

# NOTICE OF FILING

## NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of Block 3014, Lot 16 and any other property in the immediate vicinity which may be necessary for the proposed project, located in the Borough of the Bronx, for the construction of a new, approximately 458-seat primary school facility in Community School District No. 12.

The proposed site contains approximately 14,770 square feet (0.34 acres) of lot area and is located on the east side of Boone Avenue, approximately 59 feet south of the intersection formed by East 173<sup>rd</sup> Street and Boone Avenue, on the block bounded by Boone Avenue, East 173<sup>rd</sup> Street, West Farms Road and East 172<sup>nd</sup> Street. The site is part of a large-scale residential development. The site plan and supplemental materials summarizing the proposed action are available at:

New York City School Construction Authority  
30-30 Thomson Avenue  
Long Island City, New York 11101

Attention: Ross J. Holden

Comments on the proposed actions are to be submitted to the New York City School Construction Authority at the above address or by email to [sites@nycsca.org](mailto:sites@nycsca.org) and will be accepted until June 4, 2018.

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# SITE PLAN FOR A NEW, APPROXIMATELY 458-SEAT PRIMARY SCHOOL FACILITY, BRONX

Bronx Block 3014, Lot 16  
Community School District No. 12



**ALTERNATE SITES ANALYSES**  
**New, Approximately 458-Seat Primary School Facility**  
**1560 Boone Avenue - Block 3014, Lot 16**

**Community School District No. 12, Bronx**

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In October 2011, the New York City Council approved a land use application under the City of New York's Uniform Land Use Review Procedure (ULURP) in association with the Crotona Park East/West Farms Rezoning. The Crotona Park East/West Farms Rezoning and Related Actions facilitates a Large Scale General Development (LSGD) which was developed after extensive engagement with stakeholders and is intended, to facilitate affordable housing and mixed-use development in the Crotona Park East and West Farms neighborhoods of the Bronx.

The Crotona Park East and West Farms Large Scale General Development (LSGD) plan includes a Restrictive Declaration, which amongst other requirements includes a Purchase Option. Within the Crotona Park East/West Farms Rezoning area and the proposed LSGD, a 14,770 square foot property (Block 3014, Lot 16) was identified as the site for a proposed new school. The New York City School Construction Authority (SCA) has the option for one dollar (\$1.00), to purchase the proposed site, together with the necessary development rights to allow the construction of a Primary School, containing up to 88,620 square feet of floor area and provide approx. 500 school seats. The proposed school will help alleviate overcrowding in area schools, mitigate population growth associated with the LSGD and support future population growth.

At this time, on behalf of the New York City Department of Education, the SCA has undertaken the process required under the SCA's enabling legislation, to obtain the necessary public approvals to move forward with the purchase and construction of a new school facility at the location contemplated by and consistent with the Crotona Park East and West Farms Rezoning, and the LSGD. Because the proposed site has been identified through an extensive public planning process as part of a LSGD, alternative sites are not being considered.

## PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 12

Year	Projected Student Population (Pre-K to Grade 5)
2016-2017	13,006
2017-2018	12,939
2018-2019	12,812
2019-2020	12,595
2020-2021	12,445
2021-2022	12,298
2022-2023	12,163

Source: *Enrollment Projections 2016 to 2025, New York City Public Schools. Statistical Forecasting LLC, April 2017*

The School Construction Authority utilizes professional service from a well-established demographic consultant. Additionally, the SCA utilizes the data provided by the Department of City Planning, Department of Building and Department of Housing Preservation & Development to estimate the number of students that would be generated by projected housing development.

By 2022 (which is the year when student occupancy of the proposed school facility is anticipated to commence), the community school district is projected to have 13,485 primary school students enrolled in Pre-Kindergarten through fifth grade, taking into account both the demographic projection and estimated housing growth. This number suggests a potential increase of up to 1,506 students from the current enrollment of all existing Community District No. 12 primary schools which would, in the future without the proposed schools, be anticipated to experience a target utilization rate of 109.95%. Should the proposed primary school facility be constructed, the overall target utilization rate would be reduced to 106%.

## PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 12 SCHOOLS IN BRONX COMMUNITY DISTRICT NO. 03

Community District No. 03 contains eight (8) primary schools within Community School District No. 12. In the 2016-17 school years, these schools served a total enrollment of 4,501 students. Assuming the projected enrollment changes referenced above are proportionally reflected in these schools, the projected utilization of these schools are expected to be consistent with the trend seen in the projected overall utilization for all primary schools in Community School District No. 12 and that the proposed school facility would reduce the overutilization of the existing school facilities.