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 Technical Manual* 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 the Proposed Actions are expected to result in a net increase of approximately 1,829 dwelling units (DUs), of which 366 units are anticipated to be affordable to low- to moderate-income households, detailed assessments of public schools (elementary and intermediate), public libraries, and public early childhood programs have been prepared.

PRINCIPAL CONCLUSIONS

In accordance with *CEQR Technical Manual* guidelines, detailed analyses of potential indirect impacts on public elementary and intermediate 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.

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" or "school planning zone") in which the project is located. The Project Area is located in Subdistrict 1 of Community School District (CSD) 2 and Subdistrict 2 of CSD 2.

Elementary Schools

Under the Proposed Actions, in both Subdistrict 1/CSD 2 and Subdistrict 2/CSD 2, the utilization rate of elementary schools would not exceed 100 percent and would not result in an increase of 5 percentage points or more in the collective utilization rate over the No Action condition. Therefore, based on the methodology of the *CEQR Technical Manual*, it is concluded that the Proposed Actions would not result in any significant adverse impact to elementary schools.

Intermediate Schools

Under the Proposed Actions, the utilization rate of intermediate schools for Subdistrict 1/CSD 2 would not exceed 100 percent; however, the utilization rate of intermediate schools in Subdistrict 2/CSD2 is projected to be 131.6 percent. Since the collective utilization rate for both Subdistricts

would not increase by 5 percentage points or more between the No Action and With Action conditions, it is concluded that the Proposed Actions would not result in any significant adverse impacts to intermediate schools.

POTENTIAL INDIRECT EFFECTS ON PUBLIC LIBRARIES

There are nine New York Public Library (NYPL) libraries located within three-quarters of a mile of the Project Area. This analysis focuses on the Chatham Square, Mulberry Street, New Amsterdam, and Ottendorfer Branch library catchment areas. For each of these libraries, the catchment area population increases attributable to the Proposed Actions are below the 5 percent threshold, which, according to the *CEQR Technical Manual*, would not represent a noticeable change in delivery of library services, and therefore would not be considered a significant adverse impact on library services. Additionally, 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 (e.g., Battery Park City, Hudson Park, Jefferson Market, Seward Park, Tompkins Square, Epiphany, and Hamilton Fish Park Branches). Both the current and projected populations would also have access to the entire NYPL system through the interlibrary loan system and could have resources delivered to their nearest library branch. Finally, there is a trend toward increased electronic research, the SimplyE mobile application,[1] and the interlibrary loan system, which increases patron capacity. For the above reasons, it is concluded that the Proposed Actions would not result in a significant impact on library services.

POTENTIAL INDIRECT EFFECTS ON EARLY CHILDHOOD PROGRAMS

Under the Proposed Actions, early childhood programs in the study area would operate overcapacity by approximately 131 slots and exhibit an increase in the utilization rate of approximately 3.27 percentage points over the No Action condition. As the change in utilization is less than 5 percentage points, it is concluded that the Proposed Actions would not result in any significant adverse impacts on early childhood programs.

HEALTH CARE FACILITIES

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. Therefore, the Proposed Actions would not result in any significant adverse impacts on health care facilities. For informational purposes, a description of existing health care facilities serving the Project Area is provided below.

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire services 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. Therefore, the Proposed Actions would not result in any significant adverse impacts on police and fire services. For informational purposes, a description of existing police and fire facilities that serve the Project Area is provided below.

[1] 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 NYPL.

B. PRELIMINARY SCREENING

The analysis of community facilities was conducted in accordance with *CEQR Technical Manual* methodologies and the latest data and guidance from the New York City Department of City Planning (DCP) and the New York City Department of Education (DOE). 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, early childhood programs, libraries, health care facilities, or police and fire protection service facilities. Therefore, an analysis of direct effects is not warranted.

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: Manhattan

Community Facilities	Threshold for Detailed Analysis
Public Schools	More than 50 elementary/intermediate school or 150 high school students. In Manhattan, the minimum number of residential units that triggers a detailed elementary/intermediate school analysis is 1,049 for Community School District 2; and the minimum number of residential units that triggers a detailed high school analysis in Manhattan is 7,500.
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough. In Manhattan, the minimum number of residential units that triggers a detailed analysis is 1,033.
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 Manhattan, the minimum number of affordable units that triggers a detailed analysis is 170.
Fire Protection	Introduction of sizeable new neighborhood where none existed before.[1]
Police Protection	Introduction of sizeable new neighborhood where none existed before.[1]

Note:
[1] The *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, retail, and community facility space throughout the Project Area. The Proposed Actions are expected to result in a net increase of approximately 1,829 DUs, of which 366 units are anticipated to be affordable to low- to moderate-income households. Based on the screening criteria in **Table 4-1**, detailed assessments of public schools (elementary and intermediate), public libraries, and public 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 AND INTERMEDIATE SCHOOLS

METHODOLOGY

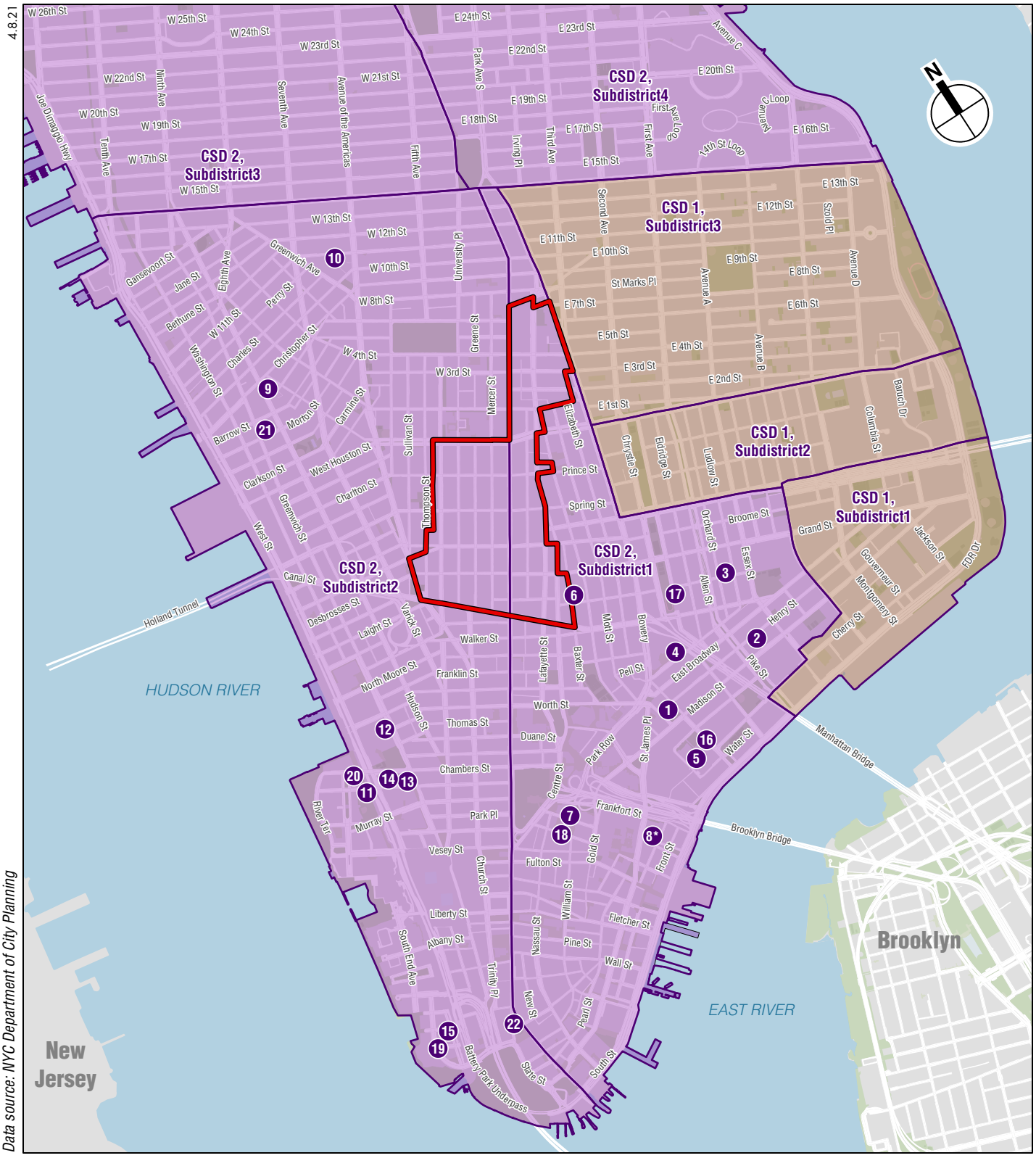
This analysis assesses the potential effects of the Proposed Actions on public schools serving the Project Area. As previously stated, the study area for the analysis of elementary and intermediate schools includes Subdistrict 1 of CSD 2 and Subdistrict 2 of CSD 2 (see **Figure 4-1**).

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 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. This public schools analysis was conducted using the CEQR App[2] 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 area 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:

[2] CEQR APP is a web-based data analysis tool developed by DCP to support environmental assessment of certain CEQR technical areas including Community Facilities and Services.



Project Area / Rezoning Area

Public School

Community School District (CSD) 1

Community School District (CSD) 2

CSD Subdistrict

0 2,000 FEET

* The Peck Slip School (#8) is considered to be within CSD 2, Subdistrict 2, as it was sited and designed to address seat needs of that subdistrict.

Public Schools Serving the Study Area

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**, seven elementary schools serve Subdistrict 1/CSD 2, with a total enrollment of 3,637; they are currently operating at 76.1 percent utilization with a surplus of 1,141 seats, according to DOE's 2018–2019 school year enrollment figures. Eight elementary schools serve Subdistrict 2/CSD 2 with a total enrollment of 3,743; they are currently operating at 106.4 percent utilization with a deficit of 225 seats.

Table 4-2
Study Area Elementary Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
CSD 2, Subdistrict 1						
1	P.S. 001 Alfred E. Smith	8 Henry Street	295	488	193	60.5%
2	P.S. 002 Meyer London	122 Henry Street	483	964	481	50.1%
3	P.S. 042 Benjamin Altman	71 Hester Street	574	761	187	75.4%
4	P.S. 124 (ECF) Yung Wing	40 Division Street	675	831	156	81.2%
5	P.S. 126 Jacob August Riis	80 Catherine Street	376	494	118	76.1%
6	P.S. 130 Hernando De Soto	143 Baxter Street	858	929	71	92.4%
7	Spruce Street School	12 Spruce Street	376	310	-66	121.3%
CSD 2, Subdistrict 1 Total			**3,637**	**4,778**	**1,141**	**76.1%**
CSD 2, Subdistrict 2						
8	The Peck Slip School	1 Peck Slip	468	565	97	82.8%
9	P.S. 003 Charrette School	490 Hudson Street	731	711	-20	102.8%
10	P.S. 041 Greenwich Village	116 West 11st Street	694	693	-1	100.1%
11	P.S./I.S. 89	201 Warren Street	456	376	-80	121.3%
12	P.S. 150	334 Greenwich Street	189	124	-65	152.4%
13	P.S. 234 Independence School	292 Greenwich Street	532	461	-71	115.4%
14	P.S. 234 Independence School (Annex)	200 Chambers Street	106	96	-10	110.4%
15	Battery Park City School P.S./I.S. 276	55 Battery Place	567	492	-75	115.2%
CSD 2, Subdistrict 2 Total			**3,743**	**3,518**	**-225**	**106.4%**
Study Area Total			**7,380**	**8,296**	**916**	**89.0%**

Notes:
[1] See **Figure 4-1**.
Totals may not sum due to rounding.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2018–2019.

INTERMEDIATE SCHOOLS

As shown in **Figure 4-1** and **Table 4-3**, three intermediate schools serve Subdistrict 1/CSD 2, with a total enrollment of 923; they are currently operating at 84.5 percent utilization with a surplus of 169 seats, according to DOE's 2018–2019 school year enrollment figures. Four intermediate schools serve Subdistrict 2/CSD 2 with a total enrollment of 1,513; they are currently operating at 84.6 percent utilization with a surplus of 275 seats.

Table 4-3
Study Area Intermediate Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
CSD 2, Subdistrict 1						
16	P.S. 126 Jacob August Riis	80 Catherine Street	337	443	106	76.1%
17	M.S. 131	100 Hester Street	401	496	95	80.8%
18	Spruce Street School	12 Spruce Street	185	152	-33	121.7%
CSD 2, Subdistrict 1 Total			**923**	**1,092**	**169**	**84.5%**
CSD 2, Subdistrict 2						
19	Battery Park City School	55 Battery Place	283	244	-39	116.0%
20	I.S. 289 – P.S./I.S. 89	201 Warren Street	284	287	3	99.0%
21	M.S. 297	75 Morton Street	561	933	372	60.1%
22	Lower Manhattan Community Middle School	26 Broadway	385	323	-62	119.2%
CSD 2, Subdistrict 2 Total			**1,513**	**1,788**	**275**	**84.6%**
Study Area Total			**2,436**	**2,880**	**444**	**84.6%**

Notes:
[1] See **Figure 4-1**.
Totals may not sum due to rounding.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2018–2019.

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 and intermediate enrollment through the 2028–2029 school year. These enrollment projections form the baseline projected enrollment in the No Action condition, shown in **Table 4-4** 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 4-4**.

The analysis incorporates the following SCA schools under construction within Subdistrict 2/CSD 2 that have been 80 percent or more funded and have an estimated completion date prior to 2031:

- New public school (P.S.) at Hudson Square (2 Hudson Square); and
- New P.S. at Trinity Place 28-42 Trinity Place.[3]

ELEMENTARY SCHOOLS

As shown in **Table 4-4**, in the No Action condition elementary schools in Subdistrict 1/CSD 2 and Subdistrict 2/CSD 2 will operate below capacity at 65.3 percent utilization and 79.6 percent utilization and will have a surplus of 1,660 seats and 903 seats, respectively.

INTERMEDIATE SCHOOLS

As shown in **Table 4-4**, in the No Action condition intermediate schools in Subdistrict 1/CSD 2 will operate below capacity at 76.7 percent utilization and Subdistrict 2/CSD 2 will be above

[3] The environmental impact statement (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.

capacity at 131.4 percent utilization. Subdistrict 1/CSD 2 will have a surplus of 254 seats and Subdistrict 2/CSD 2 will have a deficit of 561 seats.

Table 4-4
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]	Total Future Enrollment	Capacity[3]	Available Seats	Utilization
Elementary Schools						
Subdistrict 1/CSD 2	3,057	61	3,118	4,778	1,660	65.3%
Subdistrict 2/CSD 2	3,381	146	3,527	4,430	903	79.6%
Intermediate Schools						
Subdistrict 1/CSD 2	813	25	838	1,092	254	76.7%
Subdistrict 2/CSD 2	2,295	54	2,349	1,788	-561	131.4%

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 2031.
Sources: CEQR APP, accessed December 2020, 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 FUTURE WITH THE PROPOSED ACTIONS

The Proposed Actions would result in an increment of approximately 1,829 DUs over the No Action condition. Based on the *CEQR Technical Manual* student generation rates, the Proposed Actions would generate up to approximately 70 elementary students and 20 intermediate students. As shown in **Table 4-5**, 1,480 units are located in Subdistrict 1/CSD 2 and approximately 349 units are located in Subdistrict 2/CSD 2. Therefore, approximately 56 elementary students and 16 intermediate students would be introduced in Subdistrict 1/CSD 2 and approximately 14 elementary students and 4 intermediate students would be introduced in Subdistrict 2/CSD 2.

Table 4-5
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
Subdistrict 1/CSD 2	1,480	56	16
Subdistrict 2/CSD 2	349	14	4
TOTAL	**1,829**	**70**	**20**

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

ELEMENTARY SCHOOLS

In the With Action condition, elementary school enrollment in Subdistrict 1/CSD 2 would increase by 56 students to 3,174 (66.4 percent utilization) with an estimated surplus of 1,604 seats (see **Table 4-6**). In Subdistrict 2/CSD 2, elementary school enrollment would increase by 14 students to 3,541 (79.9 percent utilization) with a surplus of 889 seats.

Table 4-6
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 1/CSD 2	3,118	56	3,174	4,778	1,604	66.4%	1.17%
Subdistrict 2/CSD 2	3,527	14	3,541	4,430	889	79.9%	0.32%
TOTAL	**6,645**	**70**	**6,715**	**9,208**	**2,493**	**72.9%**	**0.76%**
Intermediate Schools							
Subdistrict 1/CSD 2	838	16	854	1,092	238	78.2%	1.47%
Subdistrict 2/CSD 2	2,349	4	2,353	1,788	-565	131.6%	0.22%
TOTAL	**3,187**	**20**	**3,207**	**2,880**	**-327**	**111.4%**	**0.69%**

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 1/CSD 2, elementary school utilization would not exceed 100 percent (66.4 percent) and would not result in an increase above 5 percentage points (1.17 percent) over the No Action condition. Similarly, elementary school utilization in Subdistrict 2/CSD 2 would not exceed 100 percent (79.9 percent) and would not result in an increase of 5 percentage points or more in the collective utilization rate over the No Action condition (0.32 percent). In total for Subdistricts 1 and 2 of CSD 2 combined, elementary school utilization would also not exceed 100 percent (72.9 percent) and would not result in an increase above 5 percentage points or more in the collective utilization over the No Action condition (0.76 percent). Therefore, the Proposed Actions would not result in a significant adverse impact to elementary schools.

INTERMEDIATE SCHOOLS

In the With Action condition, intermediate school enrollment in Subdistrict 1/CSD 2, intermediate school utilization would not exceed 100 percent (78.2 percent) and would not result in an increase above 5 percentage points (1.47 percent) over the No Action condition (see **Table 4-6**). Intermediate school utilization in Subdistrict 2/CSD 2 would exceed 100 percent (131.6 percent), however would not result in an increase of 5 percentage points or more in the collective utilization rate over the No Action condition (0.22 percent). In total for Subdistricts 1 and 2 of CSD 2 combined, intermediate school utilization would exceed 100 percent (111.4 percent); however, it would not result in an increase above 5 percentage points or more in the collective utilization over the No Action condition (0.69 percent). Therefore, the Proposed Actions would not result in a significant adverse impact to intermediate 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 three-quarters of a mile radius around the Project Area.

To determine the existing population of each library's catchment area, 2015–2019 American Community Survey 5-Year Estimates data were assembled for all census tracts that fall primarily within three-quarters of a 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 expected to be complete by 2031 that are located within each library's three-quarters of a mile catchment area by an average household size of 1.89 persons (the average household size for Manhattan Community Districts 1 and 2 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.

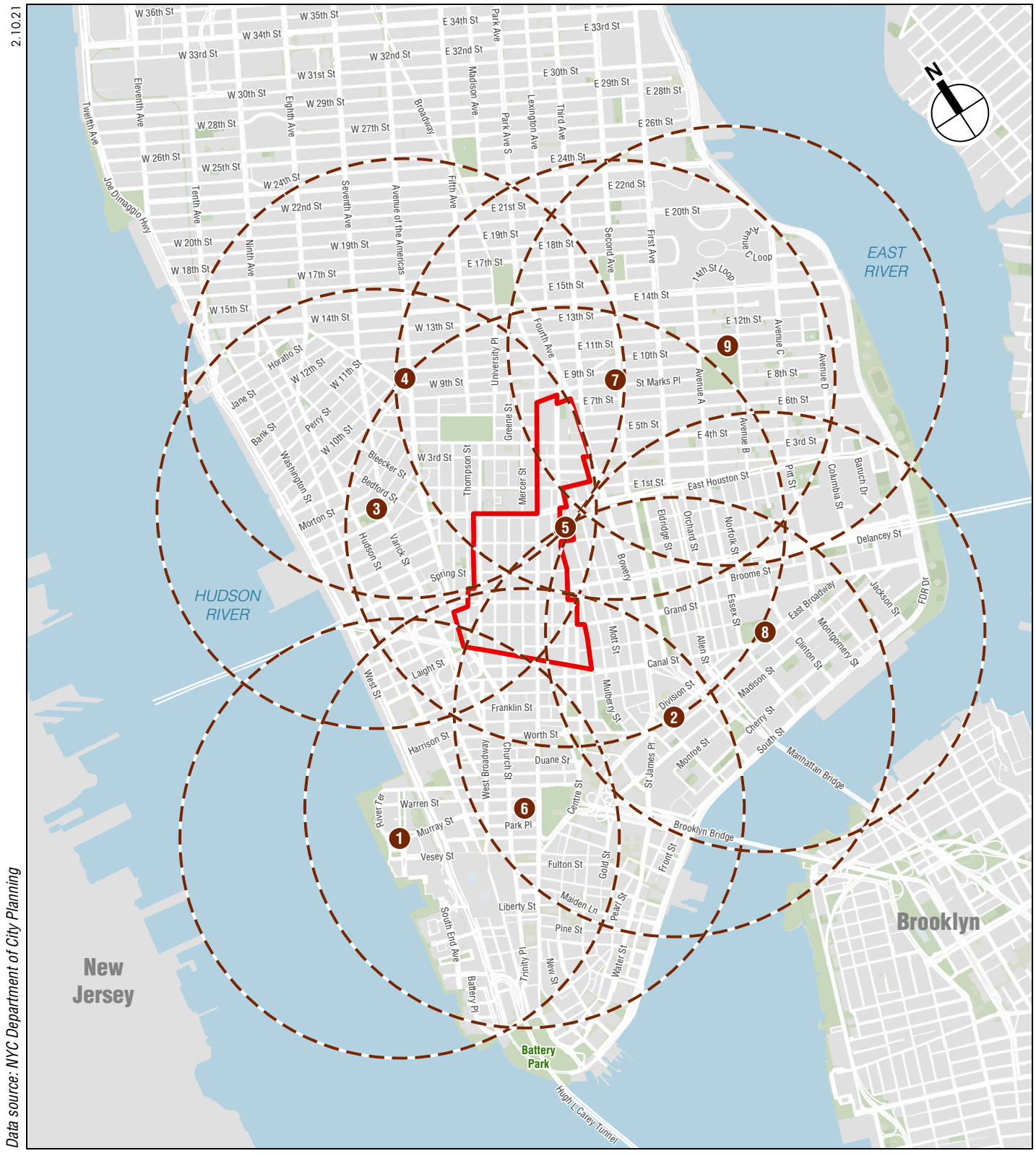
New population in the No Action and With Action conditions was added to the existing catchment area population. According to the *CEQR Technical Manual*, if a project would increase the libraries' catchment area population by 5 percent or more, and this increase would impair the delivery of library services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

EXISTING CONDITIONS

The Project Area is served by the NYPL system, which includes 92 locations, and houses approximately 53 million physical items and 900,345 digital materials.

Nine NYPL neighborhood libraries are located within three-quarters of a mile of the Project Area. **Table 4-7** provides the total catchment area population served by each library. It should be noted that residents can go to any NYPL branch and order books from any of the other library branches. Through the current COVID-19 pandemic, the NYPL website also includes a collection of community support resource links for food security, housing and tenant rights, personal finance, and business and career, as well as health and wellness. Each public library serving the study area is described in more detail below.

The Battery Park City Branch is located at 175 North End Avenue on the corner of Murray Street and North End Avenue and has served the neighborhood since March 2010. The library has a collection of more than 23,000 items; separate reading areas for children, young adults, and adults; a multipurpose programming space; and 36 computers for public use. In addition, this branch is ADA-accessible and offers a multitude of online classes and events such as financial counseling, painting, early literacy, and career and resilience coaching. The library serves a catchment area population of 78,876 with approximately 45,582 holdings, and therefore has the ratio of 0.58 holdings per resident.



Public Libraries Serving the Study Area

Table 4-7
Public Libraries Serving the Study Area

Map No.[1]	Library Name	Address	Holdings[2]	Catchment Area Population[3]	Holdings per Resident
1	Battery Park City	175 North End Avenue	45,852	78,876	0.58
2	Chatham Square	33 East Broadway	68,340	152,323	0.45
3	Hudson Park	66 Leroy Street	32,220	132,747	0.24
4	Jefferson Market	425 Avenue of the Americas	79,421	184,896	0.43
5	Mulberry Street	10 Jersey Street	57,390	200,697	0.29
6	New Amsterdam	9 Murray Street	28,685	115,364	0.25
7	Ottendorfer	135 Second Avenue	41,784	221,549	0.19
8	Seward Park	192 East Broadway	113,039	144,286	0.78
9	Tompkins Square	331 East 10th Street	60,780	192,455	0.32

Notes:
[1] See **Figure 4-2**.
[2] Holdings include books, CD-ROMS, DVDs, and videotapes.
[3] 2015–2019 American Community Survey 5-Year Estimates data were assembled for all census tracts that fall primarily within ¾-mile of each library.
Sources: New York Public Library (NYPL); 2015–2019 American Community Survey 5-Year Estimates; NYC Department of City Planning Selected Facilities and Program Sites.

The Chatham Square Branch, one of the busiest branches in the NYPL system, is located at 33 East Broadway between Catherine and Market Streets and has served the neighborhood since 1903. As noted on the NYPL website, the library has been an important part of the Chinatown neighborhood and has circulated a Chinese language collection since 1911.[4] As part of the NYPL Adopt-a-Branch program, the branch underwent a complete renovation and interior remodel in 2001. This branch contains a Chinese Heritage Collection on the lower level; adult and young adult collections on the first floor; a children's collection on the second floor; and a community room and children's hour story room on the third floor. In addition, this branch is ADA-accessible and offers online classes and events such as League of Legends for Teens, Mental Health and Post-COVID Syndrome, and Adult Coloring Social Hour. Through the current COVID-19 pandemic, the Chatham Square Branch offers grab-and-go service, which allows patrons to access a limited area of the branch to return materials and pick up holdings. The library serves a catchment area population of 152,323 with approximately 68,340 holdings, and therefore has the ratio of 0.45 holdings per resident.

The Hudson Park Branch is located at 66 Leroy Street between Houston Street and Seventh Avenue and has served the neighborhood since 1967. The library offers grab-and-go service, on-line classes and events (such as one-on-one help using the NYPL Catalog and e-book borrowing), open book discussions, and educational lectures. It serves a catchment area population of 132,747 with approximately 32,220 holdings, and therefore has a ratio of 0.24 holdings per resident.

The Jefferson Market Branch is located at 425 Sixth Avenue on the corner of West 10th Street and has served the neighborhood for over fifty years. Since its opening, the library has collected interesting and rare books on the history of New York City and Greenwich Village and has more than 150 books in this special collection. The library also houses an archive of photographs and

[4] New York Public Library. (2021) "About the Chatham Square Library" accessed January 2021 (https://www.nypl.org/about/locations/chatham-square).

other material on the history of the Jefferson Market Library and Courthouse. The Jefferson Market Branch contains an adult reading room on the second floor, a children's room on the first floor, and a reference room in the basement. In addition, this branch offers online classes and events such as mindfulness at noon, teen volunteer hour, and virtual book discussions. The library is currently closed for ADA retrofit and interior reconfiguration work and is anticipated to reopen by December 2021. It serves a catchment area population of 184,896 with approximately 79,421 holdings, and therefore has a ratio of 0.43 holdings per resident.

The Mulberry Street Branch is located at 10 Jersey Street, between Mulberry and Lafayette Streets. The library is fully ADA-accessible and contains separate areas for children and young adults, two large reading/workshop rooms for adults, 45 computers and laptops, and a multi-use community room that hosts a wide range of educational and entertaining programs for patrons of all ages. In addition, this library offers grab-and-go service and offers online courses and events such as virtual book discussions and virtual gaming for teens. The library serves a catchment area population of 200,697 with approximately 57,390 holdings, and therefore has the ratio of 0.29 holdings per resident.

The New Amsterdam Branch is located at 9 Murray Street between Church Street and Broadway on the ground floor of an office building and has served the neighborhood since 1989. The library recently completed a systems replacement and interior renovation (October 2020). The New Amsterdam Branch is ADA-accessible and hosts online courses and events, such as virtual book discussions for adults and teens. The library serves a catchment area population of 115,364 with approximately 28,685 holdings, and therefore has the ratio of 0.25 holdings per resident.

The Ottendorfer Branch is located at 135 Second Avenue, on the corner of St. Marks Place and Second Avenue, and has served the neighborhood since 1884. As part of the NYPL Adopt-a-Branch program, the branch underwent a complete renovation and now includes spacious reading areas, new computer lab workstations, and a children's floor with a story-hour room. In addition, the library hosts online courses and events such as a virtual citizenship study group, book discussions, and a virtual writing café. The library serves a catchment area population of 221,549 with approximately 41,784 holdings, and therefore has the ratio of 0.19 holdings per resident.

The Seward Park Branch is located at 192 East Broadway between Essex and Church Streets and has served the neighborhood at its current location since 1886. Extensive renovations were undertaken on the library building in 2004. The library building contains adult, reference, and young adult collections on the third floor; a children's room on the second floor; adult, media, and world language collections on the first floor; and a literacy center on the lower level. The branch features computers, wireless internet access, ADA accessibility, and grab-and-go service. The library serves a catchment area population of 144,286 with approximately 113,039 holdings, and therefore has a ratio of 0.78 holdings per resident.

The Tompkins Square Branch is located on 331 East 10th Street between Avenues A and B and has served the neighborhood since 1904. As part of the NYPL Adopt-a-Branch program, the branch underwent a complete renovation in 1996. The library contains a spacious children's room on the second floor, ADA accessibility, and grab-and-go service. In addition, the library hosts online courses and events such as online short story and book discussions and readings. It serves a catchment area population of 192,455 with approximately 60,780 holdings, and therefore has a ratio of 0.32 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. Based on a review of NYPL capital projects, temporary closures of the Chatham Square branch for heating, ventilation, and air conditioning (HVAC) replacement work and the Hudson Park branch for ADA retrofit and interior reconfiguration work are possible; interior renovations would close the Hamilton Fish branch between February 2022 and January 2024; and ADA retrofit and interior reconfiguration work is currently being undertaken at the Jefferson Market branch and is anticipated to be complete by December 2021. However, it is anticipated that all study area libraries would continue to be fully operational by the 2031 analysis year.

The catchment area population of each library will increase as a result of new development projects completed by 2031. 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 4-8**).

Table 4-8
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	Battery Park City	78,876	36	78,912	0.58
2	Chatham Square	152,323	4	152,327	0.45
3	Hudson Park	132,747	950	133,697	0.24
4	Jefferson Market	184,896	352	185,248	0.43
5	Mulberry Street	200,697	386	201,083	0.29
6	New Amsterdam	115,364	251	115,615	0.25
7	Ottendorfer	221,549	302	221,851	0.19
8	Seward Park	144,286	1,672	145,958	0.77
9	Tompkins Square	192,455	361	192,816	0.32

Notes:
[1] See **Figure 4-2.**
[2] 2015–2019 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 1.89 persons (the average household size for Manhattan Community Districts 1 and 2 according to 2010 U.S. Census data). Future No Build developments located within more than one library catchment area have been assigned to the most proximate library.
Sources: NYPL; 2015–2019 American Community Survey 5-Year Estimates; NYC Department of City Planning Selected Facilities and Program Sites; AKRF, Inc.

In the No Action condition, new residents would be added to all branch library catchment areas. However, the most new residents would be added to the Seward Park Branch catchment area with 1,672 new residents, increasing its population to 145,958 and decreasing its holdings-per-resident ratio to 0.77 (from 0.78 in existing conditions). Even with the addition of new residents to all other branch library catchment areas, there are no changes to the holdings-per-resident ratios.

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 1,829 DUs over the No Action Condition. Using an average household size of 1.89 persons (the average household size for Manhattan Community District 1 and 2 according to 2010 U.S. Census data), the Proposed Actions would result in an increment of approximately 3,473 residents over the No Action condition.

Some projected development sites are located within more than one library catchment area. However, residents have been assigned to the nearest library branch. Therefore, approximately 1,424 residents would be introduced in the Chatham Square Branch library catchment area, approximately 1,401 residents would be introduced to the Mulberry Street Branch library catchment area, approximately 329 residents would be introduced to the New Amsterdam Branch library catchment area, and approximately 319 residents would be introduced to the Ottendorfer Branch library catchment area (see **Table 4-9**). No residents have been assigned to the Battery Park City, Hudson Park, Jefferson Market, Seward Park, or Tompkins Square branch catchment areas because the projected development sites are located farther away from those library branches.

With this additional population, the Chatham Square Branch library would serve 153,751 residents (an increase of approximately 0.93 percent). The holdings-per-resident ratio for the Chatham Square Branch library would decrease from 0.45 to 0.44 with the Proposed Actions.

As shown in **Table 4-9**, with an additional population of 1,401 residents, the Mulberry Street Branch library would serve 202,484 residents (an approximate 0.70 percent increase). The holdings-per-resident ratio for the Mulberry Street Branch library would not change from the No Action condition.

The New Amsterdam Branch library would serve 115,944 residents with the additional population (an approximate 0.28 percent increase). The holdings-per-resident ratio for the New Amsterdam Branch library would not change from the No Action condition.

The Ottendorfer Branch library would serve 221,170 residents with the additional population (an approximate 0.14 percent increase). The holdings-per-resident ratio for the Ottendorfer Branch library would not change from the No Action condition.

For each of these libraries, the catchment area population increases attributable to the population generated by the Proposed Actions are below the 5 percent threshold, which would not represent a noticeable change in delivery of library services and would not be considered a significant adverse impact on library services according to the *CEQR Technical Manual*. 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 Battery Park City, Hudson Park, Jefferson Market, Seward Park, Tompkins Square, Epiphany, and Hamilton Fish Park Branches. Additionally, residents in the study area would have access to the entire NYPL 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.

Table 4-9
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	Battery Park City	78,912	-	0	78,912	0.00%	0.58
2	Chatham Square	152,327	8, 9, 10, 24, 25, 26, 27	1,424	153,751	0.93%	0.44
3	Hudson Park	133,697	22	0	133,697	0.00%	0.24
4	Jefferson Market	185,248	-	0	185,248	0.00%	0.43
5	Mulberry Street	201,083	1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 23, 28, 30, 31, 32	1,401	202,484	0.70%	0.28
6	New Amsterdam	115,615	20	329	115,944	0.28%	0.25
7	Ottendorfer	221,851	12, 13	319	222,170	0.14%	0.19
8	Seward Park	145,958	-	0	145,958	0.00%	0.77
9	Tompkins Square	192,816	-	0	192,816	0.00%	0.32

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 1.89 persons (the average household size for Manhattan Community District 1 and 2 according to 2010 U.S. Census data).
Sources: NYPL; 2015–2019 American Community Survey 5-Year Estimates; AKRF, Inc.

E. POTENTIAL INDIRECT EFFECTS ON EARLY CHILDHOOD PROGRAMS

METHODOLOGY

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

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

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 early childhood programs licensed by the Department of Health or in the homes of registered child care providers. ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

Consistent with the methodologies of the *CEQR Technical Manual*, this analysis of early childhood programs 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 early childhood programs, 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 early childhood programs 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 early childhood programs, 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 early childhood programs 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 Manhattan), the locations of publicly funded group early childhood programs within two miles of the Project Area have been shown. Current enrollment data for the early childhood programs closest to the Project Area were gathered from DOE, the most recent update of the 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 child care services. For Manhattan, the multiplier estimates 0.115 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 22 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 1,283 slots and have a surplus of 193 available slots (85 percent utilization). **Table 4-10** 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 4-10
Publicly Funded Early Childhood Programs Serving the Study Area

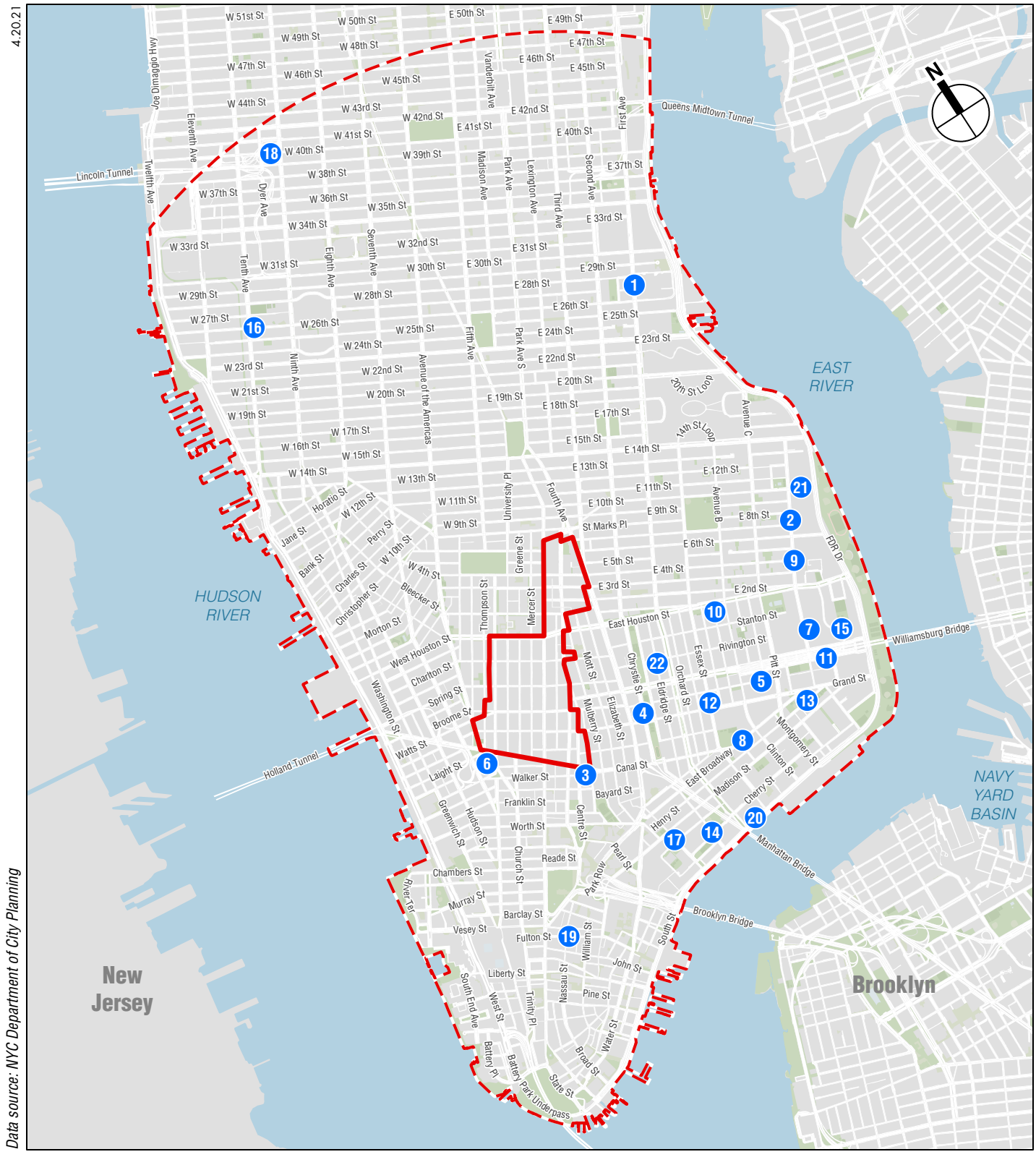
Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
1	Bellevue Day Care Center Inc.	462 First Avenue	26	29	3	90%
2	Chinese American Planning	108 Avenue D	26	45	19	58%
3	Chinese American Planning	125 Walker Street	54	65	11	83%
4	Chinese American Planning	115 Chrystie Street	63	65	2	97%
5	Chinese American Planning	151 Broome Street	49	60	11	82%
6	Chinese American Planning	1 York Street	28	39	11	72%
7	Dewitt Reformed Church HS	280 Rivington Street	72	86	14	84%
8	Educational Alliance Inc.	197 East Broadway	32	33	1	97%
9	Educational Alliance Inc.	34 Avenue D	20	20	0	100%
10	Escuela Hispana Montessori	180 Suffolk Street	105	115	10	91%
11	Grand Street Settlement Inc.	294 Delancey Street	70	74	4	95%
12	Grand Street Settlement Inc.	60 Essex Street	33	34	1	97%
13	Henry Street Settlement	301 Henry Street	75	96	21	78%
14	Hamilton Madison House	77 Market Street	30	32	2	94%
15	Grand Street Settlement Inc.	300 Delancey Street	57	70	13	81%
16	Hudson Guild Inc.	459 West 26th Street	56	73	17	77%
17	Hamilton Madison House	60 Catherine Street	53	57	4	93%
18	Hudson Guild Inc.	410 West 40th Street	11	12	1	92%
19	Hamilton Madison House	129 Fulton Street	31	49	18	63%
20	Hamilton Madison House	253 South Street	44	52	8	85%
21	Sheltering Arms D C Services, Inc.	464 East 10th Street	33	45	12	73%
22	University Settlement Society of New York	184 Eldridge Street	121	132	11	92%
Total			**1,090**	**1,283**	**193**	**85%**

Note: See **Figure 4-3**.
Source: DOE Division of Early Childhood Education, April 2019.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

Planned or proposed development projects in the child care study area (two miles from the Project Area), including but not limited to No Action development associated with the projected development sites, will introduce approximately 2,448 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 282 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 is currently a surplus of 193 available slots and utilization is at 85 percent. As shown in **Table 4-11,** when the estimated 282 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 89 slots (106.93 percent utilization) by the 2031 analysis year.



Publicly Funded Early Childhood Programs

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 4-3

Table 4-11
Estimated Public Child Care Facility Enrollment, Capacity, and Utilization

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
No Action Condition	1,372	1,283	-89	106.93%	-
With Action Condition	1,414	1,283	-131	110.21%	3.27%

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: DOE Division of Early Childhood Education, April 2019; AKRF, Inc.

THE FUTURE WITH THE PROPOSED ACTIONS

The Proposed Actions are estimated to introduce an increment of up to approximately 366 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 child care services. Based on the *CEQR Technical Manual* child care multipliers, this development would result in approximately 42 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 110.21 percent utilization with a deficit of 131 slots (see **Table 4-11**). Total enrollment in the study area would increase to 1,414 children, compared with a capacity of 1,283 slots, which represents an increase in the utilization rate of approximately 3.27 percentage 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 131 slots and exhibit an increase in the utilization rate of 3.27 percentage points as compared with the No Action condition. As the change in utilization is below the 5 percentage point threshold, the Proposed Actions would not result in a significant adverse impact on early childhood programs.

Several factors may reduce the number of children in need of publicly funded early childhood 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 early childhood programs 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. Therefore, the Proposed Actions would not result in any significant adverse impacts on health care facilities. 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 4-12**, eight hospitals are located within one mile of the Project Area.

Table 4-12
Hospitals Serving the Project Area

Map No.	Hospital Name	Address	Outpatient Department Visits	Emergency Room Visits
1	New York-Presbyterian Lower Manhattan Hospital	170 William Street	Unknown	Unknown
2	Mount Sinai Beth Israel	281 First Avenue	Unknown	87,000
3	Beth Israel Medical Center - Phillips Ambulatory Care Center	10 Union Square East	Unknown	N/A
4	Lenox Health Greenwich Village	30 7th Avenue	Unknown	Unknown
5	NYU Langone Orthopedic Hospital	301 East 17th Street	Unknown	N/A
6	New York Eye and Ear Infirmary of Mount Sinai Hospital	310 East 14th Street	225,000	N/A
7	NYC Health + Hospitals Gouverneur	227 Madison Street	Unknown	Unknown
8	Veterans Affairs New York Harbor Healthcare System Hospital	423 East 23rd Street	Unknown	Unknown

Note: See **Figure 4-4**.
Source: Mount Sinai, "New York Eye and Ear," accessed January 2021 (https://icahn.mssm.edu/about/departments/medicine/campuses/nyee).

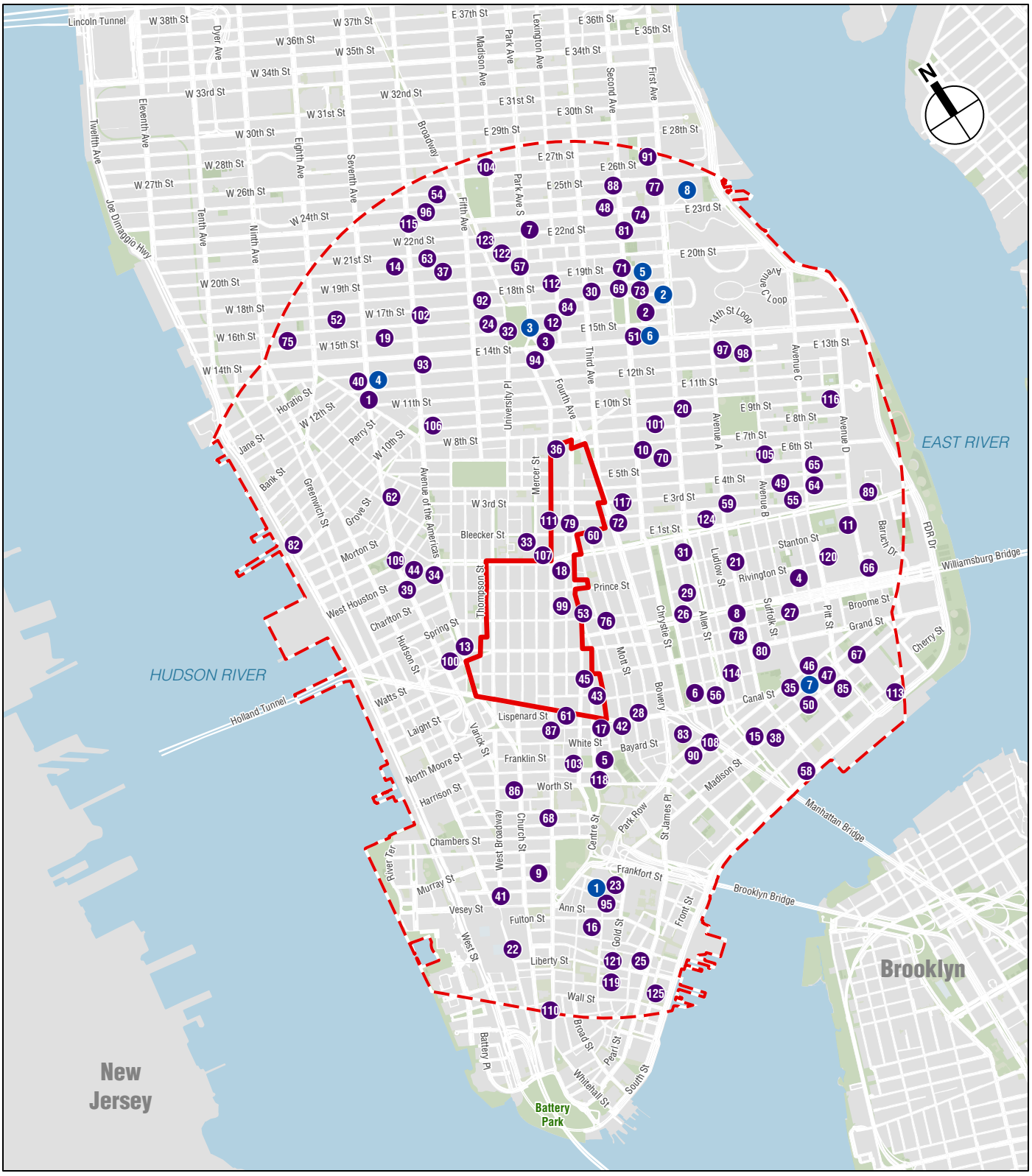
New York-Presbyterian Lower Manhattan (NYPLM) Hospital is located at 170 Williams Street. This hospital is the only full service hospital south of 14th Street and serves an estimated one million residents, workers, and visitors each year.[5] NYPLM Hospital has 180 beds and serves the neighborhoods of Wall Street, Chinatown, SoHo, TriBeCa, Battery Park, the Lower East Side, and surrounding communities.[6]

Mount Sinai Beth Israel (MSBI) is located at 281 First Avenue and has 696 beds in service.[7] In 2018, the hospital received approximately 87,000 emergency room visits. However, MSBI is planning to close the existing facility and relocate and integrate into the New York Eye and Ear Infirmary of Mount Sinai Hospital (NYEE) campus, which is planning an expansion (expected completion date of 2023). MSBI plans to keep the existing core emergency and surgical functions operational until these essential services are available to the community at the new location.

[5] New York-Presbyterian, New York Presbyterian Lower Manhattan Hospital (https://www.nyp.org/lowermanhattan?utm_source=yextgmb&utm_medium=organic&utm_campaign=yext_doctor_listings&y_source=1_MTM4MTIwMzAtNzE1LWxvY2F0aW9uLmdvb2dsZV93ZWJzaXRlX292ZXJyaWRl); accessed January 2021.

[6] New York-Presbyterian, (https://www.nyp.org/about); accessed January 2021.

[7] Mount Sinai, Facts and Figures (https://www.mountsinai.org/about/facts)



Health Care Facilities

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 4-4

The NYEE facility is located at 310 East 14th Street. This hospital was founded in 1820 and currently operates with 69 beds, specializing in the diagnosis and treatment of all diseases of the eyes, ears, nose, and throat. Each year, the New York Eye and Ear Infirmary of Mount Sinai Hospital received 225,000 outpatient visits.[8] As noted, The NYEE and its affiliates, MSBI and Icahn School of Medicine at Mount Sinai (ISMMS) are planning a new integrated Downtown Mount Sinai Beth Israel Hospital campus, located on the east side of Second Avenue between East 13th and East 14th Streets (Manhattan Block 455, Lots 1, 5, 7, 20, 52, and 60). The new facility will include a new approximately 163,000 gross-square-foot (gsf), 7-story building on East 13th Street as well as approximately 73,400 gsf of renovated space within the existing NYEE buildings.

OTHER OUTPATIENT FACILITIES

Table 4-13 includes an inventory of approximately 125 outpatient facilities located within the 1-mile study area (see **Figure 4-4**). These outpatient health care resources are located throughout the study area; although, some are concentrated north of the Project Area in the Gramercy Park and Chelsea neighborhoods as well as east of the Project Area in the Lower East Side neighborhood.

[8] Mount Sinai, "New York Eye and Ear," accessed January 2021 (https://icahn.mssm.edu/about/departments/medicine/campuses/nyee).

Table 4-13
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
1	New York Person-Centered Resource Center	1 Milligan Place	Support mental health
2	Beth Israel Medical Center (Adult Clinic; Child Outpatient Dept.; CPEP Crisis Intervention; Psychiatric Inpatient Unit; Targeted Assertive Outreach [ACT])	10 Nathan D Perlman Place	Outpatient mental health; support mental health
3	Mount Sinai Downtown Union Square	10 Union Square East	Hospital extension clinic
4	P.S. 142	100 Attorney Street	School-based Diagnostic and Treatment Center extension clinic
5	Manhattan Forensic Psychiatry Court Clinic	100 Centre Street	Support mental health
6	Chinatown YMCA (YMCA of Greater New York) Preventive Services	100 Hester Street	Preventive services
7	Community Service Society of New York Harlem Health Advocacy Partners	105 East 22nd Street	Harlem health advocacy partners
8	Beth Israel Medical Center Methadone Maintenance + Gouverneur Clinic	109 Delancey Street	Diagnostic and Treatment Center
9	New York Foundation for Senior Citizens	11 Park Place	Home care; case management; social services
10	Women's Prison Association and Home Inc Outreach and Education in CBOS	110 Second Avenue	Outreach and education in CBOS
11	J.H.S. 22	111 Columbia Street	School-based Diagnostic and Treatment Center extension clinic
12	Avantus Irving Place Dialysis Center	120 East 16th Street	Diagnostic and Treatment Center
13	The Door - A Center of Alternatives	121 Sixth Avenue	Diagnostic and Treatment Center
14	VillageCare AIDS ADHCP	121 West 20th Street	Adult day health care program – offsite
15	P.S. 002 Meyer London	122 Henry Street	School-based hospital extension clinic
16	Coalition Center for Rehabilitation & Recovery; Pathway Home	123 William Street	Support mental health
17	Charles B Wang Community Health Center Inc	125 Walker Street	Diagnostic and Treatment Center
18	Housing Works Inc Harm Reduction Services	130 Crosby Street	Harm reduction services
19	Puerto Rican Family Institute (Manhattan Clinic; HH NON - Medicaid CM; HH CM)	145 West 15th Street	Outpatient mental health; support mental health
20	AIDS Service Center Of Lower Manhattan Inc HIV Testing Services: Social Network Strategy Testing In Non-Clinical Settings	150 First Avenue	Diagnostic and Treatment Center

Table 4-13 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
21	Community Healthcare Network Inc	150 Essex Street	Diagnostic and Treatment Center extension clinic; sexual and behavioral health services for priority populations most heavily impacted by HIV
22	HRA – Dept. of Social Services	150 Greenwich Street	Support mental health; emergency mental health
23	Liberty Endoscopy Center	156 William Street	Diagnostic and Treatment Center
24	The Institute for Family Health	16 East 16th Street	Diagnostic and Treatment Center extension clinic; health facility; support mental health
25	HHC Health and Home Care	160 Water Street	Certified home health agency
26	Chinese-American Planning Council Inc	165 Eldridge Street	General preventive care (PC)
27	NYU Langone Ambulatory Surgery Center	171 Delancey Street	Hospital extension clinic
28	RevCore Recovery Center/Manhattan, LLC	181 Canal Street	Outpatient clinic
29	University Settlement Society of New York	184 Eldridge Street	Support mental health; outpatient mental health
30	Lower Manhattan Dialysis Center-2	187 Third Avenue	Diagnostic and Treatment Center
31	University Settlement Society of New York	189 Allen Street	Emergency mental health; family support
32	Realization Center, Inc.	19 Union Square West	Outpatient clinic
33	Greenwich House Inc	190 Mercer Street	Diagnostic and Treatment Center
34	Gilda's Club New York City Inc City Council Initiatives [574]	195 West Houston Street	Health facility
35	The Educational Alliance, Inc.	197 East Broadway	820 stability rehab reintegration; outpatient clinic
36	Harlem United: Community AIDS Center Inc/The Hetrick-Martin Institute Inc	2 Astor Place	Community-level interventions for HIV prevention; non-medical case management general; non-medical case management general
37	Transgender Legal Defense & Education Fund Inc Outreach and Education in CBOS	20 West 20th Street	outreach and education in CBOS
38	Housing Works Inc HIV Testing Services: Social Network Strategy Testing In Non-Clinical Settings	200 Madison Street	Diagnostic and Treatment Center
39	Project Renewal Inc.	200 Varick Street	Support mental health; outpatient clinic; medically monitored withdrawal; medical support withdrawal-outpatient
41	Greenwich Village Ambulatory Surgery Center, LLC/ Lesbian/Gay Community Services Center/Housing Works Inc/Latino Commission on AIDS Inc	200 West 13rd Street	Diagnostic and Treatment Center; outpatient clinic; health education and risk reduction; HIV preventative services; medically monitored withdrawal chemical dependency; meth harm reduction services; other prevention services; support mental health
42	Greenwich House Children's Safety Project	210 Canal Street	Outpatient mental health
43	Chinatown Dialysis Center LLC	213 Hester Street	Diagnostic and Treatment Center
44	VillageCare Rehabilitation and Nursing Center	214 West Houston Street	Adult day care/nursing home

Table 4-13 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
45	Aid for AIDS International Outreach and Education in CBOS	217 Centre Street	Outreach and education in CBOS
46	Supported Housing Rental Assistance	219 Henry Street	Support mental health
47	Henry Street School	220 Henry Street	School-based Diagnostic and Treatment Center extension clinic
48	P.S. 347	225 East 23rd Street	School-based hospital extension clinic
49	Lower East Side Family Union Inc Preventive Services	227 East 3rd Street	General preventive care (PC)
50	NYC-HHC Gouverneur Hospital D&TC/NYC Health and Hospitals Corporation	227 Madison Street	Support mental health; child health center; Diagnostic and Treatment Center; outpatient mental health
51	New York Eye & Ear Outpatient Center	230 Second Avenue	Hospital extension clinic
52	Community Health Project Inc	230 West 17th Street	Diagnostic and Treatment Center extension clinic; outpatient mental health; addressing health disparities impacting lesbian, gay, bisexual and transgender populations; Diagnostic and Treatment Center; sexual and behavioral health services for priority populations most heavily impacted by HIV; health education and risk reduction
53	Lafayette Medical Approach LLC	233 Lafayette Street	Diagnostic and Treatment Center; opioid outpatient treatment
54	Latino Commission on AIDS Inc	24 West 25th Street	Health education and risk reduction; transgender organizational capacity building assistance
55	East Village Access	242 East 2nd Street	Outpatient mental health
56	AIDS Service Center of Lower Manhattan Inc/ William F Ryan Community Health Center Inc	25 Allen Street	Harm reduction services; supportive counseling & family stabilization services
57	Gramercy Park Digestive Disease Center	250 Park Avenue South	Diagnostic and Treatment Center
58	Hamilton-Madison House Inc.	253 South Street	Outpatient clinic; outpatient mental health; compulsive gambling education; medically monitored withdrawal chemical dependency; outpatient mental health
59	Beth Israel Medical Center Inc	26 Avenue A	Hospital extension clinic; Diagnostic and Treatment Center
60	Planned Parenthood of New York City Inc	26 Bleecker Street	Diagnostic and Treatment Center; health facility; community mobilization interventions for HIV prevention; health facility; harm reduction center; Diagnostic and Treatment Center extension clinic
61	Charles B Wang Community Health Center Inc/ Chinatown Action for Progress Inc	268 Canal Street	Diagnostic and Treatment Center extension clinic; Diagnostic and Treatment Center
62	Greenwich House Inc	27 Barrow Street	Diagnostic and Treatment Center; outpatient mental health

Table 4-13 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
63	The Mount Sinai Hospital HIV Testing Services: Priority Populations Testing in Non-Clinical Settings	27 West 20th Street	Diagnostic and Treatment Center
64	WILLIAM F Ryan Community Health Center Inc	279 East 3rd Street	Diagnostic and Treatment Center; outreach to homeless youth
65	WM F Ryan Community Health Center Inc-NENA	279 East 3rd Street	Diagnostic and Treatment Center extension clinic
66	Baruch Houses Family Health Center	280 Delancey Street	Child health center
67	Betances Health Center/Latino Commission on AIDS Inc	280 Henry Street	Diagnostic and Treatment Center; health education and risk reduction
68	Mobilization for Justice Inc.	299 Broadway	Support mental health; advocacy services
69	NYU Langone Rutherford	305 Second Avenue	Hospital extension clinic
70	Odyssey House East 6th St Clinic	309 East 6th Street	Diagnostic and Treatment Center extension clinic
71	Community Access Inc Crisis/Respite Beds	315 Second Avenue	Crisis services mental health
72	Sunset Park Health Council Inc Early Intervention Services: Priority Populations Testing in Non-Clinical Settings	317 Bowery	Early intervention services: priority populations testing in non-clinical settings
73	Beth Israel Medical Center	317 East 17th Street	Support mental health; harm reduction services; Diagnostic and Treatment Center; health facility; health education and risk reduction
74	NYU Langone Ambulatory Care Services	324 East 23rd Street	Hospital extension clinic
75	Blavatnik Family – Chelsea Medical Center at Mount Sinai	325 West 15th Street	Hospital extension clinic
76	Judson Health Center	34 Spring Street	Child health center; Diagnostic and Treatment Center extension clinic
77	New York University Dental Center	345 East 24th Street	Diagnostic and Treatment Center/extension clinic; School-based Diagnostic and Treatment Center extension clinic
78	Seward Park Educational Campus	350 Grand Street	School-based Diagnostic and Treatment Center extension clinic
79	Sunset Park Health Council Inc Early Intervention Services: Priority Populations Testing in Non-Clinical Settings	350 Lafayette Street	Early intervention services: priority populations testing in non-clinical settings
80	Centerlight Healthcare D&TC - Grand Street Site	375 Grand Street	Diagnostic and Treatment Center extension clinic
81	Gramercy Surgery Center, Inc/East Side Endoscopy, LLC/NY Eye and Ear Infirmary Inc	380 Second Avenue	Diagnostic and Treatment Center; hospital extension clinic
82	Housing Works Inc Outreach to Homeless Youth	393 West Street	Outreach to homeless youth
83	P.S. 124	40 Division Street	School-based hospital extension clinic

Table 4-13 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
84	Washington Irving High School	40 Irving Place	School-based Diagnostic and Treatment Center extension clinic
85	Henry Street Settlement Health Corporation	40 Montgomery Street	Diagnostic and Treatment Center; outpatient mental health
86	Public Health Solutions HIV/AIDS Master Contractor (Public Health Solutions)	40 Worth Street	HIV/AIDS master contractor (public health solutions)
87	APICHA Community Health Center	400 Broadway	Health facility; outreach and education in CBOS; Diagnostic and Treatment Center
88	Beth Israel Medical Center Inc	429-435 Second Avenue	Hospital extension clinic; Diagnostic and Treatment Center
89	P.S. 188	442 East Houston Street	School-based Diagnostic and Treatment Center extension clinic
90	Lower East Side Service Center Inc	46 East Broadway	Outpatient mental health
91	P.S. 811 M	461 First Avenue	School-based hospital extension clinic
92	The Fifth Avenue Counseling Center Inc	5 East 17th Street	Outpatient mental health
93	FMS-Southern Manhattan Dialysis Center	510 Sixth Avenue	Diagnostic and Treatment Center
94	Housing Works Inc HIV Testing Services: Social Network Strategy Testing in Non-Clinical Settings	52 East 14th Street	Diagnostic and Treatment Center
95	WCINYP at 53 Beekman	53 Beekman Street	Diagnostic and Treatment Center extension clinic
96	The New York and Presbyterian Hospital	53 West 23rd Street	Hospital extension clinic; health facility
97	Roberto Clemente Health Center	540 East 13rd Street	Child health center
98	NYC-HHC Gouverneur Hospital D&TC	540 East 13rd Street	Diagnostic and Treatment Center extension clinic; outpatient mental health
99	Workshop Program CSS	548 Broadway	Support mental health
100	The Door - A Center of Alternatives Inc Runaway & Homeless Youth	555 Broome Street	Runaway & homeless youth
101	St. Mark's Place Institute for Mental Health	57 St Mark's Place	Outpatient mental health; outpatient clinic
102	School Response Team	590 Sixth Avenue	Support mental health
103	NYS Family Court/The Children's Aid Society	60 Lafayette Street	Support mental health; preventative services
104	Community Healthcare Network Inc	60 Madison Avenue	Diagnostic and Treatment Center; outreach and education in CBOS; sexual and behavioral health services for priority populations most heavily impacted by HIV; undetectables viral load supression program; child health center
105	P.S. 64	600 East 6th Street	School-based Diagnostic and Treatment Center extension clinic
106	Prevention Consultation & Education	61 West 9th Street	Support mental health
107	Housing Works Inc Medical Case Management	611 Broadway	Health facility
108	Lower Eastside Service Center Inc	62 East Broadway	Diagnostic and Treatment Center extension clinic

Table 4-13 (cont'd)
Outpatient Facilities Serving the Project Area

Map No.[1]	Facility Name	Address	Type
109	NYU Langone Occupational and Industrial Orthopaedic Center (OIOC)	63 Downing Street	Hospital extension clinic
110	The Epilepsy Inst dba Epilepsy Found Metro NY/Manhattan Reproductive Surgery Center, LLC	65 Broadway	Outpatient mental health; Diagnostic and Treatment Center
111	Odyssey House of New York Inc	666 Broadway	Diagnostic and Treatment Center
112	APICHA Community Health Center Medical Case Management	67 Irving Place	Health facility
113	Lower Eastside Service Center Inc	7 Gouverneur Slip East	Diagnostic and Treatment Center
114	P.S. 042 Benjamin Altman	71 Hester Street	School-based Diagnostic and Treatment Center extension clinic
115	Postgraduate Center for Mental Health Inc./Help/PSI Inc D/B/A/Brightpoint Health	71 West 23rd Street	Outpatient mental health; harm reduction center; undetectables viral load suppression program
116	Housing Works Health Services III	743 East 9th Street	Undetectables viral load suppression program; harm reduction services; Diagnostic and Treatment Center; support mental health; outreach to homeless youth; outpatient mental health; Diagnostic and Treatment Center extension clinic
117	Project Renewal Inc	8 East 3rd Street	Medically monitored withdrawal chemical dependency; med sup withdrawal-outpatient chemical dependency; Diagnostic and Treatment Center extension clinic; mobile Diagnostic and Treatment Center extension clinic; Diagnostic and Treatment Center
118	Bowery Residents' Committee Inc.	80 Centre Street	Support mental health
119	Lower East Side Service Center, Inc.	80 Maiden Lane	Opioid outpatient treatment; intensive residential; maot-a-residential; outpatient clinic; opioid outpatient treatment
120	Grand Street Settlement Inc/Harlem United: Community AIDS Center Inc	80 Pitt Street	Family support; community-level interventions for HIV prevention; non-medical case management general
121	AHRC Health Care Inc Primary Prevention Services	83 Maiden Lane	Primary prevention services
122	Bliss-Poston the Second Wind Inc OP	928 Broadway	Outpatient clinic
123	Ackerman Institute for the Family	936 Broadway	Outpatient mental health
124	Max Meltzer Health & Service Center	94 East 1st Street	Hospital extension clinic
125	Odyssey House, Inc.	95 Pine Street	Intensive residential; community residential; outpatient clinic

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. Therefore, the Proposed Actions would not result in any significant adverse impacts on police and fire services. 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 4-14**, the Project Area is served by the 1st, 5th, 6th, and 9th Precincts of the New York Police Department (NYPD). The 1st Precinct Police Station is located at 16 Ericsson Place, the 5th Precinct Station House is located at 19 Elizabeth Street, the 6th Precinct is located at 233 West 10th Street, and the 9th Precinct is located at 321 East 5th Street.

Table 4-14
Police Precincts Serving the Project Area

Police Precinct	Address
1st Precinct	16 Ericsson Place
5th Precinct	19 Elizabeth Street
6th Precinct	233 West 10th Street
9th Precinct	321 East 5th Street

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

NYPD uses historical data to provide a perspective into crime statistics and trends. Compared with 2001, in 2019 the 1st Precinct experienced a 54.5 percent decrease in seven major felony offense categories (murder, rape, robbery, felony assault, burglary, grand larceny, and grand larceny of a motor vehicle). Compared with 2001, in 2019 the 5th Precinct experienced a 26.0 percent decrease in the same seven major felony offense categories. Compared with 2001, in 2019 the 6th Precinct experienced a 27.6 percent decrease in the seven major felony offense categories listed above. Compared with 2001, in 2019 the 9th Precinct experienced a 26.2 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 4-15**, there are 6 fire companies and 16 firehouses within a mile of the Project Area.



Police Precincts

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 4-5

Table 4-15
Firehouses Serving the Project Area

Map No.	Firehouse	Address
1	Engine 10/Ladder 10	124 Liberty Street
2	Engine 14	14 East 18th Street
3	Engine 15/Ladder 18/Battalion 4	25 Pitt Street
4	Engine 24/Ladder 5/Battalion 2	227 Sixth Avenue
5	Engine 28/Ladder 11	222 East 2nd street
6	Engine 3/Ladder 12/Battalion 7	150 West 19th Street
7	Engine 33/Ladder 9	42 Great Jones Street
8	Engine 5	340 East 14th Street
9	Engine 55	363 Broome Street
10	Engine 6	49 Beekman Street
11	Engine 7/Ladder 1/Battalion 1/Manhattan Borough Command	100 Duane Street
12	Engine 9/Ladder 6	75 Canal Street
13	Ladder 20/Division 1	253 Lafayette Street
14	Ladder 3/Battalion 6	108 East 13rd Street
15	Ladder 8	14 North Moore Street
16	Squad 18	132 West 10th Street

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 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 5,996 structural fires in Manhattan and averaged a response time of 4:39 minutes. The FDNY also dealt with 83,204 medical emergencies with an average response time of five minutes and ten seconds.[9] ✷

[9] 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.



Fire Engine Companies

SOHO/NOHO NEIGHBORHOOD PLAN

Figure 4-6