Chapter 4: Community Facilities and Services

A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Actions on community facilities and services, which are defined in the 2020 *City Environmental Quality Review (CEQR) Technical Manual* as public or publicly funded schools, early childhood programs, libraries, health care facilities, and fire and police protection services. CEQR methodology focuses on direct effects on community facilities, such as when a facility is physically displaced or altered, and on indirect effects, which could result from increased demand for community facilities and services generated by new users, such as the new population that would result from the Proposed Actions.

As described in Chapter 1, "Project Description," the New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD) and the Department of Parks and Recreation (NYC Parks), is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City map amendments, and disposition of City-owned property (collectively, the "Proposed Actions")—to implement land use and zoning recommendations in the Gowanus Neighborhood Plan. The Proposed Actions are expected to result in a net increase of approximately 8,495 dwelling units (DU), 735,000 square feet (sf) of commercial space, 251,000 sf of community facility space (inclusive of a new, 500-seat public school), and approximately six acres of new open space, including over an acre of newly mapped parkland. Because the Proposed Actions are expected to result in a net increase of approximately 8,500 DUs, of which more than 3,450 units are anticipated to be affordable, detailed assessments of public schools (elementary, intermediate, and high schools), public libraries, and publicly funded early childhood programs have been prepared.[1]

PRINCIPAL CONCLUSIONS

In accordance with *CEQR Technical Manual* guidelines, detailed analyses of potential indirect impacts on public elementary, intermediate, and high schools; public libraries; and publicly funded early childhood programs were conducted for the Proposed Actions. Based on the *CEQR Technical Manual* screening methodology, detailed analyses of outpatient health care facilities and police and fire protection services are not warranted, although they are discussed qualitatively. As described in the following analysis and summarized below, the Proposed Actions would result in a significant adverse impact on publicly funded early childhood programs.

POTENTIAL INDIRECT EFFECTS ON PUBLIC SCHOOLS

Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "subdistrict" (also known as a "region"

[1] For conservative analysis purposes, the DEIS assumes that approximately 30 percent (3,457 DUs) would be affordable for the child care analysis.

or "school planning zone") in which the project is located. The Project Area is located in Subdistrict 3 of Community School District (CSD) 15, Subdistrict 2 of CSD 15, and Subdistrict 1 of CSD 13. High school students routinely travel outside their neighborhoods for school; the *CEQR Technical Manual* provides for environmental review on a borough-wide basis and the study area for high schools is the entire borough of Brooklyn.

Elementary Schools

In the future with the Proposed Actions (the "With Action" condition), Subdistrict 3/CSD 15 would experience an increase of more than 5 percentage points or more in the collective utilization rate between the future without the Proposed Actions (the "No Action" condition) and the With Action condition. However, the utilization rate of elementary schools would not exceed 100 percent (because of the added capacity associated with the project-generated potential new school on Block 471). For Subdistrict 2/CSD 15, the utilization rate of elementary schools would exceed 100 percent but would not result in an increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action conditions. For Subdistrict 1/CSD 13, the utilization rate of elementary schools would exceed 100 percent but would not result in an increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action conditions. Therefore, the Proposed Actions would not result in a significant adverse impact to elementary schools.

Intermediate Schools

In the With Action condition, for CSD 15, the utilization rate of intermediate schools would not exceed 100 percent and would not result in an increase of more than 5 percentage points in the collective utilization rate between the No Action and With Action conditions. For Subdistrict 1/CSD 13, the utilization rate would remain below 100 percent and would not result in an increase of 5 percentage points in the collective utilization rate between the No Action and With Action conditions. Therefore, the Proposed Actions would not result in a significant adverse impact to intermediate schools in CSD 15 or Subdistrict 1/CSD 13.

High Schools

In the With Action condition, the utilization rate of Brooklyn public high schools would remain below 100 percent and the collective increase in utilization between No Action and With Action conditions would be substantially lower than the 5 percentage point increase in utilization that, according to the *CEQR Technical Manual*, could be considered a significant adverse impact. Therefore, the Proposed Actions would not result in significant adverse impacts on high schools.

POTENTIAL INDIRECT EFFECTS ON PUBLIC LIBRARIES

Six Brooklyn Public Library (BPL) neighborhood libraries are located within three-quarters of a mile of the Project Area. Some projected development sites are located within more than one library "catchment" area, defined the *CEQR Technical Manual* as the distance that one might be expected to travel to use library services (typically not more than three-quarters of a mile). The analysis focuses on the residents generated by the Proposed Actions, and assigned to the Carroll Gardens Branch, Pacific Branch, Park Slope Branch, and Red Hook Branch library catchment areas. For each of these libraries, the catchment area population increases attributable to the population generated by the Proposed Actions are above the 5 percent threshold which, according to the *CEQR Technical Manual*, may represent a noticeable change in delivery of library services and could be considered a significant adverse impact on library services. However, many of the

residents in the catchment areas for each of the affected libraries also reside in the catchment areas for other nearby libraries and would also be served by these libraries. This includes the Clinton Hill and Walt Whitman Branches, for which no population increases were projected as a result of the Proposed Actions. Additionally, residents in the study area would have access to the entire BPL system through the interlibrary loan system and could have volumes delivered to their nearest library branch. Residents would also have access to libraries near their place of work. Furthermore, it is anticipated that the trends toward increased electronic research, the SimplyE mobile application,[2] and the interlibrary loan system would make space for increased patron capacity and programs to serve population growth. Therefore, the Proposed Actions would not be expected to result in a noticeable change in the delivery of library services and there would be no significant adverse impacts public libraries as a result of the Proposed Actions.

POTENTIAL INDIRECT EFFECTS ON CHILD CARE FACILITIES

In the With Action condition, early childhood programs in the study area would operate over capacity by approximately 1,700 slots and exhibit an increase in the utilization rate of approximately 25 percentage points over the No Action condition. Therefore, the Proposed Actions would result in a significant adverse impact on publicly funded early childhood programs. Possible mitigation measures are discussed in Chapter 21, "Mitigation."

B. PRELIMINARY SCREENING

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

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

DIRECT EFFECTS

The Proposed Actions would not displace or otherwise directly affect any public schools, publicly funded early childhood programs, libraries, health care facilities, or police and fire protection services facilities. Therefore, an analysis of direct effects is not warranted.

[2] SimplyE is a new mobile application that gives library cardholders the ability browse, borrow, and read over 200,000 free e-book titles from the BPL.

INDIRECT EFFECTS

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

Table 4-1
Preliminary Screening Analysis Criteria: Brooklyn

Community Facilities	Threshold for Detailed Analysis
Public Schools	More than 50 elementary/intermediate school or 150 high school students. In Brooklyn, the minimum number of residential units that triggers a detailed elementary/intermediate school analysis is 220 for District 15 and 480 for District 13; and the minimum number of residential units that triggers a detailed high school analysis in Brooklyn is 1,767.
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough. In Brooklyn, the minimum number of residential units that triggers a detailed analysis is 834.
Health care facilities (outpatient)	Introduction of sizeable new neighborhood where none existed before.[1]
Early Childhood Programs (publicly funded)	More than 20 eligible children based on number of low- and low/moderate-income units by borough. In Brooklyn, the minimum number of affordable units that triggers a detailed analysis is 110.
Fire Protection	Introduction of sizeable new neighborhood where none existed before.[1]
Police Protection	Introduction of sizeable new neighborhood where none existed before.[1]

Note:
[1] The *CEQR Technical Manual* cites the Hunters' Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunters' Point South project would introduce approximately 5,000 new residential units to the Hunters' Point South waterfront in Long Island City, Queens.
Source: 2020 *CEQR Technical Manual*.

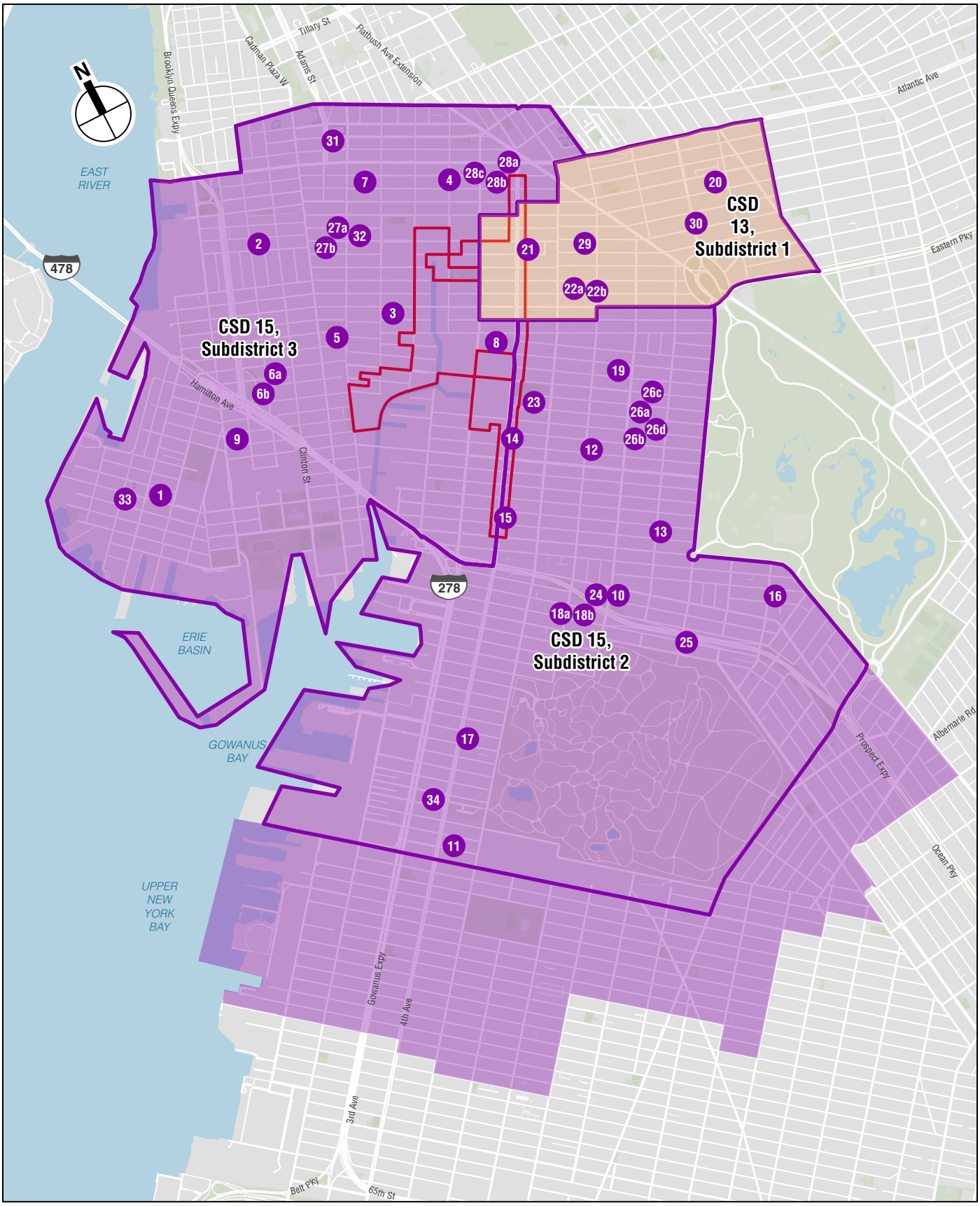
The Proposed Actions would introduce new residential, commercial, industrial, and community facility space throughout the Project Area. The Proposed Actions are expected to result in a net increase of approximately 8,500 DUs, of which more than 3,450 units are anticipated to be affordable. Based on the screening criteria in **Table 4-1**, detailed assessments of public schools (elementary, intermediate, and high schools), public libraries, and publicly funded early childhood programs are warranted. While the Proposed Actions would not trigger detailed analyses of potential impacts on health care services and police/fire stations, for informational purposes a description of existing police, fire, and health care facilities serving the Project Area is provided below.

C. POTENTIAL INDIRECT EFFECTS ON PUBLIC ELEMENTARY, INTERMEDIATE, AND HIGH SCHOOLS

METHODOLOGY

This analysis assesses the potential effects of the Proposed Actions on public schools serving the Project Area. As previously stated, the study area for the analysis of elementary and intermediate schools includes Subdistrict 3 of CSD 15, Subdistrict 2 of CSD 15, and Subdistrict 1 of CSD 13 (see **Figure 4-1**). High school students routinely travel outside their neighborhoods for school; therefore, the study area for high schools is the entire borough of Brooklyn.[3]

[3] The EIS will continue to be updated with information from DOE, SCA, and DCP with regards to any proposed school capacity and utilization changes as it becomes available.



Public Schools Serving the Study Area

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Figure 4-1

In accordance with the *CEQR Technical Manual*, the schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools in the Subdistrict study area and New York City School Construction Authority (SCA) projections of future enrollment. Specifically, the existing conditions analysis uses data provided in DOE's *Utilization Profiles: Enrollment/Capacity/Utilization,* 2018–2019 edition. Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA's Capital Planning Division on the number of new housing units and students expected at the Subdistrict level. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential projects in the schools' study area to DOE's projected enrollment, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in its enrollment projections. DOE's enrollment projections for years 2019 through 2028, the most current data available, were provided by the NYC School Construction Authority (SCA). These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential projects planned for the study area.

The estimated student population from the other new projects expected to be completed within the study area has been obtained from SCA's Capital Planning Division and are added to the projected enrollment to ensure a more conservative prediction of future enrollment and utilization. In addition, new capacity from any new school projects identified in the DOE Five-Year Capital Plan are included if construction has begun or if deemed appropriate to include in the analysis by the lead agency and SCA.[4] This public schools analysis was conducted using the CEQR App (a beta project of DCP) with further refinements and in consultation with the lead agency when necessary.

The effect of the new students introduced by the Proposed Actions on the capacity of schools within the study areas is then evaluated. According to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in both of the following conditions:

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area or high schools in the borough study area equal to or greater than 100 percent in the With Action condition; and
2. An increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action conditions.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Figure 4-1** and **Table 4-2**, nine elementary schools serve Subdistrict 3/CSD 15, with a total enrollment of 5,386; they are currently operating at 101.6 percent utilization with a deficit of 86 seats, according to DOE's 2018–2019 school year enrollment figures. Ten elementary schools serve Subdistrict 2/CSD 15 with a total enrollment of 6,121; they are currently operating at 124.8 percent utilization with a deficit of 1,216 seats. Three elementary schools serve Subdistrict 1/CSD 13 with a total enrollment of 2,230; they are currently operating at 91.8 percent utilization with a surplus of 200 seats.

[4] While identified as a No Build project, 625 Fulton Street is currently in scoping and the associated school has not been funded. Therefore, it is not included in the public school analysis of the DEIS.

Table 4-2
Study Area Elementary Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
CSD 15, Subdistrict 3						
1	P.S. 15 - K	71 Sullivan Street	485	602	117	80.6%
2	P.S. 29 - K	425 Henry Street	950	761	-189	124.8%
3	P.S. 32 - K	317 Hoyt Street	480	577	97	83.2%
4	P.S. 38 - K	450 Pacific Street	613	659	46	93.0%
5	P.S. 58 - K	330 Smith Street	955	771	-184	123.9%
6a	P.S. 146 - K/J.H.S 142 - K	610 Henry Street	694	552	-142	125.7%
7	P.S. 261 - K/P.S. 261 - K	314 Pacific Street	794	710	-84	111.8%
	P.S. 261 - K/P.S. 261 - K (Temporary Classroom Units)[2]	314 Pacific Street	0	N/A	0	N/A
8	P.S. 418 - K/P.S. 372 (Our Lady Of Peace) - K	512 Carroll Street	294	235	-59	125.1%
9	Red Hook Neighborhood School - K	27 Huntington Street	121	433	312	27.9%
CSD 15, Subdistrict 3 Total			**5,386**	**5,300**	**-86**	**101.6%**
CSD 15, Subdistrict 2						
10	P.S. 10 - K	511 7th Avenue	951	778	-173	122.2%
11	P.S. 24 - K	427 38th Street	615	657	42	93.6%
12	P.S. 39 - K	417 6th Avenue	412	270	-142	152.6%
13	P.S. 107 - K	1301 8th Avenue	551	362	-189	152.2%
14	The Maurice Sendak Community School P.S. 118 Maurice Sendak Community School	211 8th Street	345	220	-125	156.8%
15	P.S. 124 - K	515 4th Avenue	305	311	6	98.1%
16	P.S. 154 - K	1625 11th Avenue	552	382	-170	144.5%
17	P.S. –172	825 4th Ave	578	373	-205	155.0%
18a	P.S. 295	330 18th Street	431	399	-32	108.0%
19	P.S. 321 - K	180 7th Avenue	1,181	889	-292	132.8%
	P.S. 321 - K P.S. 321 MINISCHOOL - K	180 7th Avenue	200	264	64	75.8%
CSD 15, Subdistrict 2 Total			**6,121**	**4,905**	**-1,216**	**124.8%**
CSD 13, Subdistrict 1						
20	P.S. 9 - K	80 Underhill Avenue	942	1,106	164	85.2%
21	P.S. 133 - K P.S. 133 William A. Butler - K	610 Baltic Street	751	754	3	99.6%
22a	P.S. 282 - K	180 6th Avenue	537	570	33	94.2%
CSD 13, Subdistrict 1 Total			**2,230**	**2,430**	**200**	**91.8%**

Notes:
[1] See **Figure 4-1**.
[2] Temporary Classroom Unit capacity is excluded from No-Action and With Action analysis according to the *CEQR Technical Manual.*
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2018–2019.

INTERMEDIATE SCHOOLS—CSD 15 (CHOICE DISTRICT)

Because the Project Area is located within a school district that has an intermediate school choice program, an analysis of the whole district is warranted if the proposed project has the potential for a significant adverse impact. Existing conditions are described below.[5]

[5] In accordance with guidance received from DCP, Subdistrict 1/CSD 15 is excluded from the district-wide analysis because more than half of the subdistrict is located within CSD 20, and subsequently includes SCA enrollment projections for the subdistrict in CSD 20. Therefore, including Subdistrict 1/CSD 15 would not accurately reflect enrollment in CSD 15.

As shown in **Figure 4-1** and **Table 4-3**, nine intermediate schools serve CSD 15. Intermediate schools in CSD 15 have a total enrollment of 4,991 and are currently operating at 101.7 percent utilization with a deficit of 85 seats. Three intermediate schools serve Subdistrict 1/CSD 13 with a total enrollment of 477. Intermediate schools in Subdistrict 1/CSD 13 are currently operating at 71.8 percent utilization with a surplus of 187 seats.

Table 4-3
Study Area Intermediate Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
CSD 15, Subdistricts 2 and 3						
23	I.S. 51 – K	350 5th Avenue	1,135	961	-174	118.1%
24	I.S. 88 – K	544 7th Avenue	1,447	1,315	-132	110.0%
25	I.S. 442 - K Educational Campus at 500 19th Street – K	500 19th Street	302	288	-14	104.9%
18b	I.S. 443 - K P.S. 295 – K	330 18th Street	580	496	-84	116.9%
26a	Park Slope Collegiate - K John Jay Educational Campus – K	237 7th Avenue	250	236	-14	105.8%
28a	I.S. 447 - K Bklyn H.S. of the Arts (OL S J HL) – K	345 Dean Street	545	657	112	83.0%
28b	I.S. 447 - K Bklyn H.S. of the Arts AX (S J HL) – K	500 Pacific Street	0	165	165	0.0%
6b	I.S. 448 - K / J.H.S. 142 – K	610 Henry Street	295	329	34	89.6%
27a	The Boerum Hill School for International Studies – K	284 Baltic Street	437	459	22	95.3%
CSD 15, Subdistricts 2 and 3 Total			**4,991**	**4,906**	**-85**	**101.7%**
CSD 13, Subdistrict 1						
29	I.S. 266 – K/P.S. 77 Annex	62 Park Place	160	247	87	64.8%
30	I.S. 340-K	227 Sterling Place	204	297	93	68.7%
22b	P.S. 282	180 6th Avenue	113	120	7	94.2%
CSD 13, Subdistrict 1 Total			**477**	**664**	**187**	**71.8%**

Note: [1] See **Figure 4-1**.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2018–2019.

HIGH SCHOOLS

Throughout Brooklyn, total high school enrollment for the 2018–2019 school year was approximately 80,798 students with an overall utilization of 85.8 percent and a surplus of 13,379 seats. For informational purposes, as shown in **Figure 4-1** and **Table 4-4**, there are six high schools located in Subdistrict 3/CSD 15, six high schools in Subdistrict 2/CSD 15, and zero high schools in Subdistrict 1/CSD 13.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the No Action condition, public school utilization and capacity would be affected by changes in enrollment (due primarily to changes in population) as well as changes in capacity. The latest SCA enrollment projections project elementary, intermediate, and high school enrollment through 2028. These enrollment projections form the baseline projected enrollment in the No Action condition, shown in **Table 4-5** in the column titled "Projected Enrollment." The students introduced by other No Action projects are added to this baseline projected enrollment using the SCA No Action student numbers for each subdistrict (derived from SCA's "Projected New Housing Starts") and is shown in the column titled "Students Introduced by Residential Projects in the No Action condition" in **Table 4-5**.

Table 4-4
Study Area High Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
CSD 15, Subdistrict 3						
31	Brooklyn Frontiers HS/ Pacific Alt HS	112 Schermerhorn Street	184	242	58	76.0%
28c	Brooklyn HS of the Arts - K	345 Dean Street	939	1,173	234	80.1%
32	Cobble Hill School of American Studies	347 Baltic Street	582	844	262	69.0%
6a/6b	I.S. 448 - K/J.H.S. 142 - K	610 Henry Street	389	434	45	89.6%
33	South Brooklyn Community HS - K	173 Conover	181	235	54	77.0%
27b	Digital Arts and Cinema Technology High School - K J.H.S. 293 - K	284 Baltic Street	246	303	57	81.2%
CSD 15, Subdistrict 3 Total			**2,521**	**3,231**	**710**	**78.0%**
CSD 15, Subdistrict 2						
26b	Park Slope Collegiate	237 7th Avenue	440	416	-24	105.8%
34	Sunset Park HS	153 35th Street	1,216	1,246	30	97.6%
26c	Secondary School for Law	237 7th Avenue	436	607	171	71.8%
26d	Millenium Brooklyn High School	237 7th Avenue	675	770	95	87.7%
CSD 15, Subdistrict 2 Total			**2,767**	**3,339**	**272**	**82.9%**
BOROUGH WIDE TOTAL			**80,798**	**94,177**	**13,379**	**85.8%**

Note: [1] See **Figure 4-1**.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2018–2019.

Table 4-5
Projected Estimated Number of New Students Introduced by Development in the No Action Condition

Study Area	Projected Enrollment[1]	Students Introduced by Residential Projects in the No Action Condition[2]	No Action RWCDS Enrollment	Total Future Enrollment	Capacity[3]	Available Seats	Utilization
Elementary Schools							
Subdistrict 3/CSD 15	4,610	675	28	5,313	6,118	805	86.8%
Subdistrict 2/CSD 15	5,150	179	44	5,373	5,309	-64	101.2%
Subdistrict 1/CSD 13	1,878	29	22	1,929	2,430	501	79.4%
Intermediate Schools							
Subdistricts 2 and 3/CSD 15	4,005	151	16	4,172	5,552	1,380	75.1%
Subdistrict 1/CSD 13	202	11	5	218	1,476	1,258	14.8%
High Schools							
Brooklyn	69,932	3,129	41	73,102	94,177	21,075	77.6%

Notes:
[1] Elementary and intermediate school enrollment in the Subdistrict study area in the 2028-2029 school year—the latest projection year available—was calculated using Enrollment Projections 2019-2028 New York City Public Schools by the Statistical Forecasting, LLC, and guidance from DCP.
[2] Students introduced by residential projects for the borough were based on Housing Starts Projections issued by SCA and modified to remove housing units expected to be generated by the proposed actions.
[3] Capacity includes SCA Schools Under Construction with more than 80% funding guaranteed, and the build year is before 2035.

Sources:
CEQR APP, accessed August 2019, DOE 2020–2024 Proposed Five-Year Capital Plan, DOE Panel of Educational Policy School Utilization Reports 2010–2019. DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2018–2019.

The analysis incorporates the following SCA schools under construction that have been 80 percent or more funded and have an estimated completion date prior to 2035:

- New P.S./H.S. at Schermerhorn Street (80 Flatbush Avenue);
- New I.S. at 21-31 at 35 Delevan Street;
- P.S. 32 enlargement;
- New P.S. at 836-841 5th Avenue; and
- I.S. 653.[6]

In addition, there are multiple DOE approvals for Subdistrict 3/CSD 15, Subdistrict 2/CSD 15, and Subdistrict 1/CSD 13; however, none are anticipated to meaningfully change capacity in the area.

ELEMENTARY SCHOOLS

As shown in **Table 4-5**, in the No Action condition elementary schools in Subdistrict 3/CSD 15 and Subdistrict 1/CSD 13 will operate below capacity at 86.8 percent utilization and 79.4 percent utilization, respectively. Subdistrict 2/CSD 15 will operate above capacity at 101.2 percent utilization. In the No Action condition, elementary schools in Subdistrict 3/CSD 15 and Subdistrict 1/CSD 13 will have a surplus of 805 seats and 501 seats, respectively. Subdistrict 2/CSD 15 will have a deficit of 64 seats.

INTERMEDIATE SCHOOLS

As shown in **Table 4-5**, intermediate schools in CSD 15 will operate under capacity at 75.1 percent utilization. Subdistrict 1/CSD 13 will operate under capacity at 14.8 percent utilization. In the No Action condition, intermediate schools in CSD 15 will have a surplus of 1,380 seats. In the No Action condition, Subdistrict 1/CSD 13 will have a surplus of 1,258 seats.

HIGH SCHOOLS

As shown in **Table 4-5**, in the No Action condition, high schools in Brooklyn will operate with a surplus of 21,075 seats (77.6 percent utilization).

THE FUTURE WITH THE PROPOSED ACTIONS

The Proposed Actions would result in an increment of approximately 8,300 DUs over the No Action condition. Based on the *CEQR Technical Manual* student generation rates, the Proposed Actions would generate up to approximately 1,329 elementary students, 288 intermediate students, and 415 high school students. As shown in **Table 4-6**, 7,387 units are located in Subdistrict 3/CSD 15, approximately 119 units are located in Subdistrict 2/CSD 15, and approximately 986 units are located in Subdistrict 1/CSD 13. Therefore, approximately 1,289 elementary students, 278 intermediate students, and 369 high school students would be introduced in Subdistrict 3/CSD 15; approximately 21 elementary students, 4 intermediate students, and 6 high school students would be introduced in Subdistrict 2/CSD 15; and approximately 51 elementary, 12 intermediate students, and 49 high school students would be introduced in Subdistrict 1/CSD 13.

[6] The EIS will continue to be updated with information from DOE, SCA, and DCP with regards to any proposed school capacity and utilization changes as it becomes available.

Table 4-6
Projected Estimated Number of New Students Introduced by Development in the With Action Condition

Study Area	Proposed Incremental Housing Units	Students Introduced by the Proposed Action		
		Elementary	Intermediate	High School
Subdistrict 3/CSD 15	7,387	1,289	278	369
Subdistrict 2/CSD 15	119	21	4	6
Subdistrict 1/CSD 13	986	51	12	49

Sources: 2019 Projected Public School Ratio (Housing Multipliers) Table, New York City School Construction Authority.

ELEMENTARY SCHOOLS

In the With Action condition, Block 471, Lot 1 (Gowanus Green Development) is projected to include a potential new 500-seat elementary school. Elementary school enrollment in Subdistrict 3/CSD 15 would increase by 1,289 students to 6,602 (99.8 percent utilization) with an estimated surplus of 16 seats (see **Table 4-7**), which includes the seats from the potential new school. In Subdistrict 2/CSD 15, elementary school enrollment would increase by 21 students to 5,394 (101.6 percent utilization) with a deficit of 85 seats. Elementary school enrollment in Subdistrict 1/CSD 13 would increase by 51 students to 1,980 (81.5 percent utilization) with a surplus of 450 seats.

Table 4-7
Estimated Public School Enrollment, Capacity, and Utilization: With Action Condition

Study Area	No Action Enrollment	Students Introduced by the Proposed Actions	Total With Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No Action
Elementary Schools							
Subdistrict 3/CSD 15	5,313	1,289	6,602	6,573	16	99.8%	12.92%
Subdistrict 2/CSD 15	5,373	21	5,394	5,309	-85	101.6%	0.40%
Subdistrict 1/CSD 13	1,929	51	1,980	2,430	450	81.5%	2.10%
Intermediate Schools							
Subdistricts 2 and 3/CSD 15	4,172	282	4,454	5,553	1,098	80.2%	5.08%
Subdistrict 1/CSD 13	218	12	230	1,476	1,246	15.6%	0.81%
High Schools							
Brooklyn	73,102	424	73,526	94,177	20,651	78.1%	0.45%

Sources: DOE Enrollment Projections 2019–2028 by Statistical Forecasting, LLC; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization*, 2018–2019.

As noted above, a significant adverse impact may occur if a proposed project would result in both of the following conditions: (1) a utilization rate that is equal to or greater than 100 percent in the With Action condition; and (2) an increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action conditions.

For Subdistrict 3/CSD 15, elementary school utilization would exceed 100 percent (107.9 percent) and would result in an increase above 5 percentage points (21.1 percent) over the No Action condition if there were no increase in the number of available seats. However, as described in Chapter 1, "Project Description," in the future with the Proposed Actions, Projected Development Site 47 is anticipated to include a 500-seat elementary school. The additional capacity that such a school would provide would bring the overall utilization rate down to 99.8 percent and result in a

12.9 percent change in utilization compared to the No Action condition. Therefore, for Subdistrict 3/CSD 15, elementary school utilization would not exceed 100 percent even though it would result in an increase above 5 percentage points (12.9 percent) over the No Action condition.

Elementary school utilization in Subdistrict 2/CSD 15 would exceed 100 percent (101.6 percent) but would not result in an increase of 5 percentage points or more in the collective utilization rate over the No Action condition (0.40 percent). For Subdistrict 1/CSD 13, elementary school utilization would increase by less than 5 percentage points (2.02 percent) over the No Action condition and elementary utilization would remain below 100 percent.

Therefore, the Proposed Actions would not result in a significant adverse impact to elementary schools with the inclusion of the anticipated school on Projected Development Site 47.

INTERMEDIATE SCHOOLS

In the With Action condition, intermediate school enrollment in CSD 15 would increase by 282 students to 4,454 (80.2 percent utilization) with a surplus of 1,098 seats (see **Table 4-7**). In Subdistrict 1/CSD 13, intermediate school enrollment would increase by 12 students to 230 (15.6 percent utilization) with a surplus of 1,246 seats.

For CSD 15, intermediate schools enrollment would not exceed 100 percent with the Proposed Actions, but the utilization would result in an increase of more than 5 percentage points (5.08 percent). For Subdistrict 1, CSD 13, the utilization would remain below 100 percent with a surplus of 1,246 seats, and would not result in an increase of 5 percentage points (0.81 percent) in the collective utilization rate between the No Action and With Action conditions. Therefore, the Proposed Actions would not result in a significant adverse impact to intermediate schools in CSD 15 or CSD 13/Subdistrict 1.

HIGH SCHOOLS

In the With Action condition, the total high school enrollment in Brooklyn would increase by 424 students to 73,526 (78.1 percent utilization), resulting in a surplus of 20,651 seats. The new high school students introduced by the Proposed Actions would increase utilization in the borough by 0.45 percentage points, less than 1 percent over the No Action condition.

As described above, under "Existing Conditions," DOE does not require high school students to attend a specific high school in their neighborhood; instead, they may attend any high school in the City depending on seating availability and admissions criteria. Utilization in Brooklyn would remain under 100 percent. Further, the increase in the study area high school utilization rate would be 0.45 percent, substantially lower than the 5 percentage point increase in utilization that, according to the *CEQR Technical Manual*, could be considered a significant adverse impact. Therefore, the Proposed Actions would not result in significant adverse impacts on high schools.

D. POTENTIAL INDIRECT EFFECTS ON PUBLIC LIBRARIES

METHODOLOGY

According to the *CEQR Technical Manual*, a libraries analysis should focus on branch libraries and not on the major research or specialty libraries that may fall within the study area. Service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than three-quarters of a mile (the library's catchment area).

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-mile radius around the Project Area.

To determine the existing population of each library's catchment area, 2013–2017 American Community Survey 5-Year Estimates data were assembled for all census tracts that fall primarily within ¾-mile of each library (see **Figure 4-2**). The catchment area population in the No Action condition was estimated by multiplying the number of new residential units in projects located within the ¾-mile catchment area that are expected to be complete by 2035 by an average household size of 2.19 persons (the average household size for Brooklyn Community District 6 according to 2010 U.S. Census data). The catchment area population in the With Action condition was estimated by adding the anticipated population that would result from the Proposed Actions.

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

EXISTING CONDITIONS

The Project Area is served by the BPL system, which includes 59 locations, and houses approximately 4 million physical items and 700,000 digital materials.

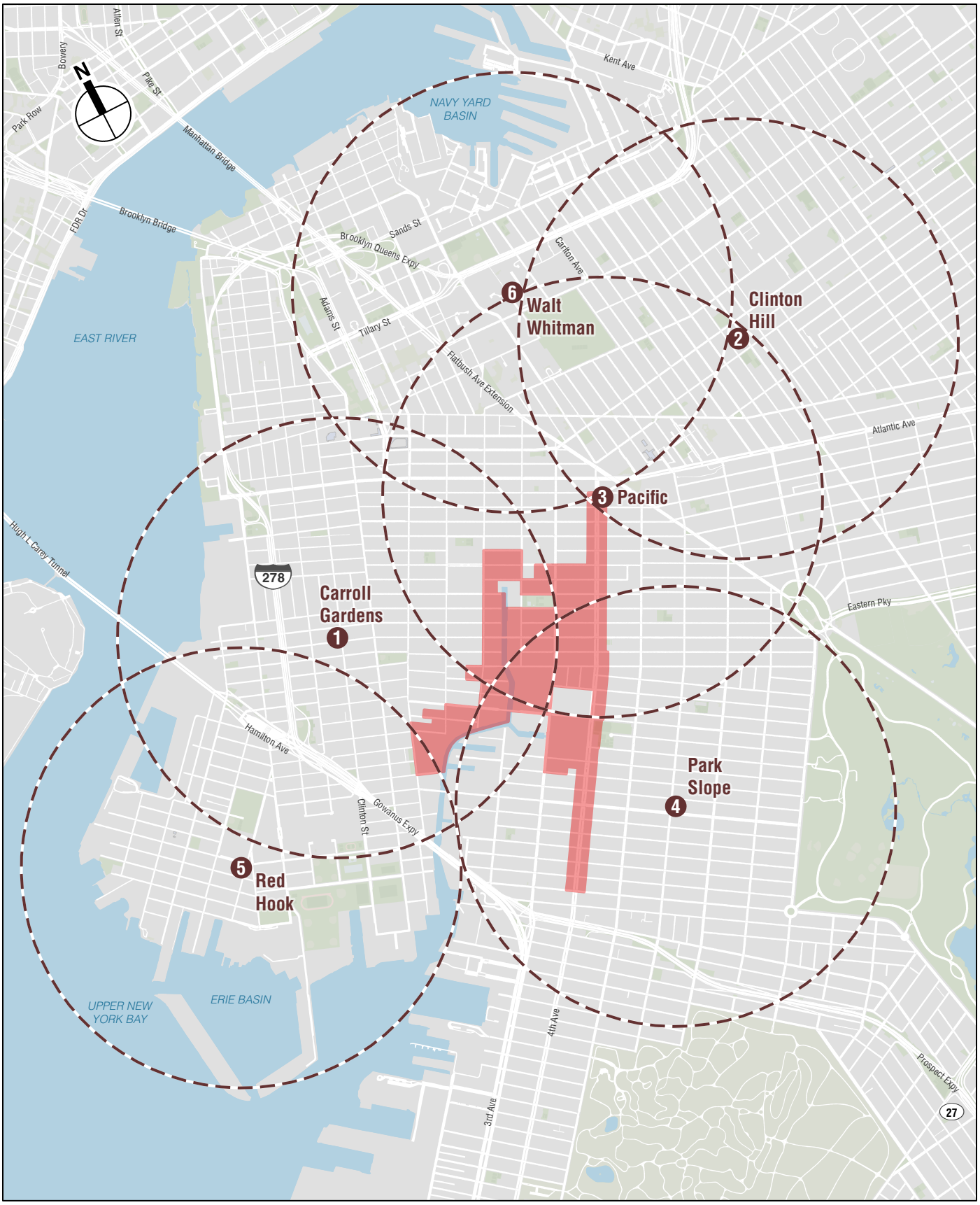
Six BPL neighborhood libraries are located within three-quarters of a mile of the Project Area. **Table 4-8** provides the total catchment area population served by each library. It should be noted that residents can go to any BPL branch and order books from any of the other library branches. Each public library serving the study area is described in more detail below.

Table 4-8
Public Libraries Serving the Study Area

Map No.[1]	Library Name	Address	Holdings[2]	Catchment Area Population[3]	Holdings per Resident
1	Carroll Gardens	396 Clinton Street	34,800	92,293	0.38
2	Clinton Hill	380 Washington Avenue	39,428	123,347	0.32
3	Pacific	25 4th Avenue	33,648	143,063	0.24
4	Park Slope	431 6th Avenue	37,430	96,117	0.39
5	Red Hook	7 Wolcott Street	26,072	30,336	0.86
6	Walt Whitman	93 St. Edwards Street	26,093	96,932	0.27

Notes:
[1] See **Figure 4-2**.
[2] Holdings include books, CD-ROMS, DVDs, and videotapes.
[3] 2013–2017 American Community Survey 5-Year Estimates data were assembled for all census tracts that fall primarily within ¾-mile of each library.
Sources:
Brooklyn Public Library (BPL) (2013); 2013–2017 American Community Survey 5-Year Estimates; NYC Department of City Planning Selected Facilities and Program Sites.

The Carroll Gardens Branch is located at 396 Clinton Street on the corner of Union and Clinton Streets, and has served the neighborhood for over 100 years. The library has computers for public use, wireless internet access, meeting rooms, is ADA-accessible, and has an off-hours book drop. The library serves a catchment area population of 92,293 with approximately 34,800 holdings, and therefore has the ratio of 0.38 holdings per resident.



Public Libraries Serving the Study Area

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Figure 4-2

The Clinton Hill Branch is located at 380 Washington Avenue between Lafayette and Greene Avenues and has served the neighborhood since 1973. Planters were recently installed to offer garden programs. The library has computers, wireless internet access, meeting rooms, ADA accessibility, and an off-hours book drop. Children's programs include Babies & Books and Toddler Time. The library serves a catchment area population of 123,347 with approximately 39,428 holdings, and therefore has the ratio of 0.32 holdings per resident.

The Pacific Branch is located at 25 4th Avenue between Pacific and Dean Streets and has served the neighborhood since 1904. After two fires, the library was closed for renovations in 1973 and reopened to the public in 1975. The library features computers, wireless internet access, partial ADA accessibility, and meeting rooms. The library serves a catchment area population of 143,063 with approximately 33,648 holdings, and therefore has the ratio of 0.24 holdings per resident.

The Park Slope Branch is located at 431 6th Avenue between 8th and 9th Streets and has served the neighborhood at its current location since 1906. The library was landmarked in the fall of 1998 and closed for renovations between 2009 and 2012. The inside of the building has stained-glass archways; freestanding columns; a vaulted, stained-glass ceiling; and a pair of tile fireplaces. The branch features computers, wireless internet access, ADA accessibility, and meeting rooms. The library serves a catchment area population of 96,117 with approximately 37,430 holdings, and therefore has a ratio of 0.39 holdings per resident.

The Red Hook Branch is located on 7 Wolcott Street on the corner of Wolcott and Dwight Streets and has served the neighborhood at its present location since 1915. The original building was forced to close in August 1946 after incurring severe damage from a fire and was demolished soon after. The branch operated out of several locations until 1975, when the current 7,500-sf building opened. The library features computers, wireless access, ADA accessibility, and meeting rooms. It serves a catchment area population of 30,336 with approximately 26,072 holdings, and therefore has a ratio of 0.86 holdings per resident.

The Walt Whitman Branch is located on the corner of Saint Edwards Street and Auburn Place and has served the neighborhood at its present location since 1908. The library was renovated under BPL's Adopt-a-Branch Program in 2004. The library features computers, wireless internet access, ADA accessibility, and meeting rooms. It serves a catchment area population of 96,932 with approximately 26,093 holdings, and therefore has a ratio of 0.27 holdings per resident.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the No Action condition, the existing libraries will continue to serve the Project Area. No changes to the holdings of the facilities are expected for the purpose of this analysis. In addition to the No Action development anticipated on the projected development sites, the catchment area population of each library will increase as a result of new development projects completed by 2035. In instances where the developments are located within more than one library catchment area, the residents were assigned to the most proximate library, since residents are more likely to utilize a library that is closer in proximity (see **Table 4-9**).

Table 4-9
Catchment Area Population: No Action Condition

Map No.[1]	Library Name	Existing Catchment Area Population[2]	New Residents[3]	New Catchment Area Population	Holdings per Resident
1	Carroll Gardens	92,293	1,260	93,553	0.37
2	Clinton Hill	123,347	23,707	147,054	0.27
3	Pacific	143,063	23,459	166,522	0.20
4	Park Slope	96,117	11,001	107,118	0.35
5	Red Hook	30,336	173	30,509	0.85
6	Walt Whitman	96,932	15,915	112,847	0.23

Notes:
[1] See **Figure 4-2.**
[2] 2013–2017 American Community Survey 5-Year Estimates data were assembled for all census tracts that fall primarily within ¾-mile of each library.
[3] Based on an average household size of 2.19 persons (the average household size for Brooklyn Community District 6 according to 2010 U.S. Census data). Developments located within more than one library catchment area have been assigned to the most proximate library.
Sources: BPL (2014); 2013–2017 American Community Survey 5-Year Estimates; NYC Department of City Planning Selected Facilities and Program Sites; AKRF, Inc.

In the No Action condition, approximately 1,260 new residents will be added to the Carroll Gardens Branch catchment area, increasing its population to 93,553, and the holdings-per-resident ratio will decrease to 0.37. Approximately 23,700 new residents will be added to the Clinton Hill Branch catchment area, increasing its population to 147,054, and the holdings-per-resident ratio will decrease to 0.27. Approximately 23,459 new residents will be added to the Pacific Branch catchment area, increasing its population to 166,522, and decreasing the holdings-per-resident ratio to 0.20. Approximately 11,000 new residents will be added to the Park Slope Branch catchment area, increasing its population to 107,118, and decreasing the holdings-per-resident ratio to 0.35. Approximately 173 new residents will be added to the Red Hook Branch catchment area, increasing its population to 30,509 and decreasing the holdings-per-resident ratio to 0.85. Approximately 15,915 new residents will be added to the Walt Whitman Branch catchment area, increasing its population to 112,847, while the holdings-per-resident ratio will decrease to 0.23.

THE FUTURE WITH THE PROPOSED ACTIONS

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

As noted above, the Proposed Actions would result in an increment of approximately 8,495 DUs over the No Action Condition. Using an average household size of 2.19 persons (the average household size for Brooklyn Community District 6 according to 2010 U.S. Census data), the Proposed Actions would result in an increment of approximately 18,604 residents over the No Action condition.

Some projected development sites are located within more than one library catchment area, residents have been assigned to all catchment areas within three-quarters of a mile. Therefore, approximately 15,316 residents would be introduced in the Carroll Gardens Street Branch library catchment area, approximately 13,037 residents would be introduced to the Pacific Branch library catchment area, approximately 8,246 residents would be introduced to the Park Slope Branch library catchment area, and approximately 3,898 residents would be introduced to the Red Hook Branch library catchment area (see **Table 4-10**). No residents have been assigned to the Clinton

Hill or Walt Whitman branches because no projected development sites are located within those library catchment areas.

With this additional population, the Carroll Gardens Branch library would serve 108,869 residents (an increase of approximately 16.37 percent). The holdings per resident ratio for the Carroll Gardens Branch library would decrease from 0.37 to 0.32 with the Proposed Actions.

As shown in **Table 4-10**, with an additional population of 13,037 residents, the Pacific Branch library would serve 179,559 residents (an approximate 7.83 percent increase). The holdings per resident ratio for the Pacific Branch library would decrease from 0.20 to 0.19 with the Proposed Actions.

Table 4-10
Catchment Area Population: With Action Condition

Map No.1	Library Name	Catchment Area Population—No Action Condition	Projected Development Sites Assigned to Catchment Area[1]	Population Increase due to the Proposed Actions[2]	Catchment Area Population with the Proposed Actions	Population Increase	Holdings per Resident
1	Carroll Gardens	93,553	58a, 4a-c, 6a-c, 5a-d, 7aa-ac, 57aa-ab, 8a, 11a, 12a, 12ba-bb, 12c-e, 13a-e, 15a-d, 18a-b, 20aa-ab, 19aa-ab, 19b-c, 22a-d, 53a, 23a, 24aa-ab, 24b, 25a, 28a-f, 29a, 30a, 30ba-bb, 55a-c, 56a, 34a, 33a, 36a, 37a-b, 40a-b, 62a-b, 61a, 42a-i, 43a-b, 44a, 46a, 45a-b, 47a-b, 59a, 48a, 41a, 41ba-bb, 41c, 3a-b	15,316	108,869	16.37%	0.32
2	Clinton Hill	147,054	0	0	147,054	0.00%	0.27
3	Pacific	166,522	1a-1e, 58a, 4a-4c, 5a-5d, 7aa-ac, 57aa-ab, 8a, 6a-b, 9a-b, 10a-b, 60a, 11a, 12a, 12ba-bb, 12c-e, 13a-e, 14a-c, 15a-d, 16,a, 52a-b, 18a-b, 20aa-ab, 19aa-ab, 19b-c, 21a-c, 54a, 22a-d, 53a, 23a, 24aa-ab, 24b, 25a, 25ba-bb, 26a, 27a, 28a-g, 29a, 30a, 30ba-bb, 55a-55c, 32a-b, 31a-c, 56a, 34a, 33a, 35a, 36a, 37a-b, 38aa-ab, 38b-c, 2a-2j, 17a-i, 39aa-ab, 41a, 41-ba-bb, 41c, 3a-b, 63a-c	13,037	179,556	7.83%	0.19
4	Park Slope	107,118	52b, 21a, 54a, 24aa-ab, 24b, 25a, 25ba-bb, 26a, 27a, 29a, 30a, 30ba-bb, 55a-c, 32a-b, 31a-c, 34a, 33a, 35a, 37a, 37b, 38aa-ab, 38b-c, 40a-b, 42d, 43a-b, 44a, 59a, 17g, 39aa-ab, 41a, 41ba-bb, 41c, 49a, 50a-c, 51a, 17a-f, 17h-i, 63a-c	8,246	115,364	7.70%	0.32
5	Red Hook	30,509	47a, 48a	3,898	34,407	12.78%	0.76
6	Walt Whitman	112,847	0	0	112,847	0.00%	0.23

Notes:
[1] Projected development sites located within more than one library catchment area have been assigned to the most proximate library.
[2] Based on an average household size of 2.19 persons (the average household size for Brooklyn Community District 6 according to 2010 U.S. Census data).
Sources: BPL (2014); 2013–2017 American Community Survey 5-Year Estimates; AKRF, Inc.

The Park Slope Branch library would serve 115,364 residents with the additional population (an approximate 7.70 percent increase). The holdings per resident ratio for the Park Slope Branch library would decrease from 0.35 to at 0.32 with the Proposed Actions.

The Red Hook Branch library would serve 34,407 residents with the additional population (an approximate 12.78 percent increase). The holdings per resident ratio for the Red Hook Branch library would decrease from 0.85 to 0.76 with the Proposed Actions.

For each of these libraries, the catchment area population increases attributable to the population generated by the Proposed Actions are above the 5 percent threshold, which may represent a noticeable change in delivery of library services and could be considered a significant adverse impact on library services according to the *CEQR Technical Manual*. However, many of the residents in the catchment areas for each of the affected libraries also reside in the catchment areas for other nearby libraries and would also be served by these libraries. This includes the Clinton Hill and Walt Whitman Branches for which no population increases were projected as a result of the Proposed Actions. Additionally, residents in the study area would have access to the entire BPL system through the interlibrary loan system and could have volumes delivered directly to their nearest library branch. Residents would also have access to libraries near their place of work. Furthermore, it is anticipated the trend toward increased electronic research, the SimplyE mobile application, and the interlibrary loan system would make space for increased patron capacity and programs to serve population growth. Therefore, the Proposed Actions would not be expected to result in a noticeable change in the delivery of library services and there would be no significant adverse impacts to public libraries as a result of the Proposed Actions.

E. POTENTIAL INDIRECT EFFECTS ON EARLY CHILDHOOD PROGRAMS

METHODOLOGY

Publicly financed early childhood programs are under the auspices of the New York City Department of Education's (DOE) Early Childhood Education Services division. Early childhood programs comprise EarlyLearn NYC (Child Care and Head Start programs), 3-K, and Pre-K for All. While 3-K and Pre-K programs are free for all three- and four-year-old children in New York City, there are eligibility requirements for children to enroll in EarlyLearn Child Care and Early Head Start programs. Publicly financed early childhood programs are available for income-eligible children up to the age of 13. In order for a family to receive subsidized early childhood programs, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. In general, children in families that have incomes at or below 200 percent of the Federal Poverty Level (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent FPL. The New York City Administration for Children's Services (ACS) has also noted that 60 percent of the population utilizing subsidized early childhood programs are in receipt of cash assistance and have incomes below 100 percent FPL. The family must also have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. Head Start is a federally funded child care program that provides children with half-day or full-day early childhood education; program eligibility is limited to families with incomes 130 percent or less of FPL.

As described in the *CEQR Technical Manual*, the City's affordable housing market is pegged to the Area Median Income (AMI) rather than FPL. Lower-income units must be affordable to households at or below 80 percent AMI. Since family incomes at or below 200 percent FPL fall under 80 percent AMI, for the purposes of CEQR analysis, the number of housing units expected

to be subsidized and targeted for incomes of 80 percent AMI or below should be used as a proxy for eligibility for publicly funded early childhood programs.

Children in publicly financed child care are served through enrollment in contracted EarlyLearn NYC programs or by vouchers for private and nonprofit organizations that operate child care programs throughout the City. Additionally, registered or licensed providers can offer family-based child care in their homes. Informal child care can be provided by a relative or neighbor for no more than two children. Children between the ages of six weeks and 13 years can be cared for either in group child care centers licensed by the Department of Health or in the homes of registered child care providers. DOE also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

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

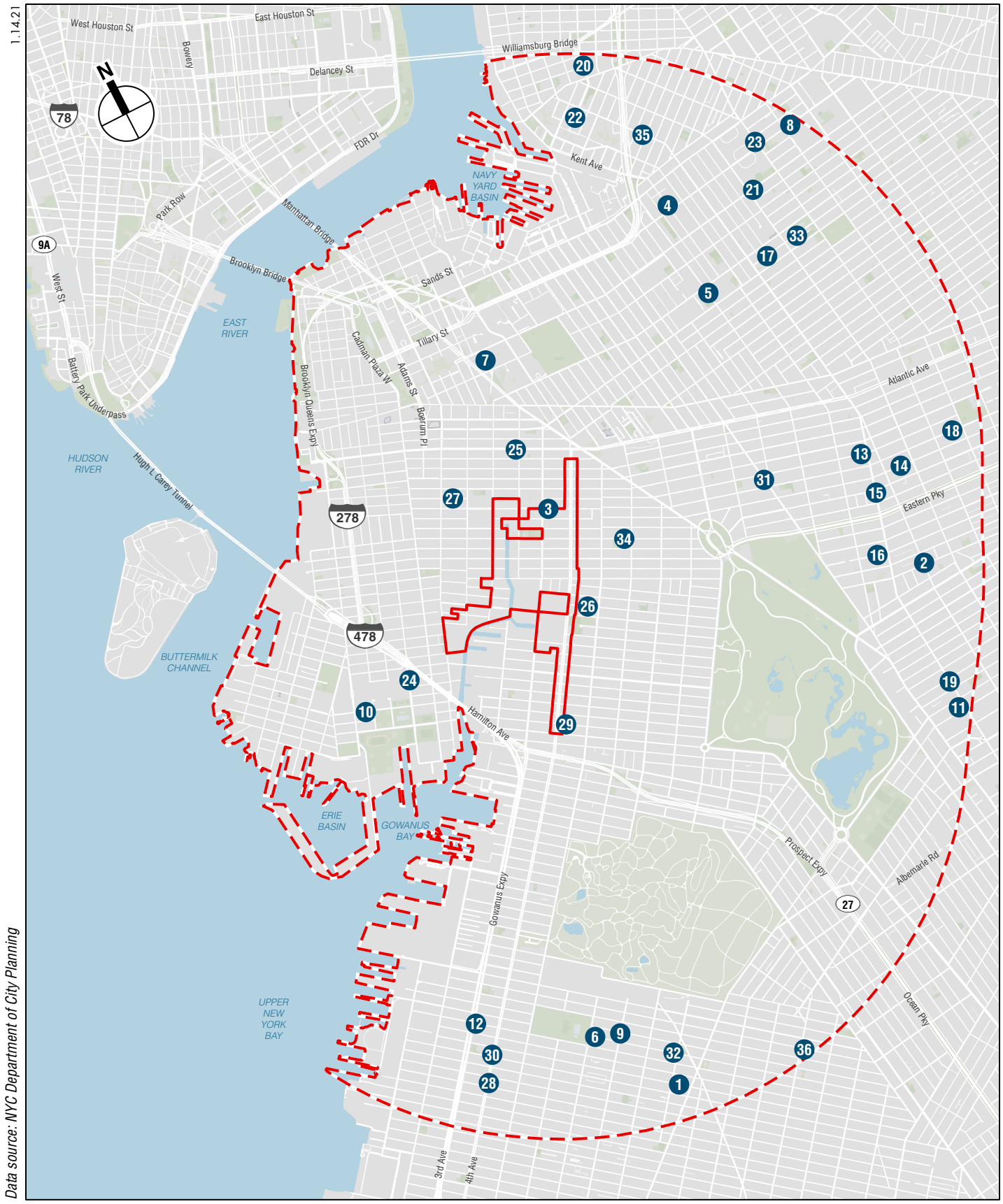
Because there are no locational requirements for enrollment in child care centers, and some parents or guardians choose a child care center close to their employment rather than their residence, the service areas of these facilities can be quite large and are not subject to strict delineation in order to identify a study area. According to the current methodology for child care analyses in the *CEQR Technical Manual*, in general the locations of publicly funded group child care centers within 1½ miles of a project site should be shown, reflecting the fact that the centers closest to a given site are more likely to be subject to increased demand. However, the size of the study area in transit-rich areas may be somewhat larger than 1½ miles. Therefore, since much of the Project Area is a transit-rich area (containing several subway stations and portions of Downtown Brooklyn), the locations of publicly funded group child care centers within two miles of the Project Area have been shown. Current enrollment data for the child care centers closest to the Project Area were gathered from DOE enrollment data.

The child care enrollment in the No Action condition was estimated by multiplying the number of new affordable housing units expected in the study area by the CEQR multipliers for estimating the number of children under age six eligible for publicly funded early childhood programs. For Brooklyn, the multiplier estimates 0.178 public child care-eligible children under age six per affordable housing unit.

The child care-eligible population introduced by the Proposed Actions was also estimated using the *CEQR Technical Manual* child care multipliers. The population of public child care-eligible children under age six was then added to the child care enrollment calculated in the No Action condition. According to the *CEQR Technical Manual*, if an action would result in a demand for slots greater than remaining capacity of early childhood programs, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the early childhood programs serving the respective study area, a significant adverse impact may result.

EXISTING CONDITIONS

There are 36 publicly funded early childhood programs within the study area (see **Figure 4-3**). The group child care and Head Start facilities have a total capacity of 2,459 slots and have 256



Publicly Funded Early Childhood Programs

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Figure 4-3

available slots (90 percent utilization). **Table 4-11** shows the current capacity and enrollment for these facilities. Family-based early childhood programs and informal care arrangements provide additional slots in the study area, but these slots are not included in the quantitative analysis.

Table 4-11
Publicly Funded Early Childhood Programs Serving the Study Area

Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
1	ACTION NURSERY	1019 46TH STREET	30	30	0	100%
2	ALL MY CHILDREN DAYCARE 11	317 ROGERS AVENUE	79	80	1	99%
3	ALONZO A. DAUGHTRY MEMORIAL DC	565 BALTIC STREET	31	34	3	91%
4	BABOVE 32	799 KENT AVENUE	104	112	8	93%
5	BILLY MARTIN CHD DEV CTR	333 CLASSON AVENUE	43	49	6	88%
6	BCA DAY CARE CENTER	713 43RD STREET	102	108	6	94%
7	BBCS DUFFIELD CHLDRNS CTR	101 FLEET PLACE	47	49	2	96%
8	TOMPKINS CHILDRENS CENTER	730 PARK AVENUE	80	82	2	98%
9	BCA BAY RIDGE DCC	4202 8TH AVENUE	71	84	13	85%
10	BUMBLE BEES R US 2	76 LORRAINE STREET	33	33	0	100%
11	PARKSIDE ECDC	525 PARKSIDE AVENUE	24	24	0	100%
12	BAY RIDGE CHLD CARE CENTER	314-322 44TH. STREET	29	30	1	97%
13	FRIENDS OF CROWN HEIGHTS 2	671-675 PROSPECT PLACE	129	142	13	91%
14	FRIENDS OF CROWN HEIGHTS 9	813 STERLING PLACE	144	165	21	87%
15	FRIENDS OF CROWN HEIGHTS 10	1491 BEDFORD AVENUE	65	77	12	84%
16	FRIENDS OF CROWN HEIGHTS 11	995 CARROLL STREET	71	77	6	92%
17	FRIENDS OF CROWN HEIGHTS 20	34-52 KOSCIUSKO STREET	144	175	31	82%
18	PARK PLACE DAY CARE CTR	963 PARK PLACE	72	80	8	90%
19	HAWTHORNE CORNERS DCC	1950 BEDFORD AVENUE	49	49	0	100%
20	LIFE - JOHN WILLIAMS	321 ROEBLING STREET	77	88	11	88%
21	OUR CHDRN THE LDRS OF TOMRW 1	756 MYRTLE AVENUE	47	50	3	94%
22	WILLIAMSBURG CCC	110 TAYLOR STREET	32	45	13	71%
23	MARCY CHILDREN'S CENTER	494 MARCY AVENUE	43	49	6	88%
24	STRONG PLACE FOR HOPE CLINTON	595 CLINTON STREEY	87	100	13	87%
25	STRONG PLACE FOR HOPE ATLANTIC	460 ATLANTIC AVE	90	100	10	90%
26	STRONG PLACE FOR HOPE DCC	333 SECOND STREET	66	70	4	94%
27	WARREN STREET CENTER	343 WARREN STREET	55	69	14	80%
28	ST. ANDREWS COMMUNITY DCC	4917 FOURTH AVENUE	33	35	2	94%
29	SUNSET BAY COMMUNITY SER. INC	199 14TH STREET	48	55	7	87%
30	SUNSET PARK CHLDRN'S SCHL	4616 4TH AVENUE	29	29	0	100%
31	SUNNY SKIES PROSPECT	720 WASHINGTON AVENUE	17	30	13	57%
32	SUNNY SKIES PRE-SCHOOL	969 43RD STREET	58	60	2	97%
33	SALVATION ARMY BEDFORD	110 KOSCIUSKO STREET	19	32	13	59%
34	HELEN OWEN CAREY CDC	71 LINCOLN PLACE	78	85	7	92%
35	YESHIVA KEHILATH YAKOV 6	636-640 BEDFORD AVENUE	66	70	4	94%
36	YESHIVATH KEHILATH YAKOV 4	1402 40TH STREET	11	12	1	92%
Total			**2,203**	**2,459**	**256**	**90%**

Note: See **Figure 4-3**.
Source: ACS, June 2018.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

Planned or proposed development projects in the child care study area (2 miles from the Project Area), including but not limited to No Action development associated with the projected development sites, will introduce approximately 7,528 new affordable housing units. Based on the

CEQR generation rates for the projection of children eligible for publicly funded day care multipliers, this amount of development will introduce approximately 1,341 new children under the age of six who will be eligible for publicly funded child care programs.

Based on these assumptions, the number of available slots will decrease. As described above, there are currently 256 available slots, and utilization is at 90 percent. As shown in **Table 4-12,** when the estimated 1,303 children under age six introduced by planned development projects are added to this total, early childhood programs in the study area will operate with a deficit of 1,085 slots (142.12 percent utilization) by the 2035 analysis year.

Table 4-12
Estimated Public Early Childhood Programs Enrollment, Capacity, and Utilization

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
No Action Condition	3,544	2,459	-1,085	144.1%	N/A
With Action Condition	4,159	2,459	-1,700	169.1%	25%

Note: Affordable units reflect units between extremely low income to moderate income (80 percent AMI or below). If income rate was not able to be determined, all units were considered affordable.
Sources: ACS June 2018; AKRF, Inc.

THE FUTURE WITH THE PROPOSED ACTIONS

The Proposed Actions are estimated to introduce an increment of up to approximately 3,457 affordable housing units. In order to ensure a reasonably conservative analysis, it is assumed that all of these units would meet the financial and social eligibility criteria for publicly funded child care, even though—according to the *CEQR Technical Manual*—children from households earning above 80 percent AMI would not be eligible for publicly funded early childhood programs. Based on the *CEQR Technical Manual* child care multipliers, this development would result in approximately 607 children under the age of six who would be eligible for publicly funded child care programs.

With the addition of these children, early childhood programs in the study area would operate at 169.1 percent utilization with a deficit of 1,700 slots (see **Table 4-12**). Total enrollment in the study area would increase to 4,159 children, compared with a capacity of 2,459 slots, which represents an increase in the utilization rate of approximately 25percentage points over the No Action condition.

As noted above, the *CEQR Technical Manual* guidelines indicate that a demand for slots greater than the remaining capacity of early childhood programs and an increase in demand of 5 percentage points of the study area capacity could result in a significant adverse impact. In the With Action condition, early childhood programs in the study area would operate over capacity by approximately 1,700 slots and exhibit an increase in the utilization rate of 25 percentage points as compared with the No Action condition. Therefore, the Proposed Actions would result in a significant adverse impact on early childhood programs. Possible mitigation measures are discussed in Chapter 21, "Mitigation."

Several factors may reduce the number of children in need of publicly funded child care slots in ACS-contracted early childhood programs. Families in the study area could make use of alternatives to publicly funded early childhood programs. There are slots at homes licensed to provide family-based child care that families of eligible children could elect to use instead of public center child care. As noted above, these facilities provide additional slots in the study area

but are not included in the quantitative analysis. Parents of eligible children are also not restricted to enrolling their children in early childhood programs in a specific geographical area and could use public child care centers outside of the study area.

F. HEALTH CARE FACILITIES

METHODOLOGY

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

EXISTING CONDITIONS

HOSPITALS

As shown in **Figure 4-4** and **Table 4-13**, six hospitals are located within one mile of the Project Area.

Table 4-13
Hospitals Serving the Project Area

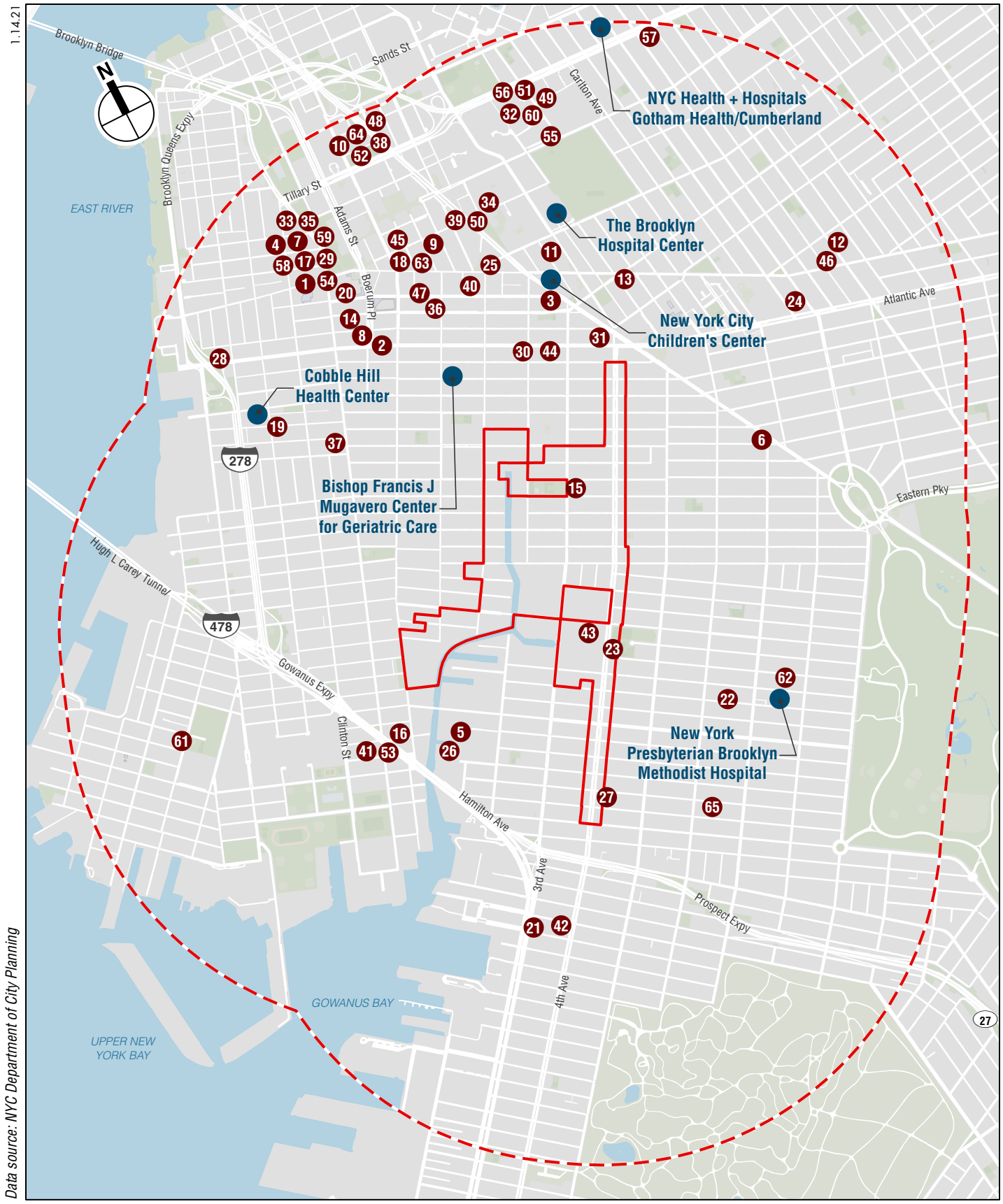
Hospital Name	Address	Outpatient Department Visits	Emergency Room Visits
NYC Health + Hospitals Gotham Health/Cumberland	100 North Portland Avenue	Unknown	N/A
The Brooklyn Hospital Center	121 Dekalb Avenue	266,388	73,221
New York Presbyterian Brooklyn Methodist Hospital	506 6th Street	Unknown	Unknown
New York City Children's Center	1819 Bergen Street	Unknown	N/A
Bishop Francis J Mugavero Center for Geriatric Care	155 Dean Street	Unknown	N/A
Cobble Hill Health Center	380 Henry Street	Unknown	N/A

Note: See **Figure 4-4**.
Sources: The Brooklyn Hospital Center, "Investing in our Progress," accessed April 2019 (https://www.tbh.org/sites/default/files/public_pdfs/TBHC-2018-Annual-Report.pdf).
NYC Health and Hospitals, "About Gotham Health/Cumberland," accessed May 2019 (https://www.nychealthandhospitals.org/cumberland/).
New York Children's Center (NYCC)-Brooklyn Campus, accessed May 2019 (https://www.omh.ny.gov/omhweb/facilities/nycc/bkpc/).
Bishop Francis J Mugavero Center for Geriatric Care, Inc., accessed May 2019 (https://www.nyconnects.ny.gov/providers/bishop-francis-j-mugavero-center-for-geriatric-care-inc-sofanya406623).

Gotham Health/Cumberland Hospital is located at 100 N Portland Avenue, approximately one mile from the Project Area. Created in 2015, Gotham Health sites address primary care needs within strategically located high-need areas.

The Brooklyn Hospital Center is located at 121 Dekalb Avenue, approximately 0.73 miles from the Project Area. The Brooklyn Hospital Center is the oldest hospital in Brooklyn and has 464 beds in service. In 2018, there were 266,388 outpatient visits and 73,221 emergency room visits.

New York Presbyterian Brooklyn Methodist Hospital is located at 506 6th Street, approximately one half-mile from the Project Area. New York Presbyterian Brooklyn Methodist Hospital is



Health Care Facilities

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Figure 4-4

affiliated with Weill Cornell Medicine medical school. The hospital has approximately 591 staffed beds.[7]

New York City Children's Center (NYCCC)-Brooklyn Campus is located at 1819 Bergen Street, approximately 0.4 miles from the Project Area. NYCCC provides various behavioral health care services to youth with serious emotional disturbances. Services provided at NYCCC-Brooklyn include a child and adolescent outpatient clinic, crisis respite, day treatment, Intensive Day Treatment, Intensive Case Management, a learning resource center, and family support services.

The Bishop Francis J Mugavero Center for Geriatric Care is located at 155 Dean Street (approximately 0.14 miles away from the Project Area) and is a skilled nursing facility.

Cobble Hill Health Center is a skilled nursing facility located at 380 Henry Street, approximately ½ mile from the Project Area. Services provided include a subacute care unit, a rehabilitation institute, cardiac rehab, hemodialysis, palliative care, long-term care, and an Alzheimer's resource center.

OTHER OUTPATIENT FACILITIES

Table 4-14 includes an inventory of approximately 65 outpatient facilities located within the 1-mile study area (see **Figure 4-4**). These outpatient health care resources are located throughout the study area; however, the majority are concentrated north of the Project Area in Downtown Brooklyn and immediate surrounding neighborhoods, such as Brooklyn Heights, Boerum Hill, and Fort Greene.

Table 4-14
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
1	Safe Horizon Counseling Center	50 Court Street	Outpatient Mental Health
2	St. Vincent's Services, Inc. OP	66 Boerum Place	Outpatient Clinic Chemical Dependency
3	Heights Hill Clinic	25 Flatbush Avenue	Outpatient Mental Health
4	NYPD Counseling Services Unit OP	189 Montague Street	Outpatient Clinic Chemical Dependency
5	Vincent P. Dole Clinic OTP	25 12th Street	Opioid Outpatient Treatment Chemical Dependency
6	Brooklyn Center for Psychotherapy Inc.	300 Flatbush Avenue	Outpatient Mental Health
7	Counseling Service of E.D.N.Y. OP 2	175 Remsen Street	Outpatient Clinic Chemical Dependency
8	St. Vincent's Mental Health Services	66 Boerum Place	Outpatient Mental Health
9	CASES Brooklyn ACT	151 Lawrence Street	Outpatient Mental Health
10	The Guidance Center of Brooklyn Heights	25 Chapel Street	Outpatient Mental Health
11	Rockwell Dialysis Center	19 Rockwell Place	Hospital Extension Clinic
12	START Treatment & Recovery Centers	937 Fulton Street	Diagnostic and Treatment Center Extension Clinic
13	Brooklyn Plaza Medical Center	650 Fulton Street	Diagnostic and Treatment Center
14	Brooklyn Health Center	68 Schermerhorn Street	Diagnostic and Treatment Center Extension Clinic
15	Fresnius Kidney Care – Degraw Street	595 Degraw Street	Diagnostic and Treatment Center Extension Clinic
16	PROMESA, Inc. OP 2	561 Court Street	Outpatient Clinic Chemical Dependency
17	T.R.I. Center, Inc. OP 2	175 Remsen Street	Outpatient Clinic Chemical Dependency
18	The Nathaniel ACT Program	151 Lawrence Street	Outpatient Mental Health

[7] American Hospital Directory, New York-Presbyterian Brooklyn (https://www.ahd.com/free_profile/330236/NewYork-Presbyterian_Brooklyn_Methodist_Hospital/Brooklyn/New_York/); accessed May 2019.

Table 4-14 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
19	FMS-Atlantic Hemodialysis Center at Cobble Hill	380 Henry Street	Diagnostic and Treatment Center Extension Clinic
20	Counseling Service of E.D.N.Y. OP	210 Joralemon Street	Outpatient Clinic Chemical Dependency
21	S Brooklyn Medical Admin Srvs Inc. OTP	685 3rd Avenue	Opioid Outpatient Treatment Chemical Dependency
22	NY-Presbyterian Brooklyn Methodist Hospital, Rehab Center and Women & Children's Clinics	263 7th Avenue	Hospital Extension Clinic
23	NY-Presbyterian Brooklyn Methodist Hospital Infusion Services	343 4th Avenue	Hospital Extension Clinic
24	Joan Fenichel Therapeutic Nursery	470 Vanderbilt Avenue	Outpatient Mental Health
25	Pbgs, LLC	14 DeKalb Ave	Diagnostic and Treatment Center
26	Vincent P. Dole Clinic	25 12nd Street	Hospital Extension Clinic
27	Park Slope Family Health Center	220 13rd Street	Hospital Extension Clinic
28	FMS-Atlantic Peritoneal Dialysis & Home Training Center	59 Atlantic Avenue	Diagnostic and Treatment Center Extension Clinic
29	Boro Hall Planned Parenthood Center	44 Court Street	Screening Mental Health
30	RAICES Casa Bien Estar	460 Atlantic Avenue	Outpatient Mental Health
31	Memorial Sloan Kettering Brooklyn Infusion Center	557 Atlantic Avenue	Hospital Extension Clinic
32	Cumberland Mental Health Clinic	100 North Portland Avenue	Outpatient Mental Health
33	Cadman Family Health Center	300 Cadman Plaza West	Diagnostic and Treatment Center Extension Clinic
34	Fort Greene District Health Center	295 Flatbush Avenue Extension	Diagnostic and Treatment Center Extension Clinic
35	JBFCS Brooklyn PROS Possibilities	195 Montague Street	Outpatient Mental Health
36	Century Medical and Dental Center, Inc.	200 Livingston Street	Diagnostic and Treatment Center Extension Clinic
37	Baltic Street Clinic	250 Baltic Street	Outpatient Mental Health
38	START Treatment & Recovery Centers	22 Chapel Street	Diagnostic and Treatment Center
39	MIC Womens Health Srvs-Fort Greene	295 Flatbush Avenue Extension	Diagnostic and Treatment Center
40	Youth and Family Consultation Center	25 Elm Place	Outpatient Mental Health
41	Narco Freedom-561 Court Street	553 Court Street	Diagnostic and Treatment Center Extension Clinic
42	PCMH Brooklyn ACT	164 20th Street	Outpatient Mental Health
43	FMS-Nephro Care West	358 4th Avenue	Diagnostic and Treatment Center Extension Clinic
44	New Directions OP	500 Atlantic Avenue	Outpatient Clinic Chemical Dependency
45	Housing Works Womens Health Center	57 Willoughby Street	Diagnostic and Treatment Center Extension Clinic
46	Fort Greene Clinic OTP	937 Fulton Street	Opioid Outpatient Treatment Chemical Dependency
47	Metro Community Health Centers Downtown Brooklyn	177 Livingston Street-Lower Lev	Diagnostic and Treatment Center Extension Clinic
48	Crossroads OP	25 Chapel Street	Outpatient Clinic Chemical Dependency
49	Alcoholism Treatment Program OP	100 North Portland Avenue	Outpatient Clinic Chemical Dependency
50	New York City Department of Health and Mental Hygiene	295 Flatbush Avenue Extension	Diagnostic and Treatment Center
51	Auburn Family Assessment Center	39 Auburn Place	Diagnostic and Treatment Center Extension Clinic
52	Hub Shelter ACT Team	25 Chapel Street	Outpatient Mental Health
53	PROMESA, Inc. OTP 1	561 Court Street	Opioid Outpatient Treatment Chemical Dependency
54	Joan Malin Brooklyn Health Center	44 Court Street	Diagnostic and Treatment Center Extension Clinic
55	Brooklyn Plaza Med Ctr Whitman-Ingersoll-Farragut H C	297 Myrtle Avenue	Diagnostic and Treatment Center Extension Clinic

Table 4-14 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
56	Cumberland Diagnostic & Treatment Center	100 North Portland Avenue	Diagnostic and Treatment Center
57	Benjamin Banneker Academy	77 Clinton Avenue	School Based Diagnostic and Treatment Center Extension Clinic
58	Premier Healthcare Remsen Street	175 Remsen Street	Diagnostic and Treatment Center Extension Clinic
59	Bridge Back to Life Ctr Inc. OP 3	175 Remsen Street	Outpatient Clinic Chemical Dependency
60	Alcoholism Treatment Program OP R	100 North Portland Avenue	Outpatient Rehabilitation Chemical Dependency
61	Joseph P. Addabbo Family Health Center	120 Richards Street	Diagnostic and Treatment Center Extension Clinic
62	Rogosin Kidney Center-Bklyn Dialysis	506 6th St-7th Floor Buckley Pavilion	Diagnostic and Treatment Center Extension Clinic
63	Brooklyn Forensic ACT Team	151 Lawrence Street	Outpatient Mental Health
64	Chapel Street Shelter ACT Team	25 Chapel Street	Outpatient Mental Health
65	Park Slope Counseling Center	348 13th Street	Outpatient Mental Health

Note: [1] See **Figure 4-4**.
Source: *Selected City Planning Facilities Database in New York City*, 2019, DCP.

G. POLICE AND FIRE SERVICES

METHODOLOGY

As described above, the *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases where facilities would be directly displaced as a result of the Proposed Actions. Because the Proposed Actions would not result in direct effects on police and fire facilities, a detailed analysis is not warranted. However, for informational purposes this section provides a description of existing police and fire facilities that serve the Project Area.

EXISTING CONDITIONS

POLICE SERVICES

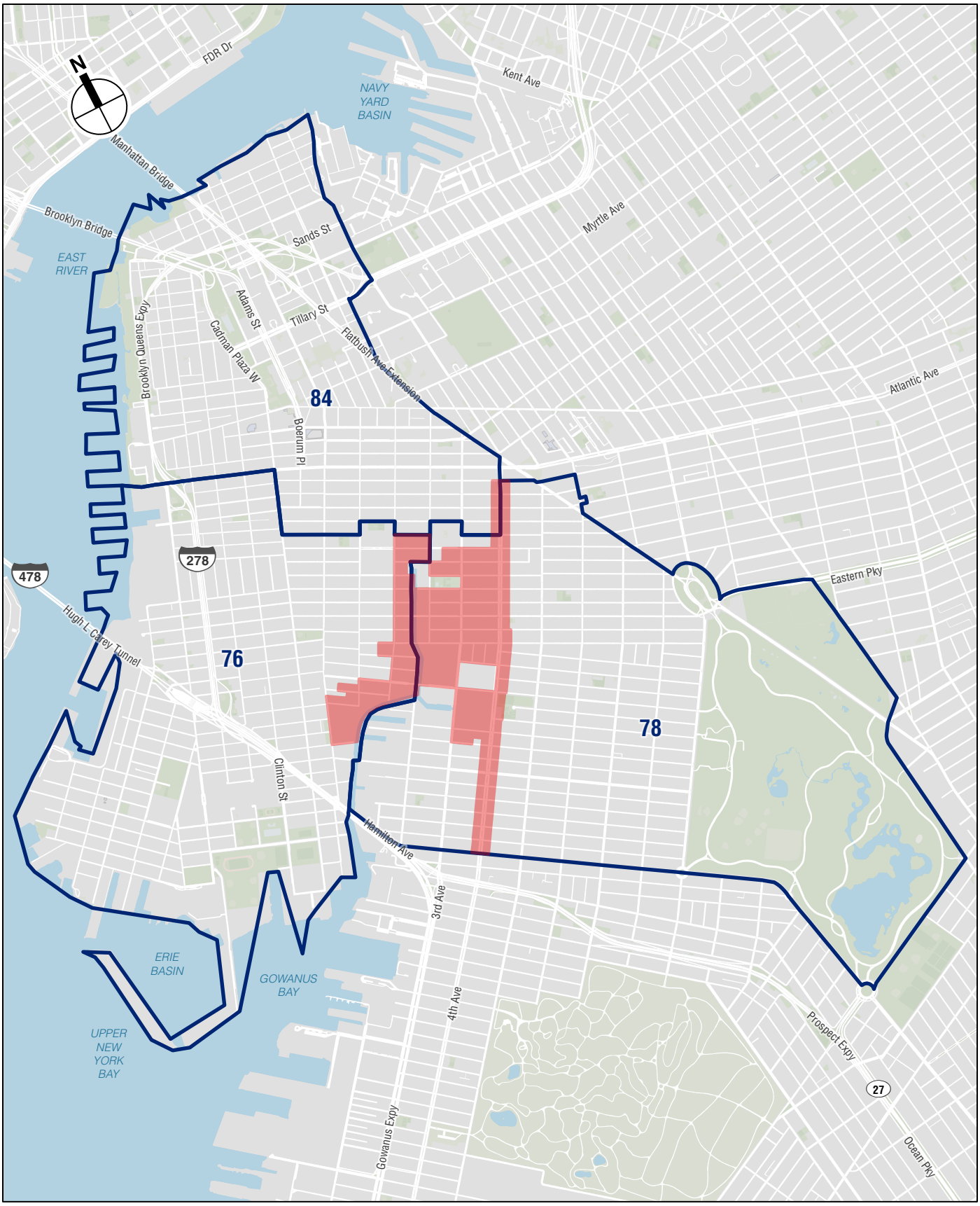
As shown in **Figure 4-5** and **Table 4-15**, the Project Area is served by the 76th, 78th, and 84th Precincts of the New York Police Department (NYPD). The 76th Precinct House is located at 191 Union Street, the 78th Precinct House is located at 65 6th Avenue, and the 84th Precinct House is located at 301 Gold Street.

Table 4-15
Police Precincts Serving the Project Area

Police Precinct	Address
76th Precinct	191 Union Street
78th Precinct	65 6th Avenue
84th Precinct	301 Gold Street

Note: See **Figure 4-5**.

NYPD uses historical data to provide a perspective into crime statistics and trends. Compared with 2001, in 2018 the 76th Precinct experienced a 37.2 percent decrease in seven major felony offense categories (murder, rape, robbery, felony assault, burglary, grand larceny, and grand larceny of a



Police Precincts

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Figure 4-5

motor vehicle). Compared with 2001, in 2018 the 78th Precinct experienced a 34.9 percent decrease in the same seven major felony offense categories. Compared with 2001, in 2018 the 84th Precinct experienced a 31.2 percent decrease in the seven major felony offense categories listed above.

FIRE SERVICES

Citywide, New York City Fire Department (FDNY) engine companies carry hoses; ladder companies provide search, rescue, and building ventilation functions; and rescue companies respond to fires or emergencies. In addition, FDNY operates the City's Emergency Medical Services (EMS) system. As shown in **Figure 4-6** and **Table 4-16**, there are 20 fire companies and 16 firehouses within a mile of the Project Area.

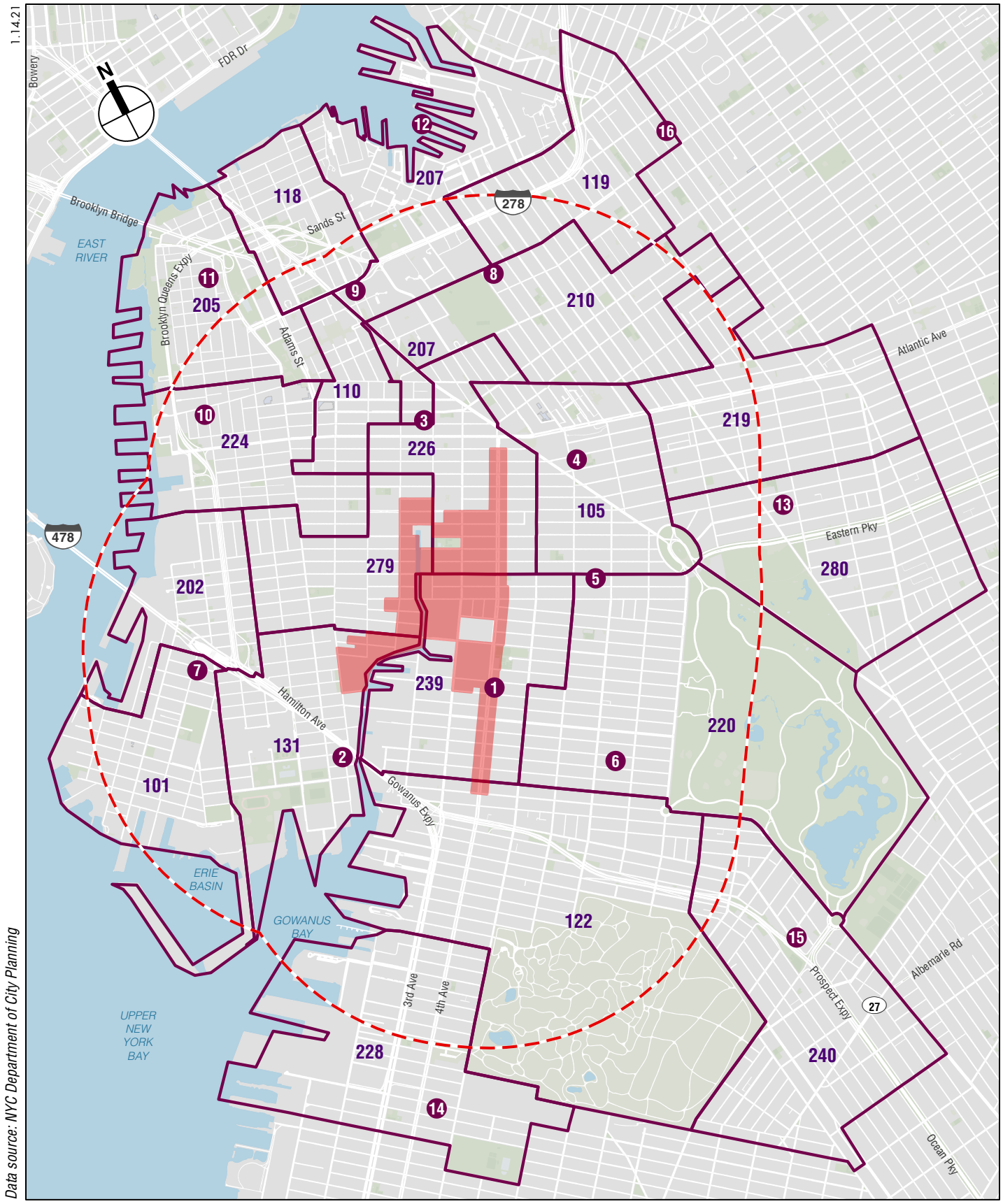
Table 4-16
Firehouses Serving the Project Area

Map No.	Firehouse	Address
1	Eng 239*	395 4th Avenue
2	Eng 279, Lad 131*	252 Lorraine Street
3	Eng 226*	409 State Street
4	Eng 219, Lad 105	492 Dean Street
5	Squad 1	788 Union Street
6	Eng 220, Lad 122*	530 11th Street
7	Eng 202, Lad 101, Bat 32	29 Richards Street
8	Eng 210	160 Carlton Avenue
9	Eng 207,Lad 110,Batt 31,Div 11	287 Gold Street
10	Eng 224	274 Hicks Street
11	Eng 205, Lad 118	74 Middagh Street
12	Brooklyn Navy Yard/Mar.Div.6	95 Flushing Avenue
13	Eng 280, Lad 132	489 St Johns Place
14	Eng 228	436 39th Street
15	Eng 240, Bat 48	1309 Prospect Avenue
16	Lad 102	850 Bedford Avenue

Notes: See **Figure 4-6**.
* = indicates companies that fall within the boundaries of the Project Area.

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

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 service and operate on that system via contract with EMS (inter-facility transports are carried out by private contractors and do not participate in the 911 system). All hospital-based ambulances that operate in the 911 system do so by contractual agreement with the FDNY Bureau of EMS. All ambulances in the 911 system are dispatched by FDNY under the same computer-based system, regardless of hospital affiliation. The dispatch system divides the City into geographic areas, based loosely on NYPD precinct sectors, with a number of areas located within each precinct, and assigns the nearest unit to an emergency call based on its current location. All units are assigned a permanent cross-street



Fire Engine Companies

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Figure 4-6

location where they await a service call; units return to this location once service is complete. These locations are determined by FDNY based on historical call volumes by location and time of day.

In 2018, the FDNY dealt with 8,342 structural fires in Brooklyn and averaged a response time of 3:58 minutes. The FDNY also dealt with 84,253 medical emergencies with an average response time of four minutes and twelve seconds.[8] ✶

[8] FDNY, "Fire Department City of New York Statistics," accessed April 2019. https://www1.nyc.gov/assets/fdny/downloads/pdf/about/citywide-stat-2018-annual-report.pdf.