

**A. INTRODUCTION**

This chapter examines the Proposed Project's potential effects on community facilities and services. As described in Chapter 3C of the 2001 *City Environmental Quality Review (CEQR) Technical Manual*,<sup>1</sup> community facilities are public or publicly funded facilities such as schools, hospitals, libraries, child care centers, and fire and police protection. The CEQR analysis looks at an action's potential effect on the provision of services provided by those facilities by considering whether the project would either physically displace or alter a community facility, or causes a change in population that could affect the service delivery of a community facility.

This analysis supplements a similar CEQR analysis conducted for the 1992 *Riverside South Final Environmental Impact Statement* (the 1992 FEIS). It updates changes in background conditions since the 1992 FEIS, and assesses whether the changed background conditions and differences in program elements between the proposed development program and those assessed in the 1992 FEIS for Parcels L, M, and N (the project site) would alter the 1992 FEIS findings with respect to community facilities.

The Reasonable Worst Case Development Scenario (RWCDS) for the community facilities analysis assumes a mix of uses that maximizes residential uses. Therefore, the analysis is based on RWCDS 1 (see Chapter 1, "Project Description"), which assumes approximately 3,000 residential units, 151,598 gross square feet (gsf) of community facility (public school), 131,622 gsf of retail, and 276,011 gsf of auto showroom/service.

Since the issuance of the Draft SEIS, the applicant has filed an amended application with the New York City Department of City Planning (DCP) that would extend the City's inclusionary housing program to the project site. Based on the amended application, approximately 20 percent of the residential floor area proposed would be set aside for affordable housing. An analysis of Community Facilities and Services (specifically, child care) based on the amended application is presented in Chapter 28, "Modifications to the Proposed Project." This chapter presents an analysis that maintains the amount of affordable housing proposed and analyzed in the DSEIS (i.e., 12 percent of the number of residential units).

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<sup>1</sup> In May 2010, shortly prior to the completion of the Draft SEIS, a substantive update to the 2001 CEQR Technical Manual was released. Prior to the public hearing for Proposed Project, a Technical Memorandum was prepared (published on DCP's website in September 2010) that considered whether one or more analyses contained in the Draft SEIS should be revised in the Final SEIS in light of the updated guidance set forth in the 2010 CEQR Technical Manual. The evaluation of the Proposed Project under the 2010 CEQR Technical Manual focused on technical areas where changes in methodology would have the potential to affect the analyses and/or conclusions of the Draft SEIS for the Proposed Project. With respect to community facilities and services, the analyses in the DSEIS and FSEIS are consistent with the methodologies of the 2010 CEQR Technical Manual.

## **B. PRINCIPAL CONCLUSIONS**

Based on a preliminary screening of the Proposed Project, analyses of outpatient health care facilities and police and fire services were not warranted. As described below, analyses of public schools, libraries, and publicly funded child care facilities were conducted.

### **PUBLIC SCHOOLS**

The project site is located within Community School District 3 (CSD 3), Subdistrict 1. The analysis of potential impacts considers elementary and intermediate schools within ½ mile of the project site in CSD 3 and in Subdistrict 1 of CSD 3, and high schools within Manhattan as a whole.

As described in Chapter 1, “Project Description,” it is anticipated that the community facility space of approximately 151,598 square feet in proposed Building 2 would be used for a public elementary and intermediate school, subject to the approvals and requirements of the New York City School Construction Authority (SCA). While the full 151,598 square feet would be made available to SCA for future use as an approximately 1,332 seat public school, for the purposes of the community facilities analysis, it is assumed that the school will contain a minimum of approximately 360 elementary and 120 intermediate seats on the project-site, which would accommodate all of the project-generated demand for elementary and intermediate school seats. At some agreed-upon time prior to the start of construction of Building 2, the SCA would determine whether or not to exercise the option of developing the remaining space for use as a public school. If SCA decides not to exercise this option, the remaining zoning floor area allocated to the public school would either include other community facility space or would not be built. The analysis shows that with the provision of 360 elementary seats and 120 intermediate seats on the project site, there would be no significant adverse elementary and intermediate school impacts within the ½-mile study area and the subdistrict.

The assessment also finds that Manhattan high schools would operate with excess capacity in the Future With the Proposed Project. Therefore, the Proposed Project would not result in significant adverse impacts on Manhattan high schools.

### **LIBRARIES**

This assessment considers the Proposed Project’s potential effects on the Columbus and Riverside Libraries, which are located within ¾ of a mile from the project site. By 2018, the Proposed Project would increase the catchment area populations of the Columbus and Riverside Libraries by 6.0 percent and 4.6 percent, respectively.<sup>1</sup> The combined catchment area population would increase by 3.6 percent. For the Riverside Library and the combined catchment area, the incremental increase in population resulting from the development of the Proposed Project would be less than 5 percent, and therefore would not cause a noticeable change in the delivery of library services. For the Columbus Library, the catchment area population would increase by 6.0 percent, an increase which, according to the *CEQR Technical Manual*, may represent a significant adverse impact on library services. However, many residents of the Columbus Library catchment area are also within ¾ mile of the Riverside Library and could be served by that branch. Residents would also have access to the entire New York Public Library (NYPL) system through the inter-library loan system and to the New York Library for the Performing

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<sup>1</sup> According to the *CEQR Technical Manual*, library branch catchment areas are the distance that one might be expected to travel for library services, typically not more than ¾ of a mile.

Arts, a central library located within the study area. Therefore, the Proposed Project would not alter the 1992 FEIS findings that development would not result in significant adverse impacts with respect to library services.

### **CHILD CARE CENTERS**

This analysis considers the Proposed Project's potential impact on publicly funded child care facilities within approximately 1½ miles of the project site. The analysis estimates that the low-to moderate-income units of the Proposed Project would generate 41 children under the age of 6 who would be eligible for publicly funded child care programs.

For the 41 children under age six, publicly funded child care facilities within 1½ miles of the project site will already be operating above capacity by 2018 because of the many other development projects planned in the Future Without the Proposed Project. If no new child care facilities are added in the study area to respond to this new demand, the new children from the Proposed Project would exacerbate the predicted shortage in child care slots and the project-generated demand would represent 9 percent of the collective capacity of child care centers serving the area. This increase would result in a significant adverse impact on child care facilities in the area.

As discussed below, several factors may limit the number of children in need of publicly funded child care slots in New York City Administration for Children's Services (ACS)-contracted child care facilities, as families may make use of alternatives such as family-based child care in private homes, and public child care centers outside of the study area. Potential measures to mitigate child care impacts are described in Chapter 22, "Mitigation."

### **POLICE AND FIRE SERVICES**

The Proposed Project would not result in direct effects on the physical operations of, or access to and from, a New York City Police Department (NYPD) precinct house. The Proposed Project may necessitate the assignment of additional personnel, resources, and equipment to the study area. It is NYPD policy not to make adjustments in advance of planned or potential development. A commitment of resources would be based on demonstrated need and would not be made until a detailed development plan and operational statistics for the Proposed Project became available. NYPD response times are not expected to be significantly affected by the projected increases in traffic generated by the Proposed Project. Therefore, the Proposed Project would not alter the 1992 FEIS findings that development would not result in significant adverse impacts to police protection services.

The Proposed Project also would not result in any direct effects to Fire Department (FDNY) or Emergency Medical Services (EMS) facilities. Like the NYPD, FDNY does not allocate personnel based on proposed or potential development; in the Future With the Proposed Project, FDNY would evaluate the need for personnel and equipment and make necessary adjustments to adequately serve the area. FDNY response times are not expected to be significantly affected by the projected increases in traffic generated by the Proposed Project. Therefore, the Proposed Project would not alter the 1992 FEIS findings that development would not result in significant adverse impacts to fire protection or emergency medical services.

### C. SUMMARY OF 1992 FEIS FINDINGS

The 1992 FEIS analyzed potential impacts on police services, fire services, public schools, public and private child care facilities, public libraries, and health care facilities resulting from the development of the Riverside South project. The study areas for analysis included: for police services, the 20th Precinct and the Midtown North Precinct; for fire services, the 9th and 11th Battalions; for child care facilities, healthcare facilities, and libraries, the area bounded by West 79th Street to the north, Central Park West/Eighth Avenue to the east, West 52nd Street to the south, and the Hudson River to the west; for elementary schools, P.S. 191 and 199; all intermediate schools in Region 1 of School District 3 (now called Planning Zone 1, Community School District 3); and all high schools citywide.

The 1992 FEIS found that the Riverside South project would not result in any significant adverse impacts to police or fire services, high schools, child care facilities, public libraries, or healthcare facilities. The 1992 FEIS identified the potential for significant adverse impacts resulting from overcrowding at elementary and intermediate schools under the two affordable housing scenarios analyzed. As mitigation for this impact, the applicant agreed to provide, for sale or lease at fair market value to the Board of Education, a site or facility sufficient to accommodate 600 elementary school students on Parcel I, J, or K. The applicant was required to notify the New York City Department of Education (DOE) of the availability of a school site at the point when 4 million square feet of residential floor area in the Riverside South project had received Temporary or Permanent Certificates of Occupancy. In 2005, the project sponsor at that time notified DOE of the availability of a school site on Parcel I. The DOE subsequently made the determination that it was not interested in purchasing the site for a school.

### D. PRELIMINARY SCREENING

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* guidelines and the latest guidance from concerned agencies such as DOE and the New York City Department of City Planning (DCP). Effects on community facilities can be either direct or indirect. Direct effects may occur when a proposed project physically alters or displaces a community facility. Indirect effects may result from increases in population that place additional demands on community facility service delivery. Because the Proposed Project would not directly displace any community facility, this chapter focuses on the potential for indirect effects.

Since the Proposed Project could result in the maximum residential development of up to approximately 3,000 new residential units, of which approximately 360 would be affordable, the potential for indirect effects exists, and a preliminary screening analysis of community facilities is warranted. For purposes of the community facility analyses, it is assumed that the 360 affordable units would house low- to moderate-income households as defined in the *CEQR Technical Manual* and the remaining 2,640 market-rate units would house a high-income population as defined in the *CEQR Technical Manual*.<sup>1</sup>

The *CEQR Technical Manual* provides preliminary screening thresholds that help make an initial determination of whether a detailed analysis is necessary to assess potential impacts.

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<sup>1</sup> As defined in Table 3C-2 of the *CEQR Technical Manual*, the low-to-moderate category includes households earning up to 80 percent of the Annual Section 8 Median Income (MFI) and the high-income category includes households earning more than 133 percent of MFI.

**Table 4-1** outlines the preliminary screening thresholds for each community facility. If a proposed project exceeds the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the Proposed Project would exceed these established *CEQR Technical Manual* thresholds warranting further analysis.

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

Community Facility	Threshold For Detailed Analysis
Public schools	More than 50 elementary/intermediate school or 150 high school students
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough
Health care facilities (outpatients)	More than 600 low- to moderate-income units
Child care centers (publicly funded)	More than 20 eligible children based on number of low- to moderate-income units by borough
Fire protection	Direct effect only
Police protection	Direct effect only
<b>Source:</b> <i>CEQR Technical Manual</i> .	

### PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed project would generate more than 50 elementary/intermediate school students and/or more than 150 high school students. Based on the number of residential units anticipated under the maximum residential development scenario and the updated CEQR student generation rates issued in 2008,<sup>1</sup> the Proposed Project would generate approximately 660 total students—approximately 360 elementary school students, 120 intermediate school students, and 180 high school students. This number of students warrants a detailed analysis of the Proposed Project’s effect on elementary, intermediate, and high schools. The methodology for the detailed schools analysis, and the analysis itself, is provided in Section E, “Public Schools.”

### LIBRARIES

Potential impacts on libraries may result from an increased user population. According to the *CEQR Technical Manual*, if a 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, it may cause significant impacts on library services and require further analysis. In Manhattan, a project that adds more than 900 residential units exceeds this threshold. With a maximum of 3,000 units, the Proposed Project exceeds this threshold, and a detailed analysis of libraries is warranted. The methodology for the detailed analysis, and the analysis itself, is provided in Section F, “Libraries.”

<sup>1</sup> In November 2008, DOE released updated public school generation rates for the projection of school children, in conjunction with the release of its new five-year (2010-2014) capital plan based on this information. The new DOE student generation rates differ from those previously presented in Table 3C-2 of the *CEQR Technical Manual*. The previous pupil generation rates presented in Table 3C-2 were based on the income mix and location (by borough) of residential units. The new rates do not predict different student generation rates based on income. They project 0.12 elementary, 0.04 middle, and 0.06 high school students per housing unit in Manhattan. The new rates were incorporated into the methodology for CEQR schools analyses via an online addendum to the *CEQR Technical Manual* on the OEC Web site.

## **CHILD CARE CENTERS**

According to the *CEQR Technical Manual*, if a proposed project would add more than 20 eligible children under age six to the study area's child care facilities, a detailed analysis of its impact on publicly funded child care facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income units by a proposed project. Based on the updated Office of Environmental Coordination (OEC) child care multipliers,<sup>1</sup> the estimated number of new housing units that would yield 20 eligible children differs in each borough. In Manhattan, projects that would create 169 units of low-income or low- to moderate-income housing surpass the threshold for a detailed analysis of child care centers. Since the Proposed Project would introduce a maximum of approximately 360 low- to moderate-income housing units, a detailed child care analysis is necessary. The methodology for the detailed analysis, and the analysis itself, is provided in Section G, "Child Care Centers."

## **HEALTH CARE FACILITIES (OUTPATIENT)**

Health care facilities include public, proprietary, and nonprofit facilities that accept funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Examples of these types of facilities include hospitals, nursing homes, clinics and other facilities providing outpatient health services. Pursuant to *CEQR Technical Manual* guidelines, the health care assessment focuses on emergency and outpatient ambulatory services that could be affected by the introduction of a large low-income residential population that may rely heavily on nearby hospital emergency rooms and other public outpatient ambulatory services.

Potential significant adverse impacts on health care facilities could occur if a proposed project would cause health care facilities within the study area to exceed capacity, or if a proposed project would result in a population increase of 5 percent or more who would seek services at these facilities. According to the *CEQR Technical Manual*, if a 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 introduce a maximum of approximately 360 low- to moderate-income housing units and, therefore, does not meet this threshold. A detailed analysis of health care facilities is not warranted. The Proposed Project would not alter the 1992 FEIS findings that development would not result in significant adverse impacts with respect to health care facilities.

## **POLICE AND FIRE SERVICES**

According to the *CEQR Technical Manual*, a detailed analysis of impacts on police and fire services is usually only conducted if a proposed project would affect the physical operation of, or access to and from, a station house. As with the project presented in the 1992 FEIS, the Proposed Project would not result in these direct effects on police or fire facilities. Therefore, no further analysis is warranted, and the Proposed Project would not alter the 1992 FEIS findings that development would not result in significant adverse impacts with respect to police and fire protection services.

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<sup>1</sup> Updated methodology factors were obtained from the OEC Web site (<http://www.nyc.gov/html/ceqr/ceqrpub.html>, December 2009).

However, a discussion of police and fire services, as well as response times, is provided for informational purposes under section H, “Police and Fire Services,” below.

**NEW RESIDENTIAL DEVELOPMENTS EXPECTED IN THE STUDY AREAS**

Because the individual catchment areas for each community service provider vary, several different study areas are used in the community facilities analyses. **Table 4-2** presents a list of the new residential developments expected to be complete by 2018 and indicates which community facility study areas they fall within. Information on whether these developments are expected to contain affordable units is also provided.

**Table 4-2**  
**New Residential Development Expected in the Community Facility Study Areas**

Project Name	Residential Program		Community Facility Study Areas				
	Total Units	Affordable Units <sup>1</sup>	½-Mile Study Area <sup>2</sup>	CSD 3, Subdistrict 1	Columbus Library <sup>3</sup>	Riverside Library <sup>3</sup>	1½-Mile Study Area <sup>4</sup>
622 West 57th Street	750	150	N	N	Y	Y	Y
Harborview Terrace Houses Expansion	320	206	N	N	Y	Y	Y
Adagio 60/Sessanta - Algin Management	384	77	Y	Y	Y	Y	Y
Hudson Hill	67	0	N	N	Y	Y	Y
150 Amsterdam	310	62	Y	Y	Y	Y	Y
Riverside South Parcel I (Rushmore)	284	0	Y	Y	Y	Y	Y
Riverside South Parcel J1 / J2	495	0	Y	Y	Y	Y	Y
Riverside South Building K	520	188	Y	Y	Y	Y	Y
533-541 W. 52nd St	100	100	N	N	Y	Y	Y
Western Rail Yard Additional Housing Site	108	108	N	N	Y	Y	Y
530-548 W. 53rd St	100	100	N	N	Y	Y	Y
200 WEA	191	0	Y	Y	N	Y	Y
200 West 72nd Street	196	39	N	Y	N	Y	Y
Fordham Center Master Plan (Phase I)	876	175	Y	Y	Y	Y	Y
Two Trees Site (Clinton Park)	900	180	N	N	Y	Y	Y
The Dillon	85	0	N	N	Y	Y	Y
501-505 W. 51st St. Phase I	12	12	N	N	Y	Y	Y
235 West 71st Street	33	0	N	Y	N	Y	Y
501-505 W. 51st St. Phase II	15	15	N	N	Y	Y	Y
Former Sony/BMG Studio – Griffin Court Condos	96	0	N	N	Y	Y	Y
Heschel School Expansion <sup>5</sup>	253	51	Y	Y	Y	Y	Y
<b>Totals</b>							
<b>Total Units</b>	<b>6,095</b>	<b>NA</b>	<b>3,313</b>	<b>3,542</b>	<b>5,675</b>	<b>6,095</b>	<b>6,095</b>
<b>Total Affordable Units</b>	<b>NA</b>	<b>1,463</b>	<b>553</b>	<b>592</b>	<b>1,424</b>	<b>1,463</b>	<b>1,463</b>
<b>Notes:</b>							
<sup>1</sup> The number of affordable units analyzed is based on information about specified affordable housing programs in some projects and, where no information was available, a conservative assumption that 20 percent of the units would be affordable. Information about a specified affordable housing program was used for the following projects: Harborview Terrace; Riverside South Building K; 533-541 W. 52nd St; Western Rail Yard Additional Housing Site; 530-548 W. 53rd St; and 501-505 W. 51st St. Phase I & II (total of 729 units). The following projects have no affordable housing: Hudson Hill; Riverside South Parcel I, Riverside South Parcel J1/J2; 200 WEA; 235 West 71st Street; The Dillon; and Griffin Court Condos. The remaining developments were assumed to have 20 percent affordable housing (total of 734 units).							
<sup>2</sup> The ½-mile study area is used in the analysis of public schools.							
<sup>3</sup> The combined library catchment area includes all of the new residential developments.							
<sup>4</sup> The 1½-mile study area is used in the analysis of publicly-funded child care facilities.							
<sup>5</sup> Analyzed based on the RWCDs from the <i>West 61st Street Rezoning and Citywide General Large-Scale Development Text Amendment FEIS</i> , December 2006, which includes 253 residential units.							
<b>Sources:</b> See Chapter 2, “Land Use, Zoning, and Public Policy.”							

## E. PUBLIC SCHOOLS

### METHODOLOGY

The project site is located in Subdistrict 1 of CSD 3. For elementary and intermediate schools, this detailed assessment uses a ½-mile study area to identify and analyze the schools within CSD 3 most likely to serve the Proposed Project.<sup>1</sup> This allows for a more conservative analysis, because the assessment focuses on the schools most likely to accommodate the project-generated demand. The analysis evaluates the potential for impacts on both the ½-mile study area within CSD 3 and on Subdistrict 1 of CSD 3. The ½-mile study area extends from the southern boundary of CSD 3 (West 59th Street) to West 71st Street on the north, and from the Hudson River to Central Park West (see **Figure 4-1**). Subdistrict 1 of CSD 3 covers Manhattan west of Fifth Avenue between West 59th Street and Cathedral Parkway (West 110th Street).

For high schools, this CEQR analysis quantitatively evaluates the potential for impacts at the borough level because it is expected that high school students routinely travel outside their neighborhoods for high school. However, for informational purposes, high schools located near the project site are identified in the discussion of existing conditions.

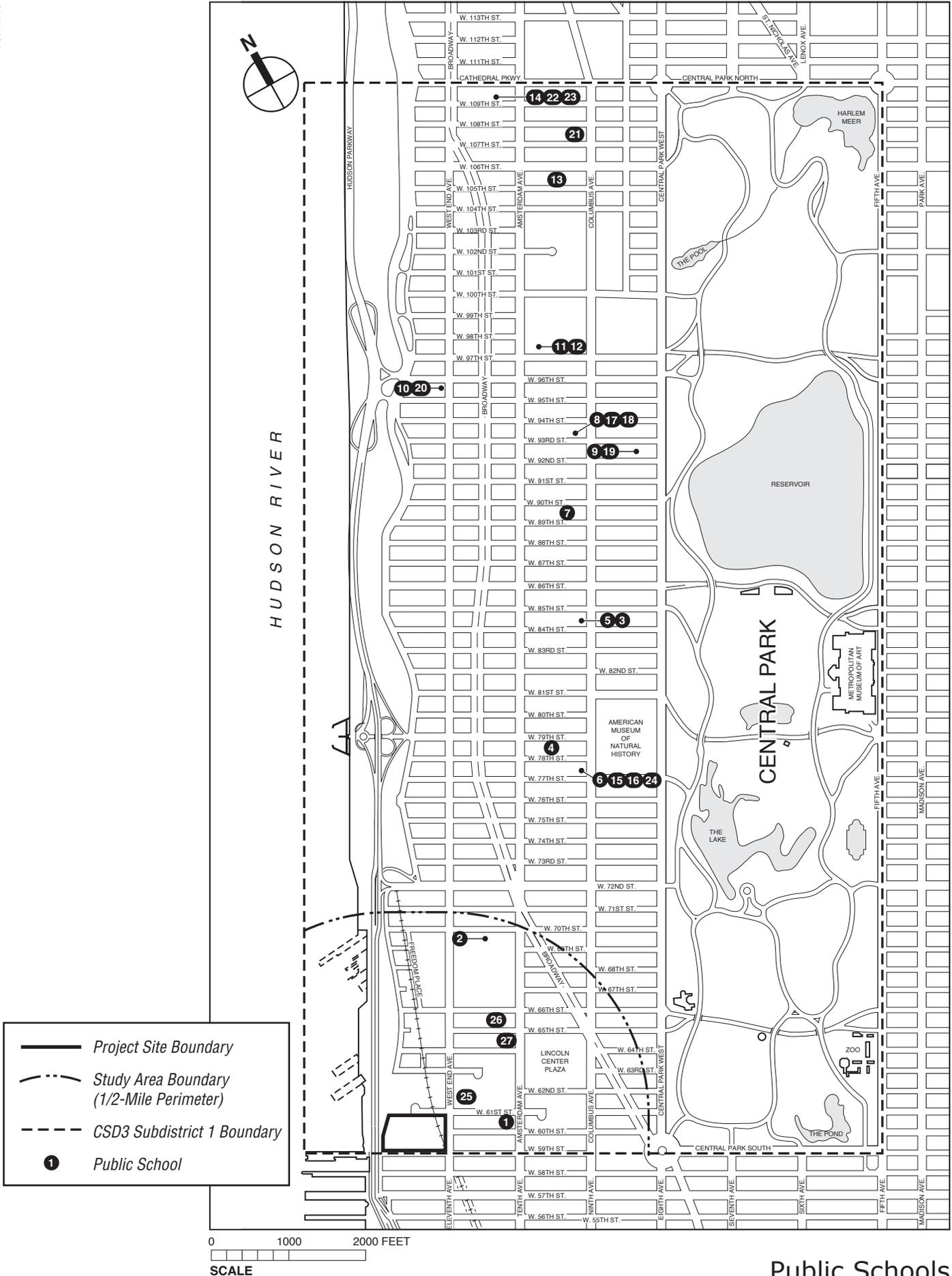
Following the methodology of the *CEQR Technical Manual*, the schools analysis considers the most recent capacity, enrollment, and utilization rates for elementary and intermediate schools in the study area. Future conditions are then predicted. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school study areas 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 2008 through 2017 are available on the SCA Web site.<sup>2</sup> These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential developments planned for the study area. Therefore, the additional populations from the new projects expected to be complete within the study area were added to ensure a more conservative prediction of future enrollment and utilization. In addition, any new school projects planned are included, if construction has begun. School projects for which construction has not started are not included.

The number of school-age children introduced by the Proposed Project is then calculated using the 2008 DOE student generation rates and the effect of the new students on the capacity of local schools is evaluated. Pursuant to the *CEQR Technical Manual*, if a detailed analysis determines that a project would increase a deficiency of available seats in the Subdistrict study area by 5 percent or more, a significant adverse impact may result.

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<sup>1</sup> Although an elementary school (P.S. 111) is located within ½ mile of the project site in CSD 2, its catchment area does not include the project site. Therefore, this analysis, for purposes of assessing potential impacts on CSD 3, conservatively assumes that public elementary and intermediate school students cannot cross district boundaries to attend schools in a different CSD and therefore, the students introduced by the Proposed Project would not attend this school.

<sup>2</sup> www.schools.nyc.gov. Enrollment projections by the Grier Partnership were used. DOE school projections are calculated only for up to 10 years into the future from current enrollment figures. These enrollment figures reflect actual enrollment for the 2007-2008 school year and projected enrollment from 2008 to 2017. Because DOE does not issue enrollment projections to 2018, the analysis year in this SEIS, this analysis assumes that the projected 2017-2018 enrollment would remain constant to the year 2018 per DCP direction.



This analysis is based on enrollment data for the 2009-2010 school year and projections to the 2017-2018 school year, as they are the most recent data available.

**EXISTING CONDITIONS**

*ELEMENTARY SCHOOLS*

As shown in **Figure 4-1**, two elementary school programs (serving grades Pre-K through 5) are located in CSD 3 in the ½-mile study area: P.S. 191 (Amsterdam School, which also has an intermediate school program) and P.S. 199 (Jesse I. Straus School). As shown in **Table 4-3**, DOE’s 2009-2010 school year enrollment figures indicate that these schools have an elementary enrollment of 1,020 students, or 91 percent of capacity, with a surplus of 100 seats.

As shown in Table 4-3, total enrollment at the elementary schools in Subdistrict 1 of CSD 3 is 7,056 students, or 99 percent of capacity, with a surplus of 64 seats.

**Table 4-3  
Public Elementary Schools Serving the Study Area  
Enrollment and Capacity Data, 2009-2010 School Year**

Map No. <sup>1</sup>	Name	Address	Enrollment	Capacity <sup>2</sup>	Available Seats	Utilization
<b>½-Mile Study Area</b>						
1	P.S. 191 Amsterdam School (PS Component)	210 W. 61 St	285	351	66	81%
2	P.S. 199 Jesse I. Straus School	270 W. 70 St	735	769	34	96%
<b>½-Mile Study Area Total</b>			<b>1,020</b>	<b>1,120</b>	<b>100</b>	<b>91%</b>
<b>CSD 3, Subdistrict 1</b>						
3	I.S. 243 Center School (PS Component)	100 W 84 St	59	83	24	71%
4	P.S. 87 William Sherman School	160 W 78 St	1,004	885	-119	113%
5	P.S. 9 Anderson School	100 W 84 St	566	539	-27	105%
6	P.S. 334 The Anderson School (PS Component)	100 W 77 St	374	286	-88	131%
7	P.S. 166 Richard Rogers School for Arts and Science	132 W 89 St	609	587	-22	104%
8	P.S. 333 Manhattan School for Children (PS Component)	154 W 93 St	499	480	-19	104%
9	P.S. 84 Lillian Weber School	32 W 92 St	488	500	12	98%
10	P.S. 75 Emily Dickinson School	735 W End Ave	733	624	-109	117%
11	P.S. 163 Alfred E. Smith School	163 W 97 St	556	549	-7	101%
12	P.S. 163 Transportable	163 W 97 St	80	41	-39	195%
13	P.S. 145 Bloomingdale School	150 W 105 St	473	793	320	60%
14	P.S. 165 Robert E. Simon School (PS Component)	234 W 109 St	595	633	38	94%
<b>CSD 3, Subdistrict 1 Total</b>			<b>7,056</b>	<b>7,120</b>	<b>64</b>	<b>99%</b>

**Notes:**

<sup>1</sup> See Figure 4-1 for map reference numbers.

<sup>2</sup> Capacity is the Target Capacity (assumes 20 children per class for grades K-3 and 28 children per class for grades 4-5.).

DOE’s *Utilization Profiles: Enrollment/Capacity/Utilization, 2009-2010* breaks school levels into the following categories: elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. The enrollment and capacity breakdown at each level for elementary/intermediate schools and intermediate/high schools was calculated using information from SCA. Elementary schools serve grades Pre-K through 5 and intermediate schools serve grades 6 through 8.

**Source:** DOE, *Utilization Profiles: Enrollment/ Capacity/ Utilization, 2009-2010*.

*INTERMEDIATE SCHOOLS*

The ½-mile study area contains one school with an intermediate program (serving grades 6 through 8): P.S. 191 (Amsterdam School) (see **Figure 4-1**). As noted above, this school also has an elementary school program. DOE 2009-2010 school year enrollment figures indicate that the

**Riverside Center FSEIS**

intermediate program at this school is operating at 81 percent of capacity with 46 available seats (see **Table 4-4**). Total enrollment at the intermediate schools in Subdistrict 1 of CSD 3 is 3,435 students, or 80 percent of capacity, with a surplus of 869 seats.

*HIGH SCHOOLS*

DOE does not require high school students to attend a specific high school in their neighborhood. Students may attend any of the schools within any borough of the city, based on seating availability and admissions criteria. However, the analysis of existing conditions below also provides information on high schools within the ½-mile study area for informational purposes.

**Table 4-4  
Public Intermediate Schools Serving the Study Area  
Enrollment and Capacity Data, 2009-2010 School Year**

Map No. <sup>1</sup>	Name	Address	Enrollment	Capacity <sup>2</sup>	Available Seats	Utilization
<b>½-Mile Study Area</b>						
1	P.S. 191 Amsterdam School (IS Component)	210 W 61 St	<u>196</u>	<u>242</u>	<u>46</u>	<u>81%</u>
<b>½-Mile Study Area Total</b>			<b><u>196</u></b>	<b><u>242</u></b>	<b><u>46</u></b>	<b><u>81%</u></b>
<b>CSD 3, Subdistrict 1</b>						
3	I.S. 243 Center School (IS Component)	<u>100 W 84 St</u>	<u>151</u>	<u>213</u>	<u>62</u>	<u>71%</u>
6	P.S. 334 The Anderson School (IS Component)	<u>100 W 77 St</u>	<u>166</u>	<u>358</u>	<u>192</u>	<u>46%</u>
8	P.S. 333 Manhattan School for Children (IS Component)	154 W 93 St	<u>395</u>	<u>449</u>	<u>54</u>	<u>88%</u>
14	P.S. 165 Robert E. Simon School (IS Component)	234 W 109 St	<u>185</u>	<u>202</u>	<u>17</u>	<u>92%</u>
15	J.H.S. 44 William J. O'Shea School	100 W 77 St	<u>254</u>	<u>327</u>	<u>73</u>	<u>78%</u>
16	M.S. 245 Computer School	100 W 77 St	<u>192</u>	<u>314</u>	<u>122</u>	<u>61%</u>
17	M.S. 256 Academy and Athletic Excellence	154 W 93 St	<u>185</u>	<u>202</u>	<u>17</u>	<u>92%</u>
18	M.S. 258 Community Action School	154 W 93 St	<u>814</u>	<u>916</u>	<u>102</u>	<u>89%</u>
19	M.S. 247 Dual Language Middle School	32 W 92 St	<u>53</u>	<u>207</u>	<u>154</u>	<u>26%</u>
20	M.S. 250 West Side Collaborative Middle School	735 W End Ave	<u>290</u>	<u>370</u>	<u>80</u>	<u>78%</u>
21	J.H.S. 54 Booker T. Washington School	103 W 107 St	<u>93</u>	<u>100</u>	<u>7</u>	<u>93%</u>
22	M.S. 246 Crosroads School	234 W 109 St	<u>198</u>	<u>191</u>	<u>-7</u>	<u>104%</u>
23	M.S. 862 Mott Hall II	234 W 109 St	<u>189</u>	<u>145</u>	<u>-44</u>	<u>130%</u>
24	M.S. 421 West Prep	<u>100 W 77 St</u>	<u>74</u>	<u>68</u>	<u>-6</u>	<u>109%</u>
<b>CSD 3, Subdistrict 1 Total</b>			<b><u>3,435</u></b>	<b><u>4,304</u></b>	<b><u>869</u></b>	<b><u>80%</u></b>

**Notes:**  
<sup>1</sup> See Figure 4-1 for map reference numbers.  
<sup>2</sup> Capacity is the Target Capacity (assumes 28 children per class for grades 6-8).  
 DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2009-2010* breaks school levels into the following categories: elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. The enrollment and capacity breakdown at each level for elementary/intermediate schools and intermediate/high schools was calculated using information from SCA. Elementary schools serve grades Pre-K through 5 and intermediate schools serve grades 6 through 8.  
**Source:** DOE, *Utilization Profiles: Enrollment/ Capacity/ Utilization, 2009-2010*.

There are three high schools located within a ½-mile of the project site. They are the Beacon High School at 227 West 61st Street, the Martin Luther King, Jr. High School campus at 122 Amsterdam Avenue, and Fiorello La Guardia High School at 100 Amsterdam Avenue. The Martin Luther King Jr. High School campus houses six high school programs (see **Table 4-5**).

**Table 4-5  
Public High Schools Serving the Study Area**

Map No. <sup>1</sup>	Name	Address	Enrollment	Capacity	Available Seats	Utilization (percent)
25	Beacon High School	227 W 61st St	1,144	809	-335	141%
26	Martin Luther King, Jr. High School Campus:	122 Amsterdam Avenue				
	1. School for the Arts, Imagination, and Inquiry		423	350	-73	121%
	2. Urban Assembly School for Media Studies		368	462	94	80%
	3. HS for Law, Advocacy, and Community Justice		470	665	195	71%
	4. HS of Arts and Tech		593	732	139	81%
	5. Manhattan/Hunter College HS for the Sciences		437	659	222	66%
	6. Manhattan Theater Lab		397	389	-8	102%
27	La Guardia High School	100 Amsterdam Ave	2,527	2,099	-428	120%
<b>½-Mile Study Area Total</b>			<b>6,359</b>	<b>6,165</b>	<b>-194</b>	<b>103%</b>
<b>Manhattan Total<sup>2</sup></b>			<b>61,196</b>	<b>65,963</b>	<b>4,767</b>	<b>93%</b>

**Notes:**

<sup>1</sup> See Figure 4-1 for map reference numbers.

<sup>2</sup> Total high school enrollment in Manhattan only includes seats within high school buildings. It does not include high school seats located within IS/HS buildings.

**Sources:** DOE, *Utilization Profiles: Enrollment/ Capacity/ Utilization, 2009-2010.*

Throughout Manhattan, total high school capacity was 65,963 seats, with an enrollment of 61,196 students for the 2009-2010 school year, resulting in an overall utilization rate of 93 percent and a surplus of 4,767 seats.

**THE FUTURE WITHOUT THE PROPOSED PROJECT**

As discussed in Chapter 1, “Project Description,” this Supplemental EIS (SEIS) analyzes two scenarios for the development of the project site in the Future Without the Proposed Project. In No Build Scenario 1, the original program for Parcels L, M, and N that was analyzed in the 1992 FEIS would be fully implemented. Under No Build Scenario 2, the original 1992 FEIS program for Parcels L and M would be developed, but Parcel N would remain in its current parking use. Because No Build Scenarios 1 and 2 would develop Parcels L and M in the same manner, both scenarios would result in the construction of a total of 577 market-rate residential units on the project site. As analyzed in the 1992 FEIS, Parcel N would not include any residential development as it was proposed to include retail, office, entertainment studio production uses, cinema, and a parking garage. Therefore, both scenarios would result in the same effects on public school facilities, and therefore, for the purposes of this analysis there is no distinction drawn between the two scenarios in describing future conditions without the Proposed Project.

In addition to the development of 577 market-rate dwelling units on Parcel L and M, many other new residential developments are expected to be developed in the study area by 2018 (see Table 4-2 above). New developments will introduce 3,313 residential units to the ½-mile study area. Within Subdistrict 1 of CSD 3, these residential developments, as well as a two that are immediately outside the ½-mile study area but still within the subdistrict, will introduce a total of 3,542 new residential units.

**Table 4-6** outlines the estimated number of new public school students generated as a result of development in the Future Without the Proposed Project. This estimate is based on the 2008

updated CEQR student generation rates per residential unit for each borough.<sup>1</sup> The updated CEQR rates project 0.12 elementary students, 0.04 intermediate school students, and 0.06 high school students per residential unit in Manhattan.

**Table 4-6**  
**Projected New Housing Units and Estimated Number of Students**  
**Introduced in the Study Area: 2018 Future Without the Proposed Project**

Study Area	New Housing Units	Elementary School Students <sup>1</sup>	Intermediate School Students <sup>1</sup>	High School Students <sup>1</sup>
Project Site	577	69	23	35
½-Mile Study Area	3,313	398	133	NA
CSD 3, Subdistrict 1 <sup>2</sup>	3,549	425	142	213 <sup>3</sup>

**Notes:**

- <sup>1</sup> Based on new CEQR student generation rates per housing unit for Manhattan.
- <sup>2</sup> This includes housing units in two residential developments proposed for areas within Subdistrict 1 of CSD 3 but outside of the ½-mile study area.
- <sup>3</sup> The high school analysis below analyzes the potential for impacts on the borough as a whole. Therefore, the number of high school students introduced in Subdistrict 1 of CSD 3 is used in conjunction with DOE’s enrollment projections to estimate high school enrollment in Manhattan.

**Sources:** *CEQR Technical Manual* online update, <http://www.nyc.gov/html/oec/html/ceqr/ceqrpub.shtml>.

According to the DOE *Proposed 2010-2014 Five-Year Capital Plan—Proposed Amendment February 2010*, there are no additional schools slated for construction in CSD 3. However, changes to capacity at elementary and intermediate schools within the ½-mile study area and Subdistrict 1 will occur because of school organization closings and the creation of new school organizations in existing buildings.

School organization closings and the creation of new school organizations within existing buildings will change elementary and intermediate school capacity within the subdistrict. The existing J.H.S. 44 school organization will phase out by June 2011 and its capacity will be occupied by the expansion of M.S. 441 West Prep Middle School and the creation of P.S. 452, a new elementary school organization.<sup>2</sup> Space will also be repurposed within the existing J.H.S. 44 building to accommodate 1,342 students, compared with 1,306 in 2009-2010. It is expected that P.S. 334 (which recently moved to the J.H.S. 44 building as part of a school rezoning plan) and P.S. 452 will create 334 and 425 elementary school seats, respectively, in space previously used for intermediate school seats.<sup>3</sup> Overall, approximately 759 seats will be for elementary school and 583 seats will be for intermediate school in the J.H.S. 44 building in the Future Without the Proposed Project. Within the subdistrict, this will represent an increase of 484 elementary seats and a decrease of 448 intermediate seats compared to existing conditions.

<sup>1</sup> The new CEQR student generation rates differ from those previously presented in Table 3C-2 of the *CEQR Technical Manual*. The new rates were released in November 2008 and incorporated into the methodology for CEQR schools analyses via an online addendum to the *CEQR Technical Manual* on the OEC website.

<sup>2</sup> Educational Impact Statement; Co-Location of a New School, P.S. 452 with Existing Schools in M044. [http://schools.nyc.gov/NR/rdonlyres/BD228776-71B2-459E-93C9-BCEEE02F65F5/78829/M044\\_PS452EIS\\_Final.pdf](http://schools.nyc.gov/NR/rdonlyres/BD228776-71B2-459E-93C9-BCEEE02F65F5/78829/M044_PS452EIS_Final.pdf).

<sup>3</sup> This analysis assumes that P.S. 334 (The Anderson School) retains the same proportion of elementary and intermediate students in the future without the Proposed Project.

These modifications to school capacity were approved by the DOE Panel for Educational Policy on April 20, 2010.

Elementary school capacity in the subdistrict will also be reduced by 41 seats by the closing of the P.S. 163 Transportable.

Overall, as a result of the rezoning plan, school organization closings, and the creation of new school organizations, elementary schools within Subdistrict 1 will gain a total of 443 seats, comprised of a gain of 484 seats from the expansion of P.S. 334 and creation of P.S. 452 in the J.H.S. 44 building, and a loss of 41 seats from the closing of the P.S. 163 Transportable. Intermediate schools within Subdistrict 1 will lose a total of 448 seats from the closing of the J.H.S. 44 organization and repurposing of the building's capacity to elementary seats.

#### *ELEMENTARY SCHOOLS*

According to DOE's projections for CSD 3, elementary school enrollment will be approximately 10,583 students by 2018. To project enrollment at the schools in the ½-mile study area, it is assumed that the 2009-2010 school year proportion of CSD 3 students enrolled in elementary schools in the ½-mile study area will be the same in the future. Currently, approximately 11 percent of CSD 3's elementary students attend a school in the ½-mile study area (1,020 of 9,623 students, see Table 4-3 above). Applying this percentage to the 2018 projection results in a total estimated enrollment of 1,122 elementary students in schools within the ½-mile study area, indicating that there will be approximately 102 more students by 2018 than are enrolled in the 2009-2010 school year. Within Subdistrict 1, elementary school enrollment is estimated at 72.68 percent of CSD 3 enrollment, based on SCA data. Applying this percentage to the 2018 projection results in an estimated enrollment of approximately 7,692 elementary students in 2018.

New residential development in the area, as well as the development of the 1992 FEIS program on Parcels L and M, will add approximately 467 students to the ½-mile study area (comprised of 69 students from the project site and 398 students from other developments in the ½-mile study area) and approximately 494 students to Subdistrict 1 of CSD 3 (comprised of 69 students from the project site and 425 students from other developments in the subdistrict) (see Table 4-6). As shown in **Table 4-7**, elementary schools will operate over capacity within the ½-mile study area, with an enrollment of 1,589 students compared to a capacity of 1,120 seats. This would result in a deficit of 469 seats (142 percent utilization). Within the subdistrict, elementary schools will be over capacity, with an enrollment of 8,186 students and a capacity of 7,563 seats. This would result in a shortfall of 623 seats (108 percent utilization).

#### *INTERMEDIATE SCHOOLS*

DOE projects that intermediate school enrollment in CSD 3 will be 3,959 by 2018. As with elementary schools above, enrollment at the schools in the ½-mile study area was estimated by assuming that the proportion of CSD 3 students enrolled in intermediate schools in the ½-mile study area in the 2009-2010 school year (5 percent) will remain the same in the future. On this basis, it is estimated that intermediate schools in the ½-mile study area will have a projected enrollment of 203 students. Within Subdistrict 1, intermediate school enrollment is estimated at 80.67 percent of CSD 3 enrollment, based on SCA data. Applying this percentage to the 2018 projection results in an estimated enrollment of 3,194 intermediate school students.

Table 4-7

**Estimated Public Elementary and Intermediate School Enrollment, Capacity, and Utilization:  
2018 Future Without the Proposed Project**

Study Area	Projected Enrollment in 2018	Students Generated by New Residential Development <sup>3</sup>	Total Future Enrollment	Capacity <sup>4,5</sup>	Available Seats	Utilization
<b>Elementary Schools</b>						
½-Mile Study Area	1,122 <sup>1</sup>	467	1,589	1,120	-469	142%
CSD 3, Subdistrict 1	7,692 <sup>2</sup>	494	8,186	7,563	-623	108%
<b>Intermediate Schools</b>						
½-Mile Study Area	203 <sup>1</sup>	156	359	242	-117	148%
CSD 3, Subdistrict 1	3,194 <sup>2</sup>	165	3,359	3,856	497	87%
<b>High Schools</b>						
Manhattan Total	46,063 <sup>2</sup>	248	46,311	65,963	19,652	70%

**Notes:**

<sup>1</sup> To estimate enrollment for the elementary and intermediate school ½-mile study areas in 2018, the total number of students enrolled in those schools (DOE Enrollment/Capacity/Utilization Report) in 2009-2010 was divided by the total number of students enrolled in CSD 3 schools in 2009-2010. The resulting percentages were applied to the CSD 3 elementary and intermediate school projected enrollments in 2017 and were held constant to estimate total enrollment for the study area schools in 2018 per DCP direction. CSD 3 is projected to have an enrollment of 10,583 elementary students and 3,959 intermediate students in 2017.

<sup>2</sup> Elementary and intermediate school enrollment in Subdistrict 1 in 2018 is estimated at 72.68 percent and 80.67 percent of CSD 3 enrollment, respectively, based on SCA data. These percentages were applied to the CSD 3 elementary and intermediate school projected enrollments in 2017 and were held constant to estimate total enrollment for the Subdistrict schools in 2018 per DCP direction.

<sup>3</sup> Based on Fall 2008 CEQR student generation rates per housing unit for Manhattan. This includes students introduced by new residential developments in the study area and students introduced by the development of the FEIS approved program on Parcels L and M.

<sup>4</sup> Elementary school capacity within the subdistrict was adjusted to account for additional elementary capacity in P.S. 452 and P.S. 334 (+484 seats), and closing of P.S. 163 transportable (-41 seats).

<sup>5</sup> Intermediate school capacity within the subdistrict was adjusted to account for the repurposing of intermediate capacity within the J.H.S. 44 building (-448 seats).

**Sources:** DOE *Enrollment Projections 2008-2017 by the Grier Partnership*; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2009-2010*, DOE 2010-2014 *Five-Year Capital Plan, Proposed Amendment*, February 2010; School Construction Authority.

In addition, new residential development without the proposed project, as well as the development of the 1992 FEIS program for Parcels L and M, will introduce 156 new intermediate school students to the ½-mile study area and 165 new intermediate school students to the subdistrict (see Table 4-7), resulting in a deficit of seats at intermediate schools in the ½-mile study area. Total intermediate school enrollment is expected to be 359 students within the ½-mile study area and 3,359 students within Subdistrict 1 of CSD 3. The ½-mile study area will have a 117 seat deficit (148 percent utilization), while Subdistrict 1 will operate with 497 available seats (87 percent utilization).

**HIGH SCHOOLS**

DOE does not provide projections of high school students on a local basis. Instead, projections are provided boroughwide. Additional high school students introduced by demographic shifts and future development projects in the area will be able to choose from among the city’s high schools and are not likely to affect utilization at neighborhood schools. Development expected in the Future Without the Proposed Project (including development on the project site) will introduce an additional 248 high school students by 2018. DOE projects that overall enrollment

within the borough will decline by 2018. In 2018, Manhattan high schools are expected to operate at 70 percent of capacity, with total enrollment of 46,311 students and a surplus of 19,652 seats (see **Table 4-7**). Because development projects and rezonings in other areas of Manhattan are not factored into this analysis, it is not intended to provide a comprehensive projection of future conditions. Rather, it is only intended to provide a rough approximation of future conditions at Manhattan high schools and to illustrate the potential effect of development within the study area on high school enrollment in 2018.

**THE FUTURE WITH THE PROPOSED PROJECT**

Under RWCDs 1, the Proposed Project would introduce approximately 3,000 residential units. Based on the 2008 DOE student generation rates, the Proposed Project would introduce approximately 360 elementary, 120 intermediate, and 180 high school students to the ½-mile study area and CSD 3 by 2018 (see **Table 4-8**). As described in Chapter 1, “Project Description,” it is anticipated that the community facility space of approximately 151,598 square feet in proposed Building 2 would be used for a public elementary and intermediate school, subject to the approvals and requirements of the New York City School Construction Authority (SCA). While the full 151,598 square feet would be made available to SCA for future use as an approximately 1,332 seat public school, for the purposes of the community facilities analysis, it is assumed that the school will contain a minimum of approximately 360 elementary and 120 intermediate seats on the project-site, which would accommodate all of the project-generated demand elementary and intermediate school seats. At some agreed-upon time prior to the start of construction of Building 2, the SCA would determine whether or not to exercise the option of developing the remaining space for use as a public school. If SCA decides not to exercise this option, the remaining zoning floor area allocated to the public school would either include other community facility space or would not be built.

**Table 4-8  
Estimated Number of Students Introduced in the Study Area:  
2018 Future With the Proposed Project**

Housing Units	Students Introduced by Proposed Project		
	Elementary <sup>1</sup>	Intermediate <sup>1</sup>	High <sup>1</sup>
<b>3,000</b>	<b>360</b>	<b>120</b>	<b>180</b>
<b>Notes:</b> <sup>1</sup> Based on updated CEQR student generation rates per housing unit for Manhattan. <a href="http://source.nycsca.org/pdf/capitalplan/NewHousingMultiplier.pdf">http://source.nycsca.org/pdf/capitalplan/NewHousingMultiplier.pdf</a>			

As discussed above, development on the project site in the Future Without the Proposed Project would introduce 69 elementary, 23 intermediate, and 35 high school students. Therefore, the students introduced by the Proposed Project would represent an incremental increase of 291 elementary, 97 intermediate, and 145 high school students as compared to the Future Without the Proposed Project. The assessment below considers the potential impacts of the incremental increase in students on the project site.

**ELEMENTARY SCHOOLS**

The Proposed Project would introduce approximately 360 elementary school students. As discussed above, this analysis considers the incremental increase in students on the project site as compared to development on the site in the Future Without the Proposed Project. These students would represent an incremental increase of 291 students over the 69 that would be introduced by development on the project site in the Future Without the Proposed Project.

As discussed above, it is anticipated that at a minimum, the Proposed Project would set aside space for the construction of a public school which could provide approximately 360 elementary school seats. These additional seats would accommodate all of the project-generated demand for elementary school seats.

Because the Proposed Project would provide school seats to accommodate all of its project-generated elementary school demand, utilization rates in the Future With the Proposed Project would be lower than in the Future Without the Proposed Project. Within the ½-mile study area, elementary schools would operate with a shortfall of 400 seats (127 percent utilization) (see **Table 4-9**). Within Subdistrict 1, elementary schools would operate with a shortfall of 554 seats (107 percent utilization).

**Table 4-9**

**Estimated Public Elementary School Enrollment, Capacity, and Utilization:  
2018 Future With the Proposed Project**

Study Area	Future Without the Proposed Project Enrollment	Students Introduced by Proposed Project <sup>1</sup>	Future With the Proposed Project			
			Total Enrollment	Capacity <sup>2</sup>	Available Seats	Utilization
<b>Elementary Schools</b>						
½-Mile Study Area	1,589	291	1,880	1,480	-400	127%
CSD 3, Subdistrict 1	8,186	291	8,477	7,923	-554	107%
<b>Notes:</b>	<sup>1</sup> This number is the incremental increase in the number of students introduced by the Proposed Project over the number of students that would be introduced in either scenario in the Future Without the Proposed Project. The Proposed Project would introduce 360 elementary and 120 middle school students, 291 and 97 more, respectively, than would be introduced in the Future Without the Proposed Project. <sup>2</sup> The capacity column includes 360 elementary seats from the school in the community facility space in proposed Building 2.					
<b>Sources:</b>	DOE <i>Enrollment Projections</i> by the Grier Partnership; DOE, <i>Utilization Profiles: Enrollment/Capacity/ Utilization, 2009-2010</i> .					

Although elementary schools in both the ½-mile study area and Subdistrict 1 would be over capacity in the Future With the Proposed Project, utilization rates and seat shortfalls would decrease compared to the Future Without the Proposed Project. Therefore, the Proposed Project would not result in any significant adverse impacts on public elementary schools. In fact, it would result in a small improvement in conditions at public elementary schools in the study area.

*INTERMEDIATE SCHOOLS*

The Proposed Project would introduce an estimated 120 public intermediate school students. As discussed above, this analysis considers the incremental increase in students on the project site as compared to development on the site in the Future Without the Proposed Project. These students would represent an incremental increase of 97 students over the 23 students that would be introduced by development on the project site in the Future Without the Proposed Project.

As discussed above, it is anticipated that at a minimum, the Proposed Project would set aside space for the construction of a public school which could provide approximately 120 intermediate school seats. These additional seats would accommodate all of the project-generated demand for intermediate school seats.

Because the Proposed Project would provide school seats to accommodate all of its project-generated intermediate school demand, utilization rates in the Future With the Proposed Project would be lower than in the Future Without the Proposed Project. In the future with the Proposed Project, intermediate schools within the ½-mile study area would operate at 126 percent utilization with a shortfall of 94 seats (see **Table 4-10**). Intermediate schools within the subdistrict would operate at 87 percent of capacity with 520 available seats. Although intermediate schools in the ½-mile study area would be over capacity in the Future With the Proposed Project, utilization rates and seat shortfalls would decrease compared to the Future Without the Proposed Project. Within the subdistrict, the number of available intermediate seats would increase with the Proposed Project, compared to the Future Without the Proposed Project. Therefore, increased enrollment attributable to the Proposed Project would not result in significant adverse impacts on public intermediate schools in the ½-mile study area or Subdistrict 1.

**Table 4-10**  
**Estimated Public Intermediate and High School Enrollment, Capacity, and Utilization:**  
**2018 Future With the Proposed Project**

Study Area	Future Without the Proposed Project Enrollment	Students Introduced by Proposed Project <sup>1</sup>	Future With the Proposed Project			
			Total Enrollment	Capacity <sup>2</sup>	Available Seats	Utilization
<b>Intermediate Schools</b>						
½-Mile Study Area	<u>359</u>	97	<u>456</u>	<u>362</u>	-94	<u>126%</u>
CSD 3, Subdistrict 1	3,359	97	3,456	<u>3,976</u>	<u>520</u>	<u>87%</u>
<b>High Schools</b>						
Manhattan Total	46,311	145	46,456	<u>65,963</u>	<u>19,507</u>	<u>70%</u>
<b>Notes:</b>	<sup>1</sup> This number is the incremental increase in the number of students introduced by the Proposed Project over the number of students that would be introduced in Scenario I or Scenario II in the Future Without the Proposed Project. The Proposed Project would introduce 120 middle and 180 high school students, 97 and 145 more, respectively, than would be introduced in the Future Without the Proposed Project. <sup>2</sup> The capacity column includes 120 intermediate seats from the school in the community facility space in proposed Building 2.					
<b>Sources:</b>	DOE <i>Enrollment Projections</i> by the Grier Partnership; DOE, <i>Utilization Profiles: Enrollment/Capacity/ Utilization, 2009-2010</i> .					

**HIGH SCHOOLS**

The Proposed Project would introduce approximately 180 high school students, 145 more than would be introduced by development on the project site in the Future Without the Proposed Project (see Table 4-10). Boroughwide, high schools would have an enrollment of 46,456 students and 19,507 available seats (70 percent utilization). Therefore, Manhattan high schools would operate below capacity, and increased enrollment attributable to the Proposed Project would not result in significant adverse impacts on public high schools.

**F. LIBRARIES**

**METHODOLOGY**

According to *CEQR Technical Manual* guidelines, catchment areas for library branches correspond to the distance that one might be expected to travel for such services, typically not more than ¾ mile. Therefore, the study area for the analysis of libraries is the area within ¾ mile of the project site.

Pursuant to the *CEQR Technical Manual*, if a proposed project would increase a library’s catchment area population by 5 percent or more, and this increase would impair the delivery of library services in the study area, a significant impact could occur. To determine the existing population of each library’s catchment area, 2000 U.S. Census data were assembled for all census tracts that fall primarily within the ¾-mile catchment area for each library, and population growth between 2000 and 2008 was estimated using a 0.5 percent annual growth rate.

To estimate the population expected in the library catchment areas by 2018, an average household size of 1.8 persons was applied to the number of new housing units expected to be built by the Proposed Project’s build year.<sup>1</sup> This new population was then added to the existing population to estimate the population in the Future Without the Proposed Project.

The population introduced by the Proposed Project was estimated by multiplying the number of housing units by an average household size of 1.8 persons. This was then added to the population calculated for the Future Without the Proposed Project. As noted above, if a proposed project would increase the catchment area population by 5 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 study area is served by the NYPL system, which serves all of Manhattan, the Bronx, and Staten Island (The boroughs of Queens and Brooklyn have separate library systems). The NYPL system includes 5 central libraries, 4 research libraries, and 80 branch libraries with over 50 million holdings in their collections.<sup>2</sup> Libraries provide free and open access to books, periodicals, electronic resources and non-print materials.

The study area contains two branch libraries (see **Table 4-11** and **Figure 4-2**). The Columbus Library is located at 742 Tenth Avenue, southeast of the project site, and serves a catchment area population of approximately 79,140 residents. The library has 32,840 holdings, including a Spanish language collection, a reference collection of local history materials for the Clinton neighborhood, and personal computers with internet access for use by the public.

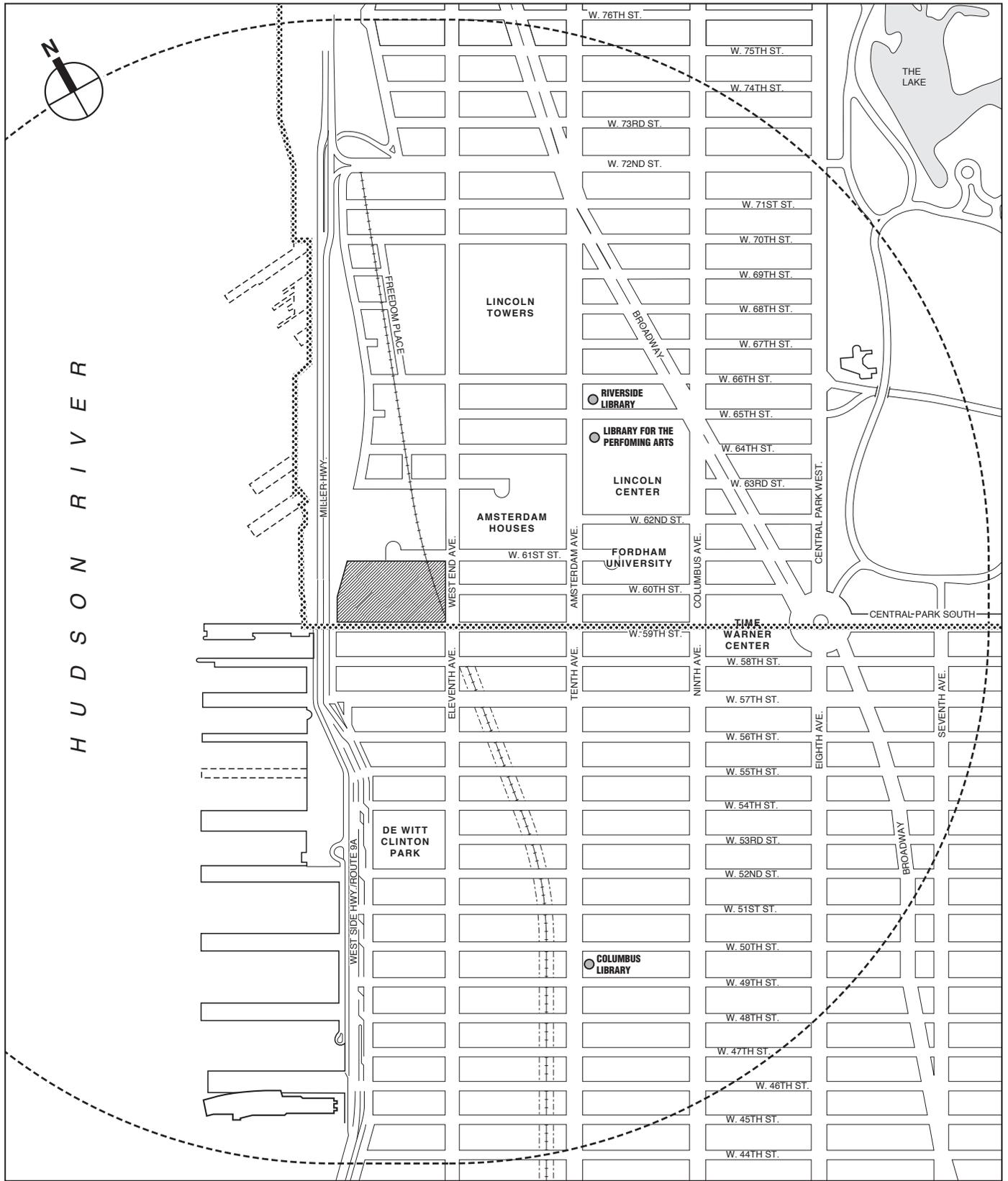
**Table 4-11  
Public Libraries Serving the Study Area**

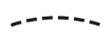
Library	Address	Holdings <sup>1</sup>	Catchment Area Population <sup>2</sup>
Columbus Library	742 Tenth Ave	32,840	79,140
Riverside Library	127 Amsterdam Ave	61,715	105,376
<b>Total</b>		<b>94,555</b>	<b>137,068</b>
<p><b>Notes:</b>  <sup>1</sup> Holdings include books, CDs, DVDs, videotapes, maps, sheet music, prints, and clippings.  <sup>2</sup> The catchment areas of the libraries overlap, so the total catchment area population is less than the sum of the two catchment areas.  <b>Sources:</b> NYPL Branch Holdings, January 2008. U.S. Census 2000; New York City Department of Finance Real Property Assessment Data (RPAD).</p>			

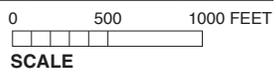
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<sup>1</sup> Based on the Census 2000 average household size for Community District 7 of 1.8 persons per household.

<sup>2</sup> NYPL, 2007 Annual Report, pg 99. Holdings include books, CDs, DVDs, videotapes, maps, sheet music, prints, and clippings.



-  Project Site
-  Study Area Boundary (3/4-Mile Perimeter)
-  Public Libraries



The Riverside Library is located at 127 Amsterdam Avenue, northeast of the project site, and serves a catchment area population of approximately 105,376 residents. The library has 61,715 holdings, including a special performing arts collection for children and personal computers with internet access for use by the public.

Currently, the combined catchment area population is approximately 137,068 residents. Some of these residents are within  $\frac{3}{4}$  mile of both library branches, and therefore are served by both branches. In addition to the libraries described above, residents can go to any NYPL branch and request books from any of the other library branches through an interlibrary loan.

The library study area also includes the New York Library for the Performing Arts, one of the NYPL's central and research libraries. The New York Library for the Performing Arts is located at 40 Lincoln Center and has both circulating collections and non-circulating research collections focusing on music, dance, theatre, recorded sound, and other performing arts. As a research and central library, The New York Library for the Performing Arts provides systemwide resources and is not considered a "neighborhood" library with an individual catchment area. Therefore, it is not included in the quantitative analysis of library services.

### THE FUTURE WITHOUT THE PROPOSED PROJECT

As discussed above, this Final SEIS analyzes two scenarios for the development of the project site in the Future Without the Proposed Project. In No Build Scenario 1, the original program for Parcels L, M, and N that was analyzed in the 1992 FEIS would be fully implemented. Under No Build Scenario 2, the original 1992 FEIS program for Parcels L and M would be developed, but Parcel N would remain in its current parking use. Because No Build Scenarios 1 and 2 would develop Parcels L and M in the same manner, both scenarios would result in the construction of a total of 577 market-rate residential units on the project site. As analyzed in the 1992 FEIS, Parcel N would not include any residential development as it was proposed to include retail, office, entertainment studio production uses, cinema, and a parking garage. Therefore, both scenarios would result in the same effects on public libraries, and therefore, for the purposes of this analysis there is no distinction drawn in describing future conditions without the Proposed Project.

In the Future Without the Proposed Project, the Columbus and Riverside Libraries will continue to serve the study area. The catchment area population of each library will increase as a result of development on the project site and other new development projects completed in the Future Without the Proposed Project. As noted above, 577 market-rate dwelling units will be developed on the project site in the Future Without the Proposed Project. These housing units would bring approximately 1,039 new residents to the project site.<sup>1</sup>

Within the Columbus Library catchment area, it is estimated that approximately 5,675 new dwelling units<sup>2</sup> will be introduced, housing approximately 10,215 new residents (see **Table 4-2**). Including the residents from these planned development projects and the population that will be

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<sup>1</sup> Based on an average household size of 1.8 persons.

<sup>2</sup> Only 5,675 of the 6,095 total housing units expected in the future without the Proposed Project are located within the Columbus Library catchment area (defined as a  $\frac{3}{4}$ -mile area around the library). The number of residents is based on 5,675 housing units multiplied by an average household size of 1.8 persons.

introduced on the project site, the Columbus Library catchment area population will increase by 14 percent to approximately 90,394 residents in the Future Without the Proposed Project.

The Riverside Library catchment area overlaps with that of the Columbus Library, and therefore it will serve many of the same development projects as the Columbus Library. It is expected that new development projects within the Riverside Library catchment area will introduce approximately 6,095 households with 10,971 residents (see **Table 4-2**). With the population that will be introduced on the project site and the new population from nearby development projects, the Riverside Library catchment area population will increase by 11 percent to 117,386 residents in the Future Without the Proposed Project.

Overall, new development will result in a total of 6,095 new dwelling units within the combined catchment area of the two libraries within the library study area. These housing units will introduce approximately 10,971 new residents to the combined catchment area, increasing the combined catchment area population by 9 percent to 149,078 residents. Some of these residents will be within  $\frac{3}{4}$  mile of both library branches, and therefore will be served by both branches.

### THE FUTURE WITH THE PROPOSED PROJECT

According to the *CEQR Technical Manual*, if a proposed project increases the study area population by 5 percent or more over the no build condition, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

By 2018, the Proposed Project would introduce approximately 5,400 residents to the Columbus and Riverside Library catchment areas.<sup>1</sup> These residents would represent an incremental increase of 4,361 residents over the 1,039 that would be introduced in the Future Without the Proposed Project. With this incremental increase in population, the Columbus Library would serve 94,755 residents (a 6 percent increase), and the Riverside Library would serve 121,747 residents (a 4.6 percent increase). The combined catchment area population would increase 3.6 percent to 153,439 residents.

For the Riverside Library and the combined catchment area, the incremental increase in population resulting from the development of the Proposed Project would be less than 5 percent, and therefore would not cause a noticeable change in the delivery of library services. For the Columbus Library, although the catchment area population would increase by 6.0 percent, the increase would not impair the delivery of library services within this catchment area. Residents of the Columbus Library catchment area and the Proposed Project 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 and to the New York Library for the Performing Arts, the central library located within the study area. Furthermore, as noted above, some residents of the Columbus Library catchment area are also within  $\frac{3}{4}$  mile of the Riverside Library and could be served by that branch. Therefore, the Proposed Project would not result in a significant adverse impact on library services in the study area.

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<sup>1</sup> Based on a maximum of 3,000 units multiplied by an average household size of 1.8 persons per household.

## G. CHILD CARE CENTERS

### METHODOLOGY

ACS provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start. Publicly financed child care services are available for income-eligible children up to the age of 12. 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. Gross income must fall between 225 percent and 275 percent of national poverty thresholds depending on family size, and the family must have an approved “reason for care,” such as involvement in a child welfare case or participation in a “welfare-to-work” program. In order to determine whether a family is eligible for subsidized child care, the parent must appear at an eligibility interview at an ACS child care office. Head Start program eligibility is limited to families with incomes 130 percent or less of federal poverty level.

Most children are served through contract with private and nonprofit organizations that operate child care programs throughout the city. Registered or licensed providers typically offer family-based child care in their homes. Informal child care is usually provided by a relative or neighbor for no more than two children. Children aged two months through 12 years old are 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. Head Start is a federally funded child care program that provides children with half-day or full-day early childhood education.

Publicly financed child care centers, under the auspices of the New York City Division for Child Care and Head Start (CCHS) 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 7 to 12 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 not subject to strict delineation in order to identify a study area. However, according to the current methodology for child care analyses, the locations of publicly funded group child care centers within 1½ miles or so of the project site should be shown, reflecting the fact that the centers closest to the project site are more likely to be subject to increased demand. Current enrollment data for the child care and Head Start centers closest to the project site was gathered from ACS.

The child care enrollment in the Future Without the Proposed Project was estimated by multiplying the number of new low-income and low- to moderate-income housing units expected in the 1½-mile study area by the updated OEC multipliers for estimating the number of children under age six eligible for publicly funded child care services. For Manhattan, the updated multiplier estimates 0.115 public child care-eligible children under age six per low- and

**Riverside Center FSEIS**

low- to moderate-income household.<sup>1</sup> The estimate of new public child care-eligible children was added to the existing child care enrollment to estimate enrollment in the Future Without the Proposed Project.

The child care-eligible population introduced by the Proposed Project was estimated using the updated OEC 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 Future Without the Proposed Project. According to the *CEQR Technical Manual*, if a proposed project would result in a demand for slots greater than remaining capacity of child care centers, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the child care centers serving the area of the proposed project, a significant adverse impact may result.

**EXISTING CONDITIONS**

There are six publicly funded child care facilities and two Head Start facilities within the study area (see **Figure 4-3**). The child care and head start facilities have a total capacity of 442 slots and have 54 available slots (88 percent utilization). **Table 4-12** shows the current capacity and enrollment for these facilities.

**Table 4-12**  
**Publicly Funded Child Care Facilities Serving the Study Area**

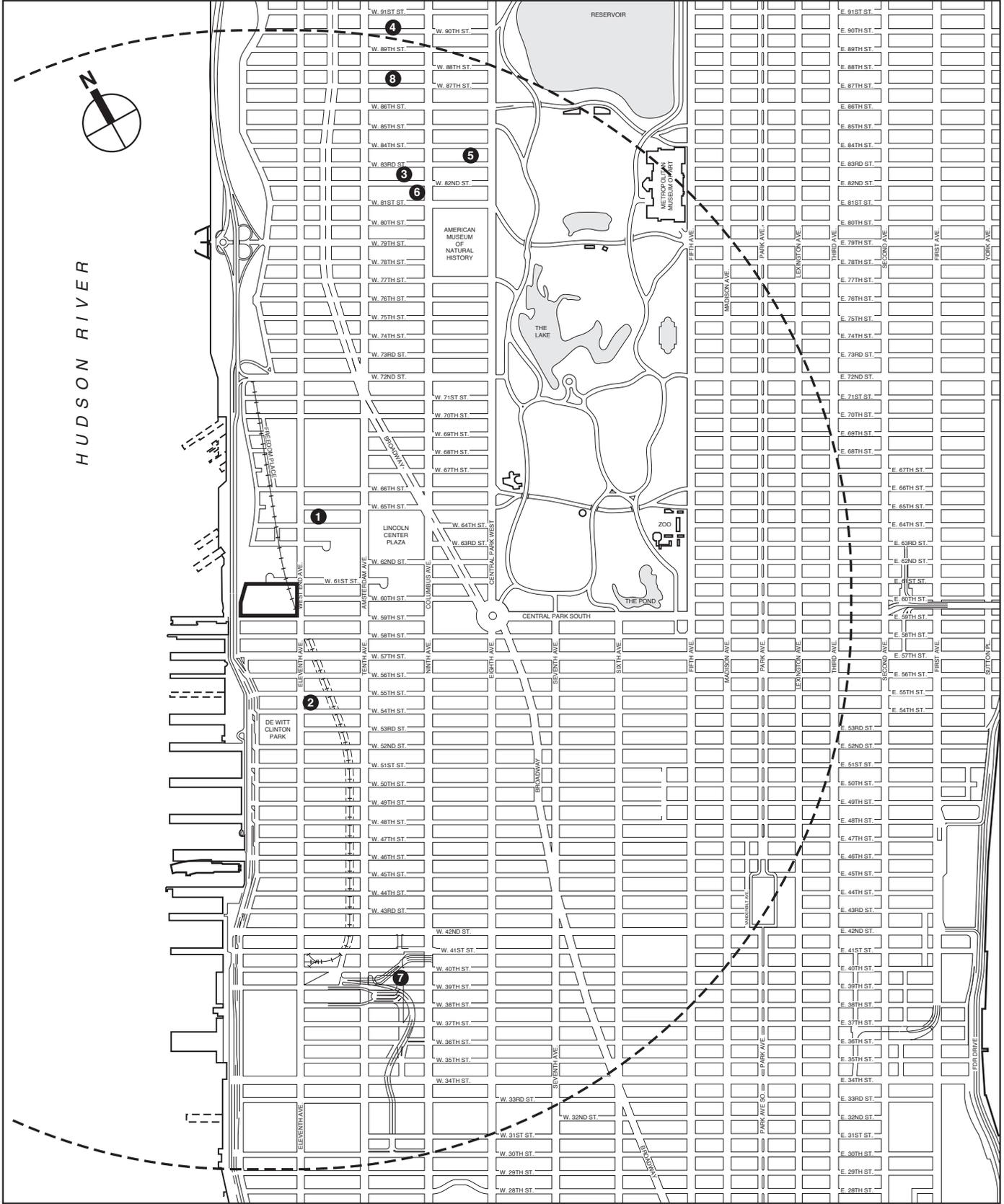
Map No.	Name	Address	Enrollment	Capacity	Available Slots	Utilization
<b>Child Care Facilities</b>						
1	Mable Barrett Fitzgerald Day Care	243 W 64 St	56	68	12	82%
2	YWCA Polly Dodge Early Learning Center	538 W 55 St	84	83	-1	101%
3	West 83 Street Pre-School	128 West 83 St	41	55	14	75%
4	Goddard Riverside Day Care Center	114 West 91 St	75	74	-1	101%
5	St Matthew's and St. Timothy's DCC	26 West 84 St	30	32	2	94%
6	Brownstone School Day Care Center	128 West 80 St	14	34	20	41%
<b>Child Care Total</b>			<b>300</b>	<b>346</b>	<b>46</b>	<b>87%</b>
<b>Head Start Facilities</b>						
7	Bank Street Head Start	410 West 40 St	30	32	2	94%
8	St Matthew St Timothy Head Start	169 West 87 St	58	64	6	91%
<b>Head Start Total</b>			<b>88</b>	<b>96</b>	<b>8</b>	<b>92%</b>
<b>Grand Total</b>			<b>388</b>	<b>442</b>	<b>54</b>	<b>88%</b>

**Sources:** ACS, 2009

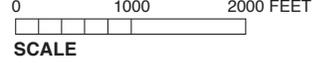
**THE FUTURE WITHOUT THE PROPOSED PROJECT**

In the Future Without the Proposed Project, the 577 residential units that will be developed on the project site (on Parcels L and M) in No Build Scenarios 1 and 2 will be market rate units, and

<sup>1</sup> The updated CEQR multipliers (posted on OEC's website December 2009) for estimating the number of children eligible for publicly funded child care replace the rates set forth in Table 3C-4 of the 2001 *CEQR Technical Manual* and the Fall 2008 update. The December 2009 update is based on American Community Survey 2005–2007 data; the multiplier includes an adjustment factor based on data from the Administration of Children's Services to account for the proportion of Group Child Care and Head Start slots relative to ACS' Child Care and Head Start total capacity (i.e., excludes Family Day Care Network and Voucher capacity from ACS' total capacity) since locational data for Network and Voucher slots is not readily available for study areas.



-  Project Site Boundary
-  Study Area Boundary (1 1/2-Mile Perimeter)
-  Child Care and Head Start Facility



therefore will not affect child care utilization rates. However, in the child care study area (1½ miles from the project site) planned or proposed development projects will introduce approximately 1,463 new low-income and low- to moderate-income housing units by 2018 (see Table 4-2). Based on the updated CEQR generation rates for the projection of children eligible for publicly funded day child care multipliers, this amount of development would introduce approximately 168 new children under the age of six who would be eligible for publicly funded child care programs.

Based on these assumptions, the number of children eligible for public child care would exceed available slots in the Future Without the Proposed Project. As described above, there is currently a surplus of 54 seats. When the estimated 168 eligible children under age six introduced by planned development projects are added to this total, there would be a shortage of 114 slots in publicly funded child care programs in the study area (126 percent utilization).

### **THE FUTURE WITH THE PROPOSED PROJECT**

As described above, it is assumed for this analysis that the Proposed Project would introduce up to a maximum of 360 low- to moderate-income units by 2018. Based on the updated CEQR child care multipliers, this would generate approximately 41 children under the age of six who would be eligible for publicly funded child care programs.

As noted above, the *CEQR Technical Manual* guidelines indicate that a demand for slots greater than the remaining capacity of child care centers and an increase in demand of 5 percent of the study area capacity could result in a significant adverse impact. The addition of these children to child care enrollment would result in a shortage of 155 slots and an approximately 9 percent increase in demand over the collective capacity of child care facilities in the study area (i.e., an additional demand of 41 children divided by the total capacity of 442 slots). Therefore, the Proposed Project would result in a significant adverse impact to publicly funded child care facilities. Potential measures to mitigate impacts to child care centers are described in Chapter 22, “Mitigation.”

However, several factors may limit 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. 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.

### **H. POLICE AND FIRE SERVICES**

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases of direct effects on police or fire facilities. As with the project presented in the 1992 FEIS, the Proposed Project would not result in these direct effects on police or fire facilities. For informational purposes, this section provides a description of existing police and fire facilities that serve the project sites.

**EXISTING CONDITIONS**

*POLICE SERVICES*

As shown in **Figure 4-4** and **Table 4-13**, the project site is located within the 20th Precinct, which has a station house at 120 West 82nd Street. The Midtown North Precinct, located at 306 West 54th Street, is also located within one mile of the project site.

**Table 4-13**  
**Police Facilities Serving the Project Site**

Map No.	Police Facility	Address
P1	Midtown North	306 W 54 St
P2	20th Precinct	120 W 82 St
<b>Note:</b> See Figure 4-4		
<b>Source:</b> New York City Department of City Planning, <i>Selected Facilities and Program Sites, 2008. 1 Edition.</i>		

NYPD average response time to all crimes-in-progress calls have increased citywide from fiscal year (FY) 2007 to fiscal year 2009. During this time, NYPD response time to critical crimes-in-progress has increased from 4.2 minutes in FY 2007 to 4.3 minutes in FY 2009.<sup>1</sup> The citywide average response time for serious crimes-in-progress increased from FY 2007 (5.6 minutes) to FY 2009 (5.7 minutes). Critical crimes-in-progress include crimes with shots fired, robbery, and assault with a weapon; serious crimes-in-progress includes crimes such as larceny from a person, larceny of an automobile, or assault not involving a weapon.

The 20th Precinct has performed favorably compared to citywide statistics. In FY 2008, the 20th Precinct’s average response time to all critical crimes-in-progress decreased from 4.4 minutes in FY 2007 to 3.9 minutes in FY 2008, approximately 0.4 minutes less than the citywide average. Since FY 2004, the 20th Precinct’s average response time to critical crimes-in-progress has fluctuated annually, but decreased overall by 0.8 minutes from FY 2004 to FY 2008.<sup>2</sup>

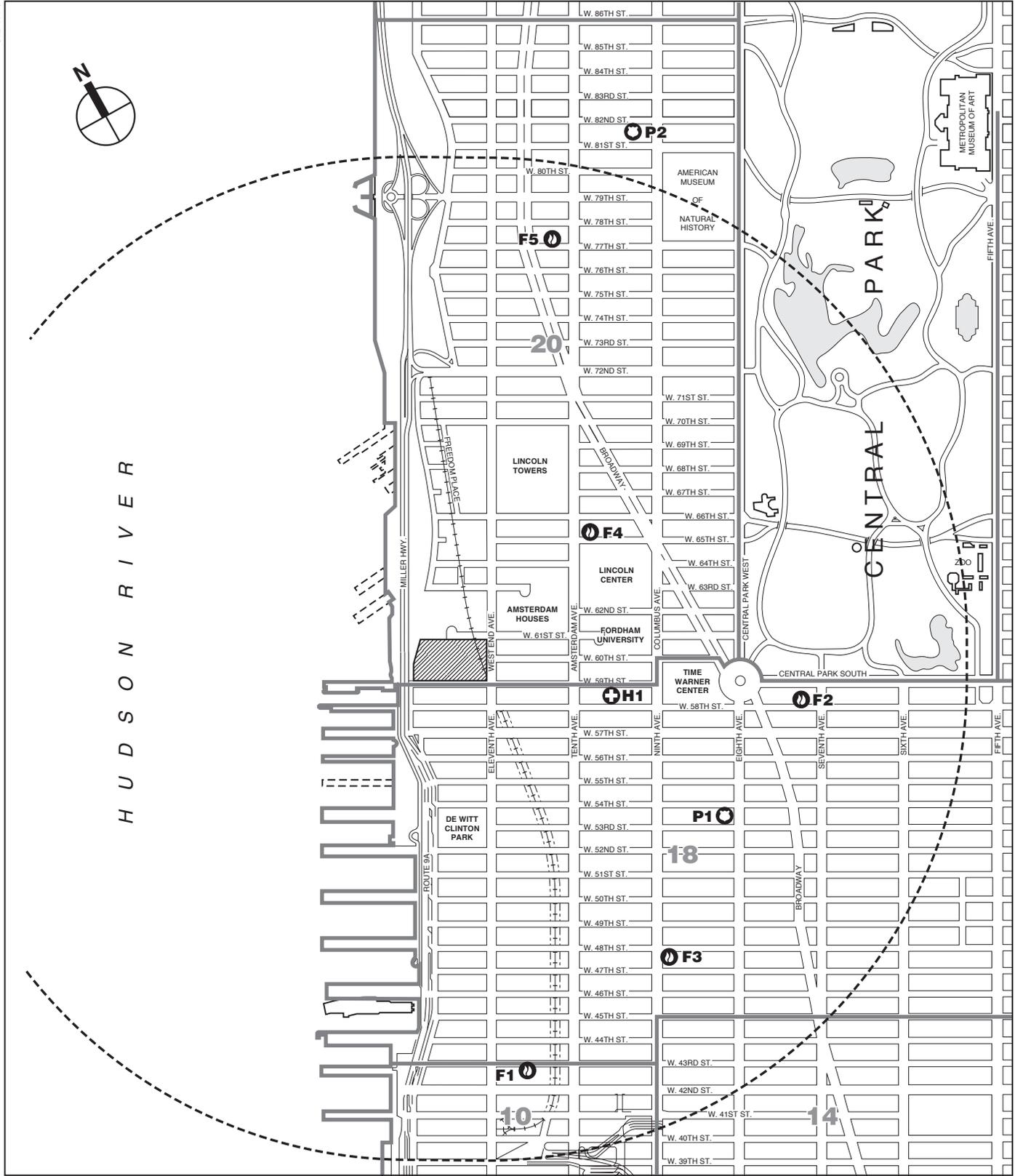
*FIRE PROTECTION AND EMERGENCY SERVICES*

Citywide, FDNY engine companies carry hoses; ladder companies provide search, rescue, and building ventilation functions; and rescue companies specifically respond to fires or emergencies in high-rise buildings. In addition, FDNY operates the city’s EMS system. As shown in **Table 4-14** and on **Figure 4-4**, there are five fire stations within a mile of the project site. There is also one hospital and emergency room within 1 mile of the project site (see **Figure 4-4**).

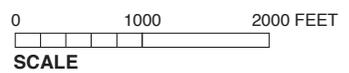
Units responding to a fire are not limited to ones closest to it. Normally, a total of three engine companies and two ladder companies respond to each call. Each FDNY squad is capable of operating as an engine, ladder, or rescue company, making them versatile for incident commanders. Each squad is also part of the FDNY HazMat Response Group and has a HazMat Tech Unit within each company. FDNY can call on units in other parts of the city as needed.

<sup>1</sup> Mayor’s Management Report, FY 2009, NYPD, p. 124.

<sup>2</sup> My Neighborhood Statistics web page at NYC.gov (<http://gis.nyc.gov/ops/mmr/address.jsp?app=MMR>).



-  Project Site
-  Study Area Boundary (1-Mile Perimeter)
-  Police Precinct Boundary
-  Fire Station
-  Police Station
-  Hospital



Police, Fire, and Hospital Facilities  
Figure 4-4

**Table 4-14**  
**Fire and Hospital Facilities Serving the Project Site**

Map No.	Fire Facility	Address
<b>Fire Facilities</b>		
F1	Rescue Company 1	530 W 43 St
F2	Engine 23	215 W 58 St
F3	Engine 54 Ladder 4 Battalion 9	782 Eighth Ave
F4	Engine 40 Ladder 35	131 Amsterdam Ave
F5	Ladder 25 Division 3	205 W 77 St
<b>Hospital and Emergency Room Facilities</b>		
H1	St. Luke's-Roosevelt Hospital	1000 Tenth Avenue
<b>Note:</b>	See Figure 4-4.	
<b>Source:</b>	New York City Department of City Planning, <i>Selected Facilities and Program Sites, 2008.1 Edition.</i>	

There are two types of ambulances in the city, 911 providers and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 services and operate on that system via contract with EMS. (Inter-facility transports are carried out by private contractors and do not participate in the 911 system.) All hospital-based ambulances that operate in the 911 system do so by contractual agreement with FDNY Bureau of EMS. All ambulances in the 911 system are dispatched by FDNY under the same computer-based system, regardless of hospital affiliation. The dispatch system divides the city into geographic areas, based loosely on NYPD precinct sectors, with a number of areas located within each precinct, and assigns the nearest unit to an emergency call based on its current location. All units are assigned a permanent cross-street location where they await a service call; units return to this location once service is complete. These locations are determined by FDNY based on historical call volumes by location and time of day.

Within Manhattan, from FY 2007 to FY 2009 the average FDNY response time to structural fires decreased by 24 seconds, to 4 minutes and 9 seconds.<sup>1</sup> The average citywide FDNY response time to structural fires also decreased by 24 seconds, to 4 minutes and 5 seconds from FY 2007 to FY 2009, respectively.<sup>2</sup> From FY 2007 to FY 2009, medical response times by fire units decreased, while average response times by ambulance units increased. The citywide average response time to life-threatening medical emergencies by fire units improved by 10 seconds, to an average of 4 minutes and 14 seconds, but the citywide response time to life-threatening medical emergencies by ambulance units increased by 4 seconds to an average of 6 minutes and 40 seconds.<sup>3</sup> As a result, the combined average response time of fire and ambulance units increased by 2 seconds in FY 2009 to 5 minutes and 45 seconds.<sup>4</sup>

Despite the increased response time in FY 2009, average response time by fire and ambulance units has improved substantially since FY 2005, the earliest comparison year available in the Mayor's Management Report. For instance, the combined average response time of fire and ambulance units has decreased by 13 seconds since FY 2005.<sup>5</sup> These improvements are due at

<sup>1</sup> Mayor's Management Report, Fiscal 2008, FDNY, p. 128.

<sup>2</sup> Mayor's Management Report, Fiscal 2008, FDNY, p. 128.

<sup>3</sup> Mayor's Management Report, Fiscal 2008, FDNY, p. 128.

<sup>4</sup> Mayor's Management Report, Fiscal 2008, FDNY, p. 128.

<sup>5</sup> Mayor's Management Report, Fiscal 2008, FDNY, p. 128.

least in part to the city's implementation of an automatic vehicle location (AVL) system in all ambulances and FDNY apparatus (all FDNY ambulances were outfitted with AVL by the end of 2006).

## **THE FUTURE WITHOUT THE PROPOSED PROJECT**

### *POLICE SERVICES*

In the Future Without the Proposed Project, NYPD will continue to adjust its allocation of personnel as the need arises. Increased allocations are considered when increased demand becomes apparent. It is NYPD policy not to make adjustments in advance of planned or potential development. Each year, the precinct may be assigned new recruits, but there are also losses due to transfers and promotions. The development expected in the Future Without the Proposed Project may prompt the need for adjustments to the size and deployment of the police force. In addition, further adjustments could be made based on budgetary factors or other policy decisions made by 2018.

Furthermore, by 2018 the NYPD will open a new Mounted Unit facility as part of a mixed-use project at Eleventh Avenue and West 54th Street (see Table 2-3 in Chapter 2, "Land Use, Zoning, and Public Policy").

### *FIRE PROTECTION AND EMERGENCY SERVICES*

FDNY does not allocate personnel based on proposed or potential development, but responds to demonstrated need. In the Future Without the Proposed Project, FDNY will continue to evaluate the need for personnel and equipment in the study area and make necessary adjustments to adequately serve the area.

## **THE FUTURE WITH THE PROPOSED PROJECT**

### *POLICE SERVICES*

The Proposed Project would not directly affect the physical operations of, or access to and from, a precinct house. Access to the project site would remain as it is today (no street closings). Therefore, the Proposed Project would not result in significant adverse impacts to police protection services.

As detailed in Chapter 16, "Traffic and Parking," the proposed project would increase traffic levels at many locations within the study area. This increased traffic would result in significant adverse traffic impacts during one or more time periods at 22 intersections. These impacts could be mitigated at all but three intersections (see Chapter 22, "Mitigation"). Several of the impacted locations are characterized by congestion under future conditions without the Proposed Project.

NYPD vehicles, when responding to emergencies, are not bound by standard traffic controls; they are capable of adjusting to congestion encountered en route to their destinations and are therefore less affected by traffic congestion. As described above, response times have fluctuated annually and overall have decreased, despite consistently congested traffic conditions over time at many locations in the study area. Therefore, incremental traffic volumes projected to occur with the Proposed Project are not expected to significantly affect police response times.

The Proposed Project may necessitate the assignment of additional personnel, resources, and equipment to the study area. Typically, a commitment of resources would be based on

demonstrated need and would not be made until operational statistics for the proposed project became available. Overall, the role of the Police Department in providing effective, efficient service is not expected to be significantly affected by the Proposed Project.

*FIRE PROTECTION AND EMERGENCY SERVICES*

The Proposed Project would not result in significant adverse impacts to fire protection and emergency services. The Proposed Project would not affect the physical operations of, or access to and from, a fire station house. In the Future With the Proposed Project, FDNY would continue to evaluate the need for personnel and equipment and make necessary adjustments to adequately serve the area. All development would be constructed in accordance with applicable fire and safety codes.

Development of the Proposed Project would be expected to comply with all applicable FDNY guidelines and requirements, such as providing access for fire apparatuses, sufficient turn-around areas at dead-end streets, and providing a sufficient number of new hydrants. Compliance with these guidelines would allow FDNY to operate safely and effectively in providing fire protection services.

FDNY response times are not expected to be significantly affected by the projected increases in traffic generated by the Proposed Project. Access to and from the study area's fire stations will not be directly affected by the Proposed Project, and access to the project site would remain as it is today (no street closings).

As discussed above (see "Police Services"), the Proposed Project would contribute to congested conditions at many locations within the study area. FDNY and emergency service vehicles can maneuver around and through congested areas because they are not bound by standard traffic controls. As described above, response times have decreased in Manhattan and citywide despite the increasingly congested traffic conditions in many areas of the city. Service to surrounding areas would continue to be provided by FDNY facilities that have a broad geographic distribution. Therefore, incremental traffic volumes projected to occur with the Proposed Project are not expected to significantly affect FDNY response times. \*