



May 15, 2015



Ms. Nizjoni Granville  
Chairperson  
Brooklyn Community Board No. 8  
1291 St. Marks Avenue  
Brooklyn, New York 11213

**Re: New, Approximately 616-Seat Primary/Intermediate School Facility  
Community School District No. 13**

Dear Ms. Granville:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Lots 1, 4, 85, 86, and 87 on Block 1128, located in the Borough of Brooklyn, for the construction of a new, approximately 616-seat primary/intermediate school facility in Community School District No. 13.

Section 1731.2 states that within thirty (30) days of this notice, a public hearing with sufficient public notice shall be held by each affected community board on any or all aspects of the Site Plan. You may request the attendance of representatives of the Authority or Department of Education at this hearing. You may wish to hold this hearing jointly with Community Education Council No. 13, which will also be conducting a hearing on this proposal.

In addition, §1731.3 states that within forty-five (45) days of this notice, each affected community board shall prepare and submit to the Authority written comments on the Site Plan. Attached please find copies of the Notice of Filing, Site Plan, and supplemental materials for the proposed action. The Authority will accept public comments on this proposed action until June 29, 2015. All comments will be taken into consideration in the Authority's final decision regarding this matter.

If you require any additional information, please do not hesitate to contact Ross J. Holden, Executive Vice President and General Counsel, at (718) 472-8220.

Sincerely,

A handwritten signature in black ink that reads "Lorraine Grillo". The signature is written in a cursive, flowing style.

Lorraine Grillo  
President & CEO

**Attachments**

c: Elizabeth Rose, Deputy Chancellor for Operations  
Michelle George, District Manager, Brooklyn Community District No. 8  
David Goldsmith, President, Community Education Council No. 13



May 15, 2015



Mr. David Goldsmith  
President  
Community Education Council No. 13  
355 Park Place  
Brooklyn, New York 11238

**Re: New, Approximately 616-Seat Primary/Intermediate School Facility  
Community School District No. 13**

Dear Mr. Goldsmith:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Lots 1, 4, 85, 86, and 87 on Block 1128, located in the Borough of Brooklyn, for the construction of a new, approximately 616-seat primary/intermediate school facility in Community School District No. 13.

Section 1731.2 states that within thirty (30) days of this notice, a public hearing with sufficient public notice shall be held by each affected community education council on any or all aspects of the Site Plan. You may request the attendance of representatives of the Authority or Department of Education at this hearing. You may wish to hold this hearing jointly with Brooklyn Community Board No. 8, which will also be conducting a hearing on this proposal.

In addition, §1731.3 states that within forty-five (45) days of this notice, each affected community education council shall prepare and submit to the Authority written comments on the Site Plan. Attached please find copies of the Notice of Filing, Site Plan, and supplemental materials for the proposed action. The Authority will accept public comments on this proposed action until June 29, 2015. All comments will be taken into consideration in the Authority's final decision regarding this matter.

If you require any additional information, please do not hesitate to contact Ross J. Holden, Executive Vice President and General Counsel, at (718) 472-8220.

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A handwritten signature in black ink, appearing to read "Lorraine Grillo".

Lorraine Grillo  
President & CEO

**Attachments**

c: Elizabeth Rose, Deputy Chancellor for Operations  
Nizjoni Granville, Chairperson, Brooklyn Community Board No. 8

# **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 1128, Lots 1, 4, 85, 86, and 87, for the development of a new, approximately 616-seat primary/intermediate school facility in Community School District No. 13

The proposed site is located on the east side of 6<sup>th</sup> Avenue between Pacific Street and Dean Street in the Borough of Brooklyn, and is part of the larger planned Pacific Park (formerly known as Atlantic Yards) development. The proposed site is located within a new mixed-use building ("B-15") that will be constructed as part of Pacific Park. Under the proposed project, on behalf of the New York City Department of Education, the New York City School Construction Authority would acquire a total of up to approximately 100,000 gross square feet within the new B-15 mixed-use building to accommodate the proposed school facility.

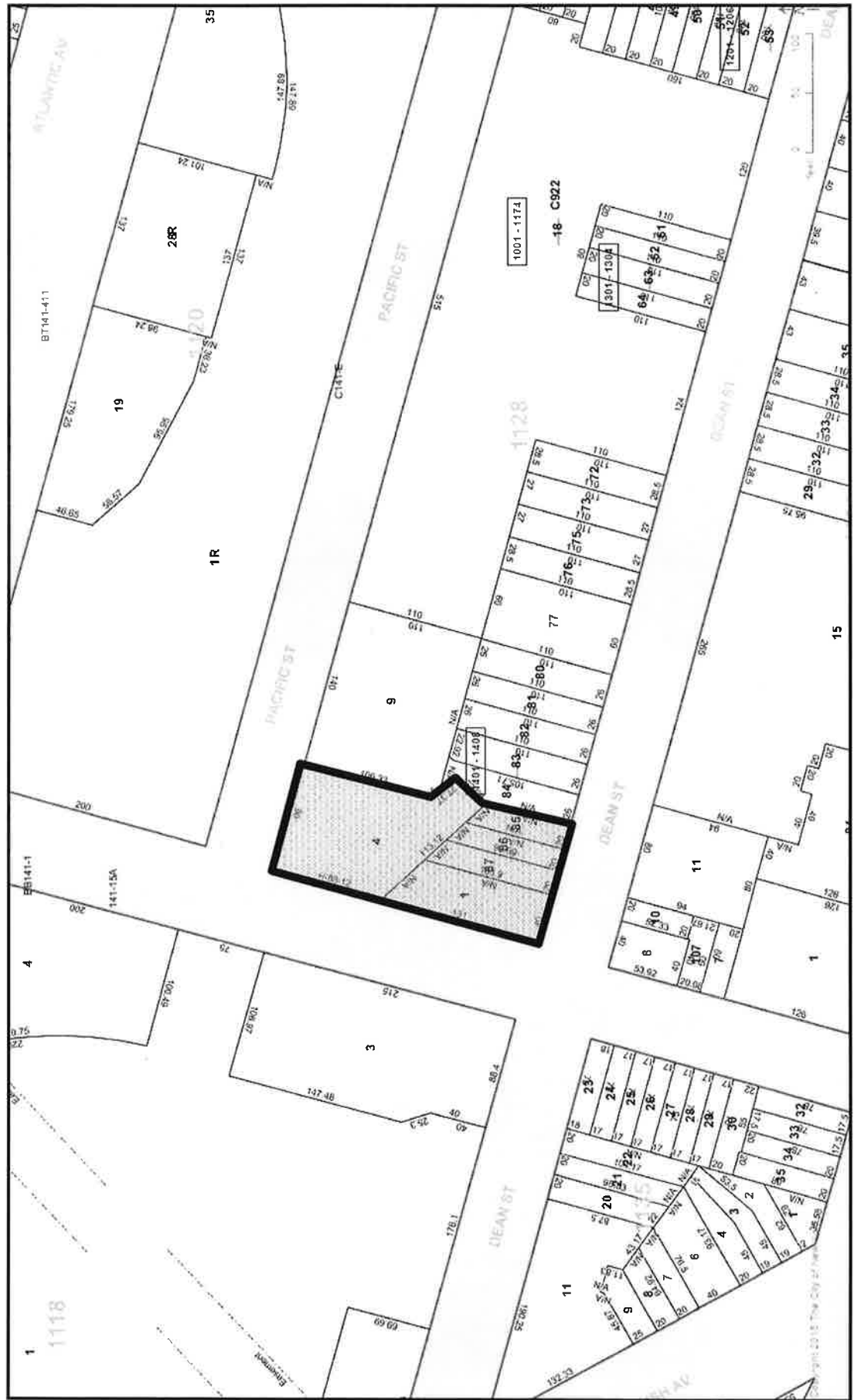
The site plan and supplemental materials summarizing the proposed action are available at:

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 may 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 29, 2015.

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For publication in the New York Post (5 Borough Edition) and the City Record on Friday, May 15, 2015



## **ALTERNATE SITES ANALYSES**

### **NEW, APPROXIMATELY 616-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY BUILDING B-15 AT PACIFIC PARK, BROOKLYN BLOCK 1128, LOTS 1, 4, 85, 86 AND 87**

#### **COMMUNITY SCHOOL DISTRICT NO. 13**

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In December 2006, Empire State Development (ESD) adopted a Modified General Project Plan (MGPP) for the Atlantic Yards Land Use Improvement and Civic Project, which affected approximately 22 acres of land roughly bounded by Flatbush and 4<sup>th</sup> Avenues to the west, Vanderbilt Avenue to the east, Atlantic Avenue to the north, and Dean and Pacific Streets to the south. In June, 2009, ESD adopted a Modified General Project Plan that amended the 2006 MGPP. The 2009 MGPP was subsequently amended by ESD in June, 2014.

The Atlantic Yards Project, which has since been renamed Pacific Park, includes the development of an arena, 16 buildings for residential, office, retail, community facilities, parking and possibly hotel uses, and 8 acres of publicly accessible open space. Under the 2006 MGPP (as it has since been amended), the Project's developer was required to construct approximately 100,000 square feet of public school space in the base of one of the Project buildings at the option and expense of the New York City School Construction Authority and New York City Department of Education.

The Department of Education's Five-Year Capital Plan for Fiscal Years 2015-2019 identifies the need and allocates capital funding for the school space at the Atlantic Yards Project. Because the proposed space within the planned B-15 building would help to accommodate the increase in the local public school student population associated with the new housing that is under construction and planned as part of the Atlantic Yards project, no alternative sites have been considered.

## PROJECTED STUDENT POPULATION FOR COMMUNITY DISTRICT NO. 13 BROOKLYN

Year	Projected Student Population ( Pre-K to Grade 5)
2014	8,035
2015	8,190
2016	8,332
2017	8,332
2018	8,504
2019	8,634
2020	8,726
2021	8,816

Source: \*Enrollment Projections 2012 to 2021, New York City Public Schools. The Grier Partnership, January 2013

Year	Projected Student Population ( Pre-K to Grade 5)
2014-2015	8,065
2015-2016	8,208
2016-2017	8,329
2017-2018	8,337
2018-2019	8,386
2019-2020	8,437
2020-2021	8,431
2021-2022	8,405

Source: \*\*Enrollment Projections for the New York City Public Schools 2012-13 to 2021-22.  
Statistical Forecasting LLC, February 2013

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 2020 (which is the year in which student occupancy of the proposed school facility is anticipated to commence), the Community District No.13 is projected to have between 8,431 and 8,726 elementary school students enrolled in pre-k through fifth grade, taking into account both the demographic projections and estimated housing growth. This number suggests a potential increase of up to 4,599 students compared to the current enrollment of all existing Community District No.13 primary schools and would, in the future without the proposed school, be anticipated to result in an target utilization rate between 117%-120% of those facilities. Should the proposed, approximately 650-seat school facility be constructed, the overall target utilization rate would be reduced to 110%-113%.

**PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 13  
SCHOOLS IN BROOKLYN COMMUNITY DISTRICT NO. 8**

Community District No. 8 contains one (1) primary school within Community School District No.13. In the 2013-14 school years, these schools served a total enrollment of 722 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 Community School District No.13 and that the proposed school facility would reduce the overutilization of the existing school facilities.