Chapter 4: Community Facilities and Services

4.1 Introduction

This chapter examines the potential effects of the Proposed Actions and associated Reasonable Worst-Case Development Scenario (RWCDS) on community facilities in and around the Affected Area. The *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities, including schools, health care, early childhood programs, libraries, and fire and police protection services. The CEQR analysis focuses on direct impacts to community facilities and services and on indirect impacts due to increased demand for community facilities and services generated by increases in population.

As described in Chapter 1, "Project Description," the New York City Department of City Planning (DCP) is proposing a series of land use actions (collectively, the "Proposed Actions"), including zoning map amendments, zoning text amendments (including mapping a special zoning district and designating Mandatory Inclusionary Housing [MIH]), and changes to the City Map, that would facilitate the implementation of a multi-year planning process conducted in the Parkchester, Van Nest, and Morris Park neighborhoods of the Bronx in partnership with local stakeholders, City agencies, and the Metropolitan Transportation Authority (MTA).

The Proposed Actions would affect an approximately 46-block area primarily along the main corridors—East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue—near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11 (the "Affected Area"). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bound by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bound by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Eastchester Road to the west. The Proposed Actions are intended to leverage new planned Metro-North Railroad service to promote economic growth, facilitate the development of housing, including affordable housing, as well as guide investment in the public realm around new Metro-North Railroad stations to improve pedestrian safety and comfort. As described in Chapter 1, "Project Description," the Proposed Actions under the RWCDS would facilitate the incremental development (compared to the No-Action conditions) of 7,474 dwelling units (DUs), including up to approximately 2,282 affordable DUs, 1,231,972 gross square feet (gsf) of commercial uses, 1,290,628 gsf of community facility uses, and a reduction of 405,096 gsf of industrial uses on 60 projected development sites. The analysis year for the Proposed Actions is 2033.

The analysis of community facilities and services has been conducted in accordance with *CEQR Technical Manual* guidelines and the latest data and guidance from agencies such as the New York City Department

of Education (DOE), the New York Public Library (NYPL), the New York City School Construction Authority (SCA), and the New York City Department of City Planning (DCP).

4.2 Principal Conclusions

Pursuant to *City Environmental Quality Review* (*CEQR) Technical Manual guidelines*, detailed analyses of potential indirect impacts on public elementary, intermediate, and high schools, public libraries, and publicly funded early childhood programs were conducted for the Proposed Actions. Based on the *CEQR Technical Manual* screening methodology, detailed analyses of outpatient health care facilities and police and fire protection services are not warranted, although they are discussed qualitatively. As described in the following analysis and summarized below, the Proposed Actions would result in a significant adverse impact on elementary schools. No significant adverse impacts on intermediate schools, high schools, public libraries, or early childhood programs would result.

PUBLIC SCHOOLS

The Affected Area falls within the boundaries of two New York City Community School District (CSD) sub-districts: CSD 11, Sub-district 1 and CSD 12, Sub-district 2. Compared to the No-Action condition, the RWCDS associated with the Proposed Actions would introduce a net increment of 3,575 total students, consisting of approximately 1,799 elementary school students, 804 intermediate school students, and 972 high school students spread across CSD 11, Sub-district 1 and CSD 12, Sub-district 2, with the majority of students being introduced by projected development sites within CSD 11, Sub-district 1.

In the 2033 future with the Proposed Actions, CSD 11, Sub-district 1 would experience a significant adverse impact to elementary schools and would not experience significant adverse impacts to intermediate schools. CSD 12, Sub-district 2 would not experience significant adverse impacts to either elementary or intermediate schools.

CSD 11, Sub-district 1 elementary schools would increase from a No-Action utilization rate of 86.5 percent to a rate of 103.7 percent in the With-Action condition (an increase of approximately 17.2 percent) with a deficit of 340 elementary school seats (340 project-generated students over the 100 percent utilization rate). CSD 11, Sub-district 1 intermediate schools would increase from 69.1 percent utilization in the No-Action condition to 85.5 percent utilization in the With-Action condition (an increase of 16.3 percent) with a surplus of 636 seats. As elementary schools within this sub-district would operate over capacity in the With-Action condition, with an increase of more than 100 students generated as a result of the Proposed Actions over the No-Action condition (the CEQR impact threshold), a significant adverse impact to elementary schools in CSD 11, Sub-district 1 would result. No significant adverse impact would occur to intermediate schools in CSD 11, Sub-district 1.

CSD 12, Sub-district 2 elementary and intermediate schools would continue to operate with available capacity in the future With-Action condition and would therefore not experience a significant adverse impact.

According to the *CEQR Technical Manual*, the determination of impact significance for high schools is conducted at the borough level. In the future With-Action condition, Bronx high schools are expected to operate with available capacity (43.0 percent utilization), and therefore, no significant adverse impacts on public high schools would result.

LIBRARIES

The Proposed Actions would not result in significant adverse impacts to libraries. Four New York Public Library (NYPL) branches are located within a ¾-mile radius of the Affected Area: the Pelham Parkway – Van Nest, Morris Park, Westchester Square, and Parkchester branches. The Proposed Actions would introduce an estimated 20,349 additional residents to the libraries' combined catchment area (compared to No-Action conditions). For the Pelham Parkway – Van Nest and Parkchester branches, the catchment area population increases resulting from the Proposed Actions would be less than five percent, which would not result in a noticeable change in the delivery of library services. The Morris Park and Westchester Square Branches' catchment area populations are both expected to increase by more than five percent in the future with the Proposed Actions, which could represent a significant adverse impact on library services according to the *CEQR Technical Manual*. However, many of the residents in the catchment areas for the Morris Park and Westchester Square branch libraries also reside in the catchment areas for other nearby libraries and would also be served by these libraries in the future with the Proposed Actions. Residents in the study area would have access to the entire NYPL system through the interlibrary 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, the population introduced by the Proposed Actions is not expected to result in a significant adverse impact on public libraries.

EARLY CHILDHOOD PROGRAMS

The Proposed Actions would not result in a significant adverse impact on publicly funded early childhood programs. The RWCDS for the Proposed Actions is expected to introduce approximately 2,282 low- to moderate-income units by 2033. Based on the most recent early childhood programs multipliers in the *CEQR Technical Manual*, this development would generate approximately 317 children under the age of five who could be eligible for publicly funded early childhood programs. With the addition of these children, there would be 1,749 available slots in the study area by 2033 (63.7 percent utilization), and the Proposed Actions would result in an increase in the utilization rate of approximately 6.6 percentage points over the No-Action condition.

According to the *CEQR Technical Manual*, a significant adverse impact to early childhood programs may result, warranting consideration of mitigation, if a proposed action would increase the study area's utilization rate by at least five percentage points and the resulting utilization rate would be 100 percent or more. Though the Proposed Actions would result in a 6.6 percentage point increase in the study area early childhood program utilization rate, early childhood programs would continue to operate under

capacity in the future With-Action condition, and therefore the Proposed Actions would not result in a significant adverse impact to publicly funded early childhood programs.

POLICE, FIRE, AND HEALTH CARE SERVICES

The *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and health care services in cases where a proposed action would create a sizeable new neighborhood where none existed before. The Proposed Actions would facilitate an area-wide rezoning that would increase density on major streets, large sites, areas adjacent to large institutions and at new transit stations. The proposed zoning changes would allow for growth in appropriate locations near new Metro-North stations, facilitating the construction of new housing (including affordable housing through MIH) as well as commercial and community facility uses. The Proposed Actions would also facilitate active streetscapes and increased connectivity within the Affected Area. The Affected Area is a developed area with several existing and well-established communities that are served by existing police, fire, and health care services. Demand for these services created by the Proposed Actions would be spread across several communities, due to the large geography of the Affected Area. Therefore, the Proposed Actions would not create a neighborhood where none existed before, and a detailed analysis of indirect effects on these community facilities is not warranted.

4.3 Preliminary Screening

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

DIRECT EFFECTS

None of the projected or potential development sites contain community facilities that could be displaced as result of development facilitated by the Proposed Actions. Therefore, the Proposed Actions would not result in any direct effects to existing community facilities.

INDIRECT EFFECTS

The *CEQR Technical Manual* includes thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential indirect impacts. Table 4-1, "Preliminary Screening Analysis Criteria," lists the *CEQR Technical Manual* thresholds for each community facility analysis area. If a proposed action exceeds the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis is conducted to determine if the Proposed Actions and associated RWCDS would exceed established *CEQR Technical Manual* thresholds warranting further analysis. Based on that screening, the Proposed Actions trigger a detailed analysis for public elementary, intermediate, and high schools, early childhood programs, and public libraries.

Table 4-1: Preliminary Screening Analysis Criteria

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

Source: *CEQR Technical Manual*, 2021.

Public Schools

Potential impacts on schools may result if there would be insufficient seats available to serve the population. Because it is rare that a project physically displaces an operating school, impacts are more likely to occur when a project introduces school-age children to an area. The 2021 *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed action would generate 50 or more elementary/intermediate school students and/or 150 or more high school students. Based on the RWCDS net increment of 7,474 residential units (compared to No-Action conditions) and the CEQR student generation rates for Bronx Community School Districts (CSDs) 11 and 12[1], the Proposed Actions would generate approximately 3,575 total students, consisting of approximately 1,799 elementary school students, 804 intermediate school students, and 972 high school students. This number of students warrants a detailed analysis of the Proposed Actions' effects on elementary, intermediate, and high schools.

[1] Rates used: 0.2375 elementary school (K-5) and 0.1064 intermediate school (6-8) students generated from each new housing unit in CSD 11; 0.2687 elementary school and 0.1174 intermediate school students for each new housing unit in CSD 12; 0.1300 high school students generated from each new housing unit in the Bronx. Based on NYC School Construction Authority (SCA) Projected Public School Ratio for 2019, per *CEQR Technical Manual* guidance.

Libraries

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manual*, a proposed action that generates a five percent increase in the average number of residential units served per branch (equivalent to a 682-unit increase in the Bronx) may cause significant adverse impacts on library services and require further analysis. The RWCDS associated with the Proposed Actions is expected to add 7,474 more DUs than the No-Action condition. Therefore, the Proposed Actions would exceed this threshold, and a detailed analysis of libraries is warranted.

Early Childhood Programs

Publicly financed early childhood programs are available for eligible children aged five and younger (until the child is eligible to attend Kindergarten for a fall start date). According to the *CEQR Technical Manual*, if a proposed action would add 20 or more children under age five eligible for publicly financed early childhood programs, a detailed analysis of its impact on these facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income units generated by a proposed action (141 units in the Bronx). As described previously, the RWCDS associated with the Proposed Actions is expected to add a net 7,474 DUs. Under the RWCDS for CEQR analysis of early childhood programs, it is assumed that up to 2,282 DUs are expected to be affordable units provided through the MIH program, over the No-Action condition. Therefore, the Proposed Actions would yield more than 20 children under age five eligible for early childhood programs, exceeding the CEQR thresholds and requiring a detailed analysis.

Police, Fire, and Health Care Services

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

The Affected Area is served by the New York City Police Department's (NYPD's) 43rd, 45th, and 49th Precincts. The 43rd Precinct encompasses the southeastern section of the Bronx including the Soundview, Clason Point, and Parkchester neighborhoods. The 43rd Precinct House is located at 900 Fteley Avenue, which is approximately one mile southwest of the Affected Area. The 45th Precinct serves a portion of the northeastern section of the Bronx including six miles of park area, and 10.6 miles of waterfront. The precinct encompasses Co-op City and City Island. The 45th Precinct House is located at 2877 Barkley Avenue, approximately 1.5 miles southeast of the Affected Area. The 49th Precinct serves a northeastern portion of the Bronx including Allerton, Morris Park, Van Nest, Pelham Parkway, Eastchester Gardens, and Pelham Gardens. The 49th Precinct House is located at 2121 Eastchester Road, which is directly adjacent to the Affected Area.

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

The Affected Area is served by Battalion 20 of the Fire Department of New York's (FDNY's) Division 7, and Battalion 3 of Division 6. Division 7 covers an approximately 23.4 square mile area, including Manhattan north of 148th Street and the north Bronx, and serves approximately 1,047,339 residents. Division 6 serves Manhattan between 126th and 148th streets as well as most of the south Bronx. The Affected Area is also served by six fire companies: Engine Companies 64, 89, and 90, Ladder Companies 41 and 50, and Squad Company 61. The Affected Area is served by several nearby Fire Houses. The Engine 90/Ladder 41 Fire House is located at 1843 White Plains Road, approximately a quarter mile north of the Affected Area. The Engine 64/Ladder 47 Fire House is located at 1214 Castle Hill Avenue, approximately a half mile south of the Affected Area. The Battalion 20/Squad 61 Fire House is located within the Affected Area, at 1518 Williamsbridge Road. The Engine 97 Fire House is located just to the north of the Affected Area, at 1454 Astor Avenue. FDNY continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any necessary adjustments.

There are two types of ambulances in the City—911 providers, and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 services, and they operate that system under contract with Emergency Medical Services (EMS). There is one EMS station within one mile of the Affected Area: the FDNY EMS Battalion 20, located at 1400 Pelham Parkway South, which is directly west of the Affected Area.

Under *CEQR Technical Manual* guidance, health care facilities include public, proprietary, and nonprofit facilities that accept government funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Examples of these types of facilities include hospitals or public health clinics. Montefiore operates several hospitals and medical centers in the vicinity of the Affected Area, including the Jack D. Weiler Hospital (at 1825 Eastchester Road) and the Westchester Square Medical Campus (at 2475 Raymond Avenue) which are both adjacent to the Affected Area, and would likely be used by the residents and workers of the Affected Area. Montefiore Health System is comprised of 10 hospitals and more than 200 outpatient ambulatory care sites serving the Bronx, Westchester, and the Hudson Valley. Jacobi Medical Center (NYC Health + Hospitals/Jacobi campus), located at 1400 Pelham Parkway South, would also likely be used by residents and workers of the Affected Area. NYC Health + Hospitals/Jacobi is one of 11 hospitals in the NYC Health + Hospitals system. The hospital, which provides care to over 1 million New York City residents, houses emergency medicine, trauma surgery, burn care, neonatal care, and other services. In addition to ~~Montefiore's~~ these medical facilities, there are a number of hospital/health center extension clinics and diagnostic and treatment centers located within a half-mile of the Affected Area.

4.4 Indirect Effects on Public Schools

METHODOLOGY

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

The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from the Proposed Actions. As outlined in Chapter 1, "Project Description," the RWCDS would result in a net increment of 7,474 residential units, compared to the No-Action condition. Based on the SCA Projected Public School Ratio multipliers for 2019 (the most recent year for which the data is available), the RWCDS associated with the Proposed Actions would result in a net increase of approximately 1,799 elementary school students, 804 intermediate school students, and 972 high school students compared to No-Action conditions. According to *CEQR Technical Manual* guidelines, this level of development would trigger a detailed analysis of elementary and intermediate level schools, and high schools.

Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the Community School District's "sub-district" (also known as "region" or "school planning zone") in which the project is located. As indicated on Figure 4-1, "Elementary and Intermediate Schools," the Affected Area falls within the boundaries of two New York City CSD sub-districts: Sub-district 1 of CSD 11 and Sub-district 2 of CSD 12. Table 4-2, "Projected Development Sites and Associated Number of Projected Incremental Students by Respective CSD Sub-districts," below, summarizes the projected development sites that fall within each respective sub-district and the associated number of new residential units and new elementary, intermediate, and high school students resulting from the Proposed Actions. The number of high school students generated by residential units within each respective school sub-district is presented in Table 4-2, "Projected Development Sites and Associated Number of Projected Incremental Students by Respective CSD Sub-districts," although high school students may attend any high school in the City if they meet the admissions criteria, and high schools compete to attract students on the basis of specialized programs and overall reputation. Consequently, high school capacity assessments are not performed for small, localized study areas. The *CEQR Technical Manual* states that the borough in which a project is located should serve as the study area for high school analyses.

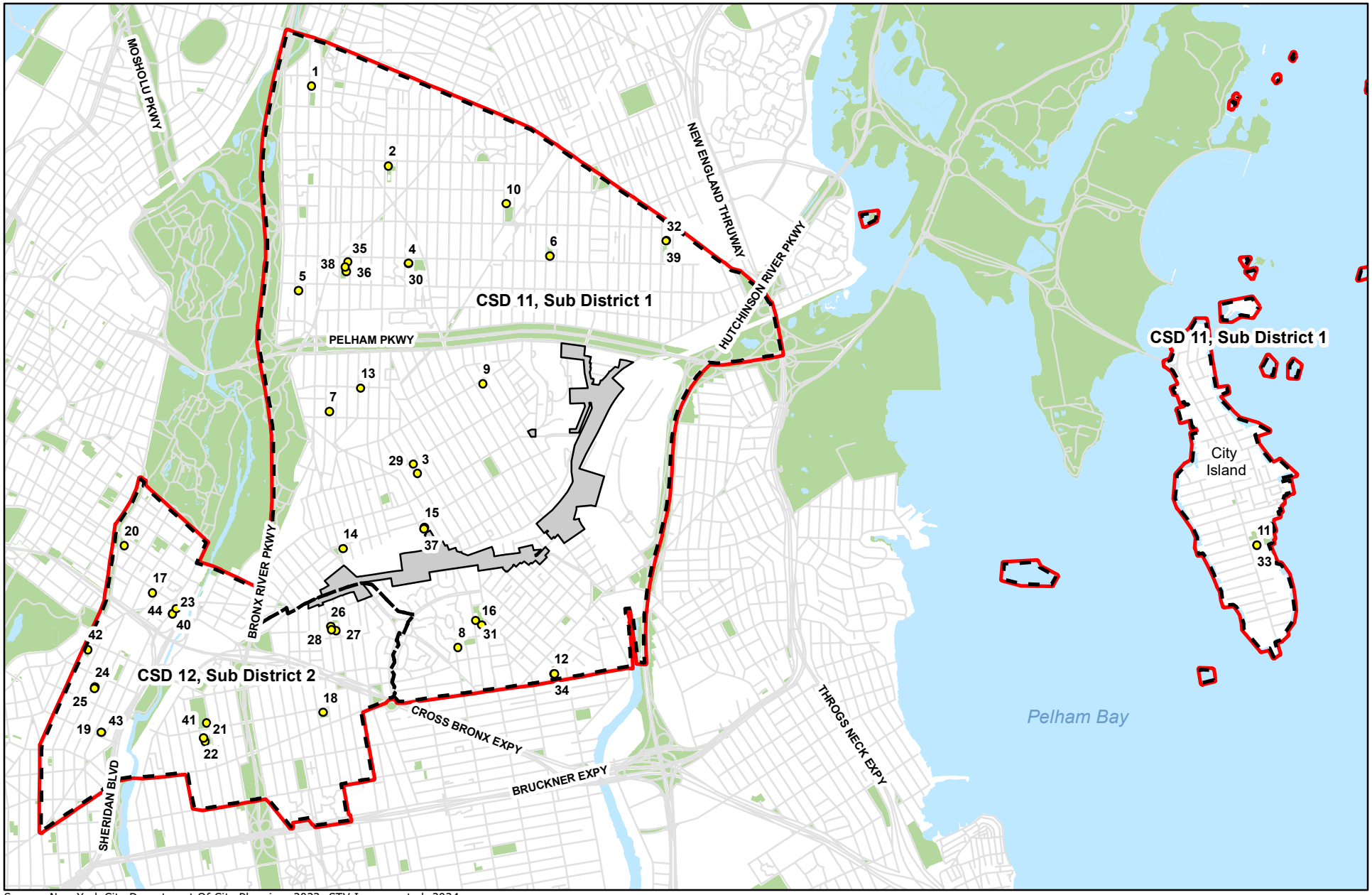
Table 4-2: Projected Development Sites and Associated Number of Projected Incremental Students by Respective CSD Sub-districts

Study Area	Projected Development Sites	Projected Incremental Housing Units	Projected Incremental PS Students	Projected Incremental IS Students	Projected Incremental HS Students
CSD 11, Sub-district 1	5, 6, 8-60	6,724	1,597	716	874
CSD 12, Sub-district 2	1-4, 7	750	202	88	98
Total:		**7,474**	**1,799**	**804**	**972**

Source: NYCDCP, 2023; SCA Projected Public School Ratio, 2019; PHA, 2024.

A schools analysis presents the most recent capacity, enrollment, and utilization rates for elementary, intermediate, and high schools in the respective study areas. Conditions for the future without the Proposed Actions are then predicted based on enrollment projections and proposed development projects; the future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school's study area to DOE's projected enrollment and then comparing that number with projected school capacity. DOE's most recent enrollment projections (Actual 2022, Projected 2023-2032) are posted on the SCA's website. In addition, any new school projects identified in the 2020-2024 Five-Year Capital Plan (and/or subsequent amendments) are included if construction has begun. According to the *CEQR Technical Manual*, some schools may be included in the analysis if they are in the Five-Year Capital Plan but are not yet under construction if the lead agency, in consultation with the SCA, concurs that it is appropriate.

To determine With-Action school utilization rates, the net elementary and intermediate school population generated by each projected development site is added to the respective CSD sub-district; the net high school students generated by all projected development sites in the RWCDS is added to the borough-wide future high school population. The effect of the new students introduced by the Proposed Actions with the RWCDS on the capacity of schools within the respective study areas is then evaluated. According to the *CEQR Technical Manual*, a significant adverse impact to elementary or intermediate schools may occur if a proposed action would result in: (1) a utilization rate of the elementary and/or intermediate schools that is equal to or greater than 100 percent in the future With-Action condition; and (2) 100 or more students generated from the proposed development past the 100 percent utilization rate. A significant adverse impact to high schools may occur if a proposed action would result in (1) a utilization rate of high schools that is equal to or greater than 100 percent in the With-Action condition, and (2) an increase of five percentage points or more in the utilization rate between the No-Action and With-Action conditions.



Source: New York City Department Of City Planning, 2023; STV Incorporated, 2024.

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Affected Area
Public Schools Study Area
School Sub-District
Schools (Refer to Tables 4-3 through 4-6)

Figure 4-1

ELEMENTARY AND INTERMEDIATE SCHOOLS

Bronx Metro-North Station Study

EXISTING CONDITIONS

As described above, elementary and intermediate schools in New York City are located in geographically defined school districts. As noted above, the Affected Area is located within the boundaries of CSD 11, Sub-district 1 and CSD 12, Sub-district 2. Analyzed study area elementary and intermediate schools are defined by one of four categories: elementary (PS) schools, which serve grades Pre-K through 5; intermediate (IS) schools, which serve grades 6 through 8; secondary schools, which serve grades 6 through 12; and K-8 schools, which serve grades Pre-K through 8. For utilization analysis purposes, the elementary/PS components of PS/IS and K-8 schools have been combined, the intermediate/IS components of PS/IS and IS/HS schools have been combined, and the high school components of secondary schools have been combined.

Tables 4-3 and 4-4 provide the existing enrollment, capacity, and utilization rates for elementary schools in CSD 11, Sub-district 1 and CSD 12, Sub-district 2, respectively. Tables 4-5 and 4-6 provide the existing enrollment, capacity, and utilization rates for intermediate schools in CSD 11, Sub-district 1 and CSD 12, Sub-district 2, respectively. Table 4-7 provides the enrollment, capacity, and utilization rates for Bronx high schools. In instances where school buildings house more than one organization, these organizations are listed separately.

Elementary Schools

As shown in Figure 4-1, "Elementary and Intermediate Schools," there are a total of 28 elementary schools in the study area, including 16 schools serving elementary students within CSD 11, Sub-district 1 and 12 schools serving elementary students in CSD 12, Sub-district 2. As indicated in Table 4-3, "CSD 11, Sub-district 1 Elementary School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year," CSD 11, Sub-district 1 elementary schools have an existing utilization rate of approximately 107.3 percent with a deficiency of 613 seats. The 55 projected development sites located within CSD 11, Sub-district 1 (consisting of Projected Development Sites 5, 6, and 8-60) are served by four zoned elementary schools: P.S. 83 – The Donald Hertz School, P.S. 106 – The Parkchester School, P.S. 567 – Linden Tree Elementary School, and P.S. 108 – Philip J. Abinanti. P.S. 83 – The Donald Hertz School is the zoned elementary school that would serve Projected Development Sites 5, 6, and 9-16. P.S. 106 – The Parkchester School is the zoned elementary school that would serve Projected Development Site 8, P.S. 567 – Linden Tree Elementary School is the zoned elementary school that would serve Projected Development Site 17, and P.S. 108 – Philip J. Abinanti is the zoned elementary school that would serve Projected Development Sites 18-60. Existing enrollment, capacity, and utilization rates for elementary schools in CSD 11, Sub-district 1 are provided in Table 4-3, "CSD 11, Sub-district 1 Elementary School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year."

Table 4-3: CSD 11, Sub-district 1 Elementary School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year

Map No.[1]	Org. No.	School Name	Address	Org. Level	Target Capacity[2]	Enrollment	Available Seats	Utilization (%)
Elementary Schools								
1	X041	P.S. 41 - Gun Hill Road	3352 OLINVILLE AVENUE	PS	621	601	20	96.8%
2	X076	P.S. 76 - The Bennington School*	900 ADEE AVENUE	PS	610	667	-57	109.3%
3	X083	P.S. 83 - The Donald Hertz School*	950 RHINELANDER AVENUE/1840 BOGART AVENUE	PS/IS	402	883	-481	219.7%
4	X089	P.S. 89 - The Williamsbridge School*	980 MACE AVENUE	PS/IS	648	726	-78	112.0%
5	X096	P.S. 96 - The Richard Rogers School	2385 OLINVILLE AVENUE	PS	810	827	-17	102.1%
6	X097	P.S. 97	1375 MACE AVENUE	PS	719	546	173	75.9%
7	X105	P.S. 105 - Sen. Abraham Bernstein	725 BRADY AVENUE	PS	854	695	159	81.4%
8	X106	P.S. 106 - The Parkchester School	1514 OLMSTEAD AVENUE	PS	925	892	33	96.4%
9	X108	P.S. 108 - Philip J. Abinanti	1166 NEILL AVENUE	PS	258	481	-223	186.4%
10	X121	P.S. 121 - Throop*	2750 THROOP AVENUE	PS	717	554	163	77.3%
11	X175	P.S. 175	200 CITY ISLAND AVENUE	PS	172	149	23	86.6%
12	X194	P.S./I.S. 194	2365 WATERBURY AVENUE	PS	567	689	-122	121.5%
13	X357	YOUNG VOICES ACADEMY OF THE BRONX	800 LYDIG AVE	PS	311	373	-62	119.9%
14	X481	P.S. 481 - THE STEAM BRIDGE SCHOOL	1684 WHITE PLAINS ROAD	PS	273	292	-19	107.0%
15	X498	P.S. / I.S. 498 - Van Nest Academy	1640 BRONXDALE AVE	PS	224	327	-103	146.0%
16	X567	P.S. 567 - Linden Tree Elementary School	1560 PURDY STREET	PS	306	328	-22	107.2%
CSD 11, Sub-district 1 Elementary Schools Total:					**8,417**	**9,030**	**-613**	**107.3%**

Notes:

[1] Refer to Figure 4-1, "Elementary and Intermediate Schools."

[2] Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8, and is used by the DOE for capital planning purposes.

* Includes temporary, transportable classroom, or annex enrollment.

Source: DOE, *Enrollment – Capacity – Utilization Report, 2022-2023 School Year.*

While not included in the quantitative analysis pursuant to the *CEQR Technical Manual*, it should be noted that there are two charter schools in CSD 11, Sub-district 1 that serve elementary students: Carl Icahn Charter School 2 (located at 1640 Bronxdale Avenue) and the Bronx Charter School for Better Learning II (located at 1300 Boynton Avenue).

As shown in Figure 4-1, "Elementary and Intermediate Schools," there are a total of 12 schools serving elementary students within CSD 12, Sub-district 2. As indicated in Table 4-4, "CSD 12, Sub-district 2 Elementary School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year," CSD 12, Sub-district 2 elementary schools have an existing utilization rate of approximately 86.6 percent with approximately 795 seats available. P.S. 536 is the zoned elementary school that would serve the five projected development sites located in CSD 12, Sub-district 2 (Projected Development Sites 1-4 and 7). Existing enrollment, capacity, and utilization rates for elementary schools in CSD 12, Sub-district 2 are provided in Table 4-4, "CSD 12, Sub-district 2 Elementary School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year."

Table 4-4: CSD 12, Sub-district 2 Elementary School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year

Map No.[1]	Org. No.	School Name	Address	Org. Level	Target Capacity[2]	Enrollment	Available Seats	Utilization (%)
Elementary Schools								
17	X006	P.S. 6 West Farms	1000 EAST TREMONT AVENUE	PS	535	448	87	83.7%
18	X047	P.S. 47 - John Randolph	1794 EAST 172 STREET	PS	720	811	-91	112.6%
19	X066	P.S. 66 - School of Higher Expectations	1001 JENNINGS STREET	PS	645	480	165	74.4%
20	X067	P.S. 67 - Mohegan School	2024 MOHEGAN AVENUE	PS	490	304	186	62.0%
21	X195	P.S. 195*	1250 WARD AVENUE	PS	492	735	-243	149.4%
22	X196	P.S. 196	1250 WARD AVENUE	PS	504	501	3	99.4%
23	X214	P.S. 214 - The Lorraine Hansberry Academy	1970 WEST FARMS ROAD	PS/IS	490	444	46	90.6%
24	X314	P.S. 314 - FAIRMONT NEIGHBORHOOD SCHOOL	1550 VYSE AVENUE	PS	582	228	354	39.2%
25	X458	SAMARA COMMUNITY SCHOOL	1570 BOONE AVENUE	PS	489	296	193	60.5%
26	X531	ARCHER ELEMENTARY SCHOOL	1827 ARCHER STREET	PS	402	325	77	80.8%
27	X536	P.S. 536	1827 ARCHER STREET	PS	353	276	77	78.2%
28	X691	BRONX LITTLE SCHOOL	1827 ARCHER STREET	PS	252	311	-59	123.4%
CSD 12, Sub-district 2 Elementary Schools Total:					**5,954**	**5,159**	**795**	**86.6%**

Notes:
[1] Refer to Figure 4-1, "Elementary and Intermediate Schools."
[2] Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8, and is used by the DOE for capital planning purposes.
* Includes temporary, transportable classroom, or annex enrollment.
Source: DOE, *Enrollment – Capacity – Utilization Report, 2022-2023 School Year.*

Intermediate Schools

As shown in Figure 4-1, "Elementary and Intermediate Schools," there are a total of 16 schools serving intermediate students in the study area, including 11 intermediate schools serving students within CSD 11, Sub-district 1 and five intermediate schools serving students within CSD 12, Sub-district 2. As indicated in Table 4-5, "CSD 11, Sub-district 1 Intermediate School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year," intermediate schools within CSD 11, Sub-district 1 have a utilization rate of approximately 102.1 percent, with a deficit of approximately 92 seats in the existing condition.

Table 4-5: CSD 11, Sub-district 1 Intermediate School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year

Map No.[1]	Org. No.	School Name	Address	Org. Level	Target Capacity[2]	Enrollment	Available Seats	Utilization (%)
Intermediate Schools								
29	X083	P.S. 83 - The Donald Hertz School*	950 RHINELANDER AVENUE/1840 BOGART AVENUE	PS/IS*	309	677	-368	219.1%
30	X089	P.S. 89 - The Williamsbridge School*	980 MACE AVENUE	PS/IS*	438	490	-52	111.9%
31	X127	I.S. 127 - The Castle Hill School	1560 PURDY STREET	IS	771	815	-44	105.7%
32	X144	I.S. 144 - Michaelangelo	2545 GUNTHER AVENUE	IS	657	414	243	63.0%
33	X175	P.S. 175	200 CITY ISLAND AVENUE	PS/IS*	103	89	14	86.4%
34	X194	P.S./I.S. 194 - X	2365 WATERBURY AVENUE	PS/IS	350	425	-75	121.4%
35	X326	I.S. 326 - Bronx Green Middle School	2441 WALLACE AVENUE	IS	356	345	11	96.9%
36	X468	PELHAM ACADEMY OF ACADEMICS AND COMMUNITY ENGAGEMENT	2441 WALLACE AVENUE	IS	247	283	-36	114.6%
37	X498	P.S. / I.S. 498 - Van Nest Academy	1640 BRONXDALE AVE	PS/IS	188	274	-86	145.7%
38	X556	I.S. 556 - Bronx Park Middle School	2441 WALLACE AVENUE	IS	463	363	100	78.4%
39	X566	I.S. 566 - Pelham Gardens Middle School	2545 GUNTHER AVENUE	IS	500	299	201	59.8%
CSD 11, Sub-district 1 Intermediate Schools Total:					**4,382**	**4,474**	**-92**	**102.1%**

Notes:
[1] Refer to Figure 4-1, "Elementary and Intermediate Schools."
[2] Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8, and is used by the DOE for capital planning purposes. excluded from the intermediate school analysis.
* Includes temporary, transportable classroom, or annex enrollment.
Source: DOE, *Enrollment – Capacity – Utilization Report, 2022-2023 School Year.*

The 55 projected development sites located within CSD 11, Sub-district 1 (consisting of sites 5, 6, and 8-60) are served by four zoned intermediate schools: P.S. 83 – The Donald Hertz School, I.S. 127 – The Castle Hill School, I.S.144 – The Michelangelo School, and I.S. 556 – Bronx Park Middle School. P.S. 83 – The Donald Hertz School is the zoned intermediate school that would serve Projected Development Sites 5, 6, and 9-16. I.S. 127 – The Castle Hill School is the zoned intermediate school that would serve Projected Development Sites 8 and 17. I.S. 144 – The Michelangelo School and I.S. 556 – The Bronx Park Middle School share a zone, and are the zoned intermediate schools that would serve Projected Development Sites 18-60. Existing enrollment, capacity, and utilization rates for intermediate schools in CSD 11, Sub-

district 1 are provided in Table 4-5, "CSD 11, Sub-district 1 Intermediate School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year."

There is one charter school in CSD 11, Sub-district 1 that serves intermediate students: Carl Icahn Charter School 2 (located at 1640 Bronxdale Avenue). As noted above, charter schools are not included in the quantitative analysis of public schools, per *CEQR Technical Manual* guidance.

As shown in Figure 4-1, "Elementary and Intermediate Schools," there are five schools serving intermediate students in CSD 12, Sub-district 2. As indicated in Table 4-6, "CSD 12, Sub-district 2 Intermediate School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year," CSD 12, Sub-district 2 intermediate schools have an existing utilization rate of approximately 97.7 percent, with approximately 36 available seats. The five projected development sites in CSD 12, Sub-district 2 (Projected Development Sites 1-4 and 7) are zoned to CSD 12, and are not zoned to any specific intermediate schools.

Table 4-6: CSD 12, Sub-district 2 Intermediate School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year

Map No.[1]	Org. No.	School Name	Address	Org. Level	Target Capacity[2]	Enrollment	Available Seats	Utilization (%)
Intermediate Schools								
40	X214	P.S. 214 - The Lorraine Hansberry Academy	1970 WEST FARMS ROAD	PS/IS	446	405	41	90.8%
41	X242	I.S. 242 - Mott Hall V	1551 EAST 172 STREET	IS/HS	290	288	2	99.3%
42	X271	EAST BRONX ACADEMY FOR THE FUTURE -X	1716 SOUTHERN BLVD	IS/HS	171	211	-40	123.4%
43	X286	I.S. 286 - Fannie Lou Hamer Middle School	1001 JENNINGS STREET	IS	261	232	29	88.9%
44	X383	I.S. 383 - Philippa Schuyler	1970 WEST FARMS ROAD	IS	378	374	4	98.9%
CSD 12, Sub-district 2 Intermediate Schools Total:					**1,546**	**1,510**	**36**	**97.7%**

Notes:
[1] Refer to Figure 4-1, "Elementary and Intermediate Schools."
[2] Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8, and is used by the DOE for capital planning purposes.
Source: DOE, *Enrollment – Capacity – Utilization Report, 2022-2023 School Year.*

High Schools

Table 4-7, "Bronx High School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year," provides summary capacity, enrollment, and utilization figures for all high schools in the Bronx. As shown in Table 4-7, "Bronx High School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year," Bronx High School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year the borough's high schools had a utilization rate of approximately 71.3 percent with 19,824 available seats in the 2022-2023 academic year. Although a one-mile radius is not used for assessment purposes, as high school students may attend any high school in the City if they meet the admissions criteria, Figure 4-2, "High Schools Near the Affected Area," shows the locations of all high schools within an approximate one-mile radius of the Affected Area for reference. As shown in Table 4-8, "Bronx High Schools within a One-Mile Radius of the Affected Area," there are 20 high schools within one mile of the Affected Area, located in six school buildings.

Table 4-7: Bronx High School Enrollment, Capacity, and Utilization for the 2022-2023 Academic Year

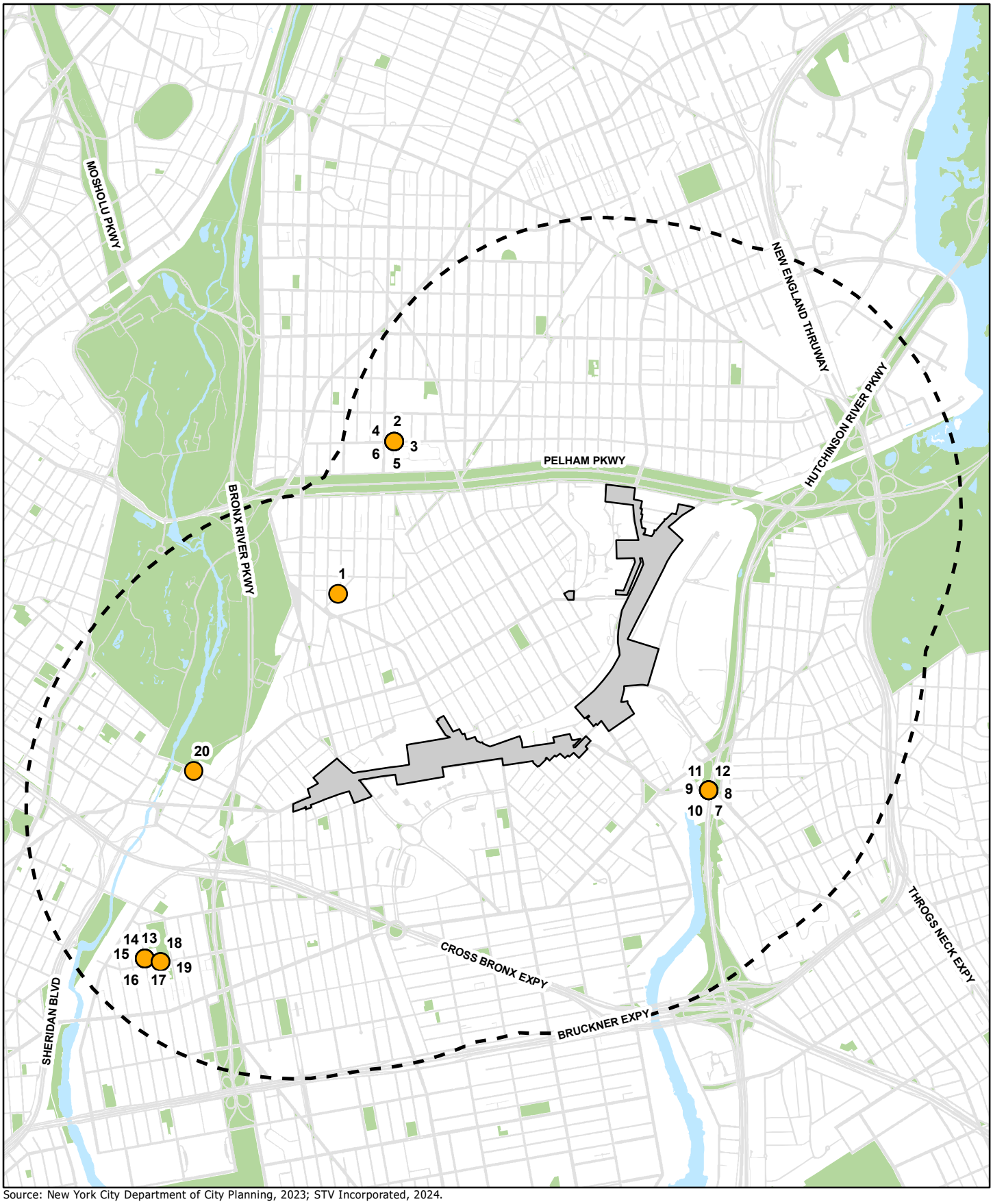
Area	Enrollment[1]	Target Capacity[1,2]	Available Seats	Utilization (%)
Bronx	49,140	68,964	19,824	71.3%

Notes:
[1] Includes HS component of IS/HS schools, based on information supplied by DCP.
[2] Target capacity sets a goal of a reduced class size of 30 for grades 9-12, and is used by the DOE for capital planning purposes.
Source: DOE, *Enrollment – Capacity – Utilization Report, 2022-2023 School Year.*

Table 4-8: Bronx High Schools within a One-Mile Radius of the Affected Area

Map No.[1]	School Name	Address
1	Bronx HS For The Visual Arts	2040 Antin Place
2	Collegiate Inst For Math & Sci	925 Astor Avenue
3	Astor Collegiate HS	
4	Bronxdale High School	
5	Pelham High School For Language and Innovation	
6	Pelham Prep HS	
7	Renaissance HS For Musical Theatre	3000 East Tremont Avenue
8	Pelham Lab High School	
9	Schuylerville Preparatory High School	
10	Bronx River High School	
11	Herbert H. Lehman HS	
12	Westchester Square Academy	
13	Pan American International HS	1300 Boynton Avenue
14	The Metropolitan Soundview High School	
15	World Cultures HS	
16	The Urban Assembly Charter School For Computer Science*	
17	ALC- Monroe Campus	
18	I.S. 242	1551 East 172 Street
19	The Cinema School	
20	Wings Academy	1122 East 180 Street

Notes:
[1] Refer to Figure 4-2, "High Schools Near the Affected Area."
* Indicates Charter High School. Charter schools are excluded from the quantitative analysis, per *CEQR Technical Manual* guidance.
Source: DOE, *Enrollment – Capacity – Utilization Report, 2022-2023 School Year.*



Source: New York City Department of City Planning, 2023; STV Incorporated, 2024.

N

0 1,500 3,000 Feet

One-Mile Radius

Affected Area

High School within One Mile of the Affected Area (Refer to tables 4-7 and 4-8)

Figure 4-2

HIGH SCHOOLS NEAR THE AFFECTED AREA

Bronx Metro-North Station Study

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

In the future without the Proposed Actions, future utilization of public elementary, intermediate, and high schools serving the Affected Area and surrounding study areas would be affected by changes in enrollment mainly due to aging of the existing student body and new arrivals born in the area or moving to it, as well as changes in capacity, or number of available seats, in the study area schools.

Enrollment Projections

As noted above, the SCA provides future enrollment projections by district for up to ten years. The latest available enrollment projections to 2032 have been used in this analysis to project student enrollment in 2033. These enrollment projections focus on the natural growth of the City's student population and other population increases that do not account for new residential development planned in the area (No-Action projects). The SCA has also provided data on the number of new elementary and intermediate students expected from new housing in Sub-district 1 of CSD 11 and Sub-district 2 of CSD 12 based on their capital planning work. In addition to the SCA ten-year high school enrollment projections, the 2033 No-Action high school enrollment was calculated by applying a multiplier of 0.1300, per SCA Projected Public School Ratio multipliers to the number of new housing units anticipated in the borough by 2030 (28,439). The anticipated No-Action elementary and intermediate school enrollment for the study area sub-districts and No-Action high school enrollment for the borough of Brooklyn are presented in Table 4-9, "No-Action Bronx High School Capacity Changes," and 4-10, "Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization," respectively.

Projected Capacity Changes

As outlined in the *CEQR Technical Manual*, No-Action school capacity changes considered in a community facilities analysis include information on proposed and adopted "Significant Changes in School Utilization" and the SCA/DOE's 2020-2024 Five Year Capital Plan. The SCA directs that the latest proposed or adopted Five Year Capital Plan (or plan amendment) be used in the No-Action public school analysis; November and February documents are "proposed," and plans and/or amendments are adopted by the City Council in June. The latest Five-Year Capital Plan Proposed Amendment was issued in February 2023 and identified capacity changes for four schools in CSD 11, Sub-district 1 and CSD 12, Sub-district 2. These changes consist of three additions to existing school buildings and are expected to lead to an increase in capacity of approximately 899 elementary school seats in CSD 11, Sub-district 1 and an increase in capacity of approximately 596 elementary school seats in CSD 12, Sub-district 2, for a total increase of approximately 1,495 elementary school seats in the study area by the 2033 build year. Additional changes in capacity anticipated in the No-Action condition reflect proposals for Significant Changes in School Utilization that have been adopted by the Panel for Education Policy (PEP). These changes are expected to further increase elementary school capacity in CSD 12, Sub-district 2 by approximately 299 seats. No significant changes in school utilization are expected for elementary or intermediate schools in CSD 11, Sub-district 1, nor are any changes to intermediate school capacity expected in CSD 12, Sub-district 2. Bronx high school capacity is expected to increase by approximately 904 seats in the No-Action condition by the 2033 analysis year. A description of the No-Action capacity changes affecting the school study areas is provided below.

Projected CSD 11, Sub-District 1 Elementary and Intermediate School Capacity Changes

Based on the "Capacity Projects in Progress" section of the 2020-2024 Capital Plan (amended February 2023), two capacity projects are under construction within CSD 11, Sub-district 1. An addition to the existing P.S. 105 – Sen. Abraham Bernstein at 725 Brady Avenue in CSD 11, Sub-district 1 is under construction and is expected to be completed by the time of the 2033 analysis year. Construction began in August 2022, and the project is expected to be complete by August 2025. The school addition is expected to increase the capacity of P.S. 105 by approximately 344 seats. P.S. 105 serves elementary students and is expected to continue to serve grades K-5.

An addition to P.S. 108 – Philip J. Abinanti at 1166 Neill Avenue in CSD 11, Sub-district 1 is also under construction and is expected to be complete before 2033. Construction began in June 2021 and the project is expected to be complete by June 2024. The addition is expected to add approximately 555 seats to P.S. 108, which serves and will continue to serve elementary students in grades K-5.

No changes to intermediate school capacity in CSD 11, Sub-district 1 are expected in the No-Action condition. In total, changes in school capacity are expected to lead to an increase of approximately 899 elementary school seats in CSD 11, Sub-district 1.

Projected CSD 12, Sub-District 2 Elementary and Intermediate School Capacity Changes

Based on the "Capacity Projects in Progress" section of the 2020-2024 Capital Plan (amended February 2023), one capacity project is under construction within CSD 12, Sub-district 2. An addition to the existing P.S. 195 and P.S. 196, which share a building at 1250 Ward Avenue in CSD 12, Sub-district 2 is under construction and is expected to be complete by the analysis year. Construction began in June 2021, and the project is expected to be complete by September 2024. The school addition is expected to add approximately 596 seats to P.S. 195 and P.S. 196, which are both housed in building X077 and serve grades K-5. The construction of a new school building at 1570 Boone Avenue was also listed in the 2020-2024 Capital Plan, however, the capacity of this school is already reflected in the 2022-2023 Enrollment – Capacity – Utilization Report.

Several additional changes to CSD 12, Sub-district 2 elementary schools have recently been approved, which include future school re-sitings, co-locations, phase-outs, grade truncations, and charter school expansions.

On April 28, 2021, the PEP approved a proposal involving two changes affecting CSD 12, Sub-district 2 elementary school capacity. The PEP approved a proposal for the temporary, partial re-siting of P.S. 196 from building X077 at 1250 Ward Avenue (where it is currently co-located with P.S. 195) to building X823, while in the interim, SCA would construct an addition to building X077 that would facilitate the return of P.S. 196 to the building. After the temporary re-siting and co-location of P.S. 196 (which is expected to last until the 2024-2025 school year), the total elementary capacity of P.S. 196 is expected to increase from the existing 504 seats to 635 seats, an increase of approximately 131 seats. As a result of the same

proposal, the elementary school capacity of P.S. 195 is expected to increase by approximately 168 seats by 2024-2025, from the existing capacity of 492 seats to 660 seats.[2]

No changes to intermediate school capacity in CSD 12, Sub-district 2 are expected in the No-Action condition. In total, changes in school capacity are expected to lead to an increase of approximately 1,106 elementary school seats in CSD 12, Sub-district 2 in the No-Action condition.

Projected Bronx High School Capacity Changes

As a result of multiple approved grade expansions, openings, co-locations, and re-sitings, Bronx high schools are expected to increase in capacity by the 2033 analysis year in the future without the Proposed Actions. A summary of the anticipated Bronx high school capacity changes is provided in Table 4-9, "No-Action Bronx High School Capacity Changes," below. As indicated in the table, anticipated capacity changes in Bronx high schools are expected to result in a net increase of 904 high school seats. As a result of these combined high school capacity changes, the 2033 No-Action high school capacity is expected to increase to 69,868 seats.

[2] DOE's *Educational Impact Statement: The Proposed Temporary Partial Re-siting of P.S. 196 (12X196) from Building X077 to Building X823 Beginning in the 2022-2023 School Year* (March 5, 2021).

Table 4-9: No-Action Bronx High School Capacity Changes

School Name	Capacity Change over 2022-2023 Capacity
CSD 10	
Jonas Bronck Academy	+340
CSD 12	
Explorations Academy	+26
Bronx Envision	+28
Bard High School Early College (BHSEC) Bronx	+378
Bronx High School for Writing and the Arts (BHSWA)	-204
Bronx Aerospace High School (BAHS)	+220
Bronx Lab School	+27
High School of Computers and Technology (HSCT)	+31
Bronx Academy of Health Careers (BAHC)	+29
High School for Contemporary Arts (HSCA)	+22
P176X@X425	+7
Total:	**+904**

Source: Panel for Education Policy, DOE, *Significant Changes in School Utilization,* 2020-2023.

Elementary Schools

In the 2033 future without the Proposed Actions, elementary schools in CSD 11, Sub-district 1 and CSD 12, Sub-district 2 are expected to operate with available capacity (refer to Table 4-10, "Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization"). As a result of the anticipated increase in capacity and decrease in enrollment in CSD 11, Sub-district 1, utilization is expected to decrease from 107.3 percent to 86.5 percent, with seat availability changing from a shortfall of 613 seats to a surplus of 1,257 seats. In CSD 12, Sub-district 2, capacity is expected to increase and enrollment is expected to decrease, resulting in a decrease in utilization from 86.6 percent to 66.2 percent, with the number of available seats increasing from 795 to 2,313.

Intermediate Schools

In the 2033 future without the Proposed Actions, CSD 11, Sub-district 1 and CSD 12, Sub-district 2 intermediate schools are expected to operate with available capacity (refer to Table 4-10, "Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization"). In CSD 11, Sub-district 1, a projected decrease in enrollment with no change in capacity is expected to result in a decrease in utilization for intermediate schools from 102.1 percent to 69.1 percent, with available seats increasing from a shortfall of 92 seats to a surplus of 1,352 available seats. Similarly, in CSD 12, Sub-district 2, a decrease in enrollment with no change in capacity is expected to result in a decrease in utilization from 97.7 percent to 72.7 percent, with available seats increasing from 36 to 422.

Table 4-10: Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization

Study Area	Projected 2030 Enrollment[1]	Students Introduced by No-Action Residential Development[2]	Total No-Action Enrollment	Capacity[3]	Available Seats	Utilization (%)
Elementary Schools						
CSD 11, Sub-district 1	7,552	507	8,059	9,316	1,257	86.5%
CSD 12, Sub-district 2	3,804	732	4,536	6,849	2,313	66.2%
Intermediate Schools						
CSD 11, Sub-district 1	2,856	174	3,030	4,382	1,352	69.1%
CSD 12, Sub-district 2	804	320	1,124	1,546	422	72.7%

Notes:
[1] *DOE Enrollment Projections (Actual 2022, Projected 2023-2032).* Projections for 2032, the latest year for which enrollment projections are available, were assumed for the 2033 analysis year, pursuant to CEQR.
[2] SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.
[3] Reflects anticipated capacity changes.
Source: PHA, 2024.

High Schools

In the 2033 future without the Proposed Actions, Bronx high schools are expected to continue to operate with available capacity, as a result of a slight increase in capacity and a significant decrease in enrollment. As summarized in Table 4-11, "Estimated No-Action Bronx High School Enrollment, Capacity, and Utilization," Bronx high schools are expected to operate with a utilization rate of 41.6 percent, with 40,811 available seats.

Table 4-11: Estimated No-Action Bronx High School Enrollment, Capacity, and Utilization

Area	Projected 2030 Enrollment[1]	Students Introduced by No-Action Residential Development[2]	Total No-Action Enrollment	Capacity[3]	Available Seats	Utilization (%)
Bronx	25,360	3,697	29,057	69,868	40,811	41.6%

Notes
[1] *DOE Enrollment Projections (Actual 2022, Projected 2023-2032).* Projections for 2032, the latest year for which enrollment projections are available were assumed for the 2033 analysis year, pursuant to CEQR.
[2] SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.
[3] Reflects anticipated capacity changes noted in Table 4-9, "No-Action Bronx High School Capacity Changes."
Source: PHA, 2024.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITIONS)

For analysis purposes, it is assumed that the RWCDS associated with the Proposed Actions would introduce 7,474 additional DUs to the Affected Area, compared to No-Action conditions. Per *CEQR Technical Manual* guidance, the number of elementary and middle-school students generated by the Proposed Actions were calculated by multiplying the number of new housing units by the applicable rates in the SCA's Projected Public School Ratios. Based on the student generation rates for CSD 11 and CSD 12, the Proposed Actions would generate up to approximately 1,799 incremental elementary school students and 804 incremental middle school students. The majority of the new students would be introduced to CSD 11, Sub-district 1. As shown in Table 4-12, "Estimated Number of Students Introduced in the Study

Area in the 2033 Future with the Proposed Actions," approximately 1,597 elementary school students and approximately 716 intermediate school students would be introduced in CSD 11, Sub-district 1, while approximately 202 elementary school students and 88 intermediate school students would be introduced to CSD 12, Sub-district 2. In addition, a total of 972 high school students would be introduced to the Bronx.

Table 4-12: Estimated Number of Students Introduced in the Study Area in the 2033 Future with the Proposed Actions

Study Area	Housing Units	Students Introduced by the Proposed Development Sites		
		Elementary	Intermediate	High School
CSD 11, Sub-district 1	6,724	1,597	716	-
CSD 12, Sub-district 2	750	202	88	-
Bronx	7,474	-	-	972

Source: SCA Projected Public School Ratio, 2019.

Elementary Schools

As described in Table 4-13, "Estimated With-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization," in the future with the Proposed Actions, the enrollment of CSD 11, Sub-district 1 elementary schools would continue to exceed capacity, while the enrollment of CSD 12, Sub-district 2 would continue to operate with available capacity. CSD 11, Sub-district 1 elementary schools are expected to operate at approximately 103.7 percent utilization (an increase of 17.1 percent over the No-Action condition), with a shortfall of 340 seats (340 project-generated students over 100 percent utilization). CSD 12, Sub-district 2 elementary schools are expected to operate at approximately 69.2 percent utilization (an increase of 2.9 percent over the No-Action condition), with approximately 2,111 seats available.

Table 4-13: Estimated With-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization

Study Area	2030 No-Action Enrollment[1]	Students Introduced by the Proposed Actions[2]	Total With-Action Enrollment	Capacity	Available Seats	Utilization (%)	Change in Utilization (%) from No-Action Condition	Project-Generated Students over 100% Utilization
Elementary Schools								
CSD 11, Sub-district 1	8,059	1,597	9,656	9,316	-340	103.7%	17.1%	340
CSD 12, Sub-district 2	4,536	202	4,738	6,849	2,111	69.2%	2.9%	N/A
Intermediate Schools								
CSD 11, Sub-district 1	3,030	716	3,746	4,382	636	85.5%	16.3%	N/A
CSD 12, Sub-district 2	1,124	88	1,212	1,546	334	78.4%	5.7%	N/A

Notes:
[1] Refer to Table 4-10, "Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization."
[2] Refer to Table 4-12, "Estimated Number of Students Introduced in the Study Area in the 2033 Future with the Proposed Actions."
Source: PHA, 2024.

As noted above, a significant adverse impact may occur if a proposed action would result in both of the following conditions: (1) a utilization rate of the elementary schools in the sub-district study area that is equal to or greater than 100 percent in the future With-Action condition; and (2) 100 or more new students generated from the proposed development past the 100 percent utilization rate. As CSD 11, Sub-

district 1 elementary schools would experience both of these conditions in the future with the Proposed Actions, a significant adverse impact to this sub-district would result. Assuming the development under the Proposed Actions occurs in accordance with the conceptual construction schedule (per Chapter 19, "Construction"), this significant adverse impact to CSD 11, Sub-district 1 elementary schools could occur in July 2026.

Proposed measures to mitigate the CSD 11, Sub-district 1 elementary school impact are described in Chapter 21, "Mitigation Measures." CSD 12, Sub-district 2 elementary schools would continue to operate with available capacities in the future With-Action condition, and therefore would not experience significant adverse impacts.

Intermediate Schools

In the future with the Proposed Actions, as shown in Table 4-13, "Estimated With-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization," the enrollment of CSD 11, Sub-district 1 and CSD 12, Sub-district 2 intermediate schools would still have available capacity. CSD 11, Sub-district 1 intermediate schools are expected to operate at 85.5 percent capacity (an increase of 16.3 percent over the No-Action condition), with a surplus of approximately 636 seats. CSD 12, Sub-district 2 intermediate schools are expected to operate at 78.4 percent capacity (an increase of 5.7 percent over the No-Action condition), with a surplus of approximately 334 seats. Therefore, no significant adverse impacts to intermediate schools in CSD 11, Sub-district 1 or CSD 12, Sub-district 2 would occur as a result of the Proposed Actions.

High Schools

As indicated in Table 4-14, "Estimated With-Action Bronx High School Enrollment, Capacity, and Utilization," in the future With-Action condition, Bronx high schools are expected to continue operating with available capacity. The future utilization rate would increase by 1.4 percentage points over the No-Action condition, for a With-Action utilization rate of 43.0 percent and 39,839 available seats. As the increase in collective utilization rate for Bronx high schools would be less than five percent, and the future With-Action utilization rate would be under 100 percent, no significant impact to Bronx high schools would occur as a result of the Proposed Actions.

Table 4-14: Estimated With-Action Bronx High School Enrollment, Capacity, and Utilization

Projected 2030 No-Action Enrollment[1]	Students Introduced by the Proposed Actions[2]	Total With-Action Enrollment	Capacity[3]	Available Seats	Utilization (%)	Change in Utilization (%) from No-Action Condition
29,057	972	30,029	69,868	39,839	43.0%	1.4%

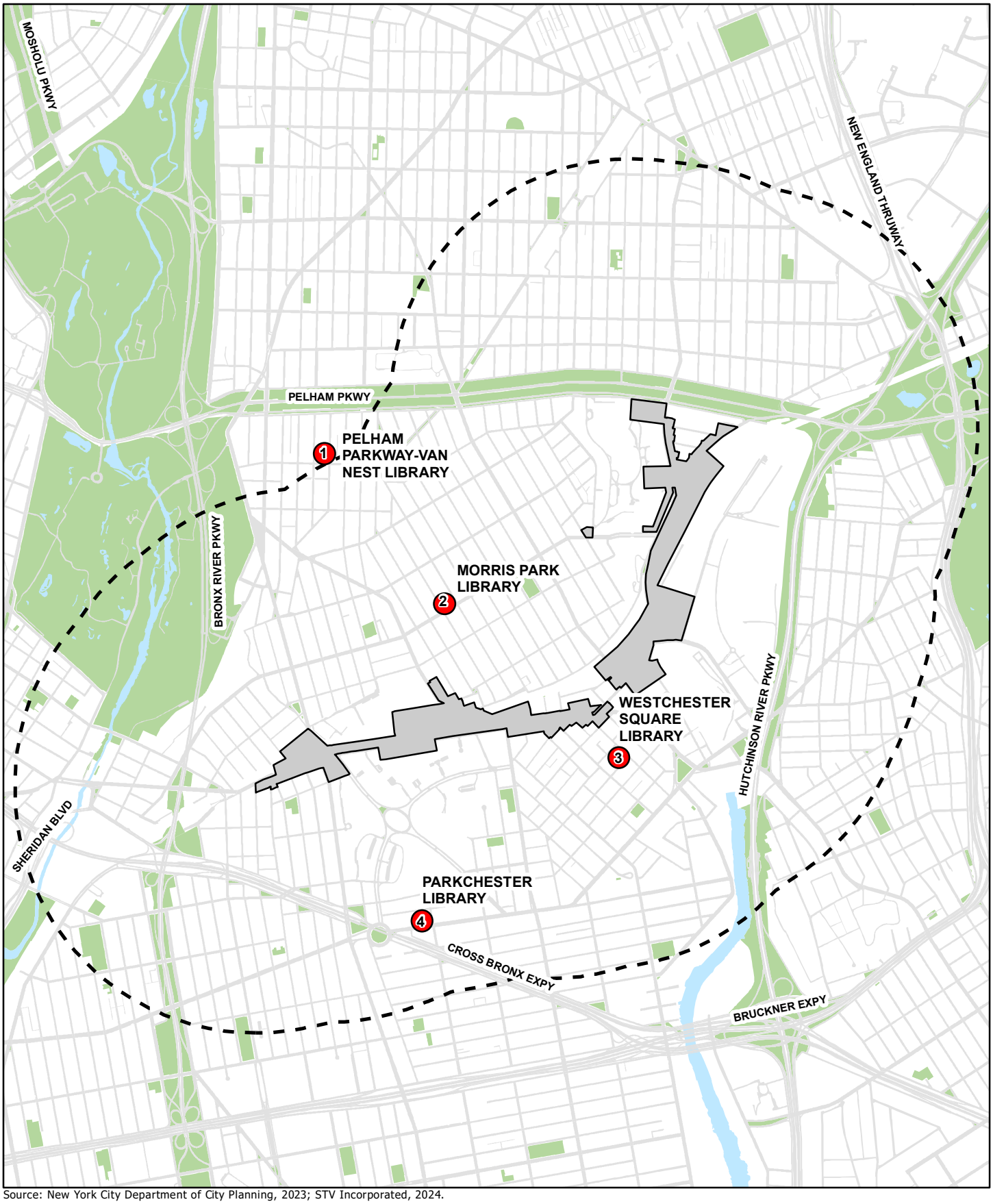
Notes:
[1] Refer to Table 4-11, "Estimated No-Action Bronx High School Enrollment, Capacity, and Utilization."
[2] Refer to Table 4-12, "Estimated Number of Students Introduced in the Study Area in the 2033 Future with the Proposed Actions."
[3] Reflects anticipated capacity changes noted in Table 4-9, "No-Action Bronx High School Capacity Changes."
Source: PHA, 2024.

4.5 Indirect Effects on Public Libraries

METHODOLOGY

Per the guidance of the *CEQR Technical Manual*, service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services — typically not more than ¾ of a mile. This radius is referred to as a library's "catchment area." This libraries analysis compares the population generated by the Proposed Actions with the catchment area population(s) of the libraries available within an approximately ¾-mile area around the Affected Area. As presented on Figure 4-3 "Study Area Libraries" four branches are located within a ¾-mile radius of the Affected Area.

To determine the existing population of each library's catchment area, 2020 U.S. Census data were assembled for all census tracts where 50 percent of the tract falls within ¾-mile of each respective library within the Affected Area's overall catchment area (see Figure 4-3, "Study Area Libraries"). The catchment area populations in the future without the Proposed Actions and the future with the Proposed Actions are applied by multiplying the number of new housing units expected to be complete by the 2033 analysis year by the average household size of the Community District within which the housing unit is located in (based on 2020 U.S. Census data). The catchment area populations in the future with the Proposed Actions are estimated by adding the anticipated population that would result from the Proposed Actions; the anticipated residents introduced by each projected development site were assigned to each library within a ¾-mile radius of the site. Because some proposed development sites are located within multiple catchment areas, the analysis assumes that residents would use the library closest to their home. According to the *CEQR Technical Manual*, a significant adverse impact could occur if a proposed project would increase the study area population by five percent or more over No-Action levels, and it is determined, in consultation with the appropriate library agency that this increase would impair the delivery of library services in the study area.



Source: New York City Department of City Planning, 2023; STV Incorporated, 2024.

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0 1,500 3,000 Feet

Affected Area
Libraries Catchment Area (3/4-Mile Radius)
Library (Refer to Table 4-15)

Figure 4-3

STUDY AREA LIBRARIES

EXISTING CONDITIONS

The Affected Area is served by the NYPL system. Founded in 1895, the NYPL is the nation's largest public library system and features 88 neighborhood branches in Manhattan, the Bronx, and Staten Island, and four scholarly research centers. The NYPL holds more than 51 million items. As indicated in Figure 4-3, "Study Area Libraries," there are four NYPL neighborhood branches within a ¾-mile radius of the Affected Area: the Morris Park branch, the Parkchester branch, the Pelham Parkway – Van Nest branch, and the Westchester Square branch. Table 4-15, "Public Libraries Serving the Affected Area," below, provides the catchment area population for the libraries, along with the existing holdings per resident ratio, based on the census tract population within a ¾-mile radius of the library (refer to Figure 4-4, "Library Catchment Areas"). The study area libraries have a combined 154,232 holdings. The four public libraries serving the study area are described in more detail below.

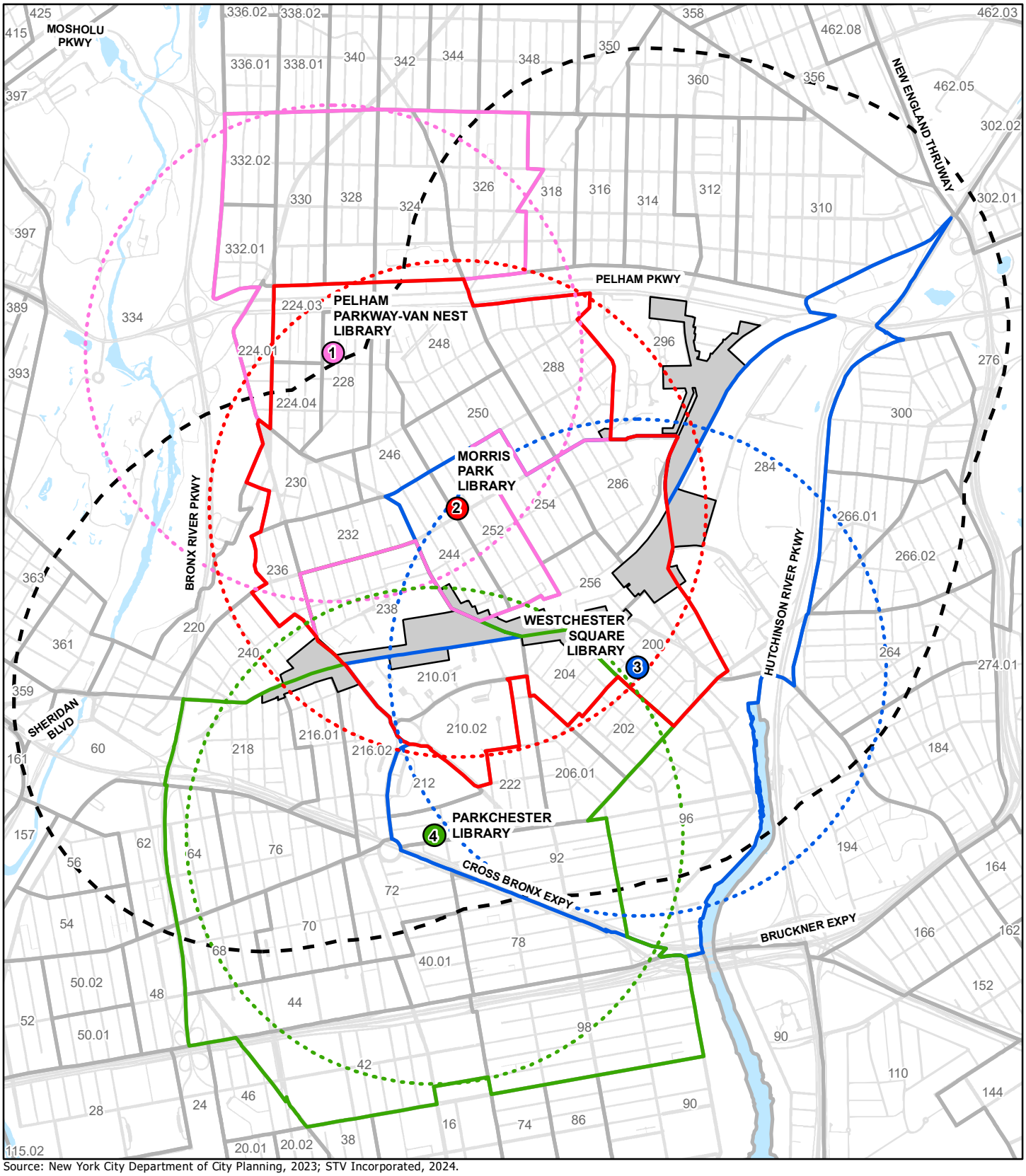
Table 4-15: Public Libraries Serving the Affected Area

Map No.[1]	Library Name	Address	Holdings[2]	Catchment Area Population[3]	Holdings per Resident
1	Pelham Parkway – Van Nest	2147 Barnes Avenue	31,096	66,709	0.47
2	Morris Park	985 Morris Park Avenue	26,615	72,419	0.37
3	Westchester Square	2521 Glebe Avenue	31,747	61,864	0.51
4	Parkchester	1985 Westchester Avenue	64,774	114,250	0.57

Notes:
[1] Refer to Figure 4-3, "Study Area Libraries," and Figure 4-4, "Library Catchment Areas."
[2] Holdings as of April 2023.
[3] 2020 U.S. Census total population for census tracts within a ¾-mile radius of the library.
Sources: US Census Bureau, 2020 US Census; DCP, 2023.

The Pelham Parkway – Van Nest branch was established in 1912, when it was first established as a station of NYPL's Travelling Libraries program. The Van Nest sub-branch opened in 1917, and occupied a series of small, but progressively larger storefront locations around the neighborhood, until it moved to its current location in 1968. The one-story facility houses adult, teen, and children's collections, as well as extensive World Languages collections, featuring books in Albanian, Arabic, Bengali, Russian, Spanish, Urdu, and many other languages. The ¾-mile catchment area of the Pelham Parkway – Van Nest branch has a population of 66,709 residents and holdings of 31,096, for a rate of approximately 0.47 holdings per resident.

The Morris Park branch became the neighborhood's first library when it opened July 21, 2006. The branch has an area of 6,600 sf and houses a collection of adult, young adult, and children's books, audio recordings, and resources in English, Italian, Albanian, and Chinese. The ¾-mile catchment area of the Morris Park branch has a population of 72,419 residents and holdings of 26,615, for a rate of approximately 0.37 holdings per resident.



Source: New York City Department of City Planning, 2023; STV Incorporated, 2024.

- Affected Area
- Census Tract
- (1) Library (Refer to Table 4-15)
- Libraries Catchment Area (3/4-Mile Radius)
- Individual Library Catchment Area (3/4-Mile Radius)
- Census Tracts within 3/4-Mile Radius

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0 1,500 3,000 Feet

Bronx Metro-North Station Study

Figure 4-4

LIBRARY CATCHMENT AREAS

The Westchester Square branch of the New York Library opened in 1937 and relocated to its current location in 1956. It features a brick, limestone, and granite façade. The first floor houses the adult, young adult, and reference collections. The children's room is located on the second floor. The ¾-mile catchment area of the Westchester Square branch has a population of 61,864 residents and holdings of 31,747, for a rate of approximately 0.51 holdings per resident.

The Parkchester branch of The New York Public Library serves a multiethnic neighborhood with a growing population of immigrants from India, Bangladesh, Pakistan, Africa, and the Middle East. The branch opened in 1942 and has an area of 7,500 sf. The ¾-mile catchment area of the Parkchester branch has a population of 114,250 residents and holdings of 64,774, for a rate of approximately 0.57 holdings per resident.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

As described in Chapter 2, "Land Use, Zoning, and Public Policy," in addition to the No-Action development anticipated on the projected development sites, there are a number of new residential developments expected to occur by 2030 that would increase the population within the library study area. Table 4-16, "Anticipated No-Action Residential Development within each Library Catchment Area," summarizes the No-Action development anticipated within each library catchment area. As several of the developments are located within more than one catchment area, in such instances, the residents were assigned to the most proximate library, which residents from the development would be expected to frequent the most often.

Table 4-16: Anticipated No-Action Residential Development within each Library Catchment Area

Library Catchment Area	Population introduced in No-Action Condition[1]	Total No-Action Population
Pelham Parkway – Van Nest	1,019	67,728
Morris Park	52	72,471
Westchester Square	2,383	64,247
Parkchester	2,271	116,521

Notes:
[1] Residential units located within more than one library catchment area are assigned to the closest library/libraries for analysis purposes. Residents calculated based on rates from the US Census Bureau - 2020 Decennial Census: 2.82 persons per DU for residential units in Bronx CD 9, 2.45 persons per DU for residential units in Bronx CD 10, and 2.71 persons per DU for residential units in Bronx CD 11.
Sources: US Census Bureau, 2020 US Census.

For analysis purposes, the number of holdings in the study area branch libraries are assumed to remain the same in 2030. Based on this assumption, Table 4-17, "No-Action Holdings per Resident Ratios," presents the anticipated holdings per resident ratios of the four study area libraries in the future without the Proposed Actions. As indicated in the table, the No-Action holdings per resident ratios would range from 0.37 to 0.56. While the holdings per resident ratios for the Morris Park branch would not change

from existing conditions, the Pelham Parkway - Van Nest, Westchester Square, and Parkchester branches would all experience decreases of approximately 0.01-0.02 holdings per resident in the No-Action condition as compared to existing conditions.

Table 4-17: No-Action Holdings per Resident Ratios

Library Name	No-Action Holdings[1]	No-Action Catchment Area Population[2]	No-Action Holdings per Resident
Pelham Parkway – Van Nest	31,096	67,728	0.46
Morris Park	26,615	72,471	0.37
Westchester Square	31,747	64,247	0.49
Parkchester	64,774	116,521	0.56

Notes:
[1] April 2023 holdings; Assumes no change in No-Action condition.
[2] Refer to Table 4-16, "Anticipated No-Action Residential Development within each Library Catchment Area."
Sources: US Census Bureau, 2020 US Census; NYPL, 2023.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

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

As previously stated, the Proposed Actions would result in a net increase of 7,474 DUs under the RWCDS, compared to the No-Action conditions. These 7,474 DUs are expected to introduce an estimated 20,349 new residents to the study area by 2033. It is anticipated that 14,198 new residents would mainly utilize the Morris Park branch, 1,960 new residents would mainly utilize the Parkchester branch, and 4,191 new residents would mainly utilize the Westchester branch. While one or more projected development sites would be within the catchment area of the Pelham Parkway – Van Nest branch, this library would not be the most proximate library for any projected development sites, and therefore, it is anticipated that residents introduced within its catchment area would choose to frequent the more proximate libraries.

Table 4-18, "Anticipated With-Action Library Catchment Area Population Increases," below, summarizes the projected development sites that fall within each respective library's ¾-mile catchment area, and the resultant catchment area population increases. As presented in the table, under the Proposed Actions, the catchment area population of the Morris Park, Parkchester, and Westchester Square Branch libraries are expected to increase by 19.6, 1.7, and 6.5 percent, respectively, over the No-Action condition. No changes to the Pelham Parkway – Van Nest catchment area population are anticipated in the future with the Proposed Actions.

Table 4-18: Anticipated With-Action Library Catchment Area Population Increases

Library Catchment Area	No-Action Population[1]	Projected Development Sites within Catchment Area[2]	Population Introduced in With-Action Condition[3]	Total With-Action Population	Increase in Catchment Area Population over No-Action Condition (%)
Pelham Parkway – Van Nest	67,728	N/A[4]	0	67,728	0.0%
Morris Park	72,471	5-6, 8-15, 38, 40-60	14,198	86,669	19.6%
Westchester Square	64,247	16-37, 39	4,191	68,438	6.5%
Parkchester	116,521	1-4, 7	1,960	118,481	1.7%

Notes:
[1] Refer to Table 4-16, "Anticipated No-Action Residential Development within each Library Catchment Area."
[2] Projected development sites located within more than one library catchment area are assigned to the most proximate library/libraries.
[3] Assumes 2.82 persons per DU for residential units in Bronx CD 9, 2.45 persons per DU for residential units in Bronx CD 10, and 2.71 persons per DU for residential units in Bronx CD 11. Residents calculated based on rates from the US Census Bureau - 2020 Decennial Census.
Sources: US Census Bureau, 2020 US Census; NYPL, 2023.

The library catchment areas for the Pelham Parkway – Van Nest and Parkchester branches would experience population increases of less than five percent over the No-Action condition in the future with the Proposed Actions. This level of increase would not result in noticeable changes in the delivery of library services at these branches, and no significant adverse impacts would occur. As indicated in Table 4-18, "Anticipated With-Action Library Catchment Area Population Increases," the Morris Park and Westchester Square branches' catchment area populations are both expected to increase by more than five percent in the future with the Proposed Actions, which may represent a significant adverse impact on library services according to the *CEQR Technical Manual*. Table 4-19, "With-Action Holdings per Resident Ratios," shows that the With-Action holdings per resident ratios would range from 0.31 to 0.55 (ranging from a decrease of 0.00 holdings per resident at the Pelham Parkway – Van Nest branch to a decrease of 0.06 holdings per resident at the Morris Park branch). However, many of the residents in the catchment areas for these libraries also reside in the catchment areas for other nearby libraries, such as the Pelham Parkway – Van Nest branch and the Parkchester branch. Residents in the study area would have access to the entire NYPL system through the interlibrary loan system and could have volumes delivered directly to their nearest library branch. They also have access to the full catalogue of NYPL e-books through the SimplyE app or through Overdrive/Libby and Cloud Library. In addition, residents would also have access to libraries near their place of work. Therefore, the population introduced by the Proposed Actions is not expected to result in a significant adverse impact on public libraries.

Table 4-19: With-Action Holdings per Resident Ratios

Library Name	With-Action Holdings[1]	With-Action Catchment Area Population[2]	With-Action Holdings per Resident
Pelham Parkway – Van Nest	31,096	67,728	0.46
Morris Park	26,615	86,669	0.31
Westchester Square	31,747	68,438	0.46
Parkchester	64,774	118,481	0.55

Notes:
[1] April 2023 holdings (NYPL); Assumes no change in With-Action condition.
[2] Refer to Table 4-18, "Anticipated With-Action Library Catchment Area Population Increases."
Sources: US Census Bureau, 2020 US Census; NYPL, 2023.

4.6 Indirect Effects on Early Childhood Programs

DEFINITIONS

Means-Tested Early Childhood Programs

Publicly funded early childhood programs fall under the auspices of DOE and comprise EarlyLearn NYC (which includes Early Head Start and serves children two and younger) and Extended Day/Year programs for three- and four-year-olds (funded by Head Start and Child Care Block Grants, which provide eight to 10 hours of care year-round, beyond the regular hours of 3-K and Pre-K programs). EarlyLearn NYC programs are run by community-based organizations in child care centers or in private homes licensed to provide child care services with group family child care (serving six to 12 children) or family child care (serving three to six children). Extended Day/Year programs for three- and four-year-olds are run by community-based organizations, and may be located in individual locations or be co-located with universal 3-K and Pre-K centers. These programs are not universal and are designed to serve targeted populations, with eligibility depending on income and other factors. The Extended Day/Year programs for three- and four-year-olds are not universal and offer additional care beyond that offered by universal 3-K and Pre-K, and thus fall within this set of programming rather than the universal 3-K and Pre-K programs. A space for one child in a child care center is called a "seat" (or a "slot"), and is the unit of analysis for early childhood programs.

Universal 3-K and Pre-K

Universal 3-K and Pre-K programs are free for all three- and four-year-olds in New York City. These programs are primarily the length of a regular school day, and generally operate during the school year. Some of the programs are run by DOE staff while others are run by community-based organizations; some are located in standalone centers while others are co-located in elementary schools. At this time, universal 3-K and Pre-K are not analyzed quantitatively pursuant to CEQR.

METHODOLOGY

Increased population in an area caused by a project would increase demand for existing services, which may result in potential indirect effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population, there may be effects on early childhood programs.

Publicly funded early childhood programs are available for eligible children five years old and younger (until the child is eligible to attend Kindergarten for a fall start date). Families eligible for early childhood program subsidized seats must meet financial and social eligibility criteria as established by DOE. In general, children in families that have incomes at or below 200 percent of the Federal Poverty Level (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent FPL. The 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. Projects that would produce substantial numbers of subsidized, low- to moderate-income family residential units may therefore generate a sufficient number of eligible children to affect the availability of seats at publicly funded early childhood programs. If the project would generate 20 or more eligible children under age five, further analysis may be appropriate. In the Bronx, the minimum number of low-to moderate-income residential units that could yield at least 20 children under age five eligible for publicly financed early childhood education services is 141 residential units. The city's income-restricted housing market is reliant on AMI rather than the FPL. Since family incomes at or below 200 percent FPL fall under 80 percent AMI, for CEQR analysis purposes, the number of residential units expected to be subsidized and targeted for households with incomes at or below 80 percent AMI should be used as a proxy for eligibility. This provides a conservative assessment of demand, since eligibility for subsidized early childhood programs is not defined strictly by income (generally below 200 percent FPL), but also takes into account family size and other reasons for care (e.g., low-income parent(s) in school; low-income parent(s) training for work; or low-income parents who are ill or disabled).

Since there are no locational requirements for enrollment in an early childhood program, some parent/guardians choose a center close to their location of employment rather than their residence. Nevertheless, the early childhood programs located nearest to the project location are more likely to be subject to increased demand. For the purpose of this early childhood programs analysis, publicly funded programs within approximately two miles of the Affected Area were identified, reflecting the fact that the centers close to a given site are more likely to be subject to increased demand.[3]

The enrollment for early childhood programs in the future without the Proposed Actions is estimated by multiplying the number of new low-income and low- and moderate-income housing units expected in the two-mile early childhood programs study area by the appropriate multiplier from Table 6-1a of the *CEQR Technical Manual*. The estimate of new eligible children is added to the existing early childhood program enrollment to estimate enrollment in the future without the Proposed Actions. The eligible population introduced by the Proposed Actions is also estimated using the *CEQR Technical Manual* early childhood

[3] As outlined in the *CEQR Technical Manual*, the study area analysis of early childhood programs can range from 1.5 miles (in non-transit-rich areas) to somewhat larger than 1.5 miles (in transit-rich areas). In consultation with the lead agency, a two-mile radius was determined to be the appropriate study area for the Proposed Actions, as the project is being carried out in response to the development of new transit.

program multipliers. The action-generated eligible population is then added to the No-Action early childhood program enrollment to determine future With-Action enrollment. According to the *CEQR Technical Manual*, if a project would result in demand for slots greater than the remaining slots for publicly funded early childhood programs and if that demand would constitute an increase of five percentage points or more in the collective capacity of early childhood programs serving the study area, a significant adverse impact may result.

EXISTING CONDITIONS

As indicated in Table 4-24, "Publicly Funded Early Childhood Programs Serving the Affected Area," and the corresponding Figures 4-5a, "Early Childhood Programs," and 4-5b, "Early Childhood Programs," 144 publicly funded early childhood programs were identified within the two-mile study area with a combined capacity of 4,813 seats (calculated using the methodology described below) and a total enrollment of 2,525 children.

DOE provided a dataset containing enrollment and capacity information for the facilities identified in the study area. Based on this dataset, capacity information is limited, even for facilities where enrollment is known.[4] As such, capacity was estimated based on guidance provided by DCP. The utilization of facilities within the study area with known capacity and enrollment ranges from approximately 6.2 percent to 300 percent, with an average of roughly 65 percent. For all facilities within the study area where one or more students are enrolled and where the capacity is either zero or unspecified, capacity was instead calculated by applying the average study area utilization rate of 65 percent to the known enrollment, generating an estimate of capacity used for this analysis.[5] Using this methodology, total capacity in the study area was calculated to be approximately 4,813 seats.

Assuming a capacity of 4,813 and enrollment of 2,525, the existing utilization of early childhood programs in the study area is approximately 52.5 percent, with 2,288 available seats. Table 4-24, "Publicly Funded Early Childhood Programs Serving the Affected Area," shows the current capacity and enrollment for each of these facilities. As noted above, while family-based child care facilities and informal care arrangements provide additional slots in the study area, these slots are not included in the quantitative analysis.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

As described in Chapter 2, "Land Use, Zoning, and Public Policy," while no affordable residential development is anticipated on the projected development sites within the Affected Area in the No-Action Condition, there are a number of residential development projects anticipated in the surrounding area that are expected to include units designated for affordable housing. In total, approximately 1,599 new

[4] Based on data provided by DOE, 109 out of 144 (76 percent) of childcare facilities in the study area had at least one student enrolled and either a capacity of 0 or unlisted capacity.

[5] For example, Heaven's Tiny Tots East Tremont Childcare Development, Inc. (Map No. 5 in Table 4-24, "Publicly Funded Early Childhood Programs Serving the Affected Area") was originally listed as having an enrollment of five children but a capacity of zero seats. Capacity was instead calculated using the formula *capacity=enrollment/.65.* Rounding to the nearest whole seat, capacity for the facility was calculated to be eight seats.

affordable housing units are anticipated in the two-mile study area by 2033 (refer to Table 4-20, "Anticipated No-Action Affordable Residential Development in Study Area"). Based on the *CEQR Technical Manual* generation rates for developments in the Bronx, these incremental 1,599 affordable housing units are expected to generate approximately 222 additional eligible children under age five to the study area, increasing the total early childhood programs enrollment to 2,747. No changes to early childhood programs capacity are anticipated in the 2033 No-Action condition.

Table 4-20: Anticipated No-Action Affordable Residential Development in Study Area

Address	Anticipated Affordable DUs[1]	Anticipated Additional Children Eligible for Early Childhood Programs
1701 Purdy St	221	31
2082 Boston Road	279	39
1923 W. Farms Rd	261	36
656 E. 176th St	153	21
1755 Watson Ave	326	45
1001 Thieriot Ave	205	28
1940 Turnbull Ave	154	21
Total:	**1,599**	**222**

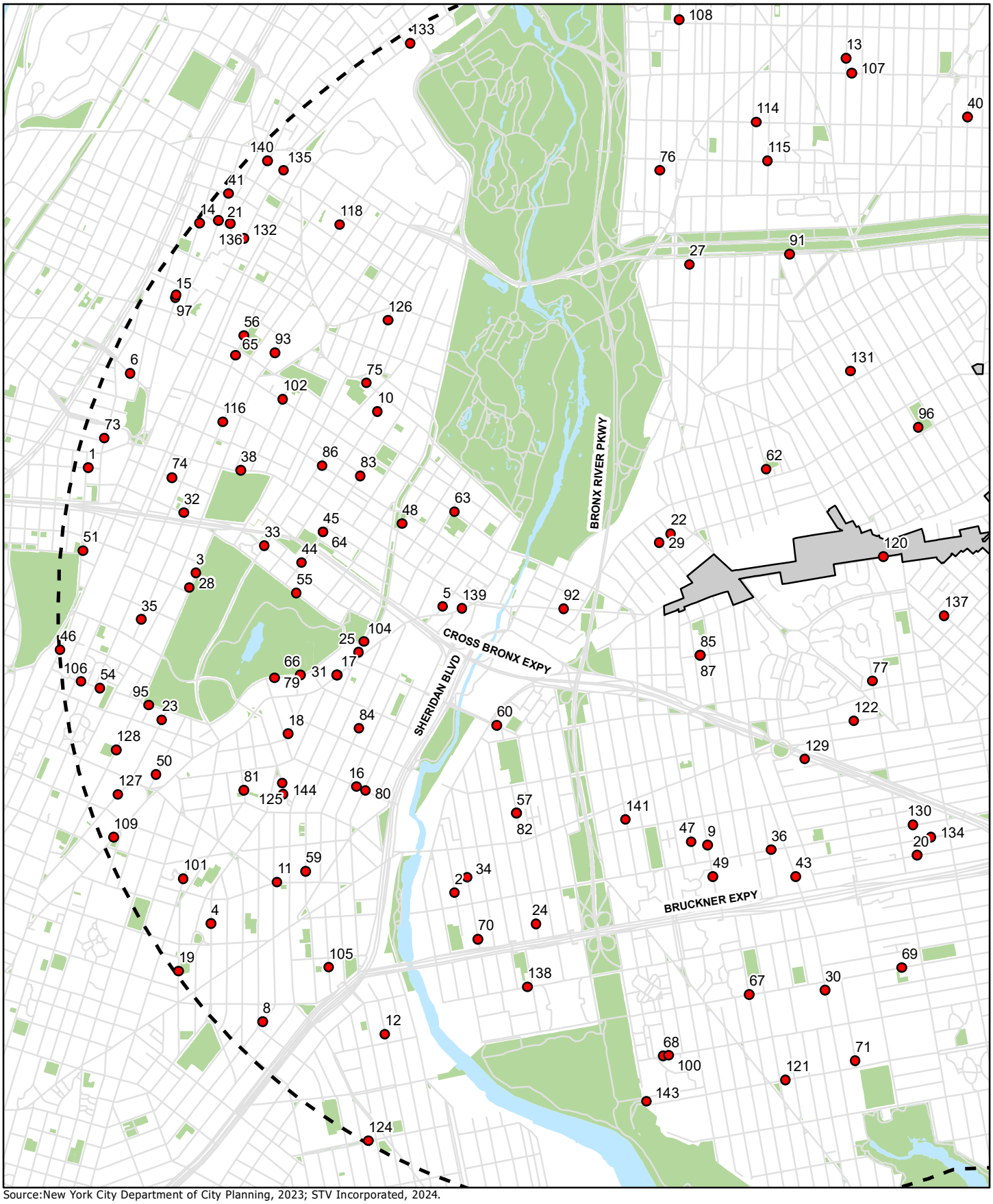
Notes:
[1] Only residential development that would add a sizeable number of affordable units (e. g., developments that would add at least 141 units affordable to households at low to moderate incomes through MIH) are included.
Sources: NYC Dept. of Housing Preservation & Development, "Affordable Housing Production Map"; *CEQR Technical Manual*, Table 6-1a.

As presented in Table 4-21, "Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for Existing Conditions and the 2033 Future No-Action Conditions," the future No-Action utilization rate is expected to increase by 4.6 percentage points to 57.1 percent and, therefore, the study area's early childhood programs would continue to operate with additional available capacity in the future without the Proposed Actions.

Table 4-21: Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for Existing Conditions and the 2033 Future No-Action Conditions

	Budget Capacity	Enrollment	Available Slots	Utilization (%)
Existing Conditions	4,813	2,525	2,288	52.5%
No-Action Increment	+0	+222	-222	+4.6%
2033 No-Action Condition	4,813	2,747	2,066	57.1%

Source: *CEQR Technical Manual*, Table 6-1a.



Source:New York City Department of City Planning, 2023; STV Incorporated, 2024.

N

0 1,500 3,000 Feet

Affected Area

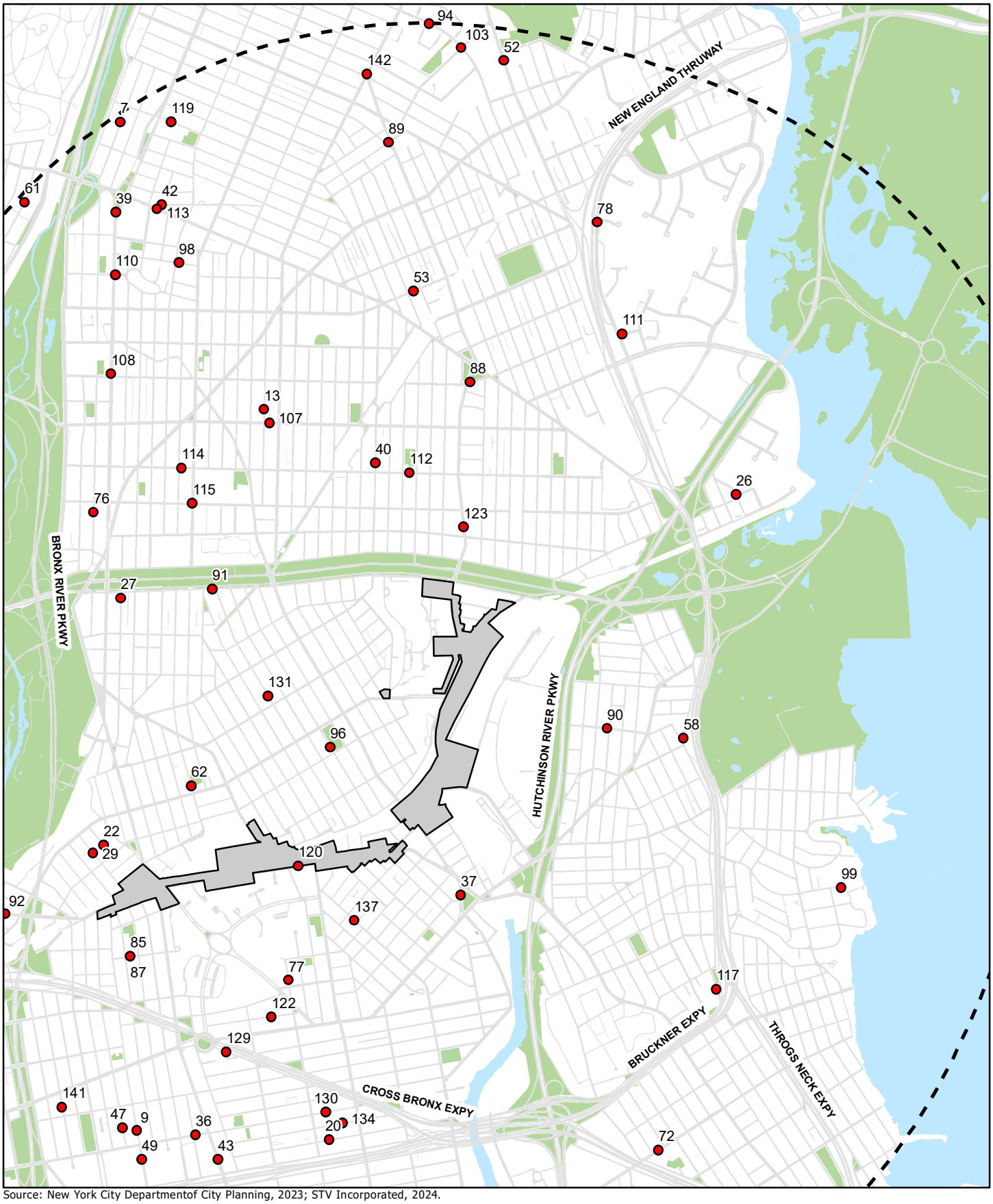
Two-Mile Radius

Early Childhood Program (refer to Table 4-18)

Figure 4-5a

EARLY CHILDHOOD PROGRAMS

Bronx Metro-North Station Study



Source: New York City Departmentof City Planning, 2023; STV Incorporated, 2024.

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0 1,500 3,000 Feet

Affected Area
Two-Mile Radius
Early Childhood Program (refer to Table 4-18)

Figure 4-5b

EARLY CHILDHOOD PROGRAMS

Bronx Metro-North Station Study

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITIONS)

As discussed above, the *CEQR Technical Manual* requires a detailed analysis of early childhood programs when a proposed action would produce substantial numbers of subsidized low- to moderate-income family housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at area publicly funded early childhood programs. By 2033, as a result of the Proposed Actions, it is anticipated under the RWCDS that 7,474 housing units would be introduced to the Affected Area. For the purpose of conservative analysis of early childhood programs, it is assumed that 30 percent of residential floor area would be set aside for affordable units at an average of 80 percent AMI (consistent with MIH Option 2). Under the RWCDS, this would result in the addition of 2,282 affordable units under the Proposed Actions.

Based on the relevant multiplier presented in Table 6-1a of the *CEQR Technical Manual*, these additional 2,282 affordable units would generate approximately 317 children under age five eligible for publicly funded early childhood programs (see Table 4-22, "Projected Number of Early Childhood Programs Pupils Generated by the Proposed Actions"). As presented in Table 4-23, "Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for the 2033 Future No-Action and With-Action Conditions," the additional 317 children potentially eligible for publicly funded early childhood programs would increase the study area utilization rate to 63.7 percent, a 6.6-percent increase from No-Action conditions. Study area early childhood programs would continue to operate under capacity, with 1,749 seats still available.

Table 4-22: Projected Number of Early Childhood Programs Pupils Generated by the Proposed Actions

Affordable Units[1]	Generation Ratio per Unit (Children ≤ Age 5)	Number of Children≤ Age 5 Generated
2,282	0.139	317

Note:
[1] Conservatively reflects number of permanently affordable units that would be required in a scenario where 30 percent of residential floor area were set aside at 80 percent AMI.
Source: *CEQR Technical Manual*, Table 6-1a.

Table 4-23: Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for the 2033 Future No-Action and With-Action Conditions

	Budget Capacity	Enrollment	Available Slots	Utilization (%)
2033 No-Action Condition	4,813	2,747	2,066	57.1%
With-Action Increment	+0	+317	-317	+6.6%
2033 With-Action Condition	4,813	3,064	1,749	63.7%

Source: PHA, 2024.

According to the *CEQR Technical Manual*, a significant adverse impact to early childhood programs could result if a proposed action results in: (1) a collective utilization rate greater than 100 percent in the With-Action condition; and (2) the demand constitutes an increase of five percent or more in the collective capacity of publicly funded early childhood programs serving the study area over the No-Action condition. The Proposed Actions would result in a 63.7 percent utilization rate (a 6.6-percent increase over the No-Action condition). Though the Proposed Actions would lead to an increase of more than five percent in the collective utilization rate in the study area, there would still be 1,749 available seats. Therefore, the

Proposed Actions would not result in a significant adverse impact to early childhood programs, per *CEQR Technical Manual* guidance.

Table 4-24: Publicly Funded Early Childhood Programs Serving the Affected Area

Map No.[1]	Name	Address	Estimated Capacity[2]	Enrollment	Available Seats	Utilization (%)
1	Promesa Day Care	301 East 175 Street	14	0	14	0.0%
2	East Bronx Day Care Center	1113 Colgate Avenue	54	0	54	0.0%
3	La Peninsula Head Start 1717 Fulton Avenue	1717 Fulton Avenue	96	0	96	0.0%
4	Intervale (Center #2)	1054 Intervale Avenue	99	0	99	0.0%
5	Heavens Tiny Tots East Tremont Childcare Development Inc.	1932 Bryant Avenue	8	5	3	62.5%
6	East Burnside Avenue	279 East Burnside Avenue	81	5	76	6.2%
7	CMCS. At 3665 Olinville Avenue	3665 Olinville Avenue	8	5	3	62.5%
8	Carmen Chavez At 906 Simpson Street	906 Simpson Street	8	5	3	62.5%
9	Grinis Group Familia Day Care At 1128 Beach Ave	1128 Beach Ave	8	5	3	62.5%
10	Nelcydaycare At 2160 Clinton Avenue	2160 Clinton Avenue	8	5	3	62.5%
11	Sweet Little Angels At 943 East 167 Street	943 East 167 Street	8	5	3	62.5%
12	Yamilka Ferrer At 875 Longfellow Avenue	875 Longfellow Avenue	8	5	3	62.5%
13	Nery Uceta At 2749 Lurting Ave	2749 Lurting Ave	8	5	3	62.5%
14	Mi Lady FGDC Inc. At 2350 Valentine Avenue	2350 Valentine Avenue	8	5	3	62.5%
15	Alexandra Holguin Group Family Daycare At 2185 Valentine Avenue	2185 Valentine Avenue	8	5	3	62.5%
16	Yesika Gonzalez De Figueroa At 989 Jennings Street	989 Jennings Street	8	5	3	62.5%
17	My Savior Family Group Day Care At 1709 Boston Road	1709 Boston Road	8	5	3	62.5%
18	Happy Castle FGDC Corp At 1460 Seabury Place	1460 Seabury Place	8	5	3	62.5%
19	958 Rev James A Polite Avenue	958 Rev James A Polite Avenue	8	5	3	62.5%
20	The Magical School Bus At 2121 Chatterton Avenue	2121 Chatterton Avenue	8	5	3	62.5%
21	Eridania Parra Ventura At 2364 Tiebout Ave	2364 Tiebout Ave	8	5	3	62.5%
22	Tiny Fingers Tiny Toes GFDC Inc At 1729 Fillmore Street	1729 Fillmore Street	9	6	3	66.7%
23	Yireny Hernandez At 1412 Franklin Avenue	1412 Franklin Avenue	9	6	3	66.7%
24	Querubines Daycare Inc At 1024 Ward Avenue	1024 Ward Avenue	9	6	3	66.7%
25	Nuesi Family Daycare At 1779 Southern Blvd	1779 Southern Blvd	9	6	3	66.7%
26	Joyful Kids Daycare At 2400 Hunter Avenue	2400 Hunter Avenue	9	6	3	66.7%
27	Peanut Butter And Jelly Daycare At 2199 Cruger Avenue	2199 Cruger Avenue	9	6	3	66.7%
28	P.S./M.S. 004 Crotona Park West	1701 Fulton Avenue	11	7	4	63.6%
29	Maria Tejada/ Jubilee Chilcare At 1731 Garfield Street	1731 Garfield Street	11	7	4	63.6%
30	Little Hands Little Feets GFDC At 755 White Plains Road	755 White Plains Road	11	7	4	63.6%

Table 4-24: Publicly Funded Early Childhood Programs Serving the Affected Area (cont.)

Map No.[1]	Name	Address	Estimated Capacity[2]	Enrollment	Available Seats	Utilization (%)
31	Nicauris De La Cruz At 1707 Boston Road	1707 Boston Road	11	7	4	63.6%
32	Garden Of Learning And Discovery Pre-K Center At 499 East 175th Street	499 East 175th Street	11	7	4	63.6%
33	East Tremont Child Care And Development Center	1811 Crotona Avenue	12	8	4	66.7%
34	Tiny Tunes Daycare Evergreen Inc	1144 Evergreen Avenue	12	8	4	66.7%
35	Tremont-Monterey Day Care Center, Inc.,	1600 Bathgate Avenue	26	8	18	30.8%
36	Watson Avenue ECC	1880 Watson Avenue	45	8	37	17.8%
37	A House On Beekman Preschool 2- 454 E 148 St	25 Westchester Square	12	8	4	66.7%
38	Bronx Day Care Center Inc	559 East Tremont Avenue	23	9	14	39.1%
39	Susan Wagner Victory Day Care Center – NBDCC	3440 White Plains Road	33	9	24	27.3%
40	Little Raskals Group Family Day Care	2514 Wilson Avenue	15	10	5	66.7%
41	Bronx Baptist Day Care & Learning Center	331-337 East 187 Street	17	10	7	58.8%
42	Elisa Heavenly Garden Daycare At 721 Tilden Street	721 Tilden Street	15	10	5	66.7%
43	P.S. 583	1028 White Plains Road	17	11	6	64.7%
44	P.S. 044 David C. Farragut	1825 Prospect Avenue	17	11	6	64.7%
45	P.S. 211	1919 Prospect Avenue	17	11	6	64.7%
46	Mid-Bronx CCRP Early Childhood Center, Inc.	1458 Webster Avenue	81	11	70	13.6%
47	Ahilya Shewbarran At 1147 St. Lawrence Avenue	1147 St. Lawrence Avenue	17	11	6	64.7%
48	P.S. 067 Mohegan School	2024 Mohegan Avenue	18	12	6	66.7%
49	Bronxdale Nursery	1065 Beach Avenue	18	12	6	66.7%
50	My First Step Enrichment Program 2 Inc	1323 Clinton Avenue	18	12	6	66.7%
51	Labor Bathgate Community CCC	1638 Anthony Avenue	57	12	45	21.1%
52	P.S. 111 Seton Falls	3740 Baychester Avenue	20	13	7	65.0%
53	Little Stars Three Inc	1420 Burke Avenue	20	13	7	65.0%
54	Fort George Community Enrichment Center	489 Saint Pauls Place	20	13	7	65.0%
55	Help Crotona Early Childhood Program	785 Crotona Park North	35	13	22	37.1%
56	P.S. 023 The New Children's School	2151 Washington Avenue	22	14	8	63.6%
57	P.S. 195	1250 Ward Avenue	22	14	8	63.6%
58	Greek American Institute Of New York Inc.	3573 Bruckner Boulevard	22	14	8	63.6%
59	Roman Catholic Church Of Saint John Chrysostom Of The City Of New York	1144 Hoe Avenue	22	14	8	63.6%
60	Bronx River Early Learn Center	1555 East 174 Street	22	14	8	63.6%

Table 4-24: Publicly Funded Early Childhood Programs Serving the Affected Area (cont.)

Map No.[1]	Name	Address	Estimated Capacity[2]	Enrollment	Available Seats	Utilization (%)
61	Luminous Early Child Care Center Decatur	3322 Decatur Avenue	22	14	8	63.6%
62	Playful Discoveries, CDC	1802 Matthews Avenue	10	14	-4	140.0%
63	Phipps Neighborhoods Daly Avenue Early Childhood Education Center	921 East 180 Street	14	14	0	100.0%
64	P.S./C.S. 211 Whitney Young Jr.	1919 Prospect Avenue	33	14	19	42.4%
65	The Salvation Army Bronx Tremont Corps Community Center	2121 Washington Avenue	42	14	28	33.3%
66	Tremont Crotona Day Care Center	1600 Crotona Park East	96	14	82	14.6%
67	P.S. 100 Isaac Clason	800 Taylor Avenue	23	15	8	65.2%
68	P.S. 107	1695 Seward Avenue	23	15	8	65.2%
69	P.S. 138 Samuel Randall	2060 Lafayette Avenue	23	15	8	65.2%
70	P.S. 152 Evergreen	1007 Evergreen Avenue	23	15	8	65.2%
71	P.S. 182	601 Stickball Boulevard	23	15	8	65.2%
72	P.S. 304 Early Childhood School	2750 Lafayette Avenue	23	15	8	65.2%
73	P.S. 028 Mount Hope	1861 Anthony Avenue	23	15	8	65.2%
74	P.S. 058	459 East 176 Street	23	15	8	65.2%
75	P.S. 051 Bronx S.T.E.M. And Arts Academy	695 East 182 Street	23	15	8	65.2%
76	P.S. 096 Richard Rodgers	2385 Olinville Avenue	23	15	8	65.2%
77	P.S. 106 Parkchester	1514 Olmstead Avenue	23	15	8	65.2%
78	P.S. 178 - Dr. Selman Waksman	850 Baychester Avenue	23	15	8	65.2%
79	P.S. 061 Francisco Oller	1550 Crotona Park East	23	15	8	65.2%
80	P.S. 066 School Of Higher Expectations	1001 Jennings Street	23	15	8	65.2%
81	P.S. 134 George F. Bristow	1330 Bristow Street	23	15	8	65.2%
82	P.S. 196	1250 Ward Avenue	23	15	8	65.2%
83	The School Of Science And Applied Learning	2050 Prospect Avenue	23	15	8	65.2%
84	Fairmont Neighborhood School	1550 Vyse Avenue	23	15	8	65.2%
85	Archer Elementary School	1827 Archer Street	23	15	8	65.2%
86	P.S. 595	700 East 179 Street	23	15	8	65.2%
87	Bronx Little School	1827 Archer Street	23	15	8	65.2%
88	Holy Rosary School	1500 Arnow Avenue	23	15	8	65.2%
89	New Covenant Christian School	1497 Needham Avenue	23	15	8	65.2%
90	Church Of St.Theresa Of The Infant Jesus D/B/A St.Theresa School	2872 Saint Theresa Avenue	23	15	8	65.2%

Table 4-24: Publicly Funded Early Childhood Programs Serving the Affected Area (cont.)

Map No.[1]	Name	Address	Estimated Capacity[2]	Enrollment	Available Seats	Utilization (%)
91	Bronx House	990 Pelham Parkway South	23	15	8	65.2%
92	Phipps Neighborhoods Lebanon West Farms Early Childhood Education Center	1175 East Tremont Avenue	14	15	-1	107.1%
93	Sheltering Arms Site At 4439 3rd Avenue	4439 3rd Avenue	34	15	19	44.1%
94	Susan Wagner Day Care Center 1140 - NBDCC	1140 East 229 Street	35	15	20	42.9%
95	P.S. 110 Theodore Schoenfeld	580 Crotona Park South	25	16	9	64.0%
96	St Francis Xavier School	1711 Haight Avenue	25	16	9	64.0%
97	St. Simon Stock School	2195 Valentine Avenue	25	16	9	64.0%
98	Learning Tree Cultural Center Inc	801 Bartholdi Street	25	16	9	64.0%
99	Villa Maria Academy, Inc	3335 Country Club Road	25	16	9	64.0%
100	Ciditty Kiddie Corporation II	1700 Seward Avenue	18	16	2	88.9%
101	Cultivating Hearts And Minds Pre-K Center At 1222 Prospect Avenue	1224 Prospect Avenue	28	18	10	64.3%
102	P.S. 3 Raul Julia Micro Society	2100 Lafontaine Avenue	29	19	10	65.5%
103	P.S. 112 Bronxwood	1925 Schieffelin Avenue	31	20	11	64.5%
104	NYCELC - Sb2	1778 Southern Boulevard	22	21	1	95.5%
105	P.S. 75 School Of Research And Discovery	984 Faile Street	35	23	12	65.7%
106	P.S. 055 Benjamin Franklin	450 Saint Pauls Place	35	23	12	65.7%
107	Little Stars Too Inc	1083 Allerton Avenue	37	24	13	64.9%
108	NYCELC - White Plains 1	2901 White Plains Road	37	24	13	64.9%
109	New Covenant	1179 Boston Road	38	25	13	65.8%
110	All Seasons A&C Daycare	700 Rosewood Street	38	25	13	65.8%
111	Learnking Ladder Day Care Center/All Cares	100 Aldrich Street	42	27	15	64.3%
112	P.S. 097 Bronx	1375 Mace Avenue	43	28	15	65.1%
113	Immaculate Conception School	760 East Gun Hill Road	45	29	16	64.4%
114	St. Lucy School	830 Mace Avenue	45	29	16	64.4%
115	St. Lucy Early Childhood Academy	2401 Bronxwood Avenue	45	29	16	64.4%
116	Trabajamos Community Head Start	1997 Bathgate Avenue	90	29	61	32.2%
117	P.S. X014 Senator John Calandra	3047 Bruckner Boulevard	46	30	16	65.2%
118	Our Lady Of Mount Carmel School	2465 Bathgate Avenue	46	30	16	65.2%
119	Regent School	719 East 216 Street	46	30	16	65.2%
120	St. Raymond School	2380 East Tremont Avenue	46	30	16	65.2%

Table 4-24: Publicly Funded Early Childhood Programs Serving the Affected Area (cont.)

Map No.[1]	Name	Address	Estimated Capacity[2]	Enrollment	Available Seats	Utilization (%)
121	Xabk-Church Of The Holy Cross, Clason Point, NY	1846 Randall Avenue	48	31	17	64.6%
122	St. Helena School	2050 Benedict Avenue	48	31	17	64.6%
123	Amazing Kids Corp	2331 Eastchester Road	33	31	2	93.9%
124	P.S. 048 Joseph R. Drake	1290 Spofford Avenue	52	34	18	65.4%
125	NYCELC - Louis Nine	1334 Louis Nine Boulevard	52	34	18	65.4%
126	Belmont Community Day Care Center, Inc.	2340 Cambreleng Avenue	66	34	32	51.5%
127	P.S. 063 Author's Academy	1260 Franklin Avenue	55	36	19	65.5%
128	1332 Fulton Avenue Day Care Center, Inc.	1332 Fulton Avenue	12	36	-24	300.0%
129	Cheer-And-Grow Learning Academy Corp.	1926 Cross Bronx Expressway	57	37	20	64.9%
130	Early Life Castle Hill	2125 Watson Avenue	56	38	18	67.9%
131	St. Clare Of Assisi School	1911 Hone Avenue	66	43	23	65.2%
132	Concourse House Day Care Center	2348 Webster Avenue	66	43	23	65.2%
133	Marc Academy And Family Center, Inc.	2863 Webster Avenue	124	43	81	34.7%
134	The Holy Family School	2169 Blackrock Avenue	68	44	24	64.7%
135	Rose Hill Pre-K Center At 2490-2500 Webster Avenue	2490-2500 Webster Avenue	68	44	24	64.7%
136	UCNY Round-The-Clock Nursery	2380 Marion Avenue	78	44	34	56.4%
137	Santa Maria School	1651 Zerega Avenue	69	45	24	65.2%
138	P.S. 093 Albert G. Oliver	1535 Story Avenue	71	46	25	64.8%
139	Cultivating Hearts And Minds Pre-K Center At 1946 Boston Road	1946 Boston Road	80	52	28	65.0%
140	Rose Hill Pre-K Center At 2512 Marion Avenue	2512 Marion Avenue	82	53	29	64.6%
141	Sound Dale Center For ECE	1211 Croes Avenue	160	65	95	40.6%
142	Laconia Daycare Center & Infant Care Inc.	3950 Laconia Avenue	39	79	-40	202.6%
143	Randall Family Residence	1600 Randall Avenue	14	0	14	0.0%
144	Women's Housing And Economic Development Corporation	1309 Louis Nine Blvd	251	0	251	0.0%
TOTAL:			**4,813**	**2,525**	**2,288**	**52.5%**

Notes:

[1] Refer to Figures 4-5a, "Early Childhood Programs," and 4-5b, "Early Childhood Programs."

[2] Based on neighborhood trends, for facilities with enrollment of at least one and either a capacity of 0 or no listed capacity, estimated capacity was calculated using the formula *capacity = enrollment/0.65.*

Sources: DOE, DCP, 2023.