

A. INTRODUCTION

This chapter assesses the potential impacts of the proposed project on community facilities and services, which are defined in the 2014 *City Environmental Quality Review (CEQR) Technical Manual* as public or publicly funded schools, child care centers, libraries, health care facilities, and fire and police protection services. CEQR methodology focuses on direct effects on community facilities, such as when a facility is physically displaced or altered, and on indirect effects, which could result from increased demand for community facilities and services generated by new users, such as the new population that would result from the proposed project.

As described in Chapter 1, “Project Description,” the proposed project would redevelop the northern portion of the Bronx Psychiatric Center (BPC) campus with a mix of commercial and medical office, bio-tech/research, accessory, college/trade school, community facility, and retail uses along with open space and parking facilities. Because the proposed project would result in a net increase of 250 dwelling units (DUs) in the accessory uses by its full build-out, which could be occupied by families, a detailed assessment of public schools (elementary and intermediate) has been prepared. For the purposes of this Environmental Impact Statement (EIS), it is assumed that in the future without the proposed project (the “No-Action” condition), the three primary, existing buildings (Bronx Children’s Psychiatric, Thompson, and Parker Buildings) would remain vacant. The powerhouse, two metal shelters, and small storage building on the project site would also be vacated and decommissioned, and the ballfields would remain as in the existing condition. The proposed project would be completed in two phases, with 2023 as the analysis year for Phase I completion, and 2028 as the year for Phase II full build-out, or “With-Action” condition. As described in Chapter 1, “Project Description,” the proposed project would introduce 100 DUs in Phase I and 250 DUs (150 additional DUs compared to Phase I) in the Phase II full build-out.

PRINCIPAL CONCLUSIONS -

Based on the *CEQR Technical Manual* screening methodology, detailed analyses of public high schools, public libraries, publicly funded child care centers, outpatient health care facilities and police and fire protection services are not warranted for either Phase I or Phase II. Detailed analyses of public elementary and intermediate schools are also not warranted for Phase I of the proposed project.

Pursuant to *CEQR Technical Manual* guidelines, a detailed analysis of potential indirect impacts on public elementary and intermediate schools was conducted for Phase II of the proposed project. As described in the following analysis and summarized below, the proposed project would not result in significant adverse impacts on public schools in the 2028 analysis year.

POTENTIAL INDIRECT EFFECTS ON PUBLIC SCHOOLS

Per *CEQR Technical Manual* guidance, the study area for the analysis of elementary and intermediate schools is the school districts’ “sub-district,” which in this case is Sub-district 1 of Community School District (CSD) 11.

Elementary Schools

In the 2028 Phase II analysis year for Sub-district 1/CSD 11, the utilization rate of elementary schools would be above 100 percent; however, the proposed project would not result in an increase of five percentage points or more in the collective utilization rate between the No-Action and the With-Action conditions. Therefore, the proposed project would not result in a significant adverse impact to elementary schools.

Intermediate Schools

In the 2028 Phase II analysis year for Sub-district 1/CSD 11, the utilization rate of intermediate schools would be below 100 percent. Additionally, the proposed project would not result in an increase of five percentage points or more in the collective utilization rate between the No-Action and the With-Action conditions. Therefore, the proposed project would not result in a significant adverse impact to intermediate schools.

B. PRELIMINARY SCREENING

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* methodologies and the latest data and guidance from the New York City Department of City Planning (DCP) and the New York City Department of Education (DOE). Community facilities and services are defined in the *CEQR Technical Manual* as public or publicly funded schools, child care centers, libraries, health care facilities, and fire and police protection services.

The preliminary screening determines whether a community facilities assessment is warranted, and per the *CEQR Technical Manual*, one is warranted if a project has the potential to result in either direct or indirect effects on community facilities. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this “direct” effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. New population added to an area as a result of a project would use existing services, which may result in potential “indirect” effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population, there may be effects on public schools, libraries, or child care centers.

DIRECT EFFECTS

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

INDIRECT EFFECTS

The *CEQR Technical Manual* provides thresholds for guidance in making a determination of whether a detailed analysis is necessary to determine potential indirect impacts (see **Table 4-1**). If a project exceeds the threshold for a specific facility type, a more detailed analysis is warranted.

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

Community Facilities	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. In the Bronx, the minimum number of residential units that triggers a detailed analysis is 682.
Health care facilities (outpatient)	Introduction of sizeable new neighborhood where none existed before. ¹
Child care centers (publicly funded)	More than 20 eligible children based on number of low- and low/moderate-income units by borough. In the Bronx, the minimum number of affordable units that triggers a detailed analysis is 141.
Fire Protection	Introduction of sizeable new neighborhood where none existed before. ¹
Police Protection	Introduction of sizeable new neighborhood where none existed before. ¹
Note:	¹ The <i>CEQR Technical Manual</i> cites the Hunters' Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunters' Point South project would introduce approximately 5,000 new residential units to the Hunters' Point South waterfront in Long Island City, Queens.
Source:	<i>CEQR Technical Manual</i> , 2014.

Based on these thresholds the proposed project would not result in any of the conditions that would warrant an analysis of high schools, libraries, health care facilities, child care facilities, fire or police protection. Therefore, no further analysis is required in those areas, and the proposed project would not result in any significant adverse impacts to those facilities and services.

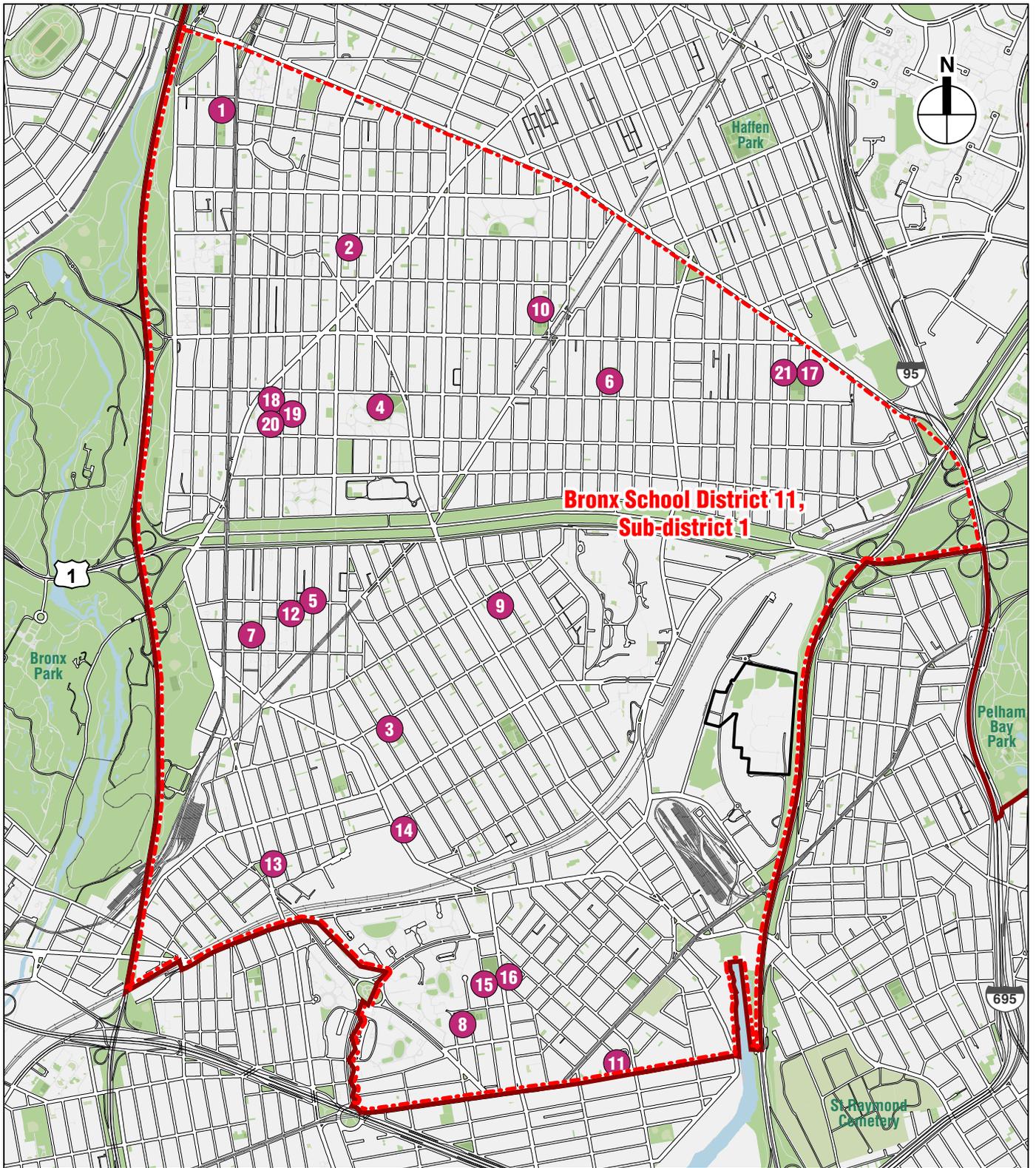
The proposed project is expected to result in a net increase of approximately 100 DUs in the Phase I 2023 build year and 250 DUs in the Phase II full build-out in 2028. The With-Action enrollment associated with the proposed project was calculated using new New York City School Construction Authority (SCA) student multipliers at the CSD level that were released November 2018. The multipliers were calculated using the latest 5-year estimates from the American Community Survey. For CSD 11, where the project is located, the multipliers are 0.26 for elementary schools and 0.11 for intermediate schools, both of which are lower than the multipliers presented in the *CEQR Technical Manual*. Based on the screening criteria in **Table 4-1** and the new SCA student multipliers, Phase I of the proposed project would not exceed the screening criteria warranting an assessment of public elementary and intermediate schools. Therefore, no further analysis is required and Phase I of the proposed project would not result in significant adverse impacts to public elementary and intermediate schools. Phase II of the proposed project would exceed the screening criteria and therefore a detailed assessment of public elementary and intermediate schools is warranted for the Phase II full build-out in 2028.

C. POTENTIAL INDIRECT EFFECTS ON PUBLIC ELEMENTARY AND INTERMEDIATE SCHOOLS

METHODOLOGY

This analysis assesses the potential effects of the proposed project on public schools serving the project area. Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "sub-district" where the project is located. The project site is located in Sub-district 1 of CSD 11 (see **Figure 4-1**).

In accordance with the *CEQR Technical Manual*, this schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate



-  Project Site
-  Community School District (CSD) Boundary
-  CSD Sub-District Boundary
-  Public School

0 2,500 FEET



Public Elementary and Intermediate Schools Serving the Study Area

Bronx Psychiatric Center Land Use Improvement Project

schools in the sub-district study area and SCA projections of future enrollment. Specifically, the existing conditions analysis uses data provided in the DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2017–2018* edition. Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA's Capital Planning Division on the number of new housing units and students expected at the sub-district level. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential projects in the schools' study area to DOE's projected enrollment, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in its enrollment projections. DOE's enrollment projections for years 2018 through 2027, the most recent data currently available, were provided by DCP. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential projects planned for the study area. The estimated student population from the other new projects expected to be completed within the study area has been obtained from SCA's Capital Planning Division and were added to the projected enrollment to ensure a conservative prediction of future enrollment and utilization. In addition, new capacity from any new school projects identified in the *DOE Five-Year Capital Plan* is included if construction has begun or if it is deemed appropriate by the lead agency and the SCA to include in the analysis.

The effect of the new students introduced by the proposed project on the capacity of schools within the study areas is then evaluated. According to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in both of the following conditions:

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area, or high schools in the borough study area, that is equal to or greater than 100 percent in the future with the proposed project; and
2. An increase of five percentage points or more in the collective utilization rate between the No-Action and With-Action conditions.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Figure 4-1** and **Table 4-2**, 15 elementary schools serve Sub-district 1/CSD 11 and have a total enrollment of 11,360. The elementary schools are currently operating at 114 percent utilization with a deficit of 1,380 seats according to DOE's 2017–2018 school year enrollment figures.

INTERMEDIATE SCHOOLS

As shown in **Figure 4-1** and **Table 4-2**, 10 intermediate schools serve Sub-district 1/CSD 11 and have a total enrollment of 4,858. The intermediate schools are currently operating at 99 percent utilization with a surplus of 42 seats according to DOE's 2017–2018 school year enrollment figures.

**Table 4-2
Study Area Public Schools**

Map No. ¹	Name	Address	Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-district 1, CSD 11						
1	P.S. 41 Gun Hill Road	3352 Olinville Avenue	920	682	-238	135%
2	P.S. 76 The Bennington School	900 Adee Avenue	727	672	-55	108%
2a	P.S. 76 The Bennington School	900 Adee Avenue	229	171	-58	134%
3	P.S. 83 Donald Hertz (P.S. component)	950 Rhinelander Avenue	519	518	-1	100%
3a	P.S. 83 Donald Hertz Annex (P.S. component)	1840 Bogart Avenue	512	413	-99	124%
4	P.S. 89 The Williamsbridge School (P.S. component)	980 Mace Avenue	857	831	-26	103%
4a	P.S. 89 The Williamsbridge School P.S. component)	980 Mace Avenue	174	111	-63	157%
5	P.S. 96 Richard Rogers	2385 Olinville Avenue	952	9004	-48	105%
6	P.S. 97 Bronx	1375 Mace Avenue	444	349	-95	127%
6a	P.S. 97 Bronx	1375 Mace Avenue	215	141	-74	153%
7	P.S. 105 Senator Abraham Bernstein	725 Brady Avenue	760	998	238	76%
7a	P.S. 105 Senator Abraham Bernstein	725 Brady Avenue	341	268	-73	127%
8	P.S. 106 The Parkchester Elementary School	1514 Olmstead Avenue	1100	1049	-51	105%
9	P.S. 108 Philip J. Abinanti	1166 Neill Avenue	374	357	-17	105%
9a	P.S. 108 Philip J. Abinanti Transportable	1166 Neill Avenue	240	N/A	-240	N/A
10	P.S. 121 Throop School	2750 Throop Avenue	793	780	-13	102%
10a	P.S. 121 Throop School	2750 Throop Avenue	124	100	-24	124%
11	P.S./I.S. 194 (P.S. Component)	2365 Waterbury Avenue	806	607	-199	133%
12	P.S. 357 Young Voices Academy Of The Bronx (P.S. Component)	800 Lydig Ave	347	212	-135	164%
13	P.S. 311 The Steam Bridge School	1684 White Plains Road	164	263	99	62%
14	P.S. / I.S. 498 Van Nest Academy (P.S. Component)	1640 Bronxdale Ave	355	247	-108	144%
15	P.S. 567 Linden Tree Elementary	1560 Purdy Street	407	307	-100	133%
Sub-district 1, CSD 11 Total			11,360	9,980	-1380	114%
Intermediate Schools						
Sub-district 1, CSD 11						
3	P.S. 83 Donald Hertz (I.S. component)	950 Rhinelander Avenue	336	335	-1	100%
3a	P.S. 83 Donald Hertz Annex (I.S. component)	1840 Bogart Avenue	331	267	-64	124%
4	P.S. 89 The Williamsbridge School (I.S. component)	980 Mace Avenue	430	416	-14	103%
4a	P.S. 89 The Williamsbridge School (I.S. component)	980 Mace Avenue	87	55	-32	158%
11	P.S./I.S. 194 (I.S. Component)	2365 Waterbury Avenue	520	391	-129	133%

Bronx Psychiatric Center Land Use Improvement Project

**Table 4-2, cont'd
Study Area Public Schools**

Map No. ¹	Name	Address	Enrollment	Capacity	Available Seats	Utilization
Intermediate Schools, cont'd						
Sub-district 1, CSD 11						
14	P.S./I.S. 498 Van Nest Academy (I.S. Component)	1640 Bronxdale Ave	281	195	-86	144%
16	I.S. 127 The Castle Hill School	1560 Purdy Street	806	781	-25	103%
17	I.S. 144 Michelangelo Middle School	2545 Gunther Avenue	492	732	240	67%
18	I.S. 326 Bronx Green Middle School	2441 Wallace Avenue	395	375	-20	105%
19	P.S. 468 Pelham Academy Of Academics And Community Engagement	2441 Wallace Avenue	323	243	-80	133%
20	I.S. 556 Bronx Park Middle School	2441 Wallace Avenue	406	580	174	70%
21	I.S. 566 Pelham Gardens Middle School	2545 Gunther Avenue	451	530	79	85%
Sub-district 1, CSD 11 Total			4,858	4,900	42	99%
Note: ¹ See Figure 4-1.						
² Available seats and utilization rate includes the number of transportable classroom units for this school.						
Source: DOE <i>Utilization Profiles: Enrollment/Capacity/Utilization</i> , 2017–2018.						

THE FUTURE WITHOUT THE PROPOSED PROJECT—2028

Phase II of the proposed project is anticipated to be complete in 2028. The latest SCA enrollment projections for Sub-district 1/CSD 11 project elementary and intermediate school enrollment through 2027. In accordance with CEQR guidance, the latest available projections to 2027 have been used in this analysis as the projection of student enrollment in 2028. Therefore, the 2027 enrollment projections form the baseline enrollment in the No-Action condition, shown in **Table 4-3** in the column titled “Projected Enrollment in 2028.” As noted above, the enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential projects planned for the study area. Therefore, the students introduced by No Build projects are added to this baseline projected enrollment using the SCA No-Action condition student numbers for Sub-district 1/CSD 11 (derived from the SCA’s “Projected New Housing Starts”) and is shown in the column titled “Students Introduced by Residential Projects in the Future Without the Proposed Project” in **Table 4-3**. As shown in **Table 4-3**, the total No-Action condition enrollment is projected to be 12,781 elementary students and 4,826 intermediate students.

Table 4-3
Estimated Number of New Students
Introduced by Development in the 2028 No-Action Condition

Study Area	Projected Enrollment in 2028 ¹	Students Introduced by Residential Projects in the Future Without the Proposed Project	Total Future Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Sub-district 1 of CSD 11	12,550	231	12,781	10,528 ²	-2,253	121%
Intermediate Schools						
Sub-district 1 of CSD 11	4,724	102	4,826	4,900	74	98%
Notes:						
1. Elementary and intermediate school enrollment in the sub-district study area in 2027 was provided by SCA and used as the projection of 2028 student enrollment in this analysis.						
2. The P.S. 97 addition, located at 1075 Mace Avenue, will add approximately 548 additional seats. The associated capacity has been included in the total elementary school capacity.						
Sources: DOE <i>Enrollment Projections 2018–2027 by the Statistical Forecasting</i> ; DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2017–2018</i> , DOE <i>2020–2024 Proposed Five-Year Capital Plan, Amended February 2019</i> ; SCA.						

There are no significant changes to utilization outlined in DOE’s Panel for Educational Policy. According to DOE’s *2020–2024 Proposed Five-Year Capital Plan, Amended February 2019*; 548 additional elementary school seats will be created in Sub-district 1/CSD 11 with the completion of an addition at P.S. 97 in the future without the proposed project. The capacity associated with the addition planned at P.S. 97 has been included in the quantitative analysis.

ELEMENTARY SCHOOLS

As shown in **Table 4-3**, in the 2028 No-Action condition elementary schools in the sub-district study area would continue to operate over capacity (121 percent utilization) with a deficit of 2,253 seats.

INTERMEDIATE SCHOOLS

As shown in **Table 4-3**, in the 2028 No-Action condition intermediate schools in the sub-district would operate under capacity (98 percent utilization) with a surplus of 74 seats.

THE FUTURE WITH THE PROPOSED PROJECT—2028

In the 2028 Phase II full build-out, the proposed project would introduce approximately 250 DUs. Consistent with CEQR guidance, the analysis of Phase II of the proposed project assesses the full 250 DUs to be developed under Phase I and Phase II. Based on the *CEQR Technical Manual* multipliers, the incremental increase of approximately 250 DUs would introduce approximately 65 elementary students and 28 intermediate school students to Sub-district 1/CSD 11.

In the 2028 Phase II Build year, the total elementary school enrollment of Sub-district 1/CSD 11 would increase to 12,846 (122 percent utilization) with a deficit of -2,318 seats (see **Table 4-4**). The total intermediate school enrollment of Sub-district 1/CSD 11 would increase to 4,854 (99 percent utilization) with a surplus of 46 seats.

Table 4-4
Estimated Public School Enrollment, Capacity, and Utilization:
2028 With-Action Condition

Study Area	No-Action Enrollment	Students Introduced by the Proposed Project	Total With-Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No-Action
Elementary Schools							
Sub-district 1 of CSD 11	12,781	65	12,846	10,528	-2,318	122%	0.62%
Intermediate Schools							
Sub-district 1 of CSD 11	4,826	28	4,854	4,900	46	99%	0.57%
Sources: DOE Enrollment Projections 2018–2027 by the Statistical Forecasting; DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2017–2018, DOE 2020–2024 Proposed Five-Year Capital Plan, Amended February 2019; SCA; SCA Projected New Housing Starts as used in 2018–2027 Enrollment Projections.							

In the 2028 With-Action condition, elementary schools would continue to operate with a deficit of seats and intermediate schools would continue to operate with a surplus of seats. However, the increase in utilization attributable to the proposed project would be less than one percentage point for elementary and intermediate schools. The overall increase in utilization attributable to the proposed project would be well below the five percentage point change threshold used in the *CEQR Technical Manual* to determine a significant adverse impact. Therefore, the proposed project would not result in a significant adverse impact on public schools in the 2028 Phase II Build year.

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