2012 school year enrollment figures, which are the most recent data currently available.

INTERMEDIATE SCHOOLS

As shown in **Figure 4-1** and **Table 4-2**, three intermediate schools serve CSD 2/Sub-District 2. Total enrollment at these intermediate schools is ~~590~~730 students, or ~~59~~84 percent of capacity, with a surplus of ~~411~~140 seats.

HIGH SCHOOLS

High school students may attend any of the schools within any borough of the city, based on seating availability and admissions criteria.

Throughout Manhattan, total high school enrollment for the ~~2010-~~2011-2012 school year was approximately ~~65,054~~64,825 students, with an overall utilization rate of ~~94~~90 percent, and a surplus of ~~4,198~~ 7,184 seats. There are ~~seven~~ 10 high schools located within CSD 2/Sub-District 2, which are listed below in **Table 4-2** and shown in **Figure 4-1** for informational purposes.

THE FUTURE WITHOUT THE PROPOSED ACTION

ENROLLMENT PROJECTIONS

As required by CEQR, the assessment of No-Action conditions uses SCA enrollment projections. SCA provides future enrollment projections by district for up to 10 years. The latest available enrollment projections to 2018 have been used in this analysis to project student enrollment to 2022. SCA projects that elementary enrollment will increase by ~~16~~8 percent in CSD 2/Sub-District 2. Intermediate enrollment in the sub-district will decrease by ~~4~~ 23 percent, and high school enrollment in Manhattan will decrease by 27 percent.

These enrollment projections focus on the natural growth of the city's student population (through births and grade retention) and do not account for new residential developments planned for the sub-district study areas (No-Action projects). Therefore, the future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school study areas (as provided by SCA's Capital Planning Division) to SCA's projected enrollment, and then comparing that number with projected school capacity.

Table 4-2
Public Schools Serving the Rezoning Area,
Enrollment and Capacity Data, ~~2010~~ –2011-2012 School Year

Map No.	Name	Address	Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-district 2 of CSD 2						
1	PS 3 Charrette School	490 Hudson St	~~720~~813	~~787~~755	~~67~~-58	~~91~~108%
2	PS 150	334 Greenwich St	~~185~~186	182	~~-~~34	102%
3	PS 41 Greenwich Village School	116 W 11 St	~~757~~782	~~661~~618	~~-96~~164	~~115~~127%
4	PS 234 Independence School~~ & Annex~~	292 Greenwich St	~~846~~687	~~640~~485	~~-206~~202	~~132~~142%
4	PS 234 Annex	200 Chambers St	140	135	-5	104%
5	PS/~~IS~~ 89 ~~(PS Component)~~	201 Warren St	~~523~~531	~~435~~432	~~-88~~99	~~120~~123%
6	PS/IS 276 (PS Component)	55 Battery Place	~~271~~402	~~621~~556	~~350~~154	~~44~~72%
Sub-district 2 of CSD 2 Total			**3,~~302~~541**	**3,~~326~~163**	**~~24-~~378**	**~~99~~112%**
Intermediate Schools						
Sub-district 2 of CSD 2						
5	~~PS/~~IS 89 ~~(IS Component)~~	201 Warren St	~~287~~292	~~310~~311	~~2~~319	~~93~~94%
~~1~~6	IS 896 ~~Greenwich Village~~Lower Manhattan Community Middle School	~~490 Hudson Street~~26 Broadway	~~243~~289	~~553~~354	~~310~~65	~~44~~82%
~~6~~7	PS/IS 276 (IS Component)	55 Battery Place	~~60~~149	~~138~~205	~~78~~56	~~43~~73%
Sub-district 2 of CSD 2 Total			**~~590~~730**	**~~1,001~~870**	**~~411~~140**	**~~59~~84%**
High Schools						
Sub-district 2 of CSD 2						
8	High School of Economics and Finance	100 Trinity Place	~~807~~809	733	~~-74~~76	110%
~~9~~	~~Unity Center for Urban Technologies~~	~~121 Ave of the Americas~~	~~224~~	~~165~~	~~-59~~	~~136%~~
~~7~~9	Stuyvesant High School	345 Chambers St	3,~~287~~297	2,763	~~-524~~534	119%
10	Chelsea Career and Technical Education School	131 Ave of the Americas	~~502~~466	779	~~277~~313	~~64~~60%
10	NYC ISchool	131 Ave of the Americas	433	247	-186	175%
11	City-As-School	16 Clarkson St	~~551~~485	~~242~~231	~~-309~~254	~~228~~210%
11	Independence High School	16 Clarkson St	110	153	43	72%
12	Leadership and Public Service High School	90 Trinity Place	~~646~~607	~~745~~744	~~99~~137	~~87~~82%
13	Legacy School for Integrated Studies	33 W 13 St	~~354~~294	486	~~132~~192	~~73~~60%
6	Urban Assembly School	26 Broadway	378	498	-120	76%
6	Richard R. Green High School of Teaching	26 Broadway	610	573	-37	106%
Local High School Total			6,~~371~~7,489	5,~~913~~7,207	~~-458~~282	**~~108~~104%**
Borough of Manhattan Total			**~~65,054~~ 64,825**	**~~69,252~~ 72,009**	**4,~~198~~7,184**	**~~94~~90%**

Notes: See Figure 4-1.
Sources: DOE *Utilization Profiles: Enrollment/Capacity/Utilization, ~~2010-~~2011-2012.*

Table 4-3 outlines the estimated number of new public elementary, intermediate, and high school students generated as a result of development in the No-Action condition, which has been provided by SCA, and is based on student generation rates listed in Table 6-1a of the *CEQR Technical Manual* (0.12 elementary students, 0.04 intermediate school students, and 0.06 high school students per residential unit in Manhattan).

Table 4-3
Projected Estimated Number of New Students
Introduced by Development in the No-Action Condition

Study Area	Projected New Students		
	Elementary	Intermediate	High School
Sub-district 2 of CSD 2	535	175	N/A
Borough of Manhattan	N/A	N/A	2,712

Source: SCA Capital Planning Division.

~~PROJECTED~~ PLANNED SCHOOL CAPACITY

~~According to the DOE *Proposed 2010-2014 Five-Year Capital Plan – Proposed February 2012 Amendment*, there is no new school capacity under construction within the study area. However,~~ In the No-Action condition, elementary school capacity in CSD 2/Sub-District 2 will increase due to the construction of PS 340, a new 518-seat elementary school. The school will be located at Sixth Avenue and West 17th Street. Renovation work is underway, funded by the *Proposed 2010-2014 Five-Year Capital Plan—Proposed November 2012 Amendment*, and the school is currently scheduled to receive occupants in September 2014.

No other changes to school capacity in CSD 2/Sub-District 2 are anticipated.

~~However, high school capacity in Manhattan will increase due to capacity initiatives that are planned to be completed before 2022. 473 seats will come online in September 2012 at the Washington Irving High School campus, High School of Graphic Communication Arts, and Norman Thomas High School.~~

ANALYSIS

Elementary Schools

As shown in **Table 4-4**, elementary schools in CSD 2/Sub-District 2 will be over capacity in the 2022 No-Action condition. The sub-district will operate at ~~131~~118 percent utilization, with a deficit of ~~1,025~~670 seats.

Table 4-4
Estimated Public Elementary and Intermediate School Enrollment, Capacity, and Utilization: No-Action Condition

Study Area	Projected Enrollment in 2022[1]	Students Introduced by Residential Development in No-Action	Total No-Action Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-district 2 of CSD 2	3,816	535	4,351	~~3,326~~3,681[2]	~~-1,025~~-670	~~131~~118%
Intermediate Schools						
Sub-district 2 of CSD 2	564	175	739	~~1,001~~870	~~262~~131	~~74~~85%
High Schools						
Borough of Manhattan	47,617	2,712	50,329	~~69,725~~72,009	~~19,396~~21,680	~~72~~70%

Notes:
[1] Elementary and intermediate school enrollment in each sub-district study area in 2022 was calculated by applying SCA supplied percentages for each sub-district to the relevant district enrollment projections. For CSD 2/Sub-District 2, the district's 2018 elementary projection of 20,418 was multiplied by 18.69 percent. The sub-district's intermediate projection of 7,570 was multiplied by 7.45 percent. High school enrollment for 2022 utilizes the 2018 projection of 47,617.
[2] Elementary school capacity in the No-Action condition includes the 518-seat PS 340.
Sources:
DOE *Enrollment Projections 2009-2018 by the Grier Partnership*; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, ~~2010-2011~~-2012*, DOE 2010-2014 *Five-Year Capital Plan, Proposed Amendment*, ~~February~~ November ~~2011~~2012; School Construction Authority; No-Action Students based on SCA's Housing Pipeline for 2010-2014 Capital Plan.

Intermediate Schools

As shown in **Table 4-4**, intermediate schools in CSD 2/Sub-District 2 will operate with a surplus of seats in the 2022 No Action condition. The sub-district will operate at ~~74~~85 percent utilization, with a surplus of ~~262~~131 seats.

High Schools

As shown in **Table 4-4**, high schools in Manhattan will operate with a surplus of seats in the 2022 No Action condition. High schools in the borough will operate at ~~72~~ 70 percent utilization, with a surplus of ~~19,396~~21,680 seats.

THE FUTURE WITH THE PROPOSED ACTION

The Proposed Action is anticipated to result in the incremental development of 3,~~286~~323 residential units in the Rezoning Area. Based on the CEQR student generation rates, the Proposed Action would introduce approximately 399 elementary school students, 133 intermediate school students, and 199 high school students into the Rezoning Area by 2022 (see **Table 4-5**).

Table 4-5
Estimated Number of Students Introduced in the Study Areas: With-Action Condition

Study Area	Housing Units	Elementary Students	Intermediate Students	High School Students
Sub-district 2 of CSD 2 / Borough of Manhattan	3,323	399	133	199
Sources: *CEQR Technical Manual*, Table 6-1a.				

As described in Chapter 1, "Project Description," a new development on Project Development Site 1 would include a 444-seat public elementary school (grades pre-kindergarten through fifth) of approximately 75,000 square feet, subject to approvals and requirements of SCA. Correspondence from SCA regarding the development of this new public school, including the letter of intent entered into by the Applicant and the SCA, is provided in **Appendix 2**. This school would increase the elementary school capacity of CSD 2/Sub-District 2 by 444 seats and would accommodate all project-generated demand for elementary school seats.

ELEMENTARY SCHOOLS

The total enrollment of CSD 2/Sub-District 2 would increase by 399 students to 4,750 (~~126~~132 percent utilization). As the proposed new elementary school would increase the capacity of the sub-district by 444 seats (to a total of ~~3,770~~4,125 seats), the Proposed Action would decrease the utilization rate of the sub-district by ~~five~~three percent, and the deficit of seats would decrease from ~~1,025~~670 under the No-Action condition to ~~980~~625 (see **Table 4-6**).

Table 4-6
Estimated Public Elementary and Intermediate School Enrollment, Capacity, and Utilization: With-Action Condition

Study Area	No-Action Enrollment	Students Introduced by Proposed Action	Total With-Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No-Action
Elementary Schools							
Sub-district 2 of CSD 2	4,351	399	4,750	~~3,770~~4,125[1]	~~-980~~625	~~126%~~115%	**~~-5%~~-3%**
Intermediate Schools							
Sub-district 2 of CSD 2	739	133	872	~~1,001~~870	~~129~~-2	~~87~~100%	**~~13~~15%**
High Schools							
Borough of Manhattan	50,329	199	50,528	~~69,725~~72,009	~~19,197~~21,481	~~72~~70%	**0%**
Notes: Elementary school capacity in the With-Action condition includes the 444-seat elementary school proposed by the Applicant.							
Sources: DOE *Enrollment Projections 2009-2018 by the Grier Partnership*; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, ~~2010~~-2011-2012*, DOE 2010-2014 *Five-Year Capital Plan, Proposed Amendment*, ~~February~~ November 2012; School Construction Authority.							

As noted above, a significant adverse impact may occur if a proposed action would result in both of the following conditions: (1) a utilization rate of the elementary schools in the sub-district study area that is equal to or greater than 100 percent in the future without the proposed action;

and (2) an increase of five percentage points or more in the collective utilization rate between the future without the proposed action and future with the proposed action conditions.

With the development of the proposed public elementary school on Projected Development Site 1, the Proposed Action would introduce more new capacity than elementary school students. As a result, the Proposed Action would decrease the elementary school utilization rate by ~~five~~three percentage points (from ~~131~~118 percent in the No-Action condition to ~~126~~115 percent with the Proposed Action). Because the Proposed Action would not increase the elementary school utilization rate, the Proposed Action would not result in a significant adverse impact on elementary schools in the study area. Therefore, the Proposed Action would not result in a significant adverse impact on elementary schools.

The Applicant has expressed a commitment to the development of a public elementary school on Projected Development Site 1 and has entered into a letter of intent with the SCA, a copy of which is found in **Appendix 2**. In accordance with the letter of intent, the Applicant is prepared to build out space (to core and shell) that would accommodate a 444-seat elementary school, along with an outdoor playground. However, the opening of a new public school requires the provision of adequate public funding within the SCA/DOE budget to fit-out the space and operate the school, which is outside of the Applicant's control. In addition, in the event that construction of Projected Development Site 1 is not among the early sites to be developed (as described in the conceptual construction schedule provided in Chapter 1 and Chapter 18), there is the potential for a significant adverse impact to elementary schools in CSD 2/Sub-District 2 to occur until such time that the proposed elementary school is constructed and operational. Specifically, if ~~1,388~~1,529 residential units or more are developed in the Rezoning Area before a public elementary school is operational, the Proposed Action would result in a significant adverse impact to elementary schools in CSD 2/Sub-District 2. The analysis presented above relies on conservative assumptions regarding both the background growth in the student population and the development of new residential units in the With-Action condition. Should this high level of background growth in the sub-district and residential development in the Rezoning Area not occur, more residential units could be constructed before a significant adverse elementary school impact would occur. This is discussed further in Chapter 20, "Mitigation" and Chapter 25, "Unavoidable Adverse Impacts."

INTERMEDIATE SCHOOLS

In the With-Action condition, the total enrollment of CSD 2/Sub-District 2 would increase by 133 students to 872 (~~87~~100 percent utilization), resulting in a ~~surplus~~small deficit of ~~129~~2 seats. The new intermediate school students introduced by the Proposed Action would increase utilization in CSD 2/Sub-District 2 by ~~13~~15 percent compared with the No-Action condition (see **Table 4-6**).

As noted above, a significant adverse impact may occur if a proposed action would result in both of the following conditions: (1) a utilization rate of the elementary schools in the sub-district study area that is equal to or greater than 100 percent in the future without the proposed action; and (2) an increase of five percentage points or more in the collective utilization rate between the future without the proposed action and future with the proposed action conditions. In the With-Action condition, the sub-district would operate ~~with surplus~~ at approximately 100 percent capacity~~ at the intermediate school level.~~ and the Proposed Action would result in an increase in the utilization rate of more than 5 percentage points. ~~the Proposed Action would not result in collective utilization rate equal~~

However, this would not constitute a significant adverse impact on intermediate schools. As stated in the *CEQR Technical Manual*, the determination of whether an impact on a community facility would be significant is based on whether the people in the area would have adequate service delivery in the future with the project. This analysis indicates that the need for intermediate seats in the study area in 2022 would be approximately equal to the number of seats provided, and therefore the delivery of intermediate school services would be adequate. In addition, CSD 2 operates under an intermediate school choice policy, and therefore students are not restricted to geographically proximate middle school facilities. Furthermore, as discussed in the "Foreword" section of the FEIS, there has been a change on Projected Development Site 11 resulting in a decrease in the incremental residential units at that site as compared with the DEIS.[1] This change has not been accounted for in this analysis but could slightly reduce the demand for seats. Due to these factors, the Proposed Action would not result in any significant adverse impacts on intermediate schools.

HIGH SCHOOLS

In the With-Action condition, the total enrollment of high school students in Manhattan would increase by 199 students to 50,528 (~~72~~ 70 percent utilization), resulting in a surplus of ~~19,197~~21,481 seats. The new high school students introduced by the Proposed Action would increase utilization in the borough by less than one percent over the No Action condition (see **Table 4-6**).

In the With-Action condition, Manhattan high schools would operate with surplus capacity. As the Proposed Action would not result in a collective utilization rate equal to or greater than 100 percent at the borough level, the Proposed Action would not result in any significant adverse impacts on high schools.

E. INDIRECT EFFECTS ON LIBRARIES

METHODOLOGY

According to the *CEQR Technical Manual*, service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than ¾ mile (this is referred to as the library's "catchment area"). This libraries analysis compares the population generated by the Proposed Action with the catchment area population of libraries available within an approximately ¾ mile area around the Rezoning Area.

To determine the existing population of each library's catchment area, 2010 U.S. Census data were assembled for all census tracts that fall primarily within ¾ mile of each library. The catchment area population in the No-Action condition was estimated by multiplying the number of new residential units in No-Action projects located within the ¾-mile catchment area by an average household size of 1.84 persons.[2] The catchment area population in the With-Action condition was estimated by adding the anticipated population that would result from

[1] On Projected Development Site 11, the incremental difference between the No-Action and With-Action conditions is an increase of 5 residential units, rather than 24 residential units as described in the DEIS.

[2] Census 2007-2009 American Community Survey, average household size for Manhattan Community Districts 1 and 2, available online at: http://www.nyc.gov/html/dcp/pdf/census/puma_socio_07to09_acs.pdf#mn1and2.

development on projected development and projected enlargement sites within the ¾-mile catchment areas. The population estimates conservatively analyze RWCDS 2, as it would result in a greater overall population increase than RWCDS 1 (see Chapter 1, "Project Description" for further explanation of the RWCDS). Under RWCDS 2, the Proposed Action would result in approximately 6,249 new residents in the Rezoning Area (including students within dormitory units, which are conservatively included in the analysis).

New population in the No-Action and With-Action conditions was added to the existing catchment area population. According to the *CEQR Technical Manual,* if a proposed project would increase the libraries' catchment area population by 5 percent or more, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

EXISTING CONDITIONS

The Rezoning Area is served by the NYPL system, which includes 85 neighborhood branches and four research libraries located in Manhattan, the Bronx, and Staten Island, and houses approximately 53 million volumes. (Queens and Brooklyn have separate library systems.)

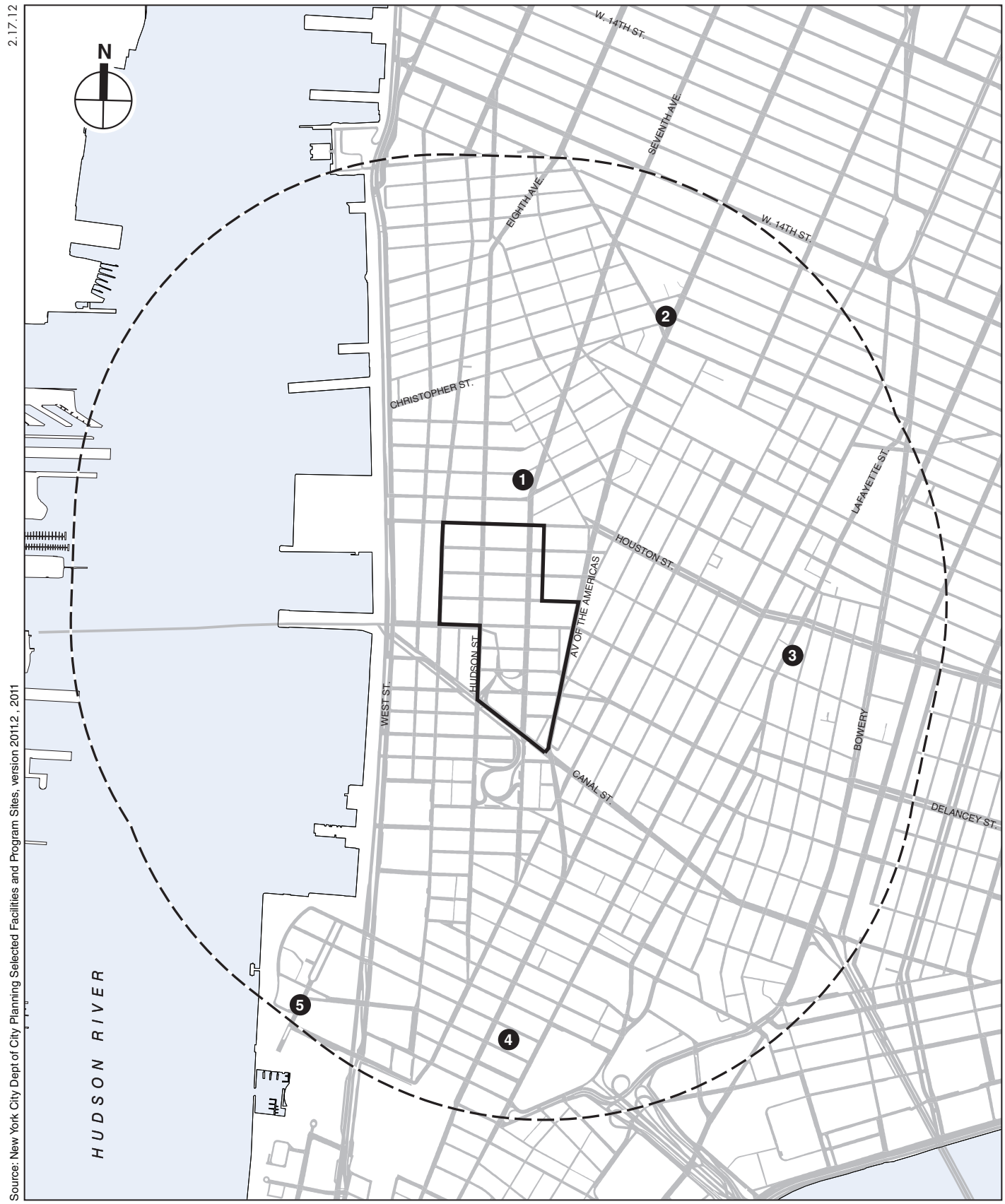
Five NYPL neighborhood libraries are located within ¾ mile of the Rezoning Area (see **Figure 4-2** and **Table 4-7**). The Hudson Park Library and Jefferson Market Library are located north of the Rezoning area, the Mulberry Street Library is located east of the Rezoning Area, and the New Amsterdam Library and the Battery Park City Library are located south of the Rezoning Area. **Table 4-7** below provides the catchment area population for each library and the total catchment area population served by all five libraries. The branch libraries in the study area have a combined total of approximately ~~238,276~~260,072 holdings. With a catchment area population of 286,887, the combined catchment area has a holdings-to-resident ratio of 0.~~83~~91. All of the branch libraries offer a wide selection of reading materials for people of all ages as well as computers with free internet access. They also offer special programs, such as reading hours, book groups, puppet shows, films, lectures. In addition, it should be noted that residents can go to any NYPL branch and order books from any of the other library branches. The five public libraries serving the study area are described in more detail below.

Table 4-7
Public Libraries Serving the Rezoning Area

Map No.*	Library Name	Address	Holdings	Catchment Area Population	Holdings per Resident
1	Hudson Park	66 Leroy St	~~39,981~~31,509	88,059	0.45~~36~~
2	Jefferson Market	425 Ave of the Americas	~~66,767~~65,349	131,553	0.51~~50~~
3	Mulberry Street	10 Jersey Street	~~59,112~~54,370	132,662	0.45~~41~~
4	New Amsterdam	9 Murray Street	~~49,416~~65,124	100,817	0.49~~65~~
5	Battery Park City	175 North End Ave	~~23,000~~43,720	58,574	0.39~~75~~
Total:			~~238,276~~260,072	286,887[1]	0.83~~91~~

Notes: * See Figure 4-2.
[1] Due to overlapping catchment areas for each library, the total population is less than the sum of the catchment area population for each library. The catchment area population for each library includes the area within ¾-mile of the library.
Sources: NYPL (2012); U.S. Census Bureau, 2010 Census, NYC Department of City Planning Selected Facilities and Program Sites.

The Hudson Park branch is located at 66 Leroy Street in Greenwich Village, where it has views of James J. Walker Park and St. Luke's Place. The branch serves a catchment population of



Public Libraries Serving the Study Area

Figure 4-2

88,059 with approximately ~~39,981~~31,509 holdings. The branch therefore has a ratio of 0.~~45~~36 holdings per resident in its catchment area.

The Jefferson Market branch is located at 425 Avenue of the Americas (at West 10th Street). The library is a New York City landmark; it served as a civil and a police court dating back to 1875-1877, and houses a special collection on New York and Greenwich Village history as well as a large general reference collection and a wide collection of picture books, fiction, and reference materials for children. The branch has a catchment area population of 131,553, with approximately ~~66,767~~65,349 holdings. The branch therefore has a ratio of approximately 0.~~51~~50 holdings per resident.

The Mulberry Street branch is located at 10 Jersey Street, between Lafayette Street and Mulberry Street. The library is located at the site of a former chocolate factory in SoHo. The branch serves a catchment population of 132,662, with approximately ~~59,112~~54,370 holdings. The branch therefore has a ratio of 0.~~45~~41 holdings per resident in its catchment area.

The New Amsterdam branch is housed on the ground floor of an office building at 9 Murray Street, one block west of City Hall. The branch holds a collection of ~~nearly 49,416~~approximately 65,124 items, and offers services and programming for all ages. The catchment area population for the New Amsterdam branch is 100,817, and the branch therefore has a ratio of 0.~~49~~65 holdings per resident in its catchment area.

The Battery Park City branch, located at 175 North End Avenue, is NYPL's first LEED-certified branch in Manhattan. The library provides separate reading areas for children, young adults, and adults; has a multipurpose programming space; and offers access to 36 public computers and a range of services for the community. The branch serves a catchment population of approximately 58,574, with approximately ~~23,000~~43,720 holdings. The branch therefore has a ratio of 0.~~39~~75 holdings per resident in its catchment area.

THE FUTURE WITHOUT THE PROPOSED ACTION

In the No-Action condition, the five existing libraries will continue to serve the study area. No changes to the holdings of these facilities are expected for the purpose of this analysis. The catchment area population of each library will increase as a result of development projects completed in the No-Action condition.

Notable development projects that will occur independent of the Proposed Action include: the New York University (NYU) redevelopment of University Village, which falls within the ¾-mile catchment area for the Hudson Park, Jefferson Market, and Mulberry Street branches; the development that will occur pursuant to the North Tribeca Rezoning, which falls within the catchment area for the Hudson Park, Mulberry Street, New Amsterdam, and Battery Park City branches; the mixed-use redevelopment of the former St. Vincents Hospital site, which falls within the catchment area for the Hudson Park and Jefferson Market branches; and the Seward Park mixed-use development project, which falls within the catchment area for the Mulberry Street branch.

Overall, new residential units will introduce 7,~~660~~776 new residents to the catchment areas by 2022, increasing the catchment area population to 294,~~547~~663. As shown in **Table 4-8**, the holdings-per-resident ratio will decrease slightly in all five catchment areas, and will decrease overall from 0.~~83~~91 to 0.~~81~~88.

Table 4-8
No-Action Condition: Catchment Area Population

Library Name	Existing Catchment Area Population	New Residents in the No-Action Condition	New Catchment Area Population	New Holdings per Resident in the No-Action Condition
Hudson Park	88,059	4,~~963~~426	~~93,022~~92,485	0.~~43~~34
Jefferson Market	131,553	~~3,049~~2,495	134,~~602~~048	0.~~50~~49
Mulberry Street	132,662	6,~~527~~507	139,~~189~~169	0.~~42~~39
New Amsterdam	100,817	1,930	102,747	0.~~48~~63
Battery Park City	58,574	2,~~016~~032	60,~~590~~606	0.~~38~~72
TOTAL	286,887	7,~~660~~776	294,~~547~~663	0.~~81~~88

Notes: [1] Due to overlapping catchment areas for each library, the total population and total new residents are less than the sum of the existing and new catchment area population for each library. The catchment area population for each library includes the area within ¾-mile of the library.
Sources: NYPL; U.S. Census Bureau, 2010 Census, AKRF, Inc.

The largest holdings-per-resident ratio decrease will be in the ~~Mulberry Street~~Battery Park City catchment area (0.~~45~~91 to 0.~~42), followed by the Hudson Park catchment area (0.45 to 0.43).~~88). The holdings-per-resident ratio will decrease from 0.~~51~~ 36 to 0.34 in the Hudson Park catchment area, from 0.50 to 0.~~50~~49 in the Jefferson Market catchment area, from 0.~~49 to 0.48~~41 to 0.39 in the Mulberry Street catchment area, and from 0.65 to 0.63 in the New Amsterdam ~~catchment area, and from 0.39 to 0.38 in the Battery Park City~~ catchment area.

THE FUTURE WITH THE PROPOSED ACTION

According to the *CEQR Technical Manual*, if a proposed project increases the study area population by 5 percent or more as compared with the No-Action condition, this increase may impair the delivery of library services in the study area, and a significant adverse impact could occur.

The Proposed Action would result in new residential development in the Rezoning Area, which could introduce a total of approximately 6,249 new residents. As the Rezoning Area encompasses 18 City blocks, the ¾-mile catchment areas of each library do not fully extend over the Rezoning Area. Specifically, the Battery Park City branch, New Amsterdam branch, and Jefferson Market branch only capture a portion of the Rezoning Area in their catchment areas, while the catchment areas of the Mulberry Street and Hudson Park branches include the entire Rezoning Area. **Table 4-9** provides the population increase and the change in the holding-per-resident ratio for each of the catchment areas.

With this additional population, the Hudson Park branch would serve ~~99,271~~98,734 residents (approximately a seven percent increase); the Jefferson Market branch would serve 139,~~855~~301 residents (approximately a four percent increase); the Mulberry Street branch would serve 145,~~438~~518 residents (approximately a four percent increase); the New Amsterdam branch would serve 104,~~306~~305 residents (approximately a two percent increase), and the Battery Park City branch would serve 61,~~217~~234 residents (approximately a one percent increase). The population of the combined catchment area would increase two percent to 300,~~796~~912.

Overall, the holdings per resident ratio for the combined study area would decrease from 0.~~81~~88 under the No-Action condition to 0.~~79~~86 with the Proposed Action. This ratio would decrease to 0.~~40~~32 for the Hudson Park branch, 0.~~48~~47 for the Jefferson Market branch, 0.~~41~~37 for the Mulberry Street branch, 0.~~47~~62 for the New Amsterdam branch, and 0.~~38~~71 for the Battery Park City branch.

Table 4-9
With-Action Condition: Catchment Area Population

Library Name	Catchment Area Population – No-Action Condition	Population Increase due to the Proposed Action*	Catchment Area Population – With-Action Condition	Population Increase	Holdings per Resident – With-Action Condition
Hudson Park	~~93,022~~92,485	6,249[1]	~~99,271~~98,734	7%	0.~~40~~32
Jefferson Market	134,~~602~~048	5,253[2]	139,~~855~~301	4%	0.~~48~~47
Mulberry Street	139,~~189~~169	6,249[1]	145,~~438~~518	4%	0.~~41~~37
New Amsterdam	102,747	1,558[3]	104,~~306~~305	2%	0.~~47~~62
Battery Park City	60,~~590~~606	627[4]	61,~~217~~234	1%	0.~~38~~71
TOTAL	**294,~~547~~[5]~~663~~[5]**	**6,249**	300,~~796~~[5]912[5]	**2%**	**0.~~79~~86**

Notes:
*The population estimates conservatively employ Reasonable Worst Case Development Scenario (RWCDS) 2, as it would result in a greater overall population increase.
[1]The catchment area for this library includes this entire Rezoning Area.
[2]The catchment area for this library includes Projected Development Sites 2-4, 6-12, 14, 16-19, and Projected Enlargement Sites 1-3.
[3]The catchment area for this library includes Projected Development Sites 1, 2, 5, 13, and 15.
[4]The catchment area for this library includes Projected Development Site 1.
[5] Due to overlapping catchment areas for each library, the total population and total new residents are less than the sum of the existing and new catchment area population for each library. The catchment area population for each library includes the area within ¾-mile of the library.
Sources: NYPL; U.S. Census Bureau, 2010 Census, AKRF, Inc.

For the Jefferson Market, Mulberry Street, New Amsterdam, and Battery Park City branches, the catchment area population increases due to the Proposed Action are under five percent, and therefore there would not be a noticeable change in the delivery of library services. For the Hudson Park branch, the catchment area population increase would be seven percent, which may represent a significant adverse impact on library services according to the *CEQR Technical Manual*. However, many of the residents in the catchment areas for the Hudson Park library also reside within the catchment areas for other nearby libraries, such as the Jefferson Market branch (which is less than 0.5 miles from the Hudson Park branch), and would also be served by these libraries. Residents of the study area would have access to the entire NYPL system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. In addition, residents would also have access to libraries near their place of work. Therefore, the population introduced by the Proposed Action would not impair the delivery of library services in the study area, and the Proposed Action would not result in any significant adverse impacts on public libraries.

F. INDIRECT EFFECTS ON CHILDCARE SERVICES

METHODOLOGY

The New York City Administration for Children's Services (ACS) provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start. Publicly financed child care services are available for income-eligible children up to the age of 12. In order for a family to receive subsidized child care services, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. In general, children in families that have incomes at or below 200 percent Federal Poverty Level (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent FPL. The 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. Head Start is a federally funded child care program that provides children with half-day or full-day early childhood education; program eligibility is limited to families with incomes 130 percent or less of federal poverty level.

Most children are served through contract with private and nonprofit organizations that operate child care programs throughout the city. Registered or licensed providers can offer family-based child care in their homes. Informal child care can be provided by a relative or neighbor for no more than two children. Children aged two months through 12 years old can be cared for either in group child care centers licensed by the Department of Health or in homes of registered child care providers. ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

Publicly financed child care centers, under the auspices of the New York City Division for Child Care and Head Start (CCHS) within ACS, provide care for the children of income-eligible households. Space for one child in such child care centers is termed a "slot." These slots may be in group child care or Head Start centers, or they may be in the form of family-based child care in which 7 to 12 children are placed under the care of a licensed provider and an assistant in a home setting.

Since there are no locational requirements for enrollment in child care centers, and some parents or guardians choose a child care center close to their employment rather than their residence, the service areas of these facilities can be quite large and not subject to strict delineation in order to identify a study area. However, according to the current methodology for child care analyses in the *CEQR Technical Manual*, the locations of publicly funded group child care centers within 1½ miles or so of the project site should be shown, reflecting the fact that the centers closest to the project site are more likely to be subject to increased demand. Current enrollment data for the child care and Head Start centers closest to the project site was gathered from ACS.

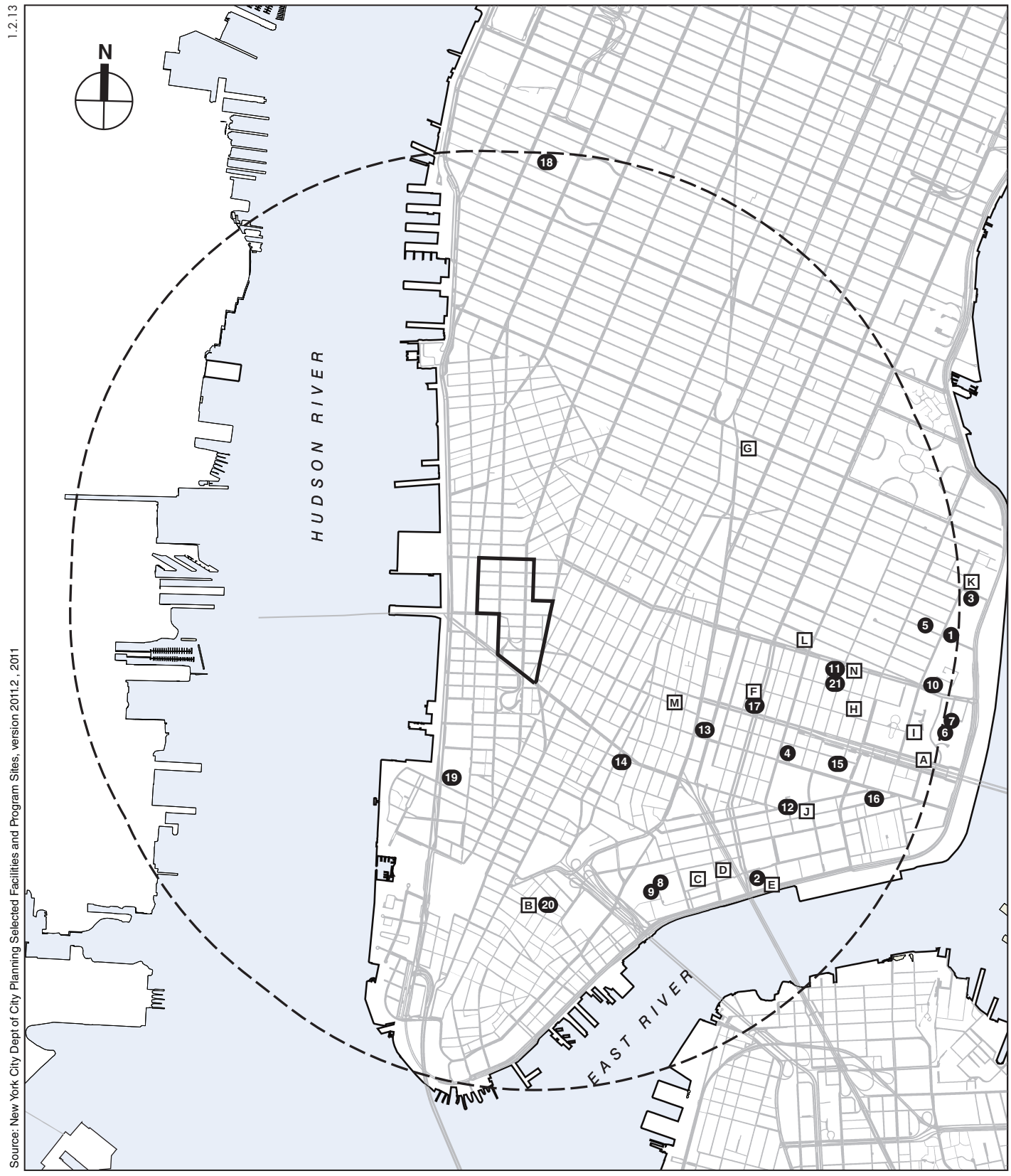
The child care enrollment in the No-Action condition was estimated by multiplying the number of new low-income and low/moderate-income housing units expected in the 1½-mile study area by the *CEQR Technical Manual* multipliers for estimating the number of children under age six eligible for publicly funded child care services (Table 6-1b). For Manhattan, the multiplier estimates 0.115 public child care-eligible children under age six per low- and low/moderate-income household.[1] The estimate of new public child care-eligible children was added to the existing child care enrollment to estimate enrollment in the No-Action condition.

The child care-eligible population introduced by the Proposed Action was also estimated using the *CEQR Technical Manual* child care multipliers. RWCDS 1 was conservatively employed for this analysis, as it would result in a greater number of affordable units (679 affordable units under RWCDS 1, compared with 598 affordable units under RWCDS 2). The population of public child care eligible children under age six was then added to the child care enrollment calculated in the No-Action condition. According to the *CEQR Technical Manual*, if a proposed action would result in a demand for slots greater than remaining capacity of child care centers, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the child care centers serving the area of the proposed action, a significant adverse impact may result.

EXISTING CONDITIONS

There are ~~18~~ 21 publicly funded group child care facilities and ~~13~~ 14 Head Start facilities within the study area (see **Figure 4-3**). The child care and head start facilities have a total capacity of ~~1,807~~1,960 slots and have ~~59~~ 24 available slots (~~97~~ 99 percent utilization). **Table 4-10** shows the current capacity

[1] Low-income and low/moderate-income are the affordability levels used in the *CEQR Technical Manual*. They are intended to approximate the financial eligibility criteria established by ACS, which generally corresponds to 200 percent FPL or 80 percent of AMI.



Child Care Centers and Head Start Facilities

Figure 4-3

and enrollment for these facilities. Family-based child care facilities and informal care arrangements provide additional slots in the study area, but these slots are not included in the quantitative analysis.

Table 4-10
Publicly Funded Child Care Facilities Serving the Study Area

Map ID	Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
			Child Care			
1	C.P.C. Jacob Riis Child Care Center	108 Ave D	~~51~~53	53	~~2~~0	~~96~~100%
2	Hamilton-Madison House Child Care Center	243 Cherry St	~~15~~14	15	~~0~~1	~~100~~93%
3	Virginia Day Nursery	464 East 10 St	47	45	-2	104%
4	Coalition For Human Housing Day Care Center	60 Essex St	~~35~~37	35	~~-2~~0	~~106~~100%
5	Emmanuel Day Care Center	737 East 6 St	~~49~~51	55	~~6~~4	~~89~~93%
6	Henry Street Settlement Urban Family School	110 Baruch Drive	~~11~~16	23	~~12~~7	~~48~~70%
7	Grand Street Settlement Child Care Center	300 Delancey St	~~73~~74	74	~~1~~0	~~99~~100%
8	Hamilton Madison House Child Care Center	60 Catherine St	~~51~~48	49	~~-2~~1	~~104~~98%
9	Hamilton Madison House Child Care Center	10 Catherine Slip	~~61~~60	60	~~-1~~0	~~102~~100%
10	Lillian Wald Day Care Center Of The Educational Al[1]	34 Ave D	~~44~~45	45	~~1~~0	~~98~~100%
11	Puerto Rican Council Day Care Center	180 Suffolk St	~~37~~80	~~43~~84	~~6~~4	~~86~~95%
12	Educational Alliance Head Start[1]	197 East Broadway	~~72~~73	71	~~-1~~-2	~~101~~103%
13	Garment Industry Day Care Center	115 Chrystie St	~~75~~74	70	~~-5~~-4	~~107~~106%
14	Chung Pak Day Care Center	125 Walker St	~~78~~77	75	~~-3~~-2	~~104~~103%
15	Little Star Of Broome Street	151 Broome St	~~60~~64	62	~~2~~-2	~~97~~103%
16	Henry Street Settlement Day Care Center	301 Henry St	~~76~~80	83	~~7~~3	~~92~~96%
17	League for Child Care[1]	184 Eldridge St	61	61	0	100%
18	Hudson Guild	459 W 26 Street	~~73~~70	~~90~~87	17	~~81~~80%
19	BMCC Early Childhood Center	199 Chambers St	11	10	-1	110%
20	Hamilton Madison House	129 Fulton St	15	15	0	100%
21	Action for Progress Day Care Center	180 Suffolk St	42	43	1	98%
	Child Care Total		***~~97~~11,090***	***~~100~~91,115***	***~~3~~25***	***~~96~~98%***
			Head Start			
A	Grand Street Settlement Head Start[1]	294 Delancey St	74	74	0	100%
B	Hamilton Madison House Head Start	129 Fulton St	~~22~~28	34	~~12~~6	~~65~~82%
C	Hamilton Madison House Head Start	77 Market St	~~37~~38	32	~~-5~~-6	~~116~~119%
D	Hamilton Madison House Head Start	79 Catherine St	~~16~~17	20	~~4~~3	~~80~~85%
E	Hamilton Madison House Head Start (P/S)	243 Cherry St	~~34~~37	37	~~3~~0	~~92~~100%
F	University Settlement Early Childhood Head Start[1]	184 Eldridge St	~~51~~86	~~51~~86	0	100%
G	Bank Street Head Start	113 East 13 St	60	60	0	100%
H	Dewitt Reformed Church Head Start	123 Ridge St	52	52	0	100%
I	Dewitt Reformed Church Head Start	280 Rivington St	~~82~~81	81	~~-1~~0	~~101~~100%
J	Educational Alliance Child Care Center[1]	197 East Broadway	~~72~~74	74	~~2~~0	~~97~~100%
K	Escuela Hispana Montessori Inc. Head Start	185 Ave D	90	91	1	99%
L	Cardinal Spellman Head Start	137 East 2 St	~~86~~95	91	~~5~~-4	~~95~~104%
M	Chinatown Head Start	180 Mott St	101	101	0	100%
N	Escuela Head Start	180 Suffolk St	37	36	-1	103%
	Head Start Total		***~~77~~870***	***~~79~~869***	***~~2~~1-1***	***~~97~~100%***
	Grand Total		***~~1,74~~81,960***	***~~1,80~~71,984***	***~~59~~24***	***~~97~~99%***

Notes: [1] These Child Care facilities and Head Start programs are operated as collaborative programs. The enrollment and capacity for these Child Care facilities includes the Head Start collaborative program enrollment ~~s has been adjusted~~ to avoid double-counting slots.

Sources: ACS, ~~November and December 2011~~April 2012.

THE FUTURE WITHOUT THE PROPOSED ACTION

In the No-Action condition, 61 new housing units will be developed in the Rezoning Area by 2022 (see Chapter 1, "Project Description"). However, as none of these units are expected to be affordable, no eligible children will be introduced to the Rezoning Area. Within the 1½-mile study area, planned or proposed development projects will introduce approximately 34 new affordable housing units by 2022.[1] Based on the CEQR generation rates for the projection of children eligible for publicly funded day care multipliers, this amount of development would introduce approximately 4 new children under the age of six who would be eligible for publicly funded child care programs.

Based on these assumptions, the number of available slots in the No-Action condition will decrease, but utilization will remain below 100 percent. As described above, there is currently a combined surplus of ~~59~~ 24 seats in group child care and head start programs. When the estimated 4 children under age six introduced by planned development projects are added to this total, there will be a surplus of ~~55~~ 20 seats in publicly funded child care programs in the study area (~~97~~ 99 percent utilization).

THE FUTURE WITH THE PROPOSED ACTION

The Proposed Action would introduce approximately 679 low- to moderate-income units by 2022. To provide a conservative analysis, it is assumed that all of these units would meet the financial and social eligibility criteria for publicly funded child care. Based on CEQR child care multipliers, this development would generate approximately 78 children under the age of six who would be eligible for publicly funded child care programs.

As noted above, the *CEQR Technical Manual* guidelines indicate that a demand for slots greater than the remaining capacity of child care facilities and an increase in demand of 5 percent of the study area capacity could result in a significant adverse impact. With the addition of these children, child care facilities in the study area would operate at ~~101~~ 103 percent utilization, with a deficit of ~~23~~ 58 slots. Total enrollment in the study area would increase to ~~1,830~~ 2,042 children, compared with a capacity of ~~1,807~~1,984 slots, which represents an increase in the utilization rate of ~~4.32~~3.93 percentage points over the No-Action condition. Although child care facilities in the study area would operate with a small deficit of seats, the increase in the utilization rate due to the Proposed Action would be less than five percent. Therefore, the Proposed Action would not result in a significant adverse impact on child care facilities.

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

[1] Assuming that 20 percent of units in developments of 20 or more units would be occupied by low- or low/moderate-income households meeting the financial and social criteria for publicly funded child care. The analysis excludes developments that would not include low- to moderate-income units, such as dormitories and faculty housing.

G. POLICE AND FIRE PROTECTION SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service in cases where a proposed action would affect the physical operations of, or direct access to and from, a precinct house or fire station, or where a proposed action would create a sizeable new neighborhood where none existed before. As stated above, the Proposed Action would not result in these direct effects on either police or fire services, nor would it create a sizeable new neighborhood where none existed before. For informational purposes, this section provides a qualitative discussion of police and fire facilities serving the Rezoning Area and assesses whether the Proposed Action would have the potential to affect response times. The assessment identifies fire and police facilities within a study area of a ½-mile from the Rezoning Area.

POLICE PROTECTION SERVICES

The Rezoning Area is located within NYPD's 1st Precinct. As shown in **Figure 4-4** and **Table 4-11**, there are two NYPD facilities within the study area. The 1st Precinct Police Station/Troop A is located south of the Rezoning Area, at 16-20 Ericsson Place; and the 6th Precinct Police Station is located north of the Rezoning Area, at 233 West 10th Street.

Table 4-11
NYPD Facilities Serving the Study Area

Map ID	Name	Address/Location
1	1st Precinct/Troop A	16-20 Ericsson Place
2	6th Precinct Police Station	233 West 10th Street
Sources: DCP Selected Facilities and Program Sites, 2010.		

NYPD average response time to all crimes-in-progress calls have increased citywide from fiscal year (FY) 2009 to FY 2011. During this time, NYPD response time to critical crimes-in-progress has increased from 4.3 minutes in FY 2009 to 4.6 minutes in FY 2011.[1] The citywide average response time for serious crimes-in-progress increased from FY 2009 (5.7 minutes) to FY 2011 (6.2 minutes). Critical crimes-in-progress include crimes with shots fired, robbery, and assault with a weapon; serious crimes-in-progress includes crimes such as larceny from a person, larceny of an automobile, or assault not involving a weapon.

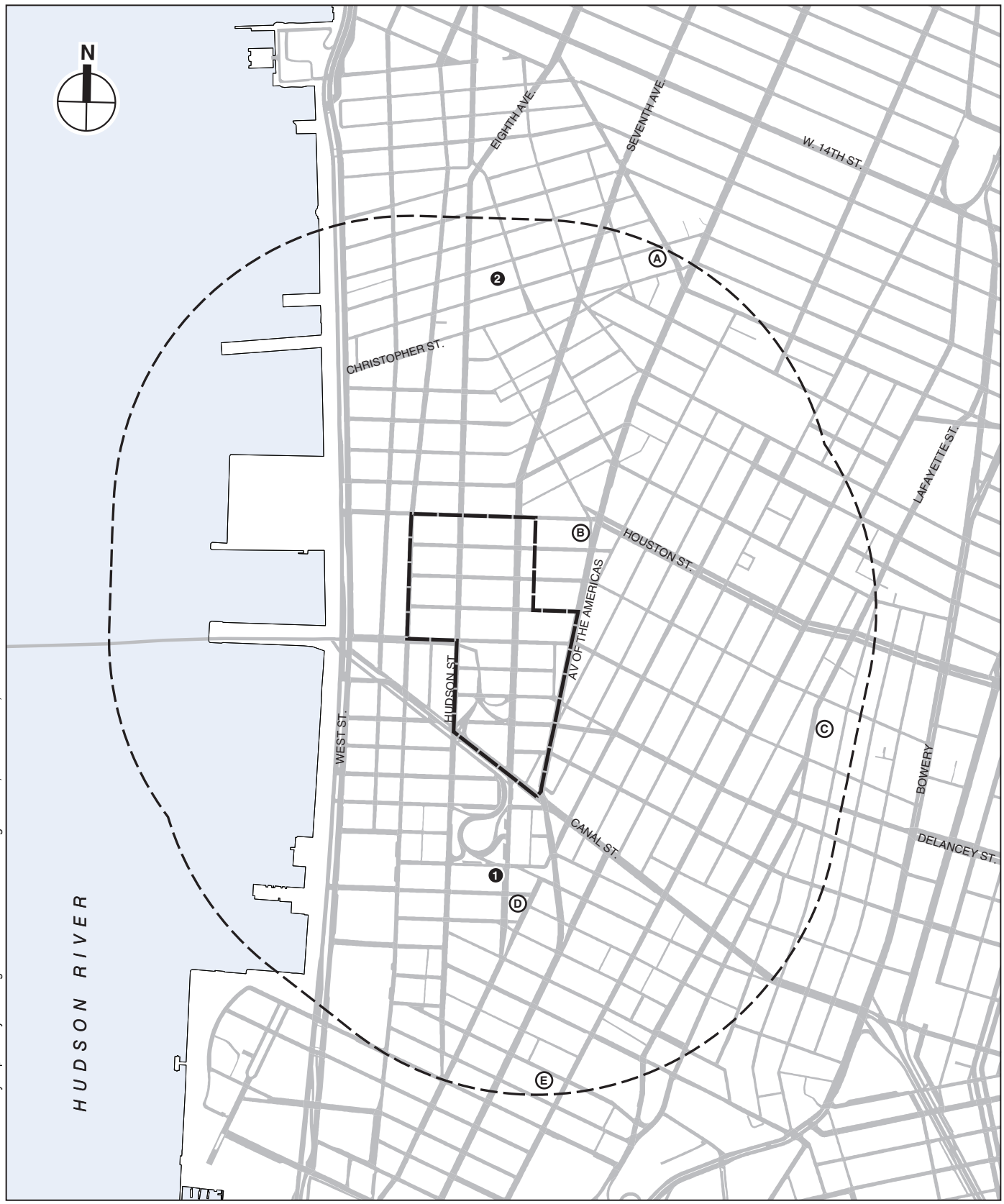
In the 1st Precinct, the average response time to all critical crimes-in-progress was 4.8 minutes in FY 2010 (the most recent year for which data for the 1st Precinct is available). Since FY 2007, the 1st Precinct's average response time to critical crimes-in-progress has fluctuated annually, but increased overall by approximately 0.1 minutes from FY 2007 to FY 2010.[2]

The Proposed Action would not directly affect the physical operations of, or access to and from, a precinct house, nor would it introduce a sizeable new neighborhood where none existed before. Therefore, the Proposed Action would not result in significant adverse impacts to police protection services.

As detailed in Chapter 13, "Transportation," the Proposed Action would increase traffic levels at many locations within the study area. However, when responding to emergencies, NYPD

[1] Mayor's Management Report, FY 2011, NYPD, p. 133.

[2] My Neighborhood Statistics web page at NYC.gov (http://gis.nyc.gov/ops/mmr/address.jsp?app=MMR).



2.17.12

Source: New York City Dept of City Planning Selected Facilities and Program Sites, version 2011:2 , 2011

Proposed Rezoning Area

1/2-Mile Study Area

Ⓐ Fire Station (see Table 4-12)

❶ Police Precinct (see Table-4-11)

0 1000 2000 FEET

SCALE

Police and Fire Protection Facilities

Figure 4-4

HUDSON SQUARE REZONING

vehicles are not bound by standard traffic controls or rules and are capable of adjusting to congestion encountered en route to their destinations and are therefore less affected than other vehicles by traffic congestion. These vehicles would be able to access the Rezoning Area during peak hours as they do other areas throughout New York City, including the most congested areas of Downtown Manhattan. Furthermore, outside of peak hours, traffic congestion would be reduced and NYPD access would be improved.

As stated in the *CEQR Technical Manual*, NYPD independently reviews its staffing levels against a precinct's population, area coverage, crime levels, and other local factors. Because the NYPD would continue to reevaluate its staffing needs and would continue to have the ability to adjust to congestion en route to emergencies, response times are not expected to dramatically change in such a way as to result in a significant adverse impact. Therefore, the Proposed Action would not result in any significant adverse impacts to police protection.

FIRE PROTECTION SERVICES

At structural fires citywide, FDNY engine companies perform fire suppression efforts, while ladder companies provide search, rescue, and building ventilation functions. Rescue and squad companies specifically respond to fires or emergencies in support of the other units and can perform any specialized tasks or functions as necessary. In addition, FDNY operates the city's EMS system. The Rezoning Area is part of FDNY's Division 1.

Units responding to a fire are not limited to ones closest to it. Normally, a total of three engine companies and two ladder companies respond to each call. Each FDNY squad is capable of operating as an engine, ladder, or rescue company, making them versatile for incident commanders. Each squad is also part of the FDNY HazMat Response Group and has a HazMat Tech Unit within each company. FDNY can call on units in other parts of the city as needed.

Approximately 20 to 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 45 to 50 personnel are assigned to that facility. Typically, during one shift, each engine and ladder company is manned by four and five firefighters, respectively.

As shown in **Figure 4-4** and **Table 4-12**, there are five FDNY facilities within the study area. In 2011, the average response time in Manhattan for structural fires was 4 minutes 10 seconds. In general, response times have been decreasing over the last several years. In 2006, the average response time for structural fires was 4 minutes 33 seconds.[1]

Table 4-12
FDNY Facilities Serving the Study Area

Map ID	Name	Address/Location
A	Squad 18	132 West 10th Street
B	Engine 24, Ladder 5, BN 2	227-229 Avenue of the Americas
C	Ladder 20, Division 1	253 Lafayette Street
D	Ladder 8	10-14 North Moore Street
E	Engine 7, Ladder 1, BN 1, Manhattan Borough Command	100-104 Duane Street
Sources: DCP Selected Facilities and Program Sites, 2010.		

[1] FDNY Manhattan Fire Statistics, http://www.nyc.gov/html/fdny/html/stats/manhattan.shtml.

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 FDNY. (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 New York City 911 System do so by contractual agreement with FDNY's EMS Command. All ambulances in the 911 system are dispatched by FDNY under the same computer-based system, regardless of hospital affiliation. All EMS 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 fire response times, medical response times have improved from 2006 to 2011. In Manhattan, the response time to life-threatening medical emergencies by fire units has improved by 6 seconds since 2006, to an average of 4 minutes and 21 seconds.[1]

The new residential and worker populations introduced by the Proposed Action could increase the demand for FDNY and EMS services. Fire protection throughout the city is normally provided by multiple fire companies and fire protection in the study area will continue to be provided as per established standard FDNY operating procedures.

FDNY response times are not expected to be significantly affected by the projected increases in traffic generated by the Proposed Action. As discussed above, the Proposed Action would contribute to congested conditions at many locations within the study area. However, FDNY and EMS vehicles, when responding to emergencies, are not bound by standard traffic controls or rules and are capable of adjusting to congestion encountered en route to their destinations and are therefore less affected than other vehicles by traffic congestion. These vehicles would be able to access the Rezoning Area during peak hours as they do other areas throughout New York City, including the most congested areas of Downtown Manhattan. Furthermore, outside of peak hours, traffic congestion in and around the Rezoning Area would be reduced and FDNY/EMS access would be improved. Service to surrounding areas would continue to be provided by FDNY facilities that have a broad geographic distribution. In addition, as stated in the *CEQR Technical Manual*, FDNY continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any necessary adjustments. Therefore, the Proposed Action is not expected to significantly affect FDNY or EMS response times. ✷

[1] FDNY Manhattan Fire Statistics, http://www.nyc.gov/html/fdny/html/stats/manhattan.shtml.