A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Actions on community facilities and services, which are defined in the 2020 *City Environmental Quality Review (CEQR) Technical Manual* as public or publicly funded schools, publicly financed early childhood programs, libraries, health care facilities, and fire and police protection services. CEQR methodology focuses on direct effects on community facilities, such as when a facility is physically displaced or altered, and on indirect effects, which could result from increased demand for community facilities and services generated by new users, such as the new population that would result from the Future with the Proposed Actions (the With Action scenario).

As described in Chapter 1, "Project Description," the Applicant (a joint venture between Kaufman Astoria Studios, BedRock Real Estate Partners, and Silverstein Properties) is seeking a series of land use actions, including zoning map amendments, zoning text amendments, and special permits (the Proposed Actions) from the City Planning Commission (CPC) pursuant to the City's Uniform Land Use Review Procedure (ULURP) to facilitate the Applicant's intended development and programming. The area subject to the Proposed Actions is the five city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west in the Astoria neighborhood of Queens in Community District 1. The Project Area (Blocks 641, 668, 669, 670, and 671) contains 43 lots, of which 21 are controlled by the Applicant while the remaining lots are controlled by others. With the Proposed Actions, the Applicant-controlled lots would be controlled by a Large Scale General Development (LSGD) Special Permit and would contain the Proposed Development (referred to as the "Development Site"). The 22 lots outside of the Development Site that are not controlled by the Applicant would be rezoned with approval of the Proposed Actions (referred to as the "Additional Affected Area").

The Proposed Development, also known as the Innovation QNS project, would redevelop the Development Site with a series of mixed-use buildings and publicly accessible open space. Residential towers and lower rise buildings would house approximately 2,843 new residential dwelling units (DUs) offering a wide range of housing options for a varied population. Pursuant to the Mandatory Inclusionary Housing (MIH) Option 1 program, 25 percent of the residential floor area would be permanently affordable units (estimated at approximately 711 DUs), a portion of which would be senior affordable housing units (subject to the availability of existing programs). In total, the Proposed Development would contain approximately 2.9 million gross square feet (gsf) of space.

In addition to the Proposed Development with approximately 2.9 million gsf of space, the Proposed Actions would facilitate the redevelopment of several projected development sites in the Additional Affected Area that are not controlled by the Applicant. These additional developments would include approximately 800,000 gsf of residential and commercial space, similar to the

Proposed Development. Therefore, the Proposed Actions would facilitate the development of a total of approximately 3.7 million gsf in the Project Area.

PRINCIPAL CONCLUSIONS

Pursuant to *CEQR Technical Manual* guidelines, detailed analyses of potential indirect impacts on public schools, libraries, and publicly financed early childhood programs were conducted for the Proposed Actions. The Proposed Actions would result in a significant adverse impact to library services and would result in a significant adverse impact to publicly financed early childhood programs as described further below. The Proposed Actions would not result in a significant adverse impact to schools, as described below. In addition, as Proposed Actions would not create a sizeable new neighborhood, a detailed analysis of potential impacts on police and fire services, hospitals, and public health clinics is not warranted.

PUBLIC SCHOOLS

Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "subdistrict" (also known as a "region" or "school planning zone") in which the project is located. The Project Area is located in Subdistrict 2 of Community School District (CSD) 30. High school students routinely travel outside their neighborhoods for school; the *CEQR Technical Manual* provides for environmental review on a borough-wide basis and the study area for high schools is the entire borough of Queens.

Elementary Schools

In the future with the Proposed Actions (the With Action condition), Subdistrict 2/CSD 30 would experience an increase of more than 5 percentage points or more in the utilization rate between the future without the Proposed Actions (the No Action condition) and the With Action condition. However, the overall utilization rate of elementary schools would not exceed 100 percent. Therefore, the Proposed Actions would not result in a significant adverse impact to elementary schools.

Intermediate Schools

In the With Action condition, Subdistrict 2/CSD 30 would experience an increase of more than 5 percentage points or more in the utilization rate between the No Action and With Action conditions. However, the overall utilization rate of intermediate schools would not exceed 100 percent. Therefore, the Proposed Actions would not result in a significant adverse impact to intermediate schools.

High Schools

In the With Action condition, the overall utilization rate of Queens public high schools would remain above 100 percent but the percentage increase in utilization between the No Action and With Action conditions would be substantially lower than the five-percentage-point increase in utilization that, according to the *CEQR Technical Manual*, could be considered a significant adverse impact. Therefore, the Proposed Actions would not result in a significant adverse impact to high schools.

LIBRARIES

The With Action scenario population would represent an increase of 4.48 percent over the Future without the Proposed Actions (the No Action scenario) population at the Broadway Branch of the Queens Library and an increase of 5.94 percent at the Long Island City Branch of the Queens Library. The increase at the Long Island City Branch is greater than the 5 percent increase that CEQR defines as the threshold for a potential significant adverse impact. Although residents would have access to the entire Queens Library through the inter-library loan system and could have volumes delivered directly to their nearest library branch, there would be a significant adverse impact on library services in the study area as a result of the Proposed Actions.

PUBLICLY FINANCED EARLY CHILDHOOD PROGRAMS

In both the No Action and With Action scenarios, publicly financed early childhood programs in the study area are predicted to operate over capacity. In the With Action scenario, the predicted increase of 80.5 percentage points in the utilization rate would exceed 5 percentage points. Therefore, the Proposed Actions could result in a significant adverse impact to publicly financed early childhood programs.

B. PRELIMINARY SCREENING

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* methodologies and the latest data and guidance from the New York City Department of City Planning (DCP) and DOE.

The purpose of the preliminary screening is to determine whether a community facilities assessment is warranted. As recommended by the *CEQR Technical Manual*, a community facilities assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. New population added to an area as a result of a project would use existing services, which may result in potential "indirect" effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population, there may be effects on public schools, libraries, or child care centers.

DIRECT EFFECTS

The Proposed Actions would not displace or otherwise directly affect any public schools, early childhood programs, libraries, health care facilities, or police and fire protection services. Therefore, an analysis of direct effects is not warranted.

INDIRECT EFFECTS

The *CEQR Technical Manual* provides thresholds for guidance in making a determination of whether a detailed analysis is necessary to determine potential indirect impacts (see **Table 4-1**). If a project exceeds the threshold for a specific facility type, a more detailed analysis is warranted.

Table 4-1
Preliminary Screening Analysis Criteria: Queens

Community Facility	Threshold For Detailed Analysis
Public schools	New SCA student multipliers that are at the CSD level were released in November 2019. These multipliers were calculated using the latest five-year estimates from the American Community Survey. For CSD 30, where the project is located, the multipliers (rounded) are .011 for elementary schools, 0.04 for intermediate schools, and 0.1 for high schools.
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in a given borough. In Queens, the minimum number of residential units that triggers a detailed analysis is 622.
Health care facilities (outpatient)	Introduction of sizeable new neighborhood where none existed before.[1]
Publicly Financed Early Childhood Programs	More than 20 eligible children under 6 years old, based on number of low- and low/moderate-income units by borough. In Queens, the minimum number of affordable units that triggers a detailed analysis is 139.
Fire protection	Introduction of sizeable new neighborhood where none existed before.[1]
Police protection	Introduction of sizeable new neighborhood where none existed before.[1]

Note: [1] The *CEQR Technical Manual* cites the Hunters' Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunters' Point South project would introduce approximately 5,000 new residential units to the Hunters' Point South waterfront in Long Island City, Queens.
Source: *CEQR Technical Manual*, 2020

As discussed in Chapter 1, "Project Description," a RWCDS has been developed to assess the range of uses and development envelopes that would be achievable with the Proposed Actions. In total, in the With Action condition, the Projected Development Sites (inclusive of the Proposed Development in the Development Site and the sites in the Additional Affected Area) would contain approximately 3.7 million gsf of space, an increase of approximately 3.3 million gsf above the No Action scenario. The With Action condition would include a total of approximately 3.1 million gsf of residential space (approximately 3,652 DUs, of which 914 would be permanently affordable pursuant to MIH), approximately 542,985 gsf of commercial space (retail, eating and drinking establishments, grocery store, PCEs, and the relocated cinema and potential automotive showroom), approximately 107,720 gsf of community facility space (e.g., day care, community center, and performing arts center), and approximately 1,708 parking spaces. The With Action condition would also include the 1.94 acres of publicly accessible open space to be constructed in the Development Site.

Applying the average household size of 2.23 persons per household (the average household size according to 2020 Census data) to the 3,646 incremental DUs, the Proposed Actions would introduce approximately 8,124 new residents to the study area.

Based on the screening criteria in **Table 4-1**, detailed analyses of potential indirect impacts on public schools (elementary, intermediate, and high schools), public libraries, and publicly financed early childhood programs were conducted.

The *CEQR Technical Manual* requires a detailed analysis of impacts on police and fire services, hospitals, and public health clinics if a proposed action would affect the physical operation of, or access to and from, a station house or healthcare facility, or where a proposed project would create a sizeable new neighborhood where none existed before. The Proposed Actions would not directly displace a station house or healthcare facility, and, therefore, would not adversely affect the physical operation of, or access to and from a facility. In addition, the Proposed Actions would

not create a sizeable new neighborhood.[1] Therefore, a detailed analysis of potential impacts on police and fire services, hospitals, and public health clinics is not warranted. For informational purposes, the police, fire, and health care facilities serving the Project Area are summarized below.

- **Police**. The Project Area is served by the 114th Precinct of the New York City Police Department (NYPD), which is located at 34-16 Astoria Boulevard in Astoria.
- **Fire**. Citywide, New York City Fire Department (FDNY) engine companies carry hoses; ladder companies provide search, rescue, and building ventilation functions; and rescue companies respond to fires or emergencies. In addition, FDNY operates the City's Emergency Medical Services (EMS) system. The Project Area is served by the Engine 261, Ladder Company 116 located at 37-20 29th Street in Long Island City.
- **Health Care**. The nearest hospital to the Project Area is Mount Sinai Queens, which is located within the 1-mile radius of the Project Area at 25-10 30th Avenue. Mount Sinai Queens has 235 beds and provides adult medical and surgical services with a team of nearly 500 physicians representing a broad spectrum of medical and surgical specialties. In 2016, Mount Sinai Queens opened its new 140,000-sf Mount Sinai Queens Pavilion, featuring a state-of-the-art emergency department, advanced outpatient imaging, and operating rooms with the latest technology, adjacent to the main hospital. Mount Sinai Queens is part of the larger Mount Sinai Health System, which includes the Icahn School of Medicine at Mount Sinai and eight hospital campuses.

  In addition to Mount Sinai Queens, there are approximately 25 health care facilities located within the 1-mile study area of the Project Area, as inventoried in DCP's *Selected Facilities and Program Sites in New York City*. These health care facilities offer general medical care, mental health services, and treatment centers.

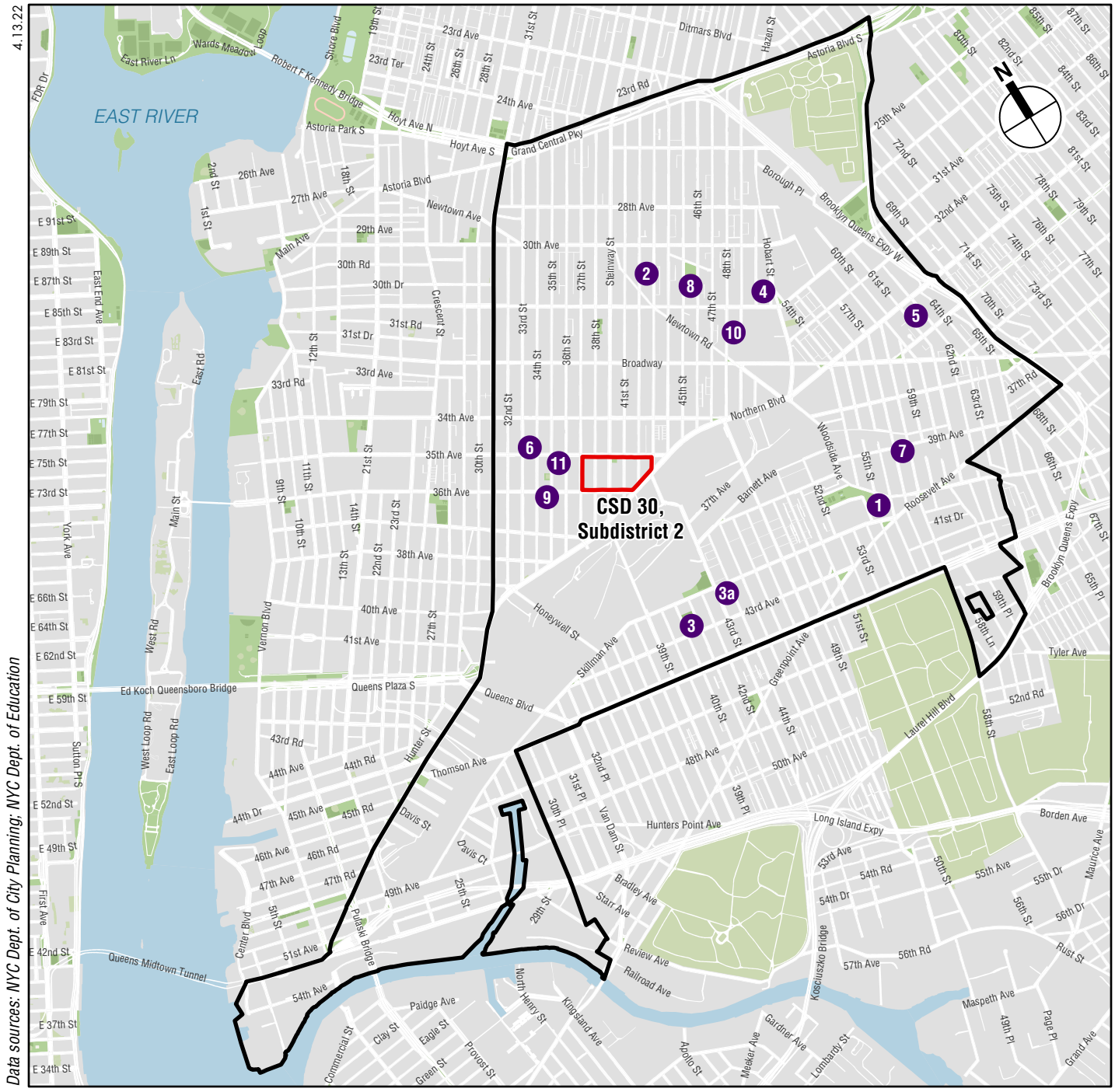
C. POTENTIAL INDIRECT EFFECTS ON PUBLIC ELEMENTARY, INTERMEDIATE, AND HIGH SCHOOLS

METHODOLOGY

This analysis assesses the potential effects of the Proposed Actions on public schools serving the Project Area. Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "subdistrict" (also known as a "region" or "school planning zone") in which the project is located; the subdistricts are used for capital planning purposes and do not necessarily reflect individual school zones, therefore students are not limited to attending schools based on their subdistrict. The Project Area is located in Subdistrict 2 of CSD 30 (see **Figure 4-1**). High school students routinely travel outside their neighborhoods for school; therefore, the *CEQR Technical Manual* provides for environmental review on a borough-wide basis, and the study area for high schools is the entire borough of Queens.

In accordance with the *CEQR Technical Manual*, this schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools

[1] The *CEQR Technical Manual* cites the Hunters' Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before (with approximately 5,000 new dwelling units).



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Public Schools in the Study Area

Figure 4-1

in the subdistrict study area and DOE data for high schools in the borough study area. Specifically, the existing conditions analysis uses data provided in the DOE's *Utilization Profiles: Enrollment/Capacity/Utilization,* 2019–2020 edition. Future conditions are then predicted based on Statistical Forecasting's enrollment projections and data obtained from SCA's Capital Planning Division on the number of new DUs and students expected at the subdistrict level. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential projects in the schools' study area to Statistical Forecasting's projected enrollment, and then comparing that number with projected school capacity. Charter school enrollment is not included in enrollment projections. Statistical Forecasting's enrollment projections for years 2019 through 2028, the most recent data currently available, were provided by DCP. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential projects planned for the study area. The estimated student population from the other new projects expected to be completed within the study area has been obtained from SCA's Capital Planning Division and are added to the projected enrollment to ensure a more conservative prediction of future enrollment and utilization. In addition, new capacity from any new school projects identified in the DOE 2020–2024 Five-Year Capital Plan are included if construction has begun or if deemed appropriate to include in the analysis by the lead agency and the SCA.

The effect of the new students introduced by the Proposed Actions on the capacity of schools within the study areas is then evaluated. According to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in both of the following conditions:

1. A utilization rate of the elementary and/or intermediate schools in the subdistrict study area, or high schools in the borough study area, that is equal to or greater than 100 percent in the With Action scenario; and
2. An increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action scenarios.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Table 4-2**, eight elementary schools serve Subdistrict 2/CSD 30. According to DOE's 2019–2020 school year enrollment figures, elementary schools in the subdistrict have a total enrollment of 5,162 students and are currently operating at 81.2 percent utilization, with a surplus of 1,199 seats.

INTERMEDIATE SCHOOLS

As shown in **Table 4-2**, five intermediate schools serve Subdistrict 2/CSD 30. Total enrollment at these intermediate schools is 1,125 students, or 81.0 percent of capacity, with a surplus of 264 seats.

HIGH SCHOOLS

DOE does not require high school students to attend a specific high school in their neighborhood. Based on seating availability and admissions criteria, high school students may attend schools within any borough of the City.

Throughout the borough of Queens, total high school enrollment for the 2019–2020 school year was approximately 69,880 students, with an overall utilization of 113.8 percent, and a deficit of

8,453 seats. There are three high schools located within Subdistrict 2/CSD 30 which, for informational purposes, are listed below in **Table 4-2** and shown in **Figure 4-1**.

Table 4-2
Public Schools Serving the Study Area,
Enrollment and Capacity Data, 2019–2020 School Year

Map No.	Name	Address	Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
Subdistrict 2 of CSD 30						
1	P.S. 011 Kathryn Phelan (P,S. Component)	54-25 Skillman Avenue	791	1,024	233	77%
2	P.S. 070	30-44 43rd Street	811	1,261	450	64%
3	P.S. 150 Queens (PS Component)	40-01 43rd Avenue	751	912	161	82%
3a	P.S. 150 Annex Queens (P.S. Component)	41-12 44th Street	191	155	-36	123%
4	P.S. 151 Mary D. Carter	50-05 31st Avenue	317	443	126	72%
5	P.S. 152 Gwendoline N. Alleyne School	33-52 62nd Street	937	1,028	91	91%
6	P.S. 166 Henry Gradstein	33-09 35th Avenue	947	1,089	142	87%
7	P.S. 339 The Woodside Community School	39-07 57th Street	417	449	32	93%
Subdistrict 2 of CSD 30 Total			**5,162**	**6,361**	**1,199**	**81.2%**
Intermediate Schools						
Subdistrict 2 of CSD 30						
8	I.S. 010 Horace Greeley	45-11 31st Avenue	799	1,040	241	77%
1	P.S. 011 Kathryn Phelan (I.S. Component)	54-25 Skillman Avenue	133	172	39	77%
3	P.S. 150 Queens (I.S. Component)	40-01 43rd Avenue	57	70	13	81%
3a	P.S. 150 Annex Queens (I.S. Component)	41-12 44th Street	15	12	-3	125%
9	Baccalaureate School for Global Education	34-12 36th Avenue	121	95	-26	127%
Subdistrict 2 of CSD 30 Total			**1,125**	**1,389**	**264**	**81.0%**
High Schools						
Subdistrict 2 of CSD 30						
10	William Cullen Bryant High School	48-10 31st Avenue	2,287	2,503	216	91%
11	Frank Sinatra School of the Arts High School	35-12 35th Avenue	851	748	-103	114%
9	Baccalaureate School for Global Education	34-12 36th Avenue	436	342	-94	127%
Subdistrict 2 of CSD 30 Total			**3,574**	**3,593**	**19**	**99.5%**
Borough of Queens Total			**69,880**	**61,427**	**-8,453**	**113.8%**

Note: See **Figure 4-1**.
Source: DOE *Enrollment/Capacity/Utilization for the 2019–2020 School Year*.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

The latest available enrollment projections for Subdistrict 2/CSD 30 were used to form the baseline enrollment in the No Action scenario, shown in **Table 4-3** in the column titled "Projected Enrollment." This data projects elementary, intermediate, and high school enrollment through 2028. Since the Proposed Actions' analysis year (2032) is above that date, the 2028 projections are used as a baseline. The students projected to be introduced by other No Action projects are added to this baseline projected enrollment using the SCA No Action student numbers for Subdistrict 2/CSD 30 (derived from the SCA's *Projected New Housing Starts*), as shown in the column titled "Students Introduced by Residential Projects in the No Action Scenario" in **Table 4-3**.

Table 4-3
No Action Scenario—Utilization in CSD 30/Subdistrict 2

Study Area	Projected Enrollment[1]	Students Introduced by Residential Projects in the No Action Scenario	Total Future Enrollment	Capacity[2]	Available Seats	Utilization
Elementary Schools						
Subdistrict 2 of CSD 30	5,073	276	5,349	6,361	1,012	84.1%
Intermediate Schools						
Subdistrict 2 of CSD 30	918	294	1,212	2,114	902	57.3%
High Schools						
Queens	69,724	3,717	73,441	64,506	-8,935	113.9%

Notes:
[1] 2028 enrollment projections were used, the latest year available. Elementary and intermediate school enrollment in each subdistrict study area was calculated by applying SCA supplied percentages for each subdistrict to the relevant district enrollment projections. For Subdistrict 2/CSD 30, the district's 2028 elementary school projection of 17,838 students was multiplied by 28.44 percent. The subdistrict's intermediate school projection of 7,966 students was multiplied by 11.53 percent. High school enrollment for the borough of Queens was calculated using SCA 2028 Enrollment Projections for grades 9 through 12, to which were added SCA's new housing start projections through 2024 multiplied by 0.10 high school students per DU.
[2] SCA-planned schools currently included and under construction include the H.S. at 51-30 Northern Boulevard and the I.S. at 38-04 48th Street.
Sources:
Enrollment Projections 2019–2028 New York City Public Schools by Statistical Forecasting; DOE, Utilization Profiles: Enrollment/Capacity/Utilization 2019–2020 School Year; DOE 2020–2024 *Proposed Five-Year Capital Plan;* SCA.

As shown in **Table 4-3**, in the No Action scenario, the total future study area enrollment is projected to be 5,349 elementary students, 1,212 intermediate students, and 73,441 high school students.

According to *CEQR Technical Manual* methodologies, new capacity from new school projects identified in the DOE Five-Year Capital Plan are included if construction has begun or if deemed appropriate to include in the analysis by the lead agency and the SCA. According to DOE's *2020–2024 Proposed Five-Year Capital Plan,* two schools are currently under construction. A high school at 51-30 Northern Boulevard is anticipated to contain 3,079 seats, while an intermediate school at 38-04 48th Street is anticipated to contain 725 seats. The No Action scenario capacity is based on an assumption that all of the planned changes to elementary and intermediate schools described above are enacted by 2032.

ELEMENTARY SCHOOLS

As shown in **Table 4-3**, elementary schools in the subdistrict study area would operate under capacity (84.1 percent utilization) with a surplus of 1,012 seats in the No Action scenario.

INTERMEDIATE SCHOOLS

As shown in **Table 4-3**, intermediate schools in the subdistrict would operate under capacity (57.3 percent utilization) with a surplus of 902 seats in the No Action scenario.

HIGH SCHOOLS

As shown in **Table 4-3**, high schools in the borough would operate over capacity (113.9 percent utilization) with a deficit of 8,935 seats in the No Action scenario.

THE FUTURE WITH THE PROPOSED ACTIONS

According to the multipliers contained in the *CEQR Technical Manual*, with an incremental increase of 3,643 DUs, the Proposed Actions would introduce approximately 397 elementary students and 144 intermediate students to Subdistrict 2/CSD 30. The Proposed Actions would also introduce approximately 365 high school students to the borough of Queens. As noted above, a significant adverse impact may occur if a project would result in both of the following conditions: (1) a utilization rate of the elementary or intermediate schools in the subdistrict study area that is equal to or greater than 100 percent in the With Action scenario; and (2) an increase of 5 percentage points or more in the collective utilization rate between the No Action and the With Action scenarios. For high schools, a significant adverse impact may occur if a project would result in both of the following conditions: (1) a utilization rate of the high schools in the borough of Queens that is equal to or greater than 100 percent in the With Action scenario; and (2) an increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action scenarios.

Table 4-4
With Action Scenario—Utilization in CSD 30/Subdistrict 2

Study Area	No Action Enrollment	Students Introduced by the Proposed Actions	Total With Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization Compared with No Action
Elementary Schools							
Subdistrict 2 of CSD 30	5,349	397	5,746	6,361	615	90.3%	6.24%
Intermediate Schools							
Subdistrict 2 of CSD 30	1,212	144	1,356	2,114	758	64.2%	6.81%
High Schools							
Queens	73,441	365	73,806	64,506	-9,300	114.4%	0.57%

Sources:
Enrollment Projections 2019–2028 New York City Public Schools by Statistical Forecasting; DOE, Utilization Profiles: Enrollment/Capacity/Utilization 2019–2020 School Year; DOE 2020–2024 *Proposed Five-Year Capital Plan;* SCA.

ELEMENTARY SCHOOLS

With the Proposed Actions, the total elementary school enrollment of Subdistrict 2/CSD 30 would increase to 5,746 students. Therefore, elementary schools would operate at 90.3 percent utilization with a surplus of 615 seats in the With Action scenario (see **Table 4-4**). As compared to the No Action scenario elementary school utilization (84.1 percent), elementary school utilization would increase by 6.24 percentage points under the Proposed Actions. The 6.32 percent increase in the elementary school utilization rate would not result in a significant adverse impact to elementary schools, since the overall utilization rate would remain below 100 percent.

INTERMEDIATE SCHOOLS

As shown in **Table 4-4**, in the With Action scenario, the total intermediate school enrollment of Subdistrict 2/CSD 30 would increase to 1,356 students (64.2 percent utilization) with a surplus of 758 seats. As compared to the No Action scenario intermediate school utilization (57.3 percent), elementary school utilization would increase by 6.81 percentage points under the Proposed Actions. The 6.81 percent increase in the intermediate school utilization rate would not result in a

significant adverse impact to intermediate schools, since the overall utilization rate would remain below 100 percent.

HIGH SCHOOLS

As shown in **Table 4-4**, in the With Action scenario, the total high school enrollment for the borough of Queens would increase to 73,806 students (114.4 percent utilization) with a deficit of 9,300 seats. As compared to the No Action scenario high school utilization (114.4 percent), elementary school utilization would increase by 0.57 percentage points under the Proposed Actions. The 0.57 percent increase in the high school utilization rate would not result in a significant adverse impact to high schools. Although the overall utilization rate would remain above 100 percent, the percentage change in the utilization rate between No Action and With Action conditions would remain below five percent.

D. POTENTIAL INDIRECT EFFECTS ON PUBLIC LIBRARIES

METHODOLOGY

According to the *CEQR Technical Manual*, a libraries analysis should focus on branch libraries and not on the major research or specialty libraries that may fall within the study area. Service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than ¾-mile (the library's catchment area). This libraries analysis compares the population generated by the Proposed Actions with the catchment area populations of libraries available within an approximately ¾-mile area around the Project Area (two libraries with respective catchment area for this project).

To determine the existing population of each library's catchment area, 2020 Census data was assembled for all census tracts that fall primarily within ¾-mile of each library. The catchment area populations in the No Action scenario were estimated by multiplying the number of new DUs in projects located within the ¾-mile catchment area that are expected to be complete by 2032 by an average household size of 2.23 persons (the average household size according to 2020 Census data). The catchment area populations in the With Action scenario was estimated by adding the anticipated population that would result from the Proposed Actions (split evenly between the two libraries).

New population in the No Action scenario and With Action scenario was added to the existing catchment area populations. According to the *CEQR Technical Manual*, if a project would increase the libraries' catchment area population by 5 percent or more, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

EXISTING CONDITIONS

The study area is served by the Queens Library (QL) system, also known as the Queens Borough Public Library (QBPL), which includes 66 neighborhood branches and houses approximately 2.9 million volumes. The Queens Library also provides community programming, which includes educational, cultural, and job training programs, and its facilities provide space for community gathering and engagement.

Libraries within the QBPL system provide free and open access to books, periodicals, electronic resources, and non-print materials as well as reference, career services, Internet access, and educational, cultural and recreational programming for adults, young adults, and children.

The Project Area falls within the area of two QBPL locations (see **Figure 4-2**). Broadway branch is located at 4020 Broadway. The Broadway branch features computers, workstations with free internet access, printers, and children's areas. The Broadway branch serves a catchment area population of 86,958 with approximately 82,981 holdings, resulting in a ratio of 0.95 holdings per person.

The Long Island City branch is located at 37-44 21st Street. The Long Island City branch features computers, workstations with free internet access, printers, children's areas, and a meeting room for programs and community events. The Long Island City branch serves a catchment area population of 57,035 with approximately 58,625 holdings, resulting in a ratio of 1.03 holdings per person as shown in **Table 4-5**.

Users of these two library branches can request a volume from any of the other libraries in the QBPL system through inter-library loan.

Table 4-5
Public Libraries Serving the Project Area

Library Name	Address	Holdings[2]	Catchment Area Population[3]	Holdings per Resident
Broadway	4020 Broadway	82,981	86,958	0.95
Long Island City	3744 21st Street	58,625	57,035	1.03

Notes:
[1] See **Figure 4-2**.
[2] Holdings include books, CD-ROMs, DVDs, and videotapes.
[3] 2020 Census for census tracts primarily within the library's ¾-mile catchment area (For Broadway: Census Tracts 51, 65.02, 143, 145, 147, 149, 153, 161, 55, 53, 57, 59, 155, 157, 159, 75, 169, 61, 65.01, 151, 163, 295, 171.01, 171.02, 63, and 73; For Long Island City: Census Tracts 31, 39, 51, 55, 47, 45, 53, 57, 77, 19.01, 19.02, and 19.03, 25, 37, 33.01, 33.02, 43, and 85)
Sources:
QBPL (2021); 2020 Census; DCP Selected Facilities and Program Sites.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the No Action scenario, the Broadway and Long Island City branches will continue to serve the Project Area. No changes to the holdings of these facilities are expected for the purpose of this analysis. The catchment area populations of each library will increase as a result of new development projects completed by 2032. In the No Action scenario, approximately 3,856 new residents will be added to the Broadway branch catchment area, increasing its catchment area population to 90,814. The holdings-per-resident ratio will decrease to 0.91 in the Broadway catchment area. Approximately 11,516 new residents will be added to the Long Island City branch catchment area, increasing its catchment area population to 68,551. The holdings-per-resident ratio will decrease to 0.86 in the Long Island City branch catchment area (see **Table 4-6**).



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Public Libraries in the Study Area

Figure 4-2

Table 4-6
No Action Scenario: Catchment Area Population

Library Name	Existing Catchment Area Population	New Residents[1]	New Catchment Area Population	Holdings Total	New Holdings per Resident
Broadway	86,958	3,856	90,814	82,981	0.91
Long Island City	57,035	11,516	68,551	58,625	0.86

Note:
[1] This number was calculated by multiplying the number of planned No Action developments (1,383 DUs for Broadway and 5,155 DUs for Long Island City) by the Average Household Size (2.23) according to 2020 Census Data. In addition, this number includes the 9 No Action DUs (21 residents) within the Project Area.
Sources:
QBPL (2021); 2020 Census; DCP Selected Facilities and Program Sites.

THE FUTURE WITH THE PROPOSED ACTIONS

According to the *CEQR Technical Manual*, if a project increases the study area population by 5 percent or more as compared with the No Action scenario, this increase may impair the delivery of library services in the study area, and a significant adverse impact could occur.

The Proposed Actions would result in a total of 3,652 DUs within the Project Area. Using an average household size of 2.23 persons, the Proposed Actions would result in the addition of 8,144 residents.

With this additional population, assuming half of the residents would visit, the Broadway branch would serve 90,814 residents, which represents a population increase of 4.48 percent over the No Action scenario. The holdings-per-resident ratio for the Broadway branch would decrease from 0.91 to 0.87 with the Proposed Actions.

The Long Island City branch would serve 72,623 residents, which represents a population increase of 5.94 percent over the No Action scenario. The holdings-per-resident ratio for the Long Island City branch would decrease from 0.86 to 0.81 with the Proposed Actions (see **Table 4-7**).

Table 4-7
With Action Scenario: Catchment Area Population

Library Name	Catchment Area Population No Action Scenario	Population Increase due to the Proposed Actions	New Catchment Area Population With Action Scenario	Population Increase	New Holdings per Resident
Broadway	90,814	4,072	94,886	4.48%	0.87
Long Island City	68,551	4,072	72,623	5.94%	0.81

Sources: QBPL (2021); 2020 Census Estimates; DCP Selected Facilities and Program Sites.

At the Long Island City branch, this is greater than the 5-percent change threshold, and this change may impair the delivery of library services within the study area, including community programs. Residents are in proximity to the Woodside and Astoria branches of the Queens Library and would have access to the entire QBPL through the inter-library loan system and could have volumes delivered directly to their nearest library branch. However, there would be a significant adverse impact on library services in the study area as a result of the Proposed Actions. Potential measures to address the significant adverse impact are discussed in Chapter 22, "Mitigation."

E. POTENTIAL INDIRECT EFFECTS ON PUBLICLY FINANCED EARLY CHILDHOOD PROGRAMS

METHODOLOGY

The New York City Administration for Children's Services (ACS) provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start programs. Publicly financed early childhood programs are available for eligible children 5 and younger (until the child is eligible to attend Kindergarten for a fall start date. According to the *CEQR Technical Manual*, the early childhood program analysis should be limited to EarlyLearn. In order to receive subsidized seats, families must meet specific financial and social eligibility criteria as established by DOE. In general, children in families that have incomes at or below 200 percent of the Federal Poverty Level (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 percent FPL. To receive subsidized child care services, a family also must have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. Head Start is a federally funded child care program that provides children with half-day or full-day early childhood education. Program eligibility is limited to families with incomes at 130 percent or less of the FPL.

As described in the *CEQR Technical Manual*, the City's affordable housing market is pegged to the Area Median Income (AMI) rather than FPL. Lower-income DUs must be affordable to households at or below 80 percent AMI. Since family incomes at or below 200 percent FPL fall under 80 percent AMI, for the purposes of CEQR analysis, the number of DUs expected to be subsidized and targeted for incomes of 80 percent AMI or below provides a conservative estimate of the number of DUs with children that are eligible for publicly financed early childhood programs.

Most children are served through enrollment in contracted Early Learn programs or by vouchers for private and non-profit organizations that operate child care programs throughout the City. Registered or licensed providers can offer family-based child care in their homes. Informal child care can be provided by a relative or neighbor for no more than two children. Children aged 6 weeks through 13 years old can be cared for either in group child care centers licensed by the New York City Department of Health and Mental Hygiene (DOHMH) (or in homes of registered child care providers). ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

Consistent with the methodologies of the *CEQR Technical Manual*, this analysis of child care centers focuses on services for children under age 5, as eligible children aged 5 through 12 are expected to be in school for most of the day. Publicly financed early childhood programs comprise Early Learn NYC (Child Care and Early Head Start), 3-K, and Pre-K for All. While 3-K and Pre-K programs are free for all 3- and 4-year-old children in New York City, there are eligibility requirements for children to enroll in EarlyLearn NYC Child Care and Early Head Start Programs. Space for one child in such child care centers is termed a "slot." These slots may be in contracted programs at a child care center run by a provider, or in private homes licensed to provide child care services to small numbers of unrelated children. "Group family child care" serves 6 to 12 children, while "family child care" serves 3 to 6 children.

Since there are no locational requirements for enrollment in early childhood programs, and some parents or guardians choose a child care center close to their employment rather than their

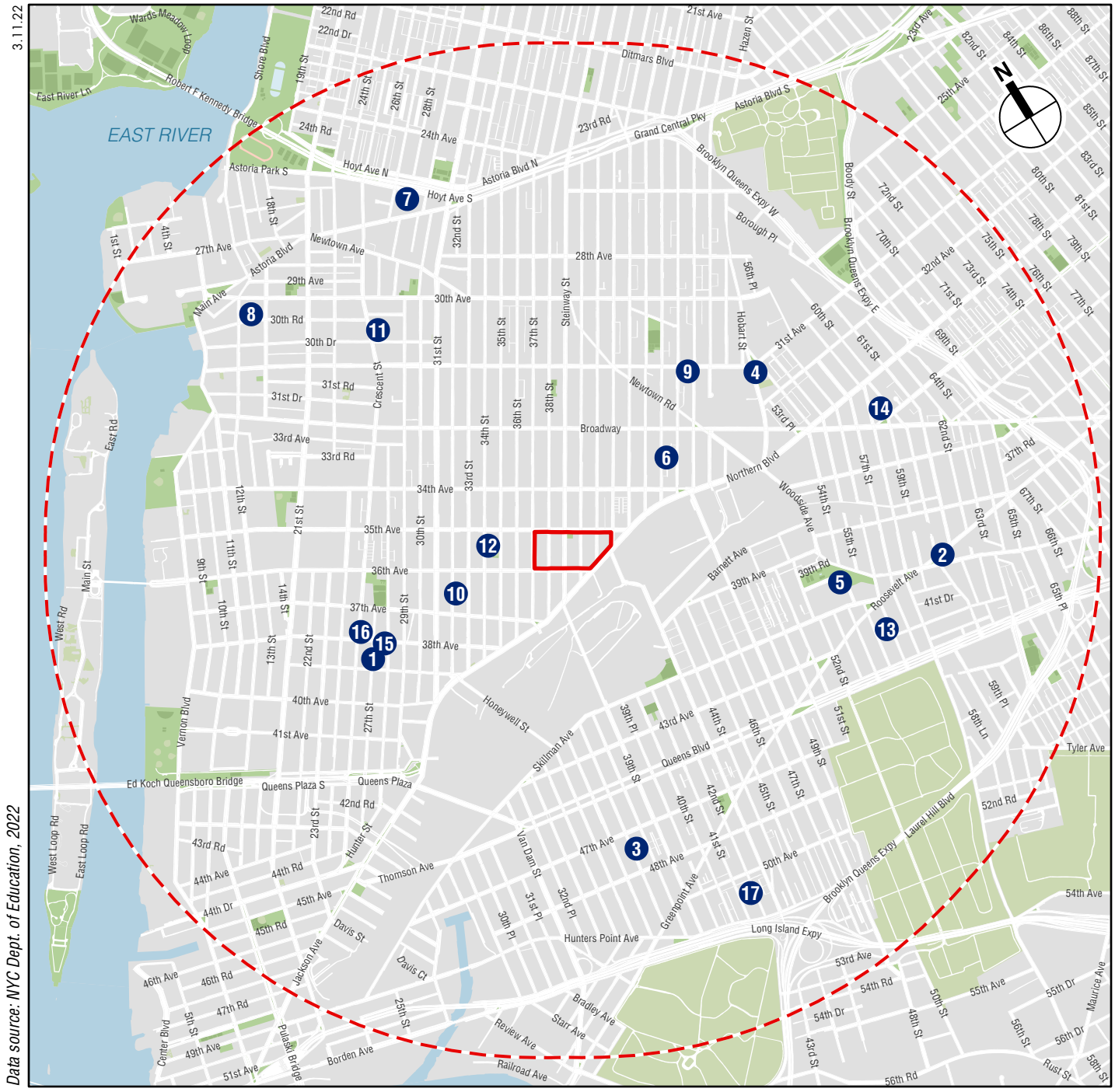
residence, the service areas of these facilities can be quite large and not subject to strict delineation to identify a study area. However, according to CEQR methodology for early childhood program analyses, the locations of publicly financed early childhood programs within approximately 1.5 miles of a project site should be shown, reflecting the fact that the programs closest to a project site are more likely to be subject to increased demand from new residents introduced by an action. Therefore, the study area for the analysis of publicly financed early childhood programs is the area within 1.5 miles of the Project Area as shown in **Figure 4-3**. Current enrollment data for the publicly financed early childhood programs closest to the Project Area were gathered from DOE's Division of Early Childhood Education.

Early childhood program enrollment in the No Action scenario was estimated by multiplying the number of new low- and low/moderate-income (i.e., affordable, non-senior) DUs expected in the 1.5-mile study area by the CEQR multipliers for estimating the number of children under age 6 eligible for publicly funded child care services. For Queens, the multiplier estimates 0.14 eligible children under age 5 per low- and low/moderate-income DUs. As noted above, the CEQR analysis focuses on services for children under age 5 because eligible children aged 5 to 12 are expected to be in school for most of the day.

The early childhood program-eligible population introduced by the Proposed Actions was also estimated using the *CEQR Technical Manual* multipliers. The population of eligible children under age 5 was then added to the child care enrollment calculated in the No Action scenario. According to the *CEQR Technical Manual*, a significant adverse impact on publicly financed early childhood programs may result if there would be a demand for slots greater than the remaining capacity of the programs (i.e., more than 100 percent utilization), and if the Proposed Actions would generate demand constituting an increase of 5 percentage points or more of the collective capacity of the child care facilities serving the study area.

EXISTING CONDITIONS

There are 17 publicly financed early childhood programs within the 1.5-mile study area (see **Figure 4-3**). As shown in **Table 4-8**, these early childhood programs have a total capacity of 159 slots and an enrollment of 104 children with 55 available slots (65.41 percent utilization).



INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Early Childhood Programs in the Study Area

Figure 4-3

Table 4-8
Publicly Financed Early Childhood Programs Serving the Study Area

Map No.	Contractor Name	Address	Enrollment	Capacity
1	Queensbridge ECDC	38-11 27 Street	25	0
2	The Child Center Of New York	60-02 Roosevelt Avenue	79	0
3	Rosa Delgado	47-29 37th Street	0	5
4	Mi Nuevo Mundo Corp-QAKM	31-05 51 Street	0	15
5	Kids Rainbowland Nursery School Inc.	39-60 54 Street	0	8
6	The Learning Station Inc	3132 47th Street	0	2
7	New Milestone Inc.	27-18 Hoyt Avenue South	0	18
8	My Little Friend Daycare	12-17 30 Road	0	5
9	María Aguirre	47-14 31st Avenue	0	6
10	Maria Tabares Daycare	3633 32nd Street	0	8
11	Elsa Garcia FDC	3049 Crescent Street	0	3
12	Children Blossom Daycare	35-25 34th Street	0	5
13	Lizzy's Group Family Daycare	41-44 56th Street	0	5
14	Pepe Grillo Day Care	3348 59th Street	0	5
15	SCO Family of Services Long Island City Early Education Center	38-11 27 Street	0	66
16	Crescent Seedlings	3735 Crescent Street	0	3
17	Hugging Wings Daycare	50-28 42nd Street	0	5
Total			**104**	**159**
Available Slots			**55**	
Utilization Rate			**65.41%**	

Notes:
See **Figure 4-3**.
Some locations may appear to have enrollment but no capacity; it is assumed that enrollment at these locations will be absorbed by other centers.
Source: DOE, January 2022.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

Planned or proposed development projects, i.e., No Action projects, in the early childhood program study area (1.5 miles from the Project Area) that will include affordable DUs were identified utilizing data provided by the New York City Department of Housing Preservation and Development (HPD). Projects that were subject to discretionary approvals (e.g., rezonings, special permits) and included commitments to provide affordable housing were also identified. These projects are summarized on **Table 4-9** below (see also Chapter 2, "Land Use, Zoning, and Public Policy").

As shown on **Table 4-9**, these projects will introduce approximately 952 new affordable DUs by the Proposed Actions' 2032 Build Year. Based on the CEQR generation rates for estimating the number of children eligible for publicly financed early childhood programs, this amount of development would introduce approximately 133 new children under the age of 5 who would be eligible.

Based on the projected increase in demand for early childhood programs, the number of available slots would markedly decrease. As described above, there are currently 55 available slots and a utilization rate of 65.41 percent. When the estimated 133 children under age 5 introduced by planned development projects are added to this total, assuming no addition of capacity to accommodate the additional eligible children, child care facilities in the study area would operate with a deficit of 78 slots (a 149.06 percent utilization rate).

Table 4-9
Affordable Housing Projects in the Study Area

Project Name/Address	Affordable DUs[1]
39-11 Queens Boulevard	9
26-32 Jackson Avenue	12
27-01 Jackson Avenue	5
39-40 30th Street	19
28-16 21st Street	10
50-11 Queens Boulevard	14
62-04 Roosevelt Avenue	64[2]
3-15 26th Avenue (Halletts North)	350[3]
Halletts Point Rezoning	402[4]
44-01 Northern Boulevard	67[5]
Total	**952**

Notes:
[1] Number of affordable DUs identified on HPD Housing New York map or in EAS/EIS documents as indicated in subsequent notes.
[2] Per Roosevelt Avenue Rezoning EAS
[3] Per Halletts North EAS
[4] Per Halletts Point Rezoning, 483 affordable units would be developed in total, however 81 affordable units have already been developed.
[4] Per Halletts Point Rezoning, 483 affordable units would be developed in total, however 81 affordable units have already been developed.
[5] Per 44-01 Northern Boulevard EAS.
Sources:
DOB; CPC; HPD

THE FUTURE WITH THE PROPOSED ACTIONS

AMI bands for the proposed affordable DUs would be developed in consultation with HPD and elected officials, and as required by the Mandatory Inclusionary Housing (MIH) guidelines and other applicable requirements. While the Proposed Actions may result in 25 or 30 percent affordable DUs in accordance with Option 1 or Option 2 of the MIH program, respectively, for the CEQR purpose of assessing potential demand for publicly funded day care to be generated by the Proposed Actions, the RWCDS programs assume that 20 percent of the overall residential floor area would be set aside for DUs affordable for households earning 80 percent (or below) of the AMI. Based on the *CEQR Technical Manua*l child care multipliers, the development of approximately 914 DUs at 80 percent AMI would result in approximately 128 children under the age of 5 who would be eligible for publicly funded child care programs.

With the addition of these children, enrollment in early childhood programs in the study area would increase to 365 children, compared to a capacity of 159 slots with a deficit of 206 slots in the No Action scenario (see **Table 4-10**). This demand would represent 229.56 percent of the existing capacity, which represents an increase in the utilization rate of 80.50 percentage points over the No Action scenario.

Table 4-10
Estimated Child Care Facility Enrollment, Capacity, and Utilization

	Enrollment	Capacity	Available Slots	Utilization Rate	Change in Utilization
No Action Scenario	237	159	-78	149.06%	N/A
With Action Scenario	365	159	-206	229.56%	80.5%
Sources: 2020 Census; DOB; CPC; HPD.					

As noted above, the *CEQR Technical Manual* guidelines indicate a significant adverse impact on publicly financed early childhood programs could result when both of the following criteria are met: (1) a demand for slots greater than the remaining capacity of child care facilities; and (2) an increase in demand of 5 percentage points of the study area capacity. In the With Action scenario, early childhood programs in the study area would operate over capacity and the increase of 80.5 percentage points in the utilization rate would exceed 5 percentage points. Therefore, the Proposed Actions would result in a significant adverse impact to publicly financed early childhood programs. To increase this ratio by less than 5 percentage points, the number of affordable DUs introduced by the Proposed Actions would need to be reduced to 53, which would generate 7 children eligible for publicly financed early childhood programs. With the assumption of 914 affordable DUs at 80 percent AMI, the Proposed Actions would generate 128 eligible children, and the addition of 79 child care slots would be required to result in an increase in utilization in the study area of less than 5 percent. Possible measures to reduce the shortfall are discussed in Chapter 22, "Mitigation."

Several factors may reduce the number of children in need of slots in publicly financed early childhood programs. Families in the study area could make use of alternatives to the early childhood programs. Parents of eligible children also are not restricted to enrolling their children in early childhood programs in a specific geographical area and could use programs outside of the study area, such as programs near their place of work. 3K and Pre-K are free for all New York children, the City is mandated to provide both universally across the city, and these are either already available or will soon be available everywhere. These programs have shorter hours and months of operation than the means-tested programs, and they can supplement but not replace the need for the means-tested programs being analyzed. ✷