



## 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 441-447 and 425-439 Ovington Avenue, Brooklyn (Block 5873, Lots 73 and 77), and any other property in the immediate vicinity which may be necessary for the proposed construction of a new, approximately 676-seat (including D75 Special Education) High School facility in Brooklyn.

The proposed site is approximately 35,470 square feet (0.81 acres) and is located on the north side of Ovington Avenue, and is bound by Bay Ridge Avenue to the north, Fifth Avenue to the east and Fourth Avenue to the west. The proposed site is privately-owned and contains a pair of vacant garage buildings, a two-story unoccupied residential building and a vacant five-story building, which was formerly a senior care center known as, the Saint Nicholas Home. 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: Kelly Murphy, Director Real Estate Services

Website: <http://www.nycsca.org/Community/New-School-Sites>

Comments on the proposed action 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 6, 2023.

---

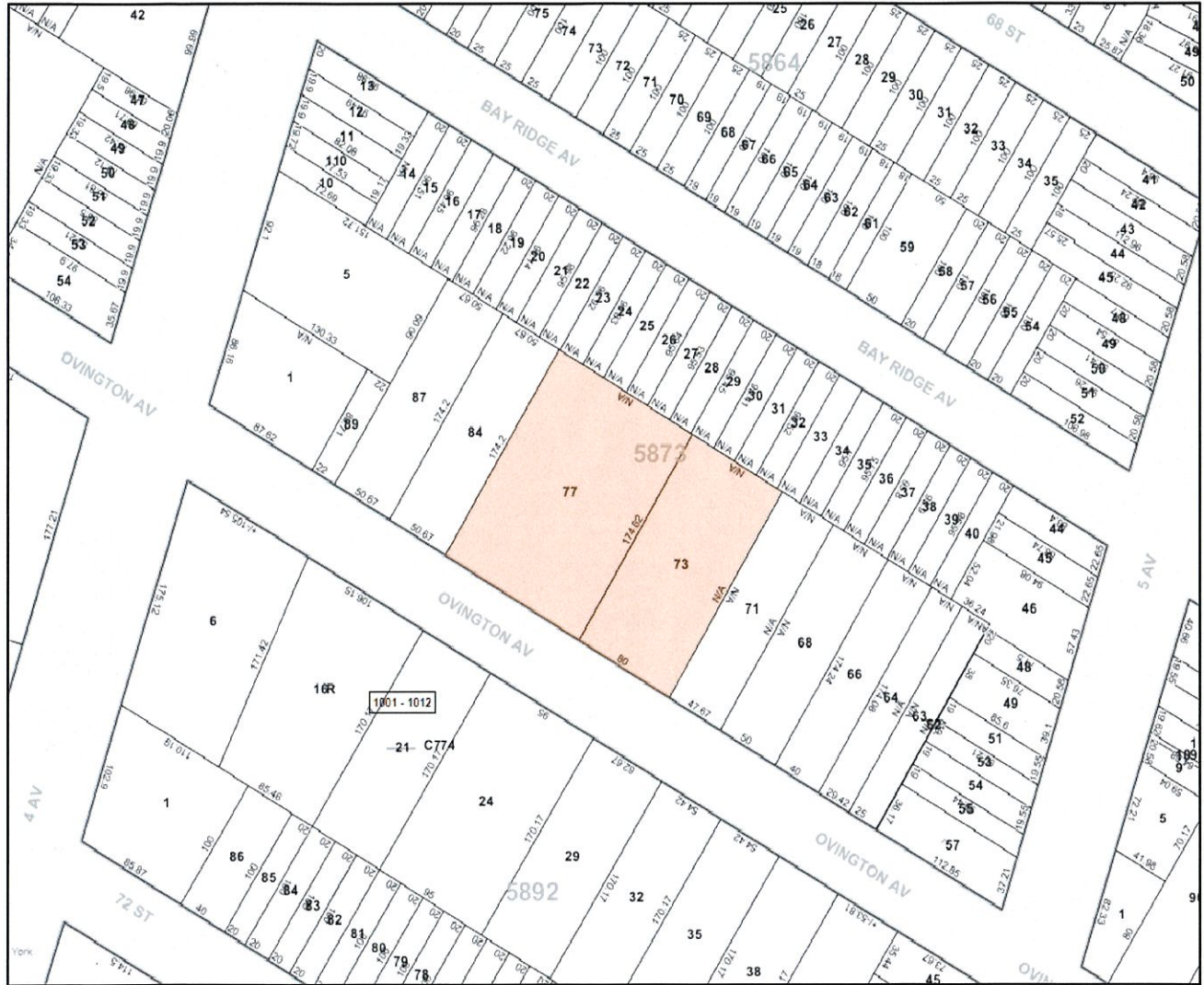
For publication in the AM New York Metro and the City Record on Wednesday, April 19, 2023.



# SITE PLAN FOR A NEW, APPROXIMATELY 676-SEAT HIGH SCHOOL FACILITY, BROOKLYN (INCLUDING D75 SPECIAL EDUCATION)

Block 5873, Lots 73 & 77

Community School District No. 20, Approximately 35,470 sf (0.81 acres)



## ALTERNATE SITES ANALYSES

### NEW, APPROXIMATELY 676-SEAT HIGH SCHOOL FACILITY (INCLUDING D75 SPECIAL EDUCATION)

#### 441-447 & 425-439 OVINGTON AVENUE ALL OR PORTIONS OF BLOCK 5873, LOTS 73 AND 77)

---

The following locations have also been reviewed for a high school:

1. **6700 Third Avenue, Block 5849, Lots 37:** This approximately 19,713 square foot site is located at intersection of Third Avenue and Senator Street in the Sunset Park neighborhood. It has been evaluated and it has been determined that this site cannot accommodate a new public school facility with sufficient capacity and DOE program needs.
2. **7509 and 7503 Shore Road, Block 5936, Lots 16 & 24:** This approximately 30,000 square foot site is located at the intersection of Shore Road and Bay Ridge Parkway in the Bay Ridge neighborhood. The site has been evaluated and it was deemed infeasible due to design and construction concerns.
3. **362 Ovington Avenue, Block 5891 Lot 43:** This approximately 7,919 square foot site is located on Ovington Avenue in the Bay Ridge neighborhood. This site has been evaluated and it has been determined that this site cannot accommodate a new public school facility with sufficient capacity and DOE program needs.

## PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 20

Year	Projected Student Population (Ninth thru Twelfth grade)
2022-23	78,946
2023-24	78,004
2024-25	76,502
2025-26	73,889
2026-27	71,761
2027-28	68,429

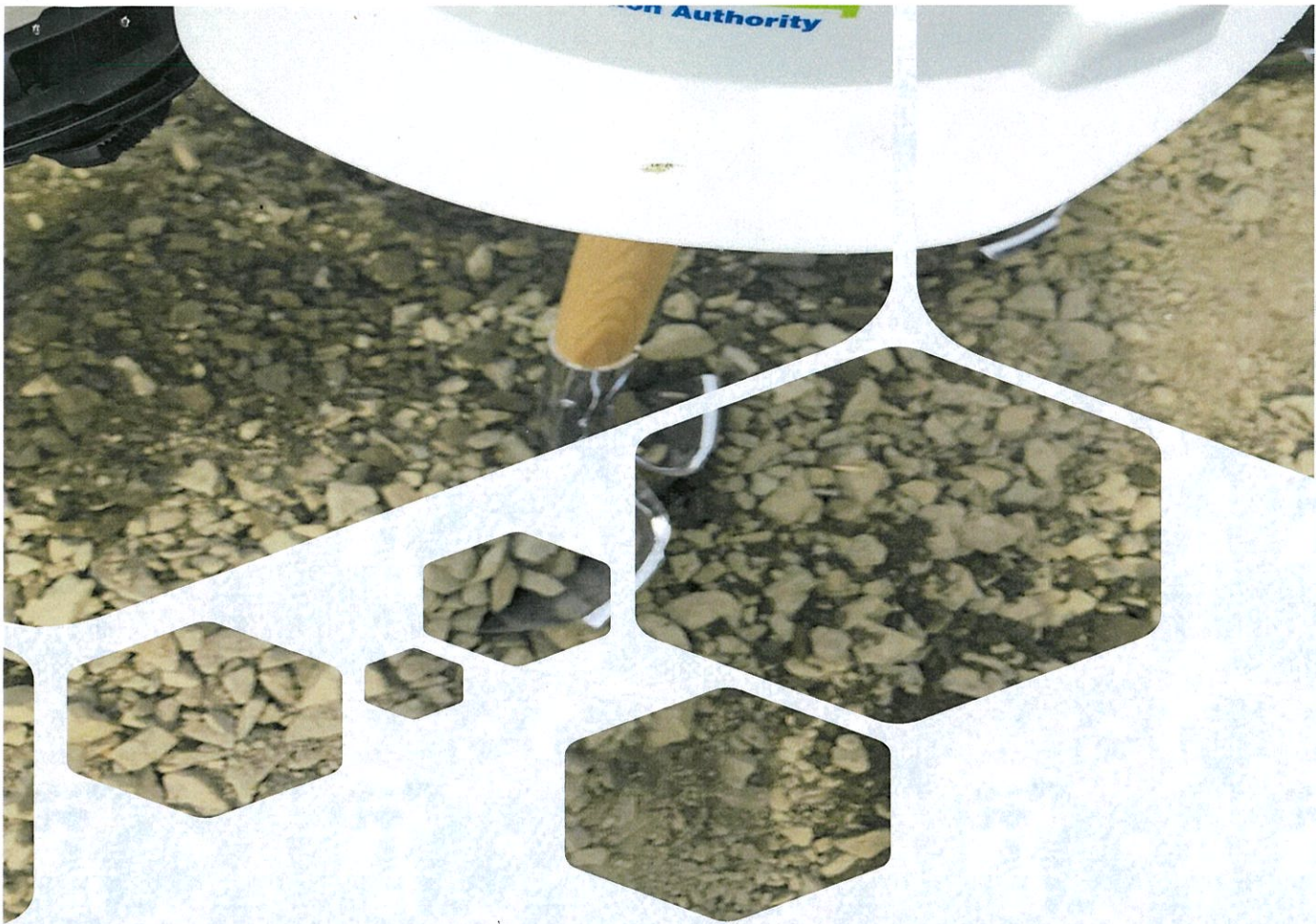
Source: *Enrollment Projections 2021 to 2030, New York City Public Schools. Statistical Forecasting LLC, June 2022*

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 2027 (which is the year when student occupancy of the proposed school facility is anticipated to commence), the borough of Brooklyn is projected to have 71,244 high school students enrolled in ninth grade through twelfth grade, taking into account both the demographic projection and estimated housing growth. This number suggests a potential decrease of up to 15,421 students from the current enrollment of all existing Brooklyn high schools which would, in the future without the proposed schools, be anticipated to experience a target utilization rate of 65%. Should the proposed high school facility be constructed, the overall target utilization rate would be reduced to 64%.

## PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 20 SCHOOLS IN BROOKLYN COMMUNITY DISTRICT NO. 10

Community District No. 10 contains 3 (three) high schools within Community School District No.20. In the 2021-22 school years, these schools served a total enrollment of 5,463 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 high schools in Community School District No. 20 and that the proposed school facility would reduce the overutilization of the existing school facilities.



**SCA School Construction Authority**

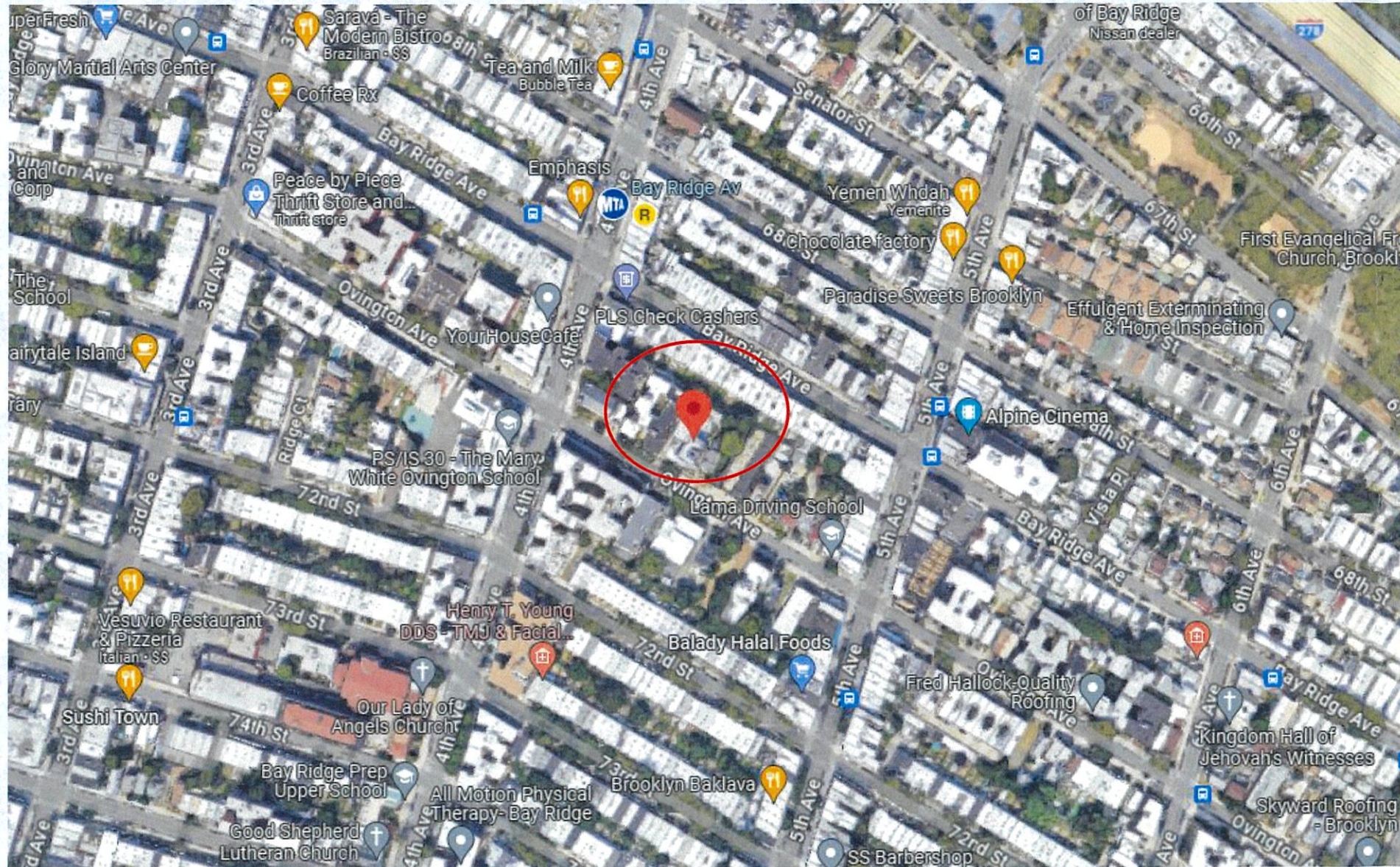
Subcommittee on Landmarks, Public  
Siting's, and Dispositions 12/5/23  
Meeting

Proposed New High School  
425-439 & 441-443 Ovington  
Avenue, Brooklyn, NY 11209

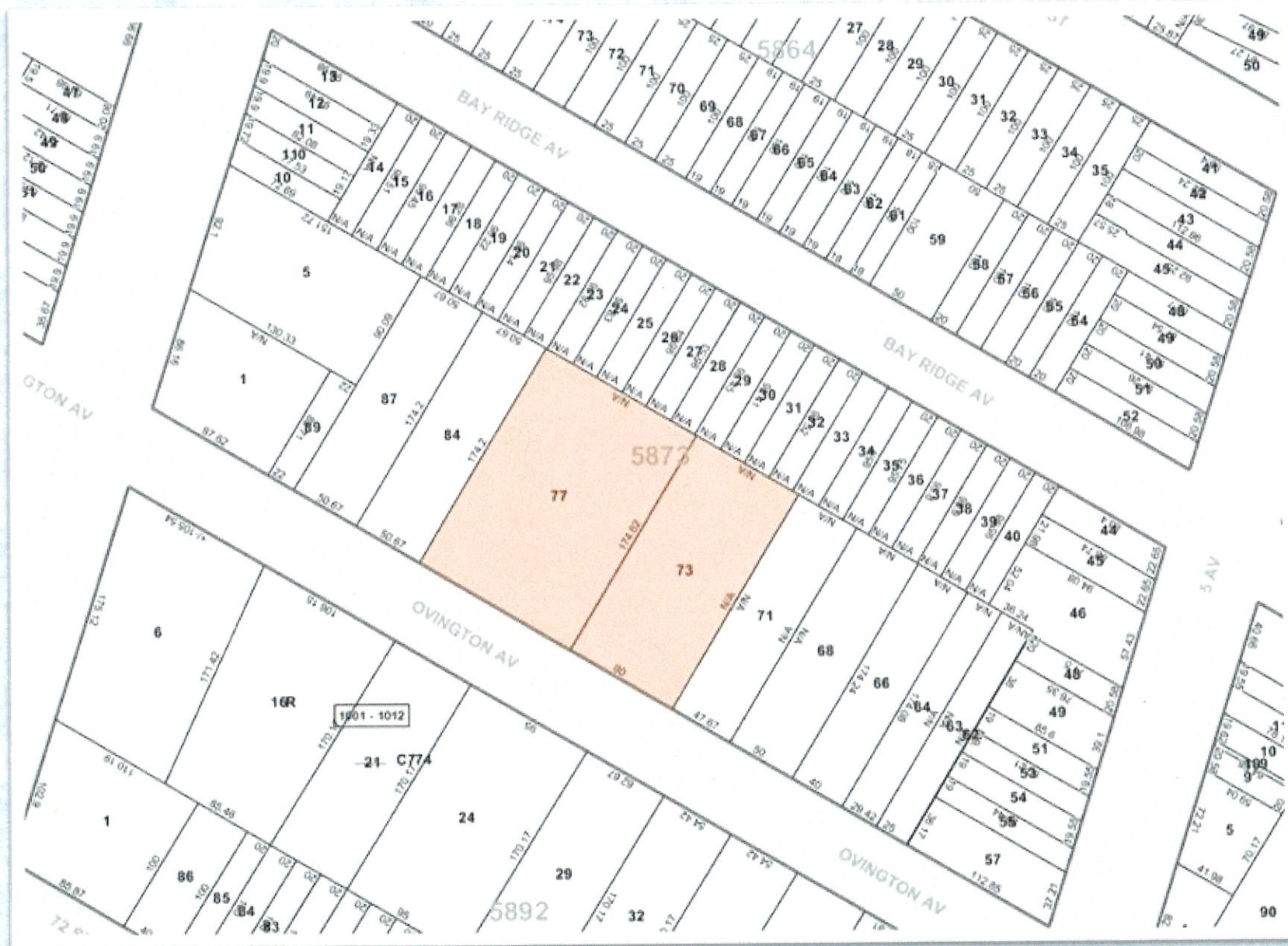
If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov). Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

The School Construction Authority's (SCA) mission is to design and construct safe, attractive and environmentally sound public schools for children throughout the many communities of New York City. We are dedicated to building and modernizing schools in a responsible, cost-effective manner while achieving the highest standards of excellence in safety, quality and integrity.

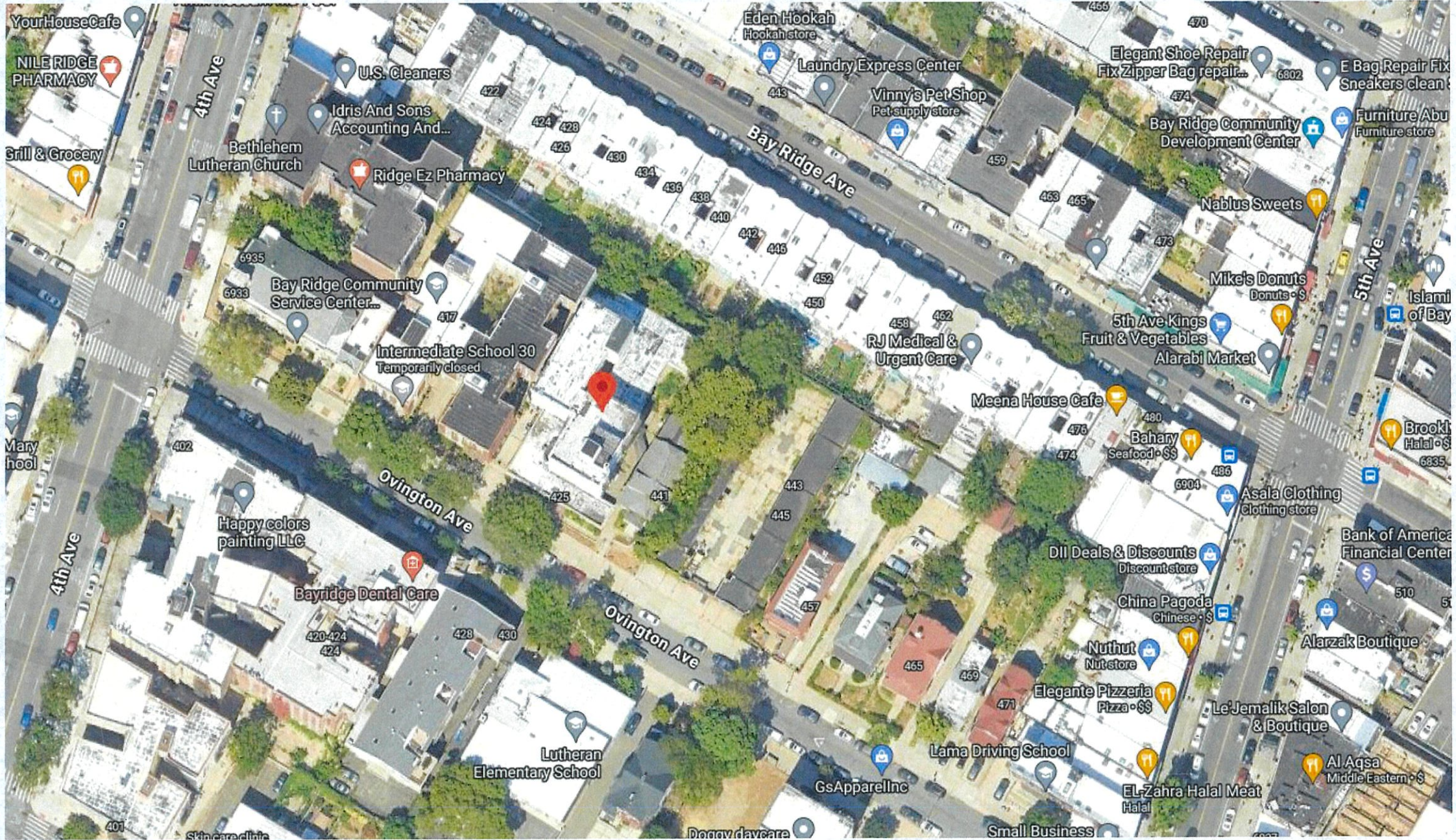
# Location Map of Proposed New High School at 425-439 & 441-443 Ovington Avenue, Bay Ridge



# 425-439 & 441-443 Ovington Avenue, Brooklyn Block 5873, Lots 73 and 77



# Aerial View of Site







## NOTICE OF FILING

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of 441-447 and 425-439 Ovington Avenue, Brooklyn (Block 5873, Lots 73 and 77), and any other property in the immediate vicinity which may be necessary for the proposed construction of a new, approximately 676-seat (including D75 Special Education) High School facility in Brooklyn.

The proposed site is approximately 35,470 square feet (0.81 acres) and is located on the north side of Ovington Avenue, and is bound by Bay Ridge Avenue to the north, Fifth Avenue to the east and Fourth Avenue to the west. The proposed site is privately-owned and contains a pair of vacant garage buildings, a two-story unoccupied residential building and a vacant five-story building, which was formerly a senior care center known as, the Saint Nicholas Home.

# Photos of the Site



View of the former St. Nicholas Home, looking northwest from Ovington Avenue

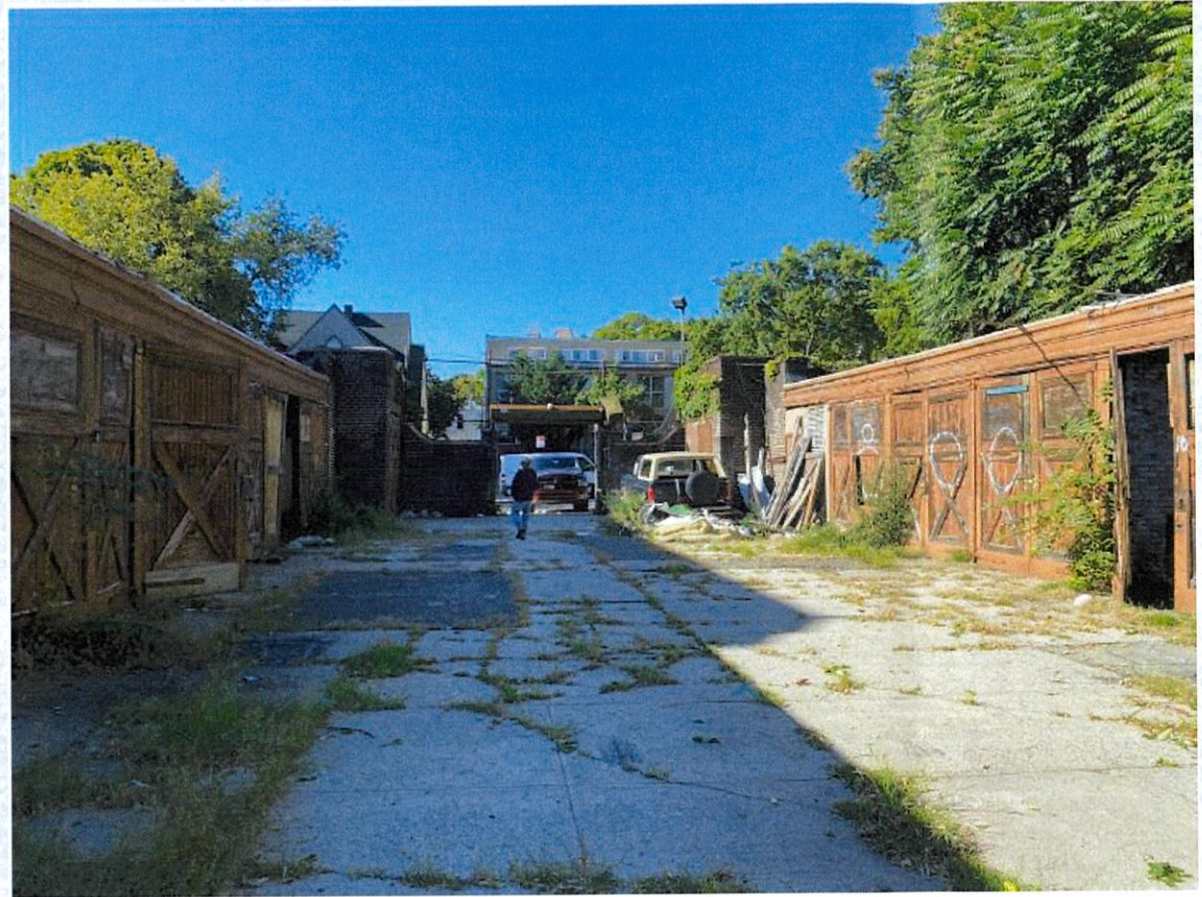


View of the Nurses' home, looking north from Ovington Avenue

# Photos of the Site



View of the project site, looking northwest from Ovington Avenue.



View inside of the project site.

## Project Facts:

- The proposed site is comprised of two (2) rectangular-shaped, mid-block parcels located on the north side of Ovington Avenue between Fourth and Fifth Avenue in the Bay Ridge neighborhood of Brooklyn. The proposed site is privately-owned and contains two (2) one-story parking garage buildings, a two-story unoccupied residential building, and a vacant five-story building which was formerly a senior care center known as the Saint Nicholas Home.
- The project site is approximately 35,472 sf (0.81 acres).
- The proposed new High School will provide approximately 676-seats.
- The program of design for the proposed school facility includes approximately sixteen classrooms for ninth through twelfth grades & D75 classrooms, a music room, an art room, a science room, science lab, a competition-sized gymnasium, an exercise room, a kitchen/cafeteria, a library, guidance/medical suites, as well as general administrative and support spaces.
- The Proposed New High School is anticipated to open in September of 2027.



Thank You!

[www.nycsca.org](http://www.nycsca.org)

 @nyc\_sca

 @nycscaqram

