Chapter 5: Community Facilities

A. INTRODUCTION

This chapter examines the potential impacts of the proposed redevelopment of the former Domino Sugar site (the "proposed project") on community facilities in and around Williamsburg and Greenpoint, Brooklyn. The *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities, including schools, health care, child care, libraries, and fire and police protection services.

PRINCIPAL CONCLUSIONS

As described below, analyses of public schools, libraries, child care facilities, and health care facilities were conducted. In addition, an assessment of existing police and fire protection services was conducted.

PUBLIC SCHOOLS

The project site is located within Sub-district 3 of Community School District (CSD) 14. The analysis of potential impacts considers elementary, middle, and high schools within ½ mile of the project site, Sub-district 3, and CSD 14. The analysis of elementary schools considers impacts on the ½-mile study area, Sub-district 3 of CSD 14, and the CSD 14 as a whole. The analysis of intermediate schools assesses the potential impacts of the proposed project on schools located within Sub-district 3 and CSD 14 as a whole. The ½-mile study area has been replaced in this FEIS with Sub-district 3 because the ½-mile study area includes all intermediate schools within Sub-district 3. The analysis of high schools considers the impact on high schools within the entire borough of Brooklyn. The assessment finds that the proposed project would result in a significant adverse impact on elementary schools within the ½-mile study area and Sub-district 3, and on intermediate schools within Sub-district 3 in the 2020 analysis year. The proposed project would not result in a significant adverse impact on elementary or middle schools in CSD 14 as a whole, nor would it result in significant adverse impacts on Brooklyn high schools in the 2020 analysis year.

It should be noted that this analysis does not account for the K-8 school that the City committed to building within the Greenpoint-Williamsburg rezoning with the approval of that rezoning. This school was to be provided as development resulting from that rezoning occurred, creating a demand for school seats. A 612-seat elementary/intermediate school in CSD 14 has been funded in the New York City Department of Education (DOE) *2010-2014 Five-Year Capital Plan* to address school seat demand in CSD 14 resulting from that rezoning. This analysis does not account for this planned 612-seat elementary/intermediate school. Should this school be constructed as planned, there would be additional elementary and intermediate capacity in CSD 14. Additionally, the elementary school nearest the project site, Public School (PS) 84, is currently operating at only 44 percent of capacity and has seen a substantial decline in enrollment over the past several years. However, it should be noted that DOE is fostering the

development of new school organizations and is identifying existing school buildings that are significantly underutilized as potential spaces for new programs. It is not known at this time whether DOE would seek to place a new school organization within the PS 84 building.

As described in Chapter 23, "Mitigation," in order to address the proposed project's significant adverse impact on schools, the applicant will enter into an agreement with the New York City School Construction Authority (SCA) to provide an option to locate an approximately 100,000-square-foot public elementary and intermediate school within the community facility space in the Refinery complex. SCA and DOE would monitor school utilization rates as the project is built and determine whether a school is needed within the Refinery complex.

Should SCA choose to locate a public elementary and intermediate school within the Refinery complex, it would provide additional school capacity on the project site. With this additional capacity, elementary schools within the study areas would have lower utilization rates and smaller seat shortfalls in the future with the proposed project.

LIBRARIES

The analysis considers the proposed project's impact on the Williamsburgh Library Branch, the only library within a ¾-mile radius of the project site. The number of new residents added to library service areas by the proposed project would be approximately 4.6 percent of the total catchment area population. This population increase would not impair the delivery of library services within the study area. Residents of the proposed project would have access to the entire Brooklyn Public Library (BPL) through the inter-library loan system and could have volumes delivered directly to their nearest library branch. Residents would also have access to libraries near their place of work. Therefore, there would not be a significant adverse impact on library services in the study area in 2020 as a result of the proposed project.

CHILD CARE FACILITIES

This analysis considers the proposed project's impact on publicly funded child care facilities within 1½ miles or so of the project site. The proposed project is expected to result in a significant adverse impact on child care facilities in the study area in 2020.

HEALTH CARE FACILITIES

The analysis considers the proposed project's impacts on area hospitals and other outpatient clinic facilities within one mile of the project site. No significant adverse impact on area hospitals is anticipated in 2020 as a result of the proposed project.

POLICE AND FIRE PROTECTION

The proposed project would not result in direct effects on the physical operations of, or access to and from, a New York City Police Department (NYPD) precinct house. The proposed project may necessitate the assignment of additional personnel, resources, and equipment to the study area. It is NYPD policy not to make adjustments in advance of anticipated development. A commitment of resources would be based on demonstrated need and would not be made until a detailed development plan and operational statistics for the proposed project became available. The proposed project would not result in significant adverse impacts to police protection services.

The proposed project also would not result in any direct effects to Fire Department (FDNY) or Emergency Medical Services (EMS) facilities. Like the NYPD, FDNY does not allocate personnel based on proposed or potential development; in the future with the proposed actions, FDNY would evaluate the need for personnel and equipment and make necessary adjustments to adequately serve the area. The proposed project would not result in significant adverse impacts to fire protection or emergency medical services.

B. PRELIMINARY SCREENING

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* guidelines. Effects on community facilities can be either direct or indirect. Direct effects may occur when a proposed action physically alters or displaces a community facility. Indirect effects may result from increases in population that place additional demands on community facility service delivery. Because the proposed project would not directly displace any community facility, this chapter focuses on the potential for indirect effects.

To assess the potential for indirect effects, the *CEQR Technical Manual* recommends a community facilities screening analysis for any proposed action that adds 100 or more residential units. Since the proposed project would result in the development of approximately 2,400 new residential units, of which it is assumed for the purposes of this analysis that approximately 30 percent (720 units) would be affordable to low- and moderate-income households, the potential for indirect effects exists and an analysis of community facilities is warranted. As described in Chapter 1, "Project Description," and Chapter 2, "Analytical Framework," the applicant currently intends to build 2,200 residential units on the project site, of which 660 would be affordable to low- and moderate-income households. However, based on an average unit size of approximately 1,000 gsf, it is assumed for analysis purposes in this EIS that the project could include up to 2,400 residential units, 30 percent of which could be affordable to low- and moderate-income households.

The *CEQR Technical Manual* provides thresholds that help make an initial determination of whether a detailed analysis is necessary to determine potential impacts. Table 5-1 outlines the thresholds for a detailed analysis associated with each community facility. If the proposed project exceeds the threshold for a specific type of facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the proposed project would exceed these established *CEQR Technical Manual* thresholds warranting further analysis.

Table 5-1
Preliminary Screening Analysis Criteria

Community Facility	Threshold For Detailed Analysis
Public schools	More than 50 elementary/middle school or 150 high school students
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough
Health care facilities (outpatient)	More than 600 low- to moderate- income units
Child care facilities (publicly funded)	More than 20 eligible children based on number of low- to moderate-income units by borough
Fire protection	Direct effect only
Police protection	Direct effect only
Source: *CEQR Technical Manual*; updated CEQR methodology for child care analyses, 2009.	

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed project would generate more than 50 elementary/middle school and/or more than 150 high school students. Based on the 2,400 residential units anticipated under the proposed project and the new student generation rates issued by DOE in the fall of 2008,[1] the proposed project would generate a total of approximately 1,320 students—approximately 696 elementary school students, 288 middle school students, and 336 high school students. This number of students warrants an analysis of the proposed project's impacts on elementary, middle, and high schools. The methodology for the detailed analysis, and the analysis itself, is provided in section C, "Public Schools."

LIBRARIES

Potential impacts on libraries may result from an increased user population. According to the *CEQR Technical Manual*, if a proposed project would increase by more than 5 percent the average number of residential units served by library branches in the borough in which it is located, further analysis should be conducted to determine whether the proposed project may cause significant impacts on library services. In Brooklyn, a project that adds 734 residential units exceeds this threshold. With 2,400 units, the proposed project exceeds this threshold, and an analysis of libraries is warranted. The methodology for the detailed analysis, and the analysis itself, is provided in section D, "Libraries."

CHILD CARE FACILITIES

Based on the updated CEQR methodology[2] for child care analyses, if a proposed action would add more than 20 eligible children to the study area's child care facilities, a detailed analysis of the proposed action's impact on publicly funded child care facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income units within a proposed action. The estimated number of new housing units that would yield 20 eligible children differs in each borough. In Brooklyn, projects that would create 110 units of low- and low- to moderate-income housing surpass the threshold for a detailed analysis of child care facilities. It is assumed for this analysis that the proposed project would result in approximately 720 low-income units. Based on the most recent New York City Department of City Planning (DCP) generation rates for the projection of children eligible for publicly funded child care, this amount of affordable housing would introduce approximately 128 children under the age of 6 who would be eligible for publicly funded child care programs. Therefore, a detailed child care analysis was conducted. The methodology for the detailed analysis, and the analysis itself, is provided in section E, "Child Care Facilities."

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[1] The fall 2008 student generation rates differ from those presented in Table 3C-2 of the *CEQR Technical Manual*, and were developed by DOE/SCA. The fall 2008 rates for Brooklyn are 0.29 elementary, 0.12 intermediate, and 0.14 high school students per household regardless of income level. http://source.nycsca.org/pdf/capitalplan/NewHousingMultiplier.pdf

[2] Updated methodology factors were obtained from the New York City Office of Environmental Coordination (OEC) (http://www.nyc.gov/html/ceqr/ceqrpub.html, December 2009)

HEALTH CARE FACILITIES

Health care facilities include public, proprietary, and nonprofit facilities that accept funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Examples of these types of facilities include hospitals, nursing homes, clinics, and other facilities providing outpatient health services. Pursuant to *CEQR Technical Manual* guidelines, the health care assessment focuses on emergency and outpatient ambulatory services that could be affected by the introduction of a large low-income residential population which may rely heavily on nearby hospital emergency rooms and other public outpatient ambulatory services.

According to the *CEQR Technical Manual,* if a proposed project would generate more than 600 low- to moderate-income units, there may be increased demand on local public health care facilities, which may warrant further analysis. The proposed project exceeds this threshold and a detailed assessment is therefore warranted. The methodology for the detailed analysis, and the analysis itself, is provided in section F, "Health Care Facilities."

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases of direct displacement. The proposed project would not directly displace either police or fire services; therefore, no further analysis is warranted. However, a discussion of existing service levels, as well as response times, for police and fire services is provided under Section G, "Police and Fire Services," below.

C. PUBLIC SCHOOLS

METHODOLOGY

This analysis evaluates the potential impacts of the proposed project on public elementary, intermediate, and high schools. The proposed project is located in Sub-district 3 of CSD 14. The analysis of elementary schools assesses the potential impacts of the proposed project on schools located within an approximate ½-mile radius from the project site, as these are the schools students from the project would likely attend. The elementary school analysis also examines impacts on CSD 14 as a whole and Sub-district 3 of CSD 14, as students may also attend schools outside their immediate vicinity but within their district.

The analysis of intermediate schools assesses the potential impacts of the proposed project on schools located within Sub-district 3 and CSD 14 as a whole. The ½-mile study area has been replaced in this FEIS with Sub-district 3 because the ½-mile study area includes all intermediate schools within Sub-district 3. Therefore, only the analysis of Sub-district 3 is presented. The CEQR analysis for high schools focuses on the borough because it is expected that high school students routinely travel outside their neighborhoods for high school. However, for informational purposes, high schools located near the project area are identified.

The future utilization rate for school facilities is a comparison of projected enrollment and projected school capacity in the future analysis year. Projected enrollment is calculated by adding the estimated enrollment from proposed residential developments to the projected enrollment from DOE. Estimated enrollment from proposed residential development is added to DOE's enrollment projections because DOE does not explicitly account for discrete new residential developments forecast for the study area; therefore, the additional populations from

the new projects anticipated to be complete within the study area are included to ensure a more conservative prediction of future enrollment and utilization. DOE did not include charter school enrollment in its latest available enrollment projections. For informational purposes, charter schools in CSD 14 are identified, although they are not included in the quantitative impact analysis. Future school capacity is estimated by adding the forecast capacity of any new schools that are currently under construction and will be complete by the analysis year to the school capacity in existing conditions. The utilization rate equals projected enrollment divided by projected capacity.

DOE's enrollment projections for school years 2008 through 2017 are available on the SCA website.[1] Each year, DOE retains two consultants, the Grier Partnership and Statistical Forecasting, Inc., to calculate enrollment projections for grade Pre-K through 12 for 10 years into the future. As requested by DCP, this analysis uses projections prepared by the Grier Partnership.

Pursuant to the *CEQR Technical Manual*, if a detailed analysis determines that a proposed project would increase a deficiency of available seats by 5 percent or more, a significant adverse impact may result, which could require mitigation.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in Figure 5-1, two elementary schools are located within ½ mile of the project site in CSD 14. These schools are PS 17 (Henry D. Woodworth School) and PS 84 (Jose De Diego School). As shown in Table 5-2, DOE's 2008-2009 school year enrollment figures indicate that these schools are cumulatively operating at 60 percent of capacity, with a surplus of 577 seats.

Sub-district 3 of CSD 14 contains the two elementary schools within the ½-mile study area and three other elementary schools: PS 31 (Samuel Dupont School); PS 34 (Oliver Perry School); and PS 110 (Monitor School). Elementary schools within Sub-district 3 are currently operating at 70 percent capacity, with 973 available seats.

Total enrollment at all elementary schools in CSD 14 is 8,767 students, or 69 percent of capacity, with 3,858 available seats.

Public School (PS) 84, the school closest to the project site, has recently experienced a trend of declining enrollment. Enrollment at this school, which currently operates at 44 percent of capacity, has declined sharply since the 2001-02 school year, when it operated at 86 percent of capacity.

[1] DOE school projections are calculated only for up to 10 years into the future from current enrollment figures. These enrollment figures reflect actual 2008-2009 school year enrollment and projected enrollment to 2017. To project to 2020, the last school year for which projections were calculated (2017) was kept the same for the 2020 projection. Grier Partnership projections were used. http://schools.nyc.gov/Offices/SCA/.

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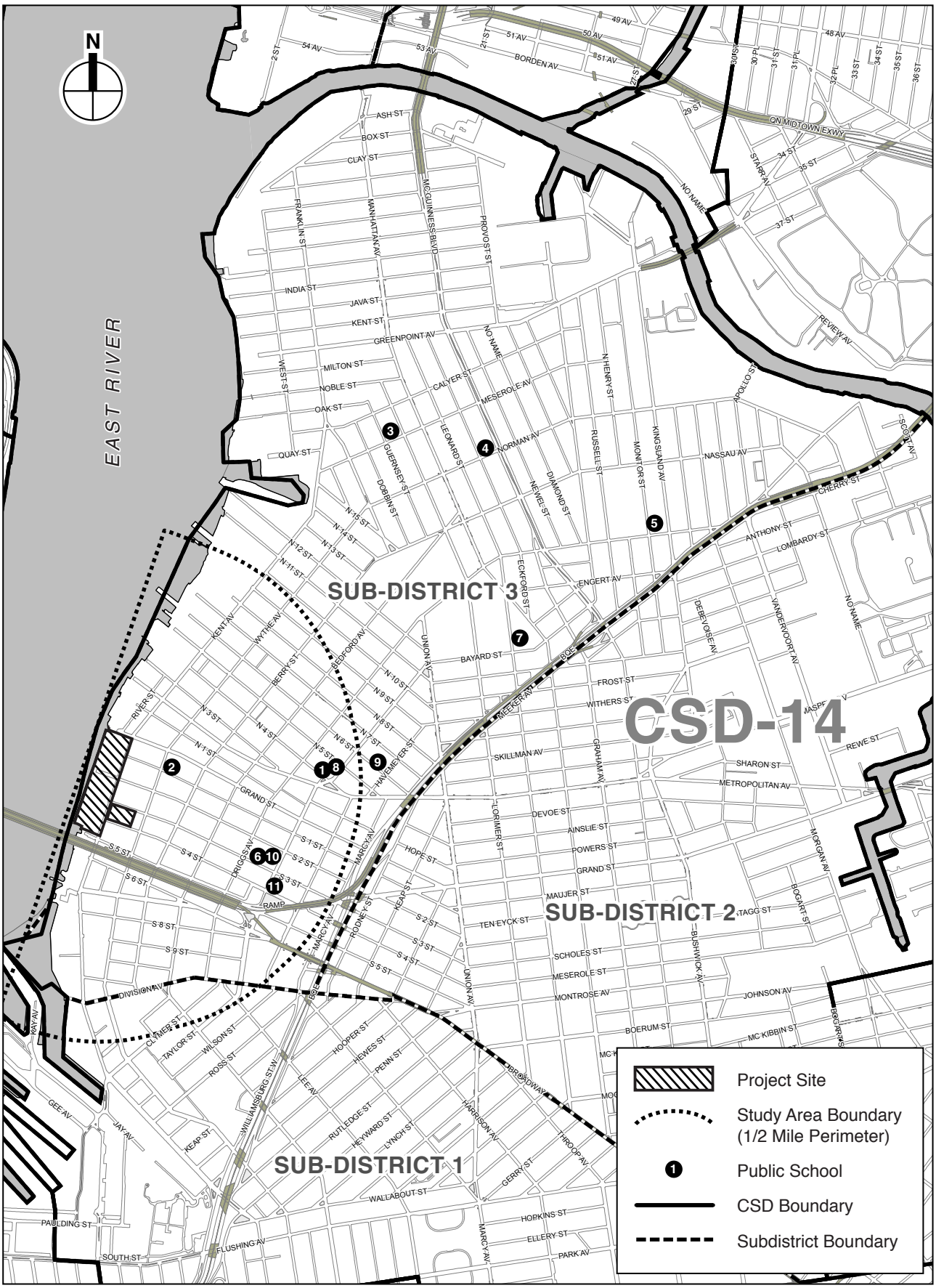


NOTE: This figure has been revised for the FEIS

Public Schools
Figure 5-1

Table 5-2
Public Elementary and Intermediate Schools Serving the Study Area

Map No.[1]	Name	Address	Enrollment	Capacity[2]	Seats Available	Utilization
Elementary Schools						
½- Mile Study Area						
1	PS 17 Henry D. Woodworth School	208 North 5th St.	400	404	4	99%
2	PS 84 Jose De Diego School	250 Berry St.	454	1,027	573	44%
	½- Mile Study Area Total		**854**	**1,431**	**577**	**60%**
Sub-district 3, CSD 14						
3	P.S. 31 Samuel F. Dupont School	75 Meserole Ave.	529	698	169	76%
4	P.S. 34 Oliver H. Perry School	131 Norman Ave.	487	403	-84	121%
5	P.S. 110 Monitor School	124 Monitor St.	371	682	311	54%
	Sub-district 3, CSD 14 Total		**2,241**	**3,214**	**973**	**70%**
	CSD 14 Total		**8,767**	**12,625**	**3,858**	**69%**
Intermediate/Middle Schools						
Sub-district 3, CSD 14[5]						
6	JHS 50 John D. Wells JHS[3]	183 South 3rd St.	632	940	308	67%
7	JHS 126	424 Leonard Street	474	642	168	74%
8	IS 577 Conselyea Prep[4]	208 North 5th Street	390	344	-46	113%
	Sub-district 3, CSD 14 Total		**1,496**	**1,926**	**430**	**78%**
	CSD 14 Total		**4,179**	**5,744**	**1,565**	**73%**

Notes:
[1] See Figure 5-1 for map reference numbers.
[2] The capacity figure used in this analysis is the Target Capacity, which assumes 20 children per class for grades K-3 and 28 children per class for grades 4-8.
[3] JHS 50 also shares space with the Academy for Young Writers High School.
[4] IS 577 Conselyea Prep recently relocated to the PS 17 building from PS 132 building.
[5] Sub-district 3 includes the same intermediate schools that were analyzed in the ½-mile study area in the DEIS.
Sources: DOE, *Utilization Profiles: Enrollment/Capacity/Utilization,* 2008-2009.

INTERMEDIATE/ MIDDLE SCHOOLS

There are three intermediate schools located within Sub-district 3: Junior High School (JHS) 50 John D. Wells Junior High School; JHS 126; and Intermediate School (IS) 577 Conselyea Prep. As noted above, the ½-mile study area presented in the DEIS includes all intermediate schools within Sub-district 3. DOE 2008-2009 school year enrollment figures indicate that these schools are operating at 78 percent of capacity, with a surplus of 430 seats. Total enrollment at the intermediate schools throughout CSD 14 is 4,179 students, or 73 percent of capacity, with a surplus of 1,565 seats.

HIGH SCHOOLS

DOE does not require high school students to attend a specific high school in their neighborhood. Students may attend any of the schools within any borough of the city, based on seating availability and admissions criteria.

There are three high school facilities located near the project site. These include the Academy for Young Writers, located in the JHS 50 building; El Puente Academy for Peace and Justice, recently relocated to 250 Hooper Street; and the Harry Van Arsdale High School Campus, which houses three high school organizations (see Table 5-3). The Academy of Young Writers is a relatively new school organization, and its enrollment is expected to grow each year as grades are added. Full enrollment is expected to be between 400 and 450 seats. As shown on Figure 5-1, the Harry Van Arsdale High School Campus and the El Puente Academy for Peace and Justice are just outside the ½-mile study area.

Table 5-3
Public High Schools Serving the Study Area

Map No.[1]	High School Name	Address	Enrollment	Capacity	Seats Available	Utilization (percent)
9	Harry Van Arsdale High School Campus: 1. Brooklyn Prep 2. Williamsburg Prep 3. Williamsburg HS for Architecture and Design	257 North 6th Street	384 472 388	633 585 574	249 113 186	61% 81% 68%
10	Academy for Young Writers (in JHS 50 building)	183 South 3rd Street	301	416	115	72%
11	El Puente Academy for Peace and Social Justice	250 Hooper Street	176	241	65	73%
		½-Mile Study Area Total	**1,721**	**2,449**	**728**	**70%**
		Brooklyn Total	**86,004**	**89,671**	**3,667**	**96%**

Note: See Figure 5-1 for map reference numbers.
Source: DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2008-2009*.

Throughout Brooklyn, total high school capacity was 89,671 seats, while the enrollment for the 2008-2009 school year was approximately 86,004 students, with an overall utilization of 96 percent and a surplus of 3,667 seats.

CHARTER SCHOOLS

In addition to its regular public schools, CSD 14 had five charter schools in 2008-2009. These included the Brooklyn Charter School at 545 Willoughby Avenue (enrollment of 240 in grades K-5); the Beginning With Children Charter School at 11 Bartlett Street (enrollment of 301 in grades K-8); the Williamsburg Charter High School at 424 Leonard St (enrollment of 631 in grades 9-12); the Williamsburg Collegiate Charter School at 157 Wilson St (enrollment of 243 in grades 6-8); and the Achievement First Endeavor Charter School at 850 Kent Ave (enrollment of 256 in grades 5-6). This data is included for informational purposes only and is not included in the analysis.

THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project (the "No Action" condition), the project site would be developed with commercial and industrial uses permitted under the existing M3-1 zoning and, therefore, would not introduce any new dwelling units to the study area. It is anticipated that other development projects would introduce approximately 6,093 new dwelling units to the ½-mile study area by 2020, comprised of 3,935 new residential units in anticipated development projects plus 2,158 housing units anticipated on Greenpoint-Williamsburg rezoning projected development sites (see Tables 2-1 and 2-2 in Chapter 2, "Analytical Framework"). In total, the Revised Affordable Housing Bonus and Incentives (Revised AHBI) Alternative of the *Greenpoint-Williamsburg Rezoning FEIS*, which is the alternative that was adopted, identified the development of 8,780 residential units on projected development sites. The remaining residential units anticipated as part of the Greenpoint-Williamsburg rezoning (6,622 units) will be developed within CSD 14, but not within the ½-mile study area. Therefore, a total of approximately 12,715 residential units are projected to be added to CSD 14 in the No Action condition, consisting of 6,093 dwelling units in the ½-mile study area plus 6,622 dwelling units developed on Greenpoint-Williamsburg projected development sites outside the ½-mile study area. All of the development expected in CSD 14 will occur within Sub-district 3, except for one project consisting of 3 units.

All of the new housing units projected for CSD 14 as a whole in this analysis are located in the Greenpoint-Williamsburg area, and are not dispersed throughout the school district. As such, the burden of the full amount of the projected housing identified in this analysis, both within and just outside the study area, is likely to fall on schools within or near to the study area (see the *Greenpoint-Williamsburg Rezoning FEIS*), even though at a district level there is expected to be surplus elementary and intermediate school capacity.

As noted earlier, the FEIS for the Greenpoint-Williamsburg rezoning stated that as mitigation for the shortfall of elementary school seats projected to result from that action, the City would construct or lease a new elementary or K-8 school within that rezoning area as part of the DOE's Five-Year Capital Plan, 2010-2014, as the development associated with the proposed action proceeds. A 612-seat elementary/intermediate school in CSD 14 has been funded in the DOE's *2010-2014 Five-Year Capital Plan* to address school seat demand in CSD 14 resulting from that rezoning. This facility is proposed as a leased facility and is expected to be complete by December 2017. The construction of this school, if built, would provide additional elementary and intermediate capacity in CSD 14. However, it is not yet under construction, and is not included in this analysis.

DOE's new student generation rates, issued in the fall of 2008, project 0.29 elementary school students, 0.12 intermediate school students, and 0.14 high school students per new housing unit in Brooklyn. As shown in Table 5-4, development anticipated in the No Action condition in the study area will add an estimated 1,767 elementary, 731 middle, and 853 high school students to the ½-mile study area; 3,686 elementary, 1,525 intermediate, and 1,780 high school students to Sub-district 3; and 3,687 elementary, 1,526 middle, and 1,780 high school students to CSD 14. The assessment of high schools focuses on the borough level. For this analysis, the total number of new housing units borough-wide is based on SCA's data on new housing starts for all CSDs located within Brooklyn.[1] Based on this data, new borough-wide development would result in 7,624 new high school students.

ELEMENTARY SCHOOLS

According to DOE's projections for CSD 14, elementary school enrollment will decline to 7,177 by 2020. To project enrollment at the schools in the ½-mile study area and Sub-district 3, it is assumed that the current proportion of CSD 14 students enrolled in schools in each study area will remain constant in the future. Currently, about 9.7 percent of CSD 14's elementary students attend a school in the ½-mile study area (854 of 8,767 students, see Table 5-2 above); updated SCA data estimates that approximately 23.1 percent of CSD 14's overall elementary school enrollment will attend a school in Sub-district 3 in 2020. Applying these percentages to the 2020 projection results in a projected enrollment of 699 students in the ½-mile study area and 1,657 students in Sub-district 3. In addition, other development projects will add approximately 1,767 and 3,686 new students to the ½-mile study area and Sub-district 3, respectively (see Table 5-4) (as noted in "Methodology" above, DOE enrollment projections do not explicitly account for discrete new residential developments forecast for the study area; therefore, students introduced by proposed background development projects are added to DOE's baseline projected enrollment).

[1] http://source.nycsca.org/pdf/capitalplan/2009_HousingWebChart.pdf. The SCA data on new housing starts includes units in planned developments in each CSD, including units associated with the proposed project. However, the data was not adjusted to remove the proposed project's units because it is more conservative analysis and would not alter the conclusions of the analysis.

Table 5-4
Projected New Housing Units and Estimated Number of Students Generated in the Study Area: 2020 No Action Condition

Study Area	New Housing Units	Elementary School Students[1]	Middle School Students[1]	High School Students
½-Mile Study Area	6,093	1,767	731	853[3]
Sub-district 3, CSD 14	12,712	3,686	1,525	1,780[3]
CSD 14[2]	12,715	3,687	1,526	1,780[3]
Brooklyn (borough-wide)	54,457[4]	N/A	N/A	7,624

Notes:
1. Pupil generation rates based on DOE student generation rates issued in fall 2008. http://source.nycsca.org/pdf/capitalplan/NewHousingMultiplier.pdf
2. This includes housing units on Greenpoint-Williamsburg rezoning projected development sites within CSD 14 but outside of the ½-mile study area.
3. This number is presented for illustrative purposes only. The high school analysis below focuses on the borough level.
4. The assessment of high schools focuses on the borough level. The total number of new housing units borough-wide is equal to the sum of the new housing units in all CSDs located in Brooklyn from the SCA's "Projected New Housing Starts" data (http://source.nycsca.org/pdf/capitalplan/2009_HousingWebChart.pdf).

Sources: AKRF, Inc.; DOE student generation rates.

Although the DOE *2010-2014 Five-Year Capital Plan* has budgeted for a new 612-seat elementary/intermediate school in CSD 14, this school is not yet under construction, and therefore is not included in this analysis. Should the proposed 612-seat elementary/intermediate school be completed as planned, there would be additional elementary school capacity within CSD 14 and, depending on the location of the school, within the ½-mile study area. According to the *2010-2014 Five-Year Capital Plan*, there are no other elementary schools currently under construction in CSD 14; therefore, this analysis assumes that capacity would remain constant.

The total enrollment in all elementary schools within the ½-mile study area is projected to be 2,466 by 2020, resulting in a deficit of 1,035 seats (172 percent utilization) in the No Action condition (see Table 5-5). Elementary schools within Sub-district 3 of CSD 14 are expected to have a total enrollment of 5,343 students compared to 3,214 seats, resulting in a shortfall of 2,129 seats (166 percent utilization). CSD 14 is projected to have a total elementary school enrollment of 10,864 students with a surplus of 1,761 seats (86 percent utilization). As discussed above, all of the new housing units projected for CSD 14 in this analysis are located in the Greenpoint-Williamsburg area, and are not dispersed throughout the school district. As such, the burden of the full amount of the projected housing identified in this analysis, both within and just outside the study area, is likely to fall on schools within or near to the ½-mile study area and the Greenpoint-Williamsburg rezoning area, even though at a district level there would be surplus elementary school capacity.

MIDDLE/ INTERMEDIATE SCHOOLS

According to DOE projections, it is expected that intermediate school enrollment in CSD 14 will decline to 3,154 by 2020, resulting in an intermediate school enrollment in Sub-district 3 of 942 students. It is estimated that residential development in the Sub-district will generate 731 new intermediate school students (see Table 5-4). Within Sub-district 3, total intermediate school enrollment will be 2,467. Intermediate schools in Sub-district 3 will operate with a deficit of 541 seats (128 percent utilization).

Table 5-5
Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization: 2020 No Action Condition

Area/District	Projected Enrollment in 2020	Students Generated by New Residential Development	Total Future Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
½-Mile Study Area	699[1]	1,767	2,466	1,431	-1,035	172%
Sub-district 3, CSD 14	1,657	3,686	5,343	3,214	-2,129	166%
CSD 14 Total	7,177[2]	3,687	10,864	12,625	1,761	86%
Intermediate Schools						
Sub-district 3, CSD 14	942[2]	1,525	2,467	1,926	-541	128%
CSD 14 Total	3,154[2]	1,526	4,680	5,744	1,064	81%

Notes:
1. To estimate enrollment for elementary and middle schools in the ½-mile study area in 2020, the total number of students enrolled in those schools (DOE Enrollment/Capacity/Utilization Report) in 2008-2009 was divided by the total number of students enrolled in CSD 14 schools in 2008-2009. The resulting percentages (9.7 percent for elementary and 35.8 percent for intermediate) were applied to the CSD 14 elementary and middle school projected enrollments in 2017.
2. Information provided by SCA.

Sources: DOE *Enrollment Projections 2008-2017 by Grier Partnership*; NYC DOE, *Utilization Profiles: Enrollment/Capacity/Utilization,* 2008-2009*.* NYC DOE FY2010-FY2014 Five Year Capital Plan Proposed 2010 Amendment, February 2010.

Intermediate schools within CSD 14 will operate at 81 percent utilization, with 1,064 available seats (see Table 5-5). Although the DOE *2010-2014 Five-Year Capital Plan* has budgeted for a new 612-seat elementary/intermediate school in CSD 14, this school is not yet under construction. Therefore, this analysis assumes that the number of middle school seats would remain constant in the No Action condition. Should the proposed 612-seat elementary/intermediate school be completed as planned, there would be additional intermediate school capacity within CSD 14 and, depending on the location of the school, within the ½-mile study area.

HIGH SCHOOLS

DOE does not provide projections of high school students on a local basis. Instead, projections are provided by borough. Additional high school students generated by demographic shifts and future development projects in the area will be able to choose from among the city's high schools and are not likely to substantially affect utilization at neighborhood schools. Development anticipated in the No Action condition will introduce an additional 7,624 high school students by 2020. DOE projects that overall enrollment within the borough will decline by 2020. High school capacity will increase by 3,294 seats as a result of the completion of two new high schools that will come online during the 2009-2010 school year and one new high school that is currently under construction.[1] In 2020, Brooklyn high schools will operate at 78 percent of capacity, with total enrollment of 72,649 students and a surplus of 20,316 seats (see Table 5-6). It is expected that there will be ample high school capacity in Brooklyn in 2020.

[1] DOE *Proposed 2010-2014 Five-Year Capital Plan Proposed 2010 Amendment*, February 2010, Pg. C27. There is one high school that is currently under construction and will increase capacity: HS at Spring Creek (forecast capacity: 1,202 seats). DOE *Utilization Profiles: Enrollment/Capacity/Utilization, 2008-2009.* There are also two recently completed high schools that will come online during the 2009-2010 school year and therefore were not included in the 2008-2009 enrollment and capacity data. These schools are: the New Utrecht HS (forecast capacity: 442 seats) and Sunset Park HS (forecast capacity: 1,650 seats). http://schools.nyc.gov/Offices/SCA/AboutUs/default.htm.

Table 5-6
Projected Public High School Enrollment, Capacity, and Utilization: 2020 No Action Condition

Area	Projected Enrollment in 2020	Students Generated by New Residential Development[1]	Total Future Enrollment	Capacity	Available Seats	Utilization
Brooklyn Total	65,025	7,624	72,649	92,965[2]	20,316	78%

Notes:
1. The number of students generated by forecast development is based on new DOE student generation rates issued in the fall of 2008.
2. Three high schools are currently under construction or recently completed and will increase capacity by 2020: HS at Spring Creek (forecast capacity: 1,202 seats), Sunset Park HS (forecast capacity: 1,650 seats) and New Utrecht HS (forecast capacity: 442 seats).

Sources: DOE *Enrollment Projections 2008-2017 by Grier Partnership*; NYC DOE; *Utilization Profiles: Enrollment/Capacity/Utilization, 2008-2009.* NYC DOE FY2010-FY2014 Five Year Capital Plan Proposed 2010 Amendment, February 2010.

THE FUTURE WITH THE PROPOSED PROJECT

The proposed project would introduce 2,400 residential units to the ½-mile study area in CSD 14. Based on the new DOE student generation rates issued in the fall of 2008, the proposed project would generate approximately 696 elementary, 288 intermediate, and 336 high school students in the ½-mile study area by 2020 (see Table 5-7).

Table 5-7
Estimated Public Elementary, Middle, and High School Enrollment, Capacity, and Utilization: 2020 Future With the Proposed Project

Area/ District	Projected Enrollment in 2020	Students Generated by New Residential Development	Students Generated by Proposed Project	Total Future Enrollment	Capacity	Available Seats	Utilization
Elementary Schools							
½-Mile Study Area	699	1,767	696	3,162	1,431	-1,731	221%
Sub-district 3, CSD 14	1,657	3,686	696	6,039	3,214	-2,825	188%
CSD 14 Total	7,177	3,687	696	11,560	12,625	1,065	92%
Intermediate Schools							
Sub-district 3, CSD 14	942	1,525	288	2,755	1,926	-829	143%
CSD 14 Total	3,154	1,526	288	4,968	5,744	776	86%
High Schools							
Brooklyn Total	65,025	7,624	336	72,985	92,965	19,980	79%

Sources: DOE *Enrollment Projections 2008-2017 by Grier Partnership*; DOE, *Utilization Profiles: Enrollment/Capacity/ Utilization,* 2008-2009.

ELEMENTARY SCHOOLS

The proposed project would add approximately 696 elementary students to the ½-mile study area, Sub-district 3, and CSD 14. This increase would result in a total enrollment of 3,162 students (221 percent utilization) and a shortfall of 1,731 seats in the ½-mile study area. Elementary schools in Sub-district 3 would operate at 188 percent utilization, with a shortfall of 2,825 seats. In contrast, elementary schools within CSD 14 as a whole would operate at 92 percent of capacity, with 1,065 available seats and a total enrollment of 11,560 elementary students.

The shortfall of seats that this analysis identifies within the ½-mile study area and Sub-district 3 is based on conservative assumptions regarding background growth. As described above under "The Future Without the Proposed Project," it is assumed that 6,093 and 12,712 new housing units would be developed in the ½-mile study area and Sub-district 3, respectively, in addition to the proposed project. Should this high level of background growth not occur, the shortfall of elementary school seats in the ½-mile study area would be reduced.

The proposed project would increase the elementary school utilization rate by 49 percent in the ½-mile study area and by 22 percent in the sub-district, and would exacerbate a deficiency of available seats in both study areas. According to the *CEQR Technical Manual*, if a proposed action causes an increase of 5 percent or more in a deficiency of available seats, a significant adverse impact may result. Therefore, the proposed project would result in a significant adverse impact on elementary schools within the ½-mile study area and Sub-district 3.

As described in Chapter 23, "Mitigation," in order to address the proposed project's significant adverse impact on schools, the applicant will enter into an agreement with SCA to provide an option to locate an approximately 100,000-square-foot public elementary and intermediate school within the community facility space in the Refinery complex. SCA and DOE would monitor school utilization rates as the project is built and determine whether a school is needed within the Refinery complex.

Public School Option

Should SCA choose to locate a public elementary and intermediate school within the Refinery complex, it would provide additional school capacity on the project site. With this additional capacity, elementary schools within the study areas would have lower utilization rates and smaller seat shortfalls in the future with the proposed project.

INTERMEDIATE/MIDDLE SCHOOLS

The proposed project would introduce approximately 288 intermediate students into Sub-district 3 and CSD 14. Within Sub-district 3, the new students would increase enrollment to 2,755 students, and intermediate schools would operate with a deficit of 829 seats (143 percent utilization). For CSD 14 as a whole, intermediate school enrollment would increase to 4,968 by 2020 and the schools would operate at 86 percent of capacity, with a surplus of 776 seats. As with elementary schools above, the proposed project would cause an increase of 5 percent or more in a deficiency of available seats in the sub-district; therefore, the proposed project would result in a significant adverse impact on intermediate schools within Sub-district 3.

As described above under "Elementary Schools," the shortfall of seats that this analysis identifies within the ½-mile study area is based on conservative assumptions regarding background growth. Should the high level of background growth assumed in this analysis not occur, the shortfall of middle schools seats in the ½-mile study area would be reduced.

As described in Chapter 23, "Mitigation," in order to address the proposed project's significant adverse impact on schools, the applicant will enter into an agreement with SCA to provide an option to locate an approximately 100,000-square-foot public elementary and intermediate school within the community facility space in the Refinery complex. SCA and DOE would monitor school utilization rates as the project is built and determine whether a school is needed within the Refinery complex.

Public School Option

Should SCA choose to locate a public elementary and intermediate school within the Refinery complex, it would provide additional school capacity on the project site. With this additional capacity, intermediate schools within the study areas would have lower utilization rates and smaller seat shortfalls in the future with the proposed project.

HIGH SCHOOLS

As shown in Table 5-7, the proposed project would introduce approximately 336 high school students. Boroughwide, high schools would have an enrollment of 72,985 students and 19,980 available seats (79 percent utilization). Therefore, Brooklyn high schools would operate below capacity, and increased enrollment attributable to the proposed project would not result in significant adverse impacts on public high schools.

D. LIBRARIES

METHODOLOGY

According to *CEQR Technical Manual* guidelines, catchment areas for library branches correspond to the distance that one might be expected to travel for such services, typically not more than ¾ mile. Therefore, the study area for the analysis of libraries is the area within ¾ miles of the project site, excluding the portions of Manhattan that fall within this area.

To determine the population of the library service area, 2000 U.S. Census data were assembled for all census tracts that fall primarily within the ¾-mile catchment area for the library. The residential population number was then adjusted to account for population growth since 2000. Specifically, population growth was estimated based on the most current available Real Property Assessment Data (RPAD) from the New York City Department of Finance, which provided an estimate of the number of residential units constructed since 2000. The resident population was estimated by multiplying the number of residential units constructed since 2000 by the study area housing occupancy rate and the average household size (2.79 persons per household) as calculated in Chapter 4, "Socioeconomic Conditions." This number was added to the 2000 U.S. Census population figure to estimate 2007 population. Employment estimates were not updated and are based on 2000 Census figures.

Pursuant to the *CEQR Technical Manual*, if a proposed action would increase the study area population by 5 percent or more over no action levels, and this increase would impair the delivery of library services in the study area, a significant impact could occur, warranting consideration of mitigation.

EXISTING CONDITIONS

The project site is served by the Brooklyn Public Library (BPL) system, which serves all 2.5 million residents of Brooklyn. The BPL system includes a central library, a business library, 58 neighborhood libraries, a bookmobile, and a Kidsmobile.

Libraries within the BPL system provide free and open access to books, periodicals, electronic resources, and non-print materials. Reference, career services, internet access, and educational, cultural, and recreational programming for adults, young adults, and children are also provided.

As discussed above (see "B. Methodology"), the study area for the analysis of libraries extends ¾ mile from the project site and includes the Williamsburgh Library (see Figure 5-2). The Williamsburgh Library is located at 240 Division Avenue and was Brooklyn's first Carnegie Library when it opened in 1903. It houses a collection of 54,500 volumes and serves a catchment area population of 132,241 people (see Table 5-8). It offers materials in English, Spanish, Hebrew, Chinese, Polish, Russian, and Yiddish. Special programs and services offered include English for Speakers of Other Languages courses, pre-GED classes, and computer courses for adults, as well as a Homework Help drop-in center, Babies & Books classes, Story Time classes, and Reading is Fundamental programs for infants, children, and teens. The building was renovated in 2004 and was designated a New York City Landmark in 2006. Users of the Williamsburgh Library branch can request a volume from any of the other libraries in the BPL system, as well as other libraries in the United States, through inter-library loan.

Table 5-8
Public Libraries Serving the Project Site

Library	Address	Volumes[1]	Catchment Area Population[2]
Williamsburgh Library	240 Division Avenue	54,500	132,241

Notes:
1. Volumes held as of October 2007. Volumes include books, CDs, DVDs, and videotapes.
2. Catchment area population includes residents and employees within ¾ mile of the library branch.
Sources: US Census Bureau 2000; NYC Dept. of Finance Real Property Assessment Data (RPAD) version 09v1; Brooklyn Public Library; AKRF, Inc.

THE FUTURE WITHOUT THE PROPOSED PROJECT

In the No Action condition, the Williamsburgh Library will continue to serve the study area. Based on the anticipated development projects within the Williamsburgh Library catchment area, it is projected that the Williamsburgh Library will serve an additional 5,077 households[1] with 14,151 residents and workers in the No Action condition. This represents an increase of approximately 11 percent over the existing population in the area. With this population growth, the total catchment area population for the Williamsburgh Library in the 2020 No Action condition will be 146,392 residents and workers.

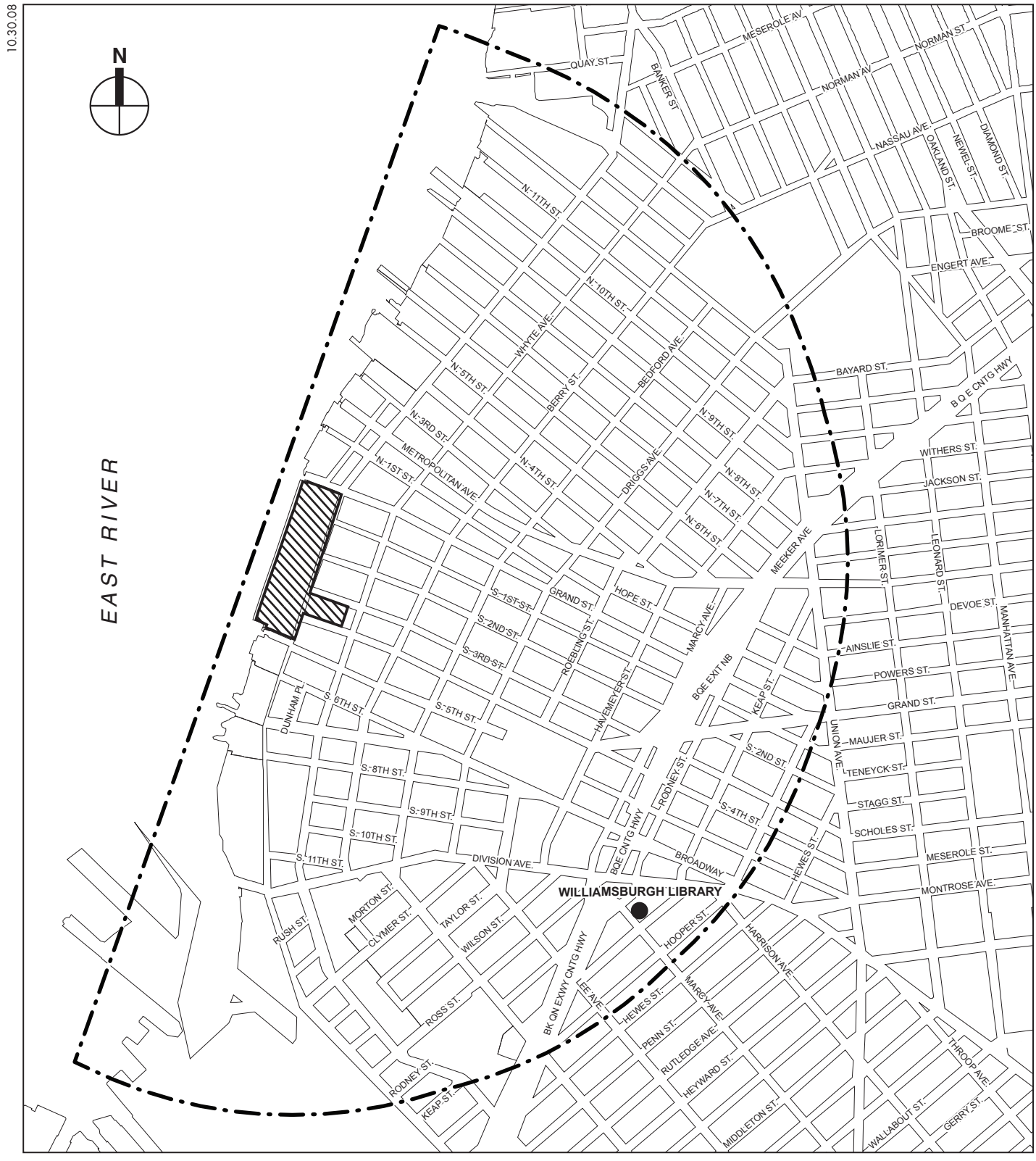
THE FUTURE WITH THE PROPOSED PROJECT

According to the *CEQR Technical Manual*, if a proposed action increases the study area population by 5 percent or more over the No Action condition, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

By 2020, the proposed project would add approximately 6,690 additional residents to the Williamsburgh Library catchment area.[2] With this additional population, the Williamsburgh Library would serve 153,082 residents and workers.

[1] Only 5,077 of the 6,093 total housing units expected in the future without the proposed action are located within the Williamsburgh Library catchment area (defined as a ¾-mile area around the library). The number of residents is based on 5,077 housing units multiplied by an average household size of 2.79 persons.

[2] Based on 2,400 units multiplied by the weighted average household size for the entire Socioeconomic Conditions study area (2.79) as reported in the 2000 census.



DOMINO SUGAR REZONING

Libraries
Figure 5-2

The additional population resulting from the proposed project would represent an increase of approximately 4.6 percent over the catchment area population in the No Action condition. This population increase would not impair the delivery of library services within the study area. Residents of the proposed project would have access to the entire BPL system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. In addition, residents would also have access to libraries near their place of work. Therefore, there would not be a significant adverse impact on library services in the study area in 2020 as a result of the proposed project.

E. CHILD CARE FACILITIES

METHODOLOGY

The New York City Administration for Children's Services (ACS) provides subsidized child care in center-based group child care, family child care, informal child care, and Head Start.

Publicly financed child care services are available for income-eligible children up to the age of 12. 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 Federal Poverty Level (depending on family size) are financially eligible, although in some cases eligibility can go up to 275 percent FPL (per ACS guidelines).[1] 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 program eligibility is limited to families with incomes 130 percent or less of federal poverty level.

Most children are served through contract with private and nonprofit organizations that operate child care programs throughout the city. Registered or licensed providers typically offer family child care in their homes. Informal child care is usually provided by a relative or neighbor for no more than two children. Children aged two months through 12 years old are cared for either in group child care facilities licensed by the Department of Health or in homes of registered child care providers. ACS also issues a limited number of vouchers to eligible families who are not able to access care in subsidized child care facilities, which may be used by parents to pay for child care from any legal child care provider in the city. Head Start is a federally funded child care program that provides children with half-day or full-day early childhood education.

Publicly financed child care facilities, under the auspices of the City's Division for Child Care and Head Start (CCHS) within ACS, provide care for the children of income-eligible households. Space for one child in such child care facilities is termed a "slot." These slots may be in group child care or Head Start facilities, or they may be in the form of family child care in which 7 to 12 children are placed under the care of a licensed provider and an assistant in a home setting.

Since there are no locational requirements for enrollment in child care facilities, 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 not subject to strict delineation in order to identify a study area. However, according to the most updated CEQR methodology for child care analyses, the locations of publicly funded group child care facilities

[1] 200 percent Federal Poverty Level roughly corresponds with 80 percent Area Median Income.

within one and a half (1½) miles or so of the project site should be shown, reflecting the fact that the facilities closest to the project site are more likely to be subject to increased demand. Current enrollment data for the child care and Head Start facilities closest to the project site was gathered from ACS.

The child care enrollment in the No Action condition was estimated by multiplying the number of new low-income and low- to moderate-income housing units expected in the 1½-mile study area by the updated CEQR multipliers for estimating the number of children under age 6 eligible for publicly funded child care services. For Brooklyn, the updated multiplier estimates 0.178 public child care-eligible children under age 6 per low- and low- to moderate-income household.[1] The estimate of new public child care-eligible children was added to the existing child care enrollment to estimate enrollment in the No Action condition.

The child care-eligible population introduced by the proposed project was estimated using updated CEQR child care multipliers. The population of children under age 6 eligible for publicly funded child care was then added to the child care enrollment calculated in the No Action condition. According to the *CEQR Technical Manual*, if a proposed project would result in a demand for slots greater than remaining capacity of child care facilities, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the child care facilities serving the area of the proposed project, a significant adverse impact may result, which could require mitigation.

EXISTING CONDITIONS

There are 21 publicly funded child care facilities and eight Head Start facilities within the study area (see Figure 5-3). The child care facilities have a total capacity of 1,307 slots and have 482 available slots (63 percent utilization). The Head Start facilities have a total of 720 slots with 11 available slots (98 percent utilization). Overall, the child care and Head Start facilities have a total enrollment of 1,534, with 493 available slots (76 percent utilization). Table 5-9 shows the current capacity and enrollment for these facilities.

THE FUTURE WITHOUT THE PROPOSED PROJECT

Projected development projects in the child care study area (1-½ miles from the project site) are expected to introduce approximately 12,715 new housing units. Based on the conservative assumption that 20 percent of these new units would be occupied by low- to moderate-income households, there would be 3,110 new low- to moderate-income households in the study area by 2020. Based on the most recent DCP generation rates, this amount of development would introduce 554 children under the age of 6 who would be eligible for publicly funded child care programs (0.178 child care-eligible children under age 6 per unit of low- and low- to moderate-income housing).

[1] The updated CEQR multipliers (posted on OEC's website December 2009) for estimating the number of children eligible for publicly funded child care replace the rates set forth in Table 3C-4 of the 2001 *CEQR Technical Manual* and the Fall 2008 update. The December 2009 update is based on American Community Survey 2005–2007 data; the multiplier includes an adjustment factor based on data from the Administration of Children's Services to account for the proportion of Group Child Care and Head Start slots relative to ACS' Child Care and Head Start total capacity (i.e., excludes Family Day Care Network and Voucher capacity from ACS' total capacity) since locational data for Network and Voucher slots is not readily available for study areas.

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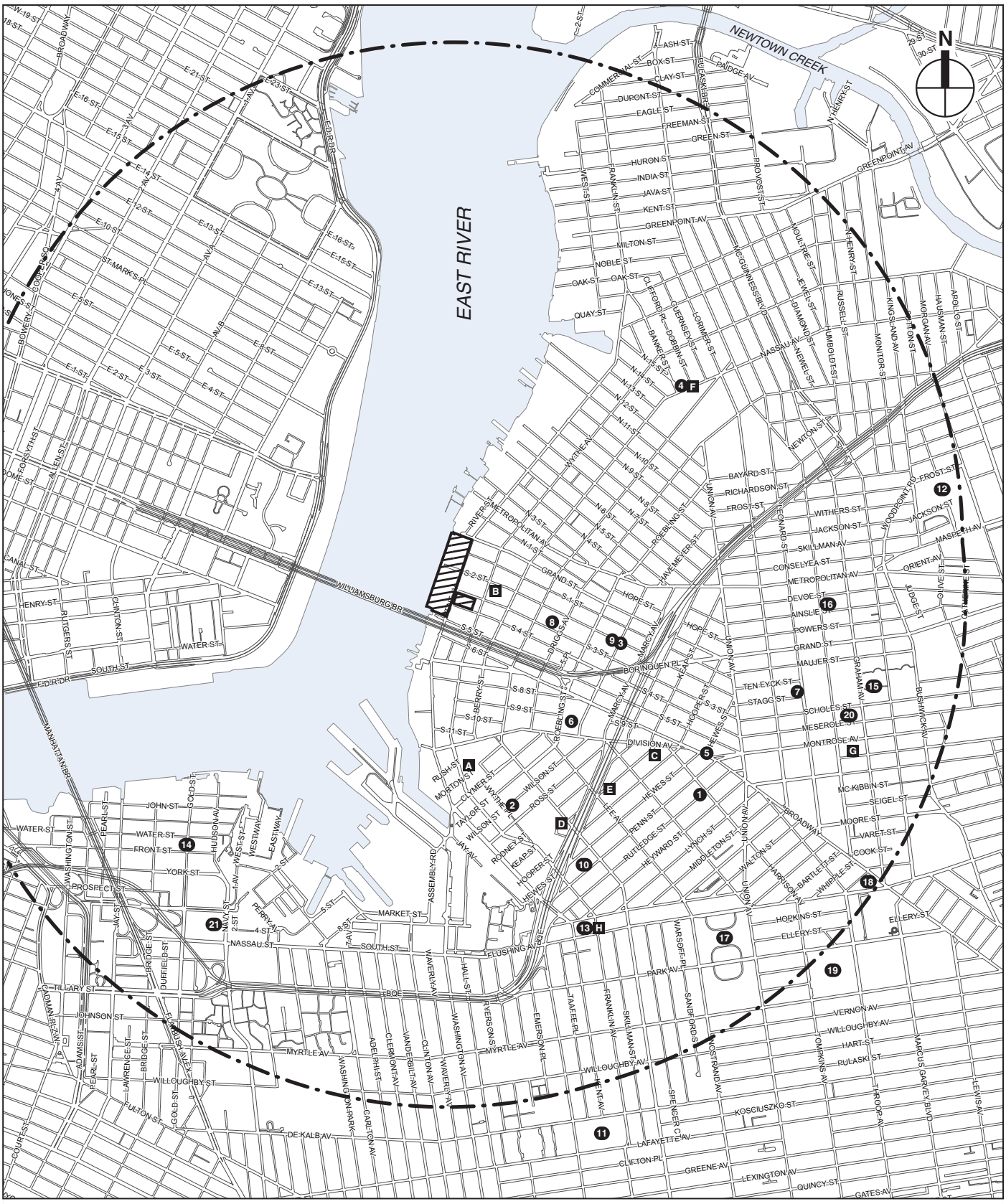

Project Site

Study Area Boundary (1 1/2-Mile Perimeter)

1 Child Care Facility

A Head Start Facility

Publicly Funded Group Child Care and Head Start Facilities

Figure 5-3

Table 5-9
Publicly Funded Child Care Facilities Serving the Study Area

Map ID	Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
Child Care						
1	Bedford Harrison DCC	60 Harrison Avenue	45	95	50	47%
2	Graham-Windham CCC	110 Taylor Street	31	42	11	74%
3	Community & Parents DC	243 South 2nd Street, 2nd Fl	46	55	9	84%
4	John Oravecz CCC[1]	25 Nassau Avenue	51	68	17	75%
5	Nuestros Ninos Child Development School	384 South 4th Street	81	140	59	58%
6	Jonathan Williams Day Care Center	321 Roebling Street	41	99	58	41%
7	Stagg Street Center For Children	77 Stagg Street	39	75	36	52%
8	Nuestros Ninos III DC	161 South 3rd Street	26	35	9	74%
9	Nuestros Ninos II DC	243 South 2nd Street	32	65	33	49%
10	Yeshiva Kehilath Yakov	638 Bedford Avenue	0	20	20	0%
11	Billy Martin Child Development Center	333 Classon Ave	38	47	9	81%
12	Cooper Park Child Care Center	292 Frost St	30	45	15	67%
13	Yeled V'Yalda Torah Day Care Center[1]	12 Franklin Ave	36	35	-1	103%
14	Farragut Gold Day Care Center	104 Gold St	24	45	21	53%
15	Graham Child Care Center	222 Graham Ave	44	55	11	80%
16	Small World Day Care Center	211 Ainslie St	51	90	39	57%
17	Marcy Children's Center	494 Marcy Ave	23	45	22	51%
18	Robert F. Kennedy Child Care Center	741 Flushing Ave	52	64	12	81%
19	Tompkins Children's Center	730 Park Ave	41	48	7	85%
20	United Community of Williamsburg Day Care	152 Manhattan Ave	63	95	32	66%
21	Farragut Children's Center	32 Navy St	31	44	13	70%
	Child Care Total		***825***	***1,307***	***482***	***63%***
Head Start						
A	Williamsburg "Y" Head Start	64 Division Avenue	195	195	0	100%
B	Builders For Family & Youth	288 Berry Street	45	45	0	100%
C	Yeshiva Head Start	274 Keap Street	187	187	0	100%
D	Yeled V'Yalda HS	563 Bedford Avenue	50	50	0	100%
E	Yeled V'Yalda HS	204 Keap Street	47	47	0	100%
F	Builders For Family & Youth[1]	25 Nassau Avenue	32	42	10	76%
G	Bushwick United Head Start	153 Johnson Ave	74	74	0	100%
H	Yeled V'Yalda Head Start[1]	12 Franklin Ave	79	80	1	99%
	Head Start Total		***709***	***720***	***11***	***98%***
	Grand Total		***1,534***	***2,027***	***493***	***76%***

Notes: [1] These Child Care facilities and Head Start programs are operated as collaborative programs. The enrollment and capacity for these collaborative programs has been adjusted to avoid double-counting slots.
Sources: ACS, October 2009.

ACS expects to close the Farragut Gold Day Care Center at 104 Gold Street in the No Action condition. Therefore, the capacity of study area child care facilities will decrease by 45 slots in the No Action condition. This analysis conservatively assumes that children currently enrolled at that child care facility will seek enrollment at other facilities within the study area.

Based on these assumptions, the number of children eligible for public child care would exceed available slots in the No Action condition. As described above, there are currently 2,027 slots with 1,534 enrollees, leaving a surplus of 493 seats. When the estimated 554 eligible children

under age 6 introduced by anticipated development projects are added to this total, and the 45 slots at the Farragut Gold Day Care Center are closed, there would be 1,982 slots with 2,088 enrollees, resulting in a shortfall of 106 slots in publicly funded child care and Head Start programs in the study area (105 percent utilization).

THE FUTURE WITH THE PROPOSED PROJECT

As described above, it is assumed for this analysis that the proposed project would introduce up to 720 low-income units by 2020. Based on the new DCP child care generation rates, this would generate approximately 128 children who would be eligible for publicly funded child care programs.

As noted above, the *CEQR Technical Manual* guidelines indicate that a demand for slots greater than the remaining capacity of child care facilities and an increase in demand of 5 percent of the study area capacity could result in a significant adverse impact. The addition of these children to child care enrollment would result in a shortage of 234 slots (112 percent utilization). This represents an increase in the utilization rate of 6 percent over the No Action condition.

Several factors may limit the number of children in need of publicly funded child care slots in ACS-contracted child care facilities. Families in the study area could make use of alternatives to publicly funded child care facilities. There are slots at homes licensed to provide family child care that families of eligible children could elect to use instead of public center child care.

Furthermore, parents of eligible children are not restricted to enrolling their children in child care facilities in a specific geographical area. They could make use of public child care providers beyond the 1½-mile study area.

Lastly, this analysis conservatively assumes that all of the proposed project's affordable units would have the potential to introduce children eligible for publicly-funded child care. As described in Chapter 1, "Project Description," approximately 15 percent of the affordable units would be senior rental housing and approximately 20 percent would be homeownership units affordable to households earning up to 130 percent of Area Median Income (AMI). Neither of these unit types would introduce children eligible for publicly funded child care. The senior housing units would not typically introduce additional children, and any children in the affordable homeownership units would not meet the income-eligibility criteria for public child care, which corresponds with approximately 80 percent AMI and below. Therefore, the project-generated demand for publicly funded child care will likely be less than projected in this analysis.

Nevertheless, the increase in the utilization rate of child care facilities in the study area would exceed the 5 percent *CEQR* threshold for a significant adverse impact. Therefore, the proposed project would result in a significant adverse impact to publicly funded child care facilities. The proposed project would need to provide 27 child care slots to reduce the increase in the utilization rate to less than 5 percent. Potential measures to mitigate child care impacts are described in Chapter 23, "Mitigation."

F. HEALTH CARE FACILITIES

METHODOLOGY

According to *CEQR Technical Manual* guidelines, there is not a specific study area for health care facilities; rather, it suggests that all outpatient and hospital facilities within "a mile or so of the project site" should be analyzed.

The analysis of a potential impact on health care facilities focuses on emergency and outpatient services possibly affected by the introduction of a large low-income population that could rely heavily on nearby hospital emergency rooms and other public outpatient services. For example, the National Center for Health Statistics has estimated that the uninsured make 393 emergency room visits annually per thousand of the population compared to 342 visits per thousand for the general population. A low-income population is more likely to be uninsured, and the uninsured are more likely to use emergency rooms for their health care.[1]

Potential significant adverse impacts on health care facilities could occur if a proposed action would cause health care facilities within the study area to exceed capacity, or if a proposed project would result in a population increase of 5 percent or more who would seek services at these facilities.

EXISTING CONDITIONS

HOSPITALS AND EMERGENCY ROOMS

As shown in Figure 5-4, there are no hospitals within 1 mile of the project site. The closest hospitals are Woodhull Medical and Mental Health Center at 760 Broadway, about 1.5 miles southeast of the project site, and the Brooklyn Hospital Center at 121 DeKalb Avenue, about 1.6 miles south of the project site (see Table 5-10). Both of these hospitals have emergency rooms and accommodated a total of 186,850 emergency room visits in 2002, the latest year for which information is available. Several hospitals in Manhattan are also nearby, including Beth Israel Medical Center and Bellevue Hospital Center, but these are not included in the analysis because they are unlikely to be utilized by Brooklyn residents.

Table 5-10
Hospitals and Emergency Rooms Serving the Project Site

Map No.	Hospital Name	Address	Outpatient Department Visits (2002)	Emergency Room Visits (2002)
A	Woodhull Medical and Mental Health Center	760 Broadway	221,571	93,243
B	Brooklyn Hospital Center	121 DeKalb Avenue	119,312	93,607
	Total		**340,883**	**186,850**

Sources: United Hospital Fund Health Care Annual Update, 2005.

[1] See Centers for Disease Control and Prevention's *Summary Health Statistics for U.S. Adults: National Health Interview Survey, 1999*, August 2003. Series 10, No. 212, p. 11; see also: *National Healthcare Disparities Report*, www.qualitytools.ahrg.gov; and "*Differences in Access to Health Care among the Moderate- and Low-Income Population Areas*," www.healthpolicy.ucla.edu/pubs.

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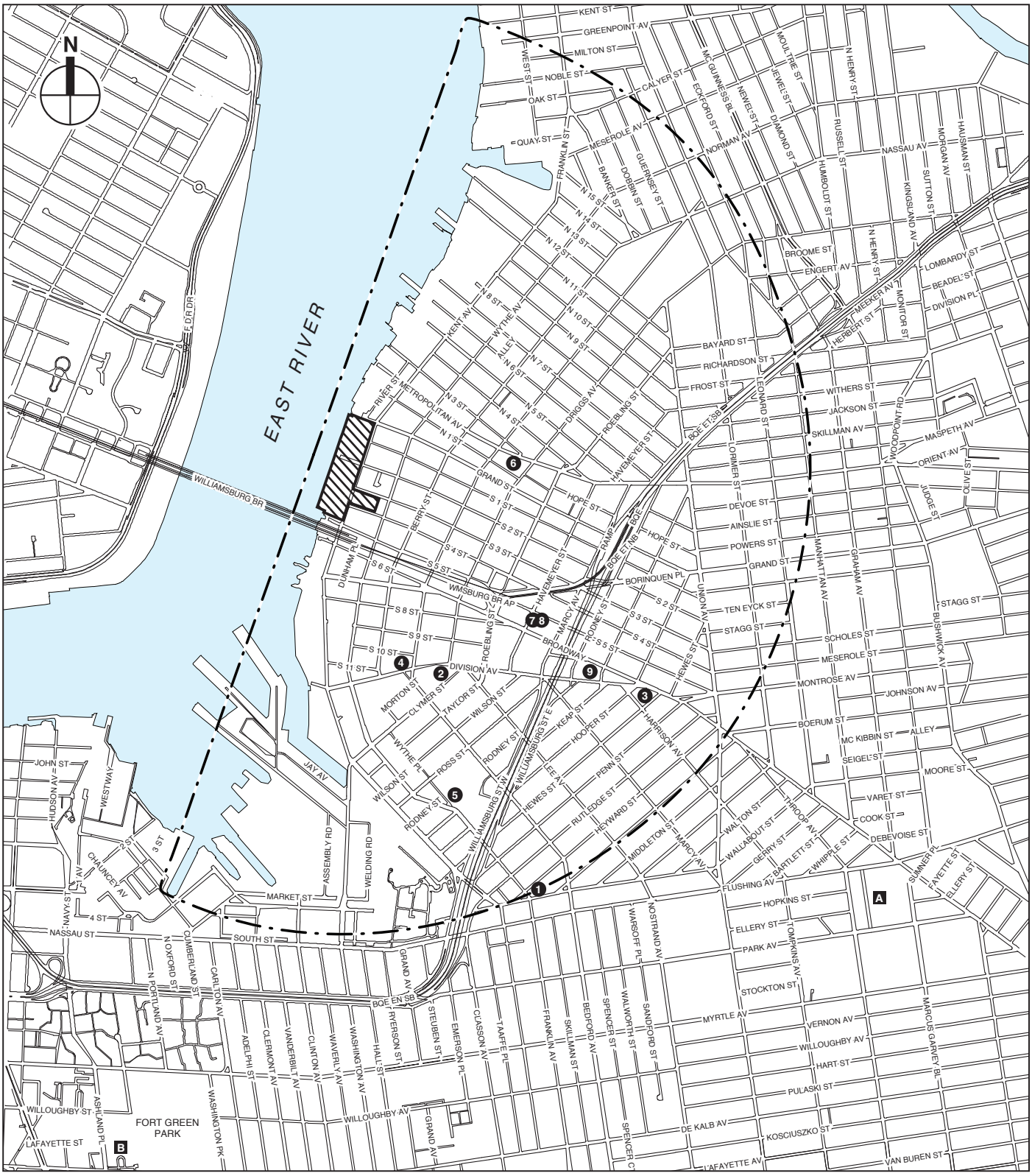


Project Site

Study Area (1 Mile Perimeter)

1 Outpatient Health Care Facility

A Hospital

0 2000 FEET

SCALE

Outpatient Health Care Facilities

Figure 5-4

OTHER OUTPATIENT FACILITIES

Table 5-11 includes an inventory of the nine specific outpatient locations that have been identified within the 1-mile area surrounding the project site (as inventoried in the DCP *Selected Facilities and Program Sites in New York City, 2005 Edition*). These outpatient health care resources—offering general medical care, alcohol and substance abuse services, mental health services, and mental retardation and developmental disabilities services—are located mainly southeast of the project site (see Figure 5-4).

Table 5-11
Outpatient Facilities Serving the Project Site

Map No.	Facility Name	Address	Type
1	ODA Primary Health Care Center, Inc	14-16 Heyward St	Free-Standing Health Center
2	Quality Mobile Care @ Quality Health	138 Division Ave	HHC Network Extension Clinic
3	ODA Primary Health Care Center, Inc.@ ODA Primary Health Care Center, Inc.	420 Broadway	Free-Standing Health Center
4	La Providencia Family Health Center @ Williamsburg Family Health Center	99 Division Ave	Free-Standing Health Center
5	Bedford Medical Family Health Center Inc	100 Ross St	Free-Standing Health Center
6	El Regreso,Inc- CD Outpatient Clinic	232 Metropolitan Ave.	Outpatient Alcoholism Clinic
7	Puerto Rican Family Institute Brooklyn Mental Health Clinic	217 Havemeyer St	Clinic Treatment
8	PRFI Partial Hospitalization Program	217 Havemeyer St	Partial Hospitalization
9	Provider Hamaspik - Kings County	293-295 Division Ave	Day Training - Preschool Program

Sources: *Selected Facilities and Program Sites in New York City, 2008.1 Edition*, New York City Department of City Planning.

THE FUTURE WITHOUT THE PROPOSED PROJECT

Approximately 12,715 housing units are projected to be developed in the 1-mile study area in the No Action condition, and it is conservatively assumed for the purpose of this analysis that 20 percent of these units (2,542 units) would be for low- to moderate-income residents. These anticipated developments would introduce approximately 7,085 low- to moderate-income residents to the area.[1]

Based on the national average of 393 annual emergency room visits per 1,000 of the low-income population, the addition of this new low- to moderate-income population could add an estimated 2,785 annual visits to study area emergency rooms. Given that hospitals in the study area currently receive about 186,850 emergency room visits per year (see Table 5-10), these additional visits expected in the No Action condition represent an increase of less than 1 percent.

In the No Action condition, it is expected that emergency room services in the study area will improve. The Brooklyn Hospital Center is planning a modest expansion on its existing campus that will result in improved emergency room and outpatient care facilities.[2] Woodhull Medical and Mental Health Center does not have any plans for expansion of outpatient or emergency room facilities.[3]

[1] This assumes an average household size of 2.79, which is the weighted average household size of the entire Socioeconomic Conditions study area, which encompass project site and the area within approximately ½ mile around the project site.

[2] Phone conversation with Nancy Peterson, Institutional Planning Director at Brooklyn Hospital Center; October 9, 2007.

[3] Phone conversation with Jesse Crawford, Director of Facilities at WoodHull Medical and Mental Health Center; November 15, 2007.

THE FUTURE WITH THE PROPOSED PROJECT

As described above, by 2020, it is assumed for this analysis that the proposed project would introduce up to 720 low-income housing units to the study area, with a population of about 2,007 residents. Based on the national average of 393 annual emergency room visits per 1,000 low-income residents, this would result in an increment of approximately 789 emergency room visits per year within the 1-mile study area.[1] This constitutes an increase of less than one half of 1 percent over the current number of visits and those expected in the No Action condition. This is below the *CEQR Technical Manual* threshold of a 5 percent increase in demand for health care services and, therefore, would not represent a significant adverse impact with respect to health care services.

G. POLICE AND FIRE SERVICES

Although the *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases of direct impacts on facilities, for informational purposes, this section provides a description of existing police and fire facilities that serve the project site.

EXISTING CONDITIONS

POLICE SERVICES

As shown in Figure 5-5 and Table 5-12, the project site is served by the 90th Precinct of the New York Police Department (NYPD). The 90th Precinct is located at 211 Union Avenue in Williamsburg. The project site is also close to the 94th Precinct, located at 100 Meserole Avenue.

Table 5-12
Police Facilities Serving the Project Site

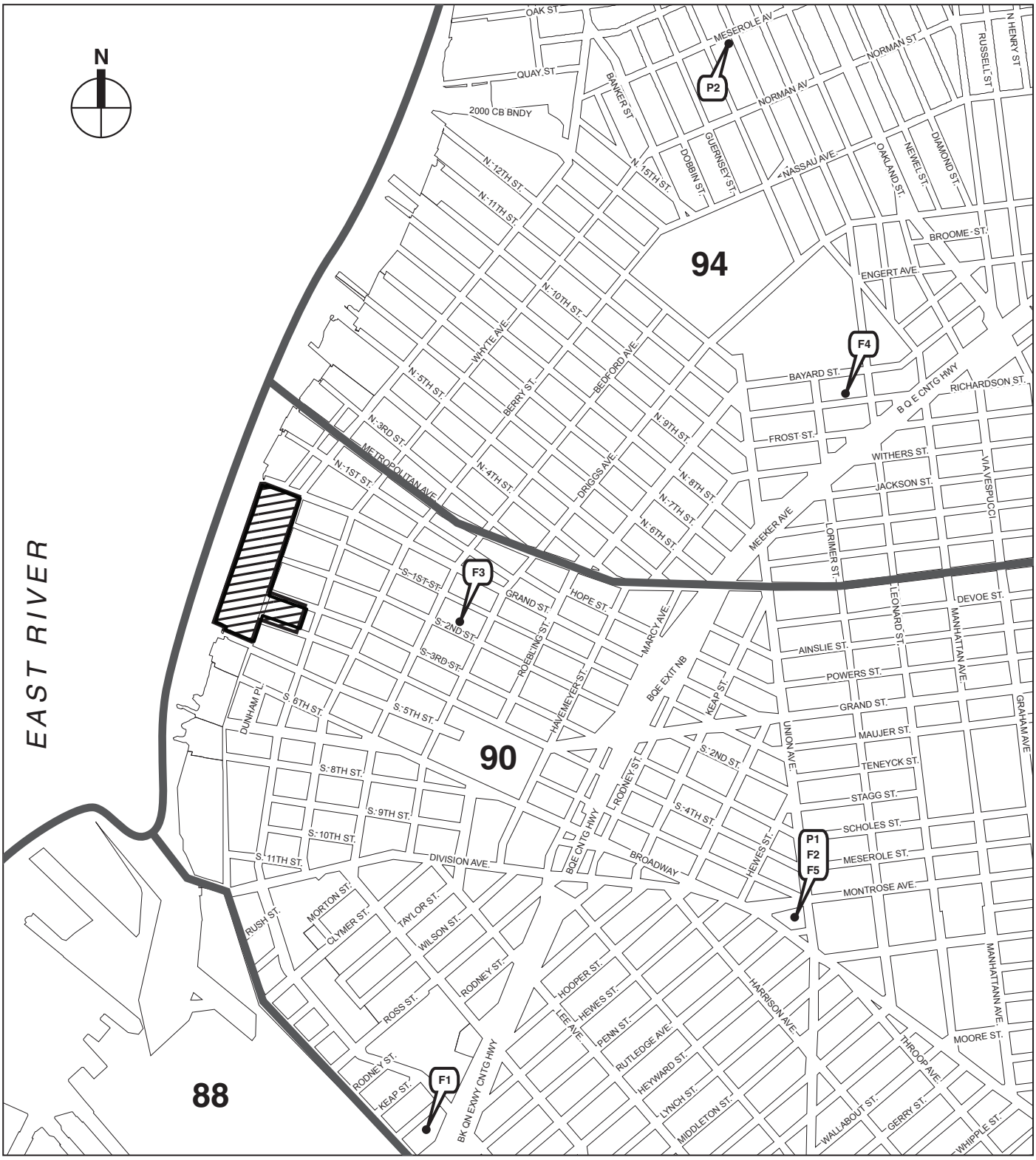
Map No.	Police Facility	Address
P1	90th Precinct	211 Union Avenue
P2	94th Precinct	100 Meserole Avenue

Sources: New York City Department of City Planning, *Selected Facilities and Program Sites, 2008.1 Edition.*

NYPD response times to crime-in-progress calls have increased slightly citywide from fiscal year 2005 to 2009. The average response time in 2005 was 7.2 minutes; in 2009 it was 7.3 minutes. During this time, NYPD response time to critical incidents (such as shots fired, robbery, or assault with a weapon) has decreased from 4.4 minutes to 4.3 minutes and response time to serious incidents (such as larceny from a person, assault involving a weapon, larceny of an auto) has decreased from 6.3 minutes to 5.7 minutes.[2] In 2008, the 90th Precinct's response times to critical crimes in progress was 3.9 minutes, approximately 24 seconds less than the citywide average of 4.3 minutes. Since 2005, the 90th Precinct's average response time to

[1] See Centers for Disease Control and Prevention's *Summary Health Statistics for U.S. Adults: National Health Interview Survey, 1999*, August 2003. Series 10, No. 212, p. 11; see also: *National Healthcare Disparities Report*, www.qualitytools.ahrg.gov; and "*Differences in Access to Health Care among the Moderate- and Low-Income Population Areas*," www.healthpolicy.ucla.edu/pubs.

[2] Mayor's Management Report, Fiscal 2009, NYPD, p. 124.



Police and Fire Services

Figure 5-5

critical incidents has fluctuated annually, with a low of 3.7 minutes in 2006 and a high of 3.9 minutes in 2008.[1]

FIRE SERVICES

Citywide, New York City Fire Department (FDNY) engine companies carry hoses; ladder companies provide search, rescue, and building ventilation functions; and rescue companies specifically respond to fires or emergencies in high-rise buildings. In addition, FDNY operates the city's EMS system. As shown in Table 5-13 and on Figure 5-5, there are five fire stations that serve the study area.

Table 5-13
Fire Facilities Serving the Project Site

Map No.	Fire Facility	Address
F1	Engine 211 Ladder 119	26 Hooper Street
F2	Engine 216 Ladder 108 Battalion 35	187 Union Avenue
F3	Engine 221 Ladder 104	161 South 2nd Street
F4	Engine 229 Ladder 146	75 Richardson Street
F5	Engine 216 Ladder 108	187 Union Avenue

Sources: New York City Department of City Planning, *Selected Facilities and Program Sites, 2008.1 Edition*.

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

There are two types of ambulances in the city—911 providers and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 service and operate on that system via contract with EMS (inter-facility transports are carried out by private contractors and do not participate in the 911 system). All hospital-based ambulances that operate in the 911 system do so by contractual agreement with the FDNY Bureau of EMS. All ambulances in the 911 system are dispatched by FDNY under the same computer-based system, regardless of hospital affiliation. The dispatch system divides the city into geographic areas, based loosely on NYPD precinct sectors, with a number of areas located within each precinct, and assigns the nearest unit to an emergency call based on its current location. All units are assigned a permanent cross-street location where they await a service call; units return to this location once service is complete. These locations are determined by FDNY based on historical call volumes by location and time of day.

Within Brooklyn, from fiscal year 2006 to 2009 the average FDNY response time to structural fires decreased by 26 seconds, to 3 minutes and 44 seconds.[2] The average citywide FDNY response time to structural fires decreased by 27 seconds, to 4 minutes and 5 seconds from 2006 to 2009.[3] From 2006 to 2009, medical response times also improved. The citywide response time to life-threatening medical emergencies by fire units has improved by 16 seconds, to an

[1] My Neighborhood Statistics web page at NYC.gov (http://gis.nyc.gov/ops/mmr/address.jsp?app=MMR).
[2] Mayor's Management Report, Fiscal 2009, FDNY, p. 128.
[3] Mayor's Management Report, Fiscal 2009, FDNY, p. 128.

average of 4 minutes and 14 seconds, and the citywide response time to life-threatening medical emergencies by ambulance units has improved by 2 seconds to an average of 6 minutes and 40 seconds.[1] These improvements are due at least in part to the City's implementation of an automatic vehicle location (AVL) system in all ambulances and FDNY apparatus (all FDNY ambulances were outfitted with AVL by the end of 2006). ✷

[1] Mayor's Management Report, Fiscal 2009, FDNY, p. 128.