4.0 Community Facilities and Services

A. Introduction

This chapter examines the potential effects of the Proposed Actions and associated RWCDS on community facilities and services in and around the Affected Area. The 2021 CEQR *Technical Manual* defines community facilities as public or publicly funded facilities, including schools, health care facilities, childcare centers, libraries, and fire and police protection services. CEQR methodology focuses on direct impacts on community facilities and services and on increased demand for community facilities and services generated by increases in population.

As described in Chapter 1, "Project Description," the Proposed Actions would facilitate the incremental development (compared to the No-Action condition) of 9,786,389 gsf of residential floor area (9,676 DUs), including up to 2,890 affordable DUs pursuant to MIH; 462,129 gsf of local retail space; 81,755 gsf of community facility space; a net reduction of 69,782 gsf industrial/warehouse space, and a net decrease of 732,619 gsf of office space on 61 projected development sites and conversion areas in the Affected Area.

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

B. Principal Conclusions

Direct Effects

The Proposed Actions would not result in any direct significant adverse impacts to community facilities and services.

Indirect Effects

Pursuant to *CEQR Technical Manual* guidance, detailed analyses of potential indirect impacts on public elementary, intermediate, and high schools; public libraries; and publicly funded childcare centers were conducted for the Proposed Actions. Based on the 2021 *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 not result in significant adverse impacts on elementary schools, intermediate schools, high schools, libraries or childcare centers.

Public Schools

The Affected Area falls within the boundaries of two New York City Community School District (CSD) subdistricts: Subdistricts 3 and 4 of CSD 2. As shown in **Figure 4-1**, the area west of Broadway is located in Subdistrict 3 (Chelsea/Midtown West), and the area east of Broadway is

located in Subdistrict 4 (Flatiron/Gramercy/Murray Hill). Using the *Projected Public School Ratios* published by the New York City SCA, approval of the Proposed Actions is projected to introduce approximately 303~~363~~ elementary school students, 103~~100~~ middle school students, and 152~~194~~ high school students to the Affected Area.[1] Because the Proposed Actions would exceed the analysis threshold of 50 elementary/middle school students and 150 high school students noted in Table 6-1 of the 2021 *CEQR Technical Manual*, the Proposed Actions warrant an analysis of public elementary, intermediate, and high schools.

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 schools in the subdistrict study area that is equal to or greater than 100 percent under the With-Action condition; and (2) 100 or more new students generated from the proposed project past the 100 percent utilization rate. Under the With-Action condition, CSD 2, Subdistrict 3 would operate below capacity (95.2~~98.9~~ percent utilization). Therefore, a significant adverse impact would not occur to elementary schools in CSD 2, Subdistrict 3 as a result of the Proposed Actions. CSD 2, Subdistrict 4 would operate below capacity (84.5~~86.9~~ percent utilization) under the With-Action condition. Therefore, a significant adverse impact would not occur to elementary schools in CSD 2 Subdistrict 4 as a result of the Proposed Actions.

The utilization rate of intermediate schools would be greater than 100 percent in CSD 2, Subdistrict 3 (101.0~~100.7~~ percent) in the With-Action condition. However, the Proposed Actions would generate less than 100 intermediate school students in this subdistrict (10~~seven~~ students are added over 100 percent capacity). Therefore, intermediate schools in CSD 2, Subdistrict 3 would not experience significant adverse impacts as a result of the Proposed Actions. The total utilization rate in CSD 2, Subdistrict 4 would be less than 100 percent (77.7~~77.5~~ percent) in the With-Action condition. Therefore, the Proposed Actions would not result in any significant adverse impacts to intermediate schools in CSD 2, Subdistrict 4.

Manhattan high schools are expected to have a combined utilization rate of 62.6~~57.4~~ percent in the 2034 build year, in the With-Action condition. The Proposed Actions would increase the utilization rate by approximately 0.2~~0.3~~ percent. Therefore, no significant adverse impacts to high schools would occur as a result of the Proposed Actions.

Libraries

According to the guidance presented in the 2021 *CEQR Technical Manual*, if a proposed action increases the number of residential units served by the local library branch by more than five percent, an analysis of library services is necessary. In Manhattan, the introduction of 1,033 residential units would represent a five percent increase in DUs per branch. Implementation of the Proposed Actions would result in the addition of approximately 9,676 DUs to the Affected Area compared to No-Action conditions, which exceeds the CEQR threshold for a detailed analysis.

Nine branches of the NYPL are located within 0.75 miles of the Affected Area. The analysis focuses on the residents generated by the Proposed Actions. Each projected development site

[1] The DEIS was prepared using the 2019 multipliers. The 2024 multipliers were released in 2025, after the publication of the DEIS. The FEIS has been updated to use the 2024 multipliers in the analysis.

and conversion area are assigned to their closest library. No decrease in holdings per resident would occur in the 53rd Street Library, Columbus Library, Epiphany Library, or Jefferson Market Library catchment areas. Decreases in the holdings per resident in the Andrew Heiskell Braille and Talking Book Library, Kips Bay Library, Stavros Niarchos Foundation Library, and Stephen A. Schwarzman Library catchment areas would be less than five percent. The decrease in holdings per resident in the Muhlenberg Library catchment area would be greater than the five percent threshold, which, according to the 2021 *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 residents in the Muhlenberg Library catchment area also reside in the catchment areas for other nearby libraries and would be served by these libraries. This includes the Jefferson Market Library catchment area, which did not have any projected population increase as a result of the Proposed Actions. Additionally, residents in the affected library catchment areas would have access to the entire NYPL system through the interlibrary loan system and could have volumes delivered to their nearest library branch. Residents also would have access to libraries near their places of work. Furthermore, it is anticipated that the trends toward increased electronic research, the SimplyE[2] 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 result in a noticeable change in the delivery of library services, and there would be no significant adverse impacts on public libraries as a result of the Proposed Actions.

Childcare Services

The 2021 *CEQR Technical Manual* requires a detailed analysis of day care centers when a proposed action would produce substantial numbers of subsidized, low- to moderate-income family housing units that could therefore generate enough eligible children to affect the availability of slots at public day care centers. Typically, proposed actions that generate 20 or more eligible children under age five require further analysis. According to Table 6-1 of the 2021 *CEQR Technical Manual*, the number of affordable housing units needed to yield 20 or more eligible children in Manhattan would be 170 DUs. Implementation of the Proposed Actions would result in a net increment of approximately 2,890 affordable DUs. As such, the Proposed Actions exceed the threshold for an analysis of early childhood programs.

Based on Table 6-1b of the 2021 *CEQR Technical Manual*, the additional 2,890 affordable units would generate 332 children under age five who would be eligible for publicly funded childcare services. While the additional children would reduce the number of available seats, the utilization rate under With-Action conditions would be approximately 79.5 percent, a 15 percent increase compared to No-Action conditions. Therefore, the Proposed Actions would not result in significant adverse impacts to early childhood programs.

Police, Fire, and Health Care Services

According to the 2021 *CEQR Technical Manual*, a detailed analysis of police and fire protection and health care facilities is required if a proposed action would (1) introduce a sizeable new

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

neighborhood where one has not previously existed, or (2) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. Implementation of the Proposed Actions would not result in any of the above circumstances. No significant adverse impacts would occur, and a detailed analysis of police and fire protection and health care facilities is not warranted.

C. Methodology

The purpose of the preliminary screening is to determine where a community facilities assessment is required. As recommended by the 2021 *CEQR Technical Manual*, a community facilities assessment is warranted if a proposed action has the potential to result in either direct or indirect effects on community facilities. If a proposed action 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 proposed action 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 childcare centers.

Direct Effects

Approval of the Proposed Actions would not result in the direct displacement of community facilities in the Affected Area. The Proposed Actions would not result in the direct displacement of any other existing community facilities, nor would they affect the physical operations of or access to and from any police stations or firehouses. Therefore, further analysis of direct effects is not warranted because the Proposed Actions would not cause any direct significant adverse impacts to community facilities.

Indirect Effects

The 2021 *CEQR Technical Manual* includes thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential impacts. **Table 4-1~~Table 4-1~~** lists those thresholds for each community facility analysis area. If a proposal exceeds the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the Proposed Actions and associated RWCDS would exceed established 2021 *CEQR Technical Manual* thresholds. Based on that screening, the Proposed Actions trigger a detailed analysis for public schools (elementary, intermediate, and high); publicly funded childcare centers; and public libraries.

Table 4-1: Preliminary Screening Analysis Criteria

Community Facility	Threshold for Detailed Analysis
Public Schools	50 or more elementary/intermediate school students or 150 or more high school students
Libraries	More than 5 percent increase in ratio of residential units to libraries in the Borough
Health Care Facilities (Outpatient)	Introduction of a sizeable new neighborhood
Childcare Centers (Publicly Funded)	More than 20 eligible children under age five based on the number of low- to moderate-income units
Fire Protection	Introduction of a sizeable new neighborhood
Police Protection	Introduction of a sizeable new neighborhood

Source: 2021 CEQR Technical Manual

The RWCDS associated with the Proposed Actions indicates a net increase of approximately 9,676 DUs in the area. Assuming an average occupancy of 1.68 persons per household based on the average household size within both Manhattan Community Districts 4 and Community District 5 (2020 Decennial Census), the population anticipated to be introduced to the Affected Area as a result of the Proposed Actions would be approximately 16,256 residents.

Public Schools

The 2021 *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed action would generate 50 or more elementary/intermediate school students and/or 150 or more high school students. Based on the RWCDS net increment of 9,676 residential units (compared to No-Action condition) and the CEQR student generation rates for Manhattan CSD 2,[3] and the student generation rate for Manhattan high schools (0.0157~~02~~ high school students per unit), the Proposed Actions would generate approximately 558~~657~~ total students, with approximately 303~~363~~ elementary school students, 103~~100~~ intermediate school students, and 152~~194~~ high school students. This number of students warrants a detailed analysis of the Proposed Actions' effects on elementary, intermediate, and high schools.

Libraries

Potential impacts on libraries can result from an increase in the user population. According to the 2021 *CEQR Technical Manual*, a proposed action that generates a five percent increase in the average number of DUs served per branch (equivalent to a 1,033-unit increase in Manhattan) may cause significant adverse impacts on library services and require further analysis. The With-Action condition would result in a net increase of 9,676 DUs. Therefore, the Proposed Actions would exceed this threshold, and a detailed analysis of libraries is warranted.

Childcare Services

According to the 2021 *CEQR Technical Manual*, if a proposed action would add 20 or more children under age five eligible for childcare, a detailed analysis of its impact on publicly funded

[3] ~~0.0374 elementary students per DU and 0.01 intermediate students per DU.~~ Revised 2024 projected public school ratio (PPSR) School Construction Authority (SCA) Multipliers released in March 2025 for CSD 2 are 0.0313 elementary students per DU and 0.0107 intermediate students per DU.

childcare facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income units generated by a proposed action (170 DUs in Manhattan). As described previously, the RWCDS associated with the Proposed Actions is expected to add 9,676 DUs, of which up to 2,890 are expected to be affordable units provided through the MIH program. Therefore, the Proposed Actions would yield more than 20 children under age five eligible for publicly funded childcare, exceeding the CEQR thresholds and requiring a detailed analysis of childcare facilities.

Police, Fire, and Health Care Services

The 2021 *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and health care services in cases where a proposed action would create a sizeable new neighborhood where none existed before. The Affected Area is a developed area with an existing and well-established community that is served by existing police, fire, and health care services. Therefore, the Proposed Actions would not create a neighborhood where none existed before, and a detailed analysis of indirect effects on these community facilities is not warranted. For informational purposes, a description of existing police, fire, and health care facilities serving the Affected Area is provided below.

The Affected Area is served by the New York City Police Department's 10th, 13th, and 14th Precincts. The Affected Area, specifically the area north of 29th Street, is served by the 14th Precinct. The 14th Precinct House is located at 357 West 35th Street, approximately 500 feet west of the northwest quadrant, between Eighth and Ninth Avenues. The area south of West 29th Street and west of Seventh Avenue is served by the 10th Precinct. The 10th Precinct House is located at 230 West 20th Street, between Seventh and Eighth Avenues. The 10th Precinct House is located approximately 0.25 miles southwest of the southwest quadrant. The area south of 29th Street and east of Seventh Avenue is within the 13th Precinct. The 13th Precinct House is located at 230 East 21st Street between Second and Third Avenues, approximately 0.6 miles southeast of the southeast quadrant.

As stated in the 2021 *CEQR Technical Manual*, the New York City Police Department independently reviews staffing levels against a precinct's population, area coverage, crime levels, and other local factors, and makes service and resource adjustments, as necessary.

The Affected Area is served by Battalion 7 of the Fire Department of New York's (FDNY's) Division 1 and Battalion 8 of Division 3. Division 1 covers the northwest, southeast, and southwest quadrants. Division 3 covers the northeast quadrant. The Affected Area is served by five fire companies: Engine Company 1 primarily serves the southeast and southwest quadrants; Engine Company 24 serves portions of the southeast and southwest quadrants; Engine Company 65 serves the northeast quadrant; and Engine Companies 21 and 26 serve the northwest quadrant. FDNY continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any necessary adjustments.

There are two types of ambulances in New York City—911 providers and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 services, and they operate that system under contract with Emergency Medical Services.

Under *CEQR Technical Manual* guidance, health care facilities include public, proprietary, and nonprofit facilities that accept government funds (usually in the form of Medicare and Medicaid reimbursements) and are available to any member of the community. Examples of these types of facilities include hospitals or public health clinics.

The NYC Health + Hospitals – Bellevue and NYU Langone Health hospitals are each located approximately 0.75-miles east of the Affected Area. In addition, there are multiple health clinics near the Affected Area. Healthcare Center Inc., located at 225 West 34th Street is located just south of the northwest quadrant. Union Health Center is located within the southwest quadrant at 160 West 26th Street. Total Health & Wellness Medical Center is located east of the southeast quadrant at 99 Madison Avenue.

D. Indirect Effects on Public Schools

Methodology

This analysis assesses the potential effects of the Proposed Actions on public elementary and intermediate schools serving the Affected Area. According to the guidance presented in the 2021 *CEQR Technical Manual*, CEQR analyzes potential impacts only on public schools operated by DOE; private and parochial schools within the Study Area are not included in the analysis of schools presented in this chapter.

The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from the Proposed Actions. As outlined in Chapter 1, "Project Description," the RWCDS would result in an incremental 9,676 DUs. Based on the multipliers ~~presented in Table 6-1a of the 2021 *CEQR Technical Manual*~~published by SCA in March 2025, the RWCDS associated with the Proposed Actions would result in approximately 303~~362~~ elementary school students, 103~~100~~ intermediate school students, and 152~~194~~ high school students (refer to **Table 4-2**~~Error! Reference source not found.~~). According to *CEQR Technical Manual* guidance, this level of development triggers a detailed analysis of elementary, intermediate, and high schools.

Table 4-2: Projected Development Sites and Conversion Area - Associated Number of Projected Incremental Students by Respective CSD Subdistrict (Table revised for FEIS)

Study Area	Projected Development Sites in the Subdistrict	Total DUs (No-Action to With-Action Increment)	Number of Projected Elementary Students	Number of Projected Intermediate Students	Number of Projected High School Students
CSD 2 – SD 3	1-23, 25-45, 47 and Conversion Sites	6,400	200	68	152
CSD 2 – SD 4	46, 48-62 and Conversion Sites	3,276	103	35	
Total:		**9,676**	**303**	**103**	**152**

Source: DCP, NYCSCA Projected Public School Ratio (revised with 2024 ratios, released in March 2025)

Following the methodologies in the 2021 *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the CSD's "subdistrict" (region, or school planning zone) in which the project is located. As indicated in **Figure 4-1**, the Affected Area falls within the boundaries of two City CSD subdistricts: Subdistricts 3 and 4 of CSD 2. ~~Error! Reference source not found.~~**Table 4-2** summarizes the projected development sites and conversion area that falls within each respective CSD subdistrict and the associated number of new residential units and new elementary and intermediate students resulting from projected development and conversion sites. While the number of high school students generated by residential units within each respective school subdistrict is presented in **Table 4-2**, high school students may attend any high school in the City if they meet the admissions criteria, and high schools compete to attract students on the basis of specialized programs and overall reputation. Consequently, high school capacity assessments are not performed for small, localized study areas. The 2021 *CEQR Technical Manual* states that the borough in which a project is located should serve as the study area for high school analyses.

The analysis presents the most recent capacity, enrollment, and utilization rates for elementary and intermediate CSD 2 Subdistricts 3 and 4. The No-Action condition is then predicted based on enrollment projections and proposed development projects; the future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school's study area to DOE's projected enrollment and then comparing that number with projected school capacity. DOE's most recent enrollment projections (actual 2023-2024, projected 2024–2033)[4] are posted on SCA's website. In addition, any new school projects identified in the DOE 2025–2029 Five-Year Capital Plan (and/or subsequent amendments) are included if construction has begun. According to the 2021 *CEQR Technical Manual*, some schools may be included in the analysis if they are in the DOE Five-Year Capital Plan but are not yet under construction if the lead agency, in consultation with SCA, concurs that it is appropriate.

To determine With-Action school utilization rates, the net elementary and intermediate school population generated by each projected development and conversion site was added to the respective CSD subdistrict. The effect of the new students introduced by the Proposed Actions under the RWCDS on the capacity of schools within the respective study areas was then evaluated. According to the 2021 *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in: (1) a utilization rate of the elementary and/or intermediate schools that is equal to or greater than 100 percent in the With-Action condition; and (2) 100 or more new students generated from the proposed project past the 100 percent utilization rate.

Existing Conditions

As shown in **Figure 4-1**, the Affected Area is located within the boundaries of two CSD subdistricts: Subdistricts 3 and 4 of CSD 2. Analyzed study area elementary and intermediate schools are defined by one of four categories: elementary (P.S.) schools that serve grades Pre-K through 5; intermediate (I.S.) schools that serve grades 6 through 8; secondary schools that

[4] The project Build Year is 2034. However, school enrollment projections only go through 2033, so 2033 is used in this analysis.

serve grades 6 through 12; and K–8 schools that serve grades Pre-K through 8. For utilization analysis purposes, the elementary/P.S. components of PS/IS and K–8 schools have been combined, and the intermediate/IS components of P.S./I.S. and I.S./H.S. schools have been combined.

Table 4-3 through **Table 4-5** provide the existing enrollment, capacity, and utilization rates for elementary, intermediate, and high schools in their respective study areas. In instances where school buildings house more than one organization, these organizations are listed separately.

Elementary Schools

As shown in **Figure 4-1** and **Table 4-3**, 10 elementary schools are located within the study area; six are located within Subdistrict 3 of CSD 2, and four are within Subdistrict 4 of CSD 2. Within CSD 2, Subdistrict 3, schools have an existing utilization rate of 101.7 percent with a deficit of 48 seats, Subdistrict 4 schools have an existing utilization rate of 93.4 percent with 139 available seats.

While not included in the quantitative analysis pursuant to the 2021 *CEQR Technical Manua*l, there are several charter schools and citywide schools in the affected subdistricts that serve elementary and intermediate students.

Success Academy has four different charter schools in the study area. Success Academy – Hell's Kitchen is an elementary school; Success Academy – Upper West Side is an elementary and intermediate school; Success Academy – Union Square is an elementary school; and Success Academy – Murray Hill is an elementary and intermediate school.

Ballet Tech is a citywide school located at 890 Broadway and serves 4th through 8th grade students. P.S. 347 American Sign Language and English Lower School is located at 223 East 23rd Street and is a citywide school that serves elementary students.

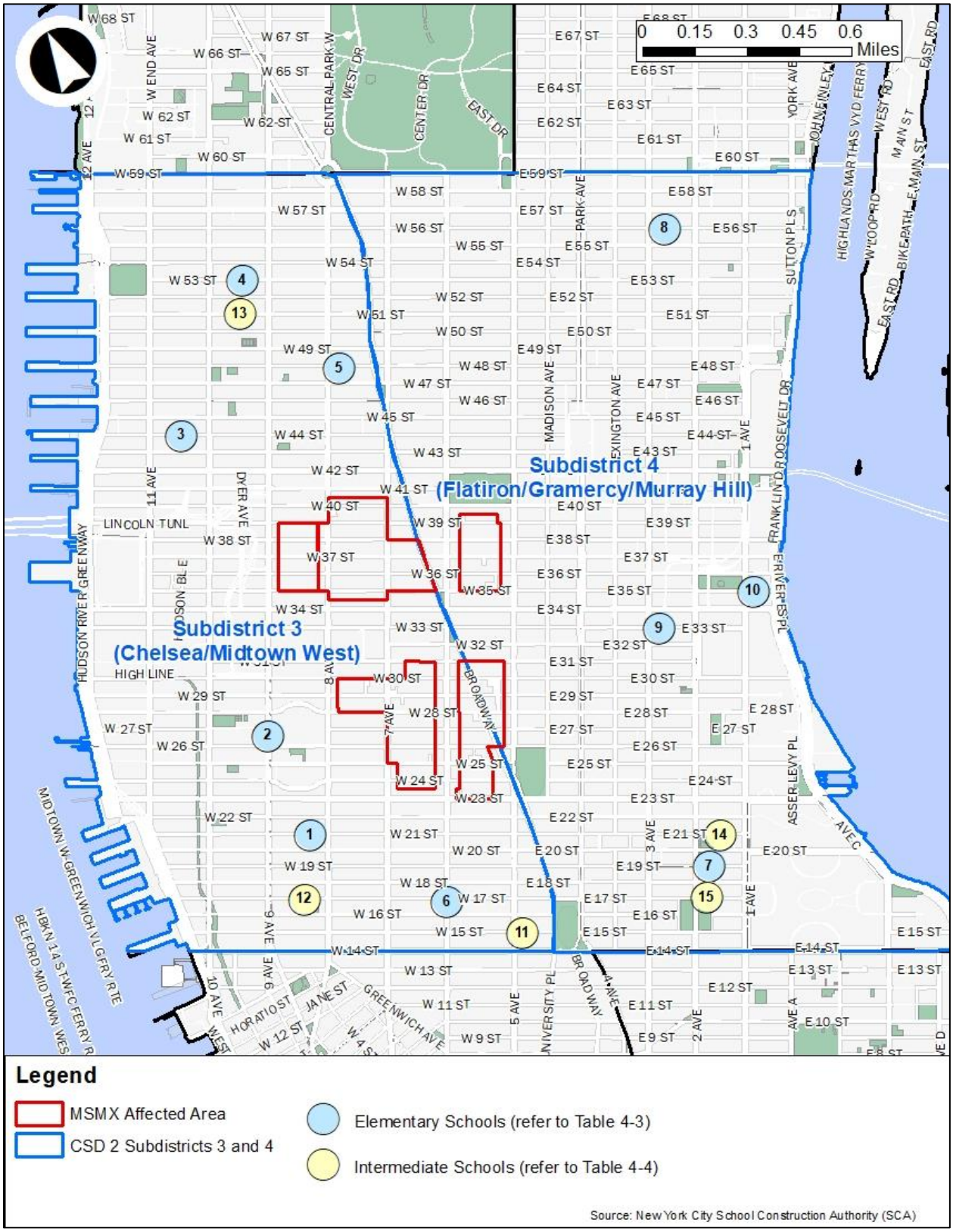
Table 4-3: Study Area Elementary School Enrollment, Capacity, and Utilization for the 2023-2024 Academic Year (Table revised for FEIS)

Map No.	School Name	Address	Enrollment	Target Capacity	Available Seats	Utilization (%)
CSD 2 Subdistrict 3						
1	P.S. 11 – Sarah J. Garnet School	320 West 21st Street	742	687	-55	108.0%
2	P.S. 33 – Chelsea Prep	281 Ninth Avenue	630	544	-86	115.8%
3	P.S. 51 – Elias Howe	525 West 44th Street	464	401	-63	115.7%
4	P.S. 111 – Adolph S. Ochs	440 West 53rd Street	408	472	64	86.4%
5	P.S. 212 – Midtown West	328 West 48th Street	321	298	-23	107.7%
6	P.S. 340 – Sixth Avenue Elementary School	590 Sixth Avenue	323	438	115	73.7%
Total (District 2 – Subdistrict 3)			**2,888**	**2,840**	**-48**	**101.7%**
CSD 2 Subdistrict 4						
7	P.S. 40 – Augustus Saint-Gaudens	320 East 20th Street	537	459	-78	117.0%
8	P.S. 59 – Midtown East	231 East 56th Street	520	505	-15	103.0%
9	P.S. 116 – Mary Lindley Murray	210 East 33rd Street	388	653	265	59.4%

10	P.S. 281 – The River School	425 East 35th Street	511	478	-33	106.9%
Total (District 2 – Subdistrict 4)			**1,956**	**2,095**	**139**	**93.4%**
Total across Study Area			**4,844**	**4,935**	**91**	**98.2%**

Source: NYC Planning
Refer to **Figure 4-1**.

Figure 4-1: Public Schools



Intermediate Schools

As shown in **Figure 4-1**, there are five intermediate schools in the study area, specifically three in CSD 2, Subdistrict 3, and two in CSD 2, Subdistrict 4. As indicated in **Table 4-4**, schools in CSD 2, Subdistrict 3 have an existing utilization rate of 105.3 percent with a deficit of 53 seats, and schools in Subdistrict 4 have an existing utilization rate of 78.8 percent with 338 available seats. In total, intermediate schools in the study area have a utilization rate of 92.1 percent with 204 available seats.

Table 4-4: Study Area Intermediate School Enrollment, Capacity, and Utilization for the 2023-2024 Academic Year

Map No.	School Name	Address	Enrollment	Target Capacity	Available Seats	Utilization (%)
CSD 2 Subdistrict 3						
11	The Clinton School	10 East 15th Street	322	275	-47	117.1%
12	NYC Lab Middle School for Collaborative Studies	333 West 17th Street	551	638	87	86.4%
13	City Knoll Middle School	440 West 53rd Street	171	78	-93	219.2%
Total (District 2 – Subdistrict 3)			**1,044**	**991**	**-53**	**105.3%**
CSD 2 Subdistrict 4						
14	I.S. 104 – Simon Baruch	330 East 21st Street	961	1,300	339	73.9%
15	I.S. 255 Salk School of Science	320 East 20th Street	369	287	-82	128.6%
Total (District 2 – Subdistrict 4)			**1,330**	**1,587**	**257**	**83.8%**
Total across Study Area			**2,374**	**2,578**	**204**	**92.1%**

Source: NYC Planning
Refer to **Figure 4-1**.

As noted above, while not included in the quantitative analysis pursuant to the 2021 *CEQR Technical Manual*, there are two charter schools and six citywide schools in the subdistricts that serve intermediate students. Success Academy – Upper West Side and Success Academy – Murray Hill both elementary and intermediate schools. Intermediate schools in CSD 2 Sub-districts 3 and 4 that serve the larger city include I.S. 17, Quest to Learn Middle School, Ballet Tech/Public School for dance, I.S. 47 – School for the Deaf, Institute for Collaborative Education, and the School of the Future.

High Schools

Table 4-5 summarizes capacity, enrollment, and utilization for all high schools in Manhattan. As shown in **Table 4-5**, the borough's high schools had a utilization rate of approximately 76.7 percent with 17,138 available seats in the 2023-2024 academic year.

Table 4-5: Manhattan High School Enrollment, Capacity, and Utilization for the 2023–2024 Academic Year

Area	Enrollment	Capacity	Available Seats	Utilization (%)
Manhattan	56,502	73,640	17,138	76.7

Source: NYC Planning

No-Action Condition

Under the No-Action condition, utilization of public elementary, intermediate, and high schools serving the Affected Area and surrounding study area would be affected by changes in enrollment mainly due to aging of the existing student body and new arrivals born in the area or moving to it, as well as changes in capacity or number of available seats in the study area schools.

Enrollment Projections

As noted above, SCA provides enrollment projections by district for up to 10 years. The latest available enrollment projections from November 2023 have been used in this analysis to project student enrollment in 2033. These enrollment projections focus on the natural growth of the City's student population and other population increases that do not account for new residential development planned in the area (No-Action projects). SCA also provided data on the number of new elementary and intermediate students expected from new housing in Subdistricts 3 and 4 of CSD 2 and high school students in Manhattan based on its capital planning work. The anticipated No-Action elementary and intermediate school enrollment for the study area subdistricts is presented in **Tables 4-6** and **4-7**. The anticipated No-Action high school enrollment for Manhattan is shown in **Table 4-8**.

Projected Capacity Changes

As outlined in the 2021 *CEQR Technical Manual*, No-Action school capacity changes considered in a community facilities analysis include information on proposed and adopted "Significant Changes in School Utilization" and the DOE's 2025–2029 Five Year Capital Plan. SCA directs that the latest proposed or adopted Five-Year Capital Plan (or plan amendment) be used in the No-Action public school analysis. The latest Five-Year Capital Plan was issued in February 2024 and identified capacity changes for CSD 2, including additional elementary and intermediate school seats by September 2032 at P.S./I.S. at Western Railyards. For conservative analysis purposes, these seats are not included in this analysis. The City Knoll Intermediate School in CSD 2, Subdistrict 4 is merging with The Facing History School. Capacity would not change as a result of this merger. According to the Five-Year Capital Plan, there are no known capacity changes to Manhattan high schools.

Elementary Schools

Under the No-Action condition, elementary schools in CSD 2, Subdistricts 3 and 4 are expected to operate with available capacity (see **Table 4-6**). Compared to existing conditions, utilization would increase to 84.5~~86.5~~ percent and a surplus of 765~~668~~ seats. As shown in **Table 4-6,** CSD 2, Subdistrict 3 elementary schools would operate below capacity with a utilization rate of 88.1~~90.5~~ percent and 338~~271~~ available seats. Elementary schools in CSD 2, Subdistrict 3 would operate below capacity with a utilization of 79.6~~81.0~~ percent, and 427~~397~~ available seats.

Table 4-6: Estimated No-Action Elementary School Enrollment, Capacity, and Utilization (Table revised for FEIS)

Study Area	Projected 2034 Enrollment	Students Introduced by No-Action Residential Development	Total No-Action Enrollment	Capacity	Available Seats	Utilization (%)
CSD 2 – Subdistrict 3	2,160	342	2,502	2,840	338	88.1%
CSD 2 – Subdistrict 4	1,514	154	1,668	2,095	427	79.6%
Total	**3,674**	**496**	**4,170**	**4,935**	**765**	**84.5%**

Source: NYC Planning, NYCSCA Capital Plan Reports & Data (revised with 2024 ratios, released in March 2025)

Intermediate Schools

Under the No-Action condition, intermediate schools in CSD 2, Subdistricts 3 and 4 are expected to operate with available capacity, with an anticipated utilization rate of 82.682.5 percent and 447451 seats available (see **Table 4-7**). As shown in **Table 4-7**, CSD 2, Subdistrict 3 intermediate schools would operate below capacity with a utilization rate of 94.194.0 percent, and 5859 available seats. Intermediate schools in CSD 2, Subdistrict 4 would operate below capacity with a utilization rate of 75.575.3 percent and 389391 available seats.

Table 4-7: Estimated No-Action Intermediate School Enrollment, Capacity, and Utilization (Table revised for FEIS)

Study Area	Projected 2034 (2033) Enrollment	Students Introduced by No-Action Residential Development	Total No-Action Enrollment	Capacity	Available Seats	Utilization (%)
CSD 2 – Subdistrict 3	889	44	933	991	58	94.1%
CSD 2 – Subdistrict 4	1,139	59	1,196	1,587	389	75.5%
Total	**2,028**	**103**	**2,131**	**2,578**	**447**	**82.6%**

Source: NYC Planning, NYCSCA Capital Plan Reports & Data (revised with 2024 ratios, released in March 2025)

High Schools

Under the No-Action condition, high schools in Manhattan are expected to operate with available capacity, with an anticipated utilization rate of 57.162.4 percent and 31,556 27,690 available seats (see **Table 4-8**).

Table 4-8: Estimated No-Action High School Enrollment, Capacity, and Utilization (Table revised for FEIS)

Borough	Projected 2034 ~~(2033)~~ Enrollment	Students Introduced by No Action Residential Development	Total No-Action Enrollment	Capacity	Available Seats	Utilization (%)
Manhattan	45,261	689	45,950	73,640	27,690	62.4%

Source: NYC Planning, NYCSCA Capital Plan Reports & Data (revised with 2024 ratios, released in March 2025)

With-Action Condition

Projected Capacity Changes

No known capacity changes to public schools would occur as a result of the Proposed Actions.

Projected Enrollment

For analysis purposes, it is assumed that the RWCDS associated with the Proposed Actions would result in an incremental 9,676 DUs in the Affected Area. Based on the 2021 *CEQR Technical Manual* student generation rates, the Proposed Actions would generate approximately 303~~240~~ elementary students, 103~~123~~ intermediate students, and 152~~194~~ high school students (**Table 4-9**).

Table 4-9: Estimated Number of Students Introduced in the Affected Area in the With-Action Condition (Table revised for FEIS)

Study Area	Housing Units	Students Introduced by Proposed Development		
		Elementary	Intermediate	High School
CSD 2, Subdistrict 3	6,400	200	68	152
CSD 2, Subdistrict 4	3,276	103	35	
Total	**9,676**	**303**	**103**	**152**

Source: NYC Planning/NYCSCA, (revised with 2024 ratios, released in March 2025)

Elementary Schools

Under the With-Action condition, the enrollment of elementary schools in CSD 2, Subdistricts 3 and 4 would not exceed capacity (**Table 4-10**). Utilization rates for each of these subdistricts would range between 84.5~~86.9~~ and 95.2~~98.9~~ percent. Compared with the utilization rates under the No-Action condition, the utilization rates for the subdistricts under the With-Action condition would increase between 4.9~~5.9~~ and 7.0~~8.5~~ percent. The collective elementary school utilization rate for the area would be 90.6~~93.8~~ percent, 6.1~~7.4~~ percent higher than under No-Action conditions.

Table 4-10: Estimated With-Action Condition Elementary School Enrollment, Capacity, and Utilization (Table revised for FEIS)

Study Area	Projected Enrollment Without Project	Students Generated by Project	Projected Enrollment with Project	Projected Capacity	Available Seats	Utilization (%) with Project	Change in Utilization (%) from No-Action
CSD 2 – Subdistrict 3	2,502	200	2,702	2,840	138	95.2%	7.0%
CSD 2 – Subdistrict 4	1,668	103	1,771	2,095	324	84.5%	4.9%
Total	**4,170**	**303**	**4,473**	**4,935**	**462**	**90.6%**	**6.1%**

Source: NYC Planning

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 schools in the subdistrict study area that is equal to or greater than 100 percent under the With-Action condition; and (2) 100 or more new students generated from the proposed project past the 100 percent utilization rate. CSD 2 Subdistrict 3 would operate below capacity (95.2~~98.9~~ percent utilization) under the With-Action condition. Therefore, a significant adverse impact would not occur to elementary schools in CSD 2 Subdistrict 3 as a result of the Proposed Actions.

CSD 2, Subdistrict 4 would operate below capacity (84.5~~86.9~~ percent utilization) under the With-Action condition. Therefore, a significant adverse impact would not occur to elementary schools in CSD 2 Subdistrict 4 as a result of the Proposed Actions.

Intermediate Schools

Under the With-Action condition, intermediate schools in CSD 2, Subdistricts 3 and 4 are expected to operate with available capacity, with an anticipated utilization rate of 86.6~~86.4~~ percent, which is 4.0~~3.3~~ percent higher than under No-Action conditions, with 344~~326~~ seats available (see **Table 4-11**).

As shown in **Table 4-11**, CSD 2 Subdistrict 3 would operate above 100 percent capacity under With-Action conditions with a utilization rate of 101.0~~100.7~~ percent and a deficit of 10~~seven~~ seats. Compared to the utilization rates under the No-Action condition, the utilization rates for Subdistrict 3 under the With-Action condition would increase 6.9~~5.3~~ percent. Though the utilization rate would be above 100 percent at CSD 2, Subdistrict 3, the Proposed Actions would generate fewer than 100 intermediate school students in CSD 2, Subdistrict 3. Therefore, a significant adverse impact would not occur to intermediate schools in CSD 2, Subdistrict 3 as a result of the Proposed Actions.

CSD 2, Subdistrict 4 would have a utilization rate of 77.7~~77.5~~ percent and approximately 354~~1~~ available seats under With-Action conditions. Compared to the utilization rates under the No-Action condition, the utilization rates for Subdistrict 4 under the With-Action condition would increase 2.2~~1.8~~ percent. However, the total utilization rate for intermediate schools in CSD 2,

Subdistrict 4 would be less than 100 percent. Therefore, a significant adverse impact would not occur to intermediate schools in CSD 2, Subdistrict 4 as a result of the Proposed Actions.

Table 4-11: Estimated With-Action Condition Intermediate School Enrollment, Capacity, and Utilization (Table revised for FEIS)

Study Area	Projected Enrollment Without Project	Students Generated by Project	Projected Enrollment with Project	Projected Capacity	Available Seats	Utilization (%) with Project	Change in Utilization (%) from No Action
CSD 2 – Subdistrict 3	933	68	1,001	991	-10	101.0%	6.9%
CSD 2 – Subdistrict 4	1,198	35	1,233	1,587	354	77.7%	2.2%
Total	**2,131**	**103**	**2,234**	**2,578**	**344**	**86.6%**	**4.0%**

High Schools

Under the With-Action condition, Manhattan high schools would have a utilization rate of 62.6~~57.4~~ percent, approximately 0.2~~0.3~~ percent higher than under No-Action conditions. Because the increase in utilization would be less than five percent and high schools would operate with available capacity, the Proposed Actions would not result in significant adverse impacts to high schools.

Table 4-12: Estimated With-Action High School Enrollment, Capacity, and Utilization (Table revised for FEIS)

Borough	No-Action Enrollment	Students Generated by Project	Total ~~No-~~ With Action Enrollment	Capacity	Available Seats	Utilization (%)
Manhattan	45,950	152	46,102	73,640	27,538	62.6%

E. Indirect Effects on Public Libraries

Methodology

According to the 2021 *CEQR Technical Manual*, service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than 0.75 miles; this is referred to as 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 0.75-mile area around the Affected Area. As presented in **Figure 4-2a**, nine NYPL branches are within that radius.

To determine the existing population of each library's catchment area, 2020 U.S. Census data were assembled for all census tracts that fall within 0.75 miles of each library's overall catchment area (see **Figures 4-2b** through **4-2j**). The catchment area populations in the No-Action and With-Action conditions were applied by multiplying the number of new housing units expected to be

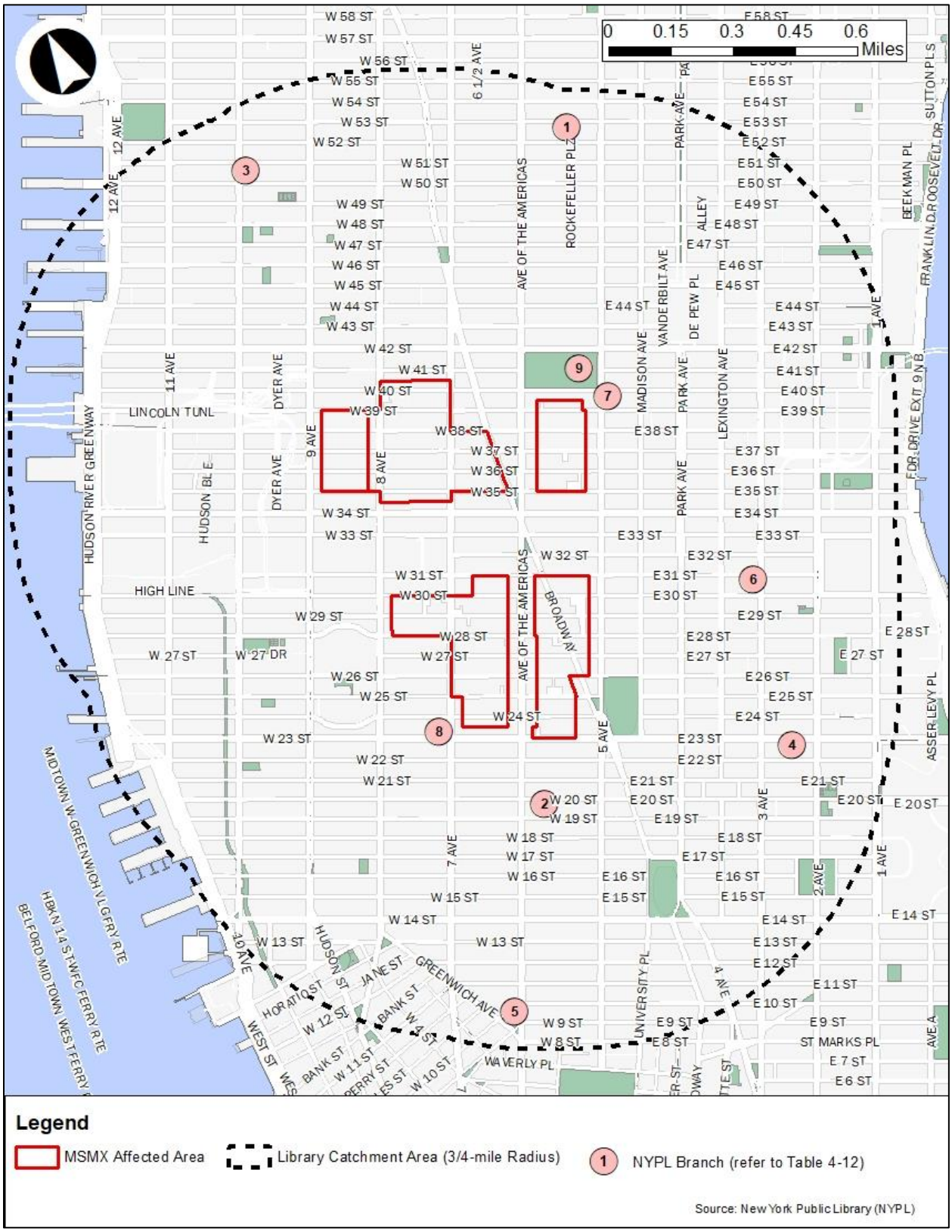
complete by the 2034 analysis year by the average household size of the community district within which the housing unit is located (based on 2020 U.S. Census data). The catchment area populations under the With-Action condition were estimated by adding the anticipated population that would result from the Proposed Actions; the anticipated residents introduced by each projected development site were assigned to each library within the library catchment area. Because several of the developments are located within more than one catchment area, residents were assigned to the most proximate library. According to the 2021 *CEQR Technical Manual*, if an action would increase a library's catchment area population by five percent or more over the No-Action condition population, and if this increase would impair the delivery of library services in the study area, then a significant impact could occur.

Table 4-13: Public Library Analysis Criteria

Borough	Incremental Dwelling Units	Minimum Number of Units that Trigger Detailed Analysis	Triggers Detailed Analysis
Manhattan	9,676	1,033	Yes

Source: *CEQR Technical Manual* Chapter 6: Community Facilities and Services, Table 6-1: CEQR Community Facility Threshold for Detailed Analysis

Figure 4-2a: Public Libraries within a 0.75-mile Radius of the Affected Area



Existing Conditions

The NYPL system, the nation's largest public library system, includes 92 locations in Manhattan, the Bronx, and Staten Island. It also includes research centers at the Stephen A. Schwarzman Building, the Schomburg Center for Research in Black Culture, and The New York Public Library for the Performing Arts. As shown in **Figure 4-2b** through **4-2j**, nine NYPL branches are within a 0.75-mile radius of the Affected Area: the 53rd Street Library at 18 West 53rd Street; the Andrew Heiskell Braille and Talking Book Library at 40 West 20th Street; Columbus Library at 742 Tenth Avenue; Epiphany Library at 228 East 23rd Street; Jefferson Market Library at 425 Sixth Avenue; Kips Bay Library at 446 Third Avenue; Stavros Niarchos Foundation Library at 455 Fifth Avenue; Muhlenberg Library at 209 West 23rd Street; and the Stephen A. Schwarzman Library at the intersection of Fifth Avenue and 42nd Street.

Table 4-14 provides the catchment area population for each library (see **Figures 4-2b** through **4-2j**). The nine public libraries serving the Affected Area are described in more detail below.

Table 4-1~~410~~: Public Libraries Serving the Affected Area

Map No.	Library Name	Address	Holdings	Catchment Area Population[1]	Holdings per Resident
1	53rd Street Library	18 West 53rd Street	60,053	99,778	0.60
2	Andrew Heiskell Braille and Talking Book Library	40 West 20th Street	445,678	175,909	2.53
3	Columbus Library	742 Tenth Avenue	35,147	115,851	0.30
4	Epiphany Library	228 East 23rd Street	52,861	148,330	0.36
5	Jefferson Market Library	425 Sixth Avenue	71,348	137,917	0.52
6	Kips Bay Library	446 Third Avenue	39,069	133,008	0.29
7	Stavros Niarchos Foundation Library	455 Fifth Avenue	596,287	105,114	5.67
8	Muhlenberg Library	209 West 23rd Street	26,522	127,405	0.21
9	Stephen A. Schwarzman Library	Fifth Avenue at 42nd Street	N/A	102,993	N/A

Source: 2020 Census (refer to **Figures 4-2b** through **4-2j**)

Figure 4-2b: 53rd Street Library Catchment Area

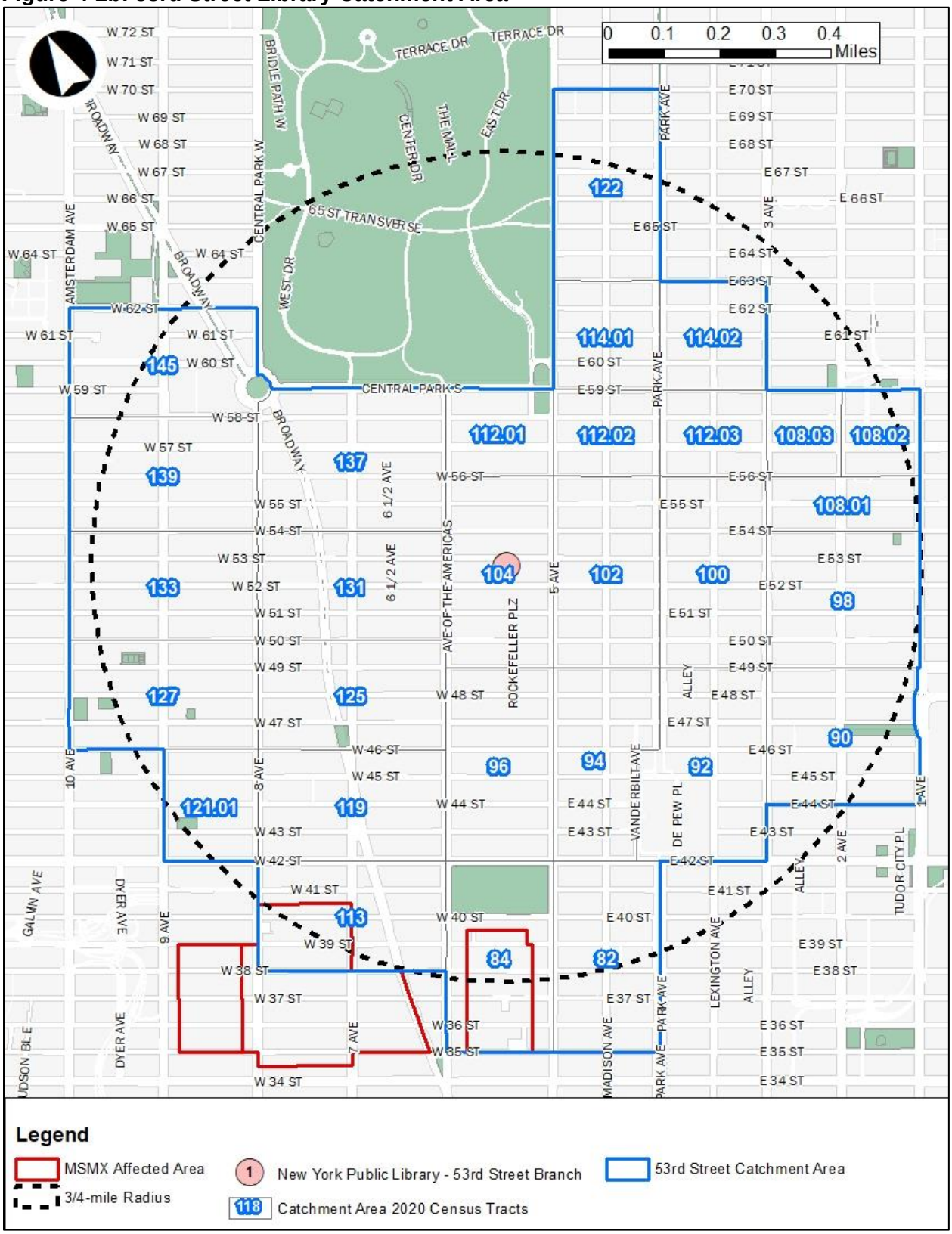


Figure 4-2c: Andrew Heiskell Braille and Talking Book Library Catchment Area

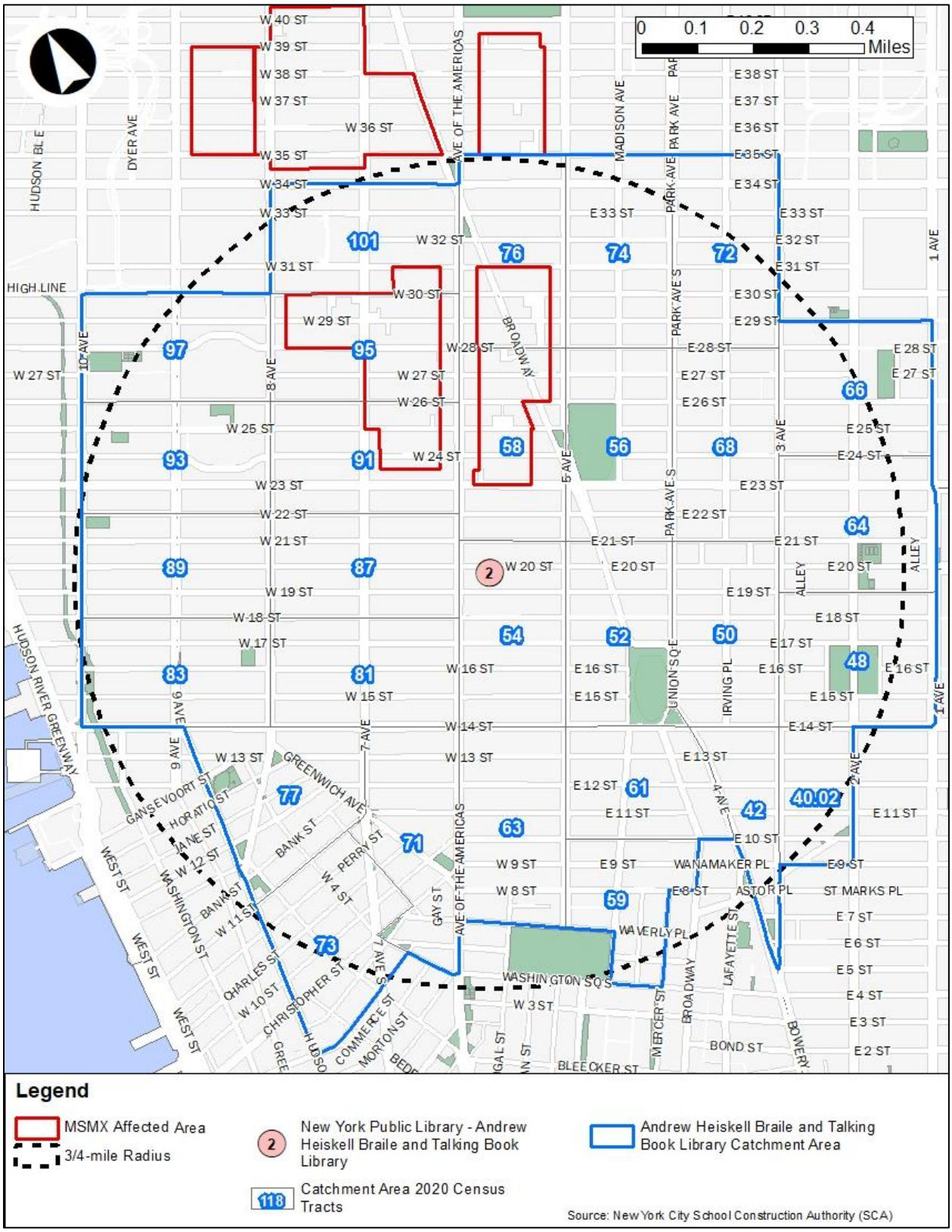


Figure 4-2d: Columbus Library Catchment Area

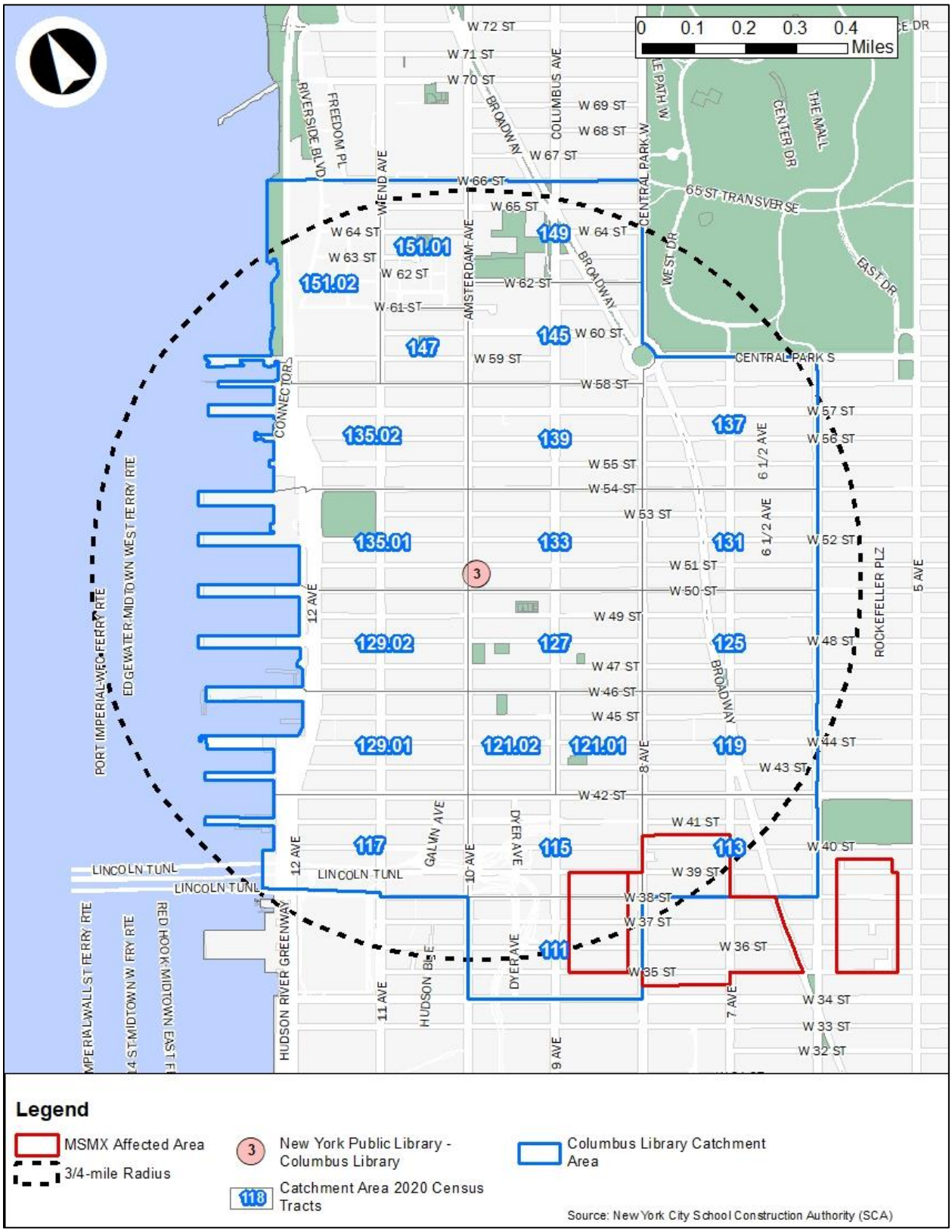


Figure 4-2e: Epiphany Library Catchment Area

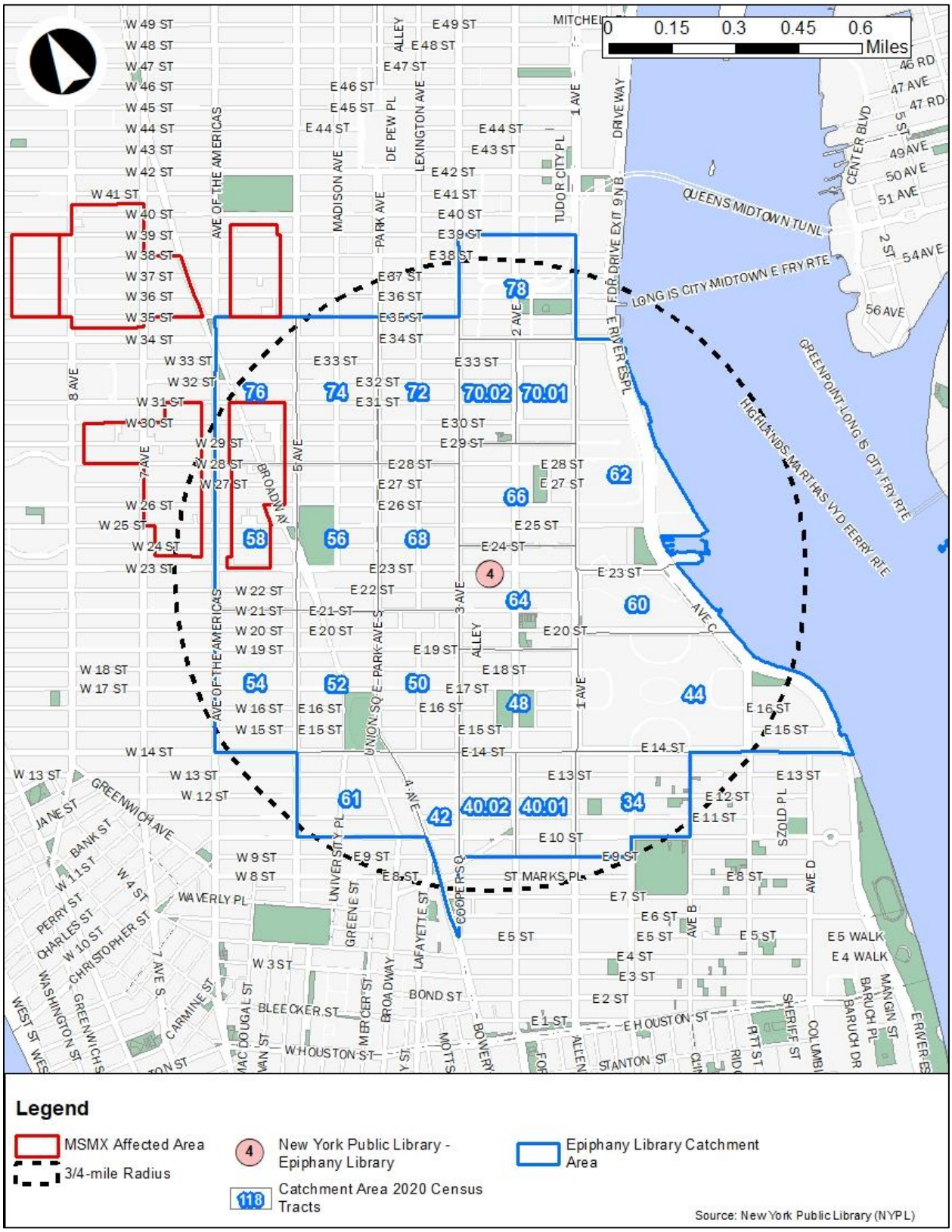


Figure 4-2f: Jefferson Market Library Catchment Area

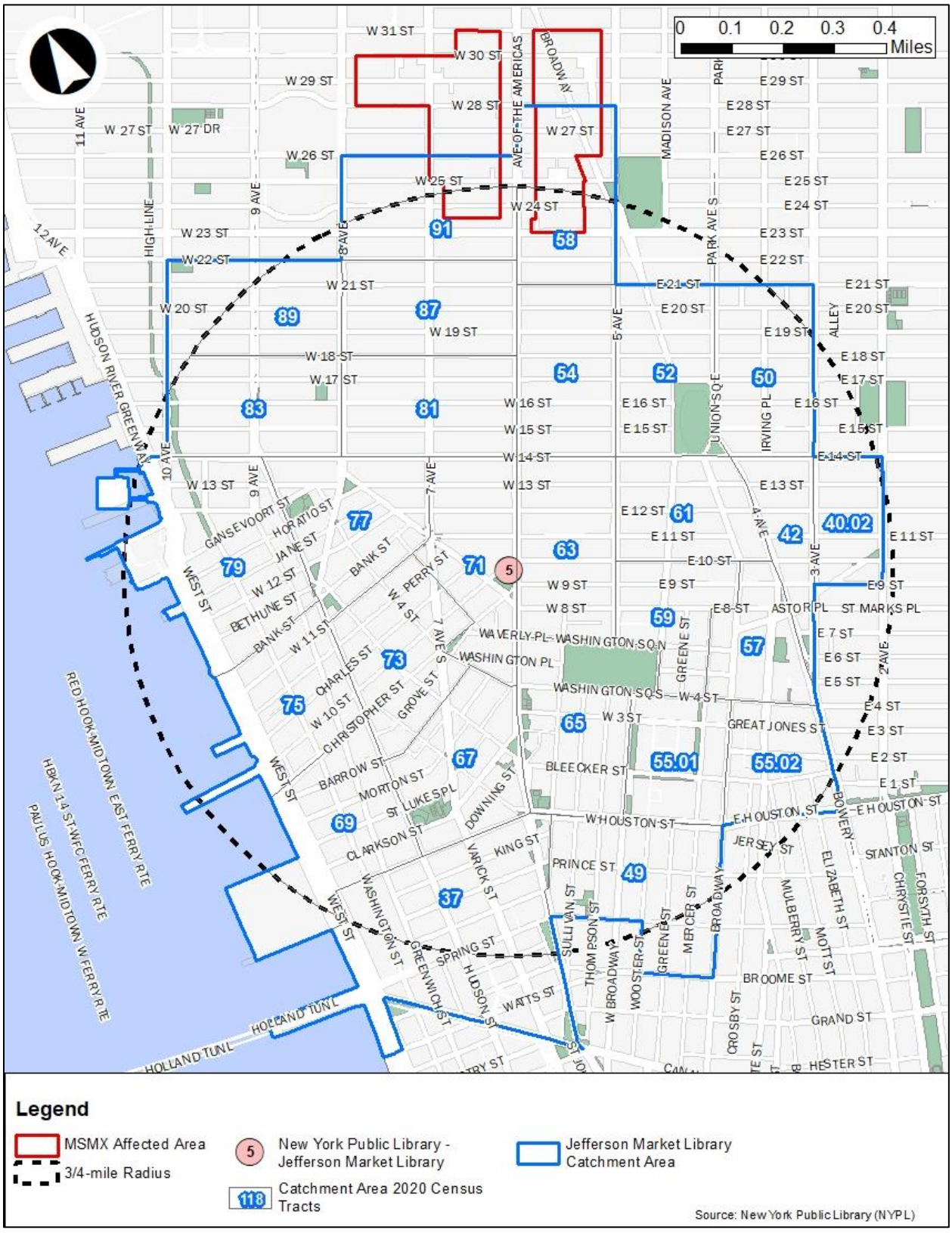


Figure 4-2g: Kips Bay Library Catchment Area

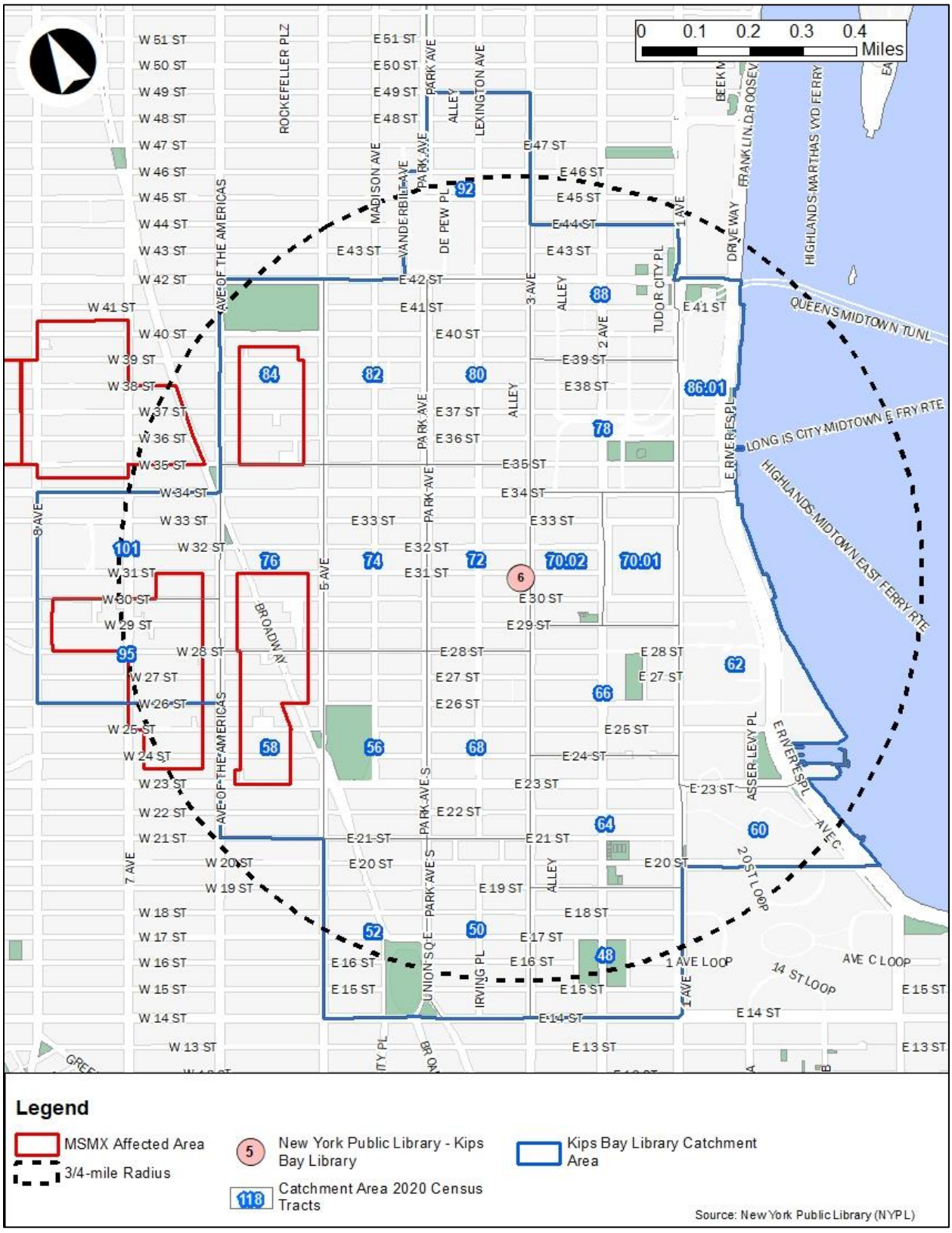


Figure 4-2h: Stavros Niarchos Foundation Library Catchment Area

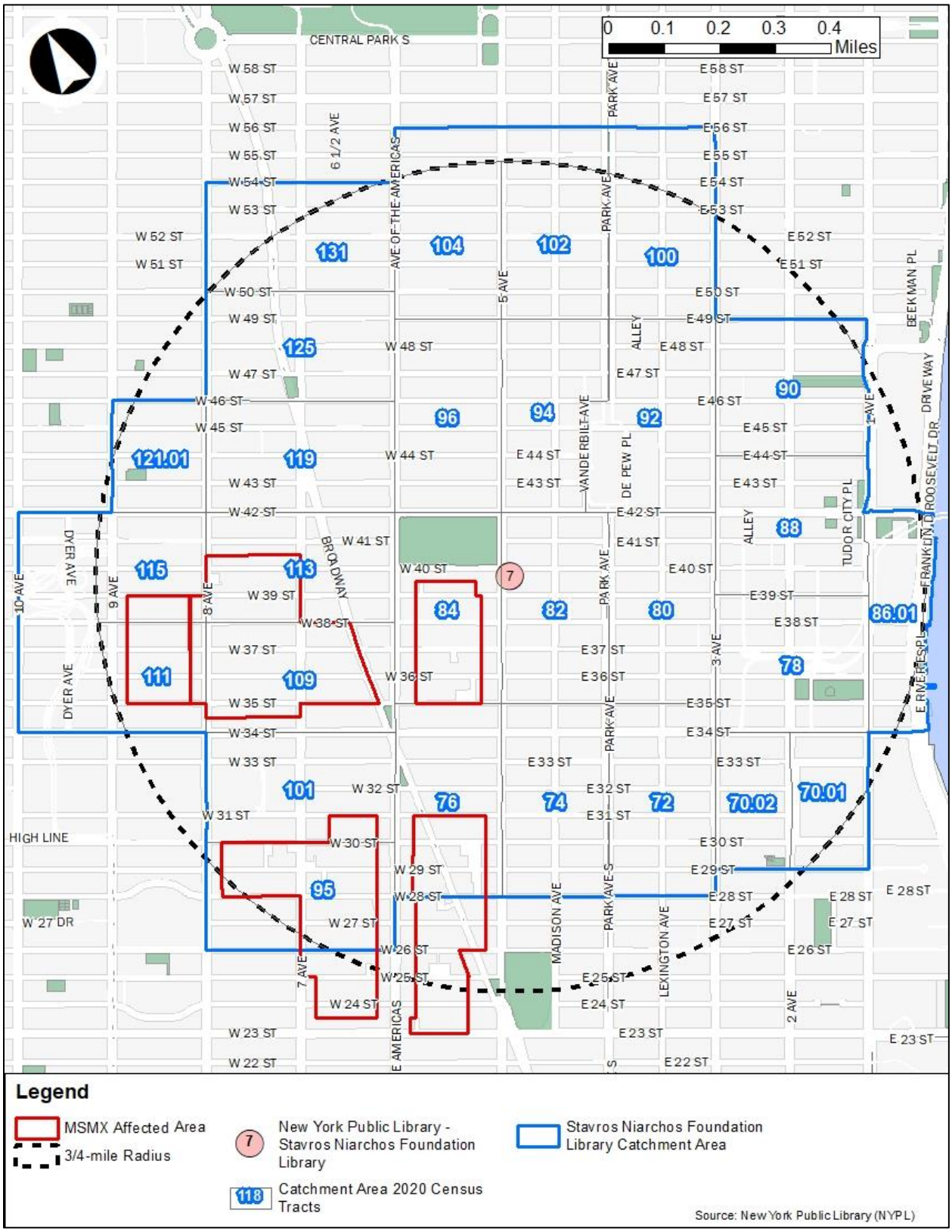


Figure 4-2i: Muhlenberg Library Catchment Area

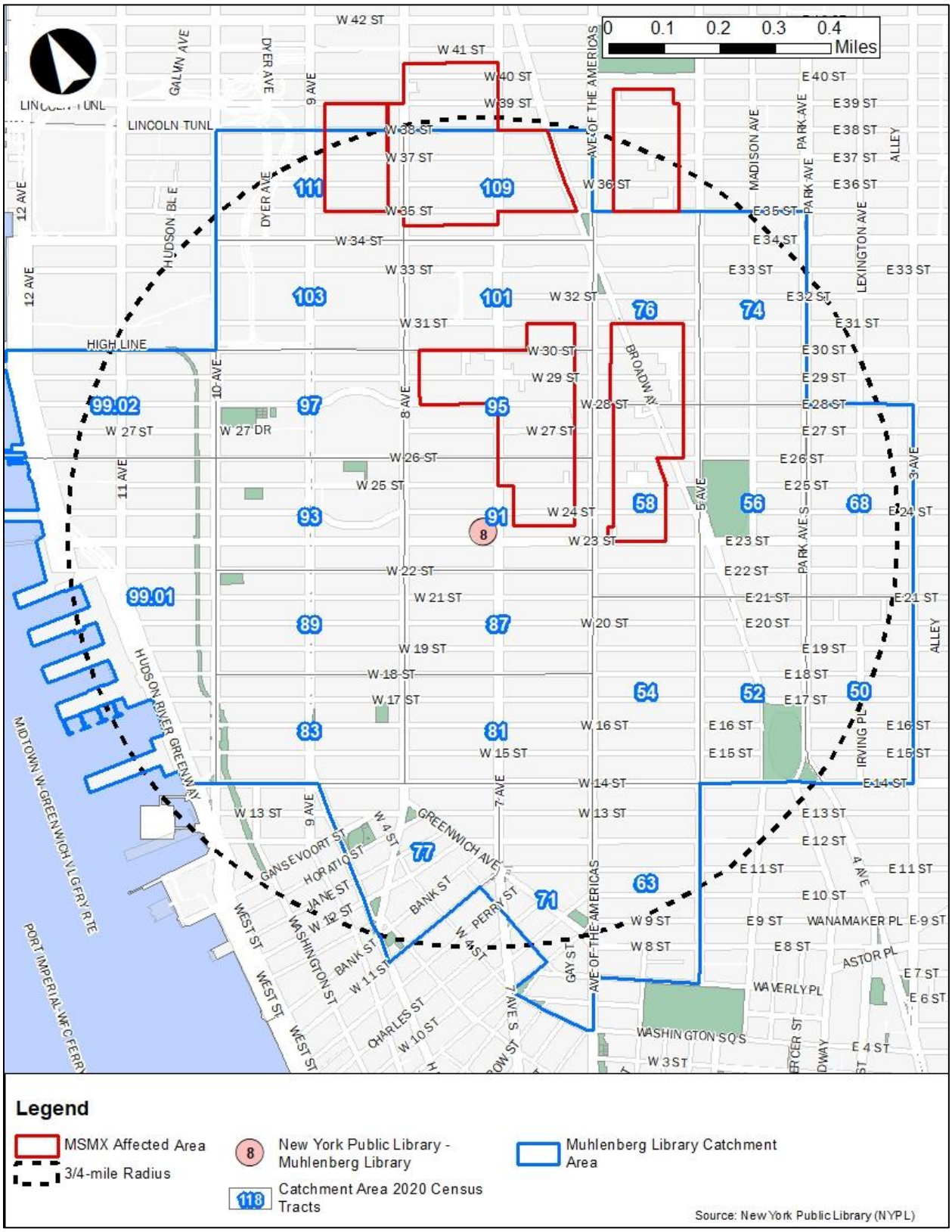
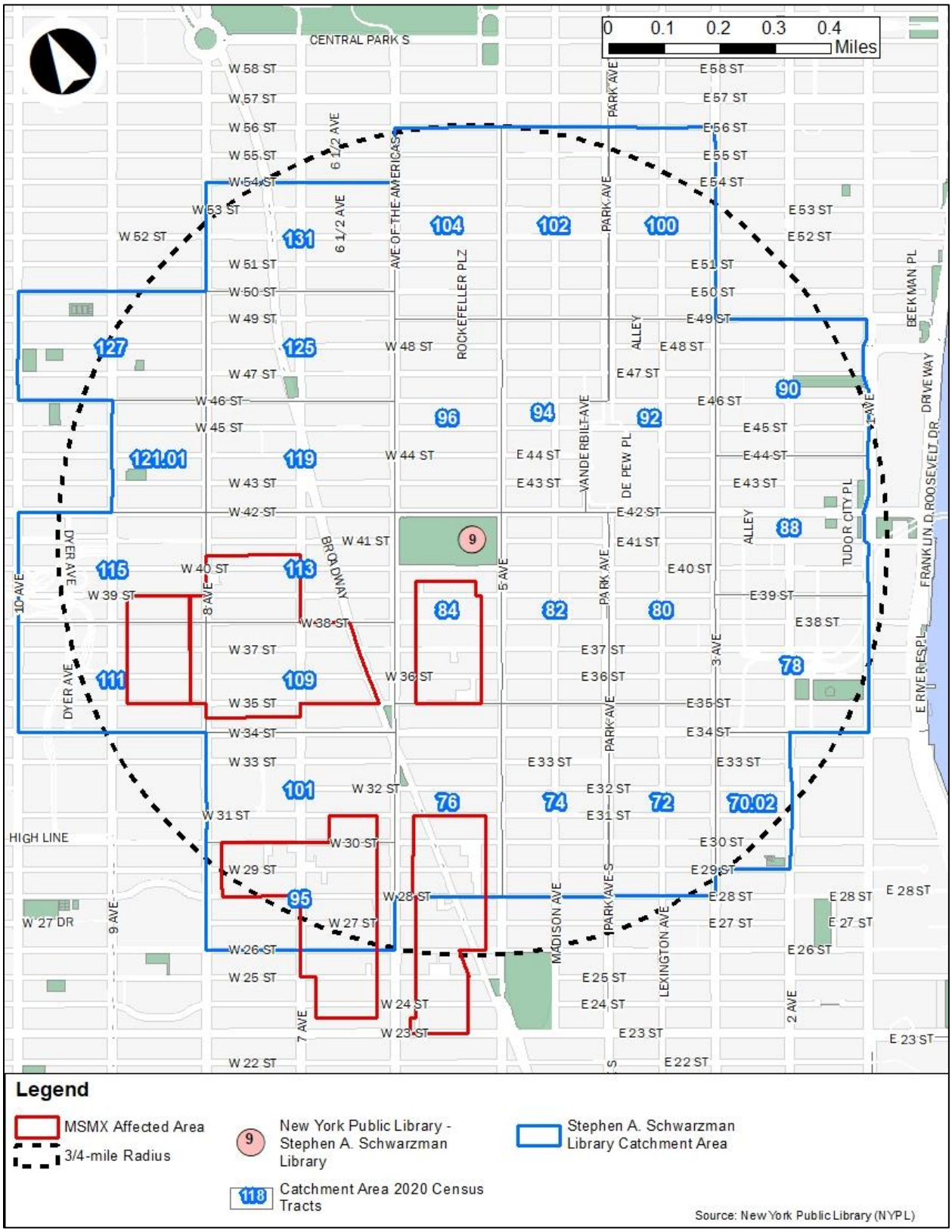


Figure 4-2j: Stephen A. Schwarzman Library Catchment Area



The 53rd Street Library was opened in 2016. The library's collection includes large-print, paperbacks, and popular fiction; nonfiction for adults, teens, and children; and DVDs and CDs. The branch features state-of- the-art program spaces for up to 120 occupants, plus a children's room and teen zone.

The Andrew Heiskell Braile and Talking Book Library was established in 1895, originally known as the New York Free Circulating Library for the Blind. The library provides talking books and magazines in braille for people who are blind, low vision, or have a physical or reading disability that makes it difficult to read standard print. It also offers technology workshops, individual technology coaching, and equipment on-site to assist with converting text to audio speech.

Columbus Library is one of 65 branches built from funds donated by Andrew Carnegie. The Columbus Branch reopened in 2005 after the first complete restoration and modernization of the elegant Renaissance Revival, Indiana limestone building since the 1960s. From the 1970s until its closure in 2004, the library operated on one floor. The renovation retained many of the building's historic elements, including the original iron-railed staircase and the oak-paneled entrance vestibule. The major changes included: a complete redesign and reconfiguration of the interior public service areas, restoration of the second floor as a dedicated children's and teen space, and an elevator serving all floors. The branch also added a NYPL TechConnect computer lab.

Epiphany Library opened in 1907 and was restored in 1984. An auditorium is available for group meetings and library programs. The children's room was renovated in 2007 to increase shelving, add computers, and create a read-aloud area.

Jefferson Market Library was built as a courthouse between 1875 and 1877. The building's construction as a library began in 1965, and the library opened in 1967. The library contains rare books on the history of New York City—particularly Greenwich Village and LGBTQ+ collection.

Kips Bay Library was opened in 1972. It replaced two former libraries: St. Gabriel's and Nathan Straus.

NYPL's largest circulating branch—the Stavros Niarchos Foundation Library opened in 2021 after undergoing a full-scale renovation. Formerly known as the Mid-Manhattan Library, the new, state-of-the-art SNFL library features eight floors of amenities and services including the Thomas Yoseloff Business Center, and is a TechConnect, and College and Career Pathways Hub.

The Muhlenberg Library was opened in 1906, one of 65 branches built from funds donated by Andrew Carnegie. The branch was renovated in 2000 to preserve the historic character of the three-story building. The branch is temporarily closed undergoing renovations.

The Stephen A. Schwarzman Library is NYPL's flagship branch. The Beaux-Arts building, opened in 1911, houses outstanding research collections in the humanities and social sciences. Prior to the construction of the library, the block the library is located on was occupied by the Croton Reservoir. Construction began in 1902.

No-Action Condition

Under the No-Action condition, the existing libraries would continue to serve the Affected Area. No changes to the holdings of these facilities are expected for the purpose of this analysis. It is assumed that the ongoing renovations at the Muhlenberg Library would be completed by 2034. The catchment area population of each library would increase as a result of new development projects completed by 2034. For purposes of this analysis, in instances where new development projects are located within more than one library catchment area, the residents were assigned to the most proximate library (see **Table 4-15**). Holdings per resident would decline slightly at each of the libraries except, the Andrew Heiskell Braille and Talking Book Library because there are no No-Build sites close to this library.

Table 4-15: Catchment Area Population: No-Action Condition

Map No.	Library Name	Existing Catchment Area Population	New Residents[1]	No-Action Catchment Area Population	Holdings per Resident
1	53rd Street Library	99,778	3,236	103,014	0.58
2	Andrew Heiskell Braille and Talking Book Library	175,909	-	175,909	2.53
3	Columbus Library	115,851	5,084	120,935	0.29
4	Epiphany Library	148,330	358	148,688	0.36
5	Jefferson Market Library	137,917	548	138,465	0.52
6	Kips Bay Library	133,008	1,604	134,612	0.29
7	Stavros Niarchos Foundation Library	105,114	744	105,858	5.63
8	Muhlenberg Library	127,405	4,388	131,793	0.20
9	Stephen A. Schwarzman Library	102,993	669	103,662	N/A

Notes: [1]Based on an average household size of 1.68 persons per household.
Based on the No-Build List presented in Chapter 2, Land Use, Zoning, and Public Policy

With-Action Condition

Based on the 9,676 incremental DU and an average household size of 1.68, the Proposed Actions are projected to add 16,256 additional residents to the library catchment areas as follows:

- 2,097 residents would be introduced to the Kips Bay Library catchment area
- 2,122 residents would be introduced to the Stavros Niarchos Foundation Library catchment area
- 8,847 residents would be introduced to the Muhlenberg Library catchment area
- 3,190 residents would be introduced to the Stephen A. Schwarzman Library catchment area
- No residents would be assigned to the other NYPL catchment areas because projected development sites are located closer to other branches of the NYPL.

Table 4-16: Library Catchment Area Population: With-Action Condition

Map No.	Library Name	No-Action Catchment Area Population	Projected Development Sites Assigned to Catchment Area[1]	Population Increase due to the Proposed Actions[2, 3]	With-Action Catchment Area Population	Holdings per Resident	Percent Change in Holdings per Resident
1	53rd Street Library	103,014	N/A	-	103,014	0.58	0.00%
2	Andrew Heiskell Braille and Talking Book Library	175,909	N/A	-	175,909	2.53	0.00%
3	Columbus Library	120,935	N/A	-	120,935	0.29	0.00%
4	Epiphany Library	148,688	N/A	-	148,688	0.36	0.00%
5	Jefferson Market Library	138,465	N/A	-	138,465	0.52	0.00%
6	Kips Bay Library	134,612	46, 49, 50	2,097	136,709	0.29	-1.53%
7	Stavros Niarchos Foundation Library	105,858	51, 52, 53, 54, 56, 57, 58, 60, 61	2,122	107,980	5.52	-1.97%
8	Muhlenberg Library	131,793	2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 22, 23, 25, 26, 27, 28, 39, 30, 31, 32, 33, 34, 35, 37, 28, 39, 40, 41, 42, 43, 44, 45, 47, 48	8,847	140,640	0.19	-6.29%
9	Stephen A. Schwarzman Library	103,662	1, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 36, 55, 59, 62	3,190	106,851	N/A	-3.08%[4]

Notes:
[1] For projected development sites and conversion sites within multiple library catchment areas, the site was assigned to the closest library.
[2] Based on the average household size of 1.68 persons per household.
[3] Includes residents introduced by conversion sites.
[4] Based on the percent change in population in the catchment area.

For the 53rd Street Library, Andrew Heiskell Braille and Talking Book Library, Columbus Library, Epiphany Library, Jefferson Market Library, Kips Bay Library, Stavros Niarchos Foundation Library, and Stephen A. Schwarzman Library, the decrease in holdings per resident in the catchment area would be less than the five percent threshold identified to have the potential to result in a noticeable change in delivery of library services. As shown in **Table 4-16**, holdings per resident for the Muhlenberg Library catchment area would decrease by more than five percent, 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 2021 *CEQR Technical Manual*. However, many of the residents in the catchment areas for the Muhlenberg Library also reside in the catchment areas for other nearby libraries. This includes the Jefferson Market Library, for which no population increases were projected as a result of the Proposed Actions. Additionally, residents in the library catchment areas 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 places 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 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.

F. Indirect Effects on Publicly Funded Childcare Centers

Methodology

The DOE Division of Early Childhood Education provides subsidized childcare in center-based group childcare, family-based childcare, informal childcare, and Head Start programs. Publicly financed childcare services are available for income-eligible children up through the age of 12. The CEQR analysis focuses on services for children under age five, because eligible children aged six through 12 are expected to be in school for most of the day. Based on the multiplier included in Table 6-1b of the 2021 *CEQR Technical Manual,* the Proposed Actions would exceed the threshold for analysis of publicly funded childcare centers (**Table 4-17**).

Families eligible for subsidized childcare must meet financial and social eligibility criteria established by the DOE Division of Early Childhood Education. In general, children in families that have incomes at or below 200 percent of the federal poverty level, depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent. The family must also have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. Head Start is a federally funded childcare program that provides children with half-day and full-day early childhood education; program eligibility is limited to families with incomes at 130 percent or less than the federal poverty level.

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

Because there are no locational requirements for enrollment in childcare centers, and some parents or guardians choose a childcare center close to their place of employment rather than their residence, the service area of these facilities can be quite large and is not subject to strict delineation on a map. However, for the purposes of this childcare center analysis, publicly funded group childcare centers within approximately 1.5 miles of the Affected Area were identified, reflecting the fact that the centers closest to a given site are more likely to be subject to increased demand. The DOE Division of Early Childhood Education provided the most recent information regarding publicly funded group childcare facilities within the study area (the area within 1.5-miles of the Affected Area), including their current capacity, enrollment, and number of available slots. Family childcare and voucher slots were not included in the analysis, in accordance with the guidance of the 2021 *CEQR Technical Manual*.

Childcare center enrollment under the No-Action condition was estimated by multiplying the number of new low-income and low- and moderate-income housing units expected in the 1.5-mile childcare study area by the appropriate multiplier from Table 6-1b of the 2021 *CEQR Technical Manual*. The estimate of new publicly funded childcare-eligible children was added to the existing childcare enrollment. The childcare-eligible population introduced by the Proposed Actions was also estimated using the 2021 *CEQR Technical Manual* childcare multipliers. The action-generated publicly funded child-care eligible population was then added to the No-Action condition childcare enrollment to determine With-Action condition enrollment. According to the 2021 *CEQR Technical Manual*, if a project would result in demand for slots greater than the remaining slots for childcare centers and if that demand would constitute an increase of five percentage points or more in the collective capacity of childcare centers serving the study area, a significant adverse impact may result.

Table 4-17: Publicly Funded Childcare Centers Analysis Criteria

Borough	Total Affordable Units	Minimum Number of Affordable Units that Trigger Detailed Analysis	Triggers Detailed Analysis
Manhattan	Up to 2,890	170	Yes

Source: 2021 *CEQR Technical Manual* Chapter 6: Community Facilities and Services, Table 6-1: CEQR Community Facility Threshold for Detailed Analysis

Existing Conditions

As indicated in **Table 4-18** and **Figure 4-3**, 51 publicly funded childcare centers are within the 1.5-mile study area with a combined estimated capacity of 2,173 seats and 1,313 enrolled children. **Table 4-18** shows the current capacity and enrollment for each of these facilities. The average utilization for the childcare centers within the study area is 60.4 percent. As noted above, while family-based childcare facilities and informal care arrangements provide additional slots in the study area, these slots are not included in the quantitative analysis.

Table 4-18: Publicly Funded Childcare Centers – Existing Conditions

Label	Name	Address	Enrollment	Capacity	Available Seats	Utilization (%)	Source
1	District 2 Pre-K Center At 252 East 57 Street	252 East 57 Street	99	141	42	70.0%	B
2	Sixth Avenue Elementary School	590 6 Avenue	71	101	30	70.0%	B
3	The River School	425 East 35 Street	67	96	29	70.0%	B
4	P.S. 452	300 West 61 Street	54	77	23	70.0%	B
5	P.S. 041 Greenwich Village	116 West 11 Street	53	76	23	70.0%	B
6	P.S. 051 Elias Howe	525 West 44 Street	52	74	22	70.0%	B
7	The East Village Community School	185 1 Avenue	48	69	21	70.0%	B
8	P.S. 116 Mary Lindley Murray	210 East 33 Street	47	67	20	70.0%	B
9	The Riverside School For Makers And Artists	300 West 61 Street	46	66	20	70.0%	B

Label	Name	Address	Enrollment	Capacity	Available Seats	Utilization (%)	Source
10	P.S. 003 Charrette School	490 Hudson Street	42	60	18	70.0%	B
11	Escuela Hispana Montessori Inc.	180 Suffolk Street	27	132	105	20.5%	A
12	The Children's Workshop School	185 1 Avenue	36	51	15	70.0%	B
13	P.S. 111 Adolph S. Ochs	440 West 53 Street	36	51	15	70.0%	B
14	P.S. 212 Midtown West	328 West 48 Street	36	51	15	70.0%	B
15	Ella Baker School	317 East 67 Street	36	51	15	70.0%	B
16	P.S. 020 Anna Silver	166 Essex Street	34	49	15	70.0%	B
17	P.S. 033 Chelsea Prep	281 9 Avenue	34	49	15	70.0%	B
18	Early Childhood Center	184 Eldridge Street	38	111	73	34.2%	A
19	The Church Of The Immaculate Conception	419 East 13 Street	29	41	12	70.0%	B
20	Bank Street Head Start	535 East Fifth Street	25	36	11	70.0%	B
21	Earth School	600 East 6 Street	23	33	10	70.0%	B
22	The 47 American Sign Language & English Lower School	223 East 23 Street	21	30	9	70.0%	B
23	West Side YMCA	5 West 63 Street	21	30	9	70.0%	B
24	P.S. 011: The Sarah J. Garnet Elementary School	320 West 21 Street	18	26	8	70.0%	B
25	P.S. 040 Augustus Saint-Gaudens	319 East 19 Street	18	26	8	70.0%	B
26	P.S. 059 Beekman Hill International	231-249 East 56 Street	18	26	8	70.0%	B
27	Guardian Angel School	193 10 Avenue	18	26	8	70.0%	B
28	Creative Steps	4 Washington Square Village	18	26	8	70.0%	B
29	MSH 507 LLC	507 West 28 Street	18	26	8	70.0%	B
30	P.S. 064 Robert Simon	600 East 6 Street	17	24	7	70.0%	B
31	Children's Center	459 West 26 Street	6	60	54	10.0%	A
32	P.S. M226	345 East 15 Street	16	23	7	70.0%	B
33	The Star Academy - P.S.63	121 East 3 Street	14	20	6	70.0%	B
34	Neighborhood School	121 East 3 Street	14	20	6	70.0%	B
35	Star America Preschool Manhattan	780 8 Avenue	14	20	6	70.0%	B
36	Vanderbilt YMCA	224 East 47 Street	14	20	6	70.0%	B
37	Bright Horizons At West 63Rd	425 Freedom Place South	13	19	6	70.0%	B
38	P.S. 034 Franklin D. Roosevelt	730 East 12 Street	12	17	5	70.0%	B
39	NY Kids Club & Ny Preschool	168 Amsterdam Avenue	12	17	5	70.0%	B
40	District 2 Pre-K Center At 606 West 57 Street	606 West 57 Street	11	16	5	70.0%	B
41	Imagine Early Learning Center at Vets Kids	423 East 23 Street	10	14	4	70.0%	B

Label	Name	Address	Enrollment	Capacity	Available Seats	Utilization (%)	Source
42	Bright Horizons At Hudson Yards	529 West 29 Street	10	14	4	70.0%	B
43	Bright Horizons At Columbus Circle	910 Ninth Avenue	10	14	4	70.0%	B
44	Cpc Jacob Riis Early Childhood Center	108 Avenue D	13	33	20	39.4%	A
45	University Plaza Nursery School	110 Bleecker Street	9	32	23	28.1%	B
46	Elliott Center	441 West 26 Street	8	28	20	28.1%	B
47	Polly Dodge	538 West 55 Street	7	25	18	28.1%	B
48	Bright Minds Center	341 West 50 Street	7	25	18	28.1%	B
49	Clinton Children's Center	410 West 40 Street	0	15	15	0.0%	A
50	Goddard Riverside Early Childhood Center At Lincoln Square Neighborhood Center	243 West 64 Street	13	14	1	92.9%	A
51	Bellevue Day Care Center, Inc.	462 First Avenue	0	5	5	0.0%	A
Total:			**1,313**	**2,173**	**860**	**60.4%**	**-**

Source: A = DOE (December 2023) via DCP; B = For centers where data was not available through DOE, capacity was extrapolated assuming these facilities were 70 percent occupied. Based on DCP guidance.

No-Action Condition

Absent the Proposed Actions, a number of residential development projects are anticipated in the surrounding area. For the purposes of the childcare analysis, only the anticipated affordable housing units are used to determine future No-Action childcare enrollment. In total, approximately 708 new affordable housing units are anticipated in the surrounding area by 2034. Based on the 2021 *CEQR Technical Manual* generation rates, these incremental 708 affordable housing units are expected to generate 81 additional publicly funded childcare-eligible children under age five to the study area, increasing the total childcare center enrollment to 1,394. No changes to childcare center capacity are anticipated in the 2034 No-Action condition.

As presented in **Table 4-19**, the future No-Action utilization rate is expected to increase by 3.7 percent to 64.2 percent; therefore, the study area's childcare centers would continue to operate with ample capacity.

Table 4-19: No-Action Publicly Funded Childcare Enrollment

Existing Enrollment	Children Under Five Generated in the No-Action condition	Total No-Action Enrollment	No-Action Capacity	Available Seats	Utilization (%)
1,313	81	1,394	2,173	779	64.2%

Note: Based on DOB New Building (NB) and Alteration (Alt) filings within 1.5-mile radius of the Affected Area.

With-Action Condition

As discussed above, the 2021 *CEQR Technical Manual* requires a detailed analysis of childcare centers when a proposed action would produce substantial numbers of subsidized low- to moderate-income family housing units that may generate a sufficient number of eligible children to affect the availability of slots at area publicly funded childcare centers. By 2034, as a result of the Proposed Actions, it is anticipated under the RWCDS that up to 2,890 affordable DUs would be introduced to the Affected Area, many of which could be eligible for subsidized childcare. Residents with incomes no greater than approximately 80 percent AMI, as determined by the U.S. Department of Housing and Urban Development, could occupy these affordable units.

Based on Table 6-1b of the 2021 *CEQR Technical Manual*, these additional 2,890 affordable units would generate 332 children under age five who would be eligible for publicly funded childcare services (see **Table 4-20**). Under With-Action conditions, the capacity of the early childcare centers would remain the same as under No-Action and existing conditions.

Table 4-20: Multipliers for Estimating the Number of Children Eligible for Publicly Funded Childcare and Head Start (Table revised for FEIS)

Borough	Incremental Affordable Units	Children Under Five Years Old Per Unit	Eligible Children Under Age Five for Publicly Funded Childcare Services
Manhattan	2,890	0.115	332

Source: 2021 *CEQR Technical Manual* Chapter 6: Community Facilities and Services, Table 6-1: CEQR Community Facility Threshold for Detailed Analysis

Table 4-21: Publicly Funded Childcare Centers Analysis

Future Enrollment (No-Action Condition)	Eligible Children generated by the Proposed Actions	Future Enrollment (With-Action Condition)	With-Action Capacity	With-Action Utilization Rate	Change in Utilization (%) from No-Action
1,394	332	1,726	2,173	79.45%	15.28%

As shown in **Table 4-21**, under the With-Action condition, the utilization rate of early childcare centers in the study area would increase by more than 15 percent. According to the 2021 *CEQR Technical Manual*, if a project would result in demand for slots greater than the remaining available slots for childcare centers and if that demand would constitute an increase of five percentage points or more in the collective capacity of childcare centers serving the study area, then a significant adverse impact may result. Because the utilization rate for early childcare centers would be below 100 percent under the With-Action condition, no significant adverse impacts to early childcare centers are expected.

Figure 4-3: Existing Childcare Facilities

