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 2025 *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.

The co-Applicants, the New York City Educational Construction Fund (ECF) and 240 Nassau Street Holdings, LLC, are seeking zoning approvals, including zoning map and text amendments, a special permit, and other City and State approvals and potential future U.S. Department of Housing and Urban Development (HUD) actions (the "Proposed Actions"), to facilitate the construction of a proposed mixed-use development on Block 110, Lot 25 and Block 111, Lot 1 (the "Project Site") in Downtown Brooklyn, Community District (CD) 2. The proposed development would include four new buildings totaling approximately 1.7 million gross square feet (gsf), including public school facilities; residential, retail, and community facility space; cultural center space; and open space (the "Proposed Project").

The Proposed Actions include the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing and discretionary zoning approvals from the New York City Planning Commission (CPC) and New York City Council. A detailed description of the Proposed Project and the approvals needed to facilitate the Proposed Project is presented in Chapter 1, "Project Description."

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

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in significant adverse impacts related to community facilities. Based on preliminary screening assessments, the Proposed Project would not exceed the thresholds for analysis for high schools, police, fire, or health care services. Therefore, no significant adverse impacts on these facilities would occur as a result of the Proposed Actions.

Because the preliminary screening indicates that the Proposed Actions would generate 95 elementary/intermediate students, which approaches the CEQR threshold of 100 elementary/intermediate students requiring further assessment, and the Proposed Actions would directly affect an existing public school, the Environmental Impact Statement (EIS) includes an assessment of the potential effects to public elementary and intermediate schools for informational purposes. Additionally, the preliminary screening identified the need to prepare a detailed analysis of public libraries and publicly funded child care facilities.

As described below, the detailed analyses concluded that the Proposed Actions would not result in significant adverse impacts on public elementary and intermediate schools, public libraries, or child care facilities.

INDIRECT EFFECTS

PUBLIC SCHOOLS

According to the *CEQR Technical Manual*, for elementary and intermediate schools, a significant adverse impact may occur if a project would result in both of the following conditions: (1) a utilization rate of the elementary and/or intermediate school that is equal to or greater than 100 percent in the future with the Proposed Actions (the "With Action" condition); and (2) 100 or more new students generated from the project past the 100 percent utilization rate.

Elementary Schools

Community School District (CSD) 13, Subdistrict 2 elementary schools would continue to operate with available capacity in the With Action condition and the future without the Proposed Actions (the "No Action" condition). Utilization of Subdistrict 2 elementary schools would decrease from a No Action condition utilization rate of approximately 65.5 percent to a With Action condition utilization rate of approximately 61.9 percent, with approximately 1,629 available elementary school seats in the With Action condition. In the With Action condition, elementary schools in CSD 13, Subdistrict 2 would continue to operate with available capacity. Therefore, no significant adverse impacts to elementary schools in CSD 13, Subdistrict 2 would occur as a result of the Proposed Actions.

Intermediate Schools

Intermediate schools in CSD 13, Subdistrict 2 would continue to operate with available capacity in the With Action and No Action conditions. Utilization of Subdistrict 2 intermediate schools would decrease from a No Action condition utilization rate of approximately 53.4 percent to a With Action condition utilization rate of approximately 44.7 percent, with approximately 934 available intermediate school seats in the With Action condition. In the With Action condition, intermediate schools in CSD 13, Subdistrict 2 would continue to operate with available capacity. Therefore, no significant adverse impacts to intermediate schools in CSD 13, Subdistrict 2 would occur as a result of the Proposed Actions.

LIBRARIES

The Proposed Actions would not result in a significant adverse impact to public libraries. Three BPL branches are located within a 0.75-mile radius of the Project Site: the Adams

Street branch, the Walt Whitman branch, and the Brooklyn Heights branch. The Proposed Actions are expected to introduce approximately 2,879 additional residents to the Walt Whitman branch's catchment area (compared to the No Action condition). The catchment area population of the Walt Whitman branch is expected to increase by three percent in the With Action condition, which is less than a five percent increase in population, which is the threshold for a significant adverse impact. Therefore, the additional residential population introduced by the Proposed Actions is not expected to result in a significant adverse impact on public libraries.

PUBLICLY FUNDED EARLY CHILDHOOD PROGRAMS

The Proposed Actions would not result in a significant adverse impact on publicly funded early childhood programs. According to the *CEQR Technical Manual*, a significant adverse impact to early childhood programs could result if a project results in: (1) a collective utilization rate greater than 100 percent in the With Action condition; and (2) the demand constitutes an increase of five percent or more in the collective capacity of publicly funded early childhood programs serving the study area over the No Action condition. For CEQR analysis purposes, it is assumed that 20 percent of the total 1,502 dwelling units (DUs) (i.e., 302 DUs) would be affordable to households making 60 percent or less of the Area Median Income (AMI) (which is used as a proxy for eligibility for publicly funded early childhood programs), thereby introducing approximately 35 children potentially eligible for publicly funded early childhood programs to the study area. The analysis determined that under the With Action condition, the study area would experience a utilization rate of 69.3 percent, an increase of approximately 1.0 percentage point over the No Action condition utilization rate of 68.3 percent. As such, the Proposed Actions would not result in a significant adverse impact on publicly funded early childhood programs.

C. PRELIMINARY SCREENING

The purpose of the preliminary screening is to determine whether a community facilities assessment is required. As recommended by the *CEQR Technical Manual*, a community facilities assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. In addition, under CEQR, "temporary direct" effects may be considered when a temporary closing of a community facility is required. 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 publicly funded early childhood programs.

DIRECT EFFECTS

The *CEQR Technical Manual* recommends conducting a detailed direct effects analysis if a project would physically alter a community facility, whether by displacement of the facility or other physical change. This "direct" effect would trigger the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery.

The Proposed Project would replace the existing schools on the Project Site—P.S. 287, also known as the Dr. Bailey K. Ashford school, and Community Roots Charter School—with a new facility within the proposed development. It is anticipated that the existing schools would relocate to another nearby location within CSD 13, Subdistrict 2 at the commencement of construction. The replacement public school is anticipated to be an improvement over existing conditions by providing a modern educational facility to achieve a better learning environment. The proposed public school would also improve capacity within CSD 13, Subdistrict 2. As a result, a direct effects analysis for public schools is not warranted. However, for informational purposes, a discussion of the current and proposed school facilities has been included below.

INDIRECT EFFECTS

The *CEQR Technical Manual* includes thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential indirect impacts. **Table 4-1** lists those *CEQR Technical Manual* thresholds for each community facility analysis area. If a project exceeds the threshold for a specific facility or service, a more detailed analysis is warranted.

Table 4-1
Preliminary Screening Analysis Criteria: Brooklyn

Community Facilities	Threshold for Detailed Analysis
Public Schools	100 or more elementary/intermediate school or 150 high school students. In CSD 13, the minimum number of DUs that triggers a detailed elementary/intermediate school analysis is 1,490; the minimum number of DUs that triggers a detailed high school analysis in Brooklyn is 6,932.
Libraries	Greater than 5 percent increase in ratio of DUs to libraries by borough. In Brooklyn, the minimum number of DUs that triggers a detailed analysis is 834.
Health care facilities (outpatient)	Introduction of a sizeable new neighborhood where none existed before.[1]
Early Childhood Programs (publicly funded)	More than 20 eligible children based on the number of low- and low/moderate-income DUs by borough. In Brooklyn, the minimum number of affordable DUs that triggers a detailed analysis is 110.
Fire Protection	Introduction of a sizeable new neighborhood where none existed before.[1]
Police Protection	Introduction of a sizeable new neighborhood where none existed before.[1]

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

A preliminary screening analysis was conducted to determine if the Proposed Actions would exceed the established *CEQR Technical Manual* thresholds warranting further analysis. Based on that screening, the Proposed Actions would trigger a detailed analysis of public libraries and early childhood programs. However, because the Proposed Actions would generate 95 elementary/intermediate students, which approaches the 100-elementary/intermediate student threshold identified in the *CEQR Technical Manual,* and since the Proposed Actions include the replacement of an existing public school, a detailed analysis of elementary and intermediate schools was also conducted.

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a project would generate 100 or more elementary/intermediate school students and/or 150 or more high school students, or if there is a direct effect on public schools. Within CSD 13 in Brooklyn (where the Project Site is located), a minimum of 1,490 new DUs would result in 100 total elementary and intermediate school students, while a minimum of 6,932 new DUs would result in 150 total high school students. The Proposed Project would provide an incremental increase of 1,418 DUs. Specifically, utilizing the 2024 student generation rates for CSD 13, the Proposed Actions would generate approximately 76 elementary school students, 19 intermediate school students, and 31 high school students. Therefore, the Proposed Actions would not generate 100 or more elementary/intermediate school students or 150 or more high school students, and a detailed analysis of elementary and intermediate schools is not required. However, for conservative purposes, and since the Proposed Actions include the replacement of an existing public school, a detailed analysis of elementary and intermediate schools was conducted.

LIBRARIES

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manual*, a project that generates a five percent increase in the average number of DUs served per branch (equivalent to an 834-unit increase in Brooklyn) may cause a significant adverse impact on library services and require further analysis. The Proposed Actions would introduce an increment of approximately 1,418 DUs. Therefore, the Proposed Actions warrant a detailed analysis of indirect impacts on libraries.

PUBLICLY FUNDED EARLY CHILDHOOD PROGRAMS

According to the *CEQR Technical Manual*, if a project would add 20 or more children under age six that are eligible for child care, a detailed analysis of its impact on publicly funded child care facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income DUs generated by a project (110 DUs in Brooklyn). The Proposed Actions would introduce an increment of approximately 1,418 DUs and would result in approximately 302 affordable DUs for households earning an average of 60 percent AMI. Therefore, a detailed analysis of publicly funded early childhood programs is warranted.

POLICE, FIRE, AND HEALTH CARE SERVICES

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

The Project Site is served by the New York City Police Department's (NYPD) 84th Precinct. The 84th Precinct covers the northwest section of Brooklyn, including the neighborhoods of Brooklyn Heights, Boerum Hill, Downtown Brooklyn, and Vinegar Hill. The 84th Precinct House is located at 301 Gold Street, approximately 0.16 miles to the south of the Project

Site. The NYPD routinely evaluates staffing levels against a precinct's population, area coverage, crime levels, and other local factors, and makes service and resource adjustments as necessary.

The Project Site is served by Battalion 32 of the Fire Department of New York's (FDNY's) Division 11. Division 11 covers an approximately 18-square-mile area. Fire Battalion 32 of Division 11 encompasses 2.6 square miles of Brooklyn, including the neighborhoods of Vinegar Hill, Downtown Brooklyn, Brooklyn Heights, Cobble Hill, Boerum Hill, Carroll Gardens, and Red Hook. The Project Site is also served by FDNY Engine 205/Ladder 118, located at 74 Middagh Street, approximately 0.6 miles to the west of the Project Site. FDNY continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any necessary adjustments.

There are two types of ambulances in the City: 911 providers and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 services, and they operate that system under contract with Emergency Medical Services (EMS). The closest EMS station to the Project Site is Battalion 31 FDNY EMS Station 31, located at 100 North Portland Avenue, approximately 0.3 miles to the east of the Project Site.

According to the *CEQR Technical Manual*, 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 closest hospital to the Project Site is the Brooklyn Hospital Center, located at 327 Beach 19th Street, approximately 0.4 miles to the south of the Project Site. In addition, there are several urgent care facilities, hospital/health center extension clinics, and diagnostic and treatment centers located near the Project Site, including Gotham Health, MetroTech Medical Center, and CityMD, among others.

D. DIRECT EFFECTS ON PUBLIC SCHOOLS

According to the *CEQR Technical Manual,* direct effects on community facilities should be assessed for projects that would permanently or temporarily physically alter or displace a community facility. The following assessment considers whether the proposed on-site relocation and improvement of a public school would have the potential to result in significant adverse impacts to public schools.

The existing public school building at 50 Navy Street that houses P.S. 287 (grades pre-Kindergarten through 5) and Community Roots Charter School (grades 6 through 8) is outmoded and in need of replacement. The Proposed Project includes the development of an approximately 121,000-gsf public school in Building 2 that would provide 931 elementary and intermediate school seats. In the No Action condition, the non-City-owned portion of the Project Site would be redeveloped with an as-of-right program and P.S. 287 and Community Roots Charter School would continue to operate in their existing facility. In the No Action condition, no new capacity would be added to CSD 13, Subdistrict 2. In the With Action condition, the Proposed Project would result in the creation of a larger, on-site replacement school that would generate additional capacity.

These improvements would help achieve a better learning environment for students by providing modern educational facilities, including a new gymnasium/gymnatorium, outdoor areas on the rooftop, administrative spaces, libraries, art and science rooms, a medical

facility, cafeterias, and kitchen facilities. The proposed new school would employ approximately 90 teachers, administrators, and support staff. The main entrance for the school would be on Nassau Street. The school would be designed to the SCA's building standards.

It is anticipated that the existing public school would relocate to a nearby location within CSD 13, Subdistrict 2 at the commencement of construction. Furthermore, as discussed below, CSD 13, Subdistrict 2 elementary and intermediate schools are currently operating with available capacity and would continue to do so in both the No Action and With Action conditions. Because the Proposed Project would be providing an upgraded school facility and school operations would relocate elsewhere within Subdistrict 2 until the new school building is constructed, there would be no disruption for students and the Proposed Project would not result in a direct effect on public schools.

E. INDIRECT EFFECTS ON PUBLIC SCHOOLS

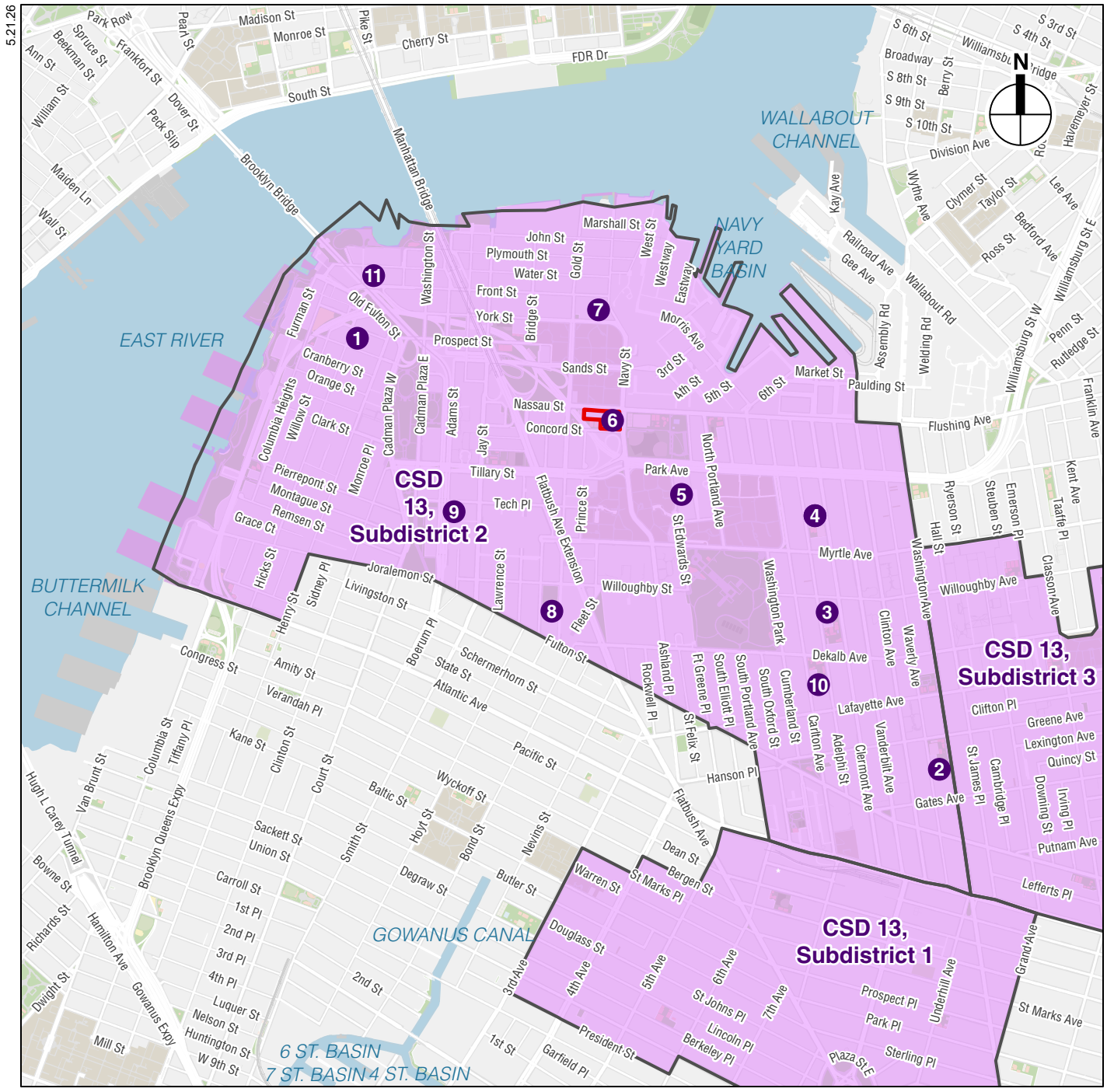
METHODOLOGY

This analysis evaluates the potential impacts of the Proposed Actions on public elementary and intermediate schools. According to the guidance presented in the *CEQR Technical Manual*, CEQR analyzes potential impacts only on public schools operated by DOE[1]; private and parochial schools within the study area are not included in the analysis of schools presented in this chapter.

The demand for community facilities and services is directly related to the type and size of the new population generated by the development resulting from the Proposed Actions. As outlined in Chapter 1, "Project Description," the Proposed Actions would introduce an increment of approximately 1,418 DUs as compared to the No Action condition. Based on the SCA's 2024 Projected Public School Ratio student generation rates, DUs in CSD 13 generate 0.0536 elementary school students per DU, 0.0136 intermediate school students per DU, and 0.0216 high school students per DU. Therefore, the Proposed Actions would result in a net increase of approximately 76 elementary school students, 19 intermediate school students, and 31 high school students as compared to the No Action condition. According to *CEQR Technical Manual* guidance, this level of development would not trigger a detailed analysis of elementary, intermediate, and high school level schools. However, for conservative purposes, and since the Proposed Actions include the replacement of an existing public school, a detailed analysis of elementary and intermediate schools was provided. The study area for the analysis of elementary and intermediate schools is the CSD's "Subdistrict" ("region," or "school planning zone") in which the Proposed Project is located. As shown in **Figure 4-1**, the Project Site falls within the boundaries of Subdistrict 2 of CSD 13.

The analysis relies on the most recent capacity, enrollment, and utilization rates for elementary and intermediate schools in the study area. Future conditions are then predicted

[1] According to *CEQR Technical Manual* guidance, charter, City-wide gifted and talented, D75 special education, and D79 alternative high school equivalency schools are not included in the analysis. Therefore, the Community Roots Charter School is not included or assessed in the indirect effects analysis on public schools.



Public Schools Serving the Study Area

240 NASSAU STREET

Figure 4-1

based on enrollment projections and proposed development projects; the future utilization rate for public schools is calculated by adding the estimated enrollment from proposed residential developments in the study area to DOE's projected enrollment and then comparing that number with projected school capacity. DOE's most recent enrollment projections (Demographic Projection 2025-2034) are posted on the SCA's website. In addition, any new school projects identified in DOE/SCA's Five-Year Capital Plan (and/or subsequent amendments) are included in the analysis if construction has begun. In some cases, certain schools that are not yet under construction but have been identified in DOE/SCA's Five-Year Capital Plan may be included in the analysis.

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

EXISTING CONDITIONS

Elementary and intermediate schools in New York City are in geographically defined school districts. As shown in **Figure 4-1**, the Project Site is located within the boundaries of CSD 13, Subdistrict 2 in Brooklyn. Analyzed study area elementary and intermediate schools are defined by one of four categories: elementary (P.S.) schools, which serve grades pre-Kindergarten through 5; intermediate (I.S.) schools, which serve grades 6 through 8; secondary schools, which serve grades 6 through 12; and K-8 schools, which serve grades Kindergarten through 8. For utilization analysis purposes, the elementary/P.S. components of P.S./I.S. and K-8 schools have been combined, the intermediate/I.S. components of P.S./I.S. and I.S./high schools have been combined, and the high school components of secondary schools have been combined.

Tables 4-2 and 4-3 provide the existing enrollment, capacity, and utilization rates for elementary and intermediate schools in CSD 13, Subdistrict 2. In instances where school buildings house more than one organization, these organizations are listed separately.

ELEMENTARY SCHOOLS

As presented in **Table 4-2** and shown in **Figure 4-1**, there are a total of eight schools serving elementary students within CSD 13, Subdistrict 2. Elementary schools in CSD 13, Subdistrict 2 have an existing utilization rate of approximately 78.9 percent with approximately 831 seats available. P.S. 287, located at 50 Navy Street (Map No. 6 in **Figure 4-1**), is the zoned elementary school for the Project Site.

Table 4-2
Study Area Elementary Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
1	P.S. 8	37 Hicks Street	591	520	-71	113.7%
2	P.S. 11	419 Waverly Avenue	922	796	-126	115.8%
3	P.S. 20	225 Adelphi Street	689	765	76	90.1%
4	P.S. 46	100 Clermont Avenue	283	460	177	61.5%
5	P.S. 67	51 St. Edwards Street	167	236	69	70.8%
6	P.S. 287	50 Navy Street	114	273	159	41.8%
7	P.S. 307	209 York Street	271	547	276	49.5%
8	Albee Square Montessori Public School	424 Albee Square West	63	334	271	18.9%
CSD 13, Subdistrict 2 Total			**3,100**	**3,931**	**831**	**78.9%**

Notes:
[1] See **Figure 4-1**.
Totals may not sum due to rounding.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2024–2025.

INTERMEDIATE SCHOOLS

As presented in **Table 4-3** and shown in **Figure 4-1**, there are a total of four schools serving intermediate students within CSD 13, Subdistrict 2. Intermediate schools in CSD 13, Subdistrict 2 have an existing utilization rate of approximately 54.5 percent with approximately 627 seats available. The Project Site does not have a zoned intermediate school.

Table 4-3
Study Area Intermediate Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
9	I.S. 527	283 Adams Street	104	182	78	57.1%
10	I.S. 113	300 Adelphi Street	199	713	514	127.9%
11	The Dock Street School for STEAM Studies	19 Dock Street	219	251	32	87.3%
12	Fort Greene Preparatory Academy	100 Clermont Avenue	229	232	3	98.7%
CSD 13, Subdistrict 2 Total			**751**	**1,378**	**627**	**54.5%**

Notes:
[1] See **Figure 4-1**.
Totals may not sum due to rounding.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2024–2025.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the No Action condition, future utilization of public elementary and intermediate schools serving the Project Site 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

The SCA provides future enrollment projections by district for up to 10 years. The latest available enrollment projections to 2034 have been used in this analysis to project student enrollment in 2033. The SCA also provides data on the number of new elementary and

intermediate students expected from new housing in CSD 13, Subdistrict 2 based on its capital planning projections. The anticipated No Action condition elementary and intermediate school enrollment for the study area Subdistrict is presented in **Table 4-4**.

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	Available Seats	Utilization
Elementary Schools						
CSD 13, Subdistrict 2	2,170	403	2,573	3,931	1,358	65.5%
Intermediate Schools						
CSD 13, Subdistrict 2	627	108	735	1,378	643	53.4%

Notes:
[1] Elementary and intermediate school enrollment in the Subdistrict study area in the 2033–2034 school year was calculated using Enrollment Projections 2024–2034 New York City Public Schools by the Statistical Forecasting, LLC, and guidance from DCP.
[2] Students introduced by residential projects for the borough were obtained from the 2025 Housing Starts Projections issued by SCA.
Sources: SCA/DOE 2025–2029 Proposed Five-Year Capital Plan, DOE Utilization Changes, November 2024. DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2023–2024.

PROJECTED CAPACITY CHANGES

The No Action condition school capacity changes considered in a community facilities and services analysis include information on proposed and adopted "Significant Changes in School Utilization" and the SCA/DOE's Five-Year Capital Plan. The SCA directs that the latest proposed or adopted Five-Year Capital Plan (or plan amendment) be used in projecting future capacity. The latest Five-Year Capital Plan was issued in November 2024. No significant changes in school utilization are expected for elementary or intermediate schools in CSD 13, Subdistrict 2, nor are any changes to elementary or intermediate school capacity expected in CSD 13, Subdistrict 2.

Elementary Schools

Due to the anticipated decrease in enrollment, utilization of CSD 13, Subdistrict 2 elementary schools is expected to decrease from approximately 78.9 percent to 65.5 percent in the No Action condition, with the number of available seats increasing from approximately 831 to 1,358 (refer to **Table 4-4**).

Intermediate Schools

Due to the anticipated decrease in enrollment, utilization of CSD 13, Subdistrict 2 intermediate schools is expected to decrease from approximately 54.5 percent to 53.4 percent in the No Action condition, with the number of available seats increasing from approximately 627 to 643 (refer to **Table 4-4**).

THE FUTURE WITH THE PROPOSED ACTIONS

The Proposed Actions would introduce an incremental increase of approximately 1,418 DUs as compared to the No Action condition. As shown in **Table 4-5** and based on the *CEQR Technical Manual* student generation rates, the Proposed Actions would introduce

approximately 76 elementary school students and 19 intermediate school students. Further, as reflected in **Table 4-6**, the Proposed Project would increase public school capacity at the primary and intermediate school level in CSD 13, Subdistrict 2, with the addition of 347 primary seats and 311 intermediate seats.

Table 4-5
Projected Estimated Number of New Students Introduced by Development in the With Action Condition

Study Area	Proposed Incremental DUs	Students Introduced by the Proposed Actions	
		Elementary	Intermediate
CSD 13, Subdistrict 2	1,418	76	19

Sources: 2024 Projected Public School Ratio (Housing Multipliers) Table; SCA.

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[1]	Available Seats	Utilization	Change in Utilization Compared with No Action
Elementary Schools							
CSD 13, Subdistrict 2	2,573	76	2,649	4,278	1,629	61.9%	-3.5%
Intermediate Schools							
CSD 13, Subdistrict 2	735	19	755	1,689	934	44.7%	-8.7%

Note: Numbers may not sum to totals due to rounding.
[1] Reflects anticipated capacity changes resulting from the Proposed Project.
Sources: DOE Enrollment Projections 2024-34 by Statistical Forecasting, LLC; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization*, 2024-25.

ELEMENTARY SCHOOLS

In the With Action condition, CSD 13, Subdistrict 2 elementary schools would continue to operate with available capacity (refer to **Table 4-6**). Utilization of CSD 13, Subdistrict 2 elementary schools would decrease from a No Action condition utilization rate of approximately 65.5 percent to a With Action condition utilization rate of approximately 61.9 percent, with approximately 1,629 available elementary school seats in With Action condition.

INTERMEDIATE SCHOOLS

In the With Action condition, CSD 13, Subdistrict 2 intermediate schools would continue to operate with available capacity (refer to **Table 4-6**). Utilization of CSD 13, Subdistrict 2 intermediate schools would decrease from a No Action utilization rate of approximately 53.4 percent to a With Action condition utilization rate of approximately 44.7 percent, with approximately 934 available intermediate school seats in the With Action condition.

As noted above, a significant adverse impact may occur if a project would result in both of the following conditions: (1) a utilization rate of the elementary and/or intermediate schools in the Subdistrict study area that is equal to or greater than 100 percent in the With Action condition; and (2) 100 or more new elementary and/or intermediate students generated from the project past the 100 percent utilization rate. CSD 13, Subdistrict 2 elementary and

intermediate schools would continue to operate with available capacity in the With Action condition (refer to **Table 4-6**). Therefore, no significant adverse impacts to elementary and intermediate schools in CSD 13, Subdistrict 2 would occur as a result of the Proposed Actions.

F. INDIRECT EFFECTS ON PUBLIC LIBRARIES

METHODOLOGY

Under CEQR, 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 mile. This radius is referred to as a library's "catchment area." The library analysis herein 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 Project Site. As shown in **Figure 4-2**, there are three BPL neighborhood branches located within a 0.75-mile radius of the Project Site: the Adams Street, Walt Whitman, and Brooklyn Heights branches.

To determine the existing population of each branch's catchment area, 2020 U.S. Census data were assembled for all census tracts where 50 percent or more of the tract falls within 0.75 mile of each respective branch within the Project Site's overall catchment area (refer to **Figure 4-2**). The catchment area populations in the No Action and With Action conditions are applied by multiplying the number of new DUs expected to be completed by the analysis year by the average household size of the Community District within which the DU is located (based on 2020 U.S. Census data). The catchment area populations in the With Action condition are estimated by adding the anticipated population that would result from the Proposed Actions. According to the *CEQR Technical Manual*, a significant adverse impact could occur if a project would increase the study area population by five percent or more over No Action condition levels, and it is determined, in consultation with the appropriate library agency, that this increase would impair the delivery of library services in the study area.

EXISTING CONDITIONS

The BPL includes 62 neighborhood branches and houses approximately 2.4 million volumes. As shown in **Figure 4-2**, there are three BPL neighborhood branches within a 0.75-mile radius of the Project Site: the Adams Street branch, located to the north of the Project Site; the Walt Whitman branch, located to the east of the Project Site; and the Brooklyn Heights branch, located to the west of the Project Site. **Table 4-7** provides the catchment area population for the three branches, along with the existing holdings per resident ratio, based on the census tract population within a 0.75-mile radius of each branch. The three branches have a combined 92,485 holdings and are described in more detail below.

The Adams Street branch, established in 2021 at 9 Adams Street, is BPL's first new branch built since 1983. The library features adult, young adult, and children's collections, as well as public access computers, meeting rooms, and notary services. At the corner of the library, the Teen Tech Center at the Adams Street Library Annex offers an interactive learning environment for teens to experiment with technology. As indicated in **Table 4-7**, the Adams Street branch serves a catchment area of approximately 75,446 residents with approximately 14,118 holdings, for a holdings per resident ratio of approximately 0.19.

Table 4-7
Public Libraries Serving the Study Area

Map No.[1]	Library Branch Name	Address	Holdings[2]	Catchment Area Population[3]	Holdings per Resident
1	Adams Street Library	9 Adams Street	14,118	75,446	0.19
2	Walt Whitman Library	93 St. Edwards Street	63,955	85,099	0.75
3	Brooklyn Heights Library	286 Cadman Plaza West	14,412	90,351	0.16

Notes:
[1] See **Figure 4-2**.
[2] Holdings include books, CD-ROMS, DVDs, and videotapes.
[3] 2020 U.S. Census data was assembled for all census tracts that fall primarily within 0.75-mile of each library.
Sources: BPL; 2020 U.S. Census

The Walt Whitman branch first opened in 1900 in a storefront on Nassau and Bridge Streets and moved into its present location at 93 St. Edwards Street eight years later. As of January 2026, the branch is closed for renovations and is anticipated to reopen by the end of 2026. The library houses adult, young adult, and children's books, as well as public access computers, meeting rooms, and limited free printing. As indicated in **Table 4-7**, the Walt Whitman branch serves a catchment area of approximately 85,099 residents with approximately 63,955 holdings, for a holdings per resident ratio of approximately 0.75.

The Brooklyn Heights branch first opened in 1857 and has been in its present location (286 Cadman Plaza West) since 1962. In June 2022, the branch completed renovations and re-opened to the public with more space for books, programs, and technology. The library houses adult, young adult, and children's books, as well as public access computers and meeting rooms. As indicated in **Table 4-7**, the Brooklyn Heights branch serves a catchment area of approximately 90,351 residents with approximately 14,412 holdings, for a holdings per resident ratio of approximately 0.16.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the No Action condition, a portion of the Project Site will be developed with an as-of-right market-rate residential building. The 2033 population within each branch's catchment area would increase based on population projections sourced from DCP's CEQR Data Hub for the census tracts comprising each branch's catchment area. **Table 4-8** summarizes the No Action condition residential development and population anticipated within each branch's catchment area.

Within the Adams Street branch's catchment area (Manhattan census tract 2.02), approximately 263 residents will be added to Block 267 as a result of a No Build development. As the No Build development is located within the Adams Street branch's catchment area, the residents were assigned to the Adams Street branch, which residents from the development would be expected to frequent most often. Approximately 2,979 residents will be added to the Walt Whitman branch's catchment area on Block 2093/census tract 33, Block 2111/census tract 35, and the as-of-right No Action condition building on the Project Site. No new residents are expected to be added to the Brooklyn Heights branch's catchment area.

Table 4-8
Catchment Area Population: No Action Condition

Map No.[1]	Library Branch Name	Existing Catchment Area Population[2]	New Residents[3]	New Catchment Area Population	Holdings per Resident
1	Adams Street Library	75,446	263	82,133	0.17
2	Walt Whitman Library	85,099	2,979	95,725	0.67
3	Brooklyn Heights Library	90,351	0	98,202	0.15

Notes:
[1] See **Figure 4-2.**
[2] 2020 U.S. Census data was assembled for all census tracts that fall primarily within 0.75-mile of each library.
[3] Based on an average household size of 2.03 persons (the average household size for Brooklyn Community District 2 according to 2020 U.S. Census data). Future No Build developments located within more than one library catchment area have been assigned to both libraries. Planned No Build project information has been included from Augustine's Preservation and Redevelopment Environmental Assessment Statement (CEQR No. 26DCP032M), 395 Flatbush Avenue Extension proposal (CEQR No. 25HPD058K), and 130 St. Felix proposal (CEQR No. 26DCP045K)
Sources: BPL; 2020 U.S. Census

For analysis purposes, the number of holdings in the study area's branch libraries are assumed to remain the same in 2033. Based on this assumption, **Table 4-8** presents the anticipated holdings per resident ratios of the three branches in the No Action condition. As shown in **Table 4-8**, the No Action holdings per resident ratios would decrease from approximately 0.19 to 0.17 at the Adams Street branch, decrease from approximately 0.75 to 0.67 at the Walt Whitman branch, and decrease from approximately 0.16 to 0.15 at the Brooklyn Heights branch.

THE FUTURE WITH THE PROPOSED ACTIONS

According to the *CEQR Technical Manual*, if a proposed project increases the study area population by five percent or more as compared to the No Action condition and it is determined, in consultation with the appropriate library agency, that this increase would impair the delivery of library services in the study area, a significant adverse impact could occur.

The Proposed Project would introduce an increment of approximately 1,418 DUs as compared to the No Action condition. As described in Chapter 1, "Project Description," the Proposed Project's approximately 1,418 DUs are expected to introduce approximately 2,879 new residents to the study area by 2033. As shown in **Figure 4-2**, the Walt Whitman branch (0.25 miles) is closer to the Project Site than the Adams Street branch (0.6 miles) and Brooklyn Heights branch (0.6 miles); therefore, it was assumed that residents introduced as a result of the Proposed Actions would be introduced to the Walt Whitman branch's catchment area.

Table 4-9 summarizes the catchment area population increases anticipated at the three library branches in the With Action condition. The catchment area populations of the Adams Street and Brooklyn Heights library branches would remain unchanged from the No Action condition, and the Walt Whitman library branch would increase by approximately 3.0 percent over the No Action condition.



Public Libraries Serving the Study Area

Table 4-9
Catchment Area Population: With Action Condition

Map No.[1]	Library Branch Name	Catchment Area Population—No Action Condition	Population Increase due to the Proposed Actions	Catchment Area Population with the Proposed Actions	Population Increase	Holdings per Resident
1	Adams Street Library	82,133	0	82,133	0.0%	0.17
2	Walt Whitman Library	95,725	2,879	98,604	3.0%	0.65
3	Brooklyn Heights Library	98,202	0	98,202	0.0%	0.15

Notes:
[1] Based on an average household size of 2.03 persons (the average household size for Brooklyn Community District 2 according to 2020 U.S. Census data).
Sources: BPL; 2020 U.S. Census

Table 4-9 presents the With Action condition holdings per resident ratios for the Adams Street, Walt Whitman, and Brooklyn Heights library branches. As indicated in **Table 4-9**, in the With Action condition, the Adams Street branch's holdings per resident ratio would remain at approximately 0.17, the Brooklyn Heights branch's holdings per resident ratio would remain at approximately 0.15, and the Walt Whitman branch's holdings per resident ratio would decrease to from 0.67 in the No Action condition to approximately 0.65.

In the With Action condition, the catchment areas for the Adams Street, Walt Whitman, and Brooklyn Heights branches would experience a population increase of less than five percent over the No Action condition. This increase would not result in a noticeable change in the delivery of library services at the three library branches and the Proposed Actions would not result in a significant adverse impact on public libraries.

G. INDIRECT EFFECTS ON PUBLICLY FUNDED CHILD CARE CENTERS

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) indicates that 60 percent of the population utilizing subsidized child care services receive 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 AMI rather than FPL. Lower-income DUs 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 DUs 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 CEQR methodologies, 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 1.5 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. Current enrollment data for the early childhood programs closest to the Project Site were gathered from DOE; the most recent update of the enrollment data is from November 2025.

Child care enrollment in the No Action condition was estimated by multiplying the number of new affordable DUs 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. Because the study area includes portions of Brooklyn and Manhattan, each boroughs' multiplier was applied to the number of DUs projected in that borough. The multipliers for Brooklyn and Manhattan are 0.178 and 0.115, respectively.

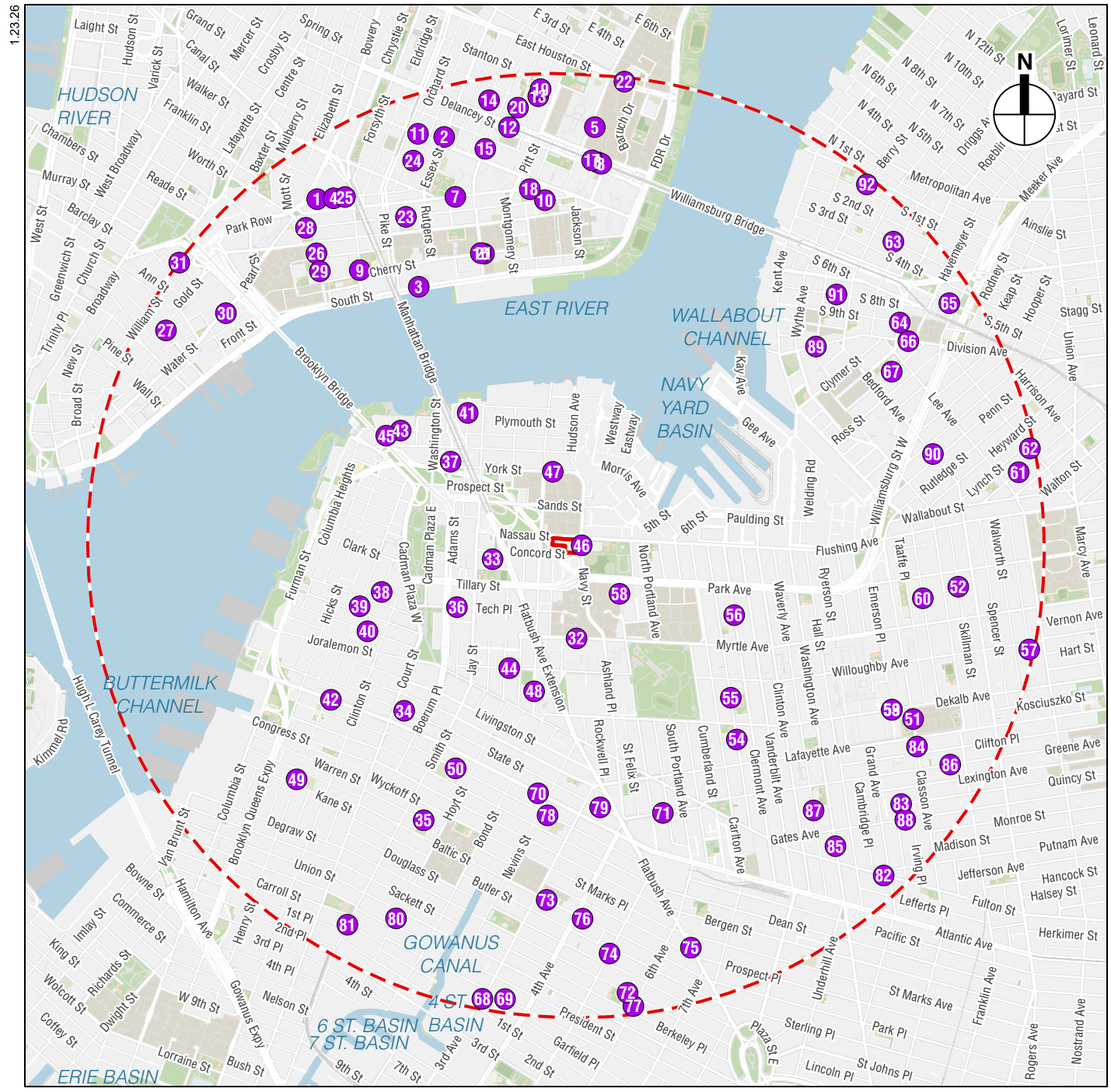
The child care-eligible population introduced by the Proposed Actions was also estimated using the *CEQR Technical Manual* child care multipliers. The population of public child care-eligible children under age six was then added to the child care enrollment calculated in the No Action condition. According 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

As indicated in **Table 4-10** and **Figure 4-3**, there are 92 publicly funded early childhood programs identified within the 1.5-mile study area, with a combined capacity of approximately 3,601 seats (calculated using the methodology described below) and a total enrollment of approximately 2,210 children.

Table 4-10
Publicly Funded Early Childhood Programs Serving the Study Area

Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate[2]
1	TRANSFIGURATION SCHOOL	10 CONFUCIUS PLAZA	17	24	7	70%
2	**GSS 60 ESSEX CHILD AND FAMILY CENTER**	**60 ESSEX STREET**	**16**	**23**	**7**	**70%**
3	**HAMILTON-MADISON HOUSE, INC. AT 253 SOUTH STREET**	**253 SOUTH STREET**	**9**	**48**	**39**	**19%**
4	**CHINATOWN DAY CARE CENTER**	**35 DIVISION STREET**	**33**	**49**	**16**	**67%**
5	**DEWITT REFORMD CHURCH**	**280 RIVINGTON STREET**	**17**	**43**	**26**	**40%**
6	**GSS 294 DELANCEY CHILD AND FAMILY CENTER**	**294 DELANCEY STREET**	**17**	**43**	**26**	**40%**
7	MANNY CANTOR CENTER	197 EAST BROADWAY	25	36	11	70%
8	**GSS 300 DELANCEY CHILD AND FAMILY CENTER**	**300 DELANCEY STREET**	**10**	**46**	**36**	**22%**
9	**77 MARKET STREET**	**77 MARKET STREET**	**8**	**31**	**23**	**26%**
10	**HENRY STREET EARLY CHILDHOOD CENTER**	**301 HENRY STREET**	**29**	**70**	**41**	**41%**
11	**VICTORIA CHILDREN'S CENTER, INC**	**323 GRAND STREET**	**26**	**45**	**19**	**58%**
12	**CPC Little Star of Broome Street Early Childhood Center**	**175 DELANCEY STREET**	**15**	**39**	**24**	**38%**
13	**ALL MY CHILDREN DAY CARE AND NURSERY SCHOOL**	**110 RIDGE STREET**	**31**	**56**	**25**	**55%**
14	ELEMENTS PRESCHOOL	99 SUFFOLK STREET	8	11	3	70%
15	BRIGHT HORIZONS AT ESSEX CROSSING	151 CLINTON STREET	14	20	6	70%
16	UNIVERSITY SETTLEMENT SOCIETY OF NEW YORK	250 CLINTON STREET	5	7	2	70%
17	P.S. 110 FLORENCE NIGHTINGALE	285 DELANCY STREET	8	11	3	70%
18	P.S. 134 HENRIETTA SZOLD	293 EAST BROADWAY	10	14	4	70%
19	P.S. 140 NATHAN STRAUS	123 RIDGE STREET	13	19	6	70%
20	P.S. 142 AMALIA CASTRO	100 ATTORNEY STREET	36	51	15	70%
21	P.S. 184M SHUANG WEN	327 CHERRY STREET	35	50	15	70%
22	P.S. 188 THE ISLAND SCHOOL	442 EAST HOUSTON STREET	10	14	4	70%
23	P.S. 002 MEYER LONDON	122 HENRY STREET	17	24	7	70%
24	P.S. 042 BENJAMIN ALTMAN	71 HESTER STREET	32	46	14	70%
25	P.S. 124 YUNG WING	40 DIVISION STREET	26	37	11	70%
26	**60 CATHERINE STREET**	**60 CATHERINE STREET**	**11**	**50**	**39**	**22%**
27	KINDERCARE FIDI NYC	101 JOHN STREET	15	21	6	70%
28	P.S. 001 ALFRED E. SMITH	8 HENRY STREET	27	39	12	70%
29	P.S. 126 JACOB AUGUST RIIS	80 CATHERINE STREET	14	20	6	70%
30	THE PECK SLIP SCHOOL	1 PECK SLIP	42	60	18	70%
31	SPRUCE STREET SCHOOL	12 SPRUCE STREET	18	26	8	70%
32	BCS Laurie A. Cumbo Children's Enrichment Center	180 MYRTLE AVENUE	25	36	11	70%
33	BROOKLYN CHILDREN AND FAMILY SERVICES	25 CHAPEL STREET	9	13	4	70%
34	A. FANTIS SCHOOL	195 STATE STREET	36	51	15	70%
35	**WARREN STREET CENTER FOR CHILDREN AND FAMILIES**	**343 WARREN STREET**	**18**	**78**	**60**	**23%**
36	OUR CHILDREN'S CENTER-CITY TECH	55 JOHNSON STREET	18	26	8	70%



Childcare Facilities

240 NASSAU STREET

Figure 4-3

Table 4-10
Publicly Funded Early Childhood Programs Serving the Study Area

Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate[2]
37	IMAGINE EARLY LEARNING CENTERS @ DUMBO	85 ADAMS STREET	6	9	3	70%
38	IMAGINE EARLY LEARNING CENTER @ BROOKLYN HEIGHTS	50 MONROE PLACE	19	27	8	70%
39	NY KIDS CLUB & NY PRESCHOOL	182-184 HENRY STREET	18	26	8	70%
40	KIDDIE KORNER DAYCARE & PRESCHOOL	117 REMSEN STREET	13	19	6	70%
41	NY KIDS CLUB & NY PRESCHOOL	30 PEARL STREET	16	23	7	70%
42	COBBLE HILL KINDERCARE	112 ATLANTIC AVENUE	9	13	4	70%
43	BRIGHT HORIZONS AT DUMBO	60 WATER STREET	20	29	9	70%
44	IMAGINE EARLY LEARNING CENTER @ BROOKLYN BRIDGE DEVELOPMENT CENTER	101 WILLOUGHBY STREET	5	7	2	70%
45	DISTRICT 13 PRE-K CENTER AT 25 DOCK STREET	25 DOCK STREET	44	63	19	70%
46	P.S. 287 BAILEY K. ASHFORD	50 NAVY STREET	18	26	8	70%
47	P.S. 307 DANIEL HALE WILLIAMS	209 YORK STREET	23	33	10	70%
48	NEW ALBEE SQUARE ES	424 ALBEE SQUARE WEST	34	49	15	70%
49	P.S. 029 JOHN M. HARRIGAN	425 HENRY STREET	36	51	15	70%
50	P.S. 261 ZIPPORIAH MILLS	314 PACIFIC STREET	36	51	15	70%
51	**BILLY MARTIN CHILD DEVELOPMENT DAY CARE CENTER, INC**	**333 CLASSON AVENUE**	**12**	**45**	**33**	**27%**
52	BNOS SQUARE OF WILLIAMSBURG	80 SKILLMAN STREET	59	84	25	70%
53	COMMUNITY PARTNERSHIP CHARTER SCHOOL PRE-KINDERGARTEN	241 EMERSON PLACE	24	34	10	70%
54	COMPASS CHARTER SCHOOL	300 ADELPHI STREET	36	51	15	70%
55	P.S. 020 CLINTON HILL	225 ADELPHI STREET	54	77	23	70%
56	P.S. 046 EDWARD C. BLUM	100 CLERMONT AVENUE	28	40	12	70%
57	P.S. 054 SAMUEL C. BARNES	195 SANDFORD STREET	19	27	8	70%
58	P.S. 067 CHARLES A. DORSEY	51 SAINT EDWARDS STREET	13	19	6	70%
59	P.S. 270 JOHANN DEKALB	241 EMERSON PLACE	33	47	14	70%
60	P.S./I.S. 157 THE BENJAMIN FRANKLIN HEALTH & SCIENCE ACADEMY	850 KENT AVENUE	26	37	11	70%
61	ALL MY CHILDREN DAY CARE AND NURSERY SCHOOL	62 MIDDLETON STREET	12	17	5	70%
62	P.S. 380 JOHN WAYNE ELEMENTARY	370 MARCY AVENUE	30	43	13	70%
63	**NUESTROS NINOS DCC III**	**161 SOUTH 3 STREET**	**14**	**25**	**11**	**56%**
64	LIFE-JONATHAN WILLIAMS	321 ROEBLING STREET	16	23	7	70%
65	KIDDIE ACADEMY OF WILLIAMSBURG	288 SOUTH 5 STREET	12	17	5	70%
66	JOLLY BABY CENTER	178 DIVISION AVENUE	16	23	7	70%
67	P.S. 016 LEONARD DUNKLY	157 WILSON STREET	12	17	5	70%
68	THE LITTLE BROOKLYN PRE-K CENTER AT 305-307 THIRD AVENUE	305-307 THIRD AVENUE	24	34	10	70%
69	THE CHILDREN'S SCHOOL	512 CARROLL STREET	30	43	13	70%
70	**STRONG PLACE FOR HOPE DAY CARE (ATLANTIC AVENUE SITE)**	**460 ATLANTIC AVENUE**	**30**	**93**	**63**	**32%**
71	HANSON PLACE CHILD DEVELOPMENT CENTER INC	55 HANSON PLACE	7	10	3	70%
72	PARK SLOPE NORTH/HELEN OWEN CAREY CHILD DEVELOPMENT CENTER	71 LINCOLN PLACE	33	47	14	70%
73	**ALONZO A. DAUGHTRY MEMORIAL DAYCARE CENTER**	**565 BALTIC STREET**	**11**	**47**	**36**	**23%**
74	PNW ENTERPRISES, LLC DBA NY KIDS CLUB; PARK SLOPE NYPRESCHOOL RFP	125 FIFTH AVENUE	16	23	7	70%

Table 4-10
Publicly Funded Early Childhood Programs Serving the Study Area

Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate[2]
75	ELADIA'S KIDS 266 FLATBUSH AVENUE	266A FLATBUSH AVENUE	14	20	6	70%
76	P.S. 133 WILLIAM A. BUTLER	610 BALTIC STREET	49	70	21	70%
77	P.S. 282 PARK SLOPE	180 6 AVENUE	69	99	30	70%
78	P.S. 038 THE PACIFIC	450 PACIFIC STREET	74	106	32	70%
79	NEW STATE STREET ES	489 STATE STREET	20	29	9	70%
80	P.S. 032 SAMUEL MILLS SPROLE	317 HOYT STREET	65	93	28	70%
81	P.S. 058 THE CARROLL	330 SMITH STREET	54	77	23	70%
82	**YOUNG MINDS DAY CARE CENTER**	**972 FULTON STREET**	**14**	**77**	**63**	**18%**
83	**BEDFORD STUYVESANT EARLY CHILDHOOD DEVELOPMENT CENTER, INC.**	**5 QUINCY STREET**	**15**	**12**	**-3**	**125%**
84	LITTLE SUN PEOPLE, INC.	352 CLASSON AVENUE	14	20	6	70%
85	ELADIA'S KIDS	506 WASHINGTON AVENUE	7	10	3	70%
86	THE LEARNING EXPERIENCE AT CLINTON HILL	339 GREENE AVENUE	15	21	6	70%
87	P.S. 011 PURVIS J. BEHAN	419 WAVERLY AVENUE	91	130	39	70%
88	P.S. 056 LEWIS H. LATIMER	170 GATES AVENUE	36	51	15	70%
89	Y.M. & Y.W.H.A. OF WILLIAMSBURG, INC.	64 DIVISION AVENUE	32	46	14	70%
90	**YESHIVATH KEHILATH YAKOV**	**638 BEDFORD AVENUE, 2 FL**	**22**	**36**	**14**	**61%**
91	NUESTROS NINOS DAY CARE CENTER, INC.	105 SOUTH EIGHTH STREET	5	7	2	70%
92	P.S. 084 JOSE DE DIEGO	250 BERRY STREET	50	71	21	70%
Total			**2,210**	**3,601**	**1,391**	**61.4%**

Notes:
[1] See **Figure 4-3**.
[2] Where data was not available, a 70 percent utilization rate was used.
Bolded facilities indicate available data.
Source: DOE Division of Early Childhood Education, November 2025.

DOE provided a dataset containing enrollment and capacity information for the facilities identified in the study area. Based on this dataset, capacity information is limited, even for facilities where enrollment is known.[2] As such, capacity was estimated based on guidance provided by DCP. For the remaining facilities within the study area where one or more students are enrolled and where the capacity is either zero or unspecified, capacity was instead calculated by applying the standard utilization rate of 70 percent, generating an estimate of capacity used for this analysis. Applying this methodology, total capacity in the study area was calculated to be approximately 3,601 seats.

Assuming a capacity of approximately 3,601 and enrollment of approximately 2,210, the existing utilization of early childhood programs in the study area is approximately 61.4 percent, with approximately 1,391 available seats. As noted above, while family-based child care facilities and informal care arrangements provide additional slots in the study area, these slots are not included in the quantitative analysis.

[2] Based on data provided by DOE, approximately 78.3 percent of child care facilities in the study area had at least one child enrolled and either a capacity of 0 or unlisted capacity.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

Planned development projects in the child care study area (1.5 miles from the Project Site) will introduce approximately 1,497 new affordable DUs. Of these DUs, 1,237 will be in Brooklyn and 260 will be in Manhattan. Based on the CEQR generation rates for the projection of children eligible for publicly funded day care multipliers in Brooklyn and Manhattan, this amount of development will introduce approximately 250 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. No capacity changes to early childhood programs are anticipated in the No Action condition.

As described above, there is currently a surplus of 1,391 available slots and the utilization rate is at 61.4 percent. As shown in **Table 4-11**, when the estimated 250 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 surplus of 1,141 slots (68.3 percent utilization) in the 2033 build year.

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

	Enrollment	Capacity	Available Seats	Utilization Rate
No Action Condition	2,460	3,601	1,141	68.3%
With Action Condition	2,495	3,601	1,106	69.3%
Increment	35	0	-35	1.0%

Note: Affordable DUs 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, February 2025; the New York City Department of Housing Preservation and Development (HPD) Affordable Housing Production by Building; AKRF, Inc.

THE FUTURE WITH THE PROPOSED ACTIONS

The Proposed Actions would introduce 302 affordable DUs. In order to ensure a conservative analysis, it is assumed that all of these DUs 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 35 additional 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 69.3 percent utilization with a surplus of 1,106 seats (see **Table 4-11**). Total enrollment in the study area would increase to 2,495 children, compared with a capacity of 3,601 seats, which represents an increase in the utilization rate of approximately 1.0 percentage points over the No Action condition.

According to the *CEQR Technical Manual*, a significant adverse impact to early childhood programs could result if a proposed project results in: (1) a collective utilization rate greater than 100 percent in the With Action condition; and (2) the demand constitutes an increase of five percent or more in the collective utilization rate of early childhood programs in the study area between the No Action and With Action conditions. The Proposed Actions would result in an approximate 69.3 percent utilization rate and a 1.0 percent increase over the No Action

condition. Therefore, the Proposed Actions would not result in a significant adverse impact to early childhood programs. ✷