

Report on Planned Construction in Clinton-Hell's Kitchen and its Impact on Area Public Elementary School Capacity: 2009-2019

Conducted by NYS Senator Thomas K. Duane with Manhattan Community Board Four

In August 2009, State Senator Duane and Manhattan Community Board Four (CB4) analyzed information available from the Environmental Impact Statements submitted to the New York City Department of City Planning for pending residential construction in the neighborhood bounded by West 34th and 59th Streets, 8th Avenue and the Hudson River.

Planned residential construction will add 1,350 new elementary school students by 2019:

New York City-mandated documents for the planned Western Rail Yard development and a building being constructed by Two Trees Management Company on 11th Avenue show that there are 26 new residential developments planned or under construction in Clinton-Hell's Kitchen, which are expected to contain 11,259 units.¹

Using the Department of City Planning's own conservative formula (0.12 elementary school students per unit built), we estimate that these new developments will result in approximately **1,350** new elementary school students in Clinton-Hell's Kitchen by 2019.²

About one quarter, 324, of these new students can be accommodated through:

- **Existing Excess Capacity at Local Elementary Schools**

According to the Department of Education's *Blue Book*, there is a net excess capacity of **147 seats** at the two zoned elementary schools in the area:

- **P.S./I.S. 111 - 205 seats available³**
- **P.S. 51 - 58 seats overenrolled⁴**

Net: 147 Seats

- **The Expansion of P.S. 51**

- P.S. 51 is slated to be expanded by 354 seats, which have not yet been identified as elementary or middle school seats.⁵ For the purposes of this report, we assume that half, or **177**, will be elementary school seats.

Net: 177 Seats

Subtotal: 324 Seats

1,350 expected new students - 324 additional seats available

= 1,026 students without planned seats in Clinton-Hell's Kitchen by 2019

1 Please see page 2 for list of planned developments along with the number of apartments and elementary school-age children added. For Western Rail Yard information, see Chapter 2 - Framework for Analysis, pages 2-8 through 2-15 at (http://www.nyc.gov/html/dcp/html/env_review/western_rail_yard.shtml);

For Two Trees Management information, see Chapter 4 - Community Facilities, page 4-10) at (http://www.nyc.gov/html/dcp/html/env_review/770_11th.shtml)

2 CEQR Technical Manual, Table 3C-2 http://www.nyc.gov/html/oec/downloads/pdf/ceqr_man/Table_3_C_2.pdf

3 From NYC Department of Education's "Enrollment-Capacity-Utilization Organizational Report: Manhattan; 2007-2008 School Year", Page 44 (http://source.nycsca.org/pdf/bluebook/2008/BB_Boro_Version_M_07-08.pdf)

4 From NYC Department of Education's "Enrollment-Capacity-Utilization Organizational Report: Manhattan; 2007-2008 School Year", Page 43 (http://source.nycsca.org/pdf/bluebook/2008/BB_Boro_Version_M_07-08.pdf)

5 Western Rail Yards Environmental Impact Statement Appendix B (http://www.nyc.gov/html/dcp/pdf/env_review/western_rail/appendix_b.pdf)

**Pending Residential Construction in the Neighborhood Bounded by
West 33rd and 59th Streets, 8th Avenue And The Hudson River***

Site/Project Name (Developer)	Address/Location	Units Added	School-Age Children Projected
501-505 West 51st Street	501-505 West 51st Street	12	1
Hudson Hill	462 West 58th Street	67	8
The Dillon	405-425 West 53rd Street	85	10
Former Sony/BMG Studio	460 West 54 Street	96	12
533-541 West 52nd Street	533-541 West 52nd Street	100	12
530-548 West 53rd Street	530-548 West 53rd Street	100	12
MTA site/Western Rail Yard off-site affordable housing	9th Avenue between West 53rd and 54th Streets	108	13
Centro 505	505 West 47th Street & 506 West 48th Street	109	13
Red Cross (Real Estate Industries, Inc.)	Between 10th and 11th Avenues and West 48th and 49th Streets	148	18
Harborview Terrace Houses Expansion	525 West 55th Street	194	23
DEP site/Western Rail Yard off-site affordable housing	10th Avenue between West 48th and 49th Streets	204	24
Tower 37: LLC	West 37th Street near 9th Avenue	208	25
515 W 41st St	515 W 41st St	333	40
Hudson Yards Site 4 (Moinian)	11th Avenue between West 34th and 35th Streets	359	43
Hudson Yards Site 28/Hudson Mews II/South (Dermot)	Dyer Avenue between West 36th and 37th Streets	361	43
Hudson Yards Site 23 (Rockrose)	10th Avenue between West 37th and 38th Streets	388	47
Hudson Yards Site 24/Hudson Mews I/North (Dermot)	Dyer Avenue between West 37th and 38th Streets	448	54
(Glenwood)	310-328 West 38th Streets between 8th and 9th Avenues	569	68
Archstone Clinton/Clinton Green	510 West 52nd Street between 10th and 11th Avenues	627	75
Avalon 57	622 West 57th Street on the west side of 11th Avenue	750	90
Hudson Yards Site 19/Theater Row II (Related)	10th Avenue between West 41st and 42nd Streets	774	93
(Two Trees)	770 11th Avenue between West 53rd and 54th Streets	845	101
Hudson Yards Site 11 (Rockrose)	10th Avenue between West 37th and 38th Streets	855	103
Hudson Yards Site 18 (Moinian)	West 43rd Street between 11th and 12th Avenues	1,000	120
PS 51	592-608 11th Avenue between West 44th and 45th Streets	1,170	140
River Place II	11th Avenue between West 41st and 42nd Streets	1,349	162
Total		11,259	1,350

*Sources: Western Rail Yard and Two Trees Management 11th Avenue Project Environmental Impact Statements