

## 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 728, Lots 34 and 36, and any other property in the immediate vicinity which may be necessary for the proposed project, located in the Borough of Brooklyn, for the construction of a new, approximately 300-seat primary school facility in Community School District No. 15.

The proposed site assemblage contains approximately 12,500 square feet (0.28 acres) of lot area and is located on the southwest corner of 3<sup>rd</sup> Avenue and 43<sup>rd</sup> Street, on the block bounded by 3<sup>rd</sup> Avenue, 43<sup>rd</sup> Street, 4<sup>th</sup> Avenue and 44<sup>th</sup> Street. Lot 34 is privately-owned and is unimproved. Lot 36 is also privately-owned and contains two vacant, deteriorated buildings that were previously used as a police precinct station and stable; those structures comprise a designated New York City Landmark. 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

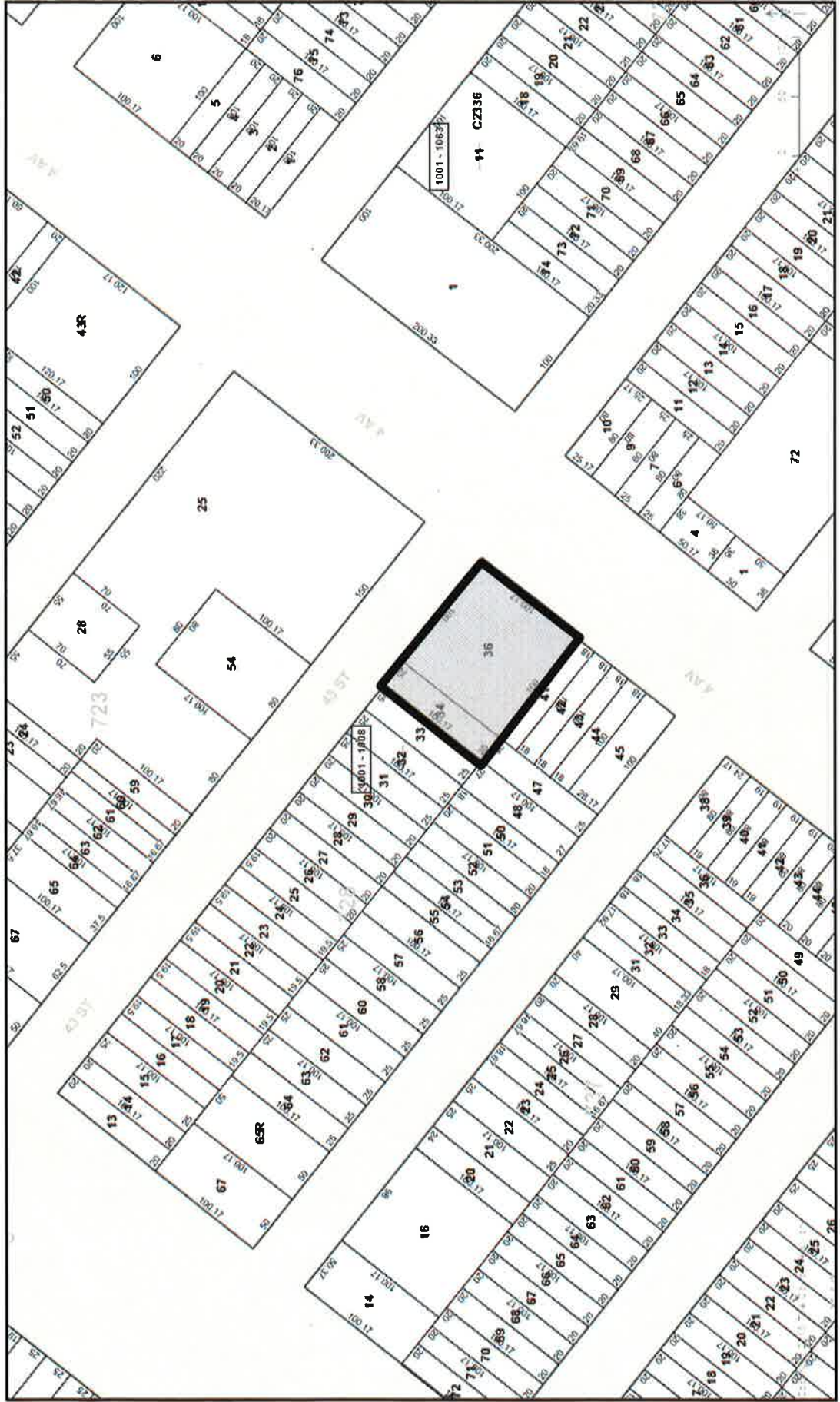
Comments on the proposed actions are to be submitted to the New York City School Construction Authority at the above address or by email to [sites@nycsca.org](mailto:sites@nycsca.org) and will be accepted until July 15, 2016.

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For publication in the New York Post (5 Borough Edition) and the City Record on Wednesday, June 1, 2016



**SITE PLAN FOR A NEW, APPROXIMATELY 300-SEAT PRIMARY SCHOOL FACILITY, BROOKLYN**  
Brooklyn Block 728, Lots 34 and 36  
Community School District No. 15



## ALTERNATE SITES ANALYSES

### New, Approximately 300-Seat Primary School Facility

#### Block 728, Lots 34 and 36

#### Community School District No. 15, Brooklyn

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The following locations were also considered as potential sites for additional primary and intermediate seats in Community School District No. 15. The Department of Education's Five-Year Capital Plan for Fiscal Years 2015-2019 (as adopted in March 2016) allocates funding for the creation of 2,192 additional seats in Community School District No. 15. Furthermore, the March 2016 Proposed Amendment to the Capital Plan proposes to increase the allocated funding for Community School District No. 15 so that a total of 3,840 additional seats could be created.

1. **4002 10<sup>th</sup> Avenue, Block 5586, Lot 67:** This 15,300 (approximately) square foot triangular site is located on the southeast corner of New Utrecht Avenue, 40<sup>th</sup> Street and 10<sup>th</sup> Avenue. The site is currently unimproved. Various studies were conducted and determined that the site was not practical for construction of a public school facility due to its shape and close proximity to an MTA elevated train line. Therefore, the site was dropped from consideration.
2. **250-266 46<sup>th</sup> Street, Block 754, Lots 27, 29, 30, 32 & 34:** This 15,000 (approximately) square foot site is located mid-block on the block bounded by 46<sup>th</sup> Street, 3rd Avenue, 47<sup>th</sup> Street and 4<sup>th</sup> Avenue. The site contains a warehouse building and vacant lots. Various studies are currently underway to determine if this site is appropriate and can accommodate a small public school facility.
3. **291-301 24<sup>th</sup> Street, Block 649, Lots 48, 52 & 53:** This 12,000 (approximately) square foot site is located mid-block on a block bounded 4<sup>th</sup> Avenue, 23<sup>rd</sup> Street, 5<sup>th</sup> Avenue and 24<sup>th</sup> Street. The site contains warehouse buildings. Various studies are currently underway to determine if this site can accommodate a small public school facility.
4. **521-39 4<sup>th</sup> Avenue, Block 5734, Lot 45:** This 18,000 (approximately) square foot site is located on the east side of 4<sup>th</sup> Avenue, between 14<sup>th</sup> and 15<sup>th</sup> Streets. The site was occupied by a former auto-related facility. Various studies were conducted and determined that although the site could accommodate a school, the site was not suitable due to environmental conditions. Therefore, the site was dropped from consideration.
5. **177 25<sup>th</sup> Street, Block 651, Lot 47:** This site consists of a former parochial school. The Department of Education has entered into a lease for this building

and occupied the building in September 2015. This facility has an estimated capacity of 108 pre-kindergarten seats.

6. **560-588 DeGraw Street/563-573 Sackett Street, Block 426, Lots 17, 41 & 44:** This 53,000 (approximately) square foot site is located on the block bounded by Nevins Street and 3<sup>rd</sup> Avenue. The site was occupied by an industrial building, vacant lot and used car lot. Various studies were conducted and determined that although the site could accommodate a school, the site was not suitable due to environmental conditions. Therefore, the site was dropped from consideration.
7. **235 Prospect Park West, Block 1114, Portion of Lot 1:** This site consists of a former convent that is vacant and available for lease. Various studies were conducted and determined that building could not be renovated to accommodate a pre-kindergarten facility, therefore, the site was dropped from consideration.
8. **4002 Fort Hamilton Parkway, Block 5587, Portion of Lot 38:** This site consists of a former parochial school building that is approximately 100 years old and has been unoccupied for many years. Various studies were conducted and determined that renovations to the building to make it suitable for public school use and occupancy would be cost-prohibitive in light of the building's extremely deteriorated condition.

**PROJECTED STUDENT POPULATION FOR COMMUNITY DISTRICT NO.15 BROOKLYN**

Year	Projected Student Population Pre-K- 5
2015-2016	20,935
2016-2017	21,339
2017-2018	21,530
2018-2019	21,480
2019-2020	21,494
2020-2021	21,362
2021-2022	21,209

Source: \*Enrollment Projections 2015 to 2024, New York City Public Schools. The Grier Partnership, May 2015

Year	Projected Student Population Pre-K- 5
2015-2016	21,057
2016-2017	21,418
2017-2018	21,557
2018-2019	21,539
2019-2020	21,671
2020-2021	22,085
2021-2022	22,015

Source: \*\* Enrollment Projections 2015 to 2024, New York City Public Schools. Statistical Forecasting LLC, May 2015

The Department of Education utilizes professional services from two well-established demographic consultants who perform projections independently. In addition, the DOE assesses the data provided by the Department of City Planning, Department of Buildings and Department of Housing Preservation & Development to estimate the number of students that would be generated by projected housing development.

By 2021 (which is the year in which student occupancy of the proposed school facility is anticipated to commence), the community school district is projected to have between 23,759 and 24,565 primary school students enrolled in Pre-Kindergarten through five, taking into account both the demographic projections and estimated housing growth. This number suggests a potential increase of up to 4,520 students from the current enrollment of all existing Community District No.15 primary schools and would, in the future without the proposed school, be anticipated to result in an target utilization rate between 145%-150% of those schools. Should the proposed, approximately 300-seat Pre-Kindergarten facility be constructed, the overall target utilization rate would be reduced to 142%-147%.

**PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO.15**

**SCHOOLS IN BROOKLYN COMMUNITY DISTRICT NO.7**

Community District No.7 contains twelve (12) primary schools within Community School District No.15. In the 2014-15 school years, these schools served a total enrollment of 8,640 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 the borough of Community School District No.15 and that the proposed school facility would reduce the overutilization of the existing school facilities.