4

Community Facilities and Services

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

Introduction

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

As detailed in **Chapter 1, Project Description**, the Proposed Development would introduce three buildings at the Development Site totaling approximately 1,215,000 gross square feet (gsf)—including approximately 1,106,500 gsf of residential space for up to approximately 1,150 total dwelling units (DUs), of which between 230 and 345 units would be affordable pursuant to Mandatory Inclusionary Housing (MIH). It is the Project Developer's intent to pursue Mandatory Inclusionary Housing (MIH) Option 1, under which 25 percent (up to approximately 300) of the proposed units would be affordable at an average of 60 percent Area Median Income (AMI), pursuant to MIH requirements. However, the Project Developer intends to provide the affordable units at an average of 56 percent AMI. While the Proposed Actions would not physically displace or alter an existing community facility, they would introduce a substantial new residential population, resulting in increased demand for community facilities and services in the area surrounding the

Development Site. Therefore, assessments of early childhood programs, public elementary and intermediate schools, and libraries were conducted to determine whether the Proposed Actions would result in any significant adverse impacts to community facilities.

Principal Conclusions

In accordance with *CEQR Technical Manual* guidelines, detailed analyses of potential indirect effects on public elementary and intermediate schools, public libraries, and publicly funded early childhood programs were conducted for the Proposed Actions. The Proposed Actions would not introduce a sizeable new neighborhood, nor would it displace or alter the existing healthcare facilities or police and fire protective services. Therefore, significant adverse impacts to healthcare facilities and police and fire protective services are not anticipated, and further analysis of those facilities is not warranted. Additionally, as the number of project-generated high school students would fall below the CEQR thresholds for analysis, no significant adverse impacts on high schools are anticipated, and no further analysis of public high schools is warranted. Therefore, as described below and based on CEQR guidance, the Proposed Development does not have the potential to indirectly impact public high schools, healthcare facilities, or police and fire protection services. Additionally, development associated with the New York City Transit Authority (NYCTA) Relocation Site does not have the potential to directly or indirectly impact any community facilities or services.

Indirect Effects on Public Schools

The Proposed Actions would not result in significant adverse impacts to public schools. The Proposed Actions would generate over 50 elementary and intermediate school students, which warrants further analysis according to the *CEQR Technical Manual*. Following *CEQR Technical Manual* methodologies, the study area for the analysis of elementary and intermediate schools is the school subdistrict in which the Development Site is located, specifically Subdistrict 3 of Community School District (CSD) 14.

Based on a detailed analysis, under the With-Action condition, the utilization rate of elementary and intermediate schools would not exceed 100 percent. Therefore, based on *CEQR Technical Manual* guidelines, the Proposed Actions would not result in significant adverse impacts to elementary and intermediate schools.

Indirect Effects on Early Childhood Programs

The Proposed Actions would not result in significant adverse impacts to early childhood programs. In the With-Action condition, the Proposed Actions would result in the incremental development of approximately 1,150 DUs to the study area, of which up to 345 units would be affordable, pursuant to the MIH program, as compared to the No-Action condition. Based on the multipliers for estimating the number of children eligible for early childhood programs according to the New York City Department of Education (NYC DOE), the Proposed Actions are anticipated to generate the need for approximately 61 early childhood program slots.

Based on a detailed analysis, early childhood programs in the study area would be under capacity with a surplus of 760 slots in the With-Action condition. The utilization rate would be 66 percent in the future with the Proposed Actions, and the change in utilization rate from the No-Action condition to the With-Action would be an increase of 2.7 percent. Since the collective utilization rate for early childhood programs would be below 100 percent in the future with the Proposed Actions, and the

change in utilization rate between the No-Action and With-Action conditions would be below the CEQR impact threshold of 5 percent, the Proposed Actions would not result in a significant adverse impact on publicly funded early childhood programs.

Indirect Effects on Libraries

The Proposed Actions would not result in significant adverse impacts to public libraries. As detailed below, there is one Brookly Public Library (BPL) branch within 0.75 miles of the Development Site—the Greenpoint Library. As stated in the *CEQR Technical Manual*, a significant adverse impact could occur if a project would increase the population of the library catchment area by 5 percent or more, as this increase could impair the delivery of library services in the study area. As described in the analysis below, the catchment area population is expected to increase by 3.19 percent from the No-Action to With-Action condition and the holdings per resident would decrease from 0.49 in the No-Action condition to 0.48 in the With-Action condition. As the library catchment area population in the future with the Proposed Actions would increase by less than 5 percent, the Proposed Actions are not expected to result in a significant adverse impact on public libraries.

Methodology

The *CEQR Technical Manual* provides thresholds to make an initial determination of whether detailed studies are necessary to determine potential indirect impacts on public schools, libraries, childcare centers, health care facilities, and fire and police protection services. According to CEQR guidelines, a project would need to introduce a sizeable new neighborhood to trigger further analysis of police/fire services and health care facilities. The Proposed Actions would not introduce a sizeable new neighborhood. Therefore, analysis of police and fire services and healthcare facilities is not warranted.

The Proposed Actions would result in an incremental increase of approximately 1,150 DUs, including up to 345 affordable units. The introduction of 1,150 DUs in Brooklyn School District 14, Subdistrict 3, where the Development Site is located, would introduce approximately 61 combined elementary and middle school students, which is above the CEQR analysis threshold of 50 students for elementary and middle schools. Therefore, a detailed analysis of public elementary and middle schools is warranted.

The Proposed Actions are expected to introduce 58 high school students, which falls well below the CEQR analysis threshold of 150 high school students. Therefore, analysis of high schools is not warranted, and no significant adverse impacts would occur.

According to the *CEQR Technical Manual*, a project in Brooklyn introducing 110 affordable units or more would introduce 20 or more children under age six eligible for publicly financed early childhood programs and would warrant further analysis. Because the Proposed Development would introduce approximately 345 affordable units, a detailed analysis of publicly funded early childhood centers is warranted.

Potential significant adverse impacts to libraries may result from an increased user population. According to the *CEQR Technical Manual*, a project that would generate a 5 percent increase in the average number of residential units served per branch (equivalent to an 834 unit increase in Brooklyn) may cause significant adverse impacts on library services and require further analysis. The Proposed Development would be expected to add approximately 1,150 DUs and, therefore, a detailed analysis of libraries is warranted.

Public Schools

Public schools are free for all students ages five and older and are operated and funded by NYC DOE. Public schools include elementary schools (grades Kindergarten through 5, "PS"), middle schools (grades 6 through 8, "IS" or "MS"), and high schools (grades 9 through 12, "HS").

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

Study Area

According to the guidelines presented in the *CEQR Technical Manual*, the study area for the analysis of public elementary and intermediate schools is the school district's "subdistrict" (also known as "regions" or "school planning zones") in which the Development Site is located. Therefore, the study area for primary and intermediate schools is Subdistrict 3 of CSD 14 (see **Figure 4-1**).

Data Sources

In accordance with the *CEQR Technical Manual*, the analysis of schools uses the most recent NYC DOE data on school capacity, enrollment, and utilization rates for public elementary and intermediate schools in CSD 14, Subdistrict 3. Specifically, the existing conditions analysis uses data provided in the NYC DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2023–2024 School Year* edition, otherwise known as the *Blue Book,* and the 2024 Public Schools Ratio, as directed in the *CEQR Technical Manual*.[1] The NYC DOE does not include charter school enrollment in its enrollment projections.

To calculate future conditions without the Proposed Actions (No-Action condition), Statistical Forecasting's enrollment projections for years 2024 through 2033 were provided by New York City School Construction Authority (NYC SCA).[2] These enrollment projections are based on broad demographic trends and do not explicitly account for individual new residential projects planned for the study area. Additionally, the NYC DOE new housing starts data[3] on the number of new housing units and students expected at the sub-district and borough levels are also considered in the overall No-Action enrollment. This analysis uses NYC DOE's enrollment projections for the years 2020 through 2029, which is the most recent data currently available on the NYC SCA website. New school projects identified in the current NYC DOE Five-Year Capital Plan or Panel for Educational Policy are also considered if construction is already underway.

To determine school utilization rates for the future conditions with the Proposed Actions, the students that would be introduced to the study area by the Proposed Development are added to the respective total enrollments in the No-Action condition for CSD 14, Subdistrict 3.

Impact Criteria

The effect of new students introduced by a proposed project on the capacity of schools within the study area is evaluated based on the methodology detailed above. According to the *CEQR Technical*

[1] NYC Public Schools. Enrollment, Capacity, & Utilization, 2023–2024 School Year.

[2] NYCSCA. Enrollment Projections 2024–2033 NYC Public Schools by the Statistical Forecasting.

[3] DOE. Projected Housing Starts as Used in 2020-2029 Enrollment Projection.

Manual, a significant adverse impact may occur for elementary and intermediate schools if a proposed project would result in both:

- A collective utilization rate in the subdistrict study area equal to or greater than 100 percent in the future With-Action condition; and
- an increase of 100 or more new students generated from the Proposed Development past the 100 percent utilization rate.

Early Childhood Programs

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

The existing conditions analysis presents the most recent capacity and enrollment data of existing publicly funded early childhood programs within the study area using information from NYC DOE. The early childhood program enrollment in the future No-Action condition is estimated by multiplying the number of new affordable housing units expected in the study area by the CEQR multiplier for estimating the number of children under the age of six eligible for publicly funded early childhood services. For Brooklyn, the multiplier estimates 0.178 eligible children per affordable housing unit (*CEQR Technical Manual* Table 6-1a).[4]

For purposes of this analysis, the early childhood program-eligible population resulting from the number of housing units expected to be subsidized and targeted for incomes of 80 percent AMI or below are used as a proxy for eligibility. Therefore, the number of eligible children generated by the incremental 345 affordable units under the With-Action condition is then added to the early childhood program enrollment calculated in the future No-Action condition.

Study Area

According to the *CEQR Technical Manual*, the study area for the analysis of early childhood programs is typically defined as the area within 1.5 miles of the site. Although there are no locational requirements for enrollment in early childhood programs, and parents/guardians can choose an early childhood program close to their employment rather than their residence, centers closest to the Development Site are more likely to be subject to increased demand. Therefore, a 1.5-mile study area around the Development Site was used for this analysis.

Data Sources

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

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

Impact Criteria

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

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

Libraries

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

A detailed analysis of libraries includes a description of existing libraries within the study area, their information services, and their user population. Branch holdings and circulation data are identified. Under the No-Action condition, the future population in the study area is determined, and any changes or planned new branches are integrated into the analysis. The With-Action condition is similarly established, and the change over the No-Action condition is assessed for effects on library access and services. A libraries analysis typically compares the population that would be generated by any proposed actions with the catchment area population for libraries located within an approximate 0.75-mile radius around the proposed development.

2020 U.S. Census data was assembled for all census tracts that fall primarily within 0.75 miles of a library to determine the existing population of a library's catchment area. The catchment area population in the No-Action condition was estimated by multiplying by an average household size of 2.43 persons the number of new units in No-Action developments within the 0.75-mile catchment area that are expected to be complete by 2031 and adding the result to the existing catchment area residential population. according to the 2020 U.S. Census of Brooklyn Community District 1. The catchment area population in the With-Action condition was estimated by adding the anticipated population that would result from the Proposed Actions to the catchment area population estimate in the No-Action condition.

The No-Action and With-Action populations are used to assess potential effects on public libraries.

Study Area

Library branch catchment areas are typically not more than 0.75 miles from the library branch, which is the distance that one might be expected to travel for such services. One Brooklyn Public Library branch, the Greenpoint Library, is located within a 0.75-mile radius of the Development Site. Therefore, the 0.75-mile catchment area for the Greenpoint Library was used as the study area for the analysis.

Data Sources

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

Impact Criteria

Generally, if a proposed project would increase the study area population by 5 percent or more over the No-Action condition population, and it is determined, in consultation with the appropriate library agency, that this increase would impair the delivery of library services in the study area, a significant impact may occur, warranting consideration of mitigation.

Detailed Analysis: Public Schools

Existing Conditions

As shown in **Table 4-1** and **Figure 4-1**, Brooklyn CSD 14, Subdistrict 3 contains 5 elementary schools with a total enrollment 2,163 students, a surplus of 309 seats, and a utilization rate of 87.5 percent.

The subdistrict contains four intermediate schools that have an existing total enrollment of 1,143 students, a surplus of 934 seats, and an overall utilization rate of 55 percent.

Table 4-1 Public School Enrollment, Capacity, and Utilization for Existing Conditions, School District 14, Subdistrict 3

Org. ID	School Name	Address	Grades[1]	Enrollment	Target Capacity	Available Seats	Utilization
Elementary Schools							
K017	P.S. 17 - K	208 North 5 Street	PK-5	209	283	74	73.9%
K031	P.S. 31- K	75 Meserole Avenue	PK-5	583	618	35	94.3%
K034	P.S. 34 - K	131 Norman Avenue	PK-5	413	304	-109	135.9%
K084	P.S. 84 - K	250 Berry Street	PK-8	482	701	219	68.8%
K110	P.S. 110 - K	124 Monitor Street	PK-5	476	566	90	84.1%
			Study Area Total	**2,163**	**2,472**	**309**	**87.5%**
Intermediate Schools							
K050	J.H.S. 50 - K	183 South 3 Street	6-8	382	730	348	52.3%
K084	P.S. 84 - K	250 Berry Street	PK-8	174	253	79	68.8%
K126	J.H.S. 126 - K	424 Leonard Street	6-8	162	655	493	24.7%
K577	I.S. 577 - K	208 North 5 Street	6-8	425	439	14	96.8%
			Study Area Total	**1143**	**2077**	**934**	**55.0%**

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

Figure 4-1 Public Schools District 14, Subdistrict 3



Source: NYC DCP

No-Action Condition

Enrollment Projections

NYC SCA provides future enrollment projections by the CSD for up to ten years. The latest available NYC SCA enrollment projections for CSD 14, Subdistrict 3 estimate an expected decline in elementary and intermediate school enrollment through 2029. The NYC SCA projected enrollment lists approximately 2,020 elementary students and 853 intermediate students that would be enrolled in the subdistrict in the future No-Action condition.

The projected NYC DOE new housing starts data indicates that 306 elementary and 58 intermediate students are expected to be generated by No-Action residential development.[5] Considering NYC SCA's projected enrollment and NYC DOE's projected New Housing Starts, No-Action enrollment would total 2,326 elementary students and 912 intermediate students.

Projected Capacity Changes

There is no projected capacity change to schools in the study area under the No-Action condition.

No-Action Utilization

As shown in **Table 4-2**, elementary schools in CSD 14, Subdistrict 3 would operate within capacity, with an 88.2 percent utilization rate and a surplus of 291 seats. Intermediate schools would operate within capacity, with a 48.7 percent utilization rate and a surplus of 1,065 seats.

Table 4-2 Projected Public School Enrollment, Capacity, and Utilization for No-Action Condition, School District 14, Subdistrict 3

Projected 2028 Enrollment	Students Introduced by No-Action Residential Development	Total No-Action Enrollment	Capacity	Available Seats	Utilization (%)
Elementary Schools					
1,655	527	2,181	2,472	291	88.2%
Intermediate Schools					
924	88	1,012	2,077	1,065	48.7%

Source: NYC DOE Housing Starts (2020-2029), NYCSCA Enrollment Projections 2024–2033 NYC Public Schools by the Statistical Forecasting

With-Action Condition

As detailed above, the Proposed Actions would result in the development of 1,150 DUs, which would introduce approximately 51 elementary students and 14 intermediate students to the subdistrict.

As shown in **Table 4-3**, elementary schools in CSD 14, Subdistrict 3 would continue to operate within capacity in the With-Action condition. The subdistrict elementary schools would operate at approximately 90.3 percent utilization with 240 available seats. The collective utilization rate of

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

elementary schools in the With-Action condition would increase by 2.1 percent from the No-Action condition. Intermediate schools would also continue to operate within capacity. Under the With-Action conditions, the subdistrict intermediate schools would operate at approximately 49.4 percent utilization with 1,051 available seats, a 0.7 percent increase in utilization over the No-Action condition.

Table 4-3 Projected Public School Enrollment, Capacity, and Utilization for With-Action Condition, School District 14, Subdistrict 3

Total No-Action Enrollment	Students Generated by Project	Total With-Action Enrollment	Projected Capacity	Available Seats	Utilization (%) with Project	Change in Utilization (%) from No-Action
Elementary Schools						
2,181	51	2,232	2,472	240	90.3%	2.1%
Intermediate Schools						
1,012	14	1,026	2,077	1,051	49.4%	0.7%

Source: NYC DOE Housing Starts (2020-2029), NYCSCA Enrollment Projections 2024–2033 NYC Public Schools by the Statistical Forecasting

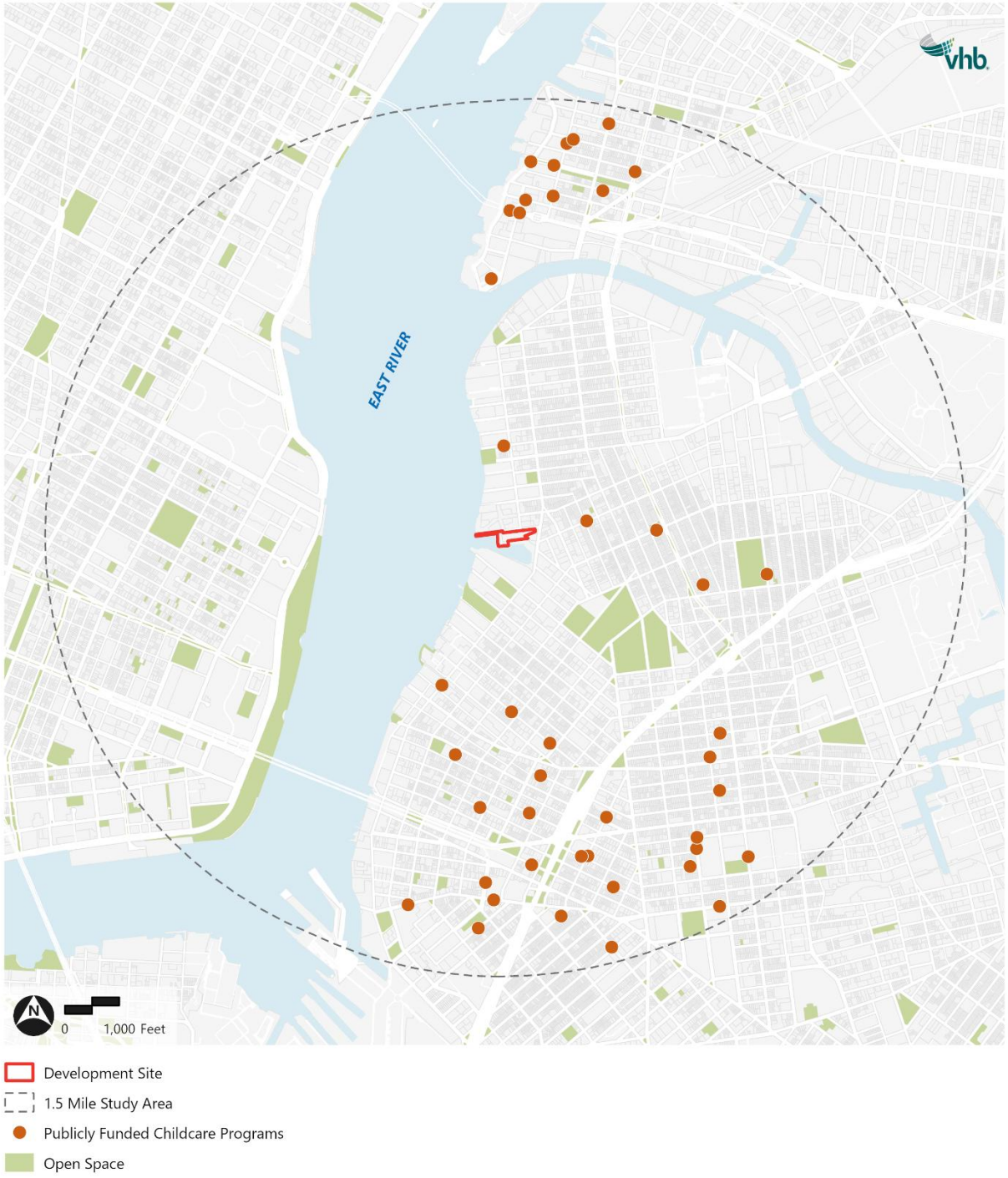
The collective utilization rate for public elementary and intermediate schools in the With-Action condition would not exceed 100 percent. Therefore, the Proposed Actions would not result in a significant adverse impact to elementary or intermediate schools.

Detailed Analysis: Early Childhood Programs

Existing Conditions

There are 34 publicly funded early childhood programs within the 1.5-mile study area (see **Figure 4-2**). These early childhood programs have a total capacity of 1,503 seats and 650 available seats, which equates to a 56.8 percent utilization rate (see **Table 4-4**). While family-based childcare facilities and informal care arrangements may provide additional seats in the study area, these seats are not included in the quantitative analysis for conservative analysis purposes. Additionally, publicly funded early childhood programs located within Manhattan were excluded from the analysis for purposes of a conservative assessment.

Figure 4-2 Early Childhood Programs within the Study Area



Source: NYC DCP

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

ID	Program Name	Program Address	Borough	Capacity	Enrollment	Available Seats	Utilization Rate (%)
1	P.S. 016 Leonard Dunkly	157 Wilson Street	Brooklyn	15	10	5	65%
2	P.S. 017 Henry D. Woodworth	208 North 5 Street	Brooklyn	26	17	9	65%
3	P.S. 018 Edward Bush	101 Maujer Street	Brooklyn	28	18	10	65%
4	P.S. 031 Samuel F. Dupont	75 Meserole Avenue	Brooklyn	126	82	44	65%
5	P.S. 034 Oliver H. Perry	131 Norman Avenue	Brooklyn	75	49	26	65%
6	P.S. 250 George H. Lindsay	108 Montrose Avenue	Brooklyn	46	30	16	65%
7	P.S. 319	360 Keap Street	Brooklyn	32	21	11	65%
8	Brooklyn Arbor Elementary School	325 South 3 Street	Brooklyn	55	36	19	65%
9	P.S. 384	1-35 57 Avenue	Queens	28	18	10	65%
10	St. Stanislaus Kostka Catholic Academy	12 Newel Street	Brooklyn	28	18	10	65%
11	United Academy	60 Harrison Avenue	Brooklyn	96	48	48	50%
12	Bushwick Improvement Society/Stagg Street Center	77 Stagg Street	Brooklyn	9	6	3	65%
13	Bushwick United Hdfc4	178 Leonard Street	Brooklyn	33	6	27	18%
14	Graham Child Care Center	222 Graham Avenue	Brooklyn	35	0	35	0%
15	Small World Early Childhood Center	211 Ainslie Street	Brooklyn	39	35	4	90%
16	Nuestros Ninos DCC II	243 South 2 Street	Brooklyn	63	16	47	25%
17	Nuestros Ninos DCC I	384 South 4 Street	Brooklyn	137	33	104	24%
18	Nuestros Ninos DCC III	161 South 3 Street	Brooklyn	25	11	14	44%
19	Yeshiva Headstart Keap Street	274 Keap Street	Brooklyn	128	83	45	65%
20	Life-Jonathan Williams	321 Roebling Street	Brooklyn	33	27	6	82%
21	Y.M. & Y.W.H.A. Of Williamsburg, Inc.	64 Division Avenue	Brooklyn	65	42	23	65%
22	Kings Bay Y At North Williamsburg	14 Hope Street	Brooklyn	28	18	10	65%
23	Chabad of North Brooklyn	132 North 5th Street, #3G	Brooklyn	9	6	3	65%
24	Kiddie Academy Of Williamsburg	288 South 5 Street	Brooklyn	26	17	9	65%
25	Two By Two Childcare	418 Keap Street	Brooklyn	20	13	7	65%
26	Bright Horizons At Kent Avenue	175 Kent Avenue	Brooklyn	28	18	10	65%
27	Jolly Baby Center	178 Division Avenue	Brooklyn	54	35	19	65%
28	Lolly's Early Childhood Center, Inc.	5-44 47 Avenue	Queens	23	15	8	65%
29	Bunny Hill LIC	47-28 11 Street	Queens	51	33	18	65%

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

ID	Program Name	Program Address	Borough	Capacity	Enrollment	Available Seats	Utilization Rate (%)
30	Rainbow-Long Island City	1-55 Borden Avenue	Queens	28	18	10	65%
31	KLECC-Long Island City	2-03 Borden Avenue	Queens	45	29	16	65%
32	Brighter Babies	2-17 51 Avenue	Queens	28	18	10	65%
33	Little Ones	50-13 5 Street	Queens	18	12	6	65%
34	Little Ones	4-74 48 Avenue	Queens	23	15	8	65%
			Child Care Total	**1,503**	**853**	**650**	**56.8%**

Source: NYC DOE EarlyLearn Contractor Centers Capacity and Enrollment as of 2024, obtained from the NYC Department of City Planning

No-Action Condition

Planned or proposed No-Action development projects in the early childhood programs study area are anticipated to introduce approximately 3,143 new affordable housing units by the analysis year (see **Table 4-5**). Based on the CEQR generation rates for the projection of children eligible for publicly funded early childhood programs, these developments would introduce approximately 559 children under the age of six who would be eligible for such programs (see **Table 4-6**).

Table 4-5 Childcare Eligible Children Anticipated from No-Action Developments

Project	Borough	Total Proposed DUs	Proposed Affordable Units[1]
787 Driggs Avenue	Brooklyn	21	21
262 Grand Street	Brooklyn	23	23
249 South 1 Street	Brooklyn	17	16
184 South 2 Street	Brooklyn	18	17
188 South 2 Street	Brooklyn	24	24
201 South 4 Street	Brooklyn	21	20
89 Maspeth Avenue	Brooklyn	311	310
470 Kent Avenue	Brooklyn	183	55
1036 Manhattan Avenue	Brooklyn	67	11
50 Commercial Street	Brooklyn	32	6
65 Dupont Street	Brooklyn	279	52
75 Dupont Street	Brooklyn	194	30
828 Metropolitan Avenue	Brooklyn	136	32
69 Quay Street	Brooklyn	132	30
19 Division Avenue	Brooklyn	249	75
68 Marcy Avenue	Brooklyn	24	23
260 South 1 Street	Brooklyn	24	24
262 South 1 Street	Brooklyn	24	24
264 South 1 Street	Brooklyn	24	23

Table 4-5 Childcare Eligible Children Anticipated from No-Action Developments

Project	Borough	Total Proposed DUs	Proposed Affordable Units[1]
276 South 1 Street	Brooklyn	24	23
279 South 1 Street	Brooklyn	22	21
283 South 1 Street	Brooklyn	4	4
285 South 1 Street	Brooklyn	5	5
287 South 1 Street	Brooklyn	9	9
269 South 2 Street	Brooklyn	35	34
213 South 3 Street	Brooklyn	35	34
244 South 3 Street	Brooklyn	21	20
575 Grand Street	Brooklyn	185	37
237 McGuinness Boulevard	Brooklyn	70	13
61 Metropolitan Avenue	Brooklyn	24	5
45 Java Street	Brooklyn	834	67
566-568 Grand Street	Brooklyn	22	4
111 Clymer Street	Brooklyn	39	39
115 Clymer Street	Brooklyn	39	39
50 Division Avenue	Brooklyn	36	35
60 Division Avenue	Brooklyn	192	192
64 Division Avenue	Brooklyn	36	35
541 Wythe Avenue	Brooklyn	192	192
16 Dupont Street	Brooklyn	381	37
33 Franklin Street	Brooklyn	80	16
45 Commercial Street	Brooklyn	374	373
338 South 3 Street	Brooklyn	41	41
213 West Street	Brooklyn	108	76
30 Montrose Avenue	Brooklyn	387	386
25 Boerum Street	Brooklyn	387	386
1050 Manhattan Avenue	Brooklyn	90	18
292 Wythe Avenue	Brooklyn	55	11
187 Kent Avenue	Brooklyn	96	15
85 Commercial Street	Brooklyn	200	160
	Total[2]	**7,511**	**3,143**

Source: Affordable Housing Production by Building, Department of Housing Preservation and Development (HPD)
Notes:
[1] Proposed Affordable Units do not include affordable senior units or supportive units that would not generate child-care eligible children
[2] Numbers may not add up due to rounding

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

Total Proposed Affordable Units	Multiplier	Total Proposed Children[1]
3,143	0.178	559

[1] **Rounded up to the nearest whole number**

Accounting for the estimated 559 publicly funded childcare-eligible children that would be introduced by the No-Action development projects, it is estimated that early childhood programs in the study area would operate at 94 percent utilization with a surplus of 90 slots in the No-Action condition (see **Table 4-7**).

Table 4-7 No-Action Condition Estimated Publicly Funded Childcare Center Enrollment, Capacity and Utilization

Enrollment	Capacity	Available Slots	Utilization Rate (%)
1,412	1,503	90	94%

With-Action Condition

As stated above, the Proposed Development would generate up to approximately 345 affordable units, resulting in an increment of approximately 61 additional early childhood program-eligible children within the study area. This would increase the projected enrollment to 1,474 children, with a resulting utilization of 98.1 percent for study area early childhood program facilities (see **Table 4-8**). Compared to the No-Action condition, the utilization rate within the study area would increase by 4.1 percent.

Table 4-8 With-Action Condition Estimated Publicly Funded Child Care Center Enrollment, Capacity and Utilization

Enrollment	Capacity	Available Slots	Utilization Rate (%)	Change in Utilization over No-Action Condition (%)
1,474	1,503	29	98.1%	4.1%

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

Detailed Analysis: Libraries

Existing Conditions

The Development Site is served by the Brooklyn Public Library (BPL) system. Established in 1896, BPL is one of the nation's largest public library systems and currently has more than 620,000 active cardholders with a collection of more than 2.4 million physical items and 700,000 digital materials.[6] BPL cardholders have access to the entire physical and electronic holdings collection.

[6] About Brooklyn Public Library | Brooklyn Public Library page accessed January 9, 2025.

One BPL branch—the Greenpoint Library—is located within 0.75 miles of the Development Site (see **Figure 4-3**). The Greenpoint Library is located at 107 Norman Avenue, in the Greenpoint neighborhood of Brooklyn (Block 2621, Lot 32). Data collected from BPL indicates that the Greenpoint Library has 43,161 total holdings.

As outlined in **Table 4-9**, data from the 2020 Decennial Census determines that a total of 77,155 residents are located within the catchment area. Based on the data provided by NYC DCP, there are 121 new developments completed since 2021 that are projected to have introduced 2,415 DUs and 5,868 new residents to the study area (see **Table 4-10**). As shown in **Table 4-11**, under existing conditions the Greenpoint Library has a holdings-per-resident ratio of 0.52.

Table 4-9 Population from Census Tracts

Census Tract	Residential Population
199.02	317
477	4,226
565	3,738
519	6,101
561	3,460
593	2,274
579.02	-
517	2,636
563.02	2,002
591	3,856
589.01	1,781
515	2,451
579.01	1,416
569	1,624
501	2,951
563.01	4,923
449.01	2,694
497	3,141
499	2,147
571	4,267
555	8,688
589.02	-
449.02	44
553	3,078
557	1,848
575	4,902
573	2,590
Total Population	**77,155**

Source: 2020 Census

Figure 4-3 Libraries Study Area



Source: NYC DCP

Table 4-10 Population from Census Tracts

Total DUs	Total Approximate Population from these Units[1]	Total Catchment Area Population
2,415	5,868	83,023

Source: NYC DCP, Development DB 24Q2
[1] Based on a rate of 2.43 persons per household, the average household size for Brooklyn CD 1 per the 2020 U.S. Census.

Table 4-11 Existing Condition Public Library Catchment Area Population and Holdings

Library Name	Address	Holdings[1]	Catchment Area Population[2]	Holdings-per Resident
Greenpoint Library	107 Norman Avenue	43,161	83,023	0.52

Source: BPL, 2020 Census, NYC Capital Planning Platform
[1] Approximate holdings which include books, CD-ROMs, DVDs, and videotapes
[2] Estimated using 2020 U.S. Census for census tracts primarily within the library's three-quarter mile catchment area (Census Tracts 199.02, 477, 565, 519, 561, 593, 579.02, 517, 563.02, 591, 589.01, 515, 579.01, 569, 501, 563.01, 449.01, 497, 499, 571, 555, 589.02, 449.02, 553, 557, 575, 573) and the DCP Housing Database.

No-Action Condition

In the No-Action condition, the Greenpoint Library, and larger BPL system, would continue to serve the study area. The catchment area population would increase due to planned No-Action developments (see **Table 4-12**).

Table 4-12 No-Action Developments Within Library Catchment Area

Development Name	DUs	Expected Population[1]
36 Skillman Avenue	2	5
291 North 8 Street	2	5
22 Havemeyer Street	5	12
636 Lorimer Street	4	10
74 Jackson Street	5	12
78 Jackson Street	2	5
83 Roebling Street	31	75
8 Havemeyer Street	8	19
65 Roebling Street	24	58
6 Havemeyer Street	9	22
369 Manhattan Avenue	4	10
206 North 8 Street	2	5
22 Frost Street	16	39
24 Frost Street	2	5
680 Lorimer Street	25	61

Table 4-12 No-Action Developments Within Library Catchment Area

Development Name	DUs	Expected Population[1]
213 North 8 Street	21	51
185 Withers Street	1	2
390 Manhattan Avenue	5	12
104 Frost Street	20	49
193 Withers Street	10	24
29 Frost Street	1	2
170 Frost Street	1	2
436 Graham Avenue	1	2
176 Frost Street	7	17
28 Richardson Street	8	19
30 Richardson Street	8	19
402 Manhattan Avenue	9	22
145 Frost Street	14	34
183 Frost Street	5	12
444 Graham Avenue	57	139
483 Driggs Avenue	9	22
77 Richardson Street	23	56
146 North 8 Street	2	5
621 Union Avenue	2	5
175 Richardson Street	2	5
623 Union Avenue	3	7
419 Manhattan Avenue	4	10
168 North 10 Street	7	17
170 North 10 Street	8	19
179 North 10 Street	23	56
28 Herbert Street	16	39
498 Humboldt Street	1	2
181 North 11 Street	44	107
136 Bayard Street	2	5
19 North Henry Street	4	10
143 Bayard Street	6	15
33 North Henry Street	1	2
87 Herbert Street	7	17
511 Meeker Avenue	10	24
47 Monitor Street	1	2
177 Bayard Street	6	15
22 Eckford Street	9	22
564 Meeker Avenue	4	10

Table 4-12 No-Action Developments Within Library Catchment Area

Development Name	DUs	Expected Population[1]
143 Kingsland Avenue	6	15
68 North Henry Street	7	17
65 Eckford Street	22	53
561 Manhattan Avenue	8	19
257 Driggs Avenue	18	44
173 Kingsland Avenue	4	10
17 McGuinness Boulevard	1	2
110 Eckford Street	5	12
544 Leonard Street	1	2
124 Eckford Street	6	15
92 Guernsey Street	1	2
94 Guernsey Street	6	15
129 Russell Street	10	24
584 Leonard Street	2	5
84 Norman Avenue	2	5
95 Dobbin Street	29	70
698 Manhattan Avenue	4	10
74 Diamond Street	6	15
93 McGuiness Boulevard	8	19
98 Newel Street	2	5
1005 Lorimer Street	3	7
712 Manhattan Avenue	2	5
104 Newel Street	4	10
105 Diamond Street	4	10
247 Nassau Avenue	1	2
195 North Henry Street	2	5
265a Nassau Avenue	1	2
24 Jewel Street	2	5
285 Kingsland Avenue	2	5
79 Quay Street	132	321
3 West Street	150	365
30 Wharf Drive	104	253
101 Sutton Street	15	36
7 Wharf Drive	303	736
217 Eckford Street	14	34
29 Wharf Plaza	92	224
75 Calyer Street	7	17
232 Eckford Street	5	12

Table 4-12 No-Action Developments Within Library Catchment Area

Development Name	DUs	Expected Population[1]
149 Newell Street	7	17
121 Meserole Avenue	2	5
123 Meserole Avenue	4	10
152 Meserole Avenue	8	19
686 Leonard Street	3	7
258 Eckford Street	7	17
269 Eckford Street	5	12
181 McGuiness Boulevard	10	24
215 Calyer Street	5	12
323 Eckford Street	2	5
237 McGuinness Boulevard	70	170
177 Greenpoint Avenue	8	19
170 Java Street	6	15
111 Java Street	7	17
32 India Street	54	131
44 India Street	2	5
183 Java Street	5	12
92 India Street	5	12
205 Java Street	6	15
103 India Street	7	17
169 India Street	1	2
130 Huron Street	4	10
122 Huron Street	7	17
138 Huron Street	6	15
142 Huron Street	21	51
175 Huron Street	5	12
125 Green Street	34	83
226 Franklin Street	39	95
252 Green Street	3	7
1024 Manhattan Avenue	31	75
170 Freeman Street	67	163
151 Freeman Street	6	15
174 Eagle Street	5	12
129 Eagle Street	7	17
Total	**1,887**	**4,585**

[1] This number was calculated by multiplying the number of DUs introduced by No-Action developments with the average household size of 2.43 for No-Action developments in Brooklyn Community District 1

[2] Projects for which no build year is available are assumed to be completed and operational by the analysis year for the Proposed Actions (2031)

As shown in **Table 4-13**, planned No-Action developments would introduce approximately 4,585 residents in 1,887 DUs to the catchment area for Greenpoint Library, increasing its population to 87,609. Conservatively assuming no increase in holdings in the No-Action condition, the holdings-per-resident ratio for the library would decrease from 0.52 in existing condition to 0.49 in the No-Action condition.

Table 4-13 No-Action Condition Public Library Catchment Area Population and Holdings

Library Name	No-Action Holdings Total	Existing Catchment Area Population Total	No-Action Residents	No-Action Catchment Area Total Population	No-Action Holdings per Resident
Greenpoint Library	43,161	83,023	4,585	87,608	0.49

With-Action Condition

As shown in **Table 4-14**, the Proposed Actions would result in an incremental increase of approximately 2,795 new residents (an approximately 3.19-percent increase over the No-Action catchment area population). With the Proposed Actions, the holdings-per-resident ratio for the Greenpoint Library catchment area would decrease from 0.49 to 0.48 (a decrease of approximately 0.01 holdings per resident).

Table 4-14 With-Action Condition Public Library Catchment Area Population and Holdings

Library Name	With-Action Holdings Total	No-Action Catchment Area Total Population	Proposed Development Residents	With-Action Catchment Area Population	With-Action Holdings per Resident	Population Increase
Greenpoint Library	43,161	87,608	2,795	90,403	0.48	3.19%

Per *CEQR Technical Manual* guidance, a proposed project may result in a significant adverse impact to public libraries if the project would increase a library catchment area population by 5 percent or more compared to the conditions in the future without the Proposed Actions, and if this increase would be expected to impair the delivery of library services in the study area. Since the Greenpoint Library's catchment area population is projected to increase by approximately 3.19 percent, the analysis concludes that a significant adverse impact to public libraries would not occur because of the Proposed Actions.