Chapter 5: Community Facilities and Services

A. INTRODUCTION

This chapter assesses the potential impacts of the proposed actions on community facilities and services. As described in Chapter 1, "Project Description," the applicants, the New York City Department of City Planning (DCP) and SJC 33 Owner 2015 LLC, are proposing a series of discretionary actions (the proposed actions) that would facilitate the redevelopment of St. John's Terminal Building at 550 Washington Street (Block 596, Lot 1) (the development site) with a mix of residential and commercial uses, and public open space (the proposed project) in Manhattan Community District 2. Community facilities and services are defined in the 2014 *City Environmental Quality Review (CEQR) Technical Manual* as public or publicly funded schools, child care centers, libraries, health care facilities, and fire and police protection services. CEQR methodology focuses on direct effects on community facilities, such as when a facility is physically displaced or altered, and on indirect effects, which could result from increased demand for community facilities and services generated by new users such as the new population that would result from the proposed project.

PRINCIPAL CONCLUSIONS

The proposed actions would not result in any significant impact on community facilities. Based on a preliminary screening, the proposed actions would not exceed the thresholds for an analysis of publicly funded high schools, health care facilities, or fire and police protection services, and no significant adverse impacts on these facilities would occur. The proposed actions exceeded the threshold for analyses of elementary and intermediate schools, libraries, and child care facilities, and a detailed analysis was undertaken for each of these areas. As described below, the detailed analyses conclude that the proposed actions would not result in significant adverse impacts on elementary and intermediate schools, libraries, or child care facilities.

B. ANALYSIS APPROACH

As described in Chapter 2, "Analytical Framework," in the future with the proposed actions (the With Action condition), the development site is assumed to be redeveloped with one of two development programs: the proposed project or the proposed project with big box retail. In addition, under both of these scenarios, the South Site could contain either hotel or office use. Throughout this Environmental Impact Statement, the development program that has the greatest potential to result in significant adverse impacts is used to determine project impacts for a particular technical analysis area. As noted in Chapter 2, these scenarios would have the same potential effect on community facilities, since they all include the same number and type of residential units.

C. PRELIMINARY SCREENING

This analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* methodologies and the latest data and guidance from agencies such as the New York City Department of Education (DOE) and the New York City Department of City Planning (DCP).

The purpose of the preliminary screening is to determine whether a community facilities assessment is warranted. 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 a project 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 child care centers.

DIRECT EFFECTS

The proposed actions would not displace or otherwise directly affect any public schools, child care centers, libraries, health care facilities, or police and fire protection services facilities. Therefore, an analysis of direct effects is not warranted.

INDIRECT EFFECTS

The *CEQR Technical Manual* provides thresholds for guidance in making a determination of whether a detailed analysis is necessary to determine potential indirect impacts (see **Table 5-1**). If a project exceeds the threshold for a specific facility type, a more detailed analysis is warranted.

Table 5-1
Preliminary Screening Analysis Criteria: Manhattan

Community Facility	Threshold For Detailed Analysis
Public schools	More than 50 elementary/intermediate school or 150 high school students. In Manhattan, the minimum number of residential units that triggers a detailed elementary/intermediate analysis is 310, and the minimum number of residential units that triggers a detailed high school analysis is 2,492.
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough. In Manhattan, the minimum number of residential units that triggers a detailed analysis is 901.
Child care centers (publicly funded)	More than 20 eligible children based on number of low- and low/moderate-income units by borough. In Manhattan, the minimum number of affordable units that triggers a detailed analysis is 170.
Police/Fire protection and Health Care Facilities	Introduction of sizeable new neighborhood where none existed before[1]

Notes: 1. The *CEQR Technical Manual* cites the Hunters' Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunters' Point South project would introduce approximately 5,000 new residential units to the Hunters' Point South waterfront in Long Island City, Queens.
Source: *CEQR Technical Manual*, 2014.

As detailed in Chapter 1, "Project Description," the proposed project would introduce a mix of residential and commercial uses, containing approximately 1,586 residential units, of which approximately 178 units would be affordable senior housing, and 298 would be affordable units.

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed action would result in more than 50 elementary/intermediate school students and/or more than 150 high school students. Based on the proposed development of approximately 1,408 residential units (excluding senior citizen units) and the student generation rates provided in the *CEQR Technical Manual* (0.12 elementary, 0.04 intermediate, and 0.06 high school students per housing unit in Manhattan), the proposed project would generate approximately 169 elementary school students, 56 intermediate school students, and 84 high school students. Therefore, the number of elementary and intermediate school students generated by the proposed project warrants a detailed analysis of potential effects on elementary and intermediate schools.

LIBRARIES

The *CEQR Technical Manual* recommends conducting a detailed analysis of library services if a proposed action would result in a 5 percent or greater increase in the ratio of residential units to libraries in the borough. In Manhattan, the minimum number of residential units that triggers a detailed analysis is 901. Based on the proposed development of 1,586 units, the proposed project warrants a detailed assessment of its potential effects on libraries.

CHILD CARE CENTERS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public child care facilities if a proposed action would result in 20 or more eligible children under the age of six. In Manhattan, this corresponds to the creation of 170 affordable units for households earning up to 80 percent of Area Median Income (AMI). Based on the proposed development of 298 affordable units (and conservatively including all affordable units regardless of AMI band), the proposed project triggers the need for a detailed assessment of its potential effects on child care facilities. Therefore, based on the screening criteria in **Table 5-1**, detailed assessments of elementary and intermediate schools, libraries, and child care centers are warranted.

POLICE/FIRE PROTECTION SERVICES AND HEALTH CARE FACILITIES

The *CEQR Technical Manual* recommends conducting an analysis of police and fire protection services and health care facilities if a proposed action would result in the creation of a sizeable new neighborhood where none existed before. The *CEQR Technical Manual* cites the Hunters' Point South project as an example of a project that would introduce a sizeable new neighborhood, as it would introduce approximately 5,000 new residential units to the Hunters' Point South waterfront in Long Island City, Queens. The proposed actions would not reach this threshold, as the proposed project would be built in an already developed section of Manhattan, within the existing Hudson Square neighborhood. Therefore, the proposed actions would not result in a significant adverse impact on police and fire protection services or health care facilities and no further assessment is warranted.

D. POTENTIAL INDIRECT EFFECTS ON PUBLIC ELEMENTARY AND INTERMEDIATE SCHOOLS

METHODOLOGY

This analysis assesses the potential effects of the proposed project on public elementary and intermediate schools serving the development site. Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "sub-district" (also known as "regions" or "school planning zones") in which the project is located. The development site is located in Sub-district 2 of Community School District (CSD) 2 (see **Figure 5-1**).

In accordance with the *CEQR Technical Manual*, this schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools in the sub-district study area and New York City School Construction Authority (SCA) projections of future enrollment. Specifically, the existing conditions analysis uses data provided in the DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2014-2015* edition. Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA's Capital Planning Division on the number of new housing units and students expected at the sub-district level. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential projects in the schools' study area to DOE's projected enrollment, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in its enrollment projections. DOE's enrollment projections for years 2011 through 2021, the most recent data currently available, were provided by DCP. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential projects planned for the study area. Therefore, the estimated student population from the other new projects expected to be completed within the study area have been obtained from SCA's Capital Planning Division and are added to the projected enrollment to ensure a more conservative prediction of future enrollment and utilization. In addition, new capacity from any new school projects identified in the DOE Five-Year Capital Plan are included if construction has begun or if deemed appropriate to include in the analysis by the lead agency and the SCA.

The effect of the new students introduced by the proposed project on the capacity of schools within the study areas is then evaluated. According to the *CEQR Technical Manual*, 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 and/or intermediate schools in the sub-district study area, or high schools in the borough study area, 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 collective utilization rate between the No Action and With Action conditions.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Figure 5-1**, seven elementary schools serve Sub-district 2/CSD 2. As shown in **Table 5-2**, elementary schools in the sub-district have a total enrollment of 3,614 students and are currently operating at 104.0 percent utilization, with a deficit of 139 seats according to DOE's 2014-2015 school year enrollment figures. P.S. 3 is the elementary school zoned for the development site.



Development Site

Community School District Boundary (CSD 2)

CSD Sub-District Boundary (Subdistrict 2)

1 *Public School*

0 2,000 FEET

Public Schools Serving Study Area

Figure 5-1

Table 5-2
Public Schools Serving the Study Area,
Enrollment and Capacity Data, 2014-2015 School Year

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-district 2 of CSD 2						
1	P.S. 3 (Charrette School)	490 Hudson Street	809	712	-97	113.6%
2	P.S. 41 (Greenwich Village)	116 West 11th Street	757	645	-112	117.4%
3	P.S. 89 (P.S. Component)	201 Warren Street	442	340	-102	130.0%
4	P.S. 234 (Independence School)	292 Greenwich Street	581	490	-91	118.6%
4	P.S. 234 Annex	200 Chambers Street	148	87	-61	170.1%
5	Battery Park City School (P.S. Component)	55 Battery Place	612	526	-86	116.3%
6	P.S. 150	334 Greenwich Street	184	124	-60	148.4%
8	Sixth Avenue Elementary School[2]	590 Sixth Avenue	81	551	470	14.7%
Sub-district 2 of CSD 2 Total			**3,614**	**3,475**	**-139**	**104.0%**
Intermediate Schools						
Sub-district 2 of CSD 2						
3	P.S. 89 (I.S. Component)	201 Warren Street	292	291	-1	100.3%
5	Battery Park City School (I.S. Component)	55 Battery Place	245	211	-34	116.1%
7	Lower Manhattan Community Middle School	26 Broadway	366	319	-47	114.7%
Sub-district 2 of CSD 2 Total			**903**	**821**	**-82**	**110.0%**

Note: [1] See **Figure 5-1**.
[2] While this school is located in Sub-District 3, it serves students in Sub-District 2.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization, 2014-2015*.

INTERMEDIATE SCHOOLS

As shown in **Table 5-2**, three intermediate schools serve Sub-district 2/CSD 2. Total enrollment at these intermediate schools is 903 students, or 110.0 percent of capacity, with a deficit of 82 seats. J.H.S. 104 is the zoned intermediate school for the development site.

FUTURE WITHOUT THE PROPOSED ACTIONS

The latest available SCA enrollment projections for Sub-district 2/CSD 2 project an increase in elementary, intermediate, and high school enrollment through 2021. These enrollment increases form the baseline projected enrollment in the No Action condition, shown in **Table 5-3** in the column titled "Projected Enrollment in 2024." The students introduced by other No Action projects are added to this baseline projected enrollment using the SCA No-Action student numbers for Sub-district 2/CSD 2 (derived from the SCA's "Projected New Housing Starts"). The baseline projected enrollment is shown in the column titled "Students Introduced by Residential Projects in the Future without the Proposed Actions" in **Table 5-3**. As shown in **Table 5-3**, the total No Action condition enrollment is projected to be 4,160 elementary and 841 intermediate students.

Table 5-3
Projected Estimated Number of New Students Introduced by Development in the No Action Condition

Study Area	Projected Enrollment in 2024[1]	Students Introduced by Residential Projects in the Future Without the Proposed Actions	Total Future Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-district 2 of CSD 2	3,861	299	4,160	3,475	-685	119.7%
Intermediate Schools						
Sub-district 2 of CSD 2	756	85	841	1,837[2]	996	45.8%

Notes:
[1] Elementary and intermediate school enrollment in the sub-district study area in 2024 was calculated by applying SCA supplied percentages for the sub-district to the relevant district enrollment projections. For Sub-district 2/CSD 2, the district's 2021 elementary enrollment projection of 19,121 was multiplied by 20.19 percent. The sub-district's intermediate enrollment projection of 8,740 was multiplied by 8.65 percent.
[2] I.S. 323 will introduce an additional 1,016 intermediate seats.
Sources: DOE *Enrollment Projections 2011-2021 by the Grier Partnership; DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2014-2015*, DOE *2015-2019 Proposed Five-Year Capital Plan, Amended March 2016;* School Construction Authority.

According to DOE's *2015-2019 Proposed Five-Year Capital Plan—Amended March 2016*, there are two changes to school capacity in Sub-district 2/CSD 2 that are currently anticipated. I.S. 323 is currently under construction at 75 Morton Street and is expected to provide an additional 1,016 intermediate seats; therefore, it has been included in the quantitative analysis. P.S. 464 is expected to be completed in 2020 and is expected to provide an additional 476 elementary school seats; however, since construction of this school has not begun, it has not been included in the quantitative analysis.

ELEMENTARY SCHOOLS

As shown in **Table 5-3**, elementary schools in the sub-district study area would operate over capacity (119.7 percent utilization) with a deficit of 685 seats in the future without the proposed actions.

INTERMEDIATE SCHOOLS

As shown in **Table 5-3**, with the addition of the new I.S. 323, intermediate schools in the sub-district would operate under capacity with a surplus of seats. The sub-district will operate at 45.8 percent utilization, with a surplus of 996 seats.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

The proposed project would result in 1,408 units, excluding the proposed senior citizen units, which do not result in the generation of students. These units could introduce approximately 169 elementary students and 56 intermediate school students to Sub-district 2/CSD 2.

The total elementary school enrollment of Sub-district 2/CSD 2 would increase by 169 students to 4,329 (124.6 percent utilization) with a deficit of 854 seats (see **Table 5-4**). The total intermediate school enrollment of Sub-district 2/CSD 2 would increase by 56 students to 897 (48.8 percent utilization) with a surplus of 940 seats.

Table 5-4
Estimated Public School Enrollment, Capacity, and Utilization: Future with the Proposed Actions

Study Area	No Action Enrollment	Students Introduced by the Proposed Project	Total With Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No Action
Elementary Schools							
Sub-district 2 of CSD 2	4,160	169	4,329	3,475	-854	124.6%	4.86%
Intermediate Schools							
Sub-district 2 of CSD 2	841	56	897	1,837	940	48.8%	3.05%

Sources: DOE *Enrollment Projections (Actual 2011, Projected 2012-2021) by the Grier Partnership*; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2014-2015*, DOE *2015-2019 Proposed Five-Year Capital Plan,* Amended March 2016; School Construction Authority.

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

Although elementary schools would continue to operate with a shortfall of seats in the future with the proposed actions, the increase in utilization attributable to the proposed project would be approximately 4.86 percent, which is below the five percentage point change that the *CEQR Technical Manual* uses as a threshold for a significant adverse impact. Intermediate schools would continue to operate with a surplus of seats and the increase in utilization attributable to the proposed project would be approximately 3.05 percent, which is below the five percentage point change that the *CEQR Technical Manual* uses as a threshold for a significant adverse impact. Therefore, the proposed project would not result in a significant adverse impact on elementary or intermediate schools.

E. POTENTIAL INDIRECT EFFECTS ON PUBLIC LIBRARIES

METHODOLOGY

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

To determine the existing population of each library's catchment area, 2010 U.S. Census data were assembled for all census tracts that fall primarily within ¾ mile of each library. The catchment area population in the future without the proposed actions was estimated by multiplying the number of new residential units in projects located within the ¾-mile catchment area that are expected to be complete by 2024 by an average household size of 1.67 persons (the average household size for Manhattan Community District 2 according to 2010 U.S. Census data). The catchment area population in the future with the proposed actions was estimated by adding the anticipated population that would result from the proposed project.

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

EXISTING CONDITIONS

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

Two NYPL neighborhood libraries are located within ¾ of a mile of the proposed project (see **Figure 5-2**). The Hudson Park Library is located on 66 Leroy Street on Seventh Avenue. The Jefferson Market Regional Library is located at 425 Sixth Avenue on West 10th Street. **Table 5-5** below provides the number of holdings and total catchment area population served by each library. It should be noted that many of the catchment area residents overlap between the two neighborhood libraries and residents can go to any NYPL branch and order books from any of the other library branches. The public libraries serving the study area are described in more detail below.

Table 5-5
Public Libraries Serving the Proposed Project

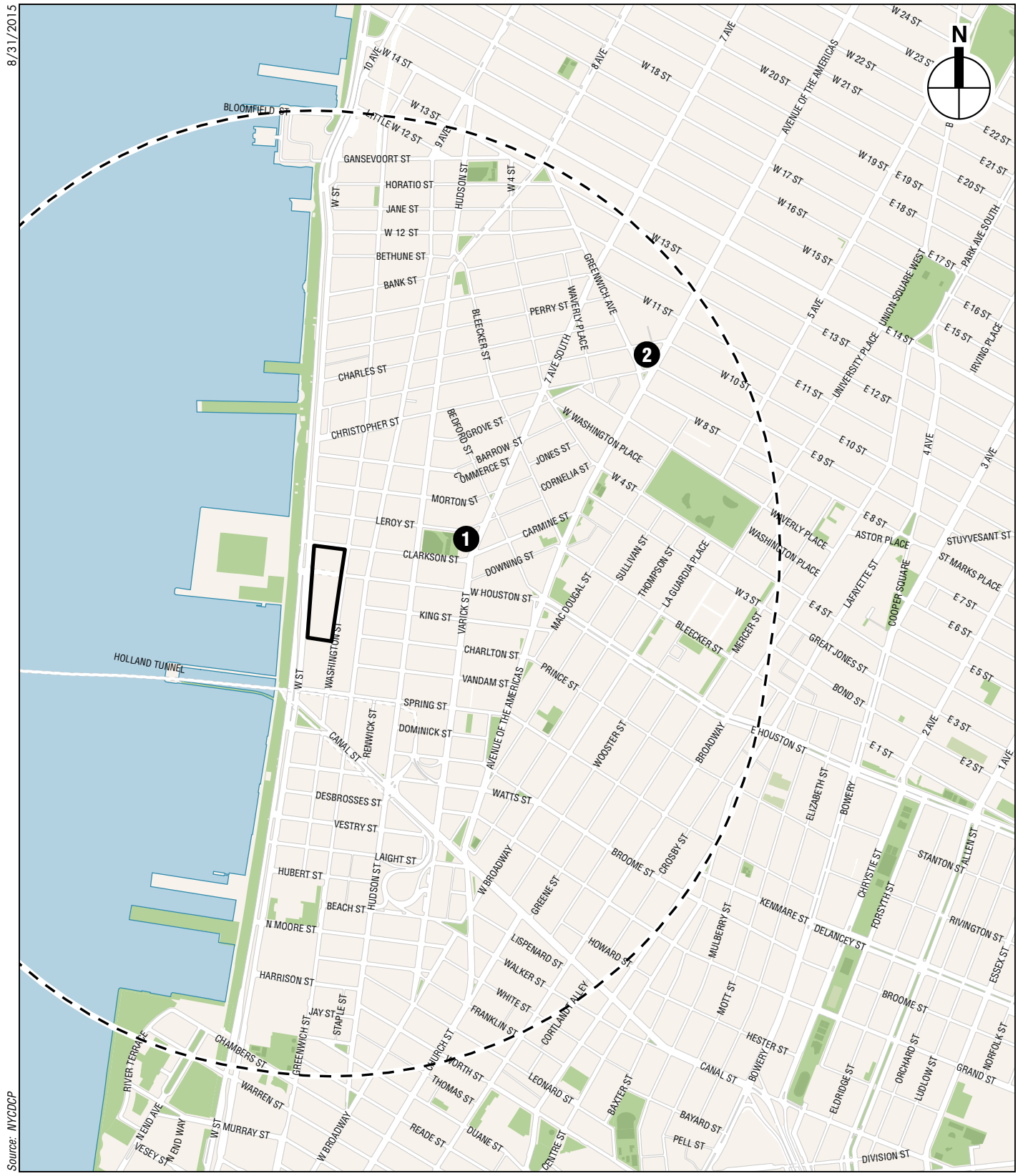
Map Ref. No.[1]	Library Name	Address	Holdings	Catchment Area Population	Holdings per Resident
1	Hudson Park Library	66 Leroy Street	29,265	88,059	0.33
2	Jefferson Market Library	425 Sixth Avenue	78,288	122,902	0.64
Notes:	1. See **Figure 5-2**.				
Sources:	NYPL (2014); U.S. Census Bureau, 2010 Census; NYC Department of City Planning Selected Facilities and Program Sites.				

The Hudson Park Library has served the Greenwich Village neighborhood at its current location since 1906. The branch overlooks James J. Walker Park and includes highlighted amenities such as computers, laptops, printers, photocopiers, and restrooms. The branch library serves a catchment area population of 88,059 with approximately 29,265 holdings, and therefore has the ratio of 0.33 holdings per resident.

Originally a courthouse, the Jefferson Market Library has served as a neighborhood library in its current location since 1967. The Jefferson Market Library has a large collection with highlighted amenities including computers, photocopiers, inter-library loan, and wireless internet access. This branch library serves a catchment area population of 122,902 with approximately 78,288 holdings, and therefore has the ratio of 0.64 holdings per resident.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the proposed actions, the existing libraries will continue to serve the study area. No changes to the holdings of these facilities are expected for the purpose of this analysis. The catchment area population of each library will increase as a result of new projects completed by 2024.



Development Site

Study Area (3/4 Mile Boundary)

1 *Hudson Park Library*

2 *Jefferson Market Library*

Public Libraries Serving Study Area

Figure 5-2

As shown in **Table 5-6**, approximately 6,413 new residents will be added to the Hudson Park Library catchment area, increasing its population to 94,472. Approximately 6,653 new residents will be added to the Jefferson Market Library catchment area, increasing its population to 129,555.

Table 5-6
Future without the Proposed Actions: Catchment Area Population

Library Name	Existing Catchment Area Population	New Residents	New Catchment Area Population	New Holdings per Resident
Hudson Park Library	88,059	6,413	94,472	0.31
Jefferson Market Library	122,902	6,653	129,555	0.60

Sources: NYPL (2014); U.S. Census Bureau, 2010 Census, AKRF, Inc.

In the future without the proposed actions, the holdings-per-resident ratio for the Hudson Park Library and the Jefferson Market Library catchment areas will decrease to 0.31 and 0.60, respectively.

THE FUTURE WITH THE PROPOSED ACTIONS

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

By 2024, the proposed project as a whole would result in approximately 2,649 new residents, based on the average household size of 1.67 for Manhattan Community District 2. **Table 5-7** provides the population increase and the change in the holding-per-resident ratio for the catchment area. With this additional population, the Hudson Park Library would serve 97,092 residents (approximately 2.80 percent increase) and the Jefferson Market Library would serve 132,176 residents (approximately 2.04 percent increase). With the proposed project, the holdings per resident ratio for the Hudson Park Library catchment area would decrease from 0.31 to 0.30. For the Jefferson Market Library, this ratio would decrease from 0.60 to 0.59.

Table 5-7
Future with the Proposed Actions: Catchment Area Population

Library Name	Catchment Area Population – Future Without the Proposed Project	Population Increase due to the Proposed Project	Catchment Area Population with the Proposed Project	Population Increase	Holdings per Resident
Hudson Park Library	94,472	2,649	97,121	2.80%	0.30
Jefferson Market Library	129,555	2,649	132,204	2.04%	0.59

Sources: NYPL (2014); U.S. Census Bureau, 2010 Census, AKRF, Inc.

For the Hudson Park Library and the Jefferson Market Library, the catchment area population increases attributable to the proposed project are below the five percent threshold cited in the *CEQR Technical Manual*. Therefore, the proposed project would not result in a noticeable change in the delivery of library services. In addition, residents of the study area would have access to the entire NYPL system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. Residents would also have access to libraries near their place of work. Therefore, the population introduced by the proposed project would not

impair the delivery of library services in the study area, and the proposed project would not result in any significant adverse impacts on public libraries.

F. POTENTIAL INDIRECT EFFECTS ON CHILD CARE CENTERS

METHODOLOGY

The New York City Administration for Children's Services (ACS) provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start programs. Publicly-financed child care services are available for income-eligible children up to the age of 13. In order for a family to receive subsidized child care services, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. In general, children in families that have incomes at or below 200 percent 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. ACS has also noted that 60 percent of the population utilizing subsidized child care services are in receipt of Cash Assistance and have incomes below 100 percent FPL. The family must also have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. Head Start is a federally-funded child care program that provides children with half-day or full-day early childhood education; program eligibility is limited to families with incomes 130 percent or less of FPL.

As described in the *CEQR Technical Manual*, the City's affordable housing market is pegged to the Area Median Income (AMI) rather than FPL. Lower-income units must be affordable to households at or below 80 percent AMI. Since family incomes at or below 200 percent FPL fall under 80 percent AMI, for the purposes of CEQR analysis, the number of housing units expected to be subsidized and targeted for incomes of 80 percent AMI or below should be used as a proxy for eligibility for publicly-funded child care services.

Most children are served through enrollment in contracted Early Learn programs or by vouchers for private and nonprofit organizations that operate child care programs throughout the city. Registered or licensed providers can offer family-based child care in their homes. Informal child care can be provided by a relative or neighbor for no more than two children. Children between the ages of 6 weeks and 13 years can be cared for either in group child care centers licensed by the Department of Health or in homes of registered child care providers. ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

Consistent with the methodologies of the *CEQR Technical Manual*, this analysis of child care centers focuses on services for children under age six, as older eligible children are expected to be in school for most of the day. Publicly-financed child care centers, under the auspices of the Early Care and Education (ECE) Division within ACS, provide care for the children of income-eligible households. Space for one child in such child care centers is termed a "slot." These slots may be in group child care or Head Start centers, or they may be in the form of family-based child care in which up to 16 children are placed under the care of a licensed provider and an assistant in a home setting.

Since there are no locational requirements for enrollment in child care centers, and some parents or guardians choose a child care center close to their employment rather than their residence, the service areas of these facilities can be quite large and are not subject to strict delineation in order to identify a study area. According to the current methodology for child care analyses in the

CEQR Technical Manual, in general, the locations of publicly-funded group child care centers within 1½ miles of a development site should be shown, reflecting the fact that the centers closest to a given site are more likely to be subject to increased demand. However, the size of the study area in transit-rich areas may be somewhat larger than 1 ½ miles. Therefore, since the project area is located in a transit-rich area, facilities within or adjacent to a 1 ½ mile-radius from the development site were used. Current enrollment data for the child care centers closest to the development site were gathered from ACS.

The child care enrollment in the future without the proposed actions was estimated by multiplying the number of new affordable housing units expected in the study area by the CEQR multipliers for estimating the number of children under age six eligible for publicly-funded child care services. For Manhattan, the multiplier estimates 0.115 public child-care-eligible children under age 6 per affordable housing unit.[1] While some of the affordable units provided by the proposed project are expected to be occupied by households earning above 80 percent AMI, all non-senior affordable units have been conservatively included in this analysis.

The child care-eligible population introduced by the proposed project was also estimated using the *CEQR Technical Manual* child care multipliers. The population of public child care-eligible children under age six was then added to the child care enrollment calculated in the No Build condition. According to the *CEQR Technical Manual*, if an action would result in a demand for slots greater than remaining capacity of child care facilities, and if that demand constitutes an increase of five percentage points or more of the collective capacity of the child care facilities serving the respective study area, a significant adverse impact may result.

EXISTING CONDITIONS

There are 17 publicly-funded child care facilities within or adjacent to the 1 ½-mile study area (see **Figure 5-3**). The child care and Head Start facilities have a total capacity of 1,146 slots and have 169 available slots (85.3 percent utilization). **Table 5-8** shows the current capacity and enrollment for these facilities. Family-based child care facilities and informal care arrangements provide additional slots in the study area, but these slots are not included in the quantitative analysis.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

Planned or proposed development projects in the child care study area will introduce approximately 1,732 new affordable housing units.[2] Based on the CEQR generation rates for the projection of children eligible for publicly funded day care multipliers, this amount of development would introduce approximately 199 new children under the age of six who would be eligible for publicly-funded child care programs.

Based on these assumptions, the number of available slots will decrease. As described above, there are 169 available slots, and utilization is 85.3 percent. When the estimated 199 children under age six introduced by planned development projects are added to this total, child care facilities in the study area will operate over capacity (102.6 percent utilization) with a deficit of 30 slots.

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[1] See Table 6-1b of the 2014 *CEQR Technical Manual*.

[2] This estimate assumes that 20 percent of units in developments of 20 or more units would be occupied by low- or low/moderate-income households meeting the financial and social criteria for publicly funded child care.



Development Site

Study Area (1.5-mile boundary)

1 *Child Care Facility*

0 2,000 FEET

Publicly-Funded Child Care Facilities
Figure 5-3

Table 5-8
Publicly Funded Child Care Facilities Serving the Study Area

Map ID	Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate
1	Hamilton Madison House Early Learn Center 6	129 Fulton Street	48	49	1	98.0%
2	Hamilton Madison House Early Learn Center 1	60 Catherine Street	53	57	4	93.0%
3	Grand St Settlement Dual Center #1	60 Essex Street	34	34	0	100.0%
4	Grand St Settlement Head Start Center	294 Delancey Street	72	74	2	97.3%
5	Grand St Settlement	300 Delancey Street	69	70	1	98.6%
6	Hamilton Madison House Early Learn Center 4	77 Market Street	32	32	0	100.0%
7	Hamilton Madison House Early Learn Center 5	253 South Street	48	52	4	92.3%
8	Henry Street Settlement Family School	110-120 Baruch Drive	18	23	5	78.3%
9	Henry Street Settlement Day Care	301 Henry Street	76	81	5	93.8%
10	University Settlement ECC	184 Eldridge Street	140	147	7	95.2%
11	Education Alliance - E Broadway	197 East Broadway	30	33	3	90.9%
12	Educational Alliance - Lillian Wald	34 Avenue D	17	20	3	85.0%
13	Friends of Crown Heights 33	737 East 6th Street	17	55	38	30.9%
14	Dewitt Reformed Church Head Start Site 2	280 Rivington Street	86	86	0	100.0%
15	Escuela Hispana Montessori 2	180 Suffolk Street	161	174	13	92.5%
16	Hudson Guild Childrens Center	459 West 26th Street	38	114	76	33.3%
17	Virginia Day Nursery	464 East 10th Street	38	45	7	84.4%
	Child Care Total		***977***	***1,146***	***169***	***85.3%***

Sources: ACS, June 2015.

THE FUTURE WITH THE PROPOSED ACTIONS

The proposed project is estimated to introduce approximately 298 affordable housing units by 2024 (excluding senior housing units). To provide a conservative analysis, it is assumed that all of these units would meet the financial and social eligibility criteria for publicly-funded child care, even though—according to the *CEQR Technical Manual*—children from households earning above 80 percent AMI would not be eligible for publicly-funded child care services. Based on *CEQR Technical Manual* child care multipliers, this development would result in approximately 34 children under the age of six who would be eligible for publicly-funded child care programs.

With the addition of these children, child care facilities in the study area would operate at 105.6 percent utilization with a deficit of 64 slots (see **Table 5-9**). Total enrollment in the study area would increase to 1,210 children, compared with a capacity of 1,146 slots, which represents an increase in the utilization rate of 2.99 percentage points over the future without the proposed actions.

Table 5-9
Future with the Proposed Actions:
Estimated Public Child Care Facility Enrollment, Capacity, and Utilization

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
Future Without the Proposed Project	1,176	1,146	-30	102.6%	N/A
Future With the Proposed Project	1,210	1,146	-64	105.6%	2.99%

Source: ACS (June 2015).

As noted above, the *CEQR Technical Manual* guidelines indicate that a demand for slots greater than the remaining capacity of child care facilities and an increase in demand of five percentage points of the study area capacity could result in a significant adverse impact. Although child care

facilities in the study area would operate over capacity, the increase in the utilization rate due to the proposed project would be less than five percent. Therefore, the proposed project would not result in a significant adverse impact on child care facilities.

Several factors may reduce the number of children in need of publicly-funded child care slots in ACS-contracted child care facilities. Families in the study area could make use of alternatives to publicly-funded child care facilities. There are slots at homes licensed to provide family-based child care that families of eligible children could elect to use instead of public center child care. As noted above, these facilities provide additional slots in the study area but are not included in the quantitative analysis. Parents of eligible children are also not restricted to enrolling their children in child care facilities in a specific geographical area and could use public child care centers outside of the study area. ✷