Chapter 4: Community Facilities

A. INTRODUCTION

This chapter examines the potential impacts of the proposed actions on community facilities in and around the rezoning area. The 2012 *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities and services, including schools, health care, day care, libraries, and fire and police protection services. *CEQR Technical Manual* methodology focuses on direct impacts on community facilities and services as well as on indirect impacts—increased demand for community facilities and services generated by new users that would be introduced to an area as a result of a proposed action.

The proposed actions could introduce up to 1,189 new residential units within the rezoning area, of which 20 percent would be affordable housing. These units would introduce approximately 1,962 new residents to the area, increasing the demand for certain community facilities and services. Therefore, this analysis considers the potential for the proposed actions to result in significant adverse impacts on community facilities and services.

PRINCIPAL CONCLUSIONS

Based on the 2012 *CEQR Technical Manual* screening methodology, the proposed actions would not result in any significant adverse impacts to public high schools, outpatient health care facilities, or police and fire services and detailed analyses are not warranted.

PUBLIC SCHOOLS

A detailed analysis of potential impacts on public elementary and intermediate schools was conducted. The rezoning area is located in Sub-District 3 of Community School District 2 (CSD 2), which includes all of Manhattan west of Broadway between West 14th Street and West 59th Street. Pursuant to the 2012 *CEQR Technical Manual,* the proposed actions are expected to introduce 143 new elementary school students and 48 intermediate school students. The public schools assessment analyzes the potential impacts of these additional students on elementary and intermediate schools within Sub-District 3 of CSD 2.

Elementary Schools

Within Sub-District 3 of CSD 2, elementary schools would operate with a shortage of seats in 2017 in the future with the proposed actions, and the increase in the size of that shortage attributable to the proposed actions would be approximately 4.7 percent, which would not exceed the *CEQR Technical Manual* threshold of 5 percent or more generally used to identify significant adverse impacts. Therefore, the proposed actions would not result in a significant adverse impact on elementary schools in Sub-District 3.

Intermediate Schools

By 2017, in the future with the proposed actions, intermediate schools within Sub-District 3 of CSD 2 would operate with a surplus of seats. Therefore, the proposed actions would not result in any significant adverse impacts on public intermediate schools within Sub-District 3.

LIBRARIES

With the new residential population that would be generated by the proposed actions, the Columbus Library would serve approximately 1.97 percent more residents, and the Riverside Library would serve approximately 1.67 percent more residents. For both the Columbus Library and Riverside Library, the catchment area population increases attributable to the proposed actions are under the five percent impact threshold in the *CEQR Technical Manual*. Therefore, the population introduced by the proposed actions would not impair the delivery of library services in the study area, and the proposed actions would not result in any significant adverse impacts on public libraries.

CHILD CARE CENTERS

The proposed actions would introduce up to 238 new low- to moderate-income units by 2017. Based on *CEQR Technical Manual* child care multipliers, this would generate approximately 27 children under the age of six who would be eligible for publicly funded child care programs. With the addition of these children, child care facilities in the study area would operate at a 162 percent utilization rate, which represents an increase in the utilization rate of 7.9 percentage points over conditions in the future without the proposed actions. This increase exceeds the 5 percent threshold in the *CEQR Technical Manual* for a significant adverse impact. Therefore, the proposed actions would result in a significant adverse impact on child care facilities.

Several factors may limit the number of children in need of publicly funded child care slots in New York City Administration for Children's Services (ACS)-contracted day care facilities, including the potential for future residents to make use of family-based child care facilities and private child care facilities. Nevertheless, following *CEQR Technical Manual* methodology, the proposed actions would result in a significant adverse impact to publicly funded child care facilities. Potential measures to mitigate this impact are discussed in Chapter 19, "Mitigation" and will be included in the Restrictive Declaration to be recorded.

B. ANALYSIS APPROACH

As discussed in Chapter 1, "Project Description," two reasonable worst-case development scenarios (RWCDS) have been developed to represent potential development that could result from the proposed actions. This analysis assesses the effects of RWCDS 1 since it would introduce more residential units than RWCDS 2 (which would include 848 residential units), and therefore more residents, students, and children eligible for publicly funded child care services. Thus, RWCDS 1 forms the basis for the analyses of community facilities, including public schools, libraries, and child care facilities.

This analysis has been prepared in accordance with the guidelines of the *CEQR Technical Manual* and the latest data and guidance from agencies such as the Department of Education (DOE) and the Department of City Planning (DCP).

C. PRELIMINARY SCREENING

The purpose of the preliminary screening is to determine whether a community facilities assessment is required and, if so, what services need to be examined. As recommended by the 2012 *CEQR Technical Manual*, a community facilities assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. In addition, new population added to an area as a result of a project would use existing services, which may result in potential "indirect" effects on service delivery. Depending on the size of a new development, its income characteristics, and the age distribution of its new population, there may be indirect effects on public schools, libraries, or child care centers.

DIRECT EFFECTS

The proposed actions would not result in physical alterations to or directly displace any community facility, and therefore an assessment of direct impacts is not warranted.

INDIRECT EFFECTS

The *CEQR Technical Manual* provides thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential impacts due to indirect effects. **Table 4-1** lists those 2012 *CEQR Technical Manual* thresholds for each type of community facility. If a proposal exceeds the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the proposed actions would exceed established *CEQR Technical Manual* thresholds warranting further analysis. Based on that screening, a detailed analysis is provided below for public elementary and intermediate schools, libraries, and child care centers.

Table 4-1
Indirect Effects Analysis—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)	Introduction of sizeable new neighborhood
Child care centers (publicly funded)	More than 20 eligible children based on number of low- to moderate-income units by borough
Fire protection	Introduction of sizeable new neighborhood
Police protection	Introduction of sizeable new neighborhood

Source: 2012 *CEQR Technical Manual.*

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a project would generate more than 50 elementary/intermediate school students and/or more than 150 high school students. Based on the development of up to 1,189 residential units and the *CEQR Technical Manual* student generation rates (0.12 elementary, 0.04 middle, and 0.06 high school students per housing unit in Manhattan), the proposed actions would generate

approximately 262 total students—with approximately 143 elementary school students, 48 intermediate school students, and 71 high school students. This student population warrants a detailed analysis of the proposed action's impacts on elementary and intermediate schools. Because the proposed actions would not introduce more than 150 high school students, a detailed analysis of public high schools is not warranted.

LIBRARIES

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manual*, a project in Manhattan that generates a 5 percent increase in the average number of residential units served per branch (901 residential units in Manhattan) may cause significant impacts on library services and require further analysis. With up to 1,189 units, the proposed actions would exceed this threshold, and a detailed analysis of libraries is warranted.

CHILD CARE CENTERS

According to the *CEQR Technical Manual*, if a project would add more than 20 children eligible for child care to the study area's child care facilities, a detailed analysis of its impact on publicly funded child care facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income units within a proposed project. In Manhattan, projects that introduce 170 or more low-income and low- to moderate-income units would introduce more than 20 children eligible for publicly funded child care. Because the proposed actions would result in up to 238 affordable units, a detailed child care analysis is warranted.

HEALTH CARE FACILITIES

Health care facilities include public, proprietary, and nonprofit facilities that accept government 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.

According to the *CEQR Technical Manual*, if a project would create a sizeable new neighborhood where none existed before, there may be increased demand on local public health care facilities, which may warrant further analysis of the potential for indirect impacts on outpatient health care facilities. The proposed actions would not result in the creation of a sizeable new neighborhood, and therefore a detailed analysis of indirect impacts on health care facilities is not warranted.

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service in cases where a project would affect the physical operations of, or direct access to and from, a precinct house or fire station, or where a project would create a sizeable new neighborhood where none existed before. The proposed actions would not result in direct impacts on either police or fire services, nor would it create a sizeable new neighborhood; therefore, no further analysis is warranted.

D. PUBLIC ELEMENTARY AND INTERMEDIATE SCHOOLS

METHODOLOGY

This analysis assesses the potential impact of the proposed actions on public elementary and intermediate schools serving the proposed rezoning area, which is located in New York City CSD 2. In addition to the project site and rezoning area, CSD 2 also covers a large portion of Manhattan including the neighborhoods of the Financial District, Soho, Greenwich Village, Tribeca, Midtown, and the Upper East Side. Following methodologies in the 2012 *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school district's "sub-district" ("regions" or "school planning zones") in which the project is located (see **Figure 4-1**). The proposed rezoning area is located in Sub-District 3 of CSD 2, which includes all of Manhattan west of Broadway between West 14th Street and West 59th Street.

This schools analysis presents the most recent capacity, enrollment, and utilization rates for elementary and intermediate schools in the Sub-District 3 study area. Future conditions are then predicted based on enrollment projections and data obtained from the School Construction Authority's (SCA) Capital Planning Division on the number of new students expected at the sub-district levels. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the study area to DOE's projected enrollment, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in its projections. DOE's enrollment projections for years 2012 through 2021, the most recent data currently available, are posted on the SCA website.[1] These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential developments planned for the study area. Therefore, the estimated student population from other new development projects expected to be completed within the study area have been obtained from SCA's Capital Planning Division and are added to the projected enrollment to ensure a more conservative prediction of future enrollment and utilization. In addition, any new school projects identified in the DOE Five-Year Capital Plan are included if construction has begun.

The impact of the new students introduced by the proposed actions on the capacity of schools within the study areas is then evaluated. According to the 2012 *CEQR Technical Manual*, a significant adverse impact may occur if a project would result in both of the following conditions:

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area that is equal to or greater than 100 percent in the future with the proposed project; and
2. An increase of five percentage points or more in the collective utilization rate between the future without the proposed project and the future with the proposed project.

[1] Schools.nyc.gov. Enrollment projections by the Grier Partnership were used.



NOTE: See Table 4-2 for corresponding school numbers

Elementary and Intermediate Public Schools

606 WEST 57TH STREET

Figure 4-1

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

Six elementary schools (serving grades Pre-K through 5) are located in Sub-District 3 (see **Figure 4-1**). As shown in **Table 4-2**, DOE's 2011–2012 school year enrollment figures, which are the most recent data currently available, indicate that elementary schools in Sub-District 3 of CSD 2 are operating at 89 percent of capacity, with an enrollment of 2,356 students and a capacity of 2,651 seats, resulting in a surplus capacity of 295 seats.

Table 4-2
Public Schools Serving the Proposed Rezoning Area, Enrollment and Capacity Data, 2012–2013 School Year

Map Ref. No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-District 3 of CSD 2						
1	PS 111 Adolph S Ochs School (PS Organization)	440 West 53 St	375	524	149	72%
2	PS 11 William T Harris School	320 West 21 St	756	810	54	93%
3	PS 33 Chelsea School	281 Ninth Ave	516	536	20	96%
4	PS 51 Elias Howe School	323 East 91 St[2]	274	317	43	86%
5	PS 212 Midtown West School	328 West 48 St	348	342	-6	102%
6	Ballet Tech (PS Organization)	890 Broadway	87	122	35	71%
Sub-District 3 Total			**2,356**	**2,651**	**295**	**89%**
Intermediate Schools						
Sub-District 3 of CSD 2						
7	PS 111 Adolph S Ochs School (IS Organization)	440 West 53 St	190	265	75	72%
8	MS 260 Clinton School Writers	425 West 33 St	249	460	211	54%
9	NYC Lab MS For Collaborative Studies	333 West 17 St	561	660	99	85%
10	Ballet Tech (IS Organization)	890 Broadway	70	98	28	71%
11	Professional Performing Arts School (IS Organization)	328 West 48 St	93	92	-1	101%
12	I.S. 422 Quest to Learn (IS Organization)	351 West 18 St	251	218	-33	115%
Sub-District 3 Total			**1,414**	**1,793**	**379**	**79%**

Note: [1] See **Figure 4-1**.
[2]PS 51 is currently housed in a temporary location outside of Sub-District 3, but students are from Sub-District 3 and are bused to this location. The school will return to Sub-District 3 in September 2013 (see "The Future Without the Proposed Actions," below).
Source: SCA *Utilization Profiles: Enrollment/Capacity/Utilization, 2012-2013*.

INTERMEDIATE SCHOOLS

Sub-District 3 contains six schools with intermediate programs (serving grades 6 through 8). The most recent DOE enrollment data indicate that total enrollment at the intermediate schools in Sub-District 3 is 1,414 students, or 79 percent of capacity, with a surplus of 379 seats (see **Table 4-2**).

THE FUTURE WITHOUT THE PROPOSED ACTIONS

ENROLLMENT PROJECTIONS

As noted above, SCA provides future enrollment projections by district for up to 10 years. Per *CEQR Technical Manual* methodology, the latest available enrollment projections have been used in this analysis to project student enrollment to 2017.

These SCA enrollment projections are based on the natural growth of the City's student population and other population increases that do not account for new residential developments planned for the area. Therefore, the future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school study areas (as provided by SCA's Capital Planning Division) to SCA's projected enrollment, and then comparing that number with projected school capacity.

Table 4-3 outlines the estimated number of new public school students generated as a result of development in the future without the proposed actions, which has been provided by SCA.

Table 4-3
Estimated Number of Students
Introduced by Development in the Future Without the Proposed Actions

Study Area	Students	
	Elementary	Intermediate
Sub-District 3 Study Area	867	256
Source: SCA Capital Planning Division		

PROJECTED SCHOOL CAPACITY

According to the DOE *Proposed 2010-2014 Five-Year Capital Plan—Proposed February 2013 Amendment*, the planned new school building for P.S. 51, located at 515-533 West 44th Street, would increase school capacity within the sub-district. In addition, the approved proposal to grade truncate P.S. 111 to serve only grade K through 5 (it currently serves grades K through 8) will shift school capacity from an intermediate school organization to an elementary school organization within the sub-district.[1] For analysis purposes, it is assumed that the existing intermediate school capacity at P.S. 111 will become elementary school capacity in the future with the grade truncation plan. Overall, elementary school capacity in Sub-District 3 will increase by 380 seats, consisting of 96 seats as a result of the new P.S. 51 building and 284 seats as a result of the grade truncation and elimination of the intermediate school grades in P.S. 111. Intermediate school capacity in Sub-District 3 will increase by a total of 300 seats, with an increase of 584 seats resulting from the new P.S. 51 building (277 seats) and the relocation of M.S. 260 to its new M.S. 868 building (307 seats), located at 10 East 15th Street, in 2014, along with a decrease of 284 intermediate school seats due to the elimination of seats for grade 6 through 8 at P.S. 111.[2]

[1] The grade truncation proposal is available online at: http://schools.nyc.gov/NR/rdonlyres/79E5047D-AE22-492B-8EB0-4E07BA1C4E52/141963/M111GradeTruncationvFINAL.pdf

[2] As noted in an April 2013 Educational Impact Statement, a new middle school will be created to operate in the building that M.S. 260 will be vacating.

In addition to these school projects, the SCA Capital Plan outlines a number of other school capacity projects for CSD 2, some of which would serve the study areas in the future without the proposed actions. Although these projects are expected to increase school capacity, they are not included in the quantitative analysis because they are not yet under construction.

ANALYSIS

Elementary Schools

As shown in **Table 4-4**, elementary schools within Sub-District 3 will be over capacity in the future without the proposed actions, with an enrollment of 3,404 students and a capacity of 3,031 seats, resulting in a deficit of 373 seats (112 percent utilization).

Table 4-4
Future Without the Proposed Actions: Estimated Public Elementary and Intermediate School Enrollment, Capacity, and Utilization

Study Area	Projected Enrollment in 2017	Students Introduced by Residential Development in the Future Without the Proposed Actions	Total Enrollment – Future Without the Proposed Actions	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-District 3	2,537[1]	867	3,404	3,031[2]	-373	112%
Intermediate Schools						
Sub-District 3	1,675[1]	256	1,931	2,093[3]	162	92%

Notes: [1] Elementary and intermediate enrollment projections for the sub-district were calculated per 2012 *CEQR Technical Manual* methodology.
[2] The expansion of the elementary school program at PS 51 would introduce 96 additional elementary school seats to the sub-district. The elimination of grades 6 through 8 at PS 111 would introduce 284 additional elementary school seats to the sub-district.
[3] The introduction of a new intermediate school program at PS 51 would introduce 277 additional intermediate school seats to Sub-district 3. The relocation of M.S. 260 to its new M.S. 868 building in 2014 would introduce 307 additional intermediate school seats to Sub-district 3. The elimination of grades 6 through 8 at PS 111 would remove 284 intermediate school seats from the sub-district.
Sources: DOE *Enrollment Projections (Actual 2011, Projected 2012-2021)*; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2012-2013*, DOE 2010-2014 *Five-Year Capital Plan, Proposed Amendment*, February 2013; School Construction Authority.

Intermediate Schools

As shown in **Table 4-4**, total intermediate school enrollment is expected to be 1,931 students within Sub-District 3, which will operate with 162 available seats (92 percent utilization).

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

For analysis purposes, it is assumed that the proposed actions would introduce up to 1,189 residential units to the study area. Based on *CEQR Technical Manual* student generation rates, the proposed actions would generate approximately 143 elementary school students and 48 intermediate school students in the study area by 2017 (see **Table 4-5**).

Table 4-5
Future with the Proposed Actions: Estimated Number of Students Introduced in the Study Area

Housing Units	Students Generated by the Proposed Actions	
	Elementary[1]	Intermediate[1]
1,189	143	48

Note: [1] Based on student generation rates in Table 6-1a in the 2012 *CEQR Technical Manual*.

ELEMENTARY SCHOOLS

In the future with the proposed actions, elementary schools within Sub-District 3 would operate over capacity, with an enrollment of 3,547 students and a capacity of 3,031 seats (117 percent utilization), resulting in a deficit of 516 seats (see **Table 4-6**).

As noted above, a significant adverse impact may occur if a proposed project would result in (1) a utilization rate of the elementary schools in the sub-district study area that is equal to or greater than 100 percent in the future without the proposed project; and (2) an increase of five percentage points or more in the collective utilization rate compared to the future without the proposed project.

Table 4-6
Future with the Proposed Actions: Estimated Public Elementary and Intermediate School Enrollment, Capacity, and Utilization

Study Area	No-Action Enrollment	Students Introduced by Proposed Action	Total With-Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No-Action
Elementary Schools							
Sub-district 3 of CSD 2	3,404	143	3,547	3,031	-516	117%	**4.7%**
Intermediate Schools							
Sub-district 3 of CSD 2	1,931	48	1,979	2,093	114	95%	**2.3%**

Sources: DOE *Enrollment Projections 2009-2018 by the Grier Partnership*; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2011-2012*, DOE 2010-2014 *Five-Year Capital Plan, Proposed Amendment*, February 2012; School Construction Authority.

In Sub-District 3, elementary schools would operate with a utilization rate of 117 percent, which would exceed the 100 percent threshold cited above. The percentage increase in utilization attributable to the proposed actions would be approximately 4.7 percent, which would not exceed the 5 percent threshold cited above. Therefore, the proposed actions would not result in a significant adverse impact to elementary schools.

INTERMEDIATE SCHOOLS

In the future with the proposed actions in Sub-District 3, intermediate school enrollment would increase to 1,979 and the schools would operate at 95 percent of capacity, with a surplus of 114 seats.

Because intermediate schools would operate with surplus capacity in the study area, the proposed actions would not result in a significant adverse impact on intermediate schools in Sub-District 3.

E. INDIRECT EFFECTS ON PUBLIC LIBRARIES

METHODOLOGY

According to the *CEQR Technical Manual*, a libraries analysis should focus on branch libraries and not on the major research or specialty libraries that may fall within the study area. Service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than ¾ mile (the library's "catchment area"). This libraries analysis compares the population generated by the proposed actions with the catchment area population of libraries available within an approximately ¾ mile area around the proposed rezoning area.

To determine the existing population of each library's catchment area, 2010 U.S. Census data were assembled for all census tracts that fall primarily within ¾ mile of each library. The catchment area population in the future without the proposed actions was estimated by multiplying the number of new residential units in projects located within the ¾-mile catchment area that are expected to be complete by 2017 by an average household size of 1.65 persons (the average household size for Community District 4 according to 2010 U.S. Census data). The catchment area population in the future with the proposed actions was estimated by adding the anticipated population that would result from the proposed actions.

New population in the future without the proposed actions and future with the proposed actions was added to the existing catchment area population. According to the *CEQR Technical Manual*, if a project would increase the libraries' catchment area population by 5 percent or more, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

EXISTING CONDITIONS

The proposed rezoning area is served by the New York Public Library (NYPL) system, which includes 85 neighborhood branches and four research libraries located in Manhattan, the Bronx, and Staten Island, and houses approximately 53 million volumes. (Queens and Brooklyn have separate library systems.)

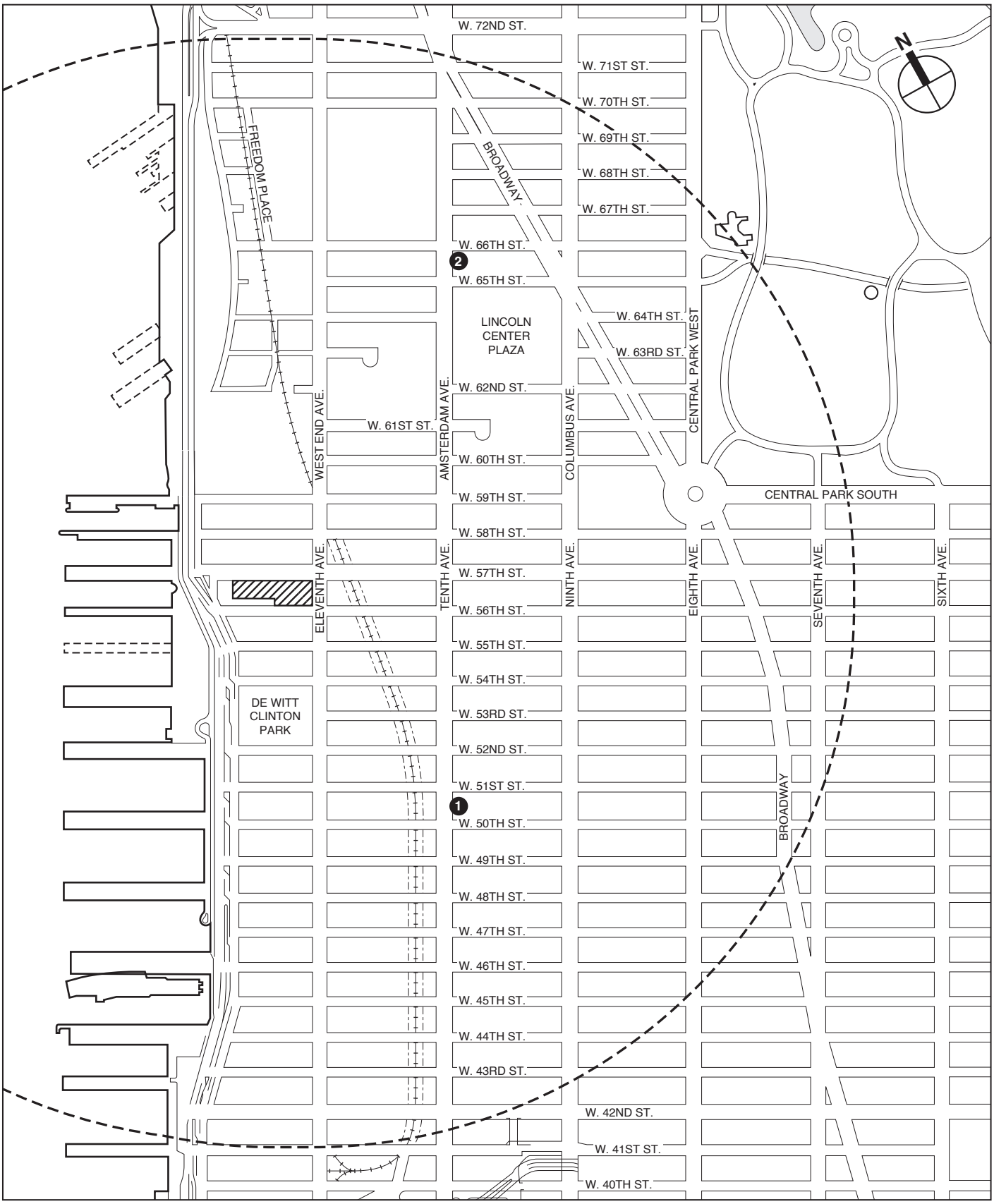
Two NYPL neighborhood libraries are located within ¾ mile of the proposed rezoning area (see **Figure 4-2**). The Columbus Library is located to the south at Tenth Avenue and West 51st Street, and the Riverside Library is located to the north Amsterdam Avenue and West 56th Street. **Table 4-7** below provides the catchment area population for each library and the total catchment area population served by both libraries. Both of the branch libraries offer a wide selection of reading materials for people of all ages as well as computers with free internet access. They also offer special programs, such as reading hours, book groups, puppet shows, films, and lectures. It should be noted that residents can go to any NYPL branch and order books from any of the other library branches. The two public libraries serving the study area are described in more detail below.

Table 4-7
Public Libraries Serving the Rezoning Area

Map Ref. No.[1]	Library Name	Address	Holdings	Catchment Area Population	Holdings per Resident
1	Columbus Library	742 Tenth Ave	32,931	88,848	0.37
2	Riverside Library	127 Amsterdam Ave	61,484	109,484	0.56

Notes: [1] See Figure 4-2.
Sources: NYPL (2012); U.S. Census Bureau, 2010 Census, NYC Department of City Planning Selected Facilities and Program Sites.

The Columbus Library, one of 65 libraries built with funds contributed by Andrew Carnegie, has served the neighborhood since the early twentieth century. The library's collection originated from the reading room of the Columbus Catholic Club and was incorporated into the Cathedral Free Circulating Library in 1901. In 1905, as the City's library movement developed, and the Columbus Library was incorporated into the new NYPL system. The Columbus Library was extensively renovated in 2005; the renovation added more modern amenities while maintaining



606 WEST 57TH STREET

Public Libraries
Figure 4-2

the library's historical features. The branch library serves a catchment area population of 88,848 with approximately 32,931 holdings, and therefore has a ratio of 0.37 holdings per resident.

The Riverside Library also dates back to the early twentieth century and became a branch of the NYPL system in 1901. In 1905, the library moved to a building constructed with funds from Andrew Carnegie. In 1992, the Riverside Library moved to a new building at 127 Amsterdam Avenue. The Children's Room on the second floor combines materials from the Riverside Library with the specialized children's collections formerly housed at The New York Public Library for the Performing Arts. The branch library serves a catchment area population of 109,484 with approximately 61,484 holdings, and therefore has a ratio of 0.56 holdings per resident.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the proposed actions, the two existing libraries will continue to serve the study area. No changes to the holdings of these facilities are expected for the purpose of this analysis. The catchment area population of each library will increase as a result of development projects completed by 2017.

Notable development projects that will occur independent of the proposed actions include: the Riverside Center development, which is expected to result in 1,710 new residential units by 2017; Phase I of the Fordham Center Master Plan, which is expected to result in 876 residential units by 2017; and an 863-unit development at 625 West 57th Street.

As shown in **Table 4-8**, approximately 11,106 new residents will be added to the Columbus Library catchment area, increasing its population to 99,554. Approximately 8,022 new residents will be added to the Riverside Library catchment area, increasing its population to 117,506.

Table 4-8
Future Without the Proposed Actions: Catchment Area Population

Library Name	Existing Catchment Area Population	New Residents	New Catchment Area Population	New Holdings per Resident
Columbus Library	88,848	11,106	99,554	0.33
Riverside Library	109,484	8,022	117,506	0.52

Sources: NYPL; U.S. Census Bureau, 2010 Census, AKRF, Inc.

In the future without the proposed actions, the holdings-per-resident ratio would decrease to 0.33 in the Columbus Library catchment area, and to 0.52 in the Riverside Library catchment area.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

According to the *CEQR Technical Manual*, if a project increases the study area population by 5 percent or more as compared to the future without the proposed actions, this increase may impair the delivery of library services in the study area, and a significant adverse impact could occur.

As noted above, the proposed actions would result in approximately 1,962 new residents. **Table 4-9** provides the population increase and the change in the holding-per-resident ratio for each of the catchment areas. With this additional population, the Columbus Library would serve 101,516 residents (approximately a 1.97 percent increase), and the Riverside Library would serve 119,468 residents (approximately a 1.67 percent increase). The holdings per resident ratio for the

Columbus Library catchment area would decrease from 0.33 to 0.32 with the proposed actions. For the Riverside Library, this ratio would decrease from 0.52 to 0.51.

Table 4-9
Future with the Proposed Actions: Catchment Area Population

Library Name	Catchment Area Population – Future Without the Proposed Actions	Population Increase due to the Proposed Actions	Catchment Area Population with the Proposed Actions	Population Increase	Holdings per Resident
Columbus	99,554	1,962	101,516	1.97%	0.32
Riverside	117,506	1,962	119,468	1.67%	0.51

Sources: NYPL; U.S. Census Bureau, 2010 Census, AKRF, Inc.

For both the Columbus Library and Riverside Library, the catchment area population increases attributable to the proposed actions are below the five percent threshold cited in the *CEQR Technical Manual*. Therefore, the proposed actions would not result in a noticeable change in the delivery of library services. In addition, residents of the study area would have access to the entire NYPL system 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, the population introduced by the proposed actions would not impair the delivery of library services in the study area, and the proposed actions would not result in any significant adverse impacts on public libraries.

F. INDIRECT EFFECTS ON CHILD CARE CENTERS

METHODOLOGY

The New York City Administration for Children's Services (ACS) provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start programs. 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 (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent FPL. The family must also have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. Head Start is a federally funded child care program that provides children with half-day or full-day early childhood education; program eligibility is limited to families with incomes 130 percent or less of FPL.

Most children are served through contract with private and nonprofit organizations that operate child care programs throughout the city. Registered or licensed providers can offer family-based child care in their homes. Informal child care can be provided by a relative or neighbor for no more than two children. Children between the ages of two months and 12 years can be cared for either in group child care centers licensed by the Department of Health or in homes of registered child care providers. ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

Publicly financed child care centers, under the auspices of the New York City 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 centers is termed a "slot." These slots may be

in group child care or Head Start centers, or they may be in the form of family-based child care in which 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 centers, and some parents or guardians choose a child care center close to their employment rather than their residence, the service areas of these facilities can be quite large and are not subject to strict delineation in order to identify a study area. However, according to the current methodology for child care analyses in the *CEQR Technical Manual*, the locations of publicly funded group child care centers within 1½ miles of a project site should be shown, reflecting the fact that the centers closest to a given site are more likely to be subject to increased demand. Current enrollment data for the child care centers closest to the rezoning area were gathered from ACS.

The child care enrollment in the future without the proposed actions was estimated by multiplying the number of new low-income and low/moderate-income housing units expected in the 1½-mile study area by the *CEQR Technical Manual* multipliers for estimating the number of children under age six eligible for publicly funded child care services (Table 6-1b). For Manhattan, the multiplier estimates 0.115 public child care-eligible children under age six per each low- and low/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 future without the proposed actions.

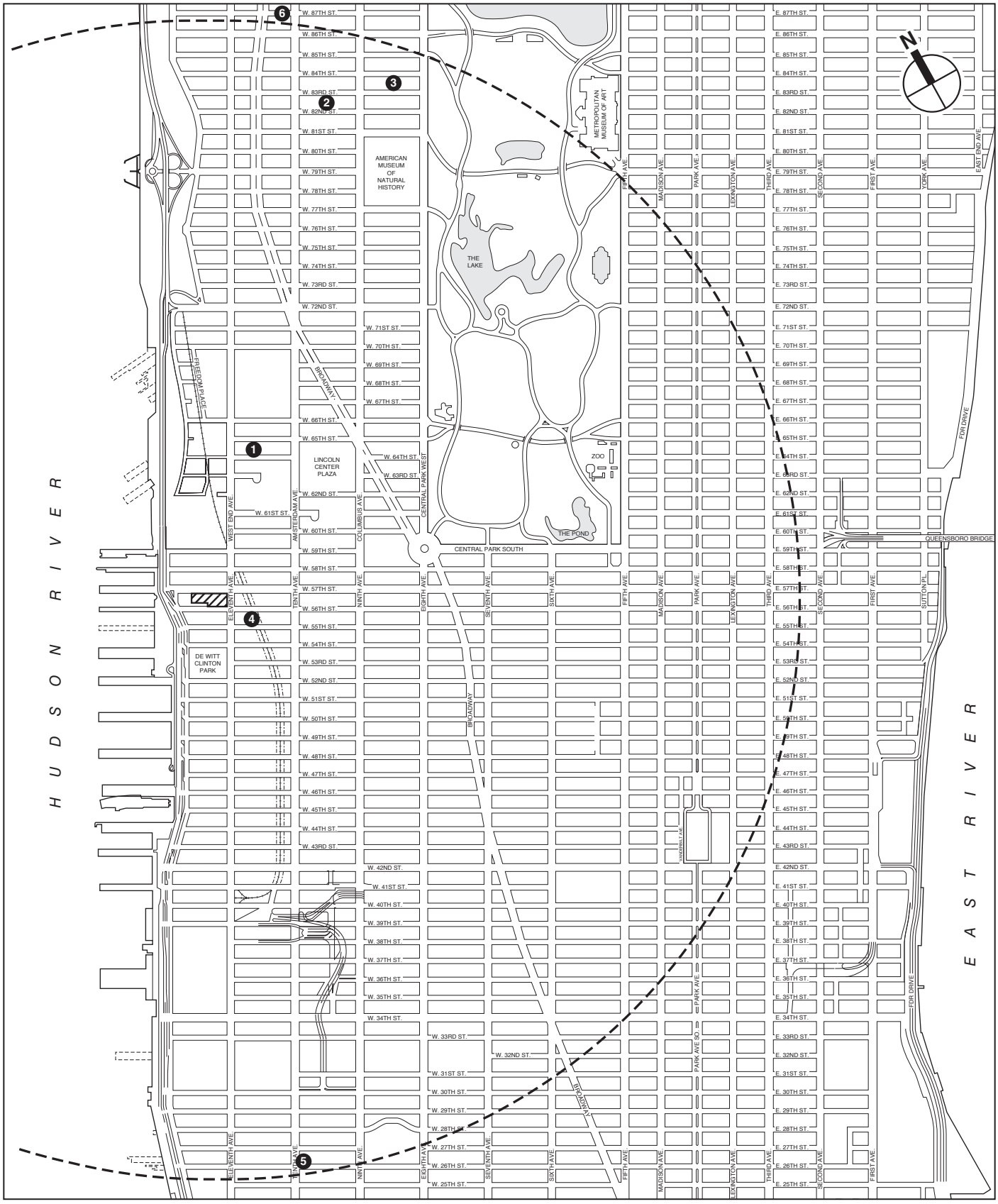
The child care-eligible population introduced by the proposed actions was also estimated using the *CEQR Technical Manual* child care multipliers. The population of public child care-eligible children under age six was then added to the child care enrollment calculated in the future without the proposed actions. According to the *CEQR Technical Manual*, if a project would result in a demand for slots greater than the remaining capacity of child care centers, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the child care centers serving the area of the proposed action, a significant adverse impact may result.

EXISTING CONDITIONS

There are six publicly funded child care facilities within the study area (see **Figure 4-3**). The child care and Head Start facilities have a total capacity of 343 slots and have 0 available slots (100 percent utilization). **Table 4-10** shows the current capacity and enrollment for these facilities. Family-based child care facilities and informal care arrangements provide additional slots in the study area, but these slots are not included in the quantitative analysis.

[1] Low-income and low/moderate-income are the affordability levels used in the *CEQR Technical Manual*. They are intended to approximate the financial eligibility criteria established by ACS, which generally corresponds to 200 percent FPL or 80 percent of Area Median Income (AMI).

8.8.13



0 2000 FEET

SCALE

Project Site

1.5-Mile Study Area Boundary

❶ *Public Daycare and Headstart*

Publicly - Funded Child Care Centers

606 WEST 57TH STREET

Figure 4-3

Table 4-10
Publicly Funded Child Care Facilities Serving the Study Area

Map ID	Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
Child Care						
1	Mable Barrett Fitzgerald Day Care	243 West 64th Street	49	49	0	100%
2	West 83rd Street Pre-School (Goddard Riverside 2)	128 West 83rd Street	46	46	0	100%
3	St. Matthew's and St. Timothy's Day Care Center (Goddard Riverside 3)	26 West 84th Street	34	34	0	100%
4	YWCA Polly Dodge Early Learning Center	538 West 55th Street	50	50	0	100%
5	Hudson Guild Children's Center	459 West 26th Street	114	114	0	100%
6	Goddard Riverside 5	169 West 87th Street	49	49	0	100%
	Child Care Total		***343***	***343***	***0***	***100%***

Sources: ACS, June 2013.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

Within the 1½-mile study area, planned or proposed development projects (including those described in Chapter 2, "Land Use, Zoning, and Public Policy") will introduce approximately 1,615 new affordable housing units by 2017.[1] Based on the CEQR generation rates for the projection of children eligible for publicly funded day care multipliers, this amount of development would introduce approximately 186 new children under the age of six who would be eligible for publicly funded child care programs.

Based on these assumptions, the number of available slots will decrease, and utilization will be above 100 percent. As described above, there is currently no surplus of slots in group child care programs, as utilization is 100 percent. When the estimated 188 children under age six introduced by planned development projects are added to this total, there will be a deficit of 188 slots in publicly funded child care programs in the study area (155 percent utilization).

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

The proposed actions would introduce approximately 238 affordable housing units by 2017. To provide a conservative analysis, it is assumed that all of these units would meet the financial and social eligibility criteria for publicly funded child care. Based on *CEQR Technical Manual* child care multipliers, this development would generate approximately 27 children under the age of six who would be eligible for publicly funded child care programs.

With the addition of these children, child care facilities in the study area would operate at 162 percent utilization, with a deficit of 213 slots (see **Table 4-11**). Total enrollment in the study

[1] This estimate assumes that 20 percent of units in developments of 20 or more units would be occupied by low- or low/moderate-income households meeting the financial and social criteria for publicly funded child care. The analysis excludes developments that would not include low- to moderate-income units, such as dormitories and faculty housing. As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," additional residential growth may occur within the study area with the planned redevelopment of three sites within the former Site 7 of the Clinton Urban Renewal Area (URA) being undertaken by the New York City Department of Housing Preservation and Development (HPD). This project is currently in the preliminary stages and has not undergone public review, therefore it has not been included in this analysis.

area would increase to 556 children, compared with a capacity of 343 slots, which represents an increase in the utilization rate of 7.9 percent over the future without the proposed actions. 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 increase with the proposed actions would exceed this 5 percentage point threshold; therefore, the proposed actions would result in a significant adverse impact on child care facilities. Possible measures to mitigate this impact are discussed in Chapter 19, "Mitigation" and will be included in the Restrictive Declaration to be recorded. Absent the implementation of mitigation measures, the proposed actions would result in an unmitigated significant adverse impact on child care facilities.

Table 4-11
Future with the Proposed Actions:
Estimated Public Child Care Facility Enrollment, Capacity, and Utilization

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization Compared With No-Action
Future Without the Proposed Actions	529	343	-186	154%	N/A
Future With the Proposed Actions	556	343	-213	162%	7.9%

Source: ACS (June 2013)

It should be noted that several factors may reduce 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. Slots at homes licensed to provide family-based child care are available to families of eligible children who could elect to use these services instead of public center child care. As noted above, these facilities provide additional slots in the study area but are not included in the quantitative analysis. Parents of eligible children are also not restricted to enrolling their children in child care facilities in a specific geographical area and could use public child care centers outside of the study area, such as a child care center near a place of work. ✷