

Stevenson Commons EIS

Chapter 4: Community Facilities & Services

A. INTRODUCTION

This chapter examines the potential effects of the Proposed Actions on community facilities in and around the Project Area. The 2020 *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities, including schools, health care, child care, libraries, and fire and police protection services. CEQR methodology focuses on direct impacts on community facilities and services, and on indirect effects caused by increased demand for community facilities and services generated by increases in population.

As discussed in Chapter 1, “Project Description,” the Proposed Actions consist of discretionary approvals that would facilitate new residential and community facility development at Stevenson Commons in the Soundview neighborhood of the Bronx. The Project Area at 1850 Lafayette Avenue (Block 3600, Lots 4, 10, 15, 20, 25, 30, 40, and 50) comprises the 679,000 square foot (sf) superblock bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue. The eastern portion of the site is currently developed with a mix of residential, retail, community facility, and/or accessory parking uses.

The Proposed Actions would encompass the following discretionary approvals:

- Modification to the previously approved Stevenson Commons large scale residential development (LSRD) (CP-22380) to update the previously approved plans and zoning calculations to reflect a proposed ~~mixed-use~~ predominantly residential development on Block 3600, Lots 4, 10, 15, 20, 30, 40, and 50, which is part of the same zoning lot as the previously approved development; and
- Amendment to the previously approved Stevenson Commons City-aided limited-profit housing project and plan on Block 3600, Lot 4 pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381) to reflect the ~~Proposed Project~~ land actually occupied by the existing Mitchell-Lama development.

The Proposed Actions would facilitate new construction on the Stevenson Commons site that would result in an incremental (net) increase compared to No-Action conditions of approximately 735 affordable dwelling units (DUs), including 621 income-restricted housing units and 114 affordable independent residences for seniors (AIRS), approximately 33,995 gsf of community facility uses, including an approximately 19,879 gsf child care center, approximately 1.94 acres of publicly accessible open space, and a net decrease of 104 accessory parking spaces. The Proposed Project would be spread across six new buildings on the Stevenson Commons site. Construction of the Proposed Project is expected to begin in the second quarter of 2021, with all components complete and operational by early 2028.

The analysis of community facilities and services has been conducted in accordance with *CEQR Technical Manual* guidance and the latest data and guidance from agencies such as the New York City Department of Education (DOE), the New York City Administration for Children’s Services (ACS), the New York Public Library (NYPL), the New York City School Construction Authority (SCA), and the New York City Department of City Planning (DCP).

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in any significant adverse direct or indirect impacts to public schools, libraries, child care centers, health care facilities, or fire or police protection services.

Public Schools

According to the *CEQR Technical Manual*, a significant adverse impact may occur if a project would result in both of the following conditions: (1) a utilization rate of the schools in the sub-district study area that is equal to or greater than 100 percent in the future 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.

Elementary Schools

As detailed below, CSD 8, Sub-District 2 elementary schools would continue to operate with available capacity in the future with the Proposed Actions (as in the future without the Proposed Actions). CSD 8, Sub-District 2 elementary schools would increase from a No-Action utilization rate of 91.4 percent to 93.3 percent in the With-Action condition, with 455 available elementary school seats. As CSD 8, Sub-District 2 elementary schools would continue to operate below capacity in the future with the Proposed Actions, no significant adverse impacts to public elementary schools would occur as a result of the Proposed Actions.

Intermediate Schools

In the future with the Proposed Actions, CSD 8, Sub-District 2 intermediate schools would continue to operate with available capacity, as under No-Action conditions. CSD 8, Sub-District 2 intermediate schools would increase from a No-Action condition utilization rate of 74.6 percent to 75.9 percent in the With-Action condition, with 1,002 available intermediate school seats. As CSD 8, Sub-District 2 intermediate schools would continue to operate below capacity in the future with the Proposed Actions, no significant adverse impacts would occur.

Libraries

According to the *CEQR Technical Manual*, if a project increases the study area population by five percent or more as compared to the No-Action condition, this increase may impair the delivery of library services to the study area, and a significant adverse impact could occur. As detailed below, the population of the Soundview Library's catchment area would not increase by more than five percent in the future with the Proposed Actions. Therefore, pursuant to CEQR guidance, the Proposed Actions would not result in a significant adverse impact on public libraries.

Child Care Centers

According to the *CEQR Technical Manual*, a significant adverse child care center impact could occur if a project results in: (1) a collective utilization rate greater than 100 percent in the With-Action condition; and (2) the demand constitutes an increase of five percent or more in the collective capacity of child care centers serving the study area over the No-Action condition. As detailed below, child care facilities in the study area would continue to have a collective utilization rate below 100 percent in the future with the

Proposed Actions. As such, the Proposed Actions would not result in significant adverse impacts to publicly funded child care centers.

C. PRELIMINARY SCREENING

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. In addition, under CEQR, “temporary direct” effects are considered when a temporary closing of a community facility is required. Temporary closing of a community facility may occur due to construction in that location, among other reasons. 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 Actions would not directly displace or otherwise directly affect any public schools, child care centers, health care facilities, or police and fire protection service facilities.

Indirect Effects

The *CEQR Technical Manual* includes thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential indirect impacts. Table 4-1 lists those *CEQR Technical Manual* thresholds for each community facility analysis area. If a project exceeds the threshold for a specific facility or service, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the Proposed Actions would exceed established *CEQR Technical Manual* thresholds warranting further analysis. Based on that screening, the Proposed Actions trigger a detailed analysis for public elementary and intermediate schools, publicly funded child care centers, and public libraries.

TABLE 4-1
Preliminary Screening Analysis Criteria

Community Facility	Threshold for Detailed Analysis
Public Schools	50 or more elementary/intermediate school students or 150 or more high school students
Libraries	More than five percent increase in ratio of residential units to library branches
Health Care Facilities (Outpatient)	Introduction of a sizeable new neighborhood
Child Care Centers (Publicly Funded)	More than 20 eligible children under age six based on the number of low- to moderate-income units
Fire Protection	Introduction of a sizeable new neighborhood
Police Protection	Introduction of a sizeable new neighborhood

Source: 2020 *CEQR Technical Manual*.

Public Schools

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a project would generate 50 or more elementary/intermediate school students and/or 150 or more high school students. Based on the Proposed Actions' incremental 621 residential units for families as compared to No-Action conditions (not including the 114 AIRS units) and the 2019 student generation rates for Bronx Community School District (CSD) 8 (which encompasses the Project Area), the Proposed Actions would generate approximately 261 total students, including approximately 124 elementary school students, 56 intermediate school students, and 81 high school students.¹ As such, the Proposed Actions require detailed analyses of elementary and intermediate schools, provided below, and a detailed analysis of the Proposed Actions' effects on high schools is not warranted.

Libraries

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manual*, a project that generates a five percent increase in the average number of residential units served per branch (equivalent to a 682 unit increase in the Bronx) may cause significant adverse impacts on library services and require further analysis. The Proposed Actions are expected to add a net 735 DUs over No-Action conditions. Therefore, the Proposed Actions would exceed the CEQR threshold, and a detailed analysis of indirect impacts on libraries is warranted, and is provided below.

Child Care Services

According to the *CEQR Technical Manual*, if a project would add 20 or more children under age six eligible for child care, 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- to moderate-income units generated by a proposed action (141 units in the Bronx). As described above, the Proposed Actions are expected to add a net 621 affordable family DUs (not including the 114 AIRS units) over the No-Action condition. This would translate to a total of 86 children potentially eligible for publicly funded child care. Therefore, the Proposed Actions would yield more than 20 children under age six eligible for publicly funded child care, exceeding the CEQR thresholds requiring a detailed analysis of child care facilities, which is provided below.

Police, Fire, and Health Care Services

The *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and health care services in cases where a project would create a sizeable new neighborhood where none existed before. The Project Area is within an existing and well-established community that is served by existing police, fire, and health care services. Therefore, the Proposed Actions would not create a neighborhood where none existed before and a detailed analysis of indirect effects on these community facilities is not warranted. For informational purposes, a description of existing police, fire, and health care facilities serving the Project Area is provided below.

The Project Area is served by the New York City Police Department's (NYPD's) 43rd Precinct. The 43rd Precinct encompasses a 4.9 -square mile area of the Bronx, including the neighborhoods of Soundview, Harding Park, Castle Hill, Unionport, Bronx River, Park Stratton, and Parkchester. The 43rd Precinct House is located at 900 Fteley Avenue, less than a half-mile northwest of the Project Area. As stated in the *CEQR*

¹ Per the SCA's 2019 Projected Public School Ratio student generation rates, housing units in Bronx CSD 8 generate 0.20 elementary school students per unit, 0.09 intermediate school students per unit, and 0.13 high school students per unit.

Technical Manual, the NYPD independently reviews staffing levels against a precinct's population, area coverage, crime levels, and other local factors, and makes service and resource adjustments as necessary.

The Project Area is served by Battalion 3 of the Fire Department of New York's (FDNY's) Division 6. Division 6 covers an approximately 13.4 square mile area, including portions of the South Bronx and Manhattan. Fire Battalion 3 of Division 6 encompasses 5.6 square miles of the South Bronx, including the neighborhoods of Soundview, Harding Park, Castle Hill, Unionport, Bronx River, Parkchester, Westchester, and Hunts Point. The Project Area is also served by Ladder Company 47. The Engine 64/Ladder 47 Fire House is located at 1214 Castle Hill Avenue, approximately 0.8 miles northeast of the Project Area. FDNY continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any necessary adjustments.

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 Emergency Medical Services (EMS). The closest EMS station to the Project Area is the Morrisania EMS Station, located at 1264 Boston Road, approximately two miles northwest of the Project Area.

Under *CEQR Technical Manual* guidance, 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 or public health clinics. The hospital most proximate to the Project Area is the Montefiore Westchester Square Campus, located at 2475 St. Raymond Avenue. In addition to the Montefiore Westchester Square Campus, there are a number of hospital/health center extension clinics and diagnostic and treatment centers located within close proximity to the Project Area, including, among others, the Stevenson Family Health Center, located in the Project Area.

D. INDIRECT EFFECTS ON PUBLIC SCHOOLS

Methodology

This analysis assesses the potential effects of the Proposed Actions on public elementary and intermediate schools serving the Project Area. According to the guidance presented in the *CEQR Technical Manual*, CEQR analyzes potential impacts only on public schools operated by the DOE²; private and parochial schools within the study area are not included in the analysis of schools presented in this chapter.

The demand for community facilities and services is directly related to the type and size of the new population generated by the development resulting from the Proposed Actions. As outlined in Chapter 1, "Project Description," the Proposed Actions would result in a net increment of 621 residential units for families as compared to the No-Action condition (not including the 114 AIRS units, which would not generate new children in the Project Area). Based on the SCA's 2019 Projected Public School Ratio student generation rates, housing units in Bronx CSD 8 generate 0.20 elementary school students per unit, 0.09 intermediate school students per unit, and 0.13 high school students per unit. Therefore, the Proposed Actions would result in a net increase of approximately 124 elementary school students, 56 intermediate school students, and 81 high school students as compared to No-Action conditions. According to *CEQR*

² Pursuant to CEQR guidance, charter, citywide gifted and talented, D75 special education, and D79 alternative high school equivalency schools are not included in the analysis.

Technical Manual guidance, this level of development would trigger a detailed analysis of elementary and intermediate level schools, and a detailed analysis of high schools is not warranted for the Proposed Actions.

Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the CSD's "Sub-District" ("region," or "school planning zone") in which the project is located. As indicated in Figure 4-1, the Project Area falls within the boundaries of Sub-District 2 of Bronx CSD 8.

A schools analysis presents the most recent capacity, enrollment, and utilization rates for elementary and intermediate schools in the study area. Future conditions for the No-Action condition are then predicted based on enrollment projections and known development projects³; 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's most recent enrollment projections (Demographic Projection 2019-2028) are posted on the SCA's website.⁴ In addition, any new school projects identified in the DOE 2020-2024 Five-Year Capital Plan (and/or subsequent amendments) are included if construction has begun. According to the *CEQR Technical Manual*, some schools may be included in the analysis if they are in the DOE Five-Year Capital Plan but are not yet under construction if the Lead Agency, in consultation with the SCA, concurs that it is appropriate.

To determine With-Action school utilization rates, the net elementary and intermediate school population generated by the Proposed Actions was added to the CSD Sub-District population. The effect of the new students introduced by the Proposed Actions on the capacity of schools within the study area is then evaluated. According to the *CEQR Technical Manual*, a significant adverse impact may occur if a project would result in: (1) a utilization rate of the elementary and/or intermediate schools that is equal to or greater than 100 percent in the future With-Action condition; and (2) an increase of five percent or more in the collective utilization rate between the No-Action and With-Action conditions.

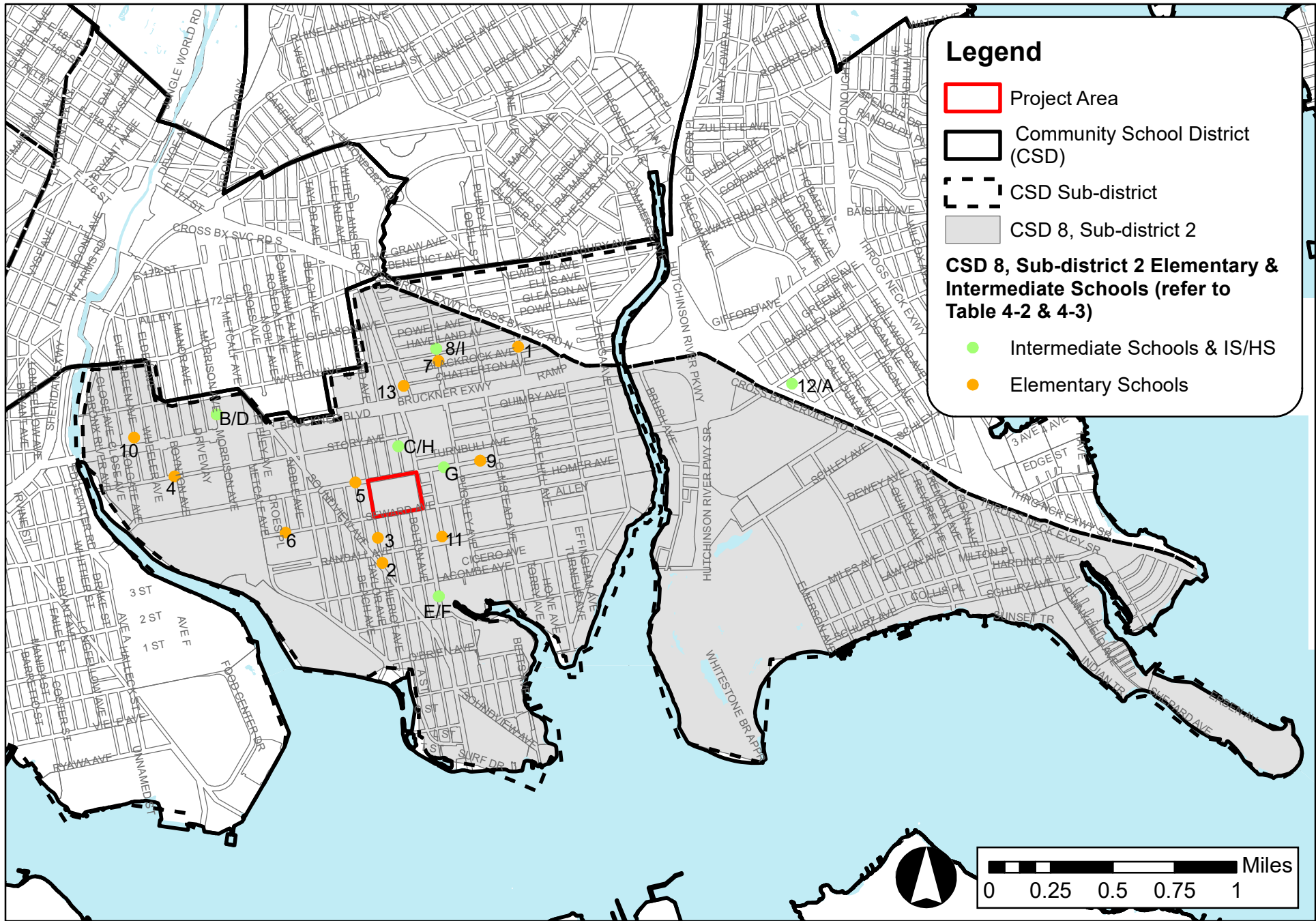
Existing Conditions

As described above, elementary and intermediate schools in New York City are located in geographically defined school districts. As shown in Figure 4-1, the Project Area is located within the boundaries of CSD 8, Sub-District 2 in the Bronx. Analyzed study area elementary and intermediate schools are defined by one of four categories: elementary (PS) schools, which serve grades Pre-K through 5; intermediate (IS) schools, which serve grades 6 through 8; secondary schools, which serve grades 6 through 12; and K-8 schools, which serve grades Pre-K through 8. For utilization analysis purposes, the elementary/PS components of PS/IS and K-8 schools have been combined and the intermediate/IS components of PS/IS and IS/HS schools have been combined.

Tables 4-2 and 4-3 provide the existing enrollment, capacity, and utilization rates for elementary and intermediate schools in CSD 8, Sub-District 2. In instances where school buildings house more than one organization, these organizations are listed separately.

³ SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.

⁴ Enrollment projections 2019 to 2028 New York City Public Schools by Statistical Forecasting.



Stevenson Commons

Figure 4-1
Study Area Elementary & Intermediate Schools

Elementary Schools

As presented in Table 4-2 and illustrated in Figure 4-1, there are a total of 11 schools serving elementary students within CSD 8, Sub-District 2. Elementary schools in CSD 8, Sub-District 2 have an existing utilization rate of approximately 96.4 percent with a surplus of 247 seats. P.S. PS 182, located at 601 Stickball Boulevard (#11 in Figure 4-1), is the zoned elementary school for the Project Area.

TABLE 4-2
CSD 8, Sub-District 2 Elementary School Enrollment, Capacity, & Utilization for the 2018-2019 Academic Year

Map No. ¹	School Name	Address	Org. Level	Enrollment	Target Capacity ²	Available Seats	Utilization
1	PS 36 Unionport	1070 Castle Hill Avenue	PS	764	673	-91	113.5%
2	PS 69 Journey Prep	560 Thieriot Avenue	PS	337	293	-44	115.0%
	PS 69 Minischool		PS	157	0	-157	-
3	PS 69 Annex	639 Thieriot Avenue	PS	135	85	-50	158.8%
4	PS 93 Albert G. Oliver	1535 Story Avenue	PS	160	333	173	48.0%
	PS 93 Minischool		PS	181	0	-181	-
5	PS 100 Isaac Clason	800 Taylor Avenue	PS	559	695	136	80.4%
6	PS 107	1695 Seward Avenue	PS	553	482	-71	114.7%
7	PS 119 Dr. Emmett W. Bassett School	1075 Pugsley Avenue	PS	346	398	52	86.9%
8	PS 119 Annex	1111 Pugsley Avenue	PS	457	531	74	86.1%
9	PS 138 Samuel Randall	2060 Lafayette Avenue	PS	625	505	-120	130.9%
	PS 138 Transportable		PS	36	0	-36	-
10	PS 152 Evergreen	1007 Evergreen Avenue	PS	818	789	-29	103.7%
11	PS 182	601 Stickball Boulevard	PS	763	967	204	78.9%
12	PS 304 The Early Childhood School	2750 Lafayette Avenue	PS	510	489	-21	104.3%
13	PS 583	1028 White Plains Road	PS	192	600	408	32.0%
CSD 8, Sub-District 2 Elementary School Totals				6,593	6,840	247	96.4%

Sources: DOE, *Enrollment – Capacity – Utilization Report, 2018-2019 School Year*.

Notes:

¹ Refer to Figure 4-1.

² Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8, and is used by the DOE for capital planning purposes.

Source: DOE, *Enrollment – Capacity – Utilization Report, 2018-2019 School Year*.

Intermediate Schools

As shown in Figure 4-1, there are a total of ~~10~~ten schools within CSD 8, Sub-District 2 that serve intermediate students. As indicated in Table 4-3, CSD 8, Sub-District 2 intermediate schools have an existing utilization rate of approximately 85.2 percent with 652 available seats. IS 131 Albert Einstein, located at 885 Bolton Avenue (Letter C in Figure 4-1), is the zoned intermediate school for the Project Area.

TABLE 4-3

CSD 8, Sub-District 2 Intermediate School Enrollment, Capacity, & Utilization for the 2018-2019 Academic Year

Map Letter. ¹	School Name	Address	Org. Level	Enrollment	Target Capacity ²	Available Seats	Utilization
A	IS 101 Edward R. Byrne	2750 Lafayette Avenue	IS	545	554	9	98.4%
B	IS 123 James M. Kieran	1025 Morrison Avenue	IS	418	698	280	59.9%
C	IS 131 Albert Einstein	885 Bolton Avenue	IS	479	517	38	92.6%
D	The School for Inquiry and Social Justice (X337)	1025 Morrison Avenue	IS	503	456	-47	110.3%
E	Archimedes Academy for Math (X367)	456 White Plains Road	IS/H S	303	381	78	79.5%
F	Bronx Math Prep (X375)	456 White Plains Road	IS	222	330	108	67.3%
G	Antonia Pantoja Prep Academy (X376)	1980 Lafayette Avenue	IS/H S	214	298	84	71.8%
H	Soundview Academy for Culture and Scholarship (X448)	885 Bolton Avenue	IS	392	374	-18	104.8%
I	Blueprint Middle School (X562)	1111 Pugsley Avenue	IS	667	787	120	84.8%
CSD 8, Sub-District 2 Intermediate School Totals				3,743	4,395	652	85.2%

Sources: DOE, *Enrollment – Capacity – Utilization Report, 2018-2019 School Year*.

Notes:

¹ Refer to Figure 4-1.

² Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8, and is used by the DOE for capital planning purposes.

Source: DOE, *Enrollment – Capacity – Utilization Report, 2018-2019 School Year*.

The Future without the Proposed Actions (No-Action Condition)

In the future without the Proposed Actions, future utilization of public elementary and intermediate schools serving the Project Area and surrounding study area would be affected by changes in enrollment, mainly due to aging of the existing student body and new arrivals born in the area or moving to it, as well as changes in capacity, or number of available seats, in the study area schools.

Enrollment Projections

As noted above, the SCA provides future enrollment projections by district for up to ~~10~~ten years. The latest available enrollment projections to 2028 have been used in this analysis to project student enrollment in the study area in the 2028 ~~build~~analysis year. These enrollment projections focus on the natural growth of the City's student population and other population changes that do not account for demographic fluctuations or new residential development planned in the area (i.e., No-Action projects).

The SCA has also provided data on the number of new elementary and intermediate students expected from new housing (No-Action projects) in Sub-District 2 of CSD 8 based on their capital planning work. The anticipated No-Action elementary and intermediate school enrollment for the study area are presented in Table 4-4. As shown in Table 4-4, No-Action developments are anticipated to add 338 elementary school students and 128 intermediate school students to CSD 8, Sub-District 2 in the No-Action condition.

TABLE 4-4
Estimated 2028 Study Area No-Action Elementary & Intermediate School Enrollment

Study Area	School Level	Projected No-Action Enrollment ¹	Students Introduced by No-Action Residential Development ²	Total No-Action Enrollment
CSD 8, Sub-District 2	Elementary School Students	5,851	338	6,189
	Intermediate School Students	2,977	128	3,105

Notes:

¹ Enrollment Projections 2019-2028 New York City Public Schools by Statistical Forecasting.

² SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.

Projected Capacity Changes

As outlined in the *CEQR Technical Manual*, No-Action school capacity changes considered in a community facilities analysis include information on proposed and adopted “Significant Changes in School Utilization” and DOE’s 2020-2024 Five-Year Capital Plan. Based on information presented in the latest (February 2020) Five-Year Capital Plan Proposed Amendment, there are no planned capacity changes in CSD 8, Sub-District 2. As such, the capacity changes anticipated in the No-Action condition reflect proposals for Significant Changes in School Utilization that have been adopted by the Panel for Education Policy (PEP). In total, these changes are expected to decrease CSD 8, Sub-District 2 elementary school capacity by 72 seats, and decrease CSD 8, Sub-District 2 intermediate school capacity by 232 seats by the 2028 analysis year. A description of the No-Action condition capacity changes affecting the school study area is provided below.

Projected Elementary and Intermediate School Capacity Changes

In 2017, the PEP approved the re-siting and co-location of grades 5 and 6 of Icahn 7 from building X093 to building X107 with PS 107, beginning in the 2018-2019 school year. The project is expected to be fully implemented by the 2019-2020 academic year, at which point ~~P.S.~~ PS 107’s capacity will increase to 553 elementary seats (as compared to 482 seats in the 2018-2019 academic year in Table 4-2).⁵ Additionally, in 2018, the PEP approved the consolidation of JHS 125 Henry Hudson with Blueprint Middle School (X562) in building X125, beginning in the 2018-2019 school year. Moreover, in January 2020, the PEP approved the re-siting and co-location of District 75 School P012X to Building X125 with Blueprint Middle School (X562) and PS 119 The Dr. Emmett W. Bassett School.⁶ These projects are expected to be fully implemented by the 2020-2021 academic year, at which point PS 119’s capacity will decrease to 255 elementary seats (as compared to 398 seats in the 2018-2019 academic year in Table 4-2) and Blueprint Middle School’s capacity will decrease to 555 intermediate seats (as compared to 787 in the 2018-2019 academic year in Table 4-2).⁷ A summary of the anticipated capacity changes in CSD 8, Sub-District 2 for elementary and intermediate school seats is provided in Table 4-5 below.

⁵ DOE’s *Revised Building Utilization Plan: Building X093* (November 2, 2017) & *The Proposed Partial Re-siting and Co-location of Icahn 7 (84X362) Grades 5-8 with PS 17 (08X107) in Building X107 Beginning in the 2018-2019 School Year* (December 20, 2017).

⁶ DOE’s *The Proposed Re-siting of District 75 School P012X@X823 (75X012) from Building X823 to Building X125 and Co-Location with Blueprint Middle School (08X562) and PS 119 the Dr. Emmett W. Bassett School (08X119) Beginning in the 2020-2021 School Year* (December 6, 2019).

⁷ DOE’s *Educational Impact Statement: The Proposed Consolidation of J.H.S. 125 Henry Hudson (08X125) with Blueprint Middle School (08X562) in Building X125 Beginning in the 2018-2019 School Year* (February 8, 2018).

**TABLE 4-5
2028 No-Action Capacity Changes in SCD 8, Sub-District 2**

School Level	Capacity Change as Compared to 2018-2019 Capacity
PS Capacity – SCD 8, Sub-District 2	-72
IS Capacity – SCD 8, Sub-District 2	-232

Sources: DOE, Significant Changes in School Utilization Educational Impact Statements.

Elementary Schools

In the 2028 future without the Proposed Actions, CSD 8, Sub-District 2 elementary school enrollment is expected to decrease to 6,189 (from 6,593 in the 2018-2019 academic year), with a decrease of 72 seats (from 6,840 to 6,768) over the same period. As shown in Table 4-6, the utilization rate of elementary schools in CSD 8, Sub-District 2 is expected to decrease to 91.4 percent, with a surplus of 579 seats under No-Action conditions.

Intermediate Schools

CSD 8, Sub-District 2 intermediate schools are expected to continue to operate with available capacity in the 2028 No-Action condition. CSD 8, Sub-District 2 enrollment is expected to decrease to 3,105 (from 3,743 in the 2018-2019 academic year), and capacity is expected to decrease by 232 seats to 4,163 (from 4,395), resulting in a decrease in the utilization rate to 74.6 percent, with a surplus of 1,058 seats (refer to Table 4-6).

**TABLE 4-6
2028 Estimated No-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization in CSD 8, Sub-District 2**

Study Area	School Level	Enrollment ¹	Capacity ²	Available Seats	Utilization
CSD 8, Sub-District 2	Elementary	6,189	6,768	579	91.4%
	Intermediate	3,105	4,163	1,058	74.6%

Notes:

¹ Refer to Table 4-4.

² Reflects the anticipated capacity changes detailed above.

The Future with the Proposed Actions (With-Action Condition)

The Proposed Actions would introduce an incremental increase of 621 affordable DUs that would generate children (not including 114 ~~affordable DUs for seniors~~ AIRS units) as compared to No-Action conditions. Based on the 2019 Bronx CSD 8 student generation rates, the Proposed Actions would introduce 124 elementary school students and 56 intermediate school students to the Project Area. No elementary or intermediate school capacity changes would occur as a result of the Proposed Actions.

Elementary Schools

In the future with the Proposed Actions, CSD 8, Sub-District 2 elementary schools would continue to operate above capacity, as under No-Action conditions (refer to Table 4-7). CSD 8, Sub-District 2 elementary schools would increase from a No-Action condition utilization rate of 91.4 percent to 93.3 percent in the With-Action condition, with a surplus of 455 elementary school seats in the future with the Proposed Actions.

TABLE 4-7
2028 Estimated With-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization

Study Area	School Level	No-Action Enrollment ¹	Students Introduced by the Proposed Actions	With-Action Enrollment	Capacity ¹	Available Seats	Utilization	Change in Utilization from No-Action Condition
CSD 8,	PS	6,189	124	6,313	6,768	455	93.3%	+1.9%
Sub-District 2	IS	3,105	56	3,161	4,163	1,002	75.9%	+1.3%

Notes:

¹ Refer to Table 4-6.

As noted above, a significant adverse impact may occur if a project 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 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. CSD 8, Sub-District 2 elementary schools would continue to operate with available capacity in the future with the Proposed Actions (refer to Table 4-7). CSD 8, Sub-District 2 elementary schools would increase from a No-Action condition utilization rate of 91.4 percent to 93.3 percent in the With-Action condition, with 455 available elementary school seats. Therefore, no significant adverse impacts to public elementary schools would occur as a result of the Proposed Actions.

Intermediate Schools

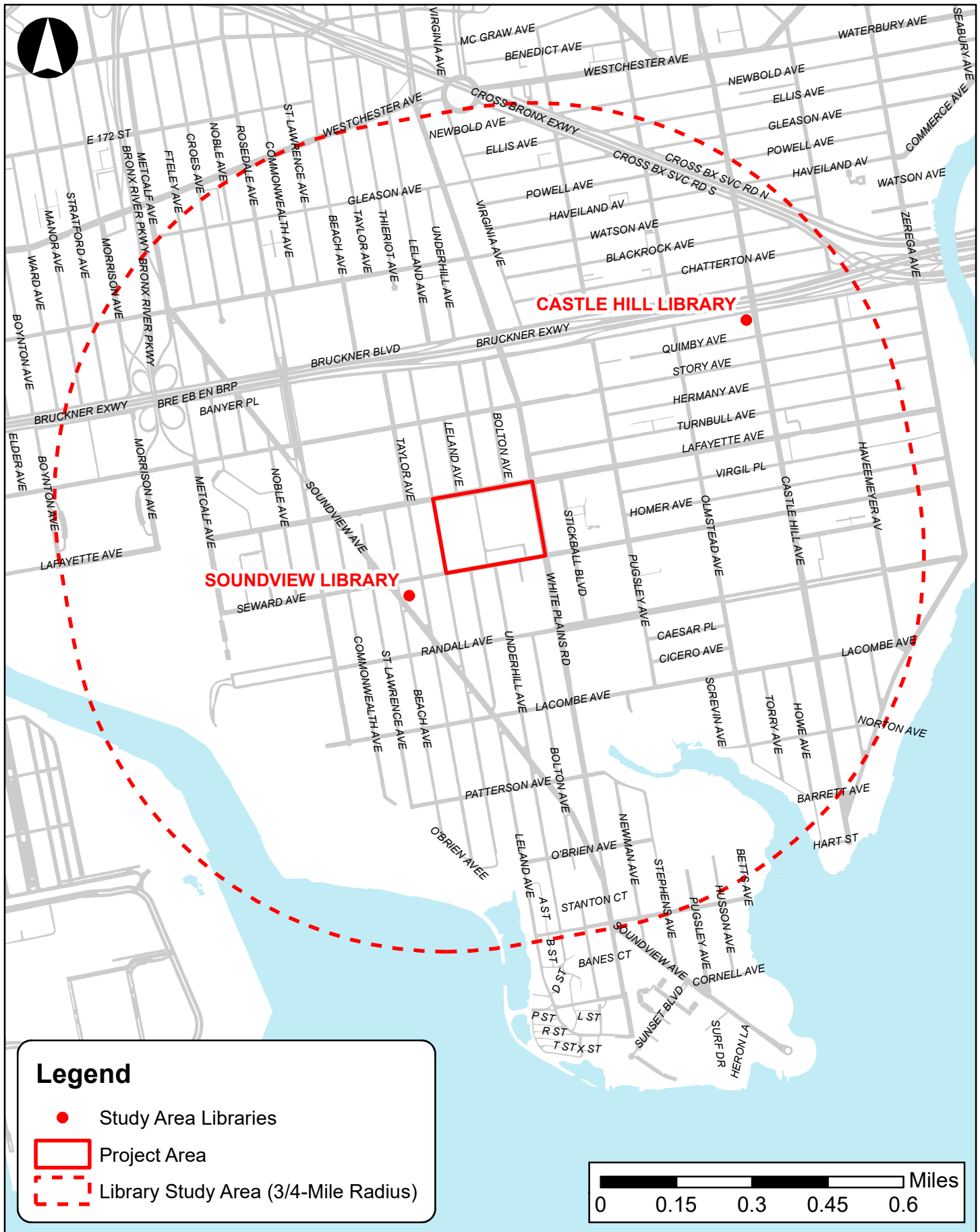
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E. INDIRECT EFFECTS ON PUBLIC LIBRARIES

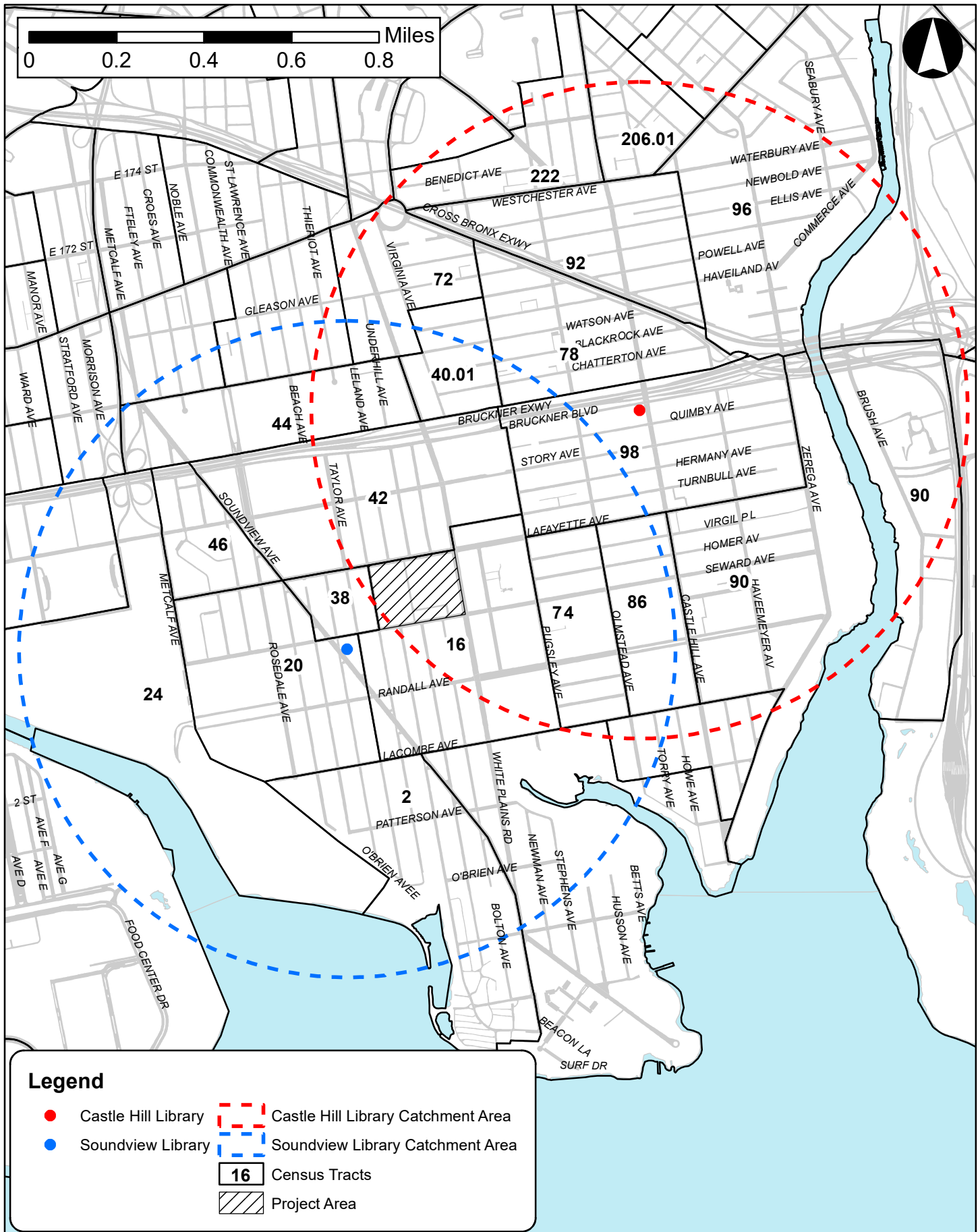
Methodology

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 miles~~ three-quarters of a mile; this is referred to as the library's "catchment area." Furthermore, the ~~¾-three-quarters of a mile~~ three-quarters of a mile radius for the libraries analysis is typically limited to the project's borough. This libraries analysis compares the population generated by the Proposed Actions with the catchment area population(s) of the libraries available within an approximately ~~¾-three-quarters of a mile-area~~ three-quarters of a mile around the Project Area. As presented in Figure 4-2, there are two NYPL neighborhood branches that are located within three-quarters of a ¾-mile-radius of the Project Area: the Castle Hill Library and the Soundview Library.

To determine the existing population of the libraries' catchment area, American Community Survey 2014-2018 Five-Year Estimates data were assembled for all census tracts that fall within ~~¾-three-quarters of a mile~~ three-quarters of a mile of each library, respectively (refer to Figure 4-3). The catchment area population in the future without the Proposed Actions and the future with the Proposed Actions was calculated by adding the incremental residents anticipated in the library catchment area to the existing catchment area population (refer to



Study Area Library Catchment Areas



Chapter 2, “Land Use, Zoning, ~~and~~ Public Policy”). The catchment area population in the future with the Proposed Actions was estimated by adding the anticipated population that would result from the Proposed Actions. According to the *CEQR Technical Manual*, if a project would increase a library’s catchment area population by five percent or more over the No-Action condition, and if this increase would impair the delivery of library services in the study area, a significant impact could occur.

Existing Conditions

The Project Area is served by the NYPL system. Founded in 1895, the NYPL is the nation’s largest public library system and features 88 neighborhood branches (in Manhattan, the Bronx, and Staten Island) and four scholarly research centers. As indicated in Figure 4-2, there are two NYPL neighborhood branches that are within a ~~¾-three-quarters of a~~ mile radius of the Project Area: the Castle Hill Library, located to the northeast of the Project Area, and the Soundview Library, located to the west of the Project Area. Table 4-8, ~~below~~, provides the number of holdings for each library and the total catchment area population served by each library, along with the existing holdings-per-resident ratios. It should be noted that residents can go to any NYPL branch and order books from any of the other library branches.

TABLE 4-8
Existing Holdings-per-Resident Ratios at the Castle Hill & Soundview Libraries

Library Name	Address	Holdings ¹	Catchment Area Population ²	Holdings per Resident
Castle Hill Library	947 Castle Hill Avenue	33,105	57,617	0.57
Soundview Library	660 Soundview Avenue	46,108	43,886	1.05

Sources:

¹ 2014 holdings (NYPL).

² 2014-2018 American Community Survey 5-Year Estimates, U.S. Census: total population for census tracts within a ~~¾-three-quarter of a~~ mile radius of each library. In instances where a census tract was located within both the Castle Hill Library and Soundview Library catchment areas, it was double-counted (i.e., included in both).

The Castle Hill Library was established in 1963, initially opening on Cincinnatus Avenue. The one-story existing facility opened at its current location (947 Castle Hill Avenue) in 1981. The library now features adult, young adult, and children’s collections. A multipurpose room is available for community group meetings, as well as library programs. As indicated in Table 4-8, the Castle Hill Library serves a catchment area of approximately 57,617 residents, with approximately 33,105 holdings, for a holdings-per-resident ratio of 0.57.

The Soundview Library opened at 660 Soundview Avenue in 1973. The one-story library houses adult, young adult, and children’s books, a small Spanish language collection, and a non-print collection of videos, CDs, CD-ROMs, language tapes, and books on tape for borrowing. A meeting room is also available for community group use. All parts of the library (with the exception of the restrooms and water fountain) are wheelchair accessible. As indicated in Table 4-8, the Soundview Library serves a catchment area of approximately 43,886 residents, with approximately 46,108 holdings, for a holdings-per-resident ratio of 1.05.

The Future without the Proposed Actions (No-Action Condition)

As described in Chapter 23, “Socioeconomic Conditions, Land Use, Zoning, and Public Policy,” four No-Action developments that are currently anticipated, being planned, or are under construction, would add approximately 810 DUs to the study area, and are expected to introduce approximately 2,255 residents

by 2028, one new residential development is expected to be completed in the study area by 2028. Two of the No-Action developments – Aa 425-unit residential building is planned for at 1965 Lafayette Avenue and 99 supportive housing units at 1600 Randall Avenue –, which falls within both the Castle Hill Library and Soundview Library catchment areas. Therefore, for conservative analysis purposes, the approximately 1,160,457 new residents which would be generated by these two No-Action developments were added to both library catchment areas, as detailed in Table 4-9. The remaining two No-Action developments – 201 senior units at Casa Celina at the Sotomayor Houses and 86 affordable housing units at 760 Soundview Avenue – would fall only within the Soundview Library catchment area, and therefore the approximately 798 new residents that would be generated by these two No-Action developments were added to the Soundview Library’s catchment area only, for a total of 2,255 additional residents, as shown in Table 4-9.

TABLE 4-9

Anticipated No-Action Residential Development within the Castle Hill & Soundview Library Catchment Areas

Library Catchment Area	Population Introduced by No-Action Developments ¹	Total No-Action Population
Castle Hill Library	1,160,457	58,777,59,074
Soundview Library	1,160,255	45,046,46,141

Notes:

¹ As the No-Action developments at 1965 Lafayette Avenue and 1600 Randall Avenue are located within both the Castle Hill Library and Soundview Library catchment areas, it was they were double-counted (i.e., included in both).

For conservative analysis purposes, the number of holdings in the study area branch libraries are assumed to remain the same in 2028. Based on this assumption, Table 4-10 presents the anticipated holdings-per-resident ratios of the Castle Hill and Soundview Libraries in the future without the Proposed Actions. As indicated in the table, the No-Action condition holdings-per-resident ratio of the Soundview Library would decrease from 1.05 to 1.002, and the Castle Hill Library No-Action condition holdings-per-resident ratio would decrease from 0.57 to 0.56.

TABLE 4-10

No-Action Holdings-per-Resident Ratios at the Castle Hill & Soundview Libraries

Library Name	Address	Holdings ¹	No-Action Area Population ²	No-Action Holdings per Resident
Castle Hill Library	947 Castle Hill Avenue	33,105	58,777,59,074	0.56
Soundview Library	660 Soundview Avenue	46,108	45,046,46,141	1.002

Notes:

¹ 2014 holdings (NYPL); Conservatively assumes no change in the No-Action condition.

² Refer to Table 4-9.

The Future with the Proposed Actions (With-Action Condition)

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

The Proposed Actions would result in a net increase of 735 DUs, compared to No-Action conditions. As detailed further in Chapter 1, “Project Description,” these 735 DUs are expected to introduce approximately 1,898 new residents to the study area by 2028. While there are two NYPL branch libraries in the borough of the Bronx within a ~~¾~~ three-quarters of a mile radius of the Project Area, the Soundview Library is located in closest proximity to the Project Area (approximately 0.3 miles, compared to approximately 0.9 miles from the Castle Hill Library). Therefore, it is conservatively assumed that residents introduced as a result of the Proposed Actions would choose to frequent the more proximate Soundview

Library. As such, residents from the Proposed Project were assigned to the Soundview Library, increasing the branch’s catchment area population by 1,898.

Table 4-11, below, summarizes the catchment area population increase anticipated at the Soundview Library in the future with the Proposed Actions. As presented in the table, under the Proposed Actions, the catchment area population of the Soundview Library is expected to increase by 4.12 percent over the No-Action condition, while the catchment area population of the Castle Hill Library is expected to remain the same as under No-Action conditions.

**TABLE 4-11
Anticipated With-Action Castle Hill & Soundview Library Catchment Area Population Increases**

Library Catchment Area	No-Action Population ¹	Population Introduced in With-Action Condition ²	Total With-Action Population	Increase in Catchment Area Population over No-Action Condition
Castle Hill Library	58,777,59,074	0	58,777,59,074	0.0%
Soundview Library	45,946,46,141	1,898	46,944,48,039	4.12%

Notes:

¹ Refer to Table 4-9.

² Population introduced by the Proposed Actions conservatively applied to the closest catchment area.

Table 4-12 presents the With-Action condition holdings-per-resident ratios for the Castle Hill Library and the Soundview Library. While the Castle Hill Library’s holdings-per-resident ratio would remain the same as under No-Action conditions (0.56) in the future with the Proposed Actions, the Soundview Library’s holdings-per-resident ratio would decrease to 0.968, as indicated in Table 4-12.

**TABLE 4-12
With-Action Holdings-per-Resident Ratios for the Castle Hill & Soundview Libraries**

Library Name	With-Action Holdings ¹	With-Action Catchment Area Population ²	With-Action Holdings per Resident
Castle Hill Library	33,105	58,777,59,074	0.56
Soundview Library	46,108	46,944,48,039	0.968

Notes:

¹ 2014 holdings (NYPL); Conservatively assumes no change in the With-Action condition.

² Refer to Table 4-11.

As presented in Table 4-11, the population of the Soundview Library’s catchment area would not increase by more than five percent in the future with the Proposed Actions. Therefore, pursuant to CEQR guidance, the Proposed Actions would not result in a significant adverse impact on public libraries.

F. INDIRECT EFFECTS ON PUBLICLY FUNDED CHILD CARE CENTERS

Methodology

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 through the age of 12. The CEQR analysis focuses on services for children under age six, as eligible children aged six through 12 are expected to be in school for most of the day.

Families eligible for subsidized child care must meet financial and social eligibility criteria established by ACS. In general, children in families that have incomes at or below 200 percent of the federal poverty level, depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent. 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 and full-day early childhood education; program eligibility is limited to families with incomes at 130 percent or less than the federal poverty level.

The City’s affordable housing market is pegged to the Area Median Income (AMI), rather than the federal poverty level. Since family incomes at or below 200 percent of the federal poverty level fall under 80 percent of AMI, for the purposes of CEQR analysis, the number of housing units expected to be subsidized and targeted for incomes of 80 percent AMI or below is used as a proxy for eligibility. This provides a conservative assessment of demand, since eligibility for subsidized child care is not defined strictly by income, but also takes into account family size and other reasons for care (e.g., low-income parent(s) in school; low-income parent(s) training for work; or low-income parent(s) who is/are ill or disabled).

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 place of employment rather than their residence, the service area of these facilities can be quite large and are not subject to strict delineation on a map. However, for the purposes of this child care center analysis, publicly funded group child care centers within approximately 1.5 miles of the Project Area were identified, reflecting the fact that the centers closest to a given site are more likely to be subject to increased demand. ACS provided the most recent information regarding publicly funded group child care facilities within the study area, including their current capacity, enrollment, and number of available slots. Family child care and voucher slots were not included in the analysis, in accordance with the *CEQR Technical Manual*.

The child care center enrollment in the future without the Proposed Actions was estimated by multiplying the number of new low-income and low- and moderate-income housing units expected in the 1.5 -mile child care study area by the appropriate multiplier from Table 6-1a of the *CEQR Technical Manual*. The estimate of new publicly funded child care-eligible children was added to the existing child care enrollment to estimate enrollment in the future without the Proposed Actions. The child care-eligible population introduced by the Proposed Actions was also estimated using the *CEQR Technical Manual* child care multipliers; only the 621 proposed affordable family units were included in the analysis (excluding the 114 ~~affordable senior AIRS~~ units that would not generate children), consistent with *CEQR Technical Manual* methodology. The action-generated publicly funded child-care eligible population was then added to the No-Action condition child care enrollment to determine future With-Action condition enrollment. According to the *CEQR Technical Manual*, if a project would result in demand for slots greater than the remaining slots for child care centers and if that demand would constitute an increase of five percentage points or more in the collective capacity of child care centers serving the study area, a significant adverse impact may result.

Existing Conditions

As indicated in Table 4-13 and Figure 4-4, there are eight publicly funded child care centers within the study area with a combined capacity of 719 slots and 84 available slots (88.3 percent utilization). Table 4-13 shows the current capacity and enrollment for each of these facilities. As noted above, while family-based child care facilities and informal care arrangements provide additional slots in the study area, these slots are not included in the quantitative analysis.

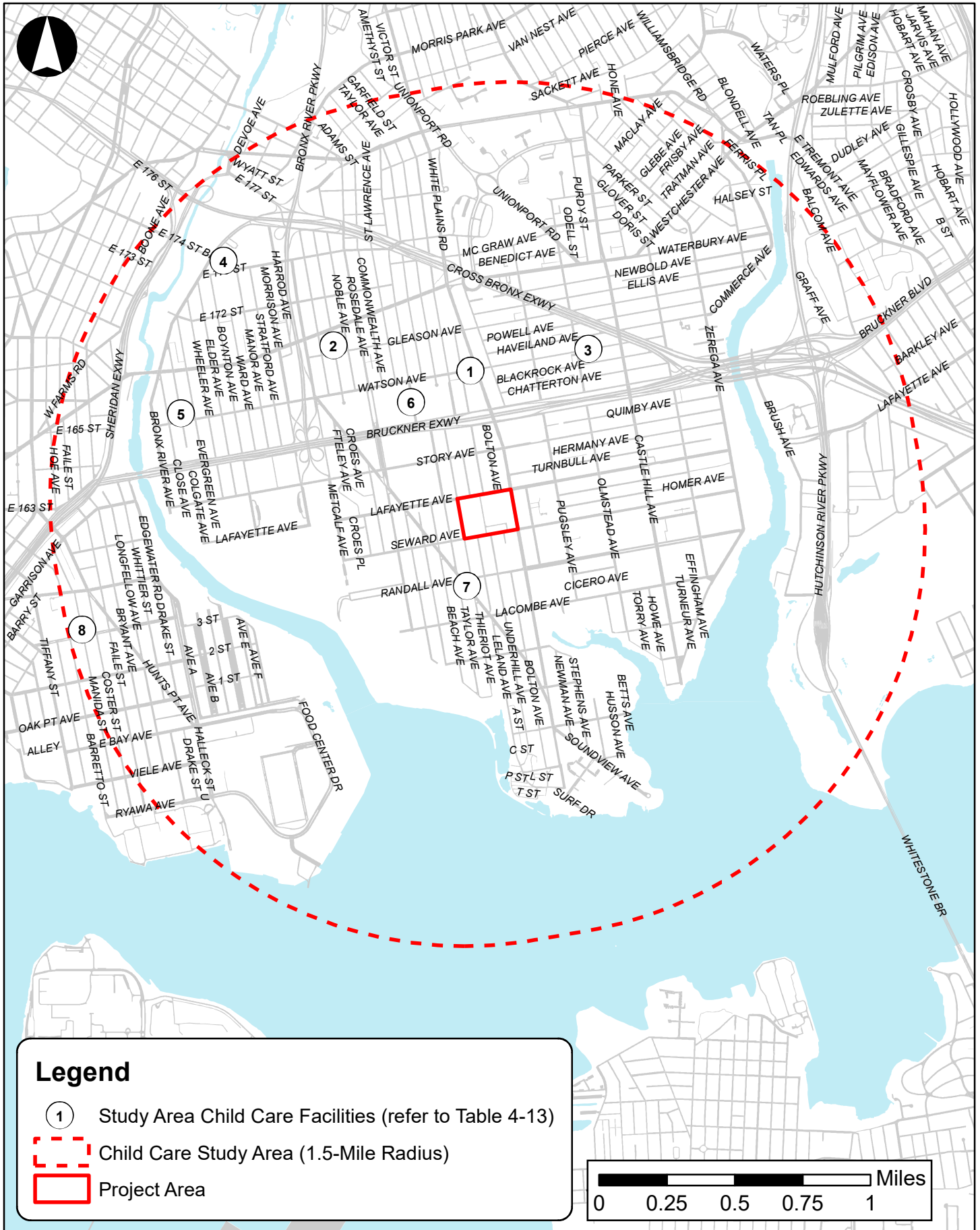


TABLE 4-13
Study Area Publicly Funded Child Care Centers

Map No. ¹	Program Name	Address	Capacity	Enrollment	Available Slots	Utilization Rate
1	Watson Avenue Early Childhood Center	1880 Watson Avenue	87	70	17	80.5%
2	Sound Dale Center for Early Childhood Education	1211 Croes Avenue	169	140	29	82.8%
3	Lutheran Social Services of New York – Early Life Center 6	2125 Watson Avenue	107	106	1	99.1%
4	Bronx River Child Center	1555 East 174 th Street	37	35	2	94.6%
5	East Bronx Day Care Center	1113 Colgate Avenue	54	50	4	92.6%
6	Bronxdale Nursery	1065 Beach Avenue	60	51	9	85.0%
7	Seabury Day Care Center, Inc.	575 Soundview Avenue	82	62	20	75.6%
8	La Peninsula Manida	711 Manida Street	123	121	2	98.4%
Study Area Totals			719	635	84	88.3%

Source: ACS, June 2018.

Note:

¹ Refer to Figure 4-4.

The Future without the Proposed Actions (No-Action Condition)

As detailed in Chapter 32, “Socioeconomic Conditions, Land Use, Zoning, & Public Policy,” approximately ~~425-810~~ affordable DUs are planned for at four developments ~~at 1965 Lafayette Avenue~~, in the secondary study area, in the future without the Proposed Actions. Of these, approximately ~~292-477~~ units would be for families and ~~1333~~ units would be for seniors (and would therefore not generate children). For conservative analysis purposes, this analysis assumes that the ~~292-477~~ family units ~~at 1965 Lafayette Avenue~~ generated by the No-Action developments would be for households with incomes at or below 80 percent AMI. Therefore, as detailed in Table 4-14, approximately ~~4166~~ children eligible for publicly funded child care would be added to the study area in the future without the Proposed Actions. No changes to child care center capacity are anticipated in the 1.5-mile study area in the 2028 No-Action condition.

As presented in Table 4-14, publicly funded child care centers in the study area are expected to continue to operate with available capacity in the future without the Proposed Actions. As detailed therein, the utilization of publicly funded centers in the study area would increase from 88.3 percent under existing conditions to ~~94.0~~97.5 percent in the No-Action condition.

TABLE 4-14
Comparison of Budget Capacity, Enrollment, Available Slots, & Percent Utilization for Existing Conditions & the 2028 Future No-Action Conditions in the Study Area

	Capacity	Enrollment	Available Slots	Utilization
Existing Conditions ¹	719	635	84	88.3%
No-Action Increment	+0	+4166	-4166	+5.79 <u>2</u> %
2028 No-Action Condition	719	676 <u>701</u>	4318	94.0 <u>97.5</u> %

Note:

¹Refer to Table 4-13.

The Future with the Proposed Actions (With-Action Condition)

As discussed above, the *CEQR Technical Manual* requires a detailed analysis of child care centers when a project would produce substantial numbers of subsidized low- to moderate-income family housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at

area publicly funded child care centers. The Proposed Actions would introduce a net increase of approximately 621 permanently affordable family housing units (excluding the proposed 114 affordable DUs for seniors AIRS units) as compared to No-Action conditions. As described in Chapter 1, "Project Description," the proposed affordable housing units are anticipated to be marketed to households earning between 30 percent and ~~100~~130 percent of Area Median Income (AMI). For conservative analysis purposes, it is assumed that all of these units would be marketed to households earning at or below 80 percent AMI.

Based on Table 6-1a of the *CEQR Technical Manual*, these additional 621 affordable units would generate 86 children under age six eligible for publicly funded child care services (see Table 4-15).

TABLE 4-15
Projected Number of Publicly Funded Child Care Pupils Generated by the Proposed Actions

Affordable Units	Generation Ratio per Unit (Children ≤ Age 6)	Number of Children ≤ Age 6 Generated
621	0.139	86

Source: 2020 *CEQR Technical Manual*, Table 6-1a.

Additionally, as detailed in Chapter 1, in the future with the Proposed Actions, Building B1 in the Project Area would contain an approximately 19,879 gsf of community facility space. Although specific tenants have not been identified, the community facility space within the building is anticipated to be occupied by a publicly funded child care center. It is assumed that the child care facility would contain 159 new child care slots.⁸

As presented in Table 4-16, the additional 86 children generated by the Proposed Project who would be potentially eligible for publicly funded child care and the 159 child care slots introduced by the Proposed Project would reduce the study area child care utilization rate to 89.66~~8~~ percent, a 7.92 percent decrease from No-Action conditions. Study area child care facilities would therefore continue to operate with available capacity in the future with the Proposed Actions, with a surplus of 11691 child care slots.

TABLE 4-16
Comparison of Budget Capacity, Enrollment, Available Slots, & Percent Utilization in the Study Area for the 2028 Future No-Action & With-Action Conditions

	Budget Capacity	Enrollment	Available Slots	Utilization
2028 No-Action Condition	719	<u>676701</u>	<u>4318</u>	<u>94.097.5%</u>
With-Action Increment	+159	+86	73	-7.92%
2028 With-Action Condition	878	<u>78762</u>	<u>11691</u>	<u>86.889.6%</u>

Source: 2020 *CEQR Technical Manual*, Table 6-1a.

According to the *CEQR Technical Manual*, a significant adverse child care center impact could occur if a project results in: (1) a collective utilization rate greater than 100 percent in the With-Action condition; and (2) the demand constitutes an increase of five percent or more in the collective capacity of child care centers serving the study area over the No-Action condition. As presented in Table 4-16, child care facilities in the study area would continue to have a collective utilization rate below 100 percent in the future with the Proposed Actions. As such, the Proposed Actions would not result in significant adverse impacts to publicly funded child care centers.

⁸ Based on the rate of 125 sf of space per child care slot, as identified in the 2016 *La Central FEIS* in the Bronx.