

A. INTRODUCTION

This chapter examines the potential effects of the Proposed Project and associated development alternatives on community facilities in and around the Project Sites. Community facilities include public or publicly funded facilities, including schools, health care, childcare, libraries, and fire and police protection services.

The analysis of community facilities and services has been conducted in accordance with the 2021 *City Environmental Quality Reviews Technical Manual (CTM)* guidance and the latest data and guidance from agencies such as the New York City Department of Education (NYCDOE), the New York Public Library (NYPL), the New York City School Construction Authority (NYCSCA), and the New York City Department of City Planning (NYCDCP). This analysis includes an evaluation of direct impacts on community facilities and services, as well as on indirect effects caused by increased demand for community facilities and services generated by increases in population.

As discussed in **Chapter 02.0, “Project Alternatives,”** there are three feasible alternatives under consideration for implementation of the Proposed Project. These include: Alternative 2 – the Rezoning Alternative; Alternative 3 – the Non-Rezoning Alternative; and Alternative 4 – the Midblock Bulk Alternative. A discussion of Alternative 5 – the Rehabilitation and Infill Alternative, which has been determined to be infeasible, is presented in **Chapter 05.22, “Rehabilitation and Infill Alternative Analysis.”** Refer to **Chapter 04.0, “Analysis Framework,” Table 04.0-4,** for information on the analysis approach for the three feasible alternatives for each technical area.

B. PRINCIPAL CONCLUSIONS

No significant adverse impact on the City’s community facilities and services are anticipated as a result of the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative pursuant to applicable guidance and methodologies. Refer to **Section E, “Environmental Effects,”** for further information.

C. METHODOLOGY

Methodology for Public School Analysis

This analysis assesses the potential effects of the Proposed Project on public elementary, intermediate, and high schools serving the Project Sites. According to the guidance presented in the *CTM*, CEQR only analyzes potential impacts on public schools operated by the NYCDOE.

Private, charter, 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 the development resulting from the Proposed Project. As the Proposed Project would result in net increments of elementary and intermediate school students more than 50, and fewer than 150 high school students compared to the No-Action Alternative, this level of development would trigger a detailed analysis of elementary and intermediate level schools. High school students do not need to be analyzed under any of the three alternatives.

Following the methodologies in the *CTM*, the study area for the analysis of elementary and intermediate schools is the community school district's "sub-district" ("region," or "school planning zone") in which the project is located. As indicated in **Figure 05.03-1**, the Project Sites fall within the boundaries of New York City Community School District (CSD) 2, Sub-district 3.

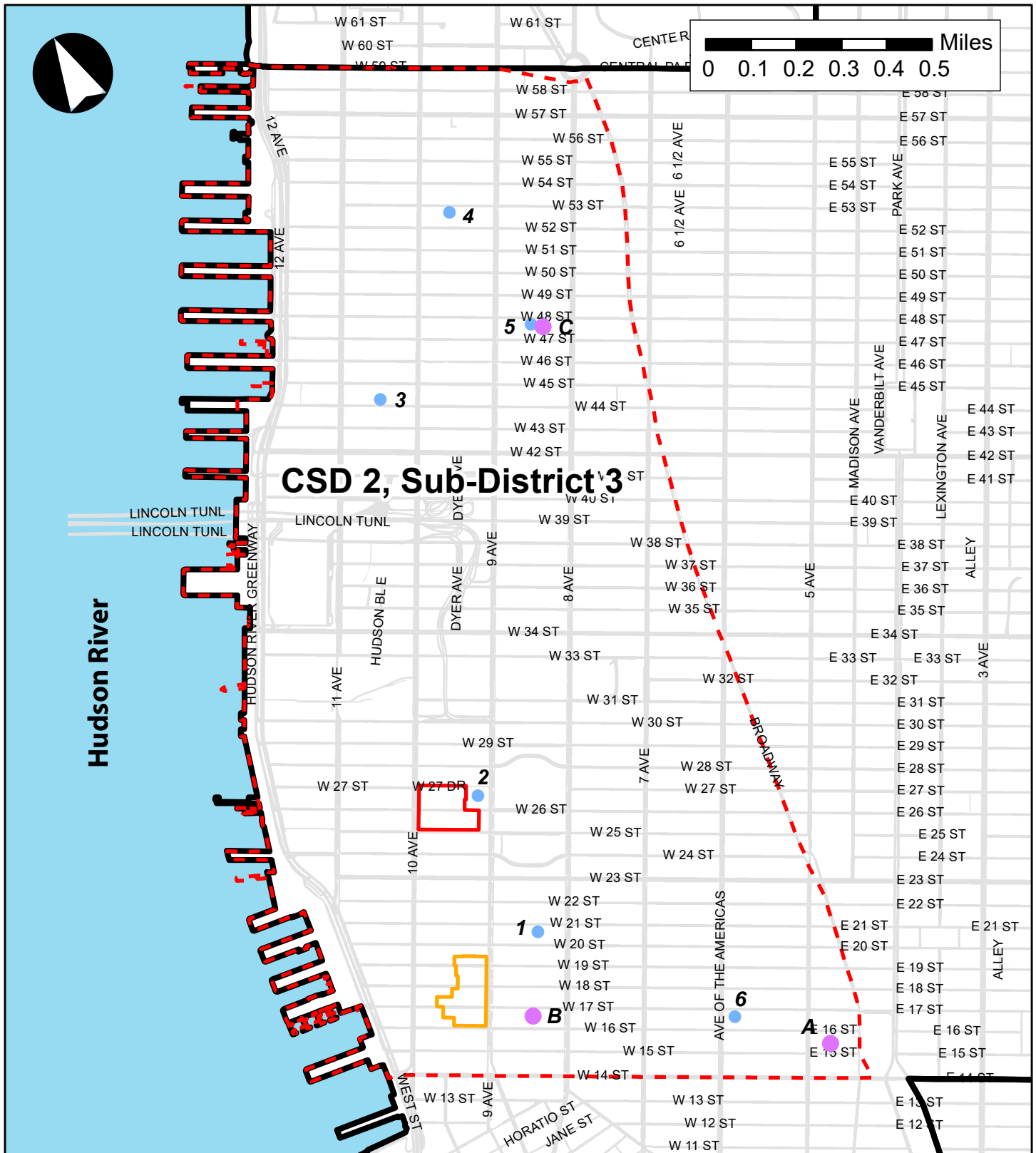
A schools analysis presents the most recent capacity, enrollment, and utilization rates for elementary and intermediate schools in the respective study area. Future conditions for the No-Action are then predicted based on enrollment projections and proposed development projects.¹ The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the schools study area to NYCDOE's projected enrollment and then comparing that number with projected school capacity. NYCDOE's most recent enrollment projections (Actual 2023-2024, Projected 2024-2033) are provided by DCP.² In addition, any new school projects identified in the NYCDOE 2025-2029 Five-Year Capital Plan (and/or subsequent amendments) are included if construction has begun. According to the *CTM*, some schools may be included in the analysis if they are in the NYCDOE Five-Year Capital Plan but are not yet under construction if the lead agency, in consultation with the NYCSCA, concurs that it is appropriate.

To determine the With-Action school utilization rates, the net elementary and intermediate school population generated by the Proposed Project was added to the CSD sub-district public school/intermediate school (PS/IS) population. The effect of the new students introduced by the Proposed Project, and its potential development alternatives, on the capacity of schools within the study area is then evaluated. According to the *CTM*, a significant adverse impact may occur if a Proposed Project 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 new students generated from the proposed development past the 100 percent utilization rate.






As described above, elementary and intermediate schools in New York City are located in geographically defined school districts. As shown in **Figure 05.03-1**, the Project Sites are located within the boundaries of CSD 2, Sub-district 3. Analyzed study area elementary and intermediate schools are defined by one of four categories: 1) elementary (PS) schools, which serve grades Pre-K through 5; 2) intermediate (IS) schools, which serve grades 6 through 8; 3) secondary schools,

¹ "Projected New Housing Starts for the 2025-2029 Capital Plan," New York City School Construction Authority, NYSCA Official Website.

² "Enrollment Projections 2024 - 2033 New York City Public Schools by Statistical Forecasting LLC," New York City School Construction Authority, NYSCA Official Website.



Legend

- | | | |
|--|---|---|
|  Elliott-Chelsea Houses |  School District |  Elementary Schools (Keyed to Table 05.3-2) |
|  Fulton Houses |  Sub-District 3 |  Intermediate Schools (Keyed to Table 05.03-3) |

which serve grades 6 through 12; 4) 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 and the intermediate/IS components of PS/IS and IS/HS schools have been combined.

Methodology for Library Analysis

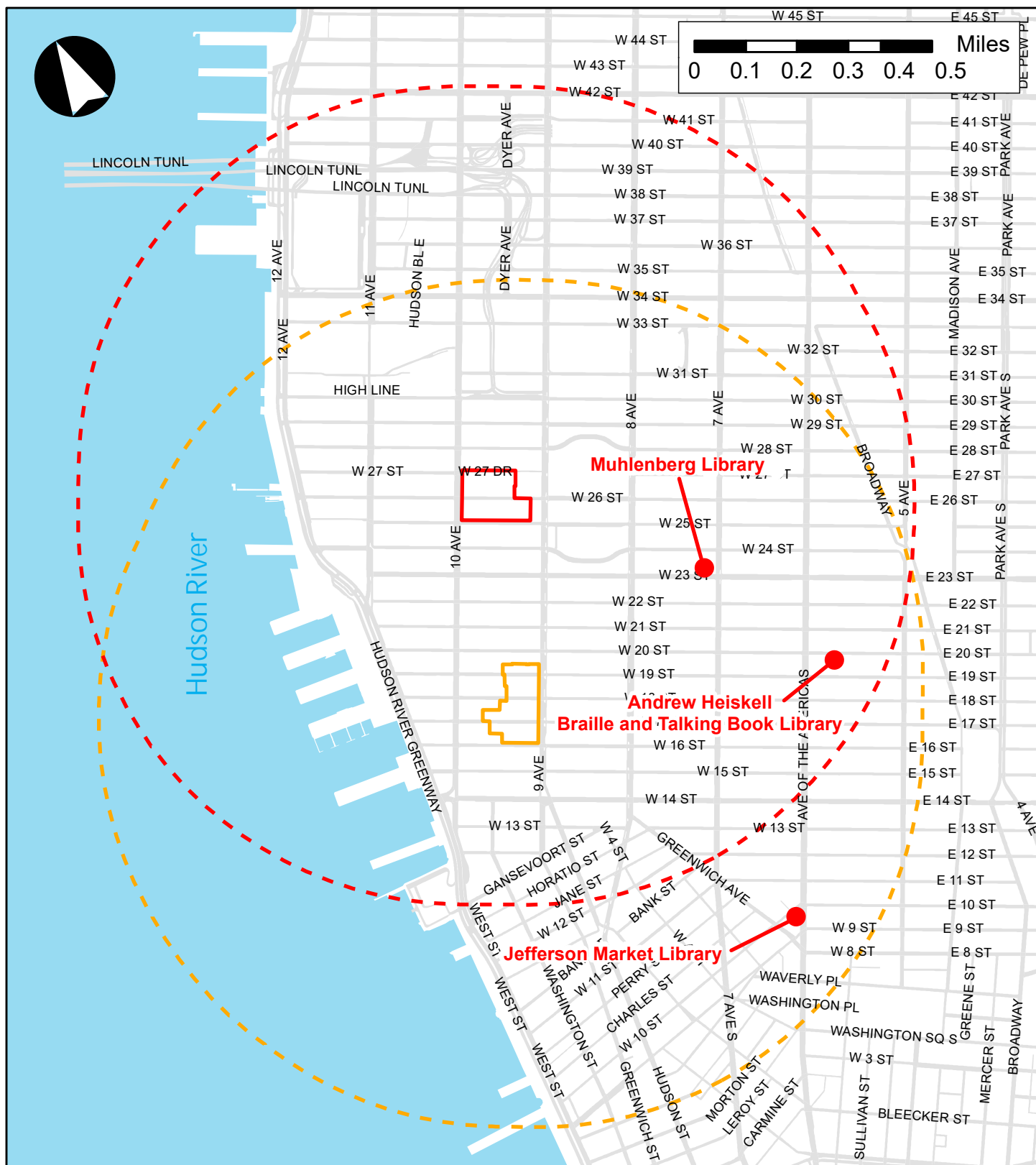
According to the *CTM*, service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than $\frac{3}{4}$ mile; this is referred to as the library's "catchment area." Furthermore, the $\frac{3}{4}$ -mile radius for the libraries analysis is typically limited to the project's borough. This libraries analysis compares the population generated by the Proposed Project with the catchment area population(s) of the Manhattan libraries available within an approximately $\frac{3}{4}$ -mile area around the Project Sites. As presented in **Figure 05.03-2**, there are three NYPL neighborhood branches located in the borough of Manhattan that are within a $\frac{3}{4}$ -mile radius of the Project Sites.

To determine the existing population of the library's catchment area, 2020 US Census data were assembled for all census tracts that fall within $\frac{3}{4}$ -mile of the library (refer to **Figure 05.03-2**). The catchment area population in the No-Action condition was calculated by adding the incremental residents anticipated in the library catchment area (refer to **Chapter 05.04, "Open Space"** for a list of No-Action development sites outside 400-feet of the Proposed Project) to the existing catchment area population. The catchment area population in the With-Action condition was estimated by adding the anticipated population that would result from the Proposed Project. According to the *CTM*, if an action would increase a library's catchment area population by five percent or more over the No-Action condition, and if this increase would impair the delivery of library services in the study area, a significant impact could occur.

Methodology for Childcare Services Analysis

DOE Division of Early Childhood Education provides subsidized childcare in center-based group childcare, family-based childcare, informal childcare, and Head Start programs, which are full-day, year-round care for children aged three to four (i.e. before Kindergarten-aged). Publicly financed childcare services are available for income-eligible children up through the age of 12. Families eligible for subsidized childcare must meet financial and social eligibility criteria established by NYCACS. In general, children in families that have incomes at or below 200 percent of the Federal poverty level, depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent. 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 childcare program that provides children with half-day and full-day early childhood education; program eligibility is limited to families with incomes at 130 percent or less than the Federal poverty level. The CEQR analysis focuses on services for children under age five, as eligible children aged six through 12 are expected to be in school for most of the day.

The City's affordable housing market is determined by the Area Median Income (AMI), rather than the Federal poverty level. Since family incomes at or below 200 percent of the Federal poverty level fall under 80 percent of AMI, for the purposes of CEQR analysis, the number of housing



Legend

- Elliott-Chelsea Houses
- Fulton Houses
- Library Study Area (Elliott-Chelsea Houses 3/4-mile Radius)
- Library Study Area (Fulton Houses 3/4-mile Radius)
- Public Libraries

units expected to be subsidized and targeted for incomes of 80 percent AMI or below is used as a proxy for eligibility. This provides a conservative assessment of demand, since eligibility for subsidized childcare is not defined strictly by income, but also considers 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 parent(s) who is/are ill or disabled).

Since there are no locational requirements for enrollment in childcare centers, and some parents or guardians choose a childcare center close to their place of employment rather than their residence, the service area of these facilities can be quite large and are not subject to strict delineation on a map. However, for the purposes of this childcare center analysis, publicly funded group childcare centers within approximately one-and-a-half miles of the Project Sites were identified, reflecting the fact that the centers closest to a given site are more likely to be subject to increased demand.³ DCP provided the most recent information regarding publicly funded group childcare facilities within the study area, including their current capacity, enrollment, and number of available slots. Family childcare and voucher slots were not included in the analysis,⁴ in accordance with the *CTM*.

The childcare center enrollment in the No-Action Alternative was estimated by multiplying the number of new low-income and low- and moderate-income housing units expected in the one-and-a-half-mile childcare study area by the appropriate multiplier from Table 6-1b of the *CTM*. The estimate of new publicly funded childcare-eligible children was added to the existing childcare enrollment to estimate enrollment in the No-Action Alternative. The childcare-eligible population introduced by the Proposed Project was also estimated using the *CTM* childcare multipliers; 1,038 new affordable units were assumed. The action-generated publicly funded child-care eligible population was then added to the No-Action childcare enrollment based on the existing 2,056 units that will be replaced with Section 8 Project-Based Vouchers (PBV) dwelling units (DUs) through the Permanent Affordability Commitment Together (PACT) Program, to determine future With-Action enrollment. According to the *CTM*, if a project would result in a collective utilization rate of Early Childhood Programs in the study area greater than 100 percent in the With-Action scenario, and an increase of five percentage points or more in the collective capacity of childcare centers serving the study area, a significant adverse impact may result.

D. AFFECTED ENVIRONMENT

As described in the *CTM*, 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

³ New York City Mayor's Office of Environmental Coordination, *CEQR City Environmental Quality Review Technical Manual*, (Borough of Manhattan: New York City Mayor's Office of Environmental Coordination, 2021), <https://www.nyc.gov/site/oec/environmental-quality-review/technical-manual.page>.

As outlined in the *CTM*, the study area for childcare analyses can range from 1.5 miles (in non-transit-rich areas) to somewhat larger than 1.5 miles (in transit-rich areas).

⁴ New York City Mayor's Office of Environmental Coordination, *CEQR City Environmental Quality Review Technical Manual*, Table 6-1a, (Borough of Manhattan: New York City Mayor's Office of Environmental Coordination, 2021), 6-5, <https://www.nyc.gov/site/oec/environmental-quality-review/technical-manual.page>.

Family Day Care Network and Voucher capacity from DOE's total capacity are excluded in community facility analyses because locational data for Network and voucher slots is not readily (*CTM*, Table 6-1a, p. 6-5).

physically alter a community facility, whether by displacement of the facility or other physical change, this “direct” effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. In addition, under CEQR, “temporary direct” effects are considered when a temporary closing of a community facility is required. Temporary closing of a community facility may occur due to construction in that location, among other reasons. New population added to an area as a result of a Proposed 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 childcare centers.

Direct Effects

The Proposed Project would not directly displace⁵ any public schools, libraries, childcare facilities, health care facilities, or police and fire protection services, as there would be no temporary or permanent closure of any community facilities. However, on the Project Sites there are three community facilities, including the John Lovejoy Elliott Center (hereafter referred to as the Elliott Center), the Hudson Guild Children’s Center (a publicly funded childcare facility), and the Fulton Community Center, that would be directly affected by the Proposed Project. The direct effects on these facilities are discussed and analyzed to determine if they would result in significant adverse impacts below and for each alternative analysis in **Section E**.

Community Facilities

Existing Conditions

The Hudson Guild is a community-based social services organization rooted in and primarily focused on the Chelsea neighborhood of Manhattan. It was founded in 1897 by Dr. John Lovejoy Elliott as a settlement house, with the intention of helping to alleviate the problems of the immigrant community of Chelsea’s industrial area. Dr. Elliott, a leader of the Ethical Culture movement and greatly influenced by the settlement house movement, established numerous clubs and programs for social groups, including young boys and girls, working women, and families. By 1897, the Hudson Guild, which provided a platform to organize residents to improve neighborhood living conditions, was established and consolidated many of the social clubs and programs Dr. Elliott created. Hudson Guild successfully lobbied and advocated for social reforms in the early 20th Century. Early success included lobbying for the New York State Tenement House Act in 1901, the creation of Chelsea Park, the first recreational space in the area in 1907, and the approval of new, low-cost, City-funded housing in Chelsea in 1938. At the same time, Hudson Guild offered a broad range of direct programming and services to Chelsea residents, opening the first free kindergarten in New York City in 1897, starting the first Summer Play School in the City in 1917, opening dental, prenatal, and well-baby clinics in 1919-1921, founding the Elliott Neighbors Club

⁵ New York City Mayor’s Office of Environmental Coordination, *CEQR City Environmental Quality Review Technical Manual*, (Borough of Manhattan: New York City Mayor’s Office of Environmental Coordination, 2021), 6-3, <https://www.nyc.gov/site/oec/environmental-quality-review/technical-manual.page>.

Displacement refers to a physical change or closing of a facility. A physical change is assessed based on disruptions to service delivery while a closing, even temporarily, refers to the total cessation of service delivery at a particular facility.

for Senior Citizens in 1947, opening one of the City's first community mental health clinics in 1948, and providing the first offerings of English-as-a-Second-Language classes in 1950. Based on enrollment and capacity data received from DCP and presented below in the childcare indirect effects analysis, the two childcare centers (the Hudson Guild Children's Center and Elliott Center's childcare program) have a combined capacity of 60 students and 19 enrolled children.

Preliminary Assessment

The Proposed Project would result in a temporary relocation of the existing Elliott Center currently located on the Elliott-Chelsea Houses Project Site during the first stages of project construction to a nearby location. The existing community facility at 441 W. 26th Street (adjacent to the Chelsea Addition apartment building) is an approximately 42,225-gsf space that serves as a multi-purpose neighborhood center, offering classes and clubs for adults and children (related to the Hudson Guild Children's Center that is located in a separate building at 459 W. 26th Street), meeting rooms, other social facilities, offices, and contains a gymnasium used for youth basketball and other recreation activities. In the initial stage of the project construction, the existing childcare programming and other activities at the Elliott Center would be vacated. During this period, these activities, including the gymnasium for youth basketball, would be relocated temporarily to other nearby location(s) and continue to operate; please also refer to the discussion of these temporary relocations in **Chapter 05.02, "Socioeconomic Conditions,"** for additional information. Once the new community facility space is constructed, the existing programming would return to the campus. The temporary relocation would not occur until temporary facilities for the Elliott Center are identified in coordination with Hudson Guild, and the permanent relocation would not occur until the new permanent facility for the Elliott Center is complete, thereby minimizing disruption to the Elliott Center's operations.

Additionally, there are two other existing community facilities space on the Project Sites. These include the approximately 10,300-gsf Hudson Guild Children's Center, housing a childcare facility, at 459 W. 26th Street on the Elliott-Chelsea Houses Project Site, and the 14,634-gsf Fulton Community Center, a neighborhood center focused on senior citizens at 119 9th Avenue, located in the base of the apartment building at 117-121 9th Avenue. Under the Proposed Project, these facilities would not vacate their existing spaces until space in new buildings on their respective campuses would be completed and the programming would directly relocate from their existing spaces and would not be temporarily relocated.

As such, under the With-Action conditions, a disruption in services is not anticipated. While the Elliott Center would need to be temporarily relocated to a nearby location before it is subsequently relocated to a permanent new location on the Project Sites, programming and services, including the youth basketball program, would continue operation with minimal disruption while the new replacement space is under construction and until it is ready to be occupied. Additionally, the Hudson Guild Children's Center and Fulton Community Center would remain on site and in operation until the on-site replacement community facility and neighborhood center space is developed. However, because the Proposed Project would result in the relocation of this community facility to a temporary location(s) and ultimately its permanent alteration (enlargement), an analysis of temporary direct effects on these facilities is provided below.

Indirect Effects

The *CTM* includes thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential indirect impacts. **Table 05.03-1** lists those *CTM* thresholds for each community facility analysis area. If a proposal exceeds the threshold for a specific facility, a more detailed analysis of indirect effects is warranted. A preliminary screening analysis was conducted to determine if the Proposed Project and the associated project alternatives would exceed established *CTM* thresholds warranting further analysis. Based on that screening, the Proposed Project triggers a detailed analysis for public elementary and intermediate schools, publicly funded childcare centers, and public libraries.

Table 05.03-1: 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 library branches
Health Care Facilities (Outpatient)	Introduction of a sizeable new neighborhood
Childcare Centers (Publicly Funded)	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: 2021 *CTM*.

Public Schools

Existing Conditions

Tables 05.03-2 and **05.03-3** provide the existing enrollment, capacity, and utilization rates for elementary and intermediate schools in CSD 2, Sub-district 3. In instances where school buildings house more than one organization, these organizations are listed separately.

Elementary Schools

As shown in **Figure 05.03-1**, there are a total of six schools serving elementary students within CSD 2, Sub-district 3. As indicated in **Table 05.03-2**, CSD 2, Sub-district 3 elementary schools have an average existing utilization rate of approximately 101.69 percent without available seats as it is 48 seats over capacity.

While not included in the quantitative analysis pursuant to the *CTM*, it should be noted that there are two charter schools in CSD 2, Sub-district 3 that serve elementary students: Success Academy Hell's Kitchen (located at 439 W. 49th Street) and Success Academy Hudson Yards (located at 500 W. 41st Street), which both serve grades K-4. Additionally, there is one K-12 special education

school (which is part of District 75) serving only students with special needs that is not included in the quantitative analysis: PS 35 (located at 317 W. 52nd Street).⁶

Table 05.03-2: CSD 2, Sub-district 3 Elementary School Enrollment, Capacity, and Utilization for the 2023-2024 Academic Year

Map No. ¹	School Name	Address	Org. Level	Enrollment	Target Capacity	Available Seats	Utilization (%)
1	PS 11 – The Sarah J. Garnet Elementary School	320 W. 21 st Street	PS	742	687	-55	108.01
2	PS 33 – Chelsea Prep	281 9 th Avenue	PS	630	544	-86	115.81
3	PS 51 – Elias Howe	525 W. 44 th Street	PS	464	401	-63	115.71
4	PS 111 – Adolph S. Ochs ²	440 W. 53 rd Street	PS	408	472	64	86.44
5	PS 212 – Midtown West	328 W. 48 th Street	PS	321	298	-23	107.72
6	PS 340 - Sixth Avenue Elementary School	590 6 th Avenue	PS	323	438	115	73.74
Totals				2,888	2,840	-48	101.69

Notes:

¹ Refer to **Figure 05.03-1**.

Sources: NYC DCP, *Blue Book, 2023-2024 Academic School Year*.

The existing elementary schools' enrollment and capacity as identified above is used as the basis for the analyses completed below.

Intermediate Schools

As shown in **Figure 05.03-1**, there are a total of three intermediate schools within CSD 2, Sub-district 3. As indicated in **Table 05.03-3**, within CSD 2, Sub-district 3 intermediate schools have an average existing utilization rate of approximately 105.34 percent with a shortfall of 53 seats.

While not included in the quantitative analysis pursuant to the *CTM*, it should be noted that there are two charter schools in CSD 2, Sub-district 3 that serve intermediate level students: Success Academy Midtown West Middle School (located at 439 W. 49th Street) and Success Academy Hudson Yards Middle School (located at 500 W. 41st Street), which both serve grades 5-8. Additionally, high school enrollment for New York City Lab Middle School for Collaborative Studies, Ballet Tech, and Professional Arts High School has been filtered out from the enrollment, capacity, and utilization totals above.

⁶ Based on correspondence with DCP, the special education school was excluded from the quantitative analysis given it is within District 75. Additionally, Ballet Tech – NYC Public School for Dance, was also excluded from this analysis as it only serves 4th and 5th grade students and does not give admissions preference to District 2 students.

Table 05.03-3: CSD 2, Sub-district 3 Intermediate School Enrollment, Capacity, and Utilization for the 2023-2024 Academic Year

Map No. ¹	School Name	Address	Org. Level	Enrollment	Target Capacity	Available Seats	Utilization (%)
A	The Clinton School	10 E. 15 th Street	IS/HS	322	275	-45	117.37
B	New York City Lab Middle School for Collaborative Studies	333 W. 17 th Street	IS	551	638	87	86.36 ²
C	City Knoll Middle School	440 West 53 rd Street	IS	171	78	-93	219.23
Totals				1,044	991	-53	105.34

Notes:¹ Refer to **Figure 5.03-1**.² Enrollment totals middle school population only.**Sources:** NYC DCP, *Blue Book*, 2023-2024 Academic School Year.

The existing intermediate schools' enrollment and capacity as identified above is used as the basis for the analysis completed below.

Preliminary Assessment

The *CTM* recommends conducting a detailed analysis of public schools if a Proposed Project would generate 50 or more elementary/intermediate school students and/or 150 or more high school students. Based on the Proposed Project's net increment of 3,454 residential units under the Rezoning Alternative and Midblock Bulk Alternative (compared to the No-Action Alternative), and the CEQR student generation rates for Manhattan CSD 2 (0.0374 elementary school students per unit, 0.0103 intermediate school students per unit, and 0.02 high school students per unit), the Proposed Project would generate approximately 234 total students, with approximately 129 elementary school students, 36 intermediate school students, and 69 high school students. Based on the number of projected students, a detailed analysis of the Proposed Project's effects on elementary and intermediate schools is warranted. Based on the number of high school students, a detailed assessment of high schools is not warranted.

Libraries

Existing Conditions

The Project Sites are served by the NYPL system, which comprises 92 locations—including four scholarly research centers and 88 branch libraries—throughout The Bronx, Manhattan, and Staten Island. As indicated in **Figure 05.03-2**, there are two NYPL neighborhood branches serving the general population in the borough of Manhattan that are within a ¾-mile radius of the Project Sites: the Jefferson Market and Muhlenberg Libraries. Additionally, there is one other library located within the ¾-mile study area-- the Andrew Heiskell Braille and Talking Book Library is located at 40 W. 20th Street. The Andrew Heiskell Braille and Talking Book Library has a specialized collection of almost entirely braille, audiobook, and large print resources serving patrons who are

blind, visually impaired, or otherwise physically unable to read standard print. Therefore, because the collection of the Andrew Heiskell Braille and Talking Book Library is so specialized, and serves a region-wide base of patrons based on specialized needs, the majority of residents introduced by the Proposed Project are unlikely to utilize the facility and it is excluded from the quantitative libraries analysis.

Table 05.03-4, below, provides the catchment area population for the libraries, along with the existing holdings-per-resident ratios, based on the census tract populations within a ¾-mile radius of the libraries (refer to **Figure 05.03-2**).

Table 05.03-4: Existing Holdings-per-Resident Ratios

Library Name	Address	Holdings ¹	Catchment Area Population ²	Holdings per Resident
Jefferson Market Library	425 6 th Avenue	71,348	137,917	0.517
Muhlenberg Library ³	209 W. 23 rd Street	26,522	131,847	0.201

Notes:

¹ 2024 holdings (NYPL) via DCP.

² 2020 US Census total population for census tracts within a ¾-mile radius of each library.

³ The Muhlenberg Library is currently closed for renovations and is expected to be reopened by the build year of 2041.

The Jefferson Market Library is located at 425 6th Avenue in the Greenwich Village neighborhood of Manhattan. The Muhlenberg Library is located at 209 W. 23rd Street in the Chelsea neighborhood of Manhattan.

It should be noted that given the proximity of these two branch libraries to each other, there is some overlap in their respective ¾-mile catchment areas, with certain census tracts included in the population totals for more than one library. This is why the total population of the two catchment areas are not summed in **Table 05.03-4** above, as this would result in double-counting. The existing libraries data as identified above is used as the basis for the analyses completed below.

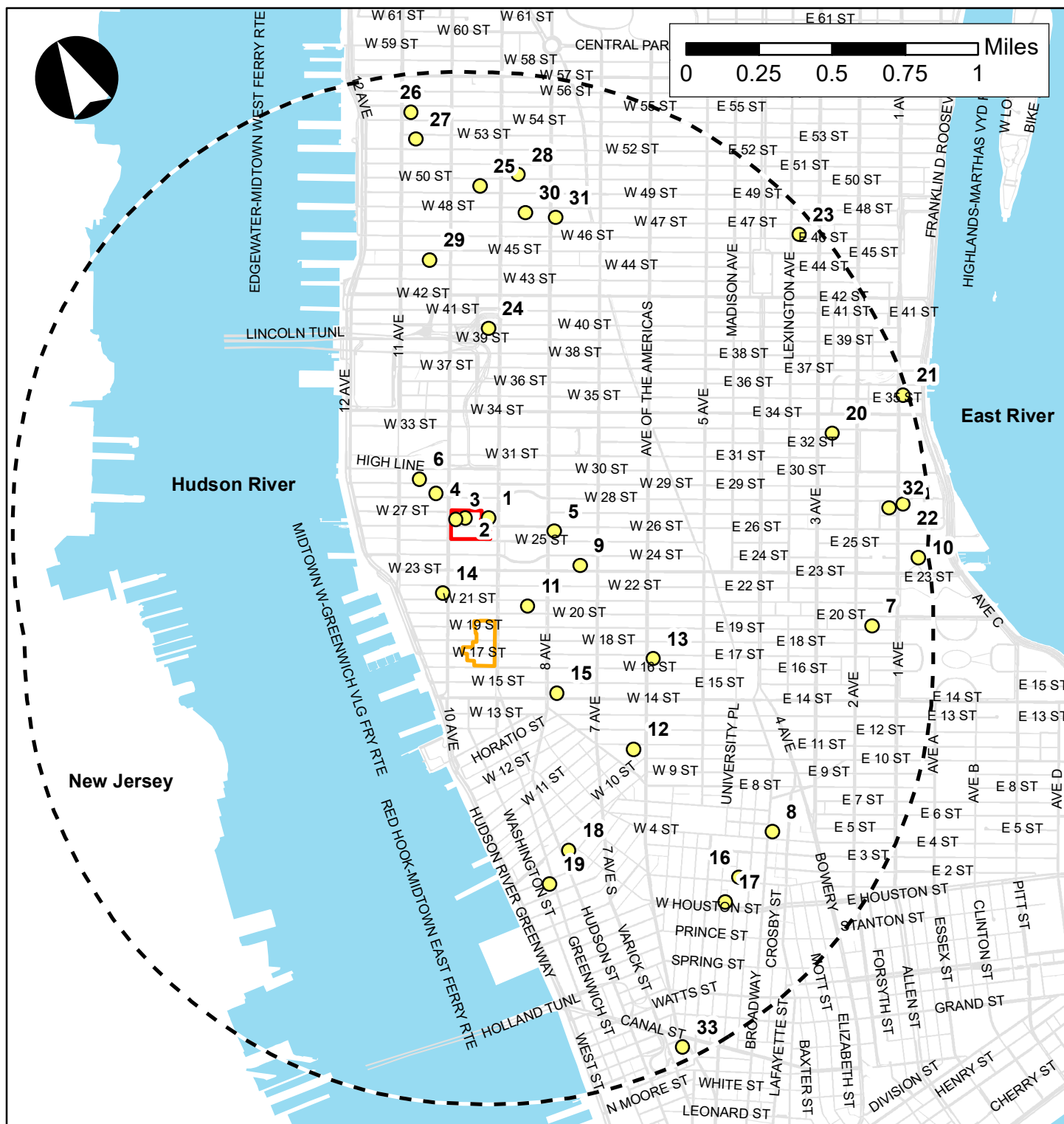
Preliminary Assessment

Potential impacts on libraries can result from an increased user population. According to the *CTM*, a Proposed Project that generates a five percent increase in the average number of residential units served per branch (equivalent to a 901-unit increase in Manhattan) may cause significant adverse impacts on library services and require further analysis. Under the Rezoning Alternative of the Proposed Project, a net 3,454 DUs are expected to be added over the No-Action Alternative. Therefore, the Proposed Project would exceed this threshold, and a detailed analysis of indirect impacts on libraries is warranted.

Childcare

Existing Conditions

As indicated in **Table 05.03-5** and **Figure 05.03-3**, there are 33 publicly funded childcare centers within the study area with a combined capacity of 973 slots and an enrollment of 627, resulting in



Legend

- Fulton Houses
- Elliott-Chelsea Houses
- 1.5-Mile Radius
- Child Care Facilities (Keyed to Table 05.03-5)

346 available slots (64 percent utilization).⁷ **Table 05.03-5** shows the current capacity and enrollment for each of these facilities. These include two facilities within the Project Sites, nos. 2 and 3, at 441 W. 26th Street (in the Elliott Center) and 459 W. 26th Street (Hudson Guild Children's Center), respectively, which are both operated by Hudson Guild. Per the data provided, only the latter has childcare capacity and enrollment.

As noted in **Section C, "Methodology,"** while family-based childcare facilities and informal care arrangements provide additional slots in the study area, these slots are not included in the quantitative analysis, per *CTM* guidance. Additionally, childcare facilities classified as "special education" in the data received from DCP are omitted from the quantitative analysis; they are discussed qualitatively.

As identified in **Table 05.03-5**, the capacity and enrollment data appear to be incomplete. Based on DCP guidance, the data has not been altered or modified to account for any inconsistencies or incomplete data. Several of the facilities identified do not have capacity or enrollment data but are still included in the table pursuant to DCP guidance. It is very likely these facilities have children enrolled in their programs; however, given the limitations of the provided data, capacity and enrollment population has not been assumed. As such, the analysis is based on the total capacity, enrollment, available slots, and utilization rate based on **Table 05.03-5**.

Preliminary Assessment

According to the *CTM*, if a Proposed Project would add 20 or more children under age five eligible for publicly funded childcare, a detailed analysis of its impact on publicly funded childcare facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income units generated by a Proposed Project (170 units in Manhattan). According to the development program, the Proposed Project is expected to add a net 3,454 DUs, including 1,038 affordable units over the No-Action Alternative. This would translate to a total of 119 children potentially eligible for publicly funded childcare. Therefore, the Proposed Project would yield more than 20 children under age five eligible for publicly funded childcare, exceeding the CEQR thresholds requiring a detailed analysis of childcare facilities.

⁷ Pursuant to DCP guidance, for facilities where enrollment/capacity data was known, utilization percentage was calculated. For sites where either enrollment or capacity data was known, citywide trends of 70 percent utilization were used to determine missing data.

Table 05.03-5: Publicly Funded Childcare Centers Serving the Project Sites

Map No. ¹	Contractor Name	Address	Capacity	Enrollment
1	PS 033 Chelsea Prep*	281 9 Avenue	48	34
2	Hudson Guild Children's Center I*	441 West 26 Street	11	8
3	Hudson Guild Children's Center	459 West 26 Street	60	6
4	MSH 507 LLC*	507 West 28 Street	25	18
5	Bright Horizons At Chelsea	258 West 26 Street	0	0
6	Bright Horizons At Hudson Yards*	529 West 29 Street	14	10
7	PS 040 Augustus Saint-Gaudens*	319 East 19 Street	25	18
8	Bright Horizons At Noho	704 Broadway	0	0
9	The 47 American Sign Language & English Lower School*	223 East 23 Street	29	21
10	Imagine Early Learning Center At Vets Kids*	423 East 23 Street	14	10
11	PS 011 William T. Harris*	320 West 21 Street	25	18
12	PS 041 Greenwich Village*	116 West 11 Street	74	53
13	Sixth Avenue Elementary School*	590 6 Avenue	99	71
14	Guardian Angel*	193 10 Avenue	25	18
15	Bright Horizons At West 14th	253 West 14 Street	0	0
16	Creative Steps Early Childhood Center*	4 Washington Square Village	25	18
17	University Plaza Nursery School*	110 Bleecker Street	13	9
18	PS 003 Charrette School*	490 Hudson Street	59	42
19	Bright Horizons At West Village	644 Greenwich Street	0	0
20	PS 116 Mary Lindley Murray*	210 East 33 Street	66	47
21	The River School*	425 East 35 Street	94	67
22	Bellevue-Educare Childcare Center	462 First Avenue	5	0
23	Bright Horizons At East 46th	127 East 46 Street	0	0
24	Hudson Guild	410 West 40 Street	15	0
25	PS 111 Adolph S. Ochs*	440 West 53 Street	50	36
26	YWCA-NYC Polly Dodge Early Learning Center*	538 West 55 Street	10	7
27	Bright Horizons At West 53rd	540 West 53 Street	0	0
28	Bright Minds Center*	341 West 50 Street	10	7
29	PS 051 Elias Howe*	525 West 44 Street	73	52
30	PS 212 Midtown West*	328 West 48 Street	50	36
31	Star America Preschool Manhattan*	780 8 Avenue	20	14
32	Bruno Day Care At 344 East 28th Street	344 East 28th Street	0	0
33	CPC Tribeca Early Childhood Center	21 St . John's Lane	34	7
Total			973	627
Available Slots			346	
Utilization Rate			64%	

Notes:

Starred (*) sites contained only enrollment projections. Citywide trends were used to determine capacity where data was not available.

¹ Refer to **Figure 05.03-3**.

Source: Data received from NYC DCP, May 2024.

Police, Fire, and Health Care Services

The *CTM* recommends a detailed analysis of indirect impacts on police, fire, and health care services in cases where a Proposed Project would create a sizeable new neighborhood where none existed before. The Proposed Project is intended to improve the quality and ensure the long-term

viability of existing public housing in the Fulton and Elliott-Chelsea Houses (FEC), which are currently beset by deteriorated conditions and structural deficiencies. The Proposed Project would facilitate the construction of new housing, including affordable housing, new commercial uses, and medical office space. The Project Sites are developed with an existing and well-established community that is served by existing police, fire, and health care services (refer to **Figures 05.03-4 and 05.03-5a to 05.03-5c**). Therefore, the Proposed Project would not create a neighborhood where none existed before and a detailed analysis of indirect effects on these community facilities is not warranted.

E. ENVIRONMENTAL EFFECTS

Alternative 1 – No-Action Alternative

Direct Effects

Community Facilities

Under the No-Action Alternative, the Fulton Community Center, the Hudson Guild Children's Center, and the Elliott Center, would remain as-is under existing conditions as described above. The only changes to these buildings would be expected to be ongoing maintenance and interior improvements. Programmatic changes to the community facilities are not expected to occur. If programmatic changes are proposed, these would occur within the existing facilities. As such, it is expected that existing programs and facilities, including the Hudson Guild Children's Center and Elliott Center's childcare program and youth basketball program, would continue to operate under No-Action Alternative.

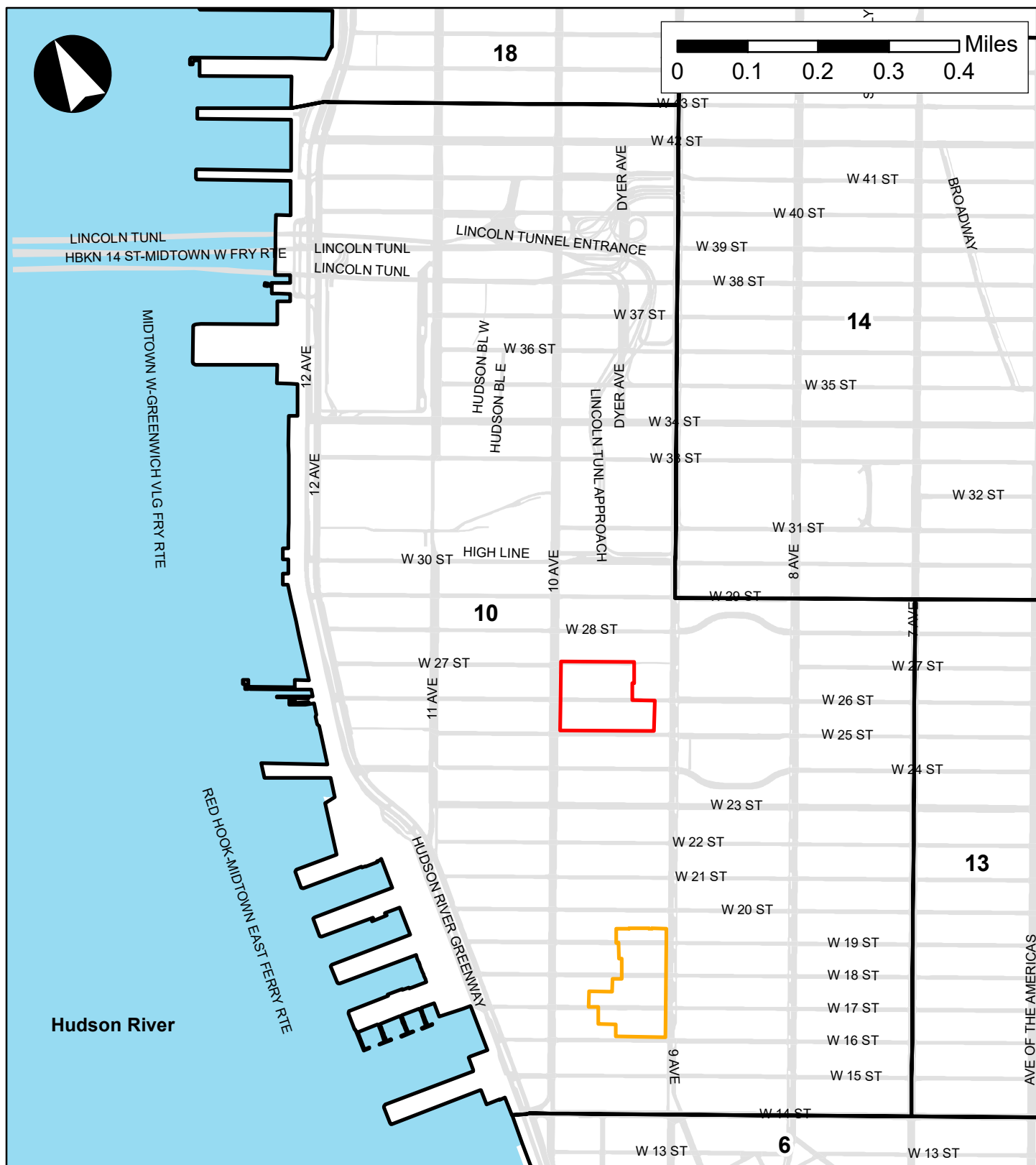
Indirect Effects

Public Schools

Under the No-Action Alternative, future utilization of public elementary, intermediate, and high schools serving the Project Sites and surrounding study area 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 NYCSCA provides future enrollment projections by district for up to ten years. The latest available enrollment projections to 2032-2033 have been used in this analysis to project student enrollment in 2041. These enrollment projections focus on the natural growth of the City's student population and other population changes that do not account for demographic fluctuations or new residential development planned in the area (i.e., No-Action projects). The NYCSCA demographic projections are dependent on several factors, such as birth rates, migration of students into or out of the school district, the presence of alternative schools, such as charter schools, private



Legend

- Fulton Houses
- Elliott-Chelsea Houses
- 10 NYPD Precincts



Legend

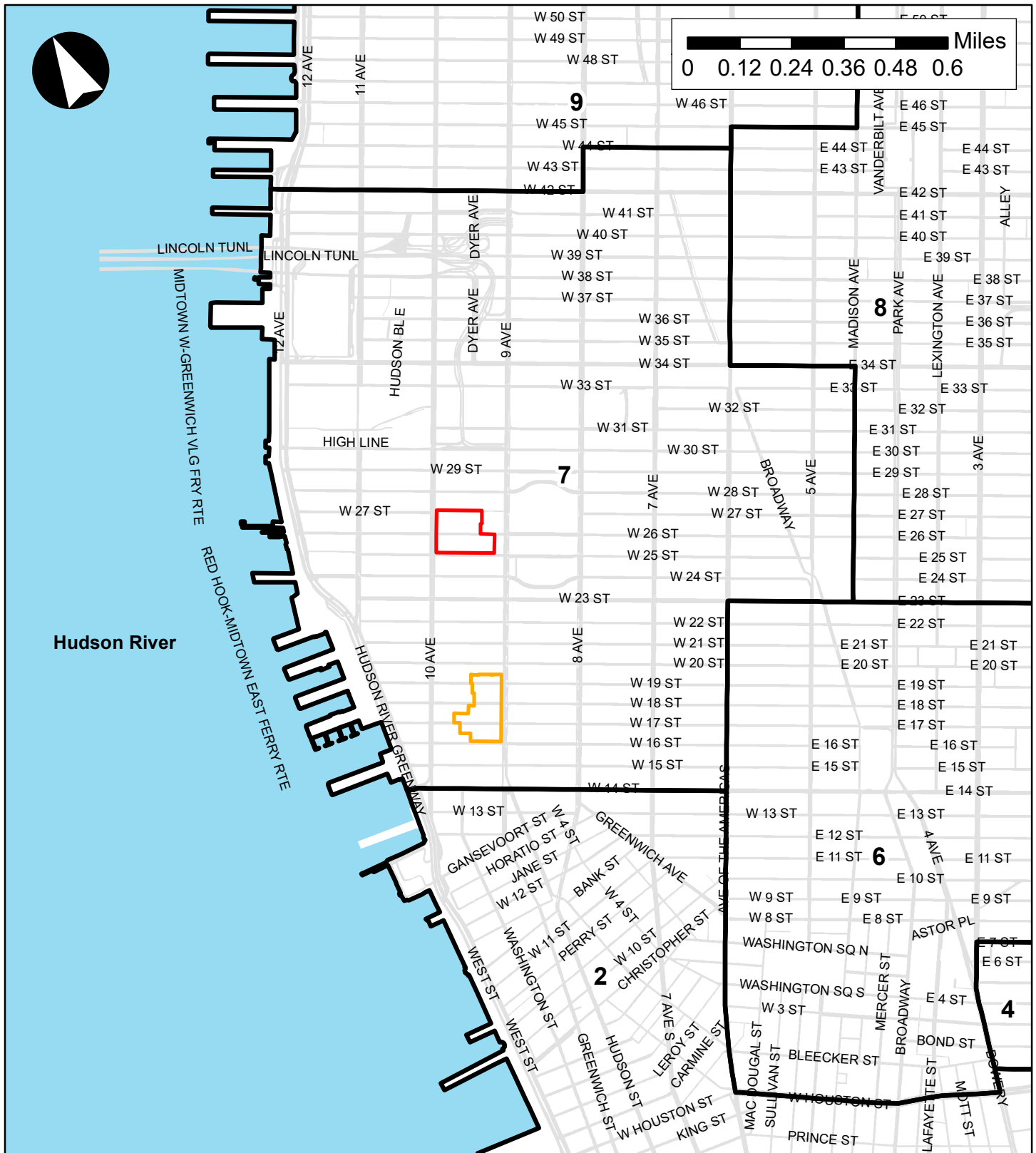


Fulton Houses



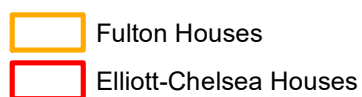
FDNY Divisions

Elliott-Chelsea Houses



Legend

- Fulton Houses
- Elliott-Chelsea Houses
- 7 FDNY Battalions



3 FDNY Companies

schools, or parochial schools, and school district policy changes. The projections capture the most recent enrollment trends and carry them forward into the future. Statistical Forecasting LLC⁸ projects that total public school enrollment will slowly decline throughout the ten-year projection period, dipping below the ten-year historical range in 2023-2024. In general, Manhattan public school enrollment has been declining in the last decade and is projected to decrease by 23.2 percent by the 2032-2033 academic year.⁹ In Manhattan, CSD 2 is projected to have modest enrollment declines over the ten-year period of 9.4 percent.¹⁰ The NYCSCA has also provided data on the number of new elementary and intermediate students expected from new housing (No-Action projects) in Sub-district 3 of CSD 2 based on its capital planning work.

Additionally, for conservative analysis purposes and based on guidance provided by SCA, the No-Action enrollment also includes the projected increase in elementary and intermediate school populations resulting from the Midtown South Mixed Use Plan (MSMX) and the Western Railyards Rezoning (WRY). MSMX is a City-led initiative to rezone all or part of 42 city blocks in the Midtown South neighborhood of Manhattan in order to increase housing production while maintaining the area's predominantly commercial and manufacturing character. A draft EIS for MSMX was published by the Department of City Planning on Friday January 17, 2025. The draft EIS stated that new residential development introduced by MSMX is anticipated to add 240 elementary school students and 66 intermediate school students to CSD 2, Sub-District 3.

Originally analyzed in a 2009 Environmental Impact Statement (EIS),¹¹ WRY is a proposed mixed-use development built over the MTA-owned railyards between 30th and 33rd Streets and between 11th and 12th Avenues as part of the greater redevelopment of the Hudson Yards neighborhood of Manhattan. Projected residential development resulting from WRY is based on the ongoing Western Rail Yard Modifications EIS,¹² which modifies the originally proposed development to include an expanded hotel and resort with less space allocated to residential and commercial uses, although with no change to the allowed uses. Based on the modified EIS, the WRY development project will introduce 1,507 residential units to CSD 2, Sub-district 3 in the No-Action condition. Therefore, the anticipated No-Action Alternative elementary and intermediate school enrollment for the study area sub-district presented in **Table 05.03-6** reflects SCA future enrollment projections, SCA's new housing starts for capital planning purposes, as well as the projected students introduced by both MSMX and WRY (which were not included in the SCA's future enrollment projections).

⁸ "Enrollment Projections (2023-24 to 2032-33), Table A-2 "Manhattan Totals"," New York City School Construction Authority, NYCSCA Official Website.

⁹ "Enrollment Projections (2023-24 to 2032-33), Table A-2 "Manhattan Totals"," New York City School Construction Authority, NYCSCA Official Website.

¹⁰ "Enrollment Projections (2023-24 to 2032-33), Table A-8 "Community School District 2", p.13," New York City School Construction Authority, NYCSCA Official Website.

¹¹ Metropolitan Transportation Authority & City of New York City Planning Commission, *Western Rail Yard FEIS*, CEQR #09DCP007M (Borough of Manhattan: Metropolitan Transportation Authority & City of New York City Planning Commission, 2009), <https://www.nyc.gov/site/planning/applicants/env-review/western-rail-yard.page>

¹² City of New York City Planning Commission, *Western Rail Yard Modification EIS*, CEQR #24DCP091M (Borough of Manhattan: City of New York City Planning Commission, 2024), <https://a002-ceqraccess.nyc.gov/Handlers/ProjectFile.ashx?file=MjAyNFwyNERDUDA5MU1cZWlZxGRyYWZ0X2Vpc1wyNERDUDA5MU1fREVJU19Ob3RpY2Vfb2ZfQ29tcGxldGlvbl8xMTAxMjAyNC5wZGY1&signature=3109210c34d6919dae6366c41fb1b7a3680cb9b9>.

Table 05.03-6: Estimated 2041 Study Area No-Action Elementary and Intermediate Enrollment

Study Area	School Level	Projected 2041 Enrollment ¹	Students Introduced by No-Action Residential Development ²	Students Introduced by MSMX Residential Development	Total No-Action Enrollment
CSD 2, Sub-district 3	Elementary School Students	2,160	409	240	2,809
CSD 2, Sub-district 3	Intermediate School Students	889	43	66	998

Notes:

¹ Enrollment Projections 2023-2033 New York City Public Schools by Statistical Forecasting. Projections for 2033, the latest year for which enrollment projections are available were assumed for the 2041 analysis year, pursuant to CEQR.

² School Construction Authority, Projected Housing Starts for the 2025-2029 Capital Plan.

As shown in **Table 05.03-6**, No-Action developments are anticipated to add 409 elementary and 43 intermediate school students to CSD 2, Sub-district 3, MSMX is expected to add 240 elementary school students and 66 intermediate school students, and WRY is expected to add 56 elementary school students and 16 intermediate school students, bringing the total No-Action enrollment to 2,809 elementary school students and 998 intermediate school students.

Projected Capacity Changes to CSD 2, Sub-District 3 Elementary and Intermediate Schools

As outlined in the *CTM*, 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 and NYCDOE’s 2020-2024 Five Year Capital Plan. Based on information presented in the latest Five Year Capital Plan Proposed Amendment, released in February 2023, there are planned capacity changes in CSD 2.¹³

While no capacity changes are anticipated, the “School Utilization Proposals” for the February 2022 Panel for Education Policy (PEP) meeting proposed a two-year extension of the temporary co-location of City Knoll Middle School with PS 111 Adolph S. Ochs located at 440 W. 53rd Street.¹⁴ This two-year extension is the continuation of a three-year temporary re-siting that was approved by the PEP in January 2019. According to the PEP, the re-siting of City Knoll is because the NYC DOE’s lease on the building was unable to be renewed and, therefore, City Knoll had to re-located after the 2018-2019 school year. City Knoll will continue to be temporarily co-located in PS 111 beginning in the 2023-2024 school year. The NYC DOE will continue to work with the City Knoll and CSD 2 communities to identify a long-term plan for the school. Before the end of

¹³ It should be noted that plans for development of a new public school at the Western Rail Yards have not yet been finalized and as such the additional elementary school seats have not been included in this quantitative analysis.

¹⁴ New York City Department of Education, *Amended Notice of Joint Public Hearing for M111*, (Borough of Manhattan: New York City Department of Education, 2022), <https://www.schools.nyc.gov/get-involved/families/panel-for-education-policy/2021-2022-pages/february-16-2022-school-utilization-proposals>.

the 2023-2024 school year, the NYC DOE will issue another proposal for City Knoll in accordance with Chancellor's Regulation A-190.¹⁵

Based on the last five academic years' PEP reports (from the 2018/2019 academic year through the 2023/2024 academic year) there have been no other approved expansions, co-locations, or openings for any of the public schools that are identified within CSD 2, Sub-district 3. As described above, the PEP approved a co-location for the City Knoll School in the building that contains PS 111 Adolph S. Ochs, located at 440 W. 53rd Street. The PEP has not approved any other kinds of changes to the schools within CSD 2, Sub-district 3.

Elementary Schools

In the 2041 No-Action Alternative, CSD 2, Sub-district 3 elementary school enrollment is expected to decrease by 79 students (from 2,888 to 2,809), with no increase in capacity (2,840 seats) over the same period. As shown in **Table 05.03-7**, the utilization rate is expected to decrease from 101.69 percent to 98.92 percent, with a surplus of 31 seats.

Intermediate Schools

CSD 2, Sub-district 3 intermediate schools are expected to continue to operate below capacity in the future No-Action Alternative. Specifically, CSD 2, Sub-district 3 enrollment is expected to decrease by 46 students (from 1,044 to 998), with no increase in capacity (991 seats), resulting in a decrease in the utilization rate from 105.34 percent to 100.65 percent, with a deficit of seven seats (refer to **Table 05.03-7**).

Table 05.03-7: 2041 Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization

Study Area	School Level	Enrollment ¹	Capacity ²	Available Seats	Utilization (%)
CSD 2, Sub-district 3	Elementary	2,809	2,840	31	98.92
CSD 2, Sub-district 3	Intermediate	998	991	-7	100.65

Notes:

¹ Refer to **Table 05.03-4**.

² Reflects anticipated capacity changes as described above.

Libraries

As described in **Chapter 05.04** and **Table 05.04-6**, there are a number of new residential developments expected to occur by 2041 that would increase the population within the library catchment areas. In addition to these No-Action developments, the library catchment areas

¹⁵ New York City Department of Education, *Regulation of the Chancellor*, Number A-190 (Borough of Manhattan: New York City Department of Education, 2019), https://cdn-blob-prd.azureedge.net/prd-pws/docs/default-source/default-document-library/a-190.pdf?sfvrsn=61a2bc22_30. Chancellor's Regulation A-190 sets forth the public review and comment process for proposals by the Chancellor to close a school or make a significant change in school utilization, and the process for approval by the PEP of such proposals. The regulation can be accessed here: [PDF](#).

population is also expected to increase as a result of residents introduced by the proposed MSMX and WRY rezoning plans mentioned above. **Table 05.03-8** summarizes the No-Action development anticipated within the Jefferson Market and Muhlenberg libraries catchment area. For consistency, the number of residents introduced by No-Action developments aligns with the assumptions utilized in MSMX. According to the MSMX analysis, in instances where new development projects are located within more than one library catchment area, the residents were assigned to the most proximate library.

As noted above, in the No-Action Alternative, the Muhlenberg Library is expected to reopen by the build year. The renovations to the building include infrastructure upgrades to heating and cooling units, fire alarms, and sprinkler systems, replacing the elevator, and sidewalk repairs.¹⁶

The number of holdings for this library are assumed to remain the same in 2041 as listed above. Based on this assumption, **Table 05.03-9** below presents the anticipated holdings-per-resident ratios of the libraries in the No-Action Alternative.

Table 05.03-8: Anticipated No-Action Residential Development within the Library Catchment Area

Library Branch	Population Introduced by No-Action Developments ¹	Total No-Action Population
Jefferson Market Library	548	138,465
Muhlenberg Library	13,235 ²	145,082

Notes:

¹ Refer to **Chapter 05.04** and **Table 05.04-6** for list of No-Action development sites and calculations. As noted above, these numbers match those used in MSMX, which assigns residents to the most proximate library in the case that the development is located within two library catchment areas. Note that **Table 05.04-6** includes hotel rooms in the total DU count for the purposes of open space analysis, but are excluded here given that hotel users are not expected to utilize community facilities.

² Per DCP guidance, the No-Action population for Muhlenberg Library includes 8,847 residents introduced to the Muhlenberg Library catchment area by the Midtown South Mixed Use Plan (MSMX). No residents are expected to be added to the Jefferson Market Library catchment area as a result of MSMX; therefore, the No-Action population for Jefferson Market Library reflects only residents introduced by the No-Action development sites identified in **Chapter 05.04**.

As indicated in **Table 05.03-9**, the No-Action holdings-per-resident ratio for Jefferson Market Library would decrease from 0.517 to 0.515 and the No-Action holdings-per-resident ratio for Muhlenberg Library would decrease from 0.201 to 0.183.

Table 05.03-9: No-Action Holdings-per-Resident Ratios

Library Name	No-Action Holdings ¹	No-Action Catchment Area Population ²	No-Action Holdings per Resident	% Change in Holdings per Resident (2024 to 2041)
Jefferson Market Library	71,348	138,465	0.515	-0.4%
Muhlenberg Library	26,522	145,082	0.183	-9.1%

Notes:

¹ 2024 holdings (NYPL) via DCP; Assumes no change in No-Action Alternative.

² Refer to **Table 05.03-8** above.

¹⁶ Capital Projects: Building for You (website), New York Public Library. <https://www.nypl.org/about/capital-projects#muhlenberg>.

Childcare

While no additional affordable residential development is anticipated within the Project Sites in the No-Action Alternative, 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 1,364 new affordable housing units are anticipated within a ½-mile radius of the Project Sites by 2041.¹⁷ Based on the *CTM* generation rates for developments in Manhattan, these incremental 1,364 affordable housing units are expected to generate 157 additional publicly funded childcare-eligible children under age five to the study area, increasing the total childcare center enrollment to 784. Additionally, MSMX is expected to generate approximately 332 childcare-eligible children based on data provided by DCP. This means that in the 2041 No-Action alternative, childcare enrollment is expected to increase by approximately 489 children. No changes to childcare center capacity are anticipated in the 2041 No-Action Alternative.

As presented in **Table 05.03-10** below, the future No-Action Alternative utilization rate is expected to increase by 50.3 percentage points to 114.7 percent overall, meaning that the study area's childcare centers would operate over available capacity in the No-Action Alternative.

Table 05.03-10, Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for Existing Conditions and the 2041 Future No-Action Alternative

	Budget Capacity	Enrollment	Available Slots	Utilization (%)
Existing Conditions	973	627	346	64.4%
No-Action Increment	0	+489	-489	+50.3%
2041 No-Action Alternative	973	1,116	-143	114.7%

Source: *CTM*, Table 6-1b.

Alternative 2 – Rezoning Alternative and Alternative 4 – Midblock Bulk Alternative

Direct Effects

Community Centers

In the Rezoning Alternative and Midblock Bulk Alternative, the existing Elliott Center on the Elliott-Chelsea Houses Project Site, including childcare programming and youth basketball programming, would be temporarily relocated to nearby location(s) during the first stages of project construction and then placed in a new, permanent building space on the Elliott-Chelsea Houses Project Site. The Elliott Center programming at this facility would continue during the temporary relocation period and as such the temporary relocation from the existing facilities would not interrupt program services. The Hudson Guild Children's Center and the Fulton Community Center would be relocated from their existing buildings to new facilities on their respective Project Sites once these spaces are constructed as part of the Proposed Project. As such, direct effects on existing community facilities occurring as a result of the Proposed Project would consist of the need to relocate facilities; in the case of the Elliott Center, two successive relocations, and in the

¹⁷ The number of affordable units as a result of No-Action development was derived from **Table 05.04-6** in **Chapter 05.04, "Open Space."** Affordable units are assumed to be 20 percent of No-Action development sites with 20 or more units in areas mapped Inclusionary or Mandatory Inclusionary Housing areas, not including MSMX, for a total of 157 additional childcare-eligible children.

case of the Children’s Center and the Fulton Community Center, one relocation. Although these relocations could result in short-term disruptions to services, the PACT Partner is committed to work with Hudson Guild, New York City Housing Authority (NYCHA), and other stakeholders to minimize the effects of these relocations on service delivery such that there is near continuous operation.

In summary, the Proposed Project’s direct effects on existing community facilities, including publicly funded childcare programming, would involve temporary relocations to ensure their near continuous operation. Community centers will operate with minimal disruption, closing only to transfer and relocate services to new and enlarged spaces on the development site. As such, the Proposed Project would not result in significant adverse direct effects community facilities impacts.

Indirect Effects

Public Schools

The Rezoning and Midblock Bulks Alternatives associated with the Proposed Project would introduce 3,454 additional DUs compared to the No-Action Alternative. Based on the *CTM* student generation rates, the Proposed Project would generate 129 elementary school students and 36 intermediate school students (refer to **Table 5.03-11**). No elementary, intermediate, or high school capacity changes would occur as a result of the Proposed Project.

Table 05.03-11: Anticipated Public School Generation under the Rezoning and Midblock Bulk Alternatives

Residential Units Introduced	School Type	Student Generation Rates per Unit	Students Generated under Rezoning and Midblock Bulk Alternatives
3,454	Elementary Schools	0.0374	129
	Middle Schools	0.0103	36
	High Schools	0.02	69

Elementary Schools

Under the Rezoning Alternative and Midblock Bulk Alternative, CSD 2, Sub-district 3 elementary schools would begin to operate above available capacity (refer to **Table 05.03-12**). CSD 2, Sub-district 3 elementary schools would increase from a No-Action Alternative utilization rate of 98.92 percent (as shown in **Table 05.03-7**) to 103.47 percent in the Rezoning and Midblock Bulk Alternatives, with a capacity shortfall of 98 elementary school seats.

Table 05.03-12: 2041 Estimated Rezoning Alternative and Midblock Bulk Alternative With-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization

School Level	Projected 2041 No-Action Enrollment ¹	Students Introduced by the Proposed Project	Rezoning/ Midblock Alternative With-Action Enrollment	Capacity ¹	Available Seats	Utilization (%)	Change in Utilization from No-Action Alternative
Elementary	2,809	129	2,938	2,840	-98	103.47%	+4.54
Intermediate	998	36	1,034	991	-42	104.28%	+3.63

Notes:

¹ Refer to Table 05.03-6.

As noted above, a significant adverse impact may occur if a Proposed Project 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 Rezoning Alternative and Midblock Bulk Alternative With-Action condition; and (2) 100 or more new students generated from the proposed development past the 100 percent utilization rate. While the Rezoning and Midblock Bulk Alternatives would result in a utilization rate of over 100 percent, because there is a surplus of 31 seats under the No-Action Alternative, the number of students added past the 100 percent utilization rate is 98 for the Rezoning and Midblock Bulk Alternatives. As stated above, a significant adverse impact may occur if both conditions; (1) a utilization rate over 100 percent and (2) an addition of 100 or more students over the 100 percent utilization rate, are met. Because of the surplus of school seats under the No-Action Alternative, the Rezoning and Midblock Bulk Alternatives add 98 students past the 100 percent utilization rate and no significant adverse impacts on elementary schools would occur.¹⁸

Intermediate Schools

Under the Rezoning Alternative and Midblock Bulk Alternative With-Action conditions, CSD 2, Sub-district 3 intermediate schools would continue to operate above capacity, as under No-Action Alternative (refer to **Table 05.03-6** for No-Action Alternative capacity and **Table 05.03-12** for Rezoning Alternative and Midblock Bulk Alternative With-Action capacity). CSD 2, Sub-district 3 intermediate schools would increase from a No-Action utilization rate of 100.65 percent to 104.28 percent in the Rezoning Alternative and Midblock Bulk Alternative With-Action condition, with a deficit of 42 intermediate school seats. The utilization rate would increase by 3.63 percentage points.

While the Rezoning and Midblock Bulk Alternatives would result in a utilization rate of over 100 percent, the number of students added past the 100 percent utilization rate is 42 for the Rezoning and Midblock Bulk Alternatives. As stated above, a significant adverse impact may occur if both conditions; (1) a utilization rate over 100 percent and (2) an addition of 100 or more students over the 100 percent utilization rate, are met. Because the Rezoning and Midblock Bulk Alternatives

¹⁸ As discussed above, it should be noted that, for conservative analysis purposes, the new public school anticipated to be constructed at the Western Rail Yards was not included in this analysis, as development plans have not been finalized. In the future with the Proposed Actions, it is anticipated that this school would provide more elementary school seats to the study area than detailed above.

would add 42 students past the 100 percent utilization rate, no significant adverse impacts on intermediate schools would occur.

Libraries

According to the *CTM*, if a proposed project or action increases the study area population by five percent or more as compared to the No-Action Alternative, this increase may impair the delivery of library services to the study area, and a significant adverse impact could occur. The Proposed Project would result in a net increment of 3,454 DUs across both NYCHA campuses, compared to the No-Action Alternative. The new units are expected to introduce an estimated 5,803 new residents to the study area by 2041.¹⁹ Of the two NYCHA campuses, the Fulton Houses Project Site is located within Jefferson Market's $\frac{3}{4}$ -mile catchment area; the Chelsea-Elliott Houses Project Site is located outside that catchment area. As such, it is expected residents of the Fulton Houses Project Site are more likely to visit the Jefferson Market Library than Chelsea-Elliott Houses residents. Conversely, both Project Sites are located in the catchment areas of Muhlenberg Library. For conservative analysis purposes, the Rezoning Alternative and Midblock Bulk Alternative With-Action conditions analyzes the total net population of both libraries but will also filter out the Chelsea-Elliott Houses residents from the Jefferson Market Library.

Table 05.03-13 below summarizes the catchment area population increase anticipated at the Jefferson Market and Muhlenberg Libraries for Rezoning Alternative and Midblock Bulk Alternative With-Action conditions. The catchment area population of the Jefferson Market Library is expected to increase by 4.19 percent over the No-Action Alternative (2.16 percent when filtering for the Fulton Houses Project Site only, given that the Elliott-Chelsea Houses Project Site is outside the $\frac{3}{4}$ -mile catchment area). The catchment area population of the Muhlenberg Library is expected to increase by 4.00 percent over the No-Action Alternative.

Table 05.03-13: Anticipated Rezoning Alternative and Midblock Bulk Alternative With-Action Library Catchment Area Population Increase

Library Catchment Area	No-Action Population ¹	Population Introduced in With-Action Condition	Total Rezoning Alternative and Midblock Bulk Alternative With-Action Population	Increase in Catchment Area Population over No-Action Alternative (%)
Jefferson Market Library	138,465	5,803	144,268	4.19
Muhlenberg Library	151,707		150,885	4.00
Jefferson Market Library (Fulton Houses Only)	138,465	3,004 (Fulton residents only) ²	141,469	2.16

Notes:

¹ Refer to **Table 05.03-9**.

² As described in **Chapter 02.0**, the Fulton Houses Project Site would introduce 1,788 new DUs over the No-Action Alternative.

¹⁹ 2020 Decennial Census.

Residential population estimate for the Rezoning and Midblock Bulk Alternatives is based on Manhattan CD 4 average of approximately 1.68 persons per household (US Census Bureau, 2020 Census) multiplied by the number of anticipated DUs.

Table 05.03-14 presents the Rezoning Alternative and Midblock Bulk Alternative With-Action holdings-per-resident ratios for the two library branches. As in the No-Action Alternative, this analysis conservatively assumes that the branch holdings would not increase in the Rezoning Alternative and Midblock Bulk Alternative With-Action condition.

Table 05.03-14: Rezoning Alternative and Midblock Bulk Alternative With-Action Holdings-per-Resident Ratios

Library Name	Rezoning Alternative and Midblock Bulk Alternative With-Action Holdings ¹	Rezoning Alternative and Midblock Bulk Alternative With-Action Catchment Area Population	Rezoning Alternative and Midblock Bulk Alternative With-Action Holdings per Resident
Jefferson Market Library	71,348	154,733	0.461
Muhlenberg Library	26,522	157,510	0.168
Jefferson Market Library (Fulton Houses Only)	71,348	151,934	0.470

Note:

¹ 2024 holdings via NYPL; Assumes no change in Rezoning Alternative and Midblock Bulk Alternative With-Action condition.

Neither of the two library branches catchment area populations are expected to increase by more than five percent under the Rezoning or Midblock Bulk Alternatives. Under the Rezoning and Midblock Bulk Alternatives, all the libraries are expected to continue to serve the populations of the catchment areas. Therefore, the Rezoning and Midblock Bulk Alternatives are not expected to result in a significant adverse impact on public libraries.

Childcare

By 2041, as a result of the Proposed Project under the Rezoning and Midblock Bulk Alternatives, it is anticipated that 3,454 housing units would be introduced to the Project Sites, of which 1,038 would be permanently affordable units. These affordable units are the net (increment) over existing and No-Action Alternative. All 2,056 NYCHA affordable units would be replaced with Section 8 PBV DUs through the PACT Program and would be set aside for existing NYCHA residents in the Rezoning Alternative and Midblock Bulk Alternative With-Action conditions; there would be no net change in NYCHA affordable units. Based on Table 6-1b of the *CTM*, the additional 1,038 affordable units would generate 119 children aged five and under that are eligible for publicly funded childcare services (see **Table 05.03-15**).

Table 05.03-15: Projected Number of Publicly Funded Childcare Pupils Generated by the Proposed Project under the Rezoning and Midblock Bulk Alternatives

Affordable Units	Generation Ratio per Unit (Children ≤ Age 6)	Number of Children ≤ Age 6 Generated
1,038	0.115	119

Source: *CTM*, Table 6-1a.

As discussed above, the Rezoning Alternative and Midblock Bulk Alternative are also expected to result in more childcare center space compared to existing and No-Action Alternative. A total of

approximately 17,985 gsf of childcare space would be included in the Project Sites in both alternatives, which would result in a total net increment of 7,685 gsf of childcare space and 64 childcare seats over existing conditions. As presented in **Table 05.03-16**, the additional 64 seats and 119 children potentially eligible for publicly funded childcare would increase the study area childcare utilization rate to 119.1 percent, a 4.4 percent increase from the No-Action Alternative. Study area childcare facilities would continue to operate over capacity.

Table 05.03-16: Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for the 2041 Future No-Action and Rezoning Alternative and Midblock Bulk Alternative With-Action Conditions

	Budget Capacity	Enrollment	Available Slots	Utilization (%)
2041 No-Action Alternative	973	1,116	-143	114.7
2041 Rezoning Alternative and Midblock Bulk Alternative With-Action Condition	1,037	1,235	-198	119.1
Rezoning and Midblock Bulk Alternatives With-Action Increment	+64	+119	-55	+4.4

The Proposed Project, under the Rezoning Alternative and Midblock Bulk Alternative, would add approximately 119 children potentially eligible for subsidized childcare to the study area and 64 seats. In the 2041 Rezoning Alternative and Midblock Bulk Alternative With-Action condition, study area childcare facilities would continue to operate over capacity (119.1 percent utilization), which would represent an increase of 4.4 percent over the No-Action Alternative.

While the utilization rate would continue to be greater than 100 percent under the Rezoning and the Midblock Bulk Alternatives, the increase in the utilization rate under the Rezoning and Midblock Bulk Alternatives would be less than the threshold of five percent outlined in the *CTM*. Further, as described earlier, the Rezoning and Midblock Bulk Alternatives would increase the total available community facility space and provide opportunities for an increase in the number of available childcare seats. Therefore, no significant adverse impact to childcare centers is expected as a result of the Rezoning Alternative or the Midblock Bulk Alternative.

Alternative 3 – Non-Rezoning Alternative

As discussed in **Chapter 04.0**, given that community facilities and services is a density-based technical area in which the Rezoning and Midblock Bulk Alternatives would not result in significant adverse impacts to public schools, libraries, or childcare centers, a detailed analysis for the Non-Rezoning Alternative is not warranted as its development program is smaller than the Rezoning and Midblock Bulk Alternatives. The latter two alternatives represent a higher potential for environmental impacts than the Non-Rezoning Alternative. Therefore, as the Rezoning Alternative and Midblock Bulk Alternative would not result in significant adverse impacts to community facilities and services, there is no potential for the Non-Rezoning Alternative to result in a significant adverse impact and further analysis is not warranted.