

**PROPOSED INTERMEDIATE SCHOOL FACILITY FOR COMMUNITY SCHOOL  
DISTRICT NO. 15**

The New York City School Construction Authority (SCA) is proposing the development of a new intermediate school facility with a capacity of approximately 650 seats for Community School District No. 15 in Brooklyn. The proposed site contains approximately 60,000 square feet (1.37 acres) of lot area and is located on the south side of Delevan Street, the east side of Richards Street and the north side of Verona Street. The site is privately-owned and contains a one – part two story industrial building and a vacant unimproved lot. The SCA will continue to accept public comments on this proposal until December 23, 2017.

# 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 523, Lots 1 and 13R, 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 650-seat intermediate school facility in Community School District No. 15.

The proposed site contains approximately 60,000 square feet (1.37 acres) of lot area and is located on the south side of Delevan Street, the east side of Richards Street and the north side of Verona Street. The site is privately-owned and contains a one – part two story industrial building and a vacant unimproved lot. 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 December 23, 2017.

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For publication in the New York Post (5 Borough Edition) on Wednesday, November 8, 2017 and the City Record on Thursday, November 9, 2017

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

Year	Projected Student Population (6-8)
2015-2016	5,454
2016-2017	5,609
2017-2018	5,828
2018-2019	5,945
2019-2020	6,000
2020-2021	6,017
2021-2022	5,949
2022-2023	5,886

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.

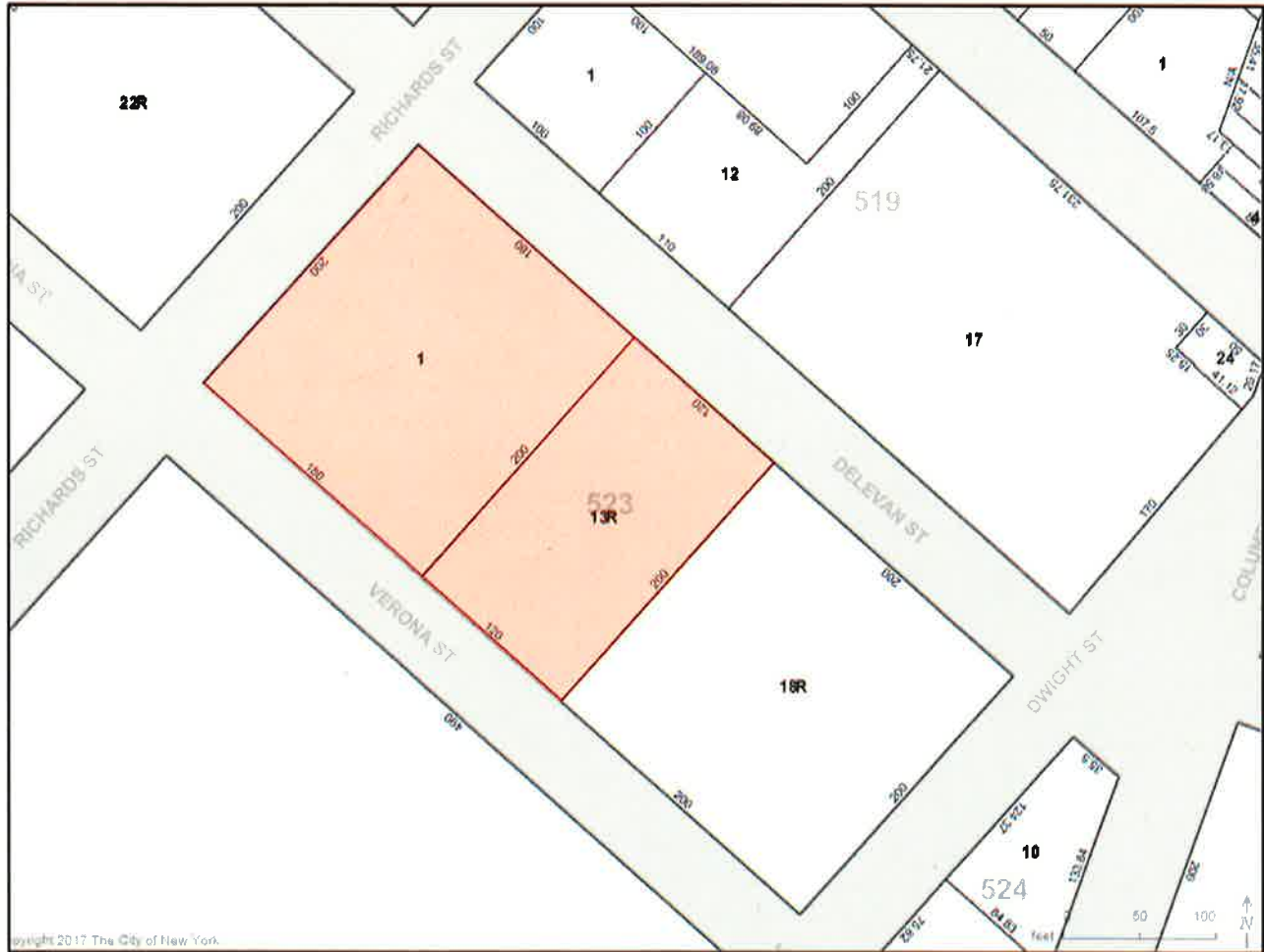
By 2022 (which is the year when student occupancy of the proposed school facility is anticipated to commence), the community school district is projected to have 7,263 intermediate school students enrolled in sixth through eighth grade, taking into account both the demographic projection and estimated housing growth. This number suggests a potential increase of up to 4,680 students from the current enrollment of all existing Community District No.15 intermediate schools which would, in the future without the proposed school, be anticipated to experience a target utilization rate of 116%. Should the proposed intermediate school facility with 646 seats be constructed, the overall target utilization rate would be reduced to 105%.

## PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO.15 SCHOOLS IN BROOKLYN COMMUNITY DISTRICT NO. 6

Community District No. 6 contains six (6) intermediate schools within Community School District No.15. In the 2015-16 school years, these schools served a total enrollment of 2,132 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 intermediate schools in Community School District No.15 and that the proposed school facility would reduce the overutilization of the existing school facilities.



**SITE PLAN FOR A NEW, APPROXIMATELY 650-SEAT INTERMEDIATE SCHOOL FACILITY, BROOKLYN**  
Brooklyn Block 523, Lots 1 and 13R  
Community School District No. 15



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## ALTERNATE SITES ANALYSES

### New, Approximately 650-Seat Intermediate School Facility

#### 21-31 & 35 Delevan Street - Block 523, Lots 1 & 13R

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

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The following locations were also considered as potential sites for additional 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 February 2017) allocates funding for the creation of 3,840 additional PS/IS seats in Community School District No. 15.

- 1. 518 Columbia Street, Block 590, Lot 19:** This 41,000 square foot site is located on Columbia Street, between Creamer Street and Bay Street. The site is occupied by a warehouse building. Various studies were conducted and determined that although the site could accommodate a school, the site was not suitable due to adjacent uses. Therefore, the site was dropped from consideration.
- 2. 685 Columbia Street, Block 614, Lot 1 (portion):** This 1,981,175 square foot site (portion) is located on the Columbia Street Esplanade. Various studies were conducted. A substantial portion of the site is water and the remaining portion is waterfront property. The site doesn't have intersecting streets and would require major site work for emergency vehicle access. Therefore, the site was dropped from consideration.
- 3. 280 Richards Street, Block 612, Lot 150:** This 666,000 square foot site (portion) is located on Richards Street, between Beard Street and a dead end street. The site is on a man-made pier with bulkheads and occupied by two industrial buildings and a paved open yard. Various studies were conducted and determined that although the site could accommodate a school, the site was not suitable due to limited street frontage and the proximity to the water that would require the construction of bulkheads. Therefore, the site was dropped from consideration.
- 4. 141 Conover Street, Block 555, Lot 5:** This 42,600 square foot site is located on Conover Street, between King Street and Sullivan Street. The site is occupied by a warehouse building and also includes a small frontage on a fourth street, namely Van Brunt Street. Various studies were conducted and determined that although the site could accommodate a school, the site was dropped from consideration because the Delevan Street site was considered to be superior.