

A. INTRODUCTION

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

As described in Chapter 1, “Project Description,” under the Reasonable Worst-Case Development Scenario (RWCDS) the proposed actions would result in the development of approximately 1,711 new dwelling units (DUs), 135,500 gross square feet (gsf) of retail (an increase of approximately 39,845 gsf over the future without the proposed actions (the “No Action” condition), and approximately 15,055 gsf of community facility space within the rezoning area. Since the proposed actions would result in 1,711 DUs, of which up to 514 DUs are anticipated to be affordable, detailed assessments of public schools (elementary, intermediate), public libraries, and public child care centers have been prepared.

PRINCIPAL CONCLUSIONS*PUBLIC SCHOOLS*

The proposed actions would not result in significant adverse impacts to elementary or intermediate schools in either the 2023 or 2026 build years. The overall utilization rates for elementary and intermediate schools would be under 100 percent, and the increases in utilization attributable to the proposed actions would be less than five percent in every scenario except in the 2026 With Action analysis of elementary schools in the subdistrict and of intermediate schools within the full district. In this build year, while the increases in the collective utilization rate for each would be over five percentage points, these increases would not result in a significant adverse impact to elementary or intermediate schools because the utilization would remain below 100 percent.

LIBRARIES

For each of the affected libraries—the 125th Street Library, Countee Cullen Library, and the Harlem Library—in both the 2023 and 2026 build years, the catchment area population increases attributable to the population generated by the proposed actions would fall below the five percent threshold presented in the *CEQR Technical Manual*. Therefore, the proposed actions would not be expected to result in a noticeable change in the delivery of library services, or a significant adverse impact related to library services.

CHILD CARE FACILITIES

In both the 2023 and 2026 build years, residential development generated by the proposed actions would not result in an increase in utilization of publicly funded child care facilities beyond the CEQR threshold of five percentage points, though utilization would increase to above 100 percent in the 2026 build year. Therefore, the proposed actions would not result in a significant adverse impact on publicly funded child care facilities.

B. PRELIMINARY SCREENING ANALYSIS

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* methodologies and the latest data and guidance from the New York City Department of City Planning (DCP) and the New York City Department of Education (DOE). As described above, community facilities and services are defined in the *CEQR Technical Manual* as public or publicly funded schools, child care centers, libraries, health care facilities, and fire and police protection services.

The purpose of the preliminary screening is to determine whether a community facilities assessment is warranted. 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 potential effects on public schools, libraries, or child care centers.

DIRECT EFFECTS

The proposed actions would not displace or otherwise directly affect any public schools, child care centers, libraries, health care facilities, or police and fire protection services facilities. Therefore, an analysis of direct effects to community facilities as defined under CEQR is not warranted.¹

INDIRECT EFFECTS

The *CEQR Technical Manual* provides thresholds for guidance in making a determination of whether a detailed analysis is necessary to determine potential indirect impacts (see **Table 4-1**). If a project exceeds the threshold for a specific facility type, a more detailed analysis is warranted.

¹ Within the rezoning area, but outside of the proposed development site, are the Joseph P. Kennedy Memorial Community Center and the Metropolitan African Methodist Episcopal (AME) Church. While the proposed project would not result in the displacement or alteration of these two sites, under the proposed actions RWCDs, it is assumed that these sites would be redeveloped, which in turn could result in temporary closures of these community facilities. The effects of the potential temporary closure of these facilities is addressed in Chapter 3, “Socioeconomic Conditions.”

Table 4-1
Preliminary Screening Analysis Criteria: Manhattan

Community Facilities	Threshold for Detailed Analysis
Public Schools	More than 50 elementary/intermediate school or 150 high school students. In Manhattan, the minimum number of DUs that triggers a detailed elementary/intermediate analysis is 310, and the minimum number of DUs that triggers a detailed high school analysis is 2,492.
Libraries	Greater than 5 percent increase in ratio of DUs to libraries in borough. In Manhattan, the minimum number of DUs that triggers a detailed analysis is 901.
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. In Manhattan, the minimum number of affordable units that triggers a detailed analysis is 170.
Fire Protection	Introduction of sizeable new neighborhood where none existed before. ¹
Police Protection	Introduction of sizeable new neighborhood where none existed before. ¹
Note:	
¹ The <i>CEQR Technical Manual</i> cites the Hunter's Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunter's Point South project was contemplated to introduce approximately 5,000 new DUs to the Hunter's Point South waterfront in Long Island City, Queens.	
Source: <i>CEQR Technical Manual</i> .	

Based on these thresholds, the proposed actions would not result in any of the conditions that would warrant a detailed indirect effects analysis of high schools, health care facilities, and fire or police protection. Therefore, no further analysis is required in those areas, and the proposed actions would not be expected to result in any significant adverse indirect effects to such facilities and services.

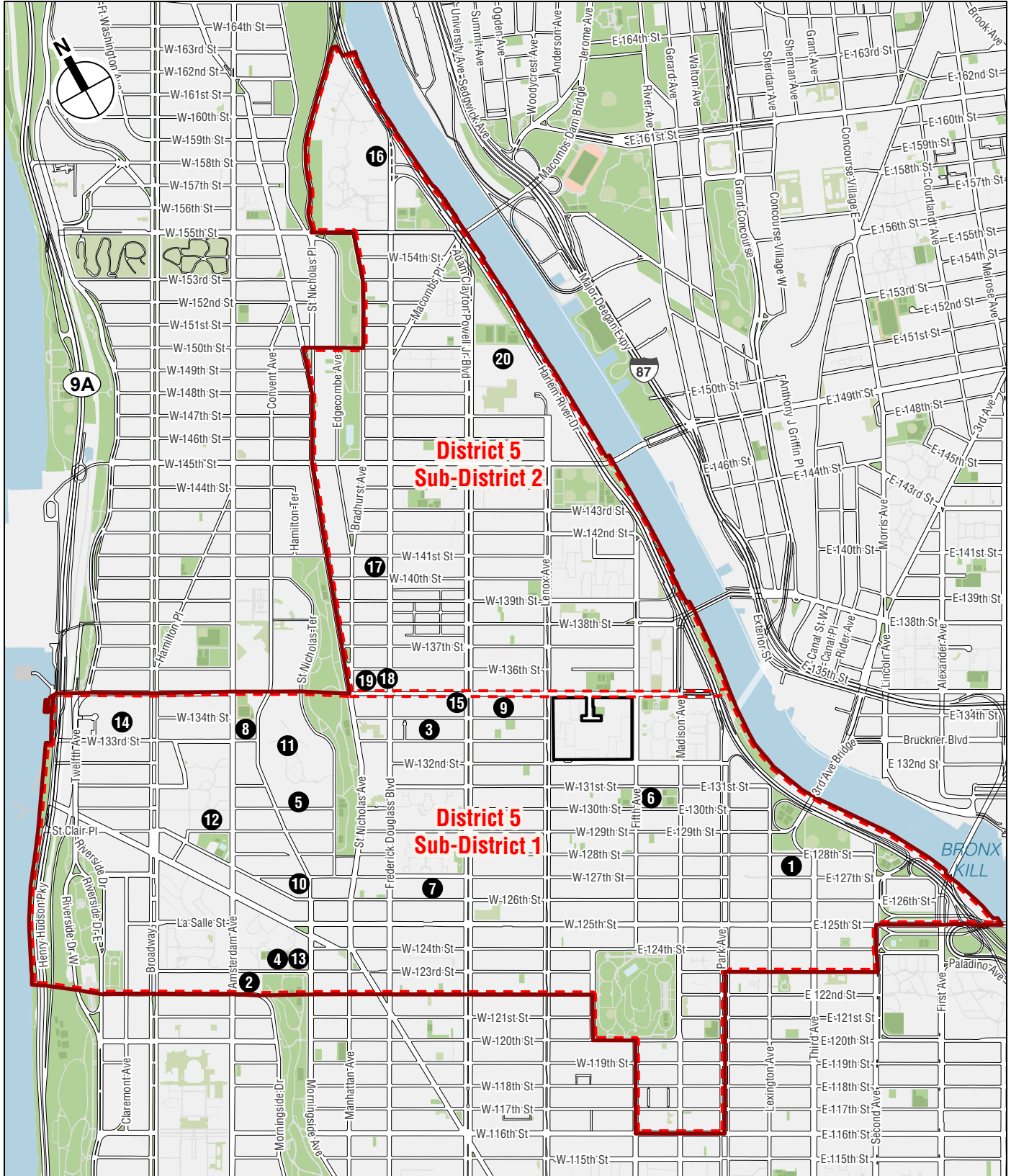
The proposed actions are expected to result in a net increase of approximately 1,711 DUs for the rezoning area by the 2026 build year. Therefore, based on the screening criteria in **Table 4-1**, a detailed assessment of public schools (elementary and intermediate), public libraries, and public child care centers is warranted.





C. PUBLIC SCHOOLS

METHODOLOGY

This analysis assesses the potential effects of the proposed actions on public schools serving the rezoning area. Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "subdistrict" where the project is located. The rezoning area is located in Subdistrict 1 of Community School District (CSD) 5 (see **Figure 4-1**). As intermediate schools in CSD 5 are not zoned and students may attend any intermediate school within the district, a full district analysis for intermediate schools was also conducted.

In accordance with the *CEQR Technical Manual*, this schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools in the subdistrict study area and New York City School Construction Authority (SCA) projections of future enrollment. Specifically, the existing conditions analysis uses data provided in the DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2017-2018* edition. Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA's Capital



-  Rezoning Area
-  Community School District (CSD) Boundary
-  CSD Sub-District Boundary
-  Public School Facility

Elementary and Intermediate
Public Schools
Figure 4-1

Lenox Terrace

Planning Division on the number of new DUs and students expected at the subdistrict level. The future utilization rate for school facilities is calculated by adding the estimated enrollment from anticipated residential projects in the schools' study area (derived from SCA Capital Planning Division's *Projected New Housing Starts*) 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 2018 through 2027, the most recent data currently available, were provided by DCP. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential projects planned for the study area. In addition, new capacity from any new school projects identified in the *DOE 2020-2024 Proposed Five-Year Capital Plan* is included if construction has begun, or if it is deemed appropriate by the lead agency and the SCA to include in the analysis.

The With Action enrollment associated with the proposed actions is calculated using new SCA student multipliers that are at the CSD level and were released in November 2018. These multipliers were calculated using the latest five-year estimates from the American Community Survey. For CSD 5, where the project is located, the multipliers are 0.16 for elementary schools and 0.06 for intermediate schools, both of which are higher than the multipliers presented in the *CEQR Technical Manual*.²

The effect of the new students introduced by the proposed actions on the capacity of public schools within the study areas is then evaluated. 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 subdistrict study area, or high schools in the borough study area, that is equal to or greater than 100 percent in the future with the proposed actions; and
2. An increase of five percentage points or more in the collective utilization rate between the No Action and With Action scenarios.

² Between the publication of the DEIS and the FEIS the New York City School Construction Authority released the 2019 update of the data used to determine the number of pupils generated per housing unit by school district and age (the housing multiplier). The housing multipliers for grades PreK to 5 (elementary school) and grades 6 to 8 (intermediate school), within Manhattan CSD 5 decreased from 2018 to 2019, the borough-wide high school housing multipliers remained the same. The decrease in the primary and intermediate school housing multipliers means that fewer pupils would be generated per housing unit than was previously analyzed. The multiplier for elementary schools decreased from 0.16 to 0.09 pupils per housing unit and multiplier for intermediate schools decreased from 0.06 to 0.03 pupils per housing unit. Based on the decrease in the housing multipliers, the incorporation of the new data would not result in any new or different impacts than was disclosed in the EIS. The analysis provides a more conservative analysis based on higher housing multipliers than would be provided if the analysis was revised for the updated rates, therefore, no new analysis is required. With the incorporation of the revised rates the analysis would reflect a lesser increment in the elementary and intermediate school utilization than was originally concluded. Based on updated data, the proposed actions would result in a primary school utilization increment of approximately 3.7% across CSD 5 Subdistrict 1 and 2.3% across CSD 5 and an intermediate school utilization increment of approximately 2.6% across CSD 5 Subdistrict 1 and 1.7% across CSD 5. Subdistrict 1/CSD 5 would operate below capacity in this scenario, with a surplus of elementary and intermediate school seats.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Figure 4-1** and **Table 4-2**, according to DOE’s 2017-2018 school year enrollment figures, 10 elementary schools serve Subdistrict 1/CSD 5. Elementary schools in Subdistrict 1/CSD 5 have a total enrollment of 3,030 students and are currently operating at 76.6 percent utilization, with a surplus of 928 seats.

Table 4-2
Public School Enrollment, Capacity, and Utilization:
Existing Conditions

Map No. ¹	Name	Address	Enrollment	Capacity	Available Seats	Utilization
Elementary Schools in Subdistrict 1/CSD 5						
1	P.S. 30 (Hernandez/Hughes)	144-176 E 128 Street	252	510	258	49.41
2	P.S. 36 (Margaret Douglas)	123 Morningside Drive	391	706	315	55.4%
3	P.S. 92 (Mary McLeod Bethune)	222 W 134 Street	265	280	15	94.6%
4	P.S. 125 (Ralph Bunche)	425 W 123 Street	297	202	-95	147.0%
5	P.S. 129 (John H. Finley) (P.S. Component)	425 W 130 Street	250	405	155	61.7%
6	P.S. 133 (Fred R Moore)	2121 Fifth Avenue	211	416	205	50.7%
7	P.S. 154 (Harriet Tubman)	250 W 127 Street	302	380	78	79.5%
8	P.S. 161 (Pedro Albizu Campos) (P.S. Component)	499 W 133 Street	474	481	7	98.5%
9	P.S. 175 (Henry H Garnet)	175 W 134 Street	321	427	106	75.2%
10	Teachers College Community School	168 Morningside Avenue	267	151	-116	176.8%
Elementary Schools Subdistrict 1 Total			3,030	3,958	928	76.6%
Intermediate Schools in Subdistrict 1/CSD 5						
5	P.S. 129 (John H. Finley) (I.S. Component)	425 W 130 Street	185	300	115	61.7%
8	P.S. 161 (Pedro Albizu Campos) (I.S. Component)	499 W 133 Street	364	370	6	98.4%
11	I.S. 223 (The Mott Hall School)	71-111 Convent Avenue	292	247	-45	118.2%
12	I.S. 286 Urban Assembly Academy for Future Leaders	509 W 129 Street	169	412	243	41.0%
13	P.S. 125/IS 362 (Columbia Secondary School)	425 W 123 Street	299	302	3	99.0%
14	New Design Middle School	625 W 133 Street	130	352	222	36.9%
15	Thurgood Marshall Academy for Learning and Social Change	200-214 West 135 Street	173	194	21	89.2%
Intermediate Schools Subdistrict 1 Total			1,612	2,177	565	74.0%
Intermediate Schools in Subdistrict 2/CSD 5						
16	P.S. 46 (Arthur Tappan)	2987 Frederick Douglass Boulevard	189 ³	220	31	85.9%
17	P.S. 123 (Mahalia Jackson)	301 West 140th Street	176	225	49	78.2%
18	I.S. 136 (Eagle Academy for Young Men of Harlem)	6 Edgecombe Avenue	185	301	116	61.5%
19	I.S. 302 (Kappa IV)	6 Edgecombe Avenue	141	281	140	50.2%
20	I.S. 10 (Frederick Douglas Academy)	2581 7th Avenue	277	355	78	78.0%
Intermediate Schools Subdistrict 2 Total			968	1,382	414	70.0%
Intermediate Schools CSD 5 Total			2,580	3,559	979	72.5%
Notes:						
¹ See Figure 4-1 .						
² Available seats and utilization rate includes the number of transportable classroom units for this school.						
³ Enrollment in the P.S. 46 Minischool is counted towards the total enrollment of P.S. 46.						
Source: DOE <i>Utilization Profiles: Enrollment/Capacity/Utilization</i> , 2017-2018.						

INTERMEDIATE SCHOOLS

As shown in **Figure 4-1** and **Table 4-2**, 7 intermediate schools serve Subdistrict 1/CSD 5. Intermediate schools in Subdistrict 1/CSD 5 have a total enrollment of 1,612 students and are currently operating at 74.0 percent utilization, with a surplus of 565 seats. **Figure 4-1** and **Table 4-2** also show the 5 intermediate schools serving Subdistrict 2/CSD 5. Including these schools, intermediate schools in CSD 5 have a total enrollment of 2,580 students and are currently operating at 72.5 percent utilization, with a surplus of 979 seats.

FUTURE WITHOUT THE PROPOSED PROJECT—2023

The 2023 SCA enrollment projections for Subdistrict 1/CSD 5 and CSD 5 form the baseline enrollment in the 2023 No Action scenario, as shown in **Table 4-3** in the column titled “Projected Enrollment in 2023.” As noted above, the students introduced by anticipated residential projects in the schools’ study area (derived from SCA Capital Planning Division’s *Projected New Housing Starts*) are added to this baseline projected enrollment using the SCA student numbers for Subdistrict 1/CSD 5 and CSD 5, and are shown in the column titled “Students Introduced by Residential Projects in the 2023 No Action Scenario” in **Table 4-3**. This analysis also removes 88 elementary students and 33 intermediate students that would be generated by 547 DUs from “Students Introduced by Residential Projects in the 2023 No Action Scenario.” This has been done at the direction of DCP, as these units are part of the Lenox Terrace project and were accounted for by SCA’s Capital Planning Division, but including them in this analysis would result in a double-counting of the students introduced by Lenox Terrace.

Table 4-3
Estimated Public School Enrollment, Capacity, and Utilization:
2023 No Action Scenario

Study Area	Projected Enrollment in 2023¹	Students Introduced by Residential Projects in the No Action Scenario (2023)²	Total 2023 Enrollment	Capacity³	Available Seats	Utilization
Elementary Schools						
Subdistrict 1 of CSD 5	2,940	804	3,744	4,167	423	89.9%
Intermediate Schools						
Subdistrict 1 of CSD 5	1,035	289	1,324	1,964	640	67.4%
CSD 5	1,903	314	2,217	3,065	848	72.3%
Notes:						
¹ CEQR App 2019:DCP						
² See text for details on changes to students introduced by residential projects in the No Action scenario within CSD 5.						
³ See text for details on changes to school capacity and utilization within CSD 5.						
Sources:						
DOE <i>Enrollment Projections 2018–2027 by the Grier Partnership</i> ; DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2017–2018, DOE 2020-2024 Proposed Five-Year Capital Plan</i> ; SCA; DCP.						

As shown in **Table 4-3**, the total 2023 No Action scenario enrollment for Subdistrict 1 is projected to be 3,744 elementary students and 1,324 intermediate students. The total 2023 No Action scenario enrollment for intermediate schools in the full district is projected to be 2,217 students.

According to DOE's *2020-2024 Proposed Five-Year Capital Plan*, there is one capacity addition to elementary school capacity within Subdistrict 1/CSD 5 expected by 2023. A proposed lease facility at Teachers College Community School Annex is planned and anticipated to be constructed by 2021; therefore, the capacity associated with this addition—approximately 245 elementary seats—has been included in the quantitative analysis. However, the additional elementary capacity provided by this school has been modified by a proposal approved by the DOE's Panel for Educational Policy in March 2019, detailed below.

DOE's Panel for Educational Policy lists several approved changes in utilization within the district. The opening of the Teachers College Community School Annex will result in changes beyond the addition of 245 elementary seats identified above. Under the original school utilization proposal related to the completion of this new building, approved in January 2018, grades K-3 of the Teachers College Community School will shift to the new building (Building M484) by the 2019-2020 school year. As these elementary students shift out of the old building (Building M916), up to 110 seats of intermediate school capacity would become available to serve grades 6-8, which are being phased in to Building M916. As such this analysis would account for 110 seats of additional intermediate school capacity resulting from this approved change. However, a more recent school utilization proposal approved by the Panel for Educational Policy in March 2019 modified these plans in order to free up additional capacity in the new Building M484 for an expanded Pre-K program. Under the new plan, only grades K-2 of the Teachers College Community School would shift to new Building M484, and grade 3 would remain in the old Building M916. Up to 45 grade 3 students that would have moved to the new Building M484 will instead remain in old Building M916, reducing the number of seats that will be freed up for intermediate school capacity in this building as grades K-3, now only K-2, move out. This analysis therefore accounts for 65 seats of capacity that would become available to serve intermediate grades 6-8, instead of 110 seats. As a portion of the new capacity in Building M484 would be occupied by new Pre-K seats instead of grade 3 seats under this approved proposal, the projected number of Pre-K seats in the new Building M484 (36 seats) has been removed from the total number of additional elementary seats that would be newly introduced. As such this analysis accounts for 209 additional seats of elementary school capacity introduced by new Building M484 instead of 245 seats.

Several more proposals previously approved by the Panel for Educational Policy would also affect capacity conditions in Subdistricts 1 and 2 of CSD 5. A proposed capacity change approved in May 2013 is ongoing and continues to affect capacity at the New Design Middle School. The approved co-location and of grades K-4 of the KIPP S.T.A.R. College of Preparatory Charter School with KIPP Infinity Charter School and the New Design Middle School in Building M195 beginning in the 2014-2015 school year will utilize a portion of the New Design Middle School's excess capacity in this building. KIPP S.T.A.R.'s 2017-2018 enrollment is projected to be 332-424 students, increasing to 415-530 in the 2018-2019 build year. This analysis has conservatively assumed the largest increase, 198 students. As elementary students require more classroom space than intermediate school students, this analysis has conservatively removed all of the New Design Middle School's spare capacity, 222 seats, from intermediate capacity in the No Action condition on the assumption that the increased enrollment at the KIPP S.T.A.R. School will utilize all of this excess building capacity.

A proposal approved in February 2018 would result in the closure of the Academy for Social Action in Building M043 at the end of the 2017-2018 school year, which would affect the co-located I.S. 286 Urban Assembly Academy for Future Leaders. As a result of this proposal and the consequent reallocation of classroom space within Building M043, I.S. 286's space will be

reduced by two classrooms. DCP's average intermediate classroom size is 28 seats, therefore 56 seats of intermediate capacity have been removed from the analysis in the No Action condition.

Two other school utilization proposals within CSD5 were approved by the Panel for Educational Policy in March 2019 and are related to one another. These are a proposal to truncate PS 129 John H. Finley from serving grades K-8 to serving grades K-5 beginning in 2020-2021 and completing in n 2022-2023, eliminating its intermediate school component. Concurrently a New District Middle School is being introduced to the same building and will utilize the capacity freed by PS 129's grade truncation. As these approved proposals involve the shifting of intermediate school capacity within Building M129 from one organization to another, no changes to overall intermediate school capacity were assumed. Another proposal approved in February 2018 would close the Kappa IV School (I.S. 302) at the end of the 2017-2018 school year. This analysis therefore removes this school's 281 seats of intermediate capacity from the No Action scenario. As a result of this closure, seat capacity at the co-located Eagle Academy for Young Men of Harlem would increase, but the school would also be phasing in new grades 11 and 12. This analysis conservatively attributes all newly freed space at the Eagle Academy School to the expanded grades 11 and 12, and does not assume any additional intermediate school capacity. This capacity change would occur in CSD 5 Subdistrict 2, and therefore would apply only to the analysis of intermediate school conditions in the full district, and would not apply to the analysis of intermediate school conditions in Subdistrict 1.

As shown in **Table 4-3**, elementary schools in the subdistrict study area would operate under capacity (89.9 percent utilization) with a surplus of 423 seats in the 2023 No Action scenario. Intermediate schools in the subdistrict study area would operate under capacity (66.6 percent utilization) with a surplus of 664 seats in the 2023 No Action scenario. Intermediate schools in the full district study area would operate under capacity (71.8 percent utilization) with a surplus of 872 seats in the 2023 No Action scenario.

FUTURE WITH THE PROPOSED PROJECT—2023

In the 2023 With Action scenario, approximately 1,094 DUs are anticipated to be developed at the proposed development site. Based on the *CEQR Technical Manual* multipliers, this incremental increase in DUs would be expected to introduce approximately 176 elementary students and 66 intermediate school students to Subdistrict 1/CSD 5.³

As shown in **Table 4-4**, in the 2023 With Action scenario, elementary school enrollment of Subdistrict 1/CSD 5 would increase to 3,920 (94.1 percent utilization) with a surplus of 247 seats. Intermediate school enrollment in the subdistrict would increase to 1,390 (70.8 percent utilization), with a surplus of 574 seats. Intermediate school enrollment in the full district would increase to 2,283 (74.5 percent utilization), with a surplus of 782 seats.

Elementary and intermediate schools would continue to operate with a surplus of seats in the 2023 With Action scenario. The increase in utilization attributable to the proposed actions in the 2023 With Action scenario would be approximately 4.2 percentage point for elementary schools and

³ The With Action enrollment associated with the proposed actions was calculated using new SCA student multipliers that are at the Community School District (CSD) level and were released November 2018. The multipliers were calculated using the latest 5-year estimates from the American Community Survey. For CSD 5, where the project is located, the multipliers are 0.16 for Primary Schools and 0.06 for Intermediate Schools, both of which are higher than the multipliers presented in the *CEQR Technical Manual*.

3.3 percentage points for intermediate schools in the subdistrict, less than the 5 percentage point change threshold outlined in the *CEQR Technical Manual* to determine a significant adverse impact. The increase in intermediate schools utilization attributable to the proposed actions for the full district would be 2.1%, also less than the 5 percentage point threshold. In addition, the overall utilization for both elementary schools and intermediate schools in the subdistrict as well as intermediate schools at the full district level would be under 100 percent. Therefore, the proposed actions would not result in a significant adverse impact to elementary or intermediate public schools in the 2023 build year.

Table 4-4
Estimated Public School Enrollment, Capacity, and Utilization:
2023 With Action Scenario

Study Area	No Action Enrollment	Students Introduced by the Proposed Actions	Total 2023 With Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with 2023 No Action
Elementary Schools							
Subdistrict 1 of CSD 5	3,744	176	3,920	4,167	247	94.1%	4.2%
Intermediate Schools							
Subdistrict 1 of CSD 5	1,324	66	1,390	1,964	574	70.8%	3.3%
CSD 5	2,217	66	2,283	3,065	782	74.5%	2.1%
Sources: DOE Enrollment Projections 2018–2027 by the Grier Partnership; DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2017–2018, DOE 2020–2024 Proposed Five-Year Capital Plan; SCA; DCP.							

FUTURE WITHOUT THE PROPOSED PROJECT—2026

The latest available SCA enrollment projections for Subdistrict 1/CSD are through 2027. Therefore, the 2026 enrollment projections form the baseline enrollment in the 2026 No Action scenario, shown in **Table 4-5** in the column titled “Projected Enrollment in 2026.” The students introduced by anticipated residential projects in the schools’ study area (derived from SCA Capital Planning Division’s *Projected New Housing Starts*) are added to this baseline projected enrollment using the SCA student numbers for Subdistrict 1/CSD 5 and CSD 5, and are shown in the column titled “Students Introduced by Residential Projects in the 2026 No Action scenario” in **Table 4-5**. Similar to the analysis of the 2023 No Action condition, this analysis removes 88 elementary students and 33 intermediate students from “Students Introduced by Residential Projects in the 2026 No Action scenario” so as to avoid a double count. As shown in **Table 4-5**, the total 2026 No Action scenario enrollment is projected to be 3,786 elementary students and 1,230 intermediate students at the subdistrict level, and 2,045 intermediate students at the full district level.

No additional changes to capacity within Subdistrict 1/CSD 5 or CSD 5 are expected between the 2023 and 2026 build years. As shown in **Table 4-5**, in the 2026 No Action scenario elementary schools in the subdistrict study area would continue to operate under capacity (90.9 percent utilization), with a surplus of 381 seats. Intermediate schools in the subdistrict also would continue to operate under capacity (62.6 percent utilization), with a surplus of 734 seats. Intermediate schools at the full district level would continue to operate under capacity (66.7 percent utilization), with a surplus of 1,020 seats.

Table 4-5
Estimated Public School Enrollment, Capacity, and Utilization:
2026 No Action Scenario

Study Area	Projected Enrollment in 2026 ¹	Students Introduced by Residential Projects in the No Action Scenario (2026) ²	Total 2026 Enrollment	Capacity ³	Available Seats	Utilization
Elementary Schools						
Subdistrict 1 of CSD 5	2,982	804	3,786	4,167	381	90.9%
Intermediate Schools						
Subdistrict 1 of CSD 5	941	289	1,230	1,964	734	62.6%
CSD 5	1,731	314	2,045	3,065	1,020	66.7%
Note:						
¹ CEQR App 2019: DCP.						
² See text for details on changes to students introduced by residential projects in the No Action scenario within CSD 5.						
³ See text for details on changes to school capacity and utilization within CSD 5.						
Sources: DOE <i>Enrollment Projections 2018–2027 by the Grier Partnership</i> ; DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2017–2018, DOE 2020-2024 Proposed Five-Year Capital Plan</i> ; SCA.						

FUTURE WITH THE PROPOSED PROJECT—2026

In the 2026 With Action scenario, approximately 1,711 DUs are anticipated to be developed within the rezoning area. Based on the *CEQR Technical Manual* multipliers, this incremental increase in DUs would be expected to introduce approximately 274 elementary students and 103 intermediate school students to Subdistrict 1/CSD 5 and CSD 5.⁴

ELEMENTARY SCHOOLS

In the 2026 With Action scenario, the total elementary school enrollment of Subdistrict 1/CSD 5 would increase to 4,060 elementary students (97.4 percent utilization) with a surplus of 107 seats (see **Table 4-6**). The increase in utilization attributable to the proposed actions in the 2026 With Action scenario would be approximately 6.6 percent for elementary schools.

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 that is equal to or greater than 100 percent in the With Action scenario; and (2) an increase of five percentage points or more in the collective utilization rate between the No Action and With Action scenario.

For Subdistrict 1/CSD 5, the utilization rate of elementary schools would continue to be below 100 percent, but would result in an increase over five percentage points or more in the collective utilization rate between the 2026 No Action scenario and the 2026 With Action scenario. However, because the utilization would remain below 100 percent, the proposed actions would not result in a significant adverse impact to elementary schools in the 2026 build year.

⁴ The With Action enrollment associated with the proposed actions was calculated using new SCA student multipliers that are at the Community School District (CSD) level and were released November 2018. The multipliers were calculated using the latest 5-year estimates from the American Community Survey. For CSD 5, where the project is located, the multipliers are 0.16 for Primary Schools and 0.06 for Intermediate Schools, both of which are higher than the multipliers presented in the *CEQR Technical Manual*.

Table 4-6
Estimated Public School Enrollment, Capacity, and Utilization:
2026 With Action Scenario

Study Area	2026 No Action Enrollment	Students Introduced by the Proposed Actions (2026)	Total With Action Enrollment (2026)	Capacity	Available Seats	Utilization	Change in Utilization Compared with No Action (2026)
Elementary Schools							
Subdistrict 1 of CSD 5	3,786	274	4,060	4,167	107	97.4%	6.6%
Intermediate Schools							
Subdistrict 1 of CSD 5	1,230	103	1,333	1,964	631	67.9%	5.2%
CSD 5	2,045	103	2,148	3,065	917	70.1%	3.3%
Sources: DOE Enrollment Projections 2018–2027 by the Grier Partnership; DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2017–2018, DOE 2020-2024 Proposed Five-Year Capital Plan; SCA.							

INTERMEDIATE SCHOOLS

In the 2026 With Action scenario, the total intermediate school enrollment of Subdistrict 1/CSD 5 would increase to 1,333 (67.0 percent utilization), with a surplus of 631 seats. The increase in utilization attributable to the proposed actions in the 2026 With Action scenario would be approximately 5.2 percent for intermediate schools.

For Subdistrict 1/CSD 5, the utilization rate of intermediate schools would remain below 100 percent and even though the proposed actions would result in an increase of five percentage points or more in the collective utilization rate between the 2026 No Action scenario and the 2026 With Action scenario. Therefore, the proposed actions would not result in a significant adverse impact to intermediate schools at the subdistrict level in the 2026 build year. As intermediate schools are not zoned in CSD 5, an analysis at the full district level was also completed. For CSD 5, the utilization rate of intermediate schools would remain below 100 percent, nor would the proposed actions result in an increase of five percentage points or more (3.3 percent) in the collection utilization rate between the 2026 No Action scenario and the 2026 With Action scenario. As intermediate schools in the full district would remain below capacity in the 2026 With Action scenario and the increase in the collective utilization rate would be less than five percent, the projected increase in the utilization rate would not constitute a significant adverse impact to intermediate schools.

D. PUBLIC LIBRARIES

METHODOLOGY

According to the *CEQR Technical Manual*, a libraries analysis should focus on branch libraries and not on the major research or specialty libraries that may fall within the study area. Service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than 3/4-mile (the library’s catchment area). This libraries analysis compares the population generated by the proposed actions with the catchment area population of libraries available within an approximately 3/4-mile area around the rezoning area.

Lenox Terrace

To determine the existing population of each library’s catchment area, 2012–2016 American Community Survey 5-Year Estimates data were assembled for all census tracts that fall primarily within ¼-mile of each library. The catchment area population in the No Action scenario was estimated by multiplying the number of new DUs in No Build projects located within the ¼-mile catchment area that are expected to be complete by the 2023 and 2026 build years by an average household size of 2.45 persons (the average household size for Manhattan Community District 10, according to 2012–2016 American Community Survey 5-Year Estimates). The catchment area population in the With Action scenario was estimated by adding the anticipated population that would result from the proposed actions in 2023 and 2026. New population in the No Action and With Action scenarios was added to the existing catchment area population.

According to the *CEQR Technical Manual*, if a project would increase the libraries’ catchment area population by 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 New York Public Library (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).

Three NYPL neighborhood libraries are located within ¼-mile of the rezoning area (see **Figure 4-2**). **Table 4-7** provides the total catchment area population served by each library. It should be noted that residents can go to any NYPL branch and order books from any of the other library branches. Each public library serving the study area is described in more detail below.

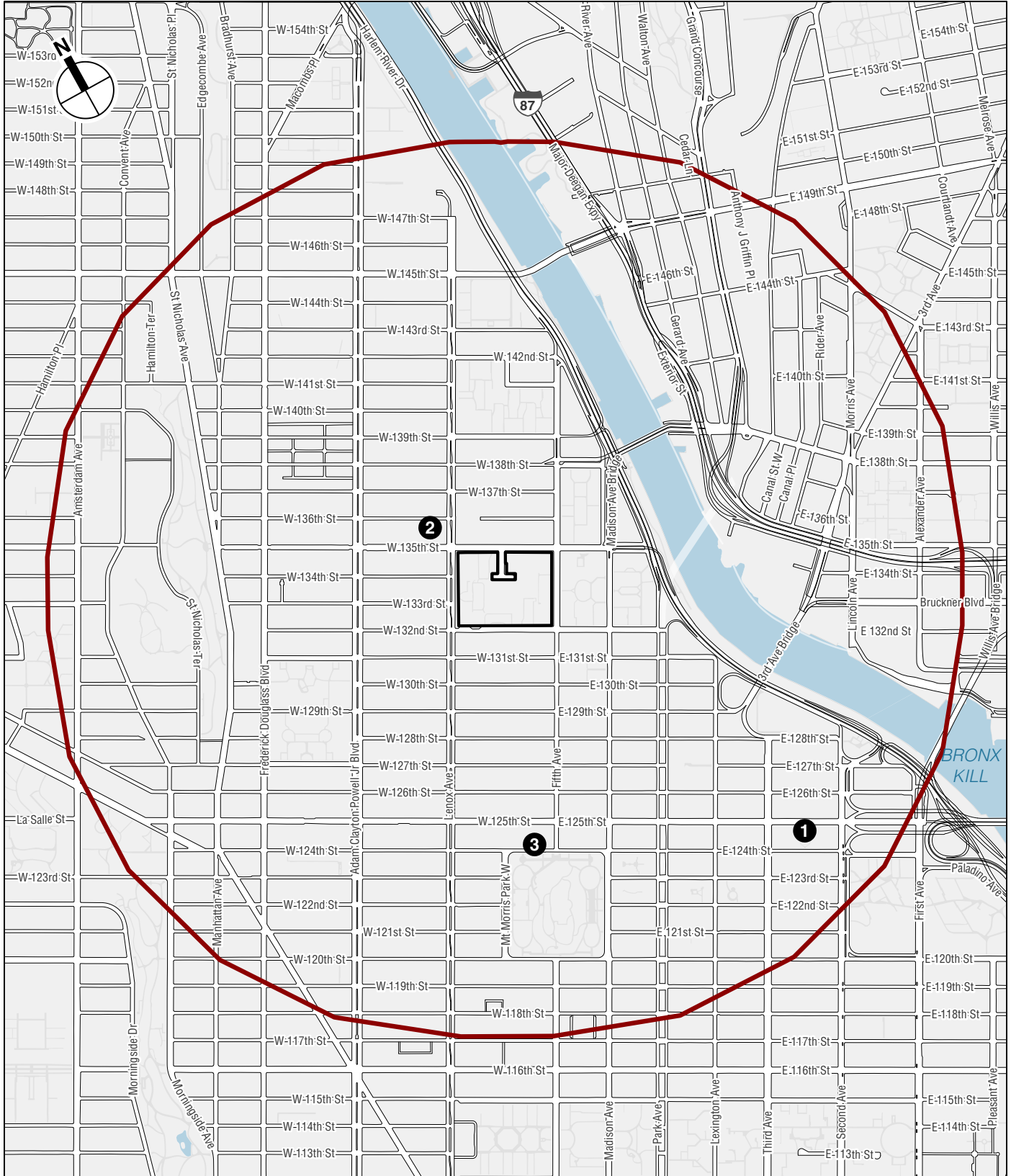
Table 4-7
Public Libraries Serving the Study Area: Existing Conditions

Map No. ¹	Library Name	Address	Holdings ²	Catchment Area Population ³	Holdings per Resident
1	125th Street Library	224 East 125th Street	39,126	76,466	0.51
2	Countee Cullen Library	104 West 136th Street	80,329	97,403	0.82
3	Harlem Library	9 West 124th Street	49,169	134,607	0.37

Notes:
¹ See **Figure 4-2**.
² Holdings include books, CD-ROMS, DVDs, and videotapes.
³ 2012–2016 American Community Survey 5-Year Estimates data were assembled for all census tracts that fall primarily within ¼-mile of each library.
Sources: NYPL (2014); 2012–2016 American Community Survey 5-Year Estimates; DCP Selected Facilities and Program Sites.

The 125th Street Library is located at West 125th Street between Second and Third Avenues and has served the neighborhood since 1901. In 2000, the library received new furniture, computers, and a children’s story-hour area. It has computers for public use, wireless internet access, and a community space. The 125th Street Library serves a catchment area population of 76,466 with approximately 39,126 holdings, and therefore has the ratio of 0.51 holdings per resident.

The Countee Cullen Library is located on West 136th Street between Seventh and Lenox Avenues. It has served the neighborhood at its present location since 1941, and was renovated in 1990. The library features the James Weldon Johnson Reference Collection and the African-American/Black



- Rezoning Area
- Library Catchment Area
- 1 Library Within the Catchment Area

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LENOX TERRACE

Libraries
Figure 4-2

Culture Reference Collection. The Countee Cullen Library serves a catchment area population of 97,403 with approximately 80,329 holdings, and therefore has a ratio of 0.82 holdings per resident.

The Harlem Library is located on West 124th Street between Lenox and Fifth Avenues. The Harlem Library has served the neighborhood at its present location since 1909. The library was renovated under the NYPL’s Adopt-a-Branch Program in 2004. It features reading rooms, a children’s room, an auditorium, and a Center for Reading and Writing. The Harlem Library serves a catchment area population of 134,607 with approximately 49,169 holdings, and therefore has a ratio of 0.37 holdings per resident.

FUTURE WITHOUT THE PROPOSED PROJECT—2023

In the 2023 No Action scenario, the existing libraries within the study area will continue to serve the rezoning area. No changes to the holdings of the facilities are expected for the purposes of this analysis. The catchment area population of each library will increase as a result of new development projects expected to be complete by 2023 (see Table 4-8).

Table 4-8

Catchment Area Population: 2023 No Action Scenario

Map No. ¹	Library Name	Existing Catchment Area Population	New Residents ²	2023 Catchment Area Population	Holdings per Resident
1	125th Street Library	76,466	5,663	82,129	0.48
2	Countee Cullen Library	97,403	2,574	99,977	0.80
3	Harlem Library	134,607	5,953	140,560	0.35

Notes:
¹ See Figure 4-2.
² Based on an average household size of 2.34 persons (the average household size within a ½-mile of the rezoning area according to U.S. Census Bureau, 2012–2016 American Community Survey 5-Year Estimates).

Sources:
 NYPL (2014); U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates; DCP Selected Facilities and Program Sites; AKRF, Inc.

Approximately 5,663 new residents will be added to the 125th Street Library catchment area, increasing its population to 82,129 in the 2023 No Action scenario. Therefore, the holdings-per-resident ratio for this library will decrease to 0.48.

Approximately 2,574 new residents will be added to the Countee Cullen Library catchment area, increasing its population to 99,977 in the 2023 No Action scenario. Therefore, the holdings-per-resident ratio for this library will decrease to 0.80.

Approximately 5,953 new residents will be added to the Harlem Library catchment area, increasing its population to 140,560 in the 2023 No Action scenario. Therefore, the holdings-per-resident ratio for this library will decrease to 0.35.

FUTURE WITH THE PROPOSED PROJECT—2023

As noted above, in the 2023 With Action scenario, approximately 1,094 DUs are anticipated to be developed at the proposed development site. Using an average household size of 2.34 persons (the average household size within a ½-mile of the rezoning area according to U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates), the proposed actions would result in an increment of approximately 2,560 residents over the 2023 No Action scenario. Therefore,

approximately 2,560 residents would be introduced in the catchment areas of the 125th Street Library, Countee Cullen Library, and Harlem Library in the 2023 With Action scenario (see **Table 4-9**).

Table 4-9
Catchment Area Population: 2023 With Action Scenario

Library Name	Catchment Area Population—No Action Scenario (2023)	Population Increase due to the Proposed Actions (2023) ¹	Catchment Area Population with the Proposed Actions (2023)	Population Increase	Holdings per Resident
125th Street Library	82,129	2,560	84,689	3.12%	0.46
Countee Cullen Library	99,977	2,560	102,537	2.56%	0.78
Harlem Library	140,560	2,560	143,120	1.82%	0.34
Note: ¹ Based on an average household size of 2.34 persons (the average household size within a ½-mile of the rezoning area according to U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates).					
Sources: NYPL (2014); U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates; AKRF, Inc.					

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

As shown in **Table 4-9**, in the 2023 With Action scenario, the 125th Street Library would serve 84,689 residents (approximately a 3.12 percent increase); the Countee Cullen Library would serve 102,537 residents (approximately a 2.56 percent increase); the Harlem Library would serve 143,120 residents (approximately a 1.82 percent increase). None of the library catchment area population increases attributable to the proposed actions in the 2023 would be above the 5 percent threshold. Therefore, the proposed actions would not result in a noticeable change in the delivery of library services in the 2023 With Action scenario.

As noted above, residents are allowed to use any library in the NYPL system and therefore are not limited to these locations. Residents of the study area would have access to the entire NYPL system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. Residents would also have access to libraries near their place of work.

FUTURE WITHOUT THE PROPOSED PROJECT—2026

In the 2026 No Action scenario, the existing libraries are assumed to continue to serve the rezoning area. No changes to the holdings of the facilities are expected for the purposes of this analysis. The catchment area population of each library will increase as a result of new development projects expected to be complete by 2026 (see **Table 4-10**).

Approximately 5,663 new residents will be added to the 125th Street Library catchment area, increasing its population to 82,129 in the 2026 No Action scenario. Therefore, the holdings-per-resident ratio for this library will decrease to 0.48.

**Table 4-10
Catchment Area Population: 2026 No Action Scenario**

Map No. ¹	Library Name	Existing Catchment Area Population	New Residents ²	2026 Catchment Area Population	Holdings per Resident
1	125th Street Library	76,466	5,663	82,129	0.48
2	Countee Cullen Library	97,403	2,574	99,977	0.80
3	Harlem Library	134,607	5,953	140,560	0.35

Notes:
¹ See **Figure 4-2**.
² Based on an average household size of 2.34 persons (the average household size within a ½-mile of the rezoning area according to U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates).

Sources:
 NYPL (2014); U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates; DCP Selected Facilities and Program Sites; AKRF, Inc.

Approximately 2,574 new residents will be added to the Countee Cullen Library catchment area, increasing its population to 99,977 in the 2026 No Action scenario. Therefore, the holdings-per-resident ratio for this library would decrease to 0.80.

Approximately 5,953 new residents will be added to the Harlem Library catchment area, increasing its population to 140,560 in the 2026 No Action scenario. Therefore, the holdings-per-resident ratio for this library will decrease to 0.35.

FUTURE WITH THE PROPOSED PROJECT—2026

As noted above, in the 2026 With Action scenario, approximately 1,711 DUs are anticipated to be developed within the rezoning area. Using an average household size of 2.34 persons (the average household size within a ½-mile of the rezoning area according to U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates), the proposed actions would result in an increment of approximately 4,004 residents over the 2026 No Action scenario.

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

As shown in **Table 4-11**, in the 2026 With Action scenario, the 125th Street Library would serve 86,133 residents (approximately a 4.88 percent increase); the Countee Cullen Library would serve 103,981 residents (approximately a 0.77 percent increase); and the Harlem Library would serve 144,564 residents (approximately a 2.85 percent increase). None of the library catchment area population increases attributable to the proposed actions in the 2026 would be above the 5 percent threshold. Therefore, the proposed actions would not result in a noticeable change in the delivery of library services in the 2026 With Action scenario.

As noted above, residents are allowed to use any library in the NYPL system and therefore are not limited to these locations. Residents of the study area would have access to the entire NYPL system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. Residents would also have access to libraries near their place of work.

Table 4-11

Catchment Area Population: 2026 With Action Scenario

Library Name	Catchment Area Population—No Action Scenario (2026)	Population Increase due to the Proposed Actions (2026) ¹	Catchment Area Population with the Proposed Actions (2026)	Population Increase	Holdings per Resident
125th Street Library	82,129	4,004	86,133	4.88%	0.45
Countee Cullen Library	99,977	4,004	103,981	4.00%	0.77
Harlem Library	140,560	4,004	144,564	2.85%	0.34
Note:					
¹ Based on an average household size of 2.34 persons (the average household size within a ½-mile of the rezoning area according to U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates).					
Sources:					
NYPL (2014); U.S. Census Bureau 2012–2016 American Community Survey 5-Year Estimates; AKRF, Inc.					

E. CHILD CARE 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 programs. Publicly financed child care services are available for income-eligible children up to the age of 13. In order for a family to receive subsidized child care services, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. In general, children in families that have incomes at or below 200 percent of the Federal Poverty Level (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent FPL. ACS has also noted that 60 percent of the population utilizing subsidized child care services are in receipt of Cash Assistance and have incomes below 100 percent FPL. 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 FPL.

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

Most children are served through enrollment in contracted Early Learn programs or by vouchers for 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 between the ages of 6 weeks and 13 years can be cared for either in group child care centers licensed by the New York City Department of Health and Mental Hygiene or in the homes of registered child

care providers. ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

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

Since there are no locational requirements for enrollment in child care 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 are not subject to strict delineation in order to identify a study area. According to the current methodology for child care analyses in the *CEQR Technical Manual*, in general, the locations of publicly funded group child care centers within 1½-miles of a project site should be shown, reflecting the fact that the centers closest to a given site are more likely to be subject to increased demand. However, the size of the study area in transit-rich areas may be somewhat larger than 1½ miles. Current enrollment data for the child care centers closest to the rezoning area were gathered from ACS.

The child care enrollment in the No Action scenario was estimated by multiplying the number of new affordable DUs expected in the study area by the CEQR multipliers for estimating the number of children under age six eligible for publicly funded child care services. For Manhattan, the multiplier estimates 0.115 public child care-eligible children under age six per affordable DU.

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

EXISTING CONDITIONS

There are 54 publicly funded child care facilities within the 1½-mile study area, including 12 in the Bronx (see **Figure 4-3**). The child care and Head Start facilities have a total capacity of 3,646 slots and have 705 available slots (80.7 percent utilization). **Table 4-12** shows the current capacity 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.



- Rezoning Area
- 1.5-mile Study Area
- 1 Child Care Center

0 4,000 FEET

Table 4-12
Publicly Funded Child Care Facilities Serving the Study Area

Map No. ¹	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
1	Addie Mae Collins Comm. SVCS	110 East 129th Street	34	37	3	92%
2	Addie Mae Collins Comm. SVCS	2322 Third Avenue	91	111	20	82%
3	Bloomingtondale Family Program, Inc.	125 West 109th Street	10	19	9	53%
4	Bloomingtondale Family Program, Inc.	987 Columbus Avenue	53	60	7	88%
5	Bloomingtondale Family Program, Inc.	171 West 107th Street	23	40	17	58%
6	Boys & Girls Harbor, Inc.	1 East 104th Street	38	85	47	45%
7	Children's Aid Society, Inc	2672 Frederick Douglass Blvd	58	67	9	87%
8	Children's Aid Society, Inc	14-32 West 118th Street	11	15	4	73%
9	Children's Aid Society, Inc	1724-26 Madison Avenue	47	49	2	96%
10	Citizens Care Day Care Center, Inc	3240 Broadway	79	95	16	83%
11	Citizens Care Day Care Center, Inc	131 Saint Nicholas Avenue	29	37	8	78%
12	Community Life Center, Inc. Head Start	221 East 122nd Street	46	148	102	31%
13	Community Life Center, Inc. Head Start	15 Mount Morris Park West	109	116	7	94%
14	Dawning Village Inc.	2090 First Avenue	45	50	5	90%
15	East Calvary Day Care, Inc.	1 West 112th Street	45	55	10	82%
16	East Harlem Block Nursery, Inc.	215 East 106th Street	36	50	14	72%
17	East Harlem Block Nursery, Inc.	2112 Madison Avenue	31	39	8	79%
18	East Harlem Block Nursery, Inc.	1299 Amsterdam Avenue	35	60	25	58%
19	East Harlem Council for Human Services, Inc.	440 East 116th Street	151	151	0	100%
20	East Harlem Council for Human Services, Inc.	30 East 111th Street	68	69	1	99%
21	Ecumenical Community Development Organization, Inc.	25 West 132nd Street	39	39	0	100%
22	Ecumenical Community Development Organization, Inc.	249 West 144th Street	33	55	22	60%
23	Harlem Children's Zone	60 West 117th Street	57	57	0	100%
24	Lutheran Social Services of NY	110 West 146th Street	67	72	5	93%
25	Lutheran Social Services of NY	1951 Park Avenue	51	61	10	84%
26	Lutheran Social Services of NY	218 West 147th Street	101	113	12	89%
27	Lutheran Social Services of NY	218 West 147th Street	111	150	39	74%
28	Northern Manhattan Perinatal Partnership Inc	529-531 West 155th Street	161	165	4	98%
29	Northside Center for Child Development, Inc.	302-306 East 111th Street	55	57	2	96%
30	Northside Center for Child Development, Inc.	1301 Fifth Avenue	24	24	0	100%
31	Prince Hall	159-30 Harlem River Drive	18	30	12	60%
32	Sheltering Arms Children & Family Services	2289 Fifth Avenue	10	12	2	83%
33	Sheltering Arms Children & Family Services	669 Lenox Avenue	79	84	5	94%
34	Sheltering Arms Children & Family Services	2967 Frederick Douglas Blvd	36	55	19	65%
35	Union Settlement Association, Inc.	2081 2nd Avenue	37	53	16	70%
36	Union Settlement Association, Inc.	237 East 104th Street	49	81	32	60%
37	Union Settlement Association, Inc.	1565 Madison Avenue	61	82	21	74%
38	Union Settlement Association, Inc.	1829 Lexington Avenue	47	51	4	92%
39	Union Settlement Association, Inc.	114-34 East 122nd Street	47	59	12	80%
40	United Federation of Black Community Organizations, Inc	474 West 159th Street	97	117	20	83%
41	Utopia Children's Center, Inc	236 West 129th Street	26	40	14	65%
42	West Harlem Community Organization, Inc.	121 West 128th Street	104	128	24	81%
43	East Side House Inc.	414 Morris Avenue	55	55	0	100%
44	East Side House Inc.	201 St. Ann's Avenue	25	25	0	100%
45	East Side House Inc.	375 East 143rd Street	73	74	1	99%
46	East Side House Inc.	200 Alexander Avenue	45	55	10	82%
47	Hac Family Svcs Inc.	800 Concourse Village E.	73	84	11	87%
48	Hac Family Svcs Inc.	880 River Avenue	77	77	0	100%
49	Mid Bronx Senior Citizen	1022 Summit Avenue	36	40	4	90%
50	Sheltering Arms D C Svcs, Inc.	528 East 146th Street	34	45	11	76%
51	Sheltering Arms D C Svcs, Inc.	500 Bergen Street	23	25	2	92%
52	Sheltering Arms D C Svcs, Inc.	565 Morris Avenue	85	139	54	61%
53	South Bronx Head Start Inc	490 East 143rd Street	36	53	17	68%
54	The Salvation Army	425 East 159th Street	30	36	6	83%
Total			2,941	3,646	705	80.7 %
Note:	See Figure 4-3.					
Source:	ACS, June 2018					

FUTURE WITHOUT THE PROPOSED PROJECT—2023

Planned or proposed development projects in the child care study area (1½-miles from the rezoning area) are expected to introduce approximately 2,977 new affordable DUs in Manhattan and 2,479 new affordable DUs in the Bronx in the 2023 No Action scenario.⁵ Based on the CEQR generation rates for the projection of children eligible for publicly funded day care, this amount of development would introduce approximately 687 new children under the age of six who would be eligible for publicly funded child care programs. As shown in **Table 4-13**, in the 2023 No Action scenario, child care facilities in the study area will operate with a surplus of 18 slots (99.5 percent utilization).

Table 4-13
Estimated Public Child Care Facility Enrollment, Capacity, and Utilization in 2023

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
No Action Scenario	3,628	3,646	18	99.5%	N/A
With Action Scenario	3,653	3,646	-7	100.2%	0.7%

Sources: ACS June 2018; AKRF, Inc.

FUTURE WITH THE PROPOSED PROJECT—2023

The proposed actions are estimated to introduce up to approximately 328 affordable DUs (30 percent of the total new DUs) on the proposed development site in the 2023 With Action scenario. While the proposed actions would result in either 25 or 30 percent affordable DUs in accordance with Option 1 or Option 2 of the MIH program, respectively, for the CEQR purpose of assessing potential demand for publicly funded day care to be generated by the proposed actions, this analysis assumes that 20 percent of the total DUs generated by the proposed actions (219 DUs in 2023) would be set aside for households making an average of 80 percent of the AMI. Based on the *CEQR Technical Manual* child care multipliers, this development would result in approximately 25 children under the age of six who would be eligible for publicly funded child care programs.

With the addition of these children, in the 2023 With Action scenario child care facilities in the study area would operate at 100.2 percent utilization, with a deficit of 7 slots (see **Table 4-13**). Total enrollment in the study area would increase to 3,653 children, which represents an increase in the utilization rate of approximately 0.7 percent over the 2023 No Action scenario.

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 five percentage points of the study area capacity could result in a significant adverse impact. In the 2023 With Action scenario, child care facilities in the study area would operate above capacity and exhibit

⁵ Based on known affordable development projects identified on the New York City Department of Housing Preservation’s (HPD) “Housing New York Map (<http://hpd.maps.arcgis.com/apps/webappviewer/index.html?id=192d198f84e04b8896e6b9cad8760f22>), the New York Department of City Planning’s Zoning Application Search (<https://zap.planning.nyc.gov/projects>), the New York City Mayor’s Office of Environmental Coordination’s CEQR Access portal (<https://a002-ceqraccess.nyc.gov/ceqr/>), data from the New York University Furman Center’s Core Data, and known EIS or FEIS projects.

Lenox Terrace

an increase in the utilization rate of approximately 0.9 percentage points. Therefore, the proposed actions would not result in a significant adverse impact on child care facilities in the 2023 With Action scenario.

FUTURE WITHOUT THE PROPOSED PROJECT—2026

Planned or proposed development projects in the child care study area are expected to introduce approximately 3,515 new affordable DUs in Manhattan and 2,479 new affordable DUs in the Bronx in the 2026 No Action scenario.⁶ Based on the CEQR generation rates for the projection of children eligible for publicly funded day care, this amount of development would introduce approximately 749 new children under the age of six who would be eligible for publicly funded child care programs. Based on these assumptions, the number of available slots will decrease. As shown in **Table 4-14**, in the 2026 No Action scenario, child care facilities in the study area will operate with a deficit of 83 slots (102.3 percent utilization).

Table 4-14
Estimated Public Child Care Facility Enrollment, Capacity, and Utilization in 2026

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
No Action Scenario	3,690	3,646	-44	101.2%	N/A
With Action Scenario	3,729	3,646	-83	102.3%	1.1%

Sources: ACS June 2018; AKRF, Inc.

FUTURE WITH THE PROPOSED PROJECT—2026

The proposed actions are estimated to introduce an increment of approximately 514 affordable DUs (30 percent of the total new DUs) within the rezoning area in the 2026 With Action scenario. While the proposed actions would result in either 25 or 30 percent affordable DUs in accordance with Option 1 or Option 2 of the MIH program, respectively, for the CEQR purpose of assessing potential demand for publicly funded child care to be generated by the proposed actions, this analysis assumes that 20 percent of the total DUs generated by the proposed actions (342 DUs in 2026) would be set aside for households making an average of 80 percent of the AMI. Based on the *CEQR Technical Manual* child care multipliers, this development would result in approximately 39 children under the age of six who would be eligible for publicly funded child care programs.

With the addition of these children, in the 2026 With Action scenario child care facilities in the study area would operate at 102.3 percent utilization, with a deficit of 83 slots (see **Table 4-14**). Total enrollment in the study area would increase to 3,729 children, which represents an increase in the utilization rate of approximately 1.1 percentage points over the 2026 No Action scenario.

⁶ Based on known affordable development projects identified on the New York City Department of Housing Preservation’s (HPD) “Housing New York Map (<http://hpd.maps.arcgis.com/apps/webappviewer/index.html?id=192d198f84e04b8896e6b9cad8760f22>) , the New York Department of City Planning’s Zoning Application Search (<https://zap.planning.nyc.gov/projects>), the New York City Mayor’s Office of Environmental Coordination’s CEQR Access portal (<https://a002-ceqraccess.nyc.gov/ceqr/>), data from the New York University Furman Center’s Core Data, and known EIS or FEIS projects.

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 five percentage points of the study area capacity could result in a significant adverse impact. In the 2026 With Action scenario, child care facilities in the study area would operate above capacity and exhibit an increase in the utilization rate of approximately 1.1 percentage points. Therefore, the proposed actions would not result in a significant adverse impact on child care facilities in the 2026 With Action scenario.

F. HEALTH CARE FACILITIES

METHODOLOGY

The proposed actions would not trigger a detailed analysis of potential impacts on health care services because it would not create a sizeable new neighborhood where none existed before. For informational purposes, a description of existing health care facilities serving the project area is provided below. A one-mile study area was used to identify all existing hospital and outpatient facilities.

EXISTING CONDITIONS

HOSPITALS

As shown in **Figure 4-4** and **Table 4-15**, there are two hospitals located within one mile of the project area: the Harlem Hospital Center, which is directly adjacent to the rezoning area across 135th Street, and Lincoln Hospital, which is located just under one mile from the rezoning area in the Bronx.

**Table 4-15
Hospitals Serving the Project Area**

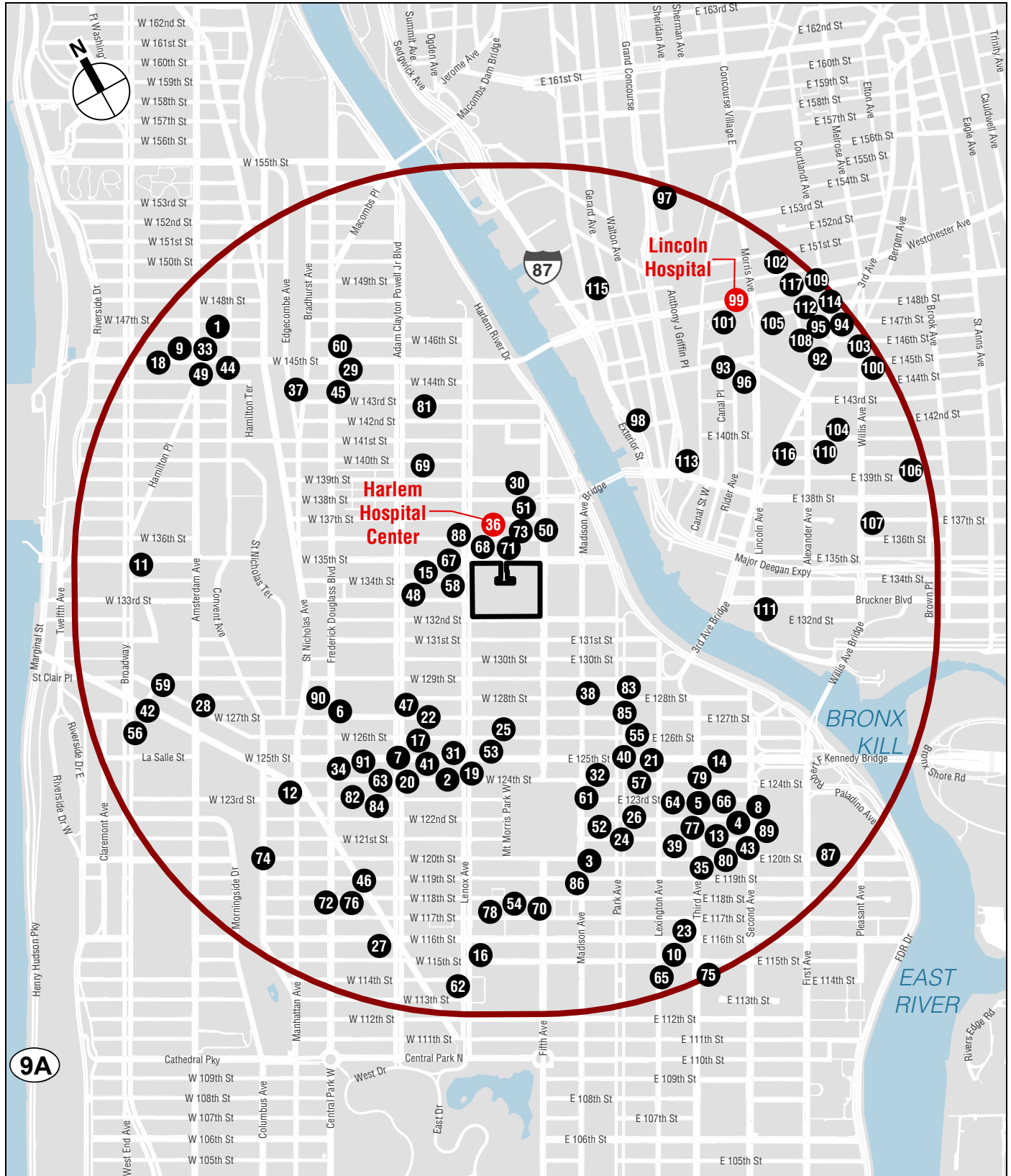
Hospital Name	Address	Outpatient Department Visits	Emergency Room Visits
Harlem Hospital Center	506 Lenox Avenue	213,626	83,154
Lincoln Hospital	234 East 149th Street	550,000	144,000

Notes:
See **Figure 4-4**.

Sources:
NYC Health and Hospitals, "About Harlem Hospital Center," Accessed November 2016 (<http://www.nycealthandhospitals.org/harlem/html/about/about.shtml>); NYC Health and Hospitals, "About Metropolitan," Accessed November 2016 (<http://www.nycealthandhospitals.org/metropolitan/html/about/about.shtml>); NYC Health and Hospitals, "About Lincoln," Accessed March 2018 (<https://www.nycealthandhospitals.org/lincoln/about-lincoln-hospital/>).

Harlem Hospital Center is located at 506 Lenox Avenue. Harlem Hospital Center provides a wide range of medical, surgical, diagnostic, therapeutic, and family support services and is designated as a Level 1 Trauma Center. In 2015, there were 272 beds in service, 213,626 outpatient visits, and 83,154 emergency room visits.

Lincoln Hospital is located at 234 East 149th Street. Lincoln Hospital also provides a wide range of medical services including comprehensive primary, secondary, preventive, and specialty care services, and is designated as a Level 1 Trauma Center. In 2016 there were 362 beds in service, 550,000 outpatient visits, and 144,000 emergency room visits.



-  Rezoning Area
-  1-mile Radius
-  Health Care Facility

Health Care Facilities
Figure 4-4

Lenox Terrace

In addition, Mount Sinai Hospital and Metropolitan Hospital are two hospitals located just outside of the study area. Mount Sinai Hospital is located at 1468 Madison Avenue. Mount Sinai Hospital is a 1,171-bed tertiary-care teaching facility. The Mount Sinai Hospital is part of the larger Mount Sinai Health System, which includes seven other hospital campuses with a combined 3,400,000 outpatient visits and 425,451 emergency department visits. Metropolitan Hospital Center is located at 1901 First Avenue and is a full service community hospital. In 2015, there were 325 beds in service, 313,742 outpatient visits, and 69,583 emergency room visits.

OTHER OUTPATIENT FACILITIES

Table 4-16 includes an inventory of approximately 118 outpatient facilities within the one-mile study area (see **Figure 4-4**). These outpatient health care resources are located throughout the study area.

In addition to these outpatient facilities, there are a number of mental health and drug and chemical dependence treatment facilities within the one-mile-study area. These facilities, approximately 56 in total, would also be available to patients in the area.

**Table 4-16
Outpatient Facilities Serving the Project Area**

Map No. ¹	Facility Name	Address	Type
1	Children's Therapeutic Pre-school	1727 Amsterdam Avenue	Outpatient Mental Health
2	Upper Room AIDS Ministry ADHC	123 West 124 Street	Diagnostic and Treatment Center
3	Institute Center for Counseling of Harlem	1824 Madison Avenue	Outpatient Mental Health
4	Odyssey Manor IR 2	219 East 121 Street	Residential Chemical Dependency
5	East Harlem Team III	186 East 123 Street	Outpatient Mental Health
6	St. Nicholas Houses Child Health Clinic	281 West 127 Street	Diagnostic and Treatment Center Extension Clinic
7	Nathaniel Forensic ACT Team II	2090 7 Avenue	Outpatient Mental Health
8	Harlem East Life Plan	2367 2 Avenue	Diagnostic and Treatment Center
9	Upper Manhattan Child/Adolescent Outpatient Unit	1727 Amsterdam Avenue	Outpatient Mental Health
10	Fast Break 115	158 East 115 Street	Outpatient Mental Health
11	Charles B Rangel Comm Health Center	534 A West 135th Street	Hospital Extension Clinic
12	Thelma C. Davidson Adair Medical/Dental clinic	565 Manhattan Avenue	Diagnostic and Treatment Center Extension Clinic
13	Odyssey Manor IR 1	219 East 121 Street	Residential Chemical Dependency
14	Exodus Transitional Community, Inc. OP	2271 3 Avenue	Outpatient Chemical Dependency
15	Health Care for the Homeless Center	169 West 133 Street	Diagnostic and Treatment Center Extension Clinic
16	CHN - Helen B Atkinson Center	81 West 115 Street	Diagnostic and Treatment Center Extension Clinic
17	Harlem Breast Exam Center Clinic	163 W 125th St Harlem State Off Bldg	Hospital Extension Clinic
18	Argus Community, Inc. OP 1	507 West 145 Street	Outpatient Chemical Dependency
19	START Treatment & Recovery Centers	119 West 124 Street	Diagnostic and Treatment Center Extension Clinic
20	Nathaniel Forensic ACT Team III	2090 7 Avenue	Outpatient Mental Health
21	Park Avenue Dialysis Center, LLC	116 East 124 Street	Diagnostic and Treatment Center
22	Manhattan PC 125th Street Clinic	163 West 125 Street	Outpatient Mental Health
23	Upper Room AIDS Ministry ADHC	179 East 116 Street	Diagnostic and Treatment Center Extension Clinic
24	Bailey House, Inc. OP	1751 Park Avenue	Outpatient Chemical Dependency
25	Manhattan Borough Office	55 West 125 Street	Mental Health Evaluation Services
26	The Bailey House Behavioral Health Center	1751 Park Avenue	Outpatient Mental Health
27	Care Counseling Center, LLC OP	214 West 116 Street	Outpatient Chemical Dependency
28	Avantus Harlem Green Dialysis Center	488 West 128 Street	Diagnostic and Treatment Center Extension Clinic
29	Drew Hamilton Houses	2698 Frederick Douglass Boule	Ambulatory Health Facility
30	JBFCS Child Development Center Clinic	34 West 139 Street	Outpatient Mental Health
31	REACH Program OP	119 West 124 Street	Outpatient Chemical Dependency
32	Foot Clinics of NY	53 East 124 Street	Diagnostic and Treatment Center
33	Heritage Health Care	1727 Amsterdam Avenue	Diagnostic and Treatment Center
34	The Nathaniel ACT Program	2090 7 Avenue	Outpatient Mental Health
35	START Treatment & Recovery Centers	2195 3 Avenue	Diagnostic and Treatment Center Extension Clinic
36	Harlem Hospital Ctr – MMD	506 Lenox Avenue	Crisis Chemical Dependency
37	Striver House IR	202 Edgecombe Avenue	Residential Chemical Dependency
38	Addicts Residential Rehabilitation IR1	2015 Madison Avenue	Residential Chemical Dependency
39	CTI Harlem OP	177 East 122 Street	Outpatient Chemical Dependency
40	Beth Israel Med Center #2	103 East 125 Street	Hospital Extension Clinic
41	Beth Israel Med Center 8 & 8-D	140 West 125 Street	Hospital Extension Clinic
42	Grant Houses Center	3170 Broadway	Diagnostic and Treatment Center Extension Clinic

Table 4-16 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.¹	Facility Name	Address	Type
43	Harlem East Life Plan Counseling Center	2367 2 Avenue	Outpatient Mental Health
44	Alcoholism & Sub. Abuse Treatment OP	1727 Amsterdam Avenue	Outpatient Chemical Dependency
45	Drew Hamilton Center	2698 8 Avenue	Diagnostic and Treatment Center Extension Clinic
46	Central Harlem Health Center	264 West 118 Street	Ambulatory Health Facility
47	CitiCARES Community Health Center	154 West 127 Street	Diagnostic and Treatment Center Extension Clinic
48	URAM-Harlem United Wellness Center	169 West 133 Street	Outpatient Mental Health
49	Upper Manhattan Adult Outpatient Clinic	1727 Amsterdam Avenue	Outpatient Mental Health
50	Central Harlem Health Center	2238 5 Avenue	Diagnostic and Treatment Center Extension Clinic
51	Harlem Hosp. Ctr/Ems Bat 16	16 West 137 Street	Hospital
52	Henry J. Carter Specialty Hospital	1752 Park Avenue	Hospital
53	Samaritan Daytop Village, Inc. OP 1	55 West 125 Street	Outpatient Chemical Dependency
54	The Children's Aid Society	14 West 118 Street	Diagnostic and Treatment Center Extension Clinic
55	Harlem Clinics #1 #3 #6 #7	103 East 125 Street	Hospital Extension Clinic
56	Grant Houses	3170 Broadway	Ambulatory Health Facility
57	Harlem Bay Network PROS	116 East 124 Street	Outpatient Mental Health
58	Child and Adolescent PSychiatry Clinic	506 Lenox Avenue	Outpatient Mental Health
59	Manhattanville Health Center	530 West 129 Street	Ambulatory Health Facility
60	Graham-Windham Manhattan Center	274 West 145 Street	Outpatient Mental Health
61	Ralph Lauren Center for Cancer Care and Prevention	1919 Madison Avenue	Diagnostic and Treatment Center
62	Create, Inc. OP	73 Lenox Avenue	Outpatient Chemical Dependency
63	CASES Manhattan ACT Program	2090 7 Avenue	Outpatient Mental Health
64	East Harlem Team II	186 East 123 Street	Outpatient Mental Health
65	East Harlem Health Center	158 East 115 Street	Ambulatory Health Facility
66	East Harlem Council for Human Services Inc	2265 3 Avenue	Diagnostic and Treatment Center
67	Harlem Hospital Adult Outpatient Clinic	506 Lenox Avenue	Outpatient Mental Health
68	Harlem Hospital Center - Martin Luther King Pavilion	506 Lenox Avenue	Inpatient Mental Health
69	Homeless ACT Program	140 West 140 Street	Outpatient Mental Health
70	Catholic Managed Long Term Care	1432 5 Avenue	Diagnostic and Treatment Center
71	Harlem Rehabilitation Community Support Systems	506 Lenox Avenue	Outpatient Mental Health
72	Renaissance Health Care Network	264 West 118 Street	Diagnostic and Treatment Center
73	Harlem Hospital Ctr OP	22 West 137 Street	Outpatient Chemical Dependency
74	Harlem Health Center	1333 Morningside Avenue	Diagnostic and Treatment Center Extension Clinic
75	James Weldon Johnson Counseling Center	2089 3 Avenue	Outpatient Mental Health
76	Central Harlem Health Center	264 West 118 Street	Health Facility
77	SUS Clinic	2250 3 Avenue	Outpatient Mental Health
78	Dunlevy Milbank Family Services	14-32 118th Street	Outpatient Mental Health
79	East Harlem Team I	186 East 123 Street	Outpatient Mental Health
80	121st Street Family Health Center	219 East 121 Street	Diagnostic and Treatment Center Extension Clinic
81	William F. Ryan Community Health Center, Inc.	138 West 143 Street	Diagnostic and Treatment Center Extension Clinic
82	Nathaniel Clinic	2090 7 Avenue	Outpatient Mental Health
83	Addicts Residential Rehabilitation IR	1881 Park Avenue	Residential Chemical Dependency
84	New York Foundling Mental Health Clinic	2090 7 Avenue	Outpatient Mental Health
85	Children's Mobile Mental Health Clinic	1841 Park Avenue	Outpatient Mental Health

Table 4-16 (cont'd)
Outpatient Facilities Serving the Project Area

Map No. ¹	Facility Name	Address	Type
86	Family Health Center of Harlem	1824 Madison Avenue	Diagnostic and Treatment Center Extension Clinic
87	Family Health Center	413 East 120 Street	Hospital Extension Clinic
88	Harlem Hospital Center	506 Lenox Avenue	Hospital
89	Harlem East Life Plan (HELP) OP	2367 2 Avenue	Outpatient Chemical Dependency
90	Ryan/Frederick Douglass Community Health Center	2381 8 Avenue	Diagnostic and Treatment Center Extension Clinic
91	Pathway Center for Family Treatment OP	2090 7 Avenue	Outpatient Chemical Dependency
92	Third Avenue Imaging LLC	2781 Third Avenue	Diagnostic and Treatment Center
93	Brightpoint Health	226 East 144th Street	Diagnostic and Treatment Center Extension Clinic
94	Narco Freedom Inc	479 Willis Avenue	Diagnostic and Treatment Center
95	Samaritan Community Counseling Center	2780 3rd Avenue	Outpatient Mental Health
96	Bronx Health Center	253 East 142nd Street	Diagnostic and Treatment Center Extension Clinic
97	Mott Haven Campus	730 Concourse Village West	School Based Hospital Extension Clinic
98	Health Opportunities High School	350 Gerard Avenue	School Based Diagnostic and Treatment Center Extension Clinic
99	Lincoln Hospital	234 East 149th Street	Hospital
100	Samaritan Daytop Village, Inc. OTP 1	477 Willis Avenue	Outpatient Treatment Chemical Dependency
101	Lincoln Medical & Mental Health center Adult Geriatric Clinic	234 East 149th Street	Outpatient Mental Health
102	Visiting Nurse Bronx ACT Program	349 East 149th Street	Outpatient Mental Health
103	Independence OP	2776 Third Avenue	Outpatient Clinic Chemical Dependency
104	Lincoln Mmhc Substance Abuse Clinic	349 East 140th Street	Ambulatory Health Facility
105	P.S. 18	502 Morris Avenue	School Based Hospital Extension Clinic
106	P.S. 179	468 East 140th Street	School Based Hospital Extension Clinic
107	UCP of New York City	408 East 137th Street	Diagnostic and Treatment Center Extension Clinic
108	BronxCare Third Avenue Medical and Dental practice	2737 Third Avenue	Diagnostic and Treatment Center Extension Clinic
109	Bronx Planned Parenthood Center	349 East 149th Street	Diagnostic and Treatment Center Extension Clinic
110	Alcoholism Outpatient Clinic	349 East 140th Street	Hospital Extension Clinic
111	ICL Bronx ACT	14 Bruckner Boulevard	Outpatient Mental Health
112	SBH Health System Behavioral Health South	326 East 149th Street	Outpatient Mental Health
113	Samaritan Daytop Village, Inc. OTP 2	250 Grand Concourse	Outpatient Treatment Chemical Dependency
114	Courtlandt Avenue Clinic	522 Courtlandt Avenue	Outpatient Mental Health
115	NYCCC Bronx Day Treatment (BDT)	595 Gerard Avenue	Outpatient Mental Health
116	Third Avenue family Health Center	2604 Third Avenue	Diagnostic and Treatment Center Extension Clinic
117	La Casa De Salud, Inc. Casa Maria	324 East 149th Street	Diagnostic and Treatment Center Extension Clinic

Note: ¹ See Figure 4-4.

Source: *Selected Facilities and Program Sites in New York City, 2015*, New York City Department of City Planning.

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