RIVER RING
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 centers, child care centers, libraries, and fire and police protection services. CEQR methodology focuses on direct impacts on community facility 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 are a series of land use actions that would facilitate the redevelopment of two sites in the Williamsburg neighborhood of Brooklyn. The Project Area includes Block 2355, Lots 1 and 20; Block 2356, Lot 1; Block 2361, Lots 1, 20, and 21; Block 2362, Lots 1 and 3; Block 2376, Lot 50; and a portion of Metropolitan Avenue, and is currently vacant. The Proposed Actions would result in an incremental (net) increase compared to No-Action conditions of approximately 1,250 dwelling units (DUs), of which 313 units would be affordable units[1], 56,741 gross square feet (gsf) of community facility space, 5,500 gsf of office space, and 2.9 acres of publicly accessible open space, and a net decrease of approximately 102,100 gsf of last-mile delivery facility space, 68,000 gsf of light manufacturing/maker space, 94,750 gsf of warehouse uses, 60,100 gsf of destination retail, and 349 parking spaces. Although still preliminary, the community facility space of the Proposed Development is anticipated to be occupied by a community center, whereas the community facility space in the Projected Development is assumed to be medical office. Construction of the RWCDS is expected to begin in late 2023, with all components complete and operational by 2027.

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

Pursuant to *CEQR Technical Manual* guidance, detailed analyses of potential indirect impacts on public elementary and intermediate schools, public libraries, and publicly funded child care centers were conducted, and determined that the Proposed Actions would not result in any significant adverse impacts related to community facilities. Based on the *CEQR Technical Manual* screening methodology, detailed analyses of high schools, outpatient health care facilities, and police and fire protection services are not warranted for the Proposed Actions.

[1] Although the Proposed Development is expected to add 313 affordable units, the child care assessment provided below assumes that 20 percent of the housing units (250 DUs) would be affordable for CEQR analysis purposes.

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.

Indirect Effects

Pursuant to *CEQR Technical Manual* guidance, detailed analyses of potential indirect impacts on public elementary and intermediate schools, public libraries, and publicly funded child care centers were conducted for the Proposed Actions, and summarized below. Based on the *CEQR Technical Manual* screening methodology, detailed analyses of high schools, outpatient health care facilities, and police and fire protection services are not warranted for the Proposed Actions.

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 a 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 14, Sub-District 3 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 14, Sub-District 3 elementary schools would increase from a No-Action utilization rate of 81.9 percent to 83.6 percent in the With-Action condition, with 476 available elementary school seats. As CSD 14, Sub-District 3 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 14, Sub-District 3 intermediate schools would continue to operate with available capacity, as under No-Action conditions. CSD 14, Sub-District 3 intermediate schools would increase from a No-Action utilization rate of 64.0 percent to 64.6 percent in the With-Action condition, with 738 available intermediate school seats. As CSD 14, Sub-District 3 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 catchment area populations of the Williamsburgh, Greenpoint, and Leonard Libraries 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.

Publicly Funded Child Care Centers

The Proposed Actions would not result in significant adverse impacts on publicly funded child care centers. According to the *CEQR Technical Manual*, a significant adverse child care center impact could result 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. The Proposed Actions would facilitate a net increase of 313 affordable housing units in the Project Area. For CEQR analysis purposes, 20 percent of total units (i.e., 250 units) are assumed to be set aside for households making 80 percent or less of the AMI (which is used as a proxy for eligibility for publicly funded child care service), thereby introducing approximately 45 children potentially eligible for subsidized child care to the study area. The analysis of publicly funded child care services found that under the With-Action condition the child care study area would experience a utilization rate of 112.4 percent, an increase of approximately 4.84 percentage points over No-Action conditions. As such, the Proposed Actions would not result in significant adverse impacts on publicly funded child care facilities.

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 would trigger a detailed analysis of elementary and intermediate schools, public libraries, and publicly funded child care centers.

TABLE 4-1
Preliminary Screening Analysis Criteria

Community Facility	Threshold for Detailed Analysis
Public Schools	More than 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 libraries branches
Child Care Centers (Publicly Funded)	More than 20 eligible children under age six based on the number of low- to moderate-income units
Health Care Facilities (Outpatient)	Introduction of a sizeable new neighborhood
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 1,250 residential units as compared to No-Action conditions and the 2019 student generation rates for Brooklyn Community School District (CSD) 14 (which encompasses the Project Area), the Proposed Actions would generate approximately 50 elementary school students, 13 intermediate school students, and 63 high school students.[2] 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 an 834-unit increase in Brooklyn) may cause significant adverse impacts on library services and require further analysis. The Proposed Actions are expected to add a net 1,250 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 project (110 units in Brooklyn). The Proposed Actions are expected to result in a net increase of approximately 1,250 dwelling units, of which 313 are expected to be affordable units.

In accordance with the City's MIH policy, under the Proposed Actions, the Applicant will choose either MIH Option 1 or 2, which would require 25 or 30 percent of the residential floor area be designated as affordable housing units for residents with incomes averaging between 60 and 80 percent of AMI and none of the units exceeding 130 percent of AMI. However, some of these MIH units would be affordable to households earning more than 80 percent of AMI (which is used as a proxy for eligibility for publicly funded child care services). 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

[2] Per the SCA's 2019 Projected Public School Ratio student generation rates, housing units in Brooklyn CSD 14 generate 0.04 elementary school students per unit, 0.01 intermediate school students per unit, and 0.05 high school students per unit.

generated by the Proposed Actions (approximately 250 DUs) would be set aside for households making an average of 80 percent of the AMI. Therefore, the Proposed Actions would yield more than 20 children under the age of six eligible for publicly funded child care, which exceeds the CEQR threshold and requires a detailed analysis of publicly funded early childhood programs.

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) 90th Precinct, which encompasses approximately 2.37 square miles of the northern portion of Brooklyn containing Williamsburg and East Williamsburg. The 90th Precinct House is located at 211 Union Avenue, approximately one mile east of the Project Area. As stated in the *CEQR 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 35 of the Fire Department of New York's (FDNY's) Division 11. Division 11 covers the northern and eastern portions of Brooklyn encompassing approximately 17.9 square miles. Fire Battalion 35 of Division 11 encompasses 2.4 square miles encompassing the Brooklyn neighborhoods of Williamsburg, East Williamsburg, and parts of Greenpoint. The Project Area is also served by Engine Company 221 (located at 161 South 2nd Street, less than 0.4 miles southwest 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 FDNY EMS Station 35, located at 332 Metropolitan Avenue, approximately 0.5 miles northeast 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 closest hospital to the Project Area is the New York City Health & Hospitals/Woodhull, located at 760 Broadway, approximately 1.5 miles southeast of the Project Area.

D. INDIRECT EFFECTS ON PUBLIC SCHOOLS

Methodology

This analysis evaluates the potential impacts 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 DOE[3]; 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 1,250 residential units as compared to the No-Action condition. Based on the SCA's 2019 Projected Public School Ratio student generation rates, housing units in Brooklyn CSD 14 generate 0.04 elementary school students per unit, 0.01 intermediate school students per unit, and 0.05 high school students per unit. Therefore, the Proposed Actions would result in a net increase of approximately 50 elementary school students, 13 intermediate school students, and 63 high school students as compared to No-Action conditions. According to *CEQR 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 3 of Brooklyn CSD 14.

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 are then predicted based on enrollment projections and proposed development projects[4]; 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.[5] 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 only if they are in the DOE Five-Year Capital Plan but are not yet under construction if the Lead Agency, in consultation with SCA, concurs it is appropriate.

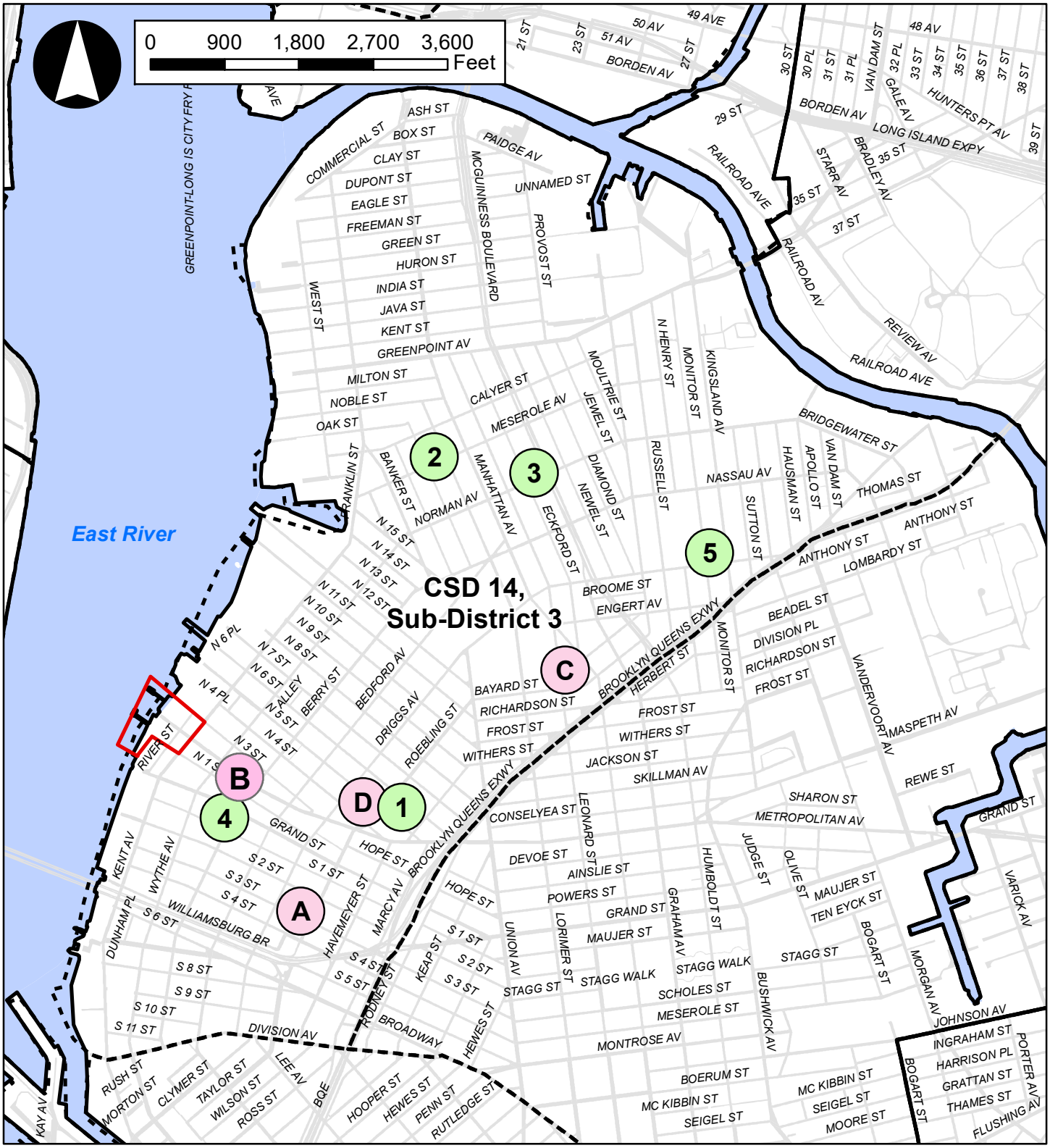
To determine With-Action school utilization rates, the net elementary and intermediate school population generated by the Proposed Actions was added to the CSD Sub-District population. The effect of the new students introduced by the Proposed Actions on the capacity of schools within the study area is 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.

[3] 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.

[4] SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.

[5] Enrollment projections 2019 to 2028 New York City Public Schools by Statistical Forecasting.

Elementary and Intermediate Schools in CSD 14, Sub-District 3



Legend

- Project Area
- CSD Sub-District Boundaries
- CSD Boundaries
- 1 Elementary Schools (refer to Table 4-2)
- A Intermediate Schools (refer to Table 4-3)

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 14, Sub-District 3 in Brooklyn. 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 purposes, the elementary/PS components of PS/IS and K-8 schools have been combined, the intermediate/IS components of PS/IS and IS/HS have been combined.

Tables 4-2 and **4-3** provide the existing enrollment, capacity, and utilization rates for elementary and intermediate schools in CSD 14, Sub-District 3. In instances where school buildings house more than one organization, these organizations are listed separately.

Elementary Schools

As presented in **Table 4-2** and illustrated in **Figure 4-1**, there are a total of five schools serving elementary students within CSD 14, Sub-District 3. Elementary schools in CSD 14, Sub-District 3 have an existing utilization rate of 86.4 percent with a surplus of 395 seats. PS 84 Jose de Diego, located at 250 Berry Street (#4 in **Figure 4-1**), is the zoned elementary school for the Project Area.

TABLE 4-2
CSD 14, Sub-District 3 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 17 Henry D. Woodworth	208 North 5th Street	PS	300	375	75	80.0%
2	PS 31 Samuel F. Dupont	75 Meserole Avenue	PS	619	733	114	84.4%
3	PS 34 Oliver H. Perry	131 Norman Avenue	PS	479	364	-115	131.6%
4	PS 84 Jose de Diego	250 Berry Street	PS / IS	522	807	285	64.7%
5	PS 110 The Monitor	124 Monitor Street	PS	594	630	36	94.3%
CSD 14, Sub-District 3 Elementary School Totals				***2,514***	***2,909***	***395***	***86.4%***

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, 2019-2020 School Year.*

Intermediate Schools

As shown in **Figure 4-1**, there are a total of four intermediate schools within CSD 14, Sub-District 3 that serve intermediate students. As indicated in **Table 4-3**, CSD 14, Sub-District 3 intermediate schools have an existing utilization rate of 64.2 percent with 745 available seats. PS 84 Jose de Diego, located at 250 Berry Street (B in **Figure 4-1**), is the zoned intermediate school for the Project Area.

TABLE 4-3
CSD 14, Sub-District 3 Intermediate 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
A	JHS 50 John D. Wells	183 South 3rd Street	IS	326	639	313	51.0%
B	PS 84 Jose de Diego	250 Berry Street	PS / IS	207	320	113	64.7%
C	JHS 126 John Ericsson Middle School	424 Leonard Street	IS	328	755	427	43.4%
D	MS 577 Conselyea Preparatory School	208 North 5th Street	IS	476	368	-108	129.3%
CSD 14, Sub-District 3 Intermediate School Totals				***1,337***	***2,082***	***745***	***64.2%***

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, 2019-2020 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 years. The latest available enrollment projections have been used in this analysis to conservatively project student enrollment in the 2027 build 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 3 of CSD 14 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 297 elementary students and 56 intermediate students to CSD 14, Sub-District 3 schools in the No-Action condition.

TABLE 4-4
Estimated 2027 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 14, Sub-District 3	Elementary	2,086	297	2,383
	Intermediate	1,276	56	1,332

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 2021) Five-Year Capital Plan Proposed Amendment, there are no planned capacity changes in CSD 14, Sub-District 3. Proposals for Significant Changes in School Utilization that have been adopted by the Panel for Education Policy were also reviewed for CSD 14, Sub-District 3. There are no recent Proposals for Significant Changes in School Utilization that would change capacity in CSD 14, Sub-District 3 in the future without the Proposed Actions. Therefore, no changes to the study area's elementary or intermediate school capacities are expected in the 2027 No-Action condition.

ELEMENTARY SCHOOLS

In the 2027 future without the Proposed Actions, CSD 14, Sub-District 3 elementary school enrollment is expected to decrease to 2,383 (from 2,514 in the 2019-2020 academic year), with no changes in capacity over the same period (remaining at 2,909). As shown in **Table 4-5**, the utilization rate of elementary schools in CSD 14, Sub-District 3 is expected to decrease to 81.9 percent, with a surplus of 526 seats under No-Action conditions.

TABLE 4-5
2027 Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, & Utilization in CSD 14, Sub-District 3

Study Area	School Level	Enrollment[1]	Capacity[2]	Available Seats	Utilization
CSD 14, Sub-District 3	Elementary	2,383	2,909	526	81.9%
	Intermediate	1,332	2,082	750	64.0%

Notes:
[1] Refer to **Table 4-4**.
[2] Reflects anticipated capacity changes detailed above (none identified).

INTERMEDIATE SCHOOLS

CSD 14, Sub-District 3 intermediate schools are expected to continue to operate with available capacity in the 2027 No-Action condition. CSD 14, Sub-District 3 enrollment is expected to decrease to 1,332 (from 1,337 in the 2019-2020 academic year), with no change in capacity over the same period (remaining at 2,082), resulting in a decrease in the utilization rate to 64.0 percent, with a surplus of 750 seats (refer to **Table 4-5**).

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

The Proposed Actions would introduce an incremental increase of 1,250 DUs as compared to No-Action conditions. Based on the 2019 Brooklyn CSD 14 student generation rates, the Proposed Actions would introduce 50 elementary school students and 13 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 14, Sub-district 3 elementary schools would continue to operate with available capacity, as under No-Action conditions (refer to **Table 4-6**). CSD 14, Sub-district 3 elementary schools would increase from a No-Action utilization rate of approximately 81.9 percent to approximately 83.6 percent in the With-Action condition, with a surplus of 476 elementary school seats in the future with the Proposed Actions.

TABLE 4-6
2027 Estimated With-Action Elementary and 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 14,	PS	2,383	50	2,433	2,909	476	83.6%	+1.7%
Sub-district 3	IS	1,332	13	1,345	2,082	738	64.6%	+0.6%

Notes:
[1] Refer to Table 4-5.

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 14, Sub-District 3 elementary schools would continue to operate with available capacity in the future with the Proposed Actions (refer to **Table 4-6**). CSD 14, Sub-District 3 elementary schools would increase from a No-Action utilization rate of 81.9 percent to 83.6 percent in the With-Action condition, with 476 available elementary school seats. Therefore, no significant adverse impacts to public elementary schools would occur as a result of the Proposed Actions.

Intermediate Schools

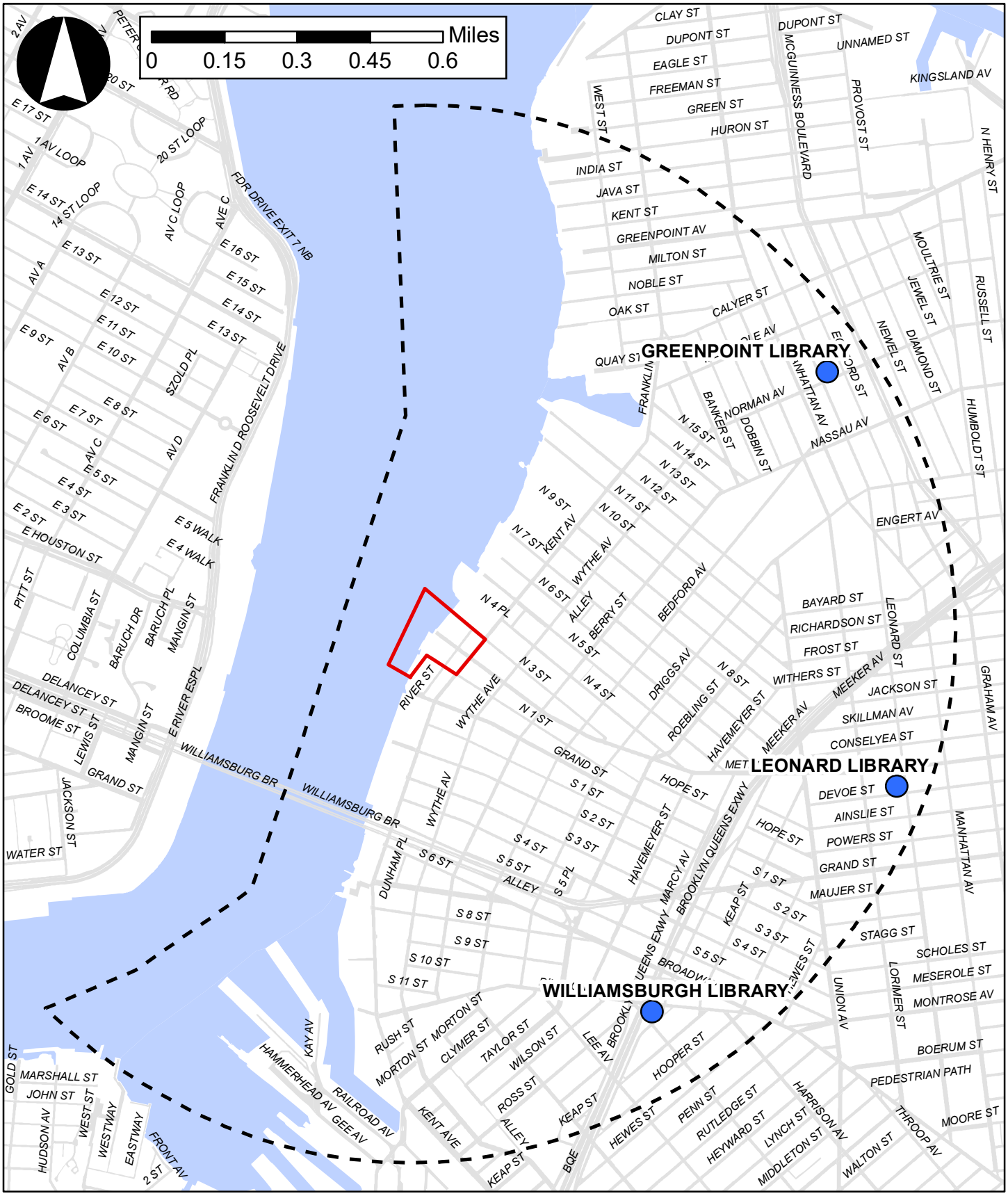
In the future with the Proposed Actions, CSD 14, Sub-District 3 intermediate schools would continue to operate with available capacity, as under No-Action conditions (refer to **Table 4-6**). CSD 14, Sub-District 3 intermediate schools would increase from a No-Action utilization rate of 64.0 percent to 64.6 percent in the With-Action condition, with 738 available intermediate school seats. As CSD 14, Sub-District 3 intermediate schools would continue to operate below capacity in the future with the Proposed Actions, no significant adverse impacts would occur.

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; this is referred to as the library's "catchment area." Furthermore, the ¾-mile radius for the libraries analysis is typically limited to the project's borough. Though the *CEQR Technical Manual* recommends using a ¾-mile radius for the libraries analysis, there are no public libraries located within ¾-mile of the Project Area. Therefore, a one-mile radius is used for the libraries analysis. As presented in **Figure 4-2a**, there are three neighborhood branches of the Brooklyn Public Library (BPL) located within a one-mile radius of the Project Area: the Greenpoint Library, the Leonard Library, and the Williamsburgh Library.

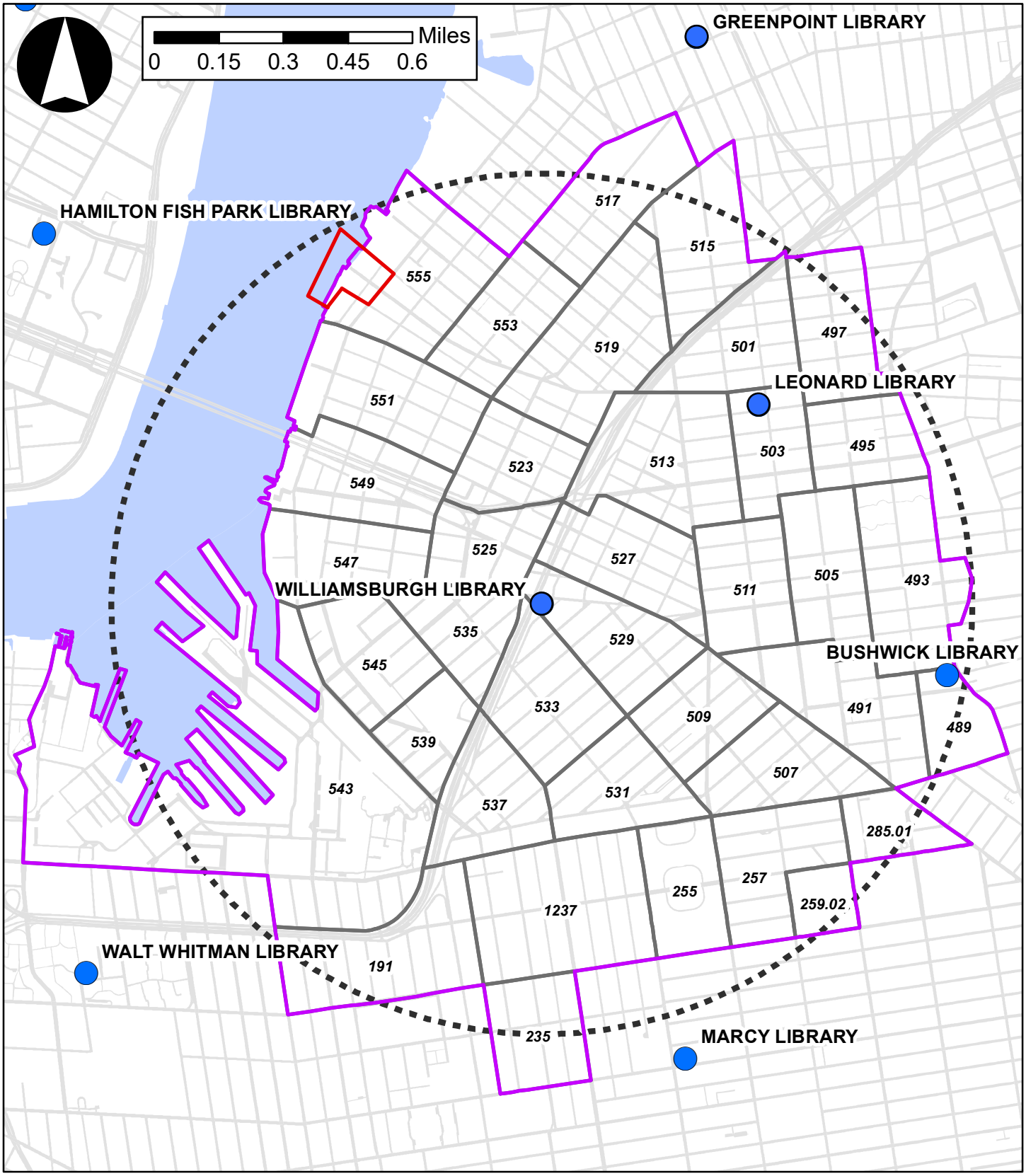
To determine the existing population of each library's catchment area, American Community Survey 2014-2018 Five-Year Estimates data were assembled for all census tracts that fall within one mile of each library, respectively (refer to **Figures 4-2b** through **4-2d**). The catchment area population 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 Chapter 2, "Land Use, Zoning, & Public Policy"). The catchment area population in the future with the



Legend

Project Area | One-Mile Radius | Brooklyn Public Library - Branch Location

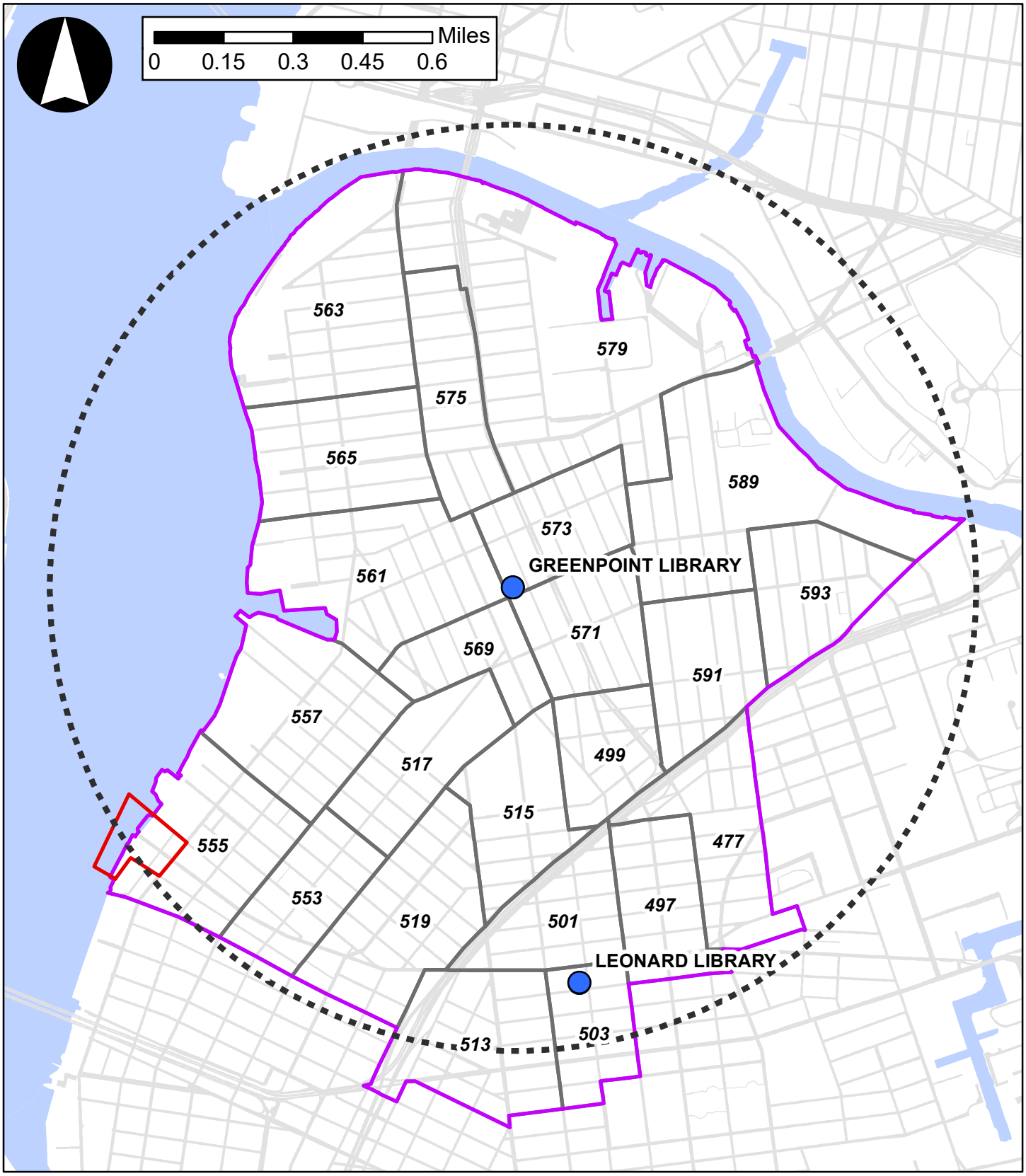
Figure 4-2b
Williamsburgh Library Catchment Area



Legend

- Project Area
- Library Catchment Area
- Public Library - Branch Location
- One-Mile Radius
- 503 Census Tracts

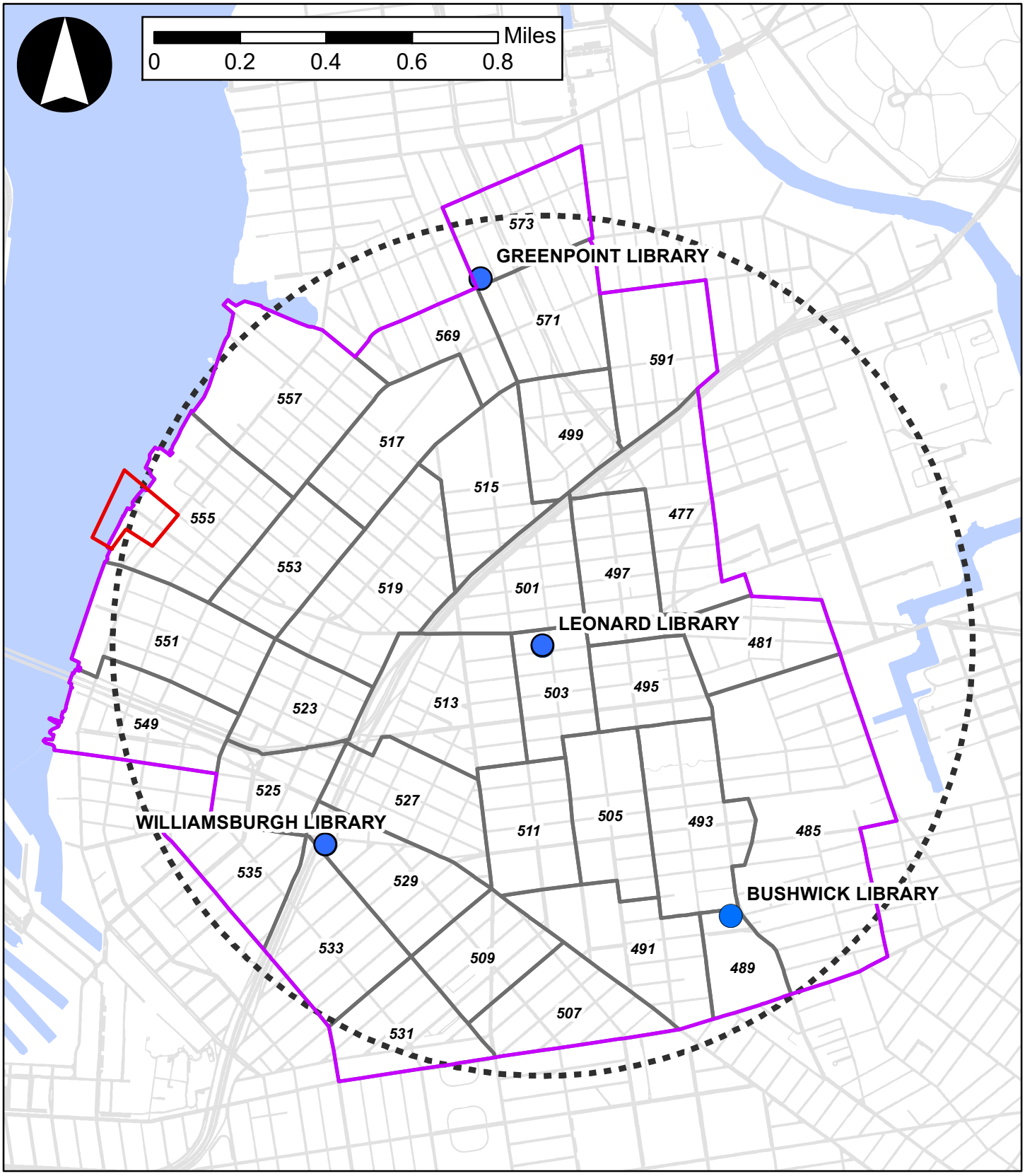
Figure 4-2c
Greenpoint Library Catchment Area



Legend

- Project Area
- One-Mile Radius
- Library Catchment Area
- 503 Census Tracts
- Brooklyn Public Library - Branch Location

Figure 4-2d
Leonard Library Catchment Area



Legend

- Project Area
- Library Catchment Area
- One-Mile Radius
- 503 Census Tracts
- Brooklyn Public Library - Branch Location

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 Brooklyn Public Library (BPL) system. Founded in 1892, the BPL features a Central Library, Business Library, and 58 neighborhood branches. BPL also serves adult learners through five learning centers. As shown in **Figure 4-2a**, three BPL library branches are located within one mile of the Project Area. **Table 4-7**, 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 BPL branch and order books from any of the other library branches in the system.

TABLE 4-7
Existing Holdings-per-Resident Ratios at the Williamsburgh, Greenpoint, & Leonard Libraries

Library Name	Address	Holdings[1]	Catchment Area Population[2]	Holdings per Resident
Williamsburgh Library	240 Division Avenue	45,739	164,307	0.28
Greenpoint Library	107 Norman Avenue	51,234	73,530	0.70
Leonard Library	81 Devoe Street	37,727	143,296	0.26

Sources:
[1] 2013 holdings (BPL via DCP).
[2] 2014-2018 American Community Survey 5-Year Estimates, U.S. Census: total population for census tracts within a one-mile radius of each library. In instances where a census tract was located within multiple catchment areas, it was double-counted (i.e., included in each catchment area).

The Williamsburgh Library is located at 240 Division Avenue, approximately 0.8-miles southeast of the Project Area. It should be noted that, due to the City's efforts to contain the spread of COVID-19, the Williamsburgh branch is currently temporarily closed and is being used for NYC's Learning Bridges program. Although regular library services are not offered at this time, the information below is included for informational purposes. The 26,000 sf branch library is one of Brooklyn's largest and houses programs administered by 826 NYC and Spaceworks. 826 NYC is a nonprofit organization dedicated to supporting school-aged students improve their writing skills and provide tutoring. Spaceworks is a nonprofit organization that builds and operates subsidized creative workspace across the City. The Williamsburgh Library's second floor has been renovated to host affordable studio and rehearsal space as well as free public programming led by community partners. As detailed in **Table 4-7**, the Williamsburgh Library serves a catchment area of approximately 164,307 residents, with approximately 45,739 holdings, for a holding-per-resident ratio of 0.28.

The Greenpoint Library, located at 107 Norman Avenue is approximately 0.8-miles northeast of the Project Area. The Greenpoint Library reopened in October 2020, as the Greenpoint Library & Environmental Education Center, after closing for renovations beginning in July 2017. The new branch provides more indoor and outdoor space to house expanded programs and activities, including programs and special collections to increase awareness and stewardship of the local environment. The facility also offers space for community and environmental groups to hold meetings and public events. As shown above in **Table 4-7**, the Greenpoint Library catchment area serves approximately 73,530 residents, with approximately 51,234 holdings, for a holdings-per-resident ratio of 0.70. It should be noted that, due to the City's efforts to contain the spread of COVID-19, the Greenpoint branch is currently limited to grab & go lobby service only (to pick up holds and return materials).

The Leonard Library, located at 81 Devoe Street is approximately 0.9-miles east of the Project Area. The Leonard Library is one of the original BPL branches, opening at its current location in December of 1908. The 10,000 sf library provides programming for adults, teenagers, and kids, including Story Play and Jump, Dance, and Wiggle programs for children. As shown in **Table 4-7**, the Leonard Library catchment area serves approximately 143,296 residents, with approximately 37,727 holdings, for a holdings-per-resident ratio of 0.26. It should be noted that, due to the City's efforts to contain the spread of COVID-19, the Leonard branch is currently limited to grab & go lobby service only (to pick up holds and return materials).

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

As described in Chapter 2, "Land Use, Zoning, and Public Policy," in addition to the as-of-right development anticipated in the Project Area in the No-Action condition, there are a number of new residential developments expected to occur by 2027 that would increase the population within each library's catchment area. **Table 4-8** summarizes No-Action development anticipated within the individual library catchment areas.

TABLE 4-8
Anticipated No-Action Residential Development within the Library Catchment Areas

Library Name	Existing Catchment Area Population	Population Introduced by No-Action Developments[1]	Total No-Action Population
Williamsburgh Library	164,307	9,234	173,541
Greenpoint Library	73,530	7,762	81,292
Leonard Library	143,296	8,647	151,943

Notes:
[1] Population introduced by No-Action developments was calculated using the New York City Department of Buildings (DOB) 'New Buildings' permits list published in January 2020 and multiplying the anticipated dwelling units by the average household size in the Brooklyn Williamsburg North Side – South Side Neighborhood Tabulation Area (NTA) of 2.34. If the No-Action development was located in multiple library catchment areas, it was double-counted (i.e., included in both/all).

No changes in the location/size of the existing Williamsburgh or Leonard Libraries are expected in the 2027 No-Action Condition. Although the newly opened/renovated Greenpoint Library & Environmental Education Center will provide more space to house expanded programs and activities, this analysis conservatively assumes that the number of holdings of the Greenpoint Library would remain as under existing conditions. Based on this assumption, **Table 4-9** presents the anticipated holdings-per-resident ratios for each of the libraries in the future without the Proposed Actions. As detailed therein, in the future without the Proposed Actions, the holdings-per-resident ratios would decrease from 0.28 to 0.26 at the Williamsburgh Library; from 0.70 to 0.63 at the Greenpoint Library; and from 0.26 to 0.25 at the Leonard Library.

TABLE 4-9
No-Action Holdings-per-Resident Ratios at the Williamsburgh, Greenpoint, & Leonard Libraries

Library Name	No-Action Holdings[1]	No-Action Catchment Area Population	No-Action Holdings per Resident
Williamsburgh Library	45,739	173,541	0.26
Greenpoint Library	51,234	81,292	0.63
Leonard Library	37,727	151,943	0.25

Notes:
[1] Conservatively assumes no change in holdings in the No-Action condition.

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 1,250 DUs in the Project Area as compared to No-Action conditions. As detailed further in Chapter 1, "Project Description," these 1,250 DUs are expected to introduce approximately 2,925 new residents to the study area by 2027. As the Williamsburgh, Greenpoint, and Leonard Libraries are all similar distances from the Project Area (0.8- to 0.9-miles), it is conservatively assumed that residents introduced as a result of the Proposed Actions would be introduced to each branch library's catchment area.

Table 4-10, below, summarizes the catchment area population increases anticipated at the Williamsburg, Greenpoint, and Leonard Libraries in the future with the Proposed Actions. As detailed in the table, under the Proposed Actions, the catchment area populations of the Williamsburgh, Greenpoint, and Leonard Libraries would increase by 1.7 percent, 3.6 percent, and 1.9 percent, respectively, over the No-Action condition.

TABLE 4-10
Expected 2027 With-Action Library Catchment Area Population Increases

Library Name	No-Action Population[1]	Population Introduced in With-Action Condition[2]	Total With-Action Population	Increase in Catchment Area Population over No-Action Condition
Williamsburgh Library	173,541	2,925	176,466	+ 1.7%
Greenpoint Library	81,292		84,217	+ 3.6%
Leonard Library	151,943		154,868	+ 1.9%

Notes:
[1] Refer to **Table 4-9**.
[2] As detailed in Chapter 1, "Project Description," the 1,250 incremental DUs facilitated by the Proposed Actions are expected to generate 2,925 new residents in the Project Area under 2027 With-Action conditions.

Table 4-11 presents the With-Action holdings-per-resident ratios for the study area libraries. As indicated in the table, in the future with the Proposed Actions, the Williamsburgh Library's holdings-per-resident ratio would remain at 0.26; the Greenpoint Library's holdings-per-resident ratio would decrease from 0.63 to 0.61; and the Leonard Library's holdings-per-resident ratio would decrease from 0.25 to 0.24.

TABLE 4-11
2027 With-Action Library Holdings-per-Resident Ratios at the Williamsburgh, Greenpoint, & Leonard Libraries

Library	With-Action Holdings[1]	With-Action Catchment Area Population[2]	With-Action Holdings per Resident
Williamsburgh Library	45,739	176,466	0.26
Greenpoint Library	51,234	84,217	0.61
Leonard Library	37,727	154,868	0.24

Notes:
[1] Conservatively assumes no change in the With-Action condition.
[2] Refer to Table 4-10.

As presented in **Table 4-11**, the library catchment area populations for the Williamsburgh, Greenpoint, and Leonard Libraries 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 in the borough of Brooklyn 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 6-1b 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. The action-generated publicly funded child-care eligible population was then added to the No-Action child care enrollment to determine future With-Action 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 4-12** and **Figure 4-3**, there are 14 publicly funded child care centers within the study area with a combined capacity of 930 slots and 155 available slots (83.3 percent utilization). **Table 4-12** shows the current capacity and enrollment for each of these facilities. As noted above, while family-based or privately-funded child care facilities and informal care arrangements provide additional slots in the study area, these slots are not included in the quantitative analysis.

TABLE 4-12
Publicly Funded Child Care Centers Serving the Study Area

Map No.[1]	Name	Address	Capacity	Enrollment	Available Slots	Utilization
1	Babove 32	799 Kent Ave	112	104	8	93%
2	Bushwick United HDFC 4	178 Leonard Street	34	34	0	100%
3	Graham CCC	222 Graham Avenue	29	20	9	69%
4	Marcy Children's Center	494 Marcy Avenue	49	43	6	88%
5	Stagg Street Center For Children	77-83 Stagg Street	55	38	17	69%
6	Nuestros Ninos DCC 3	161 South 3rd Street	35	26	9	74%
7	Nuestros Ninos 2	243 South 2nd Street	70	63	7	90%
8	Nuestros Ninos 1	384 South 4th Street	140	106	34	76%
9	Life - John Williams	321 Roebling Street	88	77	11	88%
10	Bushwick United HDFC 5	243 South 2nd Street	55	44	11	80%
11	Yeshiva Kehilath Yakov 6	636-640 Bedford Avenue	70	66	4	94%
12	Williamsburg CCC	110 Taylor Street	45	32	13	71%
13	United Academy #2	60 Harrison Avenue	103	100	3	97%
14	Cooper Park Child Care Center	292 Frost Street	45	22	23	49%
		Totals:	**930**	**775**	**155**	**83.3%**

Notes:
[1]Refer to **Figure 4-3**.
Source: ACS, June 2018 (via DCP).

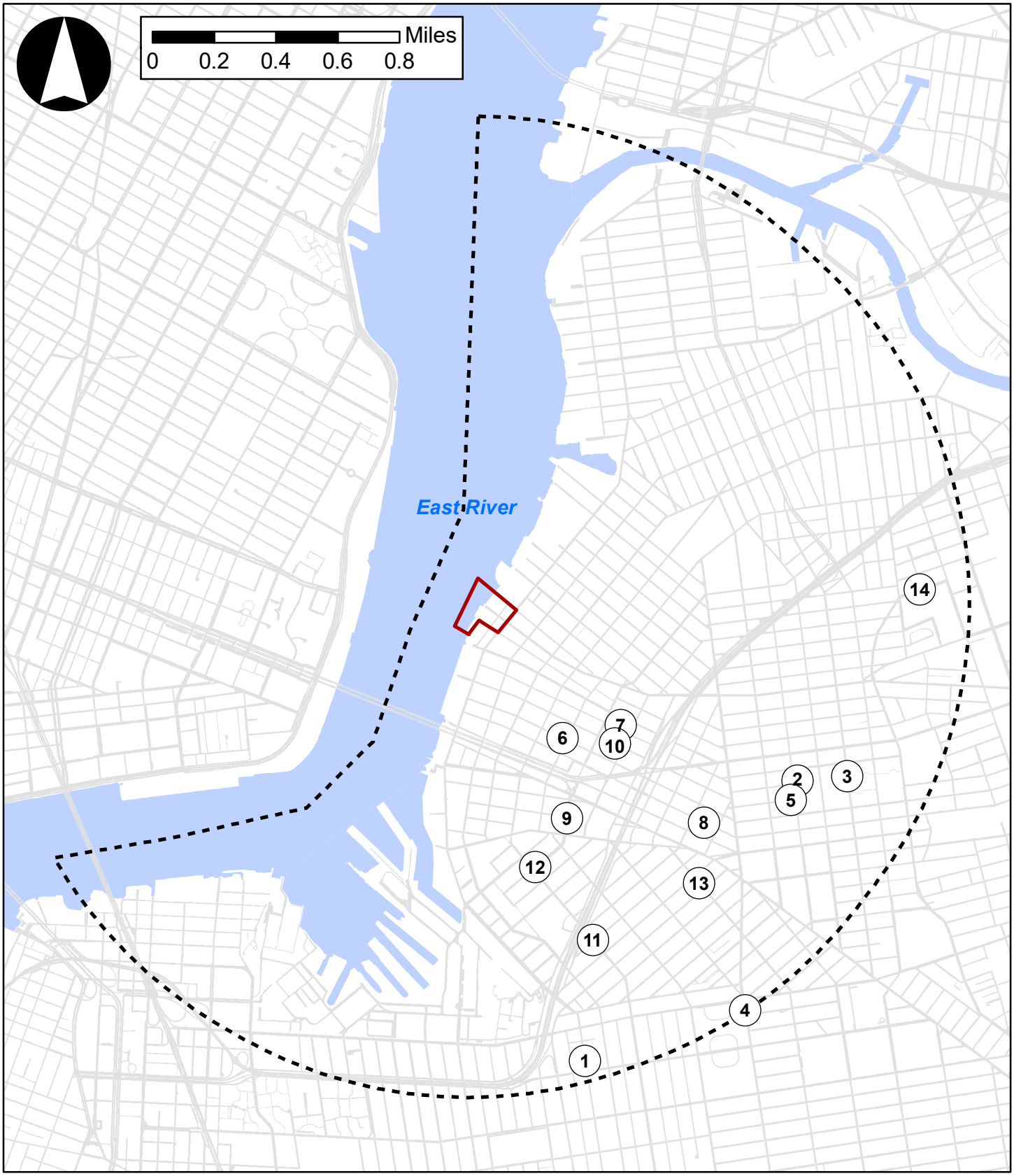
The Future without the Proposed Actions (No-Action Condition)

Although no affordable residential development is anticipated on the Development Site in the No-Action condition, there are several residential development projects planned or under construction in the surrounding area expected to be completed by 2027. These planned and proposed development projects – i.e., No-Build projects – in the child care study area (1.5 miles from the Project Area in Brooklyn) will introduce approximately 1,260 new affordable DUs to the study area by the 2027 build year.[6] Based on the *CEQR Technical Manual* generation rates for developments in Brooklyn, these approximately 1,260 new affordable DUs are expected to generate 225 additional publicly funded child care-eligible children under the age of six in the study area, increasing the total child care enrollment to 1,000.

[6] Source: DOB's 'New Buildings' permits list published in January 2020. Some of the planned or proposed developments are known to contain affordable DUs; in such cases, the specific number of anticipated affordable DUs has been accounted for. For other proposed developments where information on affordable DUs is not available at this time, employing a conservative analysis, this assessment assumes that 20 percent of DUs in developments of 20 or more DUs would be occupied by low- or low/moderate-income households meeting the financial and social criteria for publicly funded child care.

Figure 4-3

Publicly-Funded Child Care Centers



Legend

Project Area

1.5-Mile Radius

1 Publicly-Funded Child Care Facilities (refer to Table 4-12)

No changes to child care center capacity are anticipated in the 2027 No-Action condition. As presented in **Table 4-13**, the future No-Action child care utilization rate is expected to increase by 24.2 percentage points in the future without the Proposed Actions to 107.5 percent. Therefore, the study area's child care centers are expected to operate over capacity in the No-Action condition, with a shortage of approximately 70 slots.

TABLE 4-13
Comparison of Budget Capacity, Enrollment, Available Slots, & Utilization: 2027 No-Action Condition

	Budget Capacity	Enrollment	Available Slots	Utilization
Existing Conditions	930	775	155	83.3%
No-Action Increment	0	+225	-225	+24.2%
2027 No-Action Condition	930	1,000	-70	107.5%

Sources: *CEQR Technical Manual*, Table 6-1b

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

As discussed previously, a detailed analysis of child care centers is necessary when a project would produce a substantial number of low- to moderate-income family housing units that may therefore generate a sufficient number of children eligible to affect the availability of slots at publicly funded child care centers. As described above, the Applicant will choose either MIH Option 1 or 2, which would require 25 or 30 percent of the residential floor area be designated as affordable housing units for residents with incomes averaging between 60 and 80 percent of AMI and none of the units exceeding 130 percent of AMI. However, some of these MIH units would be affordable to households earning more than 80 percent of AMI (which is used as a proxy for eligibility for publicly funded child care services). Therefore, 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 (approximately 250 DUs) would be set aside for households making 80 percent or less of the AMI. Using Table 6-1b of the *CEQR Technical Manual*, these additional 250 affordable housing units would generate 45 children under the age of six eligible for publicly funded child care services (refer to **Table 4-14**).

Based on these assumptions, the collective utilization rate of study area child care centers would increase to 112.4 percent in the 2027 With-Action condition (with a shortage of approximately 115 slots), an approximate 5.0 percent increase over the No-Action utilization rate (refer to **Table 4-14**).

TABLE 4-14
Comparison of Budget Capacity, Enrollment, Available Slots, & Utilization: 2027 With-Action Condition

	Budget Capacity	Enrollment	Available Slots	Utilization
2027 No-Action Condition	930	1,000	-70	107.5%
With-Action Increment	0	+45	-45	+4.84%
2027 With-Action Condition	930	1,045	-115	112.4%

Sources: *CEQR Technical Manual*, Table 6-1b.

According to the *CEQR Technical Manual*, a significant adverse child care center impact could result if a proposed action 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 shown in **Table 4-14**, in the future with the Proposed Actions, the child care study area would experience a utilization rate of 112.4 percent, an increase of approximately 4.84 percentage points over No-Action conditions. As such,

pursuant to *CEQR Technical Manual* guidance, the Proposed Actions would not result in significant adverse impacts on publicly funded child care facilities.