

A. INTRODUCTION

The 2001 *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities, including schools, health care, day care, libraries, and fire and police protection services. This chapter examines the proposed 53 West 53rd Street project’s potential effects on these services.

The *CEQR Technical Manual* recommends performing a community facilities screening level assessment for any project that adds 100 or more residential units. The applicant has stated that no more than 150 residential units and 120 hotel rooms would be constructed with the proposed project. However, for the purposes of environmental review, it is assumed that the project would include up to 300 residential units and 167 hotel rooms, (The applicant will enter into a Restrictive declaration which limits the number of units on the development site to no more than 300 residential units and 167 hotel rooms.) Since the proposed project would result in up to 300 residential units when compared to the Previously Approved Project; (when compared to the Expanded Development Scenario, there would be no incremental increase in residential units), a screening level assessment was undertaken to determine if the proposed project would exceed the established thresholds in the *CEQR Technical Manual* for community facilities. If any of the thresholds are exceeded, more detailed analyses would be warranted; however, as described below, the proposed project would not exceed any of the preliminary screening analysis thresholds set forth in the *CEQR Technical Manual*. As such, the proposed project would not have significant adverse impacts on public schools, hospitals or health care facilities, libraries, day care facilities, or fire and police protection services.

B. SCREENING LEVEL ASSESSMENT

In accordance with the *CEQR Technical Manual*, a preliminary analysis was conducted to determine if the proposed project would exceed the established thresholds for community facilities and if more detailed analyses would therefore be warranted. As shown in **Table 4-1**, each of the different types of community facilities has a different threshold that triggers a detailed analysis.

**Table 4-1
Preliminary Screening Analysis Criteria**

Community Facility Type	Threshold for Detailed Analysis
Public schools	More than 50 elementary/middle school or 150 high school students
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough
Health care facilities (outpatient)	More than 600 low- to moderate-income units
Day care centers (publicly funded)	More than 50 eligible children based on number of low- to moderate-income units by borough
Fire protection	Direct effect only
Police protection	Direct effect only
Source: 2001 <i>City Environmental Quality Review Technical Manual</i> .	

PUBLIC SCHOOLS

Impacts on public schools may result if there would be insufficient seats available to serve the population. The basic analysis typically begins with a calculation of the additional school-age population that would be introduced by a proposed project. A detailed analysis of public schools is warranted if a proposed project would result in more than 50 elementary/middle school students or 150 high school students.

The City recently revised the student generation rates in Table 3C-2 of the *CEQR Technical Manual*, which are used to analyze the number of school seats generated from the proposed project. These new rates are effective as of November 2008. Whereas the previous student generation rates differentiated between the affordability levels of the units, the new generation rates provide one ratio per borough at elementary, intermediate, and high school levels. For projects in Manhattan, the new student generation rates are 0.12 elementary school students per unit, 0.04 intermediate school students per unit, and 0.06 high school students per unit.

The proposed project would include up to 300 residential units when compared to the Previously Approved Project. Based on the new student generation rates described above, the proposed project's 300 residential units would result in 36 elementary school students, 12 middle school students, and 18 high school students. Since the proposed project would result in fewer than 50 elementary/middle school students and fewer than 150 high school students, further analysis of the proposed project's potential effects on schools is not warranted, and the proposed project would not cause significant adverse impacts on schools.

LIBRARIES

Potential impacts on libraries may result from an increased user population. A noticeable change in service delivery is likely to occur only if a library is displaced or altered, or if a proposed project introduces a large residential population. As described in the *CEQR Technical Manual*, if the proposed project would increase by more than 5 percent the average number of residential units served by library branches in the borough in which it is located, the proposed project may cause significant impacts on library services and require further analysis.

Based on Table 3C-3, "Libraries and Housing Units by Borough," projects within the Manhattan that generate an additional 901 residential units create a 5 percent increase in the number of residential units served per branch. The proposed project would include approximately 300 residential units, which is below the *CEQR Technical Manual's* threshold for a detailed analysis. Therefore, no additional analysis is warranted, and the proposed project would not result in significant adverse impacts on libraries.

The Donnell Library is located across from the development site. The library closed on August 30, 2008 as part of the planned redevelopment of the site as a 150-room luxury hotel and restaurant. The proposed building will connect to the "21 Club" site along West 54th Street and will also include approximately 28,000 square feet of replacement space for the library.

HEALTH CARE FACILITIES

Analyses of health care facilities are generally conducted for projects that introduce a sizeable number of new low- or moderate-income residents, who may rely on nearby emergency and other outpatient clinic services. If the proposed project would generate more than 600 low- to moderate-income units, there may be increased demand on local public health care facilities, which may warrant further analysis. The proposed project would include only market rate

residential units. Therefore, no additional analysis is warranted, and the proposed project would not result in significant adverse impacts on health care facilities.

DAY CARE CENTERS

Pursuant to the *CEQR Technical Manual*, proposed projects that would produce substantial numbers of subsidized, low- to moderate-income family housing units may result in a sufficient number of children eligible for subsidized day care to affect the availability of slots at public day care centers. If a proposed project would result in 50 or more eligible children, further analysis may be appropriate.

For daycare, if a project would result in more than 50 eligible children, a detailed analysis of daycare facilities is warranted. Based on the City’s recently revised guidance, in Manhattan, projects that would create 148 units of low-income and/or low- to moderate-income housing exceed the threshold for a detailed analysis of day care centers. The proposed project would not include any low- to moderate-income units. Therefore, the proposed project does not exceed the CEQR impact threshold for a publicly funded day care center analysis, and no additional analysis is warranted. The proposed project would not result in significant adverse impacts on day care facilities.

FIRE AND POLICE PROTECTION

The *CEQR Technical Manual* recommends detailed analyses of impacts on fire and police service only in cases of direct displacement. The proposed project would not directly displace either fire or police services. Therefore, no further analysis is necessary, but for informational purposes, this section provides a description of existing fire and police facilities that serve the development site.

As shown in **Table 4-2**, four New York City firehouses are located within a ½-mile of the development site (see **Figure 4-1**): Engine 23, Engine 54/Ladder 4/Battalion 9, Engine 65, and Engine 8/Ladder 2/Battalion 8.

**Table 4-2
Fire Protection Services**

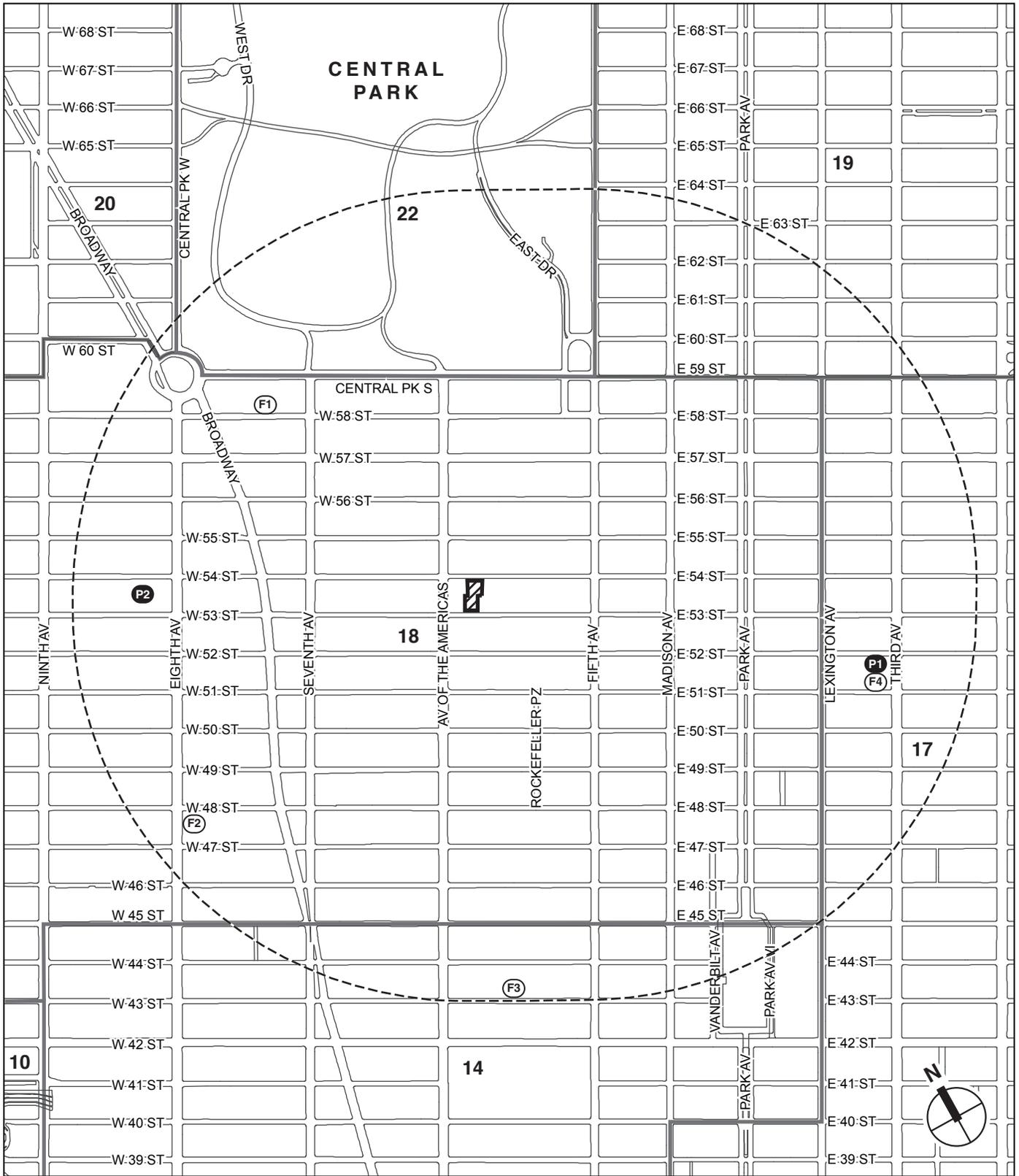
Map No. ¹	Fire Department Facility	Facility Address
F1	Engine 23	215 West 58th Street
F2	Engine 54/Ladder 4/Battalion 9	782 Eighth Avenue
F3	Engine 65	33 West 43rd Street
F4	Engine 8/Ladder 2/Battalion 8	165 East 51st Street
Note: 1. See Figure 4-1 for fire department facility locations.		
Source: Selected Facilities and Program Sites in New York City, 2002 to 2005 Edition, NYCDPCP.		

As shown in **Table 4-3**, the development site is located within the Midtown North-18th Police Precinct, which is generally bounded by West 59th Street on the north, Lexington Avenue on the east, West 45th Street on the south, and the West Side Highway on the west. The Midtown North-18th Police Precinct’s building is located at 306 West 54th Street. Another precinct, the 17th Precinct, is located within a ½ mile of the development site at 167 East 51st Street (see **Figure 4-1**)

**Table 4-3
Police Protection Services**

Map No. ¹	Police Department Facility	Facility Address
P1	Midtown North-18th Precinct	306 West 54th Street
P2	17th Precinct	167 East 51st Street
Note: 1. See Figure 4-1 for police department facility locations.		
Source: Selected Facilities and Program Sites in New York City, 2002 to 2005 Edition, NYCDPCP.		

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-  Development Site
-  Study Area Boundary (1/2-Mile Perimeter)
-  Police Precinct Boundary
-  FDNY Facility (See Table 4-2)
-  NYPD Facility (See Table 4-3)

