4

Community Facilities and Services

This section assesses the potential impacts of the proposed actions on community facilities and services. The *2021 City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities including schools, libraries, childcare centers, healthcare facilities, and fire and police protection services.

Introduction

As described in **Chapter 1, Project Description**, the Applicants 760 12th, LLC and 801 11th Ave., LLC, are seeking zoning map amendments, zoning text amendments, and zoning special permits (collectively, the Proposed Actions) to facilitate the development of two buildings (collectively, the Proposed Projects)—a 42-story, mixed-use residential and commercial building at 629 West 54th Street (Manhattan Block 1102, Lot 11) and a 38-story, mixed-use residential and commercial building at 801 Eleventh Avenue (Manhattan Block 1103, Lot 36). The building at 629 West 54th Street would contain up to approximately 617 dwelling units (DUs) and 113,990 gross square feet (gsf) of commercial auto dealership space. The building at 801 Eleventh Avenue would contain 477 DUs and 85,760 gsf of commercial auto dealership space. In total, the Proposed Projects would contain approximately 1,179,321 gsf, including approximately 939,934 gsf of residential floor area and 199,750 gsf of commercial floor area across the two development sites. The Proposed Actions include zoning changes and special permits to facilitate a transfer of floor area from Piers 59, 60, 61, 81, 83, 98 and/or the Chelsea Piers headhouse (the Granting Sites) within Hudson River Park to the development sites. In addition to the Proposed Actions, the Board of Directors of Hudson River Park Trust must approve the sale of the floor area from the Granting Sites, which requires a Signification Action process pursuant to the Hudson River Park Act.

Within the Project Area, there are two development sites—the property at 629 West 54th Street (Manhattan Block 1102, Lot 11, a.k.a. 629 West 54th Street), owned by 760 12th, LLC (Development

Site 1), and the property at 801 Eleventh Avenue (Manhattan Block 1103, Lot 36), owned by 801 11th Ave., LLC (Development Site 2).

Additionally, as described in **Chapter 1, Project Description**, two reasonable worst-case development scenarios (RWCDSs) were analyzed to provide a conservative baseline in analyzing the Proposed Actions' potential impacts. One scenario is the Maximum Commercial Scenario, which assumes that the commercial space of the Proposed Projects would be developed as office and retail uses instead of auto dealership use. The second scenario is the Maximum Residential Scenario, which would maximize the residential floor area that could be developed on each Development Site.

According to the *CEQR Technical Manual*, a community facilities assessment should be conducted if a project would directly or indirectly affect existing community facilities, including publicly supported daycare, libraries, public schools, healthcare facilities, and fire and police protection services. A project may affect community services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already overutilized, or if a project is large enough to create a demand that could not be met by the existing facility.

Although the Proposed Actions would not physically displace or alter an existing community facility, they would introduce a substantial new residential population to the development sites, resulting in increased demand for community facilities and services. Therefore, assessments of early childhood programs and libraries were conducted to determine whether the Proposed Actions would result in any significant adverse impacts to community facilities.

Principal Conclusions

The Proposed Actions would not result in significant adverse impacts on Community Facilities and Services. Detailed analyses of potential indirect effects on public elementary and intermediate schools, public libraries, and publicly funded early childhood programs were conducted for the Proposed Actions. The Proposed Actions would not introduce a sizeable new population to the neighborhood, nor would it displace or alter the existing healthcare facilities and police and fire protective services. Therefore, significant adverse impacts to healthcare facilities and police and fire protective services are not anticipated and further analysis of those facilities is not warranted.

Indirect Effects on Public Schools

The Proposed Actions would not result in a significant adverse impact to public schools. As the Proposed Actions would generate over 50 elementary and intermediate school students, further analysis of public elementary and intermediate schools is warranted and provided below. However, as the Proposed Actions would not introduce 150 or more high school students, no significant adverse impact to high schools would occur, and no further analysis is warranted.

Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "subdistrict" (also known as a "region" or "school planning zone") in which the Project Area is located, specifically Subdistrict 3 of Community School District (CSD) 2.

Under the With-Action condition, the utilization rate of elementary schools would not exceed 100 percent, nor would the Proposed Actions generate more than 100 elementary-school-aged students.

While the utilization rate for intermediate schools would be greater than 100 percent under the With-Action condition, the Proposed Actions would not generate more than 100 intermediate-school-aged students. Therefore, based on *CEQR Technical Manual* guidelines, the Proposed Actions would not result in significant adverse impacts to elementary and intermediate schools.

Indirect Effects on Early Childhood Programs

The Proposed Actions would not result in a significant adverse impact on publicly funded early childhood programs.

As compared to the No-Action condition, in the With-Action condition the Proposed Actions would result in the incremental development of approximately 1,242 dwelling units (DUs) to the Project Area, of which 373 units are intended to be affordable for non-senior households with incomes up to 80 percent of area median income (AMI). Based on the multipliers for estimating the number of children eligible for early childhood programs according to the New York City Department of Education (DOE), the Proposed Actions are anticipated to generate the need for approximately 43 childcare slots.

Based on a detailed analysis, early childhood programs in the study area would be under capacity with a surplus of 149 slots in the With-Action condition. The utilization rate would be 80.6 percent, and the change in utilization rate would be 5.6 percent. Since the collective utilization rate for early childhood programs would be less than 100 percent in the future with the Proposed Actions, the Proposed Actions would not result in a significant adverse impact on publicly funded early childhood programs

Indirect Effects on Libraries

The Proposed Actions would not result in a significant adverse impact on public libraries. There are three New York Public Library (NYPL) branches within 0.75 mile of the Project Area—the New York Public Library of the Performing Arts, Riverside Library, and Columbus Library. For purposes of a conservative assessment, this analysis assumed that projected residents in the With-Action Condition would only use the Columbus Library, which is the closest library to the Project Area. As stated in the *CEQR Technical Manual*, a significant adverse impact would occur if a proposed project would increase the population of the library catchment area by 5 percent or more and this increase would impair the delivery of library services in the study area. The catchment area population would increase by 1.68 percent from the No-Action to With-Action condition and the holdings per resident would decrease from 0.287 in the No-Action condition to 0.282 in the With-Action condition. Therefore, the Proposed Actions would not result in a significant adverse impact on public libraries.

Methodology

Given the range of programs that could result from the Proposed Actions, each technical area in this EIS will assess one of two reasonable worst-case development scenarios (RWCDS) in order to ensure a conservative analysis. The Maximum Commercial Scenario will assess the Proposed Projects with a more conservative mix of commercial retail and office uses instead of auto dealership space. The Maximum Residential Scenario will be analyzed in technical areas where increased density has the potential to produce more significant effects than the Maximum Commercial Scenario. The Maximum Residential Scenario serves as the RWCDS for this chapter, since it is the more conservative analysis.

Under the Maximum Residential Scenario, the Applicants would construct two new mixed-use buildings containing ground-floor and cellar-level auto dealership space, with residential in lieu of auto dealership space on the second and third floors of both development sites. As such, Development Site 1 would be redeveloped with a new 45-story, 671,815-gsf building with approximately 701 DUs and 50,118 gsf of auto dealership space, while Development Site 2 would be redeveloped with a new 39-story, 522,558-gsf building with 541 DUs and 38,441 gsf of auto dealership space. The residential program under the Maximum Residential Scenario assumes a rate of 850 residential gsf per DU (above-grade), yielding 1,242 DUs, of which approximately 248 to 373 DUs would be permanently affordable under MIH,[1] depending on the MIH options selected during the public review process.

The *CEQR Technical Manual* provides thresholds to make an initial determination of whether detailed studies are necessary to determine potential indirect impacts on public schools, libraries, childcare centers, healthcare facilities, and fire and police protection services. According to CEQR guidelines, a project would need to introduce a sizeable new neighborhood to trigger further analysis on police/fire services and healthcare facilities. A project in Manhattan introducing a minimum of 170 units affordable to residents earning not more than 80 percent of the AMI would introduce 20 or more eligible children under age 5 and would warrant further analysis on childcare centers. A project generating more than 50 elementary and intermediate-school-aged children would warrant elementary and intermediate schools analyses, and a project generating more than 150 high school students would warrant a high school analysis. Finally, a project in Manhattan introducing a minimum of 1,033 total units would warrant a detailed analysis on libraries.

Because the CEQR analyses of indirect effects on public elementary and intermediate schools, early childhood programs, and libraries focus on increased demand on these facilities due to increased residential population, the Maximum Residential Scenario will serve as the Reasonable Worst-Case Development Scenario (RWCDS) for these analyses for conservative analysis purposes.

As described in **Chapter 1, Project Description**, the Maximum Residential Scenario would introduce 1,242 DUs, of which 373 are anticipated to be affordable units at or below 80 percent of AMI.

Public Schools

Public schools are free for all students ages 5 and older and are operated and funded by DOE. Public schools include elementary schools (grades Kindergarten through 5), middle schools (grades 6 through 8), and high schools (grades 9 through 12).

Consistent with CEQR methodology, the analysis focuses only on potential impacts on public schools operated by the DOE; private and parochial education facilities and charter schools are excluded from the analysis. The CEQR analysis considers potential impacts to public elementary and middle schools at a local level (Community School Subdistrict), and to high schools at a borough-wide or citywide level. Schools are analyzed based on the potential for the project to cause overcrowding (i.e., a shortage of seats for an age group within the district).

Based on the number of residential units, the Proposed Actions would introduce 39 public elementary students, 13 middle school students, and 25 high school students. Because the Proposed Actions would introduce more than 50 elementary and middle school students an assessment of elementary and intermediate schools is warranted. Conversely, the Proposed Actions would not

[1] See Footnote No.1.

introduce more than 150 high school students an assessment of elementary, intermediate, and high schools is not warranted.

Early Childhood Programs

Study Area

Publicly financed early childhood education services under the DOE are available for eligible children 5 years old and younger (until the child is eligible to attend Kindergarten for a fall start date). Early childhood programs comprise EarlyLearn NYC (Child Care and Early Head Start), 3–K, and Pre-K for All. While 3-K and Pre-K programs are free for all 3- and 4-year-old children in New York City, there are financial and social eligibility requirements for children to enroll in EarlyLearn NYC Child Care and Early Head Start programs. For the purposes of CEQR analyses, the early childhood program analysis is limited to EarlyLearn.

The existing conditions analysis presents the most recent capacity and enrollment data of existing publicly funded early childhood programs within the study area using information from DOE. The early childhood program enrollment in the future No-Action condition is estimated by multiplying the number of new affordable housing units targeted for incomes of 80 percent AMI or below expected in the study area (a proxy for the number of units that would have an early childhood program eligible population) by the CEQR multiplier for estimating the number of children under the age of 6 eligible for publicly funded early childhood services. For Manhattan, the multiplier estimates 0.115 eligible children per affordable housing unit (*CEQR Technical Manual* Table 6-1a).[2]

The number of eligible children generated by the incremental 373 affordable, non-senior units under the With-Action condition is then added to the early childhood program enrollment calculated in the future No-Action condition above.

Data Sources

Consistent with the *CEQR Technical Manual,* the data obtained for this analysis is provided by DOE's Division of Early Childhood Education via DCP. DOE did not provide data on changes planned for early childhood programs or facilities in the study area under the No-Action condition.

Impact Criteria

According to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed project would result in both:

- A collective utilization rate of the early childhood programs in the study area that is greater than 100 percent in the With-Action condition; and,
- An increase of 5 percent or more in the collective utilization rate between the future No-Action and the future With-Action conditions.

[2] Note that the *2021 CEQR Technical Manual* Table 6-1a multiplier pertains to children under 6 years old. This multiplier was used for a conservative analysis.

Libraries

Public libraries as analyzed under CEQR are branch libraries operated by the New York Public Library, the Queens Borough Public Library, and the Brooklyn Public Library systems. The analysis of libraries generally focuses on the resources available to the population within the service area(s) of the library or libraries nearest to the development sites. Potential impacts on libraries can result from an increased user population.

A detailed analysis of libraries includes a description of existing libraries within the study area, their information services, and their user population. Branch holdings and circulation data are identified. Under the No-Action condition, the future population in the study area is determined, and any changes or planned new branches are integrated into the analysis. The With-Action condition is similarly established, and the change over the No-Action condition is assessed for effects on library access and services. The study area is an approximately 0.75-mile radius around the Proposed Project.

2020 U.S. Census data was assembled for all census tracts that fall primarily within 0.75 mile of a library to determine the existing population of a library's catchment area. The catchment area population in the No-Action condition was estimated by multiplying the number of new residential units in projects located within the 0.75-mile catchment area that are expected to be complete by 2029 by an average household size of 1.68 persons for No-Action developments located within Community District 4 and 5 and an average household size of 1.93 for No-Action developments located within Community District 7, according to the 2020 U.S. Census. The catchment area population in the With-Action condition was estimated by adding the anticipated population that would result from the Proposed Actions to the catchment area population estimate in the No-Action condition.

The new populations in the No-Action condition and With-Action condition is then added to the existing catchment area population to assess potential effects on public libraries.

Study Area

Library branch catchment areas are typically not more than 0.75 mile from the library branch, which is the distance that one might be expected to travel for such services. Three Manhattan Public Library branches—the New York Public Library for the Performing Arts, the Columbus Library, and the Riverside Branch—are located within a 0.75-mile radius of the development sites; that is, the development sites are located within the catchment area for the three beforementioned libraries. Of the three libraries, Columbus Library is located closest to the development sites. For a conservative assessment of potential impacts to public libraries, this analysis assumes that residents generated by the Proposed Actions would only use the Columbus Library. Therefore, the 0.75-mile catchment area for the Columbus Library was used as the study area for the analysis.

Data Sources

As discussed above, 2020 U.S. Census data was assembled for all census tracts that fall primarily within 0.75 mile of the library to determine the existing population of the library's catchment area. The Manhattan Public Library was contacted for the latest data on circulation for the branch within the study area.

Impact Criteria

Generally, if a proposed project would increase the study area population by 5 percent or more over the No-Action condition population 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 impact may occur, warranting consideration of mitigation.

Detailed Assessment: Public Schools

Existing Conditions

As shown in **Table 4-1** and **Figure 4-1**, Manhattan Community School District 2, Subdistrict 3 contains six elementary schools with a total enrollment 2,888 students and a deficit of 48 seats, leading to a utilization rate of 102 percent.

The subdistrict contains three intermediate schools that have an existing total enrollment of 1,044 students and a deficit of 53 seats, leading to an overall utilization rate of 105 percent.

Table 4-1 Public School Enrollment, Capacity, and Utilization for Existing Conditions, School District 2, Subdistrict 3

Org. ID	School Name	Address	Grades[1]	Enrollment	Target Capacity	Available Seats	Utilization
Elementary Schools							
M011	P.S. 11 - M	320 West 21st St.	PK-5	742	687	-55	108%
M033	P.S. 33 - M	281 Ninth Avenue	PK-5	630	544	-86	116%
M051	P.S. 51 Elias Howe – M	525 West 44th St.	PK-5	464	401	-63	116%
M111	P.S. 111 - M	440 West 53rd St.	PK-5	408	472	64	86%
M212	I.S. 17 – M	328 West 48th St.	PK-5	321	298	-23	108%
M340	The Sixth Avenue Educational Campus - M	590 Sixth Avenue	PK-5	323	438	115	74%
		Study Area Total		**2,888**	**2,840**	**-48**	**102%**
Intermediate Schools							
M260	The Clinton School - M	10 East 15th St.	6-12	322	275	-47	117%
M312	I.S. 70 – M	333 West 17th St.	6-8	551	638	87	86%
M933	P.S. 111 - M	440 West 53rd St.	6-8	171	78	-93	219%
		Study Area Total		**1,044**	**991**	**-53**	**105%**

Source: DOE Enrollment, Capacity and Utilization Blue Book 2023-2024.
Note:
[1] Only Enrollment and capacity data for relevant grades were included for each elementary and intermediate school. Charter, citywide gifted and talented, D75 special education, and D79 alternative high school equivalency schools are not included in the analysis.

Figure 4-1 Public Schools District 2, Subdistrict 3



No-Action Condition

Enrollment Projections

NYCSCA provides future enrollment projections by community school district for up to 10 years. The latest available NYCSCA enrollment projections for CSD 2, Subdistrict 3 estimate the expected decline in elementary and intermediate school enrollment through 2029. The NYCSCA projected enrollment lists approximately 2,146 elementary students and 1,303 intermediate students that would be enrolled in the subdistrict in the future No-Action condition.

The projected DOE new housing starts data indicates that 342 elementary and 44 intermediate students are expected to be generated by No-Action residential development.[3] Considering NYCSCAs projected enrollment and DOE's projected New Housing Starts, No-Action enrollment would total 3,014 elementary students and 1,347 intermediate students.

Projected Capacity Changes

There is one projected capacity change to schools in the study area under the No-Action Condition. A public elementary school is expected to be constructed as part of a mixed-use development at 2 Hudson Square with a capacity of 444 seats. This development is expected to be complete and operational in 2028. The resulting overall target capacity would be 3,315 for elementary schools in the study area in the No-Action Condition. No changes to the target capacity for intermediate schools are expected to occur in the No-Action Condition.

No-Action Utilization

As shown in **Table 4-2**, elementary schools in CSD 2, Subdistrict 3 would operate within capacity, with a 87.6 percent utilization rate and a surplus of 352 seats. Intermediate schools would operate above capacity, with a 135.9 percent utilization rate and a defecit of 356 seats.

Table 4-2 Projected Public School Enrollment, Capacity, and Utilization for No-Action Condition, School District 2, Subdistrict 3

Projected 2028 Enrollment	Students Introduced by No-Action Residential Development	Total No-Action Enrollment	Capacity	Available Seats	Utilization (%)
Elementary Schools					
2,146	342	2,488	2,840	352	87.6%
Intermediate Schools					
1,303	44	1,347	991	-356	135.9%

Source: DOE Housing Starts (2020), SCA Enrollment Projections for New York City Public Schools by the Statistical Forecasting (2024-2033)

[3] DOE, Projected New Housing Starts as Used in Enrollment Projections [2020-2029]

With-Action Condition

As detailed above, the Proposed Actions under the Maximum Residential Scenario would result in the development of 1,242 DUs, which would introduce approximately 39 elementary students and 13 intermediate students to the subdistrict.

As shown in **Table 4-3**, elementary schools in CSD 2, Subdistrict 3 would continue to operate within capacity in the With-Action condition. The subdistrict elementary schools would operate at 89 percent capacity with 313 available seats. The collective utilization rate of elementary schools in the With-Action condition would increase by 1.4 percent from the No-Action condition. Intermediate schools would continue to operate above capacity. Under the With-Action condition, the subdistrict intermediate schools would operate at approximately 137.2 percent capacity with a deficit of 369 seats, a 1.3 percent increase in utilization over the No-Action condition.

Table 4-3 Projected Public School Enrollment, Capacity, and Utilization for With-Action Condition, School District 2, Subdistrict 3

Total No-Action Enrollment	Students Generated by Project	Total With-Action Enrollment	Projected Capacity	Available Seats	Utilization (%) with Project	Change in Utilization (%) from No Action
Elementary Schools						
2,488	39	2,527	2,840	313	89.0%	1.4%
Intermediate Schools						
1,347	13	1,360	991	-369	137.2%	1.3%

Source: CEQR App, SCA Enrollment Projections for New York City Public Schools by the Statistical Forecasting (2024-2033)

The utilization rate for public elementary in the With-Action condition would not be greater than 100 percent. While the utilization rate for intermediate schools would be greater than 100 percent, the Proposed Actions would not generate more than 100 elementary- or intermediate-school-aged students. Therefore, the Proposed Actions would not result in a significant adverse impact to elementary or intermediate schools.

Detailed Analysis: Early Childhood Programs

Existing Conditions

There are 25 publicly funded early childhood programs within the 1.5-mile study area. These early childhood programs have a total capacity of 769 seats and have 994 available seats (70 percent utilization) (see **Table 4-7**). While family-based childcare facilities and informal care arrangements may provide additional seats in the study area, for conservative analysis purposes these seats are not included in the quantitative analysis.

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

ID	Program Name	Program Address	Borough	Capacity	Enrollment	Available Seats	Utilization Rate (%)
1	Elliott Center	441 West 26th St.	Manhattan	11	8	3	70%
2	Bright Horizons at Hudson Yards	529 West 29th St.	Manhattan	14	10	4	70%
3	Msh 507 Llc	507 West 28th St.	Manhattan	26	18	8	70%
4	P.S. 033 Chelsea Prep	281 Ninth Avenue	Manhattan	49	34	15	70%
5	Polly Dodge	538 West 55th St.	Manhattan	10	7	3	70%
6	Bright Minds Center	341 West 50th St.	Manhattan	10	7	3	70%
7	Bright Horizons at Columbus Circle	910 Ninth Avenue	Manhattan	14	10	4	70%
8	District 2 Pre-K Center at 606 West 57 St.	606 West 57th St.	Manhattan	16	11	5	70%
9	P.S. 111 Adolph S. Ochs	440 West 53rd St.	Manhattan	51	36	15	70%
10	P.S. 059 Beekman Hill International	231-249 East 56th St.	Manhattan	26	18	8	70%
11	Ny Kids Club & NY Preschool	168 Amsterdam Avenue	Manhattan	17	12	5	70%
12	Bright Horizons at West 72nd St.	253 West 72nd St.	Manhattan	24	17	7	70%
13	West Side YMCA	5 West 63th St.	Manhattan	30	21	9	70%
14	The Riverside School for Makers and Artists	300 West 61st St.	Manhattan	66	46	20	70%
15	P.S. 452	300 West 61st St.	Manhattan	77	54	23	70%
16	Playtogethernyc	270 West 84th St.	Manhattan	24	17	7	70%
17	P.S. 009 Sarah Anderson	100 West 84th St.	Manhattan	24	17	7	70%
18	P.S. 087 William Sherman	160 West 78th St.	Manhattan	26	18	8	70%
19	Star America Preschool Manhattan	780 Eighth Avenue	Manhattan	20	14	6	70%
20	P.S. 212 Midtown West	328 West 48th St.	Manhattan	51	36	15	70%
21	P.S. 051 Elias Howe	525 West 44th St.	Manhattan	74	52	22	70%
22	Bright Horizons at West 63rd	425 Freedom Place South	Manhattan	19	13	6	70%
23	Goddard Riverside Early Childhood Center at Lincoln Square Neighborhood Center	243 West 64th St.	Manhattan	14	13	1	93%
24	Clinton Children's Center	410 West 40th St.	Manhattan	15	0	15	0%
25	Children's Center	459 West 26th St.	Manhattan	60	6	54	10%
			Childcare Total	**769**	**495**	**274**	**64.4%**

Source: DOE EarlyLearn Contractor Centers Capacity and Enrollment as of 2023, obtained from the Department of City Planning

No-Action Condition

Planned or proposed No-Action development projects in the early childhood programs study area are anticipated to introduce approximately 713 new affordable housing units by the analysis year (see **Table 4-5**). Based on the CEQR generation rates for the projection of children eligible for publicly funded daycare, these developments would introduce approximately 83 children under the age of 6 who would be eligible for publicly funded childcare services.

Accounting for the estimated 83 publicly funded childcare-eligible children that would be introduced by the No-Action development projects, it is estimated that early childhood programs in the study area would operate at 75 percent utilization, with a surplus of 192 slots in the No-Action condition (see **Table 4-6**).

Table 4-5 Childcare Eligible Children Anticipated in No-Action Development Projects

Project	Total Proposed DUs	Proposed Affordable Units[1]	Multiplier	Childcare Eligible Children[2]
509 West 48th Street	158	32	0.115	4
364 West 54th Street	112	112		13
252 West 30th Street	24	5		1
439 West 36th Street	52	10		1
489-501 9th Avenue	174	35		4
550 10th Avenue	453	137		16
355 West 39th Street	25	5		1
100 West 37th Street/ 989-993 Sixth Avenue	300	60		7
520 5th Avenue	100	20		2
168 West 48th Street	400	80		9
312 West 43rd Street	330	82		9
350 West 44th Street	29	6		1
250 West 49th Street	135	27		3
18 West 55th Street	97	19		2
660 Lexington Avenue/ 656 Lexington Avenue/ 133 East 55th Street	23	5		1
126 East 57th Street	147	29		3
1026 3rd Avenue	81	16		2
36 West 66th Street	160	32		4
Total	**2,800**	**713[3]**		**83**

Notes:
[1] Proposed Affordable Units do not include affordable senior units or supportive units that would not generate child-care eligible children
[2] Rounded up to the nearest whole number
[3] Numbers may not add up due to rounding

Table 4-6 No-Action Condition Estimated Publicly Funded Childcare Center Enrollment, Capacity, and Utilization

Enrollment	Capacity	Available Slots	Utilization Rate (%)	Change in Utilization over Existing Conditions (%)
577	769	192	75%	10.7%

Future With-Action Condition

As stated above, 373 affordable DUs would be provided under the Maximum Residential Scenario, resulting in an increment of approximately 43 additional childcare-eligible children. This would increase the projected enrollment to 620 children, with a resulting utilization of 80.6 percent for early childhood program facilities (see **Table 4-7**). Compared to the No-Action condition, the utilization rate within the study area would increase by 5.6 percent.

Overall, the collective utilization rate for early childhood program facilities would be below 100 percent and the change in utilization between the No-Action and With-Action conditions would be above 5 percent. Therefore, no significant adverse impact on early childhood program facilities would occur as a result of the Proposed Actions.

Table 4-7 With Action Condition Estimated Publicly Funded Child Care Center Enrollment, Capacity and Utilization

Enrollment	Capacity	Available Slots	Utilization Rate (%)	Change in Utilization over No-Action Condition (%)
620	769	149	80.6%	5.6%

Detailed Analysis: Libraries

Existing Conditions

The development sites are served by the New York Public Library (NYPL) system. Three NYPL locations (see **Figure 4-2**) are located within 0.75 mile of the development sites—the Columbus Library, the Riverside Branch, and the New York Public Library for the Performing Arts. For a conservative assessment of potential impacts to public libraries, this analysis assumes that residents generated by the Proposed Actions would only use the Columbus Library, which is the closest library to the development sites. Although the Riverside Branch and New York Public Library are not accounted for in the quantitative analysis, they serve portions of the study area population, and thus there are additional library resources for study area residents that are not reflected in this analysis.

Figure 4-2 Libraries Study Area



No-Action Condition

In the No-Action condition, the Columbus Library will continue to serve the study area. The catchment area population would increase due to planned No-Action development (see **Table 4-8**).

Table 4-8 No-Action Developments Within Library Catchment Area

Development Name	Build Year	DUs	Expected Population[1]
509 West 48th Street	2024	158	265
364 West 54th Street	2026	112	188
109 West 57th Street	2025	60	101
36 West 66th Street	2025	160	309
Total		**490**	**863**

[1] This number was calculated by multiplying the number of DUs introduced by No-Action developments with the average household size of 1.68 for No-Action developments in Community District 4 and Community District 5 and the average household size of 1.93 for No-Action developments in Community District 7.
[2] Projects for which no build year is available are assumed to be completed and operational by the analysis year for the Proposed Actions (2029)

As shown in **Table 4-9**, planned No-Action developments would introduce approximately 863 residents in 490 dwelling units to the catchment area for Columbus Library, increasing its population to 122,454. Assuming no increase in holdings in the No-Action condition, the holdings-per-resident ratio for the library would decrease from 0.289 in existing conditions to 0.287 in the No-Action condition.

Table 4-9 No-Action Condition Public Library Catchment Area Population and Holdings

Library Name	No-Action Holdings Total	No-Action Residents	No-Action Catchment Area Total Population	No-Action Holdings per Resident
Columbus	35,147	823	122,454	0.287

With-Action Condition

As shown in **Table 4-10**, the Proposed Actions would result in an incremental increase of approximately 2,087 new residents (an approximately 1.68 percent increase over the No-Action catchment area population). With the Proposed Actions, the holdings-per-resident ratio for Columbus Library catchment area would decrease from 0.287 to 0.282 (a decrease of approximately 0.005 holdings per resident).

Table 4-10 With-Action Condition Public Library Catchment Area Population and Holdings

Library Name	With-Action Holdings Total	Proposed Project Residents	With-Action Catchment Area Population	With-Action Holdings per Resident	Population Increase
Columbus	35,147	2,087	124,541	0.282	1.68%

Per the guidance of the *CEQR Technical Manual*, a proposed project may result in a significant adverse impact to public libraries if the Proposed Project would increase a library catchment area population by 5 percent or more, compared to the conditions in the future without the Proposed Actions, and if this increase would be expected to impair the delivery of library services in the study area. Since the Columbus Library's catchment area population is projected to increase by approximately 1.68 percent, the analysis concludes that a significant adverse impact to public libraries would not occur as a result of the Proposed Actions. Additionally, residents of the Columbus Library also reside in catchment areas for other nearby libraries, including the Riverside Library and the New York Public Library, as described above, and therefore would also be served by these libraries.