

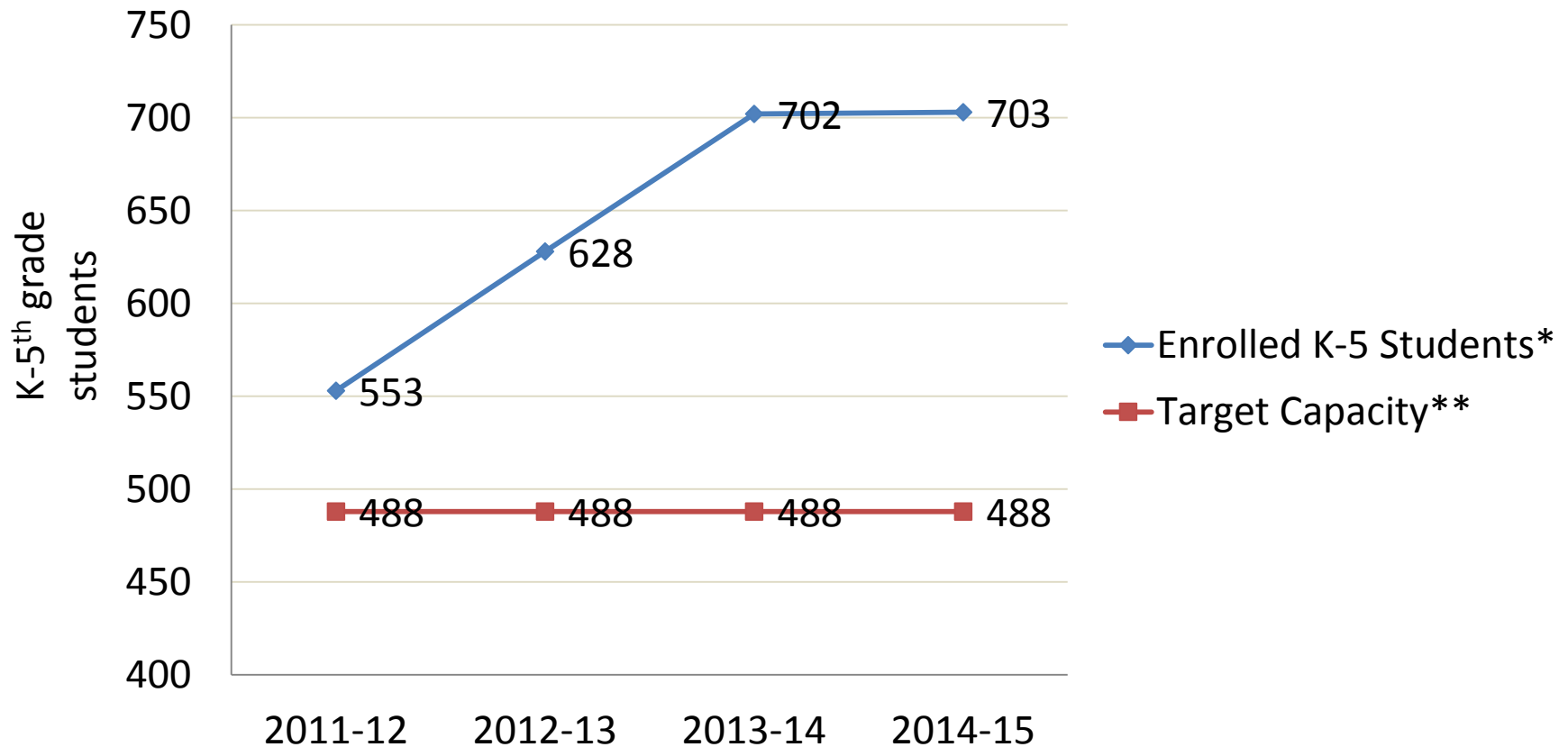
# **PS8 Overcrowding Analysis**

## **Focus on Brooklyn Bridge Park**

**The Impact of Development in the PS8  
School Zone**

February 3, 2015

# Significant enrollment increases at PS8-school now at 142% capacity (approx.)



\*PreK eliminated 2014-15

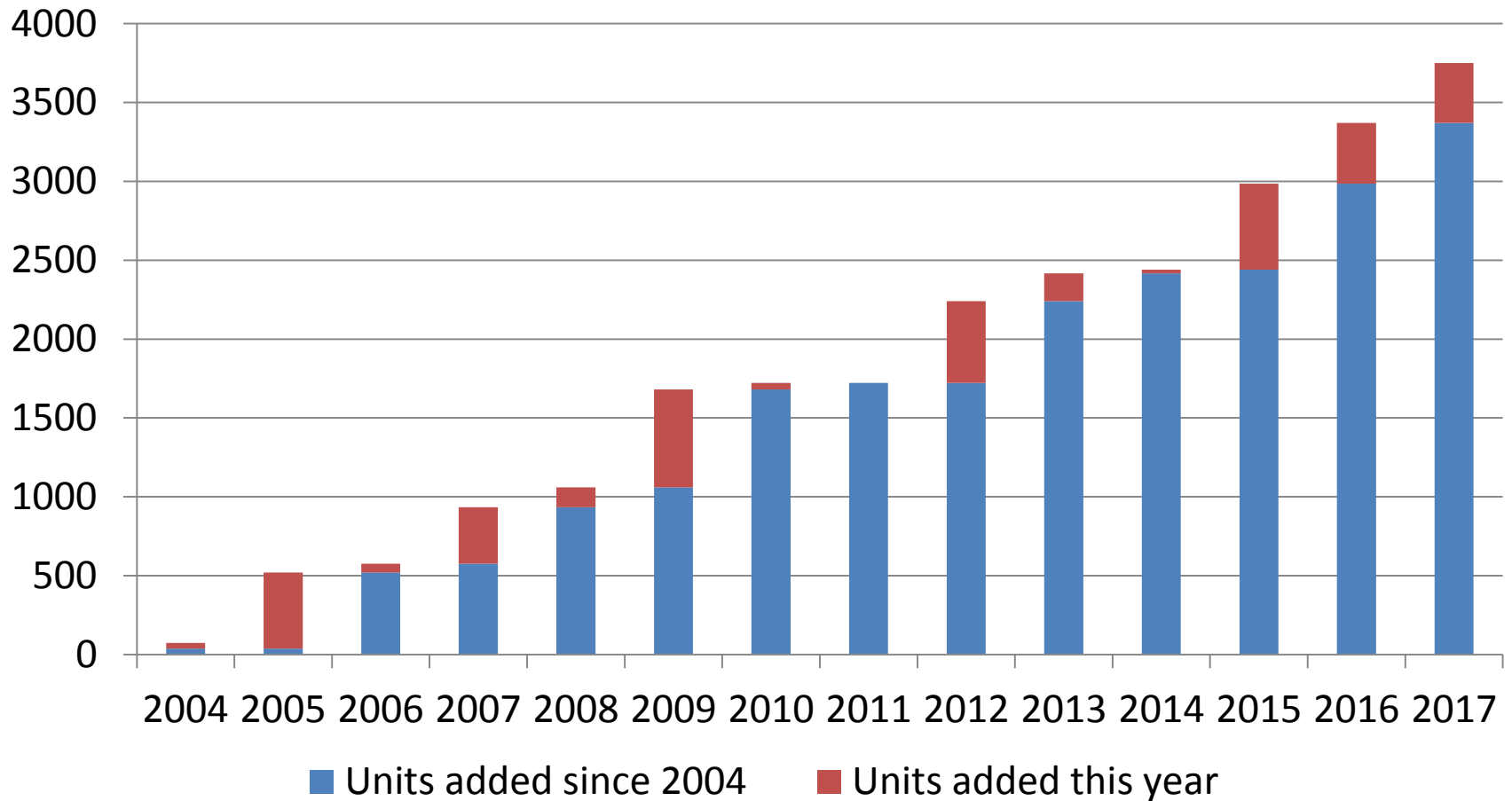
\*\*Target capacity based on 2013-2014 Blue Book, excluding 2 preK classes (36 students)

**Despite the fact that our building is designed to accommodate 4 classes/grade, we have been enrolling 6 classes/grade over the past 3 years in order to accommodate the growing demand**

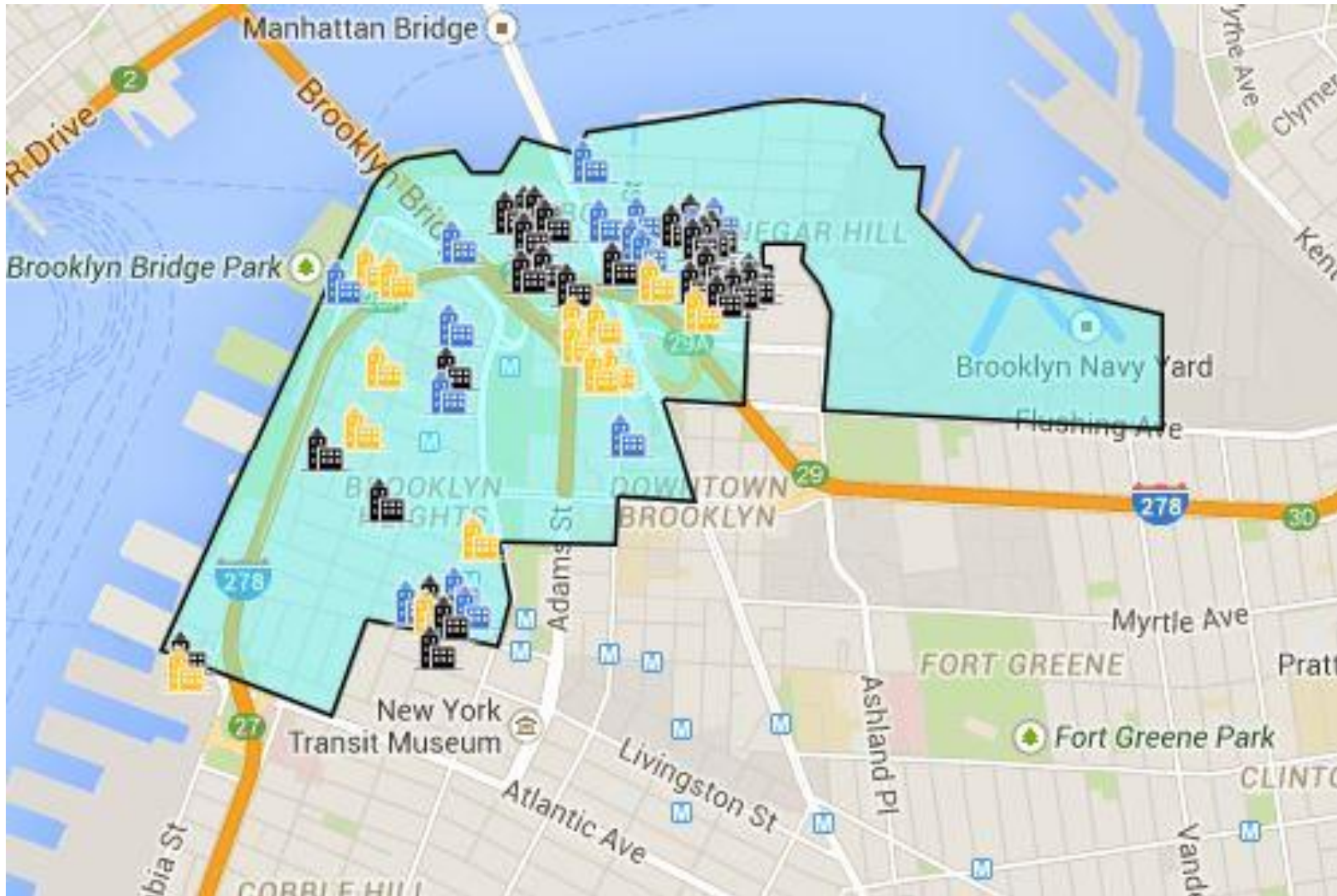
<b>Grade</b>	<b># of Students*</b>	<b># of Classrooms</b>
Kindergarten	141	6
1 <sup>st</sup> grade	134	6
2 <sup>nd</sup> grade	143	5
3 <sup>rd</sup> grade	100	4
4 <sup>th</sup> grade	106	4
5 <sup>th</sup> grade	79	3
<b>TOTAL</b>	<b>703</b>	<b>28</b>

\*As of November 18, 2014

# One major cause of increased demand is the skyrocketing residential development in the PS8 zone



# Approximately 3750 new housing units will be developed in the PS8 zone through 2017\*



\* Data provided by Downtown Brooklyn School Solutions (2004-2017) and does not include development projects not yet approved at Pier 6 and Brooklyn Heights Library

# Details of this development

## 2004

79 Bridge → 37 units

## 2005

50 Bridge → 58 units

99 Gold → 87 units

70 Washington → 259 units

Beacon → 79 units

## 2006

84 Front → 56 units

## 2007

52 Water → 60 units

100 Jay → 267 units

Vista on Vinegar Hill → 31 units

1 Main → 126 units (2008)

## 2009

30 Main → 86 units

One Brooklyn Bridge → 440 units

The Standish → 94 units

## 2010

100 Gold → 10 units

109 Gold → 33 units

## 2012

102 Gold → 10 units

220 Water → 134 units

205 Water → 65 units

192 Water → 9 units

25 Washington → 106 units

Love Lane Mews → 28 units

185 York Street → 17 units

75 Clinton → 74 units

101 Clinton → 40 units

166 Montague → 24 units

## 2013

37 Bridge → 45 units

30 Washington → 94 units

20 Henry → 38 units

## 2014

72 Poplar → 14 units

185 Plymouth → 10 units

## 2015 (approved)

51 Jay → 74 units

60 Water → 290 units

172 Montague → 66 units

177 Montague → 13 units

153-57 Remsen → 70 units

47 Bridge → 27 units

55 Pearl Twnhouse → 4 units

## 2016 (approved)

Pierhouse (BBP) → 108 units

One John (BBP) → 47 units

200 Water → 15 units

181 Front → 105 units

70 Henry → 10 units

210 Montague → 100 units

## 2017 (approved)

213 Jay → 381 units

\*Brooklyn Bridge Park Pier 6 residential housing projects would add an additional 430 units

# **PS 8 has already made many adjustments to accommodate growing demand**

- Built an annex to the building that opened in spring 2011 and immediately filled to capacity
- Eliminated drama and dance rooms to accommodate additional grade-level classrooms
- Combined 4<sup>th</sup>/5<sup>th</sup> grade lunch/recess period to allow more flexibility for large Kindergarten grade (180 4<sup>th</sup> and 5<sup>th</sup> graders this year; next year over 200 students!)
- Eliminated Pre-K beginning in the 2014-15 school year, to provide 2 additional K-5 classrooms, despite the mayor's Universal PreK agenda
- Likely to collapse 1-2 grades for the fall 2015 to provide additional classrooms for incoming K classes (which could increase some class size to as many as 31 students!)

**And we now have nearly 700 signatories supporting our demand that no new residential development be approved without first creating adequate public elementary school seats to meet the growing need**



# The Brooklyn Bridge Park Development Corporation commissioned a “Technical Memorandum” to look at impact of Pier 6

$$430 \text{ new units} \times .29 \text{ public school children per apartment}^* = 125 \text{ public elementary school children}$$

\* Brooklyn Ratio as determined by the School Construction Authority

# The Tech Memo cited 2 standards for significance

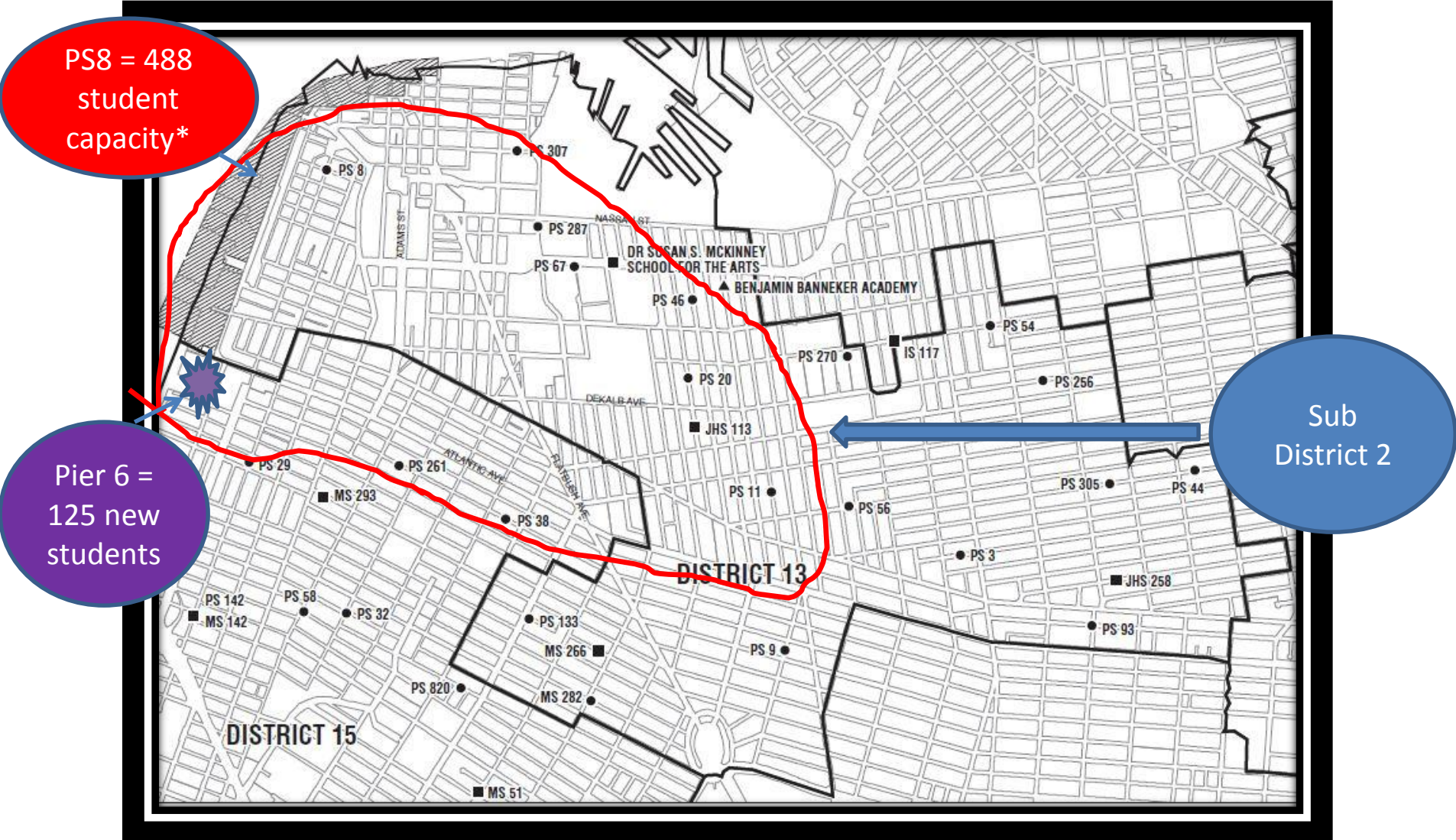
1. Collective utilization rate for elementary schools in “action area” > 100%
2. Individual project adds 5% (or more) to the collective “school utilization rate”

**The Tech Memo determined that the additional of 125 elementary school students was “insignificant”**

# **The Technical Memo ignores the impact of Pier 6 students on their zoned public school**

- The Technical Memorandum does not compare the impact of 125 new students to PS8's capacity.
- Rather, it compares 125 new elementary school students to a group of 8 schools, with a combined current student population of 3,279 students.

# The Tech Memo's Analysis



\* For grades K-5<sup>th</sup>; with 36 pre-K, total capacity = 524

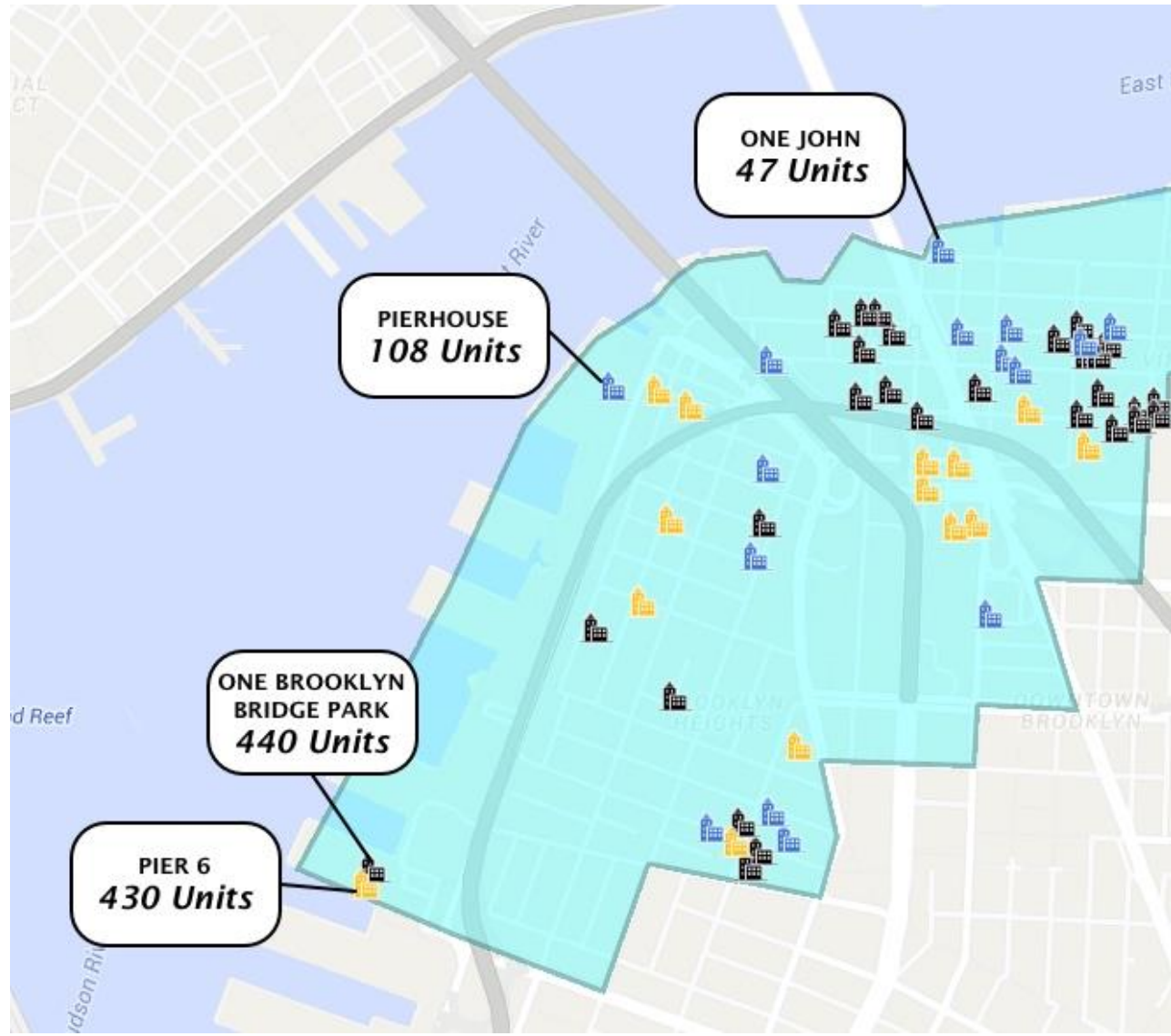
# **Capacity is a problem for all of these schools as a group**

- 2013-14 – all 8 schools in Subdistrict 2 were at 98% capacity.
- By fall 2017, these schools will be at over 135% capacity.

## **What does this mean?**

- This is not just a PS8 problem. Overcapacity is a larger community problem that needs to be addressed.
- There is limited capacity at neighboring schools to handle PS8's overflow.

# Brooklyn Bridge Park is creating 4 residential developments in the PS8 zone



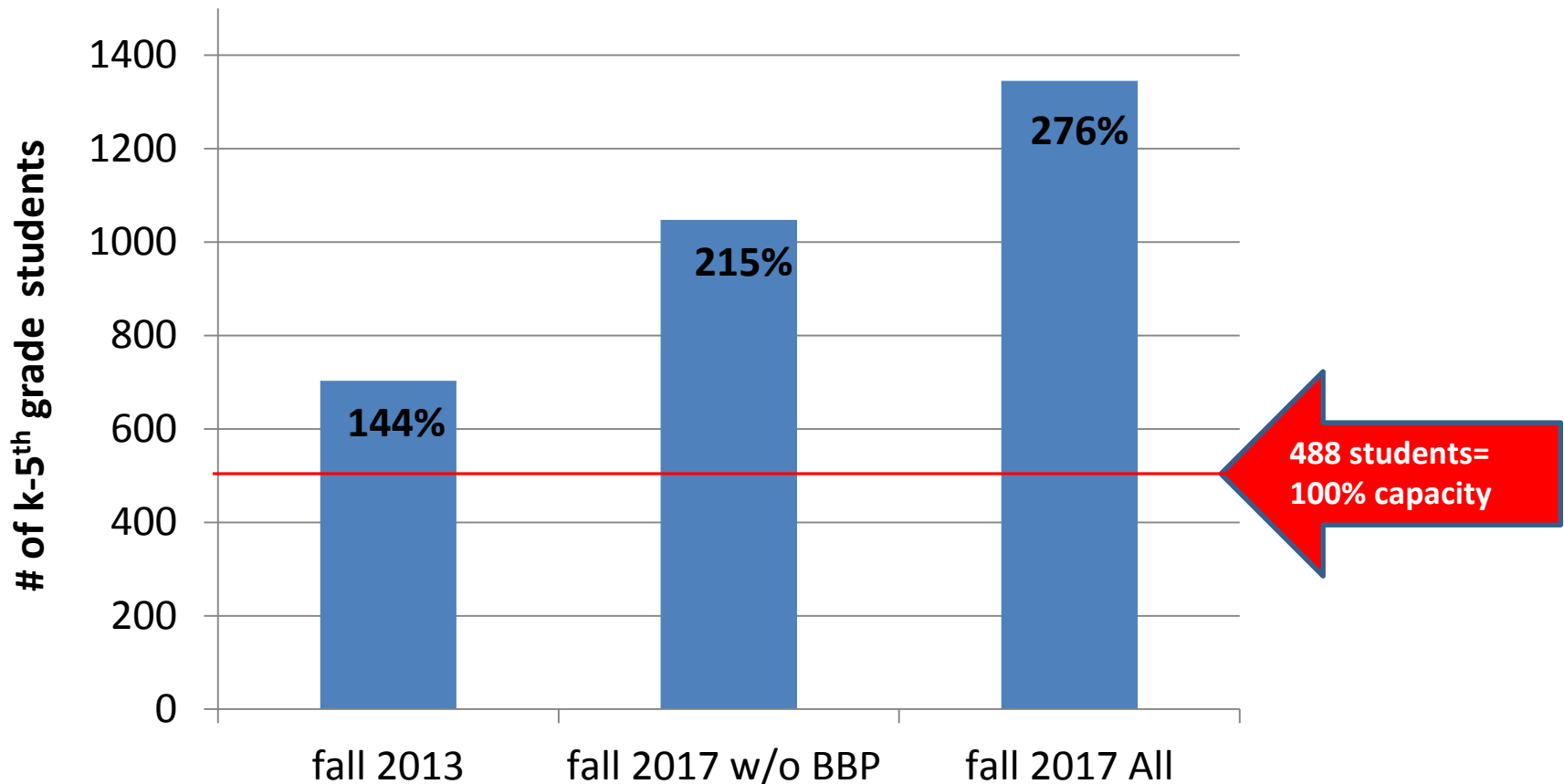
# These developments will have a significant impact on public elementary schools

- BBP will result in a total of 1025 new residences into the PS8 zone.
- Using the Brooklyn ratio of .29, estimates that 298 K-5 public school students will be generated by this development.

	# of residences	# of K-5 public school students
One Brooklyn Bridge	440	128
Pier 6	430	125
Pierhouse	108	31
One John Street	47	14
<b>TOTAL</b>	<b>1025</b>	<b>298 students</b>

# At PS8: The BBP development will exacerbate an already untenable overcrowding problem

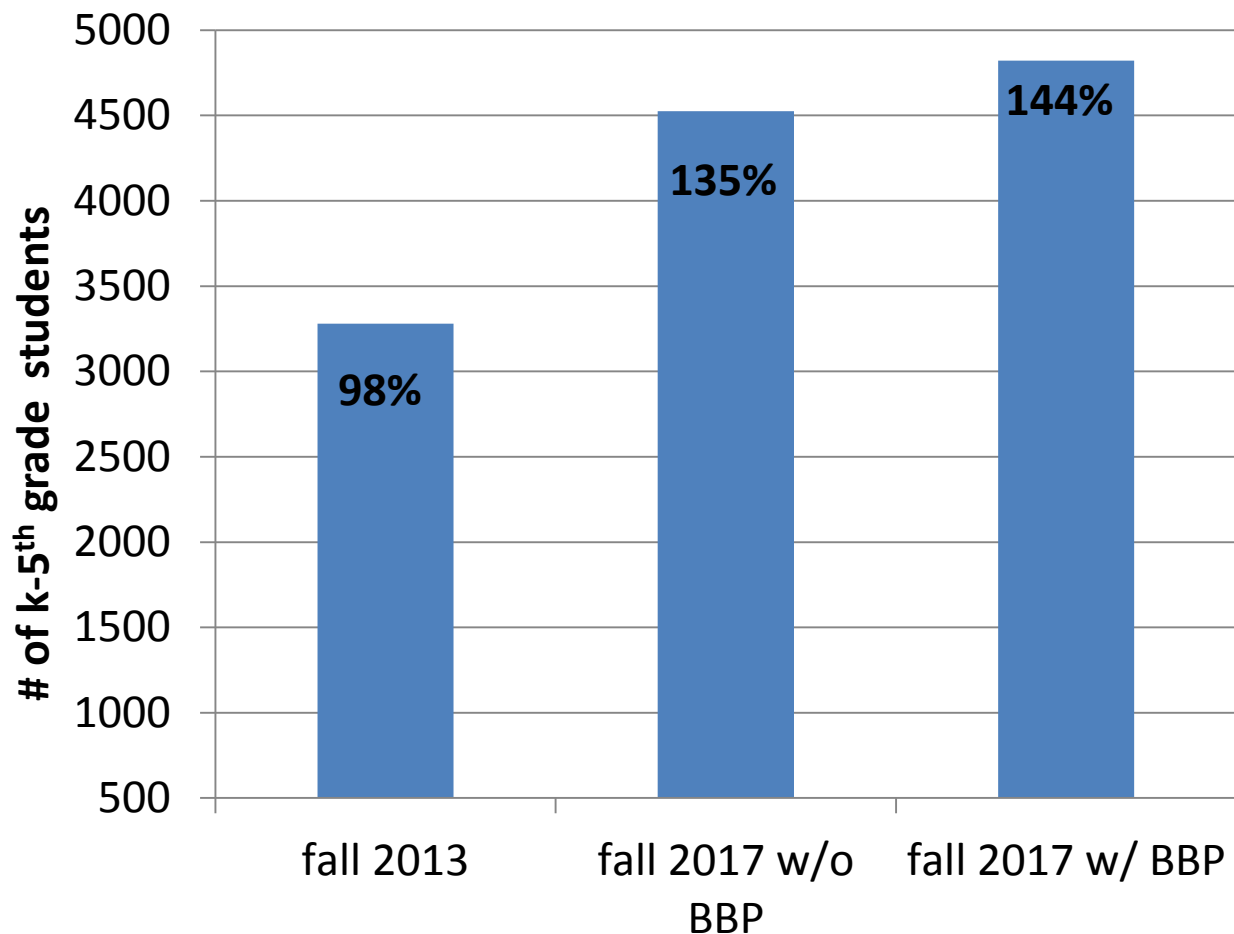
PS8 Capacity



• **Fall 2017 w/o BBP** = base demand of 140 students per grade plus additional demand from development that comes online 2015-17 excluding BBP residences; **Fall 2017 All** also includes demand from 4 BBP residential developments. Slide assumes all public school demand generated from new in-zone residences 2015-17 goes to PS8.



# In Subdistrict 2: BBP development will increase elementary school use by almost 9% - when the area's public school capacity > 135%



\* **Fall 2017 w/o BBP** = 4697 students (provided in tech memo) minus BBP development (One Brooklyn Bridge, One John and Pierhouse. **Fall 2017 w/ BBP** = 4697+125 students from Pier 6 development

# Residential Development in BBP significantly exacerbates both PS8 overcrowding and subdistrict 2 school overcrowding

**Tech Memo analyzes the numbers in a way we believe does not accurately assesses the true impact by:**

1. Making the numerator too **SMALL** (it only analyzes the impact of Pier 6 development, not the BBP Plan as a whole)
2. Making the denominator too **BIG** (it looks at the impact on 8 schools, instead of the 1 school zoned for all these buildings.) Rezoning will not solve this problem as the 7 District 13 schools closest to Pier 6 will be facing significant overcrowding in the next 3 years

# Affordable housing but no local public elementary school?

- If Pier 6 is built without first ensuring there are adequate public elementary school seats at the local school, some residents will be forced to bus their children to other public elementary schools, potentially far from their homes.
- Residents of affordable housing units in the Pier 6 development may be most affected as they are likely less financially able to choose to keep their children in a school close to their homes (although several private schools are located in the PS8 zone, all public alternatives are located outside the PS8 zone).