5.0 Community Facilities and Services

A. INTRODUCTION

This chapter assesses the Proposed Action in terms of potential impacts on community facilities. The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities and institutions, including schools, hospitals, libraries, day care centers, and fire and police protection services. Based upon the thresholds provided in Table 3C-1 of the *CEQR Technical Manual*, preliminary analyses are required to determine potential impacts to public schools and to libraries. No significant adverse impacts on hospitals or day care centers would result due to the Proposed Action, since the Proposed Action would not introduce a large new low-income population or a substantial number of subsidized units. Because there would be no direct impacts on fire or police facilities, no analysis of potential impacts is required for these services, and no significant adverse impacts on fire or police services would occur as a result of the Proposed Action. Detailed assessments conclude that there would be no significant adverse impacts to public schools or libraries with the Proposed Action.

The Proposed Action would not physically alter or displace any community facility, and therefore would result in no direct impacts to community facilities. Indirect effects, however, may result from increases in population, which could create additional demand on service delivery. Therefore, in conformance with the *CEQR Technical Manual*, an assessment of potential indirect effects is appropriate, since the Preferred Development Program for the Proposed Action would introduce more than 100 new residential units to this predominantly industrial area of Long Island City. In addition to the approximately 1,000 units introduced by the Preferred Development Program, Variations 1 and 3 would each introduce 655 additional market-rate apartments to the area.

Community facilities are evaluated to determine their existing and projected (without the Proposed Action) services and capacities, and to assess how they would be affected by the Proposed Action. In terms of the potential effects associated with Silvercup West specifically, only public schools and libraries require detailed assessments per CEQR guidance; therefore, only the analyses of these types of facilities and potential effects are carried through Future Conditions without the Proposed Action (Section C) and Future Conditions with the Proposed Action (Section D) and Variations (Section E).

The study areas for the analysis of potential impacts to public schools and libraries vary according to the service areas of the facilities. The Study Area for libraries is defined, in accordance with CEQR, by a ¾-mile radius around the Project Site. The Study Area for elementary and middle schools is a one-mile radius around the project site. Elementary and middle schools are further evaluated at the School Planning Zone level and at the Community School District (CSD) level to assess regional impact. The *CEQR Technical Manual* (Sec. 311) states that the study area for the analysis of public schools "generally coincides with the region of the Community School District serving the site of the proposed action . . .," identified in this chapter as School Planning Zone 3 (Figure 5-2). While this chapter assesses the impact of the Proposed Action at a more local level, as well as that of the school district as a whole, the determination of any significant adverse impact will be made at the school planning zone level.

The 1,000 units in the Preferred Development Program would generate 178 elementary school pupils, 94 middle school students, and 42 high school students.

Variations 1 and 3 of the Preferred Development Program would add an additional 655 units, generating a total of 289 elementary school pupils, 153 middle school students, and 68 high school students.[1] Since there are few than 150 high school students expected to be generated, CEQR analysis for high schools is not warranted. The impact of these additional elementary and intermediate school students is examined in detail in Sections D and E.

The *CEQR Technical Manual* indicates that determination of whether the Proposed Action would result in significant impact on a community facility is based on whether the people in the area would have adequate service delivery in the Future with the Proposed Action. Generally, if service delivery would deteriorate to unacceptable levels as a result of a substantial (more than five percent) increase in population served by a facility, a significant impact could result.

B. EXISTING CONDITIONS

1. Police Department

The Project Site and surrounding neighborhood are served by the 108th Precinct of the New York City Police Department (NYPD). The 108th Precinct serves the neighborhoods of Long Island City, Sunnyside, and Woodside. With headquarters located at 5-47 50th Avenue in Long Island City, the precinct serves an area of approximately 4.4 square miles bounded by Queens Plaza and Northern Boulevard to the north, the Long Island Rail Road to the east, Maurice Avenue and Newtown Creek to the south, and the East River to the west (Figure 5-1).

The 114th Precinct serves the areas north of the Queensboro Bridge, including Queensbridge Houses and Astoria. Both the 108th and 114th Precincts are part of the Queens North Patrol Services Bureau.

The NYPD independently reviews its staffing levels against a precinct's population, area coverage, crime levels, and other local factors when assessing its ability to serve the community or need to redeploy services. In accordance with guidance in the *CEQR Technical Manual*, a detailed assessment of potential impacts is not warranted because the Proposed Action would not affect the physical operations of, or access to and from, the precinct houses.

2. Fire Department

The following New York City Fire Department (FDNY) companies provide fire and rescue services to the Project Site and surrounding areas(Figure 5-2):[2]

- The First Engine Company—Engine Company 260—is located at 11-15 37th Avenue between 11th and 12th Streets; the First Ladder Company—Ladder Company 116—is located at 37-20 29th Avenue between 37th and 38th Avenues.

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[1] These calculations are conservatively based on the "Projected Public School Pupil Ratios" provided in the *CEQR Technical Manual* for "Mod-High" Median Family Income (MFI) level, rather than the slightly lower ratios associated with the "High" MFI; it is assumed that the income level would not be "Low-Mod" or "Low" MFI since the Proposed Action would introduce market-rate units.

[2] "Engine" refers to a unit that responds with trucks and equipment used for the application of water in a fire, and "Ladder" refers to a search and rescue unit that works hand-in-hand with the engine companies in the extinguishing of fires and responding to other emergencies. "First" and "Second" refers to the order in which Engine and Ladder Companies would respond to an emergency.

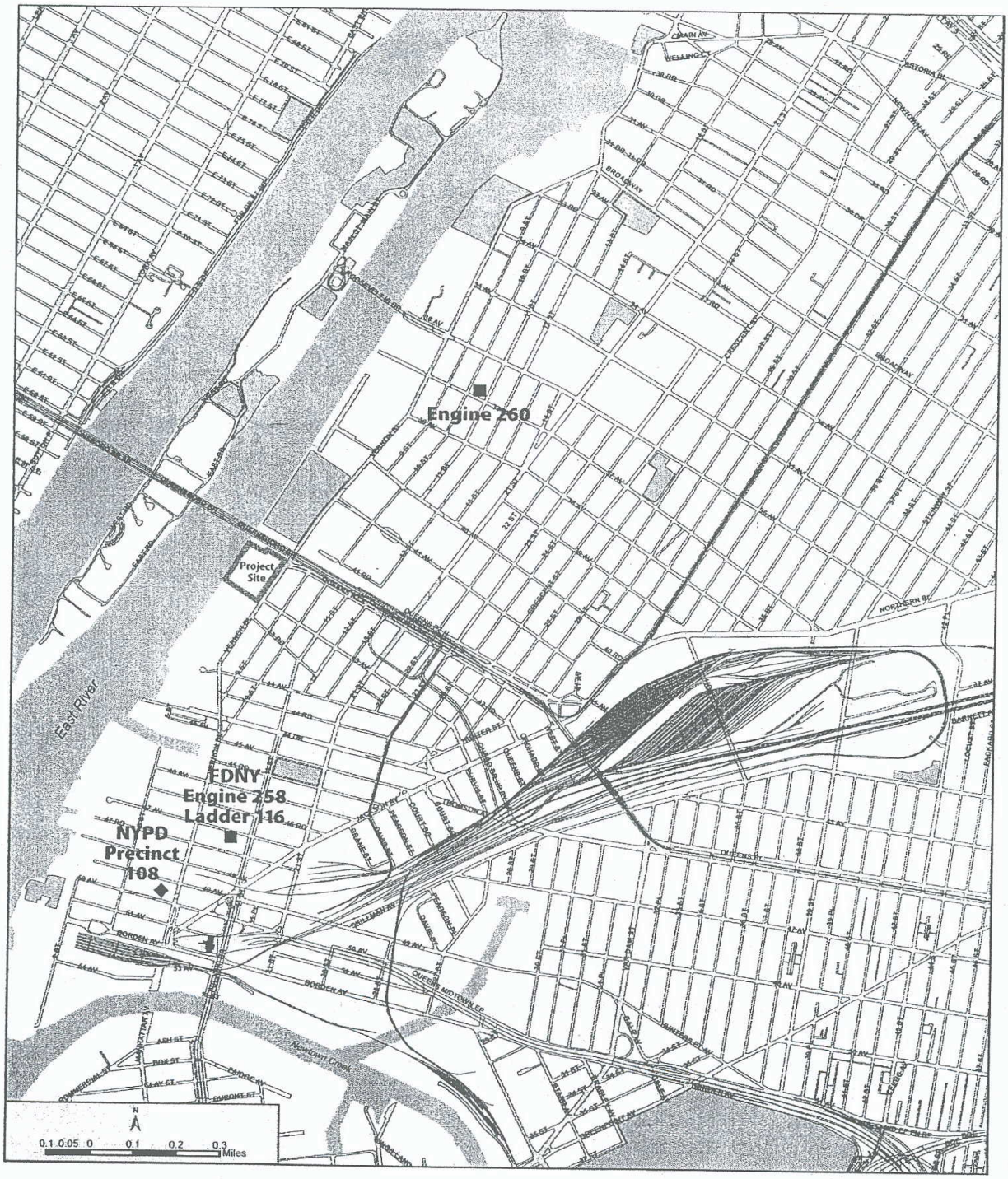


Figure 5-1:
Police and Fire Departments

- The Second Engine Company—Engine Company 258—and the Second Ladder Company—Ladder Company 116—are located at 37-20 29th Street, between 11th Avenue and Vernon Boulevard.

These are the FDNY companies that are nearest the Project Site and would be the most likely to respond to an emergency there. The FDNY calls in additional units from other companies, when needed.

The FDNY does not allocate resources based on proposed or projected developments but continually evaluates the need for changes in personnel, equipment or locations of fire stations and makes any adjustments necessary. Because the Proposed Action would not affect the physical operations of, or access to and from, the station houses, pursuant to the guidance of the *CEQR Technical Manual*, a detailed assessment of potential impacts is not warranted.

3. Public Schools

The public school system is organized into 10 Regions across the City with approximately 120 schools in each Region. Each Region contains between two and four CSDs. Each CSD is comprised of a number of School Planning Zones. The Project Site is located within School Planning Zone 3 of CSD 30. CSD 30 is grouped with CSDs 24 and 32 into the New York City Department of Education (DOE)'s Region 4 and is generally bounded by the area between the East River, Flushing Bay, Roosevelt Avenue, and Newtown Creek. School Planning Zone 3, which is within CSD 30, is roughly bounded by the Triborough Bridge, 31st Street, Jackson Avenue, Newtown Creek and the East River (Figure 5-2).

The analysis assesses the existing and future capacity of those schools located within the Study Area (within one mile of the Project Site), in School Planning Zone 3 and CSD 30. Further, the analysis focuses on elementary and intermediate/junior high schools, since the DOE assigns students to specific schools at these levels. Students can, however, apply to specialized intermediate or magnet schools. High school students can usually elect to attend schools outside of their neighborhood, depending on admissions criteria and space availability.

a) Elementary Schools

According to 2003–2004 enrollment, capacity, and utilization data prepared by the DOE, CSD 30 in Queens includes 37 elementary schools, 6 of which are located within School Planning Zone 3. The Project Site currently lies in the public school zone for the one public elementary school located south of the Queensboro Bridge, PS 78 (Robert F. Wagner Jr. School), located at 48-09 Center Boulevard, within the Queens West development. Three other schools are located in the Study Area within one mile of the Project Site, north of the Queensboro Bridge.

In addition to the elementary schools located in the Study Area (within one mile of the Project Site), several other elementary schools are located within CSD 30's School Planning Zone 3. These are:

- PS 17 (Henry David Thoreau School at 38-37 29th Street)
- PS 171 (Peter G. Van Alst School) at 14-14 29th Avenue
- PS 234 at 30-25 29th Street

According to the most recent enrollment and capacity figures available from DOE (Table 5-1), the public elementary schools nearest the rezoning area are cumulatively operating at 74 percent of their combined capacity, with 730 available seats.

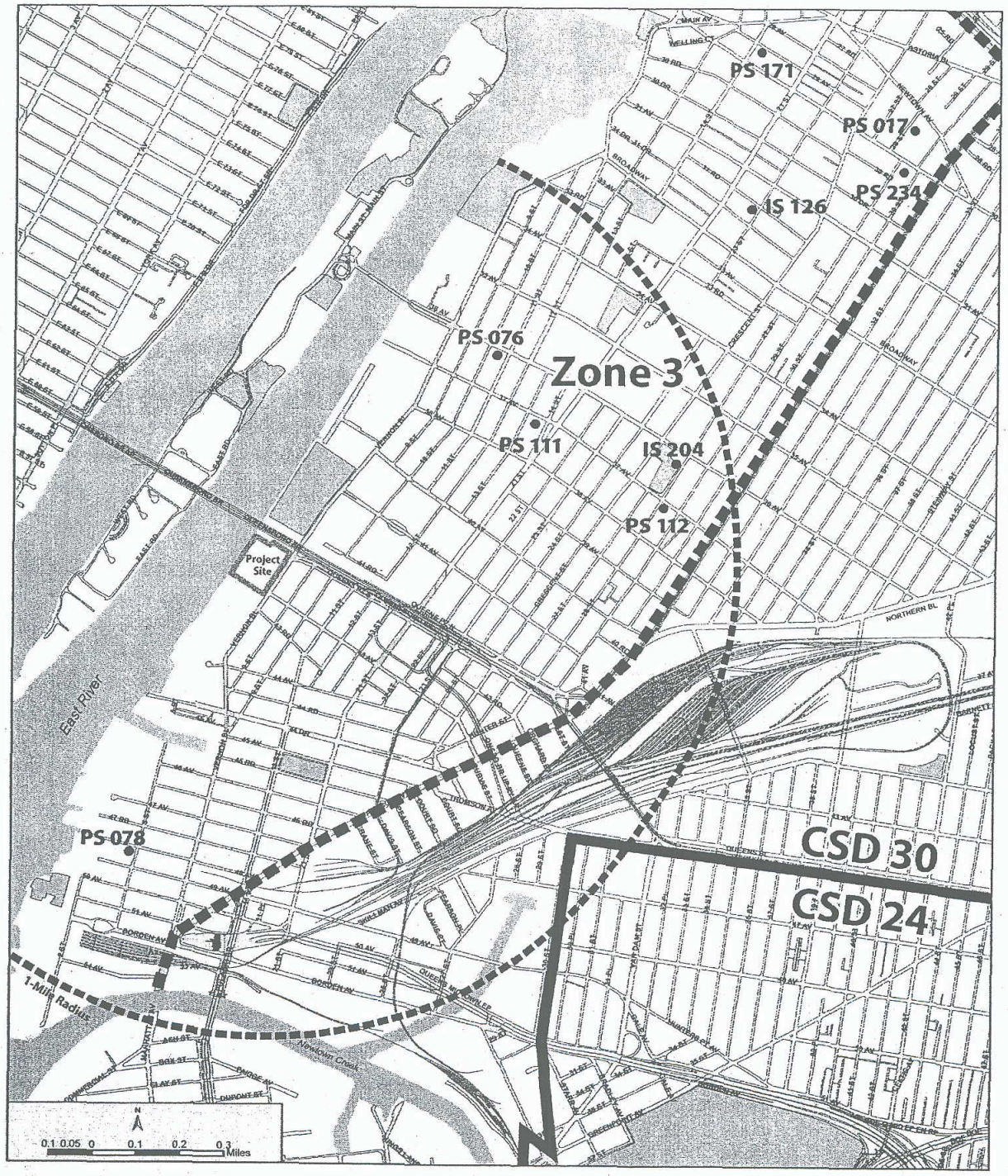


Figure 5-2:
Public Schools

b) Intermediate/Middle Schools

One intermediate school is located near the Project Site, serving a zone that encompasses the entire Study Area:

- IS 204 (Oliver Wendell Holmes Middle School), serving grades 6 through 8, located at 36-41 28th Street.

In addition, one other intermediate school is located within CSD 30's School Planning Zone 3 (outside the one-mile Study Area):

- IS 126 (Albert Shanker School for Visual and Performing Arts), serving grades 6 through 8, at 31-51 21st Street.

At the intermediate school level, it is possible for students to apply to and attend other intermediate schools and magnet programs outside their CSD. Overall, the intermediate schools in CSD 30 were operating at 101 percent of their combined capacity in the 2003–2004 school year, with a need for 68 additional seats. However, the intermediate schools in School Planning Zone 3 were operating at 76 percent capacity. IS 204, which is near the site, is operating at 74 percent of its capacity, with 379 available seats (Table 5-1).

TABLE 5-1: EXISTING CONDITIONS: PUBLIC SCHOOL ENROLLMENT, CAPACITY, AND UTILIZATION

School	Address	Enrollment	Capacity	Available Seats	Utilization (percent)
Elementary Schools					
PS 17 (Henry David Thoreau)	28-37 29th St.	796	839	43	95%
PS 76 (William Hallet School)	36-36 10th St.	694	1,069	375	65%
PS 78 (Robert F. Wagner Jr. School)	48-09 Center Blvd.	232	307	75	76%
PS 111 (Jacob Blackwell School)	37-15 13th St.	471	758	287	62%
PS 112 (Dutch Kills School)	25-05 37th Ave.	642	635	-7	101%
PS 171 (Peter G Van Alst)	14-14 29 Ave.	893	853	-40	105%
PS 234	30-15 29th St.	894	1,111	217	80%
TOTAL for Elementary Schools in Study Area		**2,039**	**2,769**	**730**	**74%**
TOTAL for Elementary Schools in School Planning Zone 3		**4,622**	**5,572**	**950**	**83%**
TOTAL for Elementary Schools in CSD 30		**21,032**	**22,604**	**1,572**	**93%**
Intermediate Schools					
IS 126 (Albert Shanker School for Visual and Performing Arts)	31-51 21st St.	900	1,149	249	78%
IS 204 (Oliver Wendell Holmes Middle School)	36-41 28th St.	1,060	1,439	379	74%
TOTAL for Intermediate Schools in Study Area		**1,060**	**1,439**	**379**	**74%**
TOTAL for Intermediate Schools in School Planning Zone 3		**1,960**	**2,588**	**628**	**76%**
TOTAL for Intermediate Schools in CSD 30		**7,273**	**7,205**	**-68**	**101%**
TOTAL for all Buildings in CSD 30		**28,305**	**29,809**	**1,504**	**95%**

Sources:

1. Enrollment and capacity for individual schools: DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2003–2004*. These figures include Pre-K enrollment in these buildings.
2. Totals for CSD 30 enrollment - Capacity numbers for CSD 30: DOE, *Utilization Profiles: Enrollment/Capacity/Utilization, 2003–2004*. (Target Capacity Method figures are given. These reflect a school's anticipated capacity if early grade (K-3) class size reductions, with 20 children per class, were implemented.

c) High Schools

New York City public high school students can usually elect to attend schools outside of their neighborhood, depending on admissions criteria and space availability. Twelve public high schools, some with specialized curricula, are located in Queens within two miles of the Project Site in the western portion of DOE Region 4 (Table 5-2). Taken together, the high schools located in the western portion of Queens in proximity to the Project Site are cumulatively operating over capacity. Additionally, on the whole, high schools in the Borough of Queens are operating over capacity. However, the recently opened High School for Information Technology, located about ½ mile east of the Project Site on 44th Road, is operating at less than half its full capacity. The Baccalaureate School for Global Education and Robert F. Wagner Jr. High School are also underutilized.

TABLE 5-2: EXISTING CONDITIONS: PUBLIC HIGH SCHOOL UTILIZATION, CAPACITY, AND ENROLLMENT

School	Address	Enrollment	Capacity	Available Seats	Utilization (percent)
Aviation Career and Technical High School	45-30 36th St.	1,810	1,751	-59	103%
Baccalaureate School for Global Education	34-12 36th Ave.	249	475	226	52%
Frank Sinatra School of the Arts	30-20 Thomson Ave.	379	324	-55	117%
High School for Information Technology	21-16 44th Rd.	288	675	387	43%
International High School	31-10 Thomson Ave.	460	174	-286	264%
Long Island City High School	14-30 Broadway	3,965	2,175	-1,790	182%
Middle College High School	31-10 Thomson Ave.	496	238	-258	208%
Newcomers High School–Academy of American Studies	28-01 41st Ave.	1,563	1,199	-364	130%
Queens Vocational High School	37-02 47th Ave.	1,214	728	-486	167%
Robert F. Wagner Jr. High School	47-07 30th Pl.	556	676	120	82%
WM Cullen Bryant High School	48-10 31st Ave.	3,837	3,063	-774	125%
TOTAL for High Schools near Study Area		**14,817**	**11,478**	**-3,339**	**129%**
TOTAL for High Schools in Queens		**78,077**	**67,582**	**-10,495**	**116%**

Source: DOE, 2003–2004 School Facilities Enrollment-Capacity-Utilization

4. Libraries

The Queens Borough Public Library (QBPL) system serves the Borough of Queens and its population of 2.2 million through its Central Library and 63 branches. Residents can go to any QBPL branch and order books from any of the other library branches. The QBPL has one of the highest circulations of any library system in the country.

According to the *CEQR Technical Manual*, residents will typically travel as far as ¾ mile to use library facilities. Thus, the Study Area for this analysis is defined as the ¾-mile radius around the Project Site. Three libraries are located within a ¾-mile radius of the Project Site (Table 5-3).

TABLE 5-3: EXISTING CONDITIONS: LIBRARY SERVICES WITHIN ¾-MILE OF THE PROJECT SITE

Library	Address	Catchment Area Population	Number of Volumes	Circulation (annual)
Court Square Branch	25-01 Jackson Avenue (in the Citibank building)	6,215	28,649	145,239
Queensbridge Branch	10-43 41st Avenue	11,790	23,179	21,673
Ravenswood Branch	35-32 21st Street	21,665	40,359	63,561
TOTAL for Study Area		**39,670**	**92,187**	**230,473**

Sources: The QBPL, Office of the Branch Libraries. The QBPL website. Population estimates derived from U.S. Census of Population and Housing, 2000. Circulation: NYCDCP "Selected Facilities & Program Sites in New York City," 2003 Edition, Queens.

Note: The QBPL system is comprised of 63 locations with a catchment area population of 2.2 million people. The QBPL collection spans 6.8 million volumes with an annual circulation of 16.8 million..

The branches within the Study Area are home to roughly 92,000 volumes, serve approximately 40,000 people, and have an approximate total annual circulation of 230,000.

Each of the three Branches offers a variety of special collections and services.

The Queensbridge Branch is located closest to the site, and houses a special large print collection of volumes for patrons. The branch also coordinates a "Latchkey Enrichment Program:" held after school for elementary school children.

The Court Square Branch houses a special large print collection, a multi-media center, and six public internet terminals (Figure 5-3).

The Ravenswood Branch, similar to the other two branches, houses a large print collection of volumes. Additionally, it houses a collection of volumes that are written in Chinese to better serve the Chinese population (17.6 percent) in the Branch's catchment area. Similar to the Queensbridge Branch, the branch also coordinates a "Latchkey Enrichment Program:" held after school for elementary school children. Additionally the branch holds a book discussion group for patrons that meets on the 3rd Thursday of the month.

The Queens Public Library has indicated that various services are constantly being evaluated for implementation at each of its member branches, and can be phased in every year. In addition, patrons can retrieve any volume available in the QBPL system from any branch.

The Ravenswood and Queensbridge branches are housed in less than ideal situations. Both are in basements of older apartment buildings, limiting their potential to increase circulation and services in the future. Although the Court Square branch is in better physical condition and has been recently upgraded with a multimedia center, it has limited floor space and cannot support additional services offered by larger branches.

Potential impacts on libraries may result from an increased residential population. According to the *CEQR Technical Manual*, if a proposed action would increase the average number of residential units served by local library branches in Queens by more than 5 percent (a 5 percent increase in housing units, for the Borough of Queens, equates to 621 units, according to the *CEQR Technical Manual*), the proposed action may cause significant impacts on library services and further analysis of the impact of the proposed action is warranted. Further assessment is therefore appropriate since the Proposed Action would introduce approximately 1,000 new housing units under the Preferred Development Program and 1,655 new units under Variations 1 and 3.

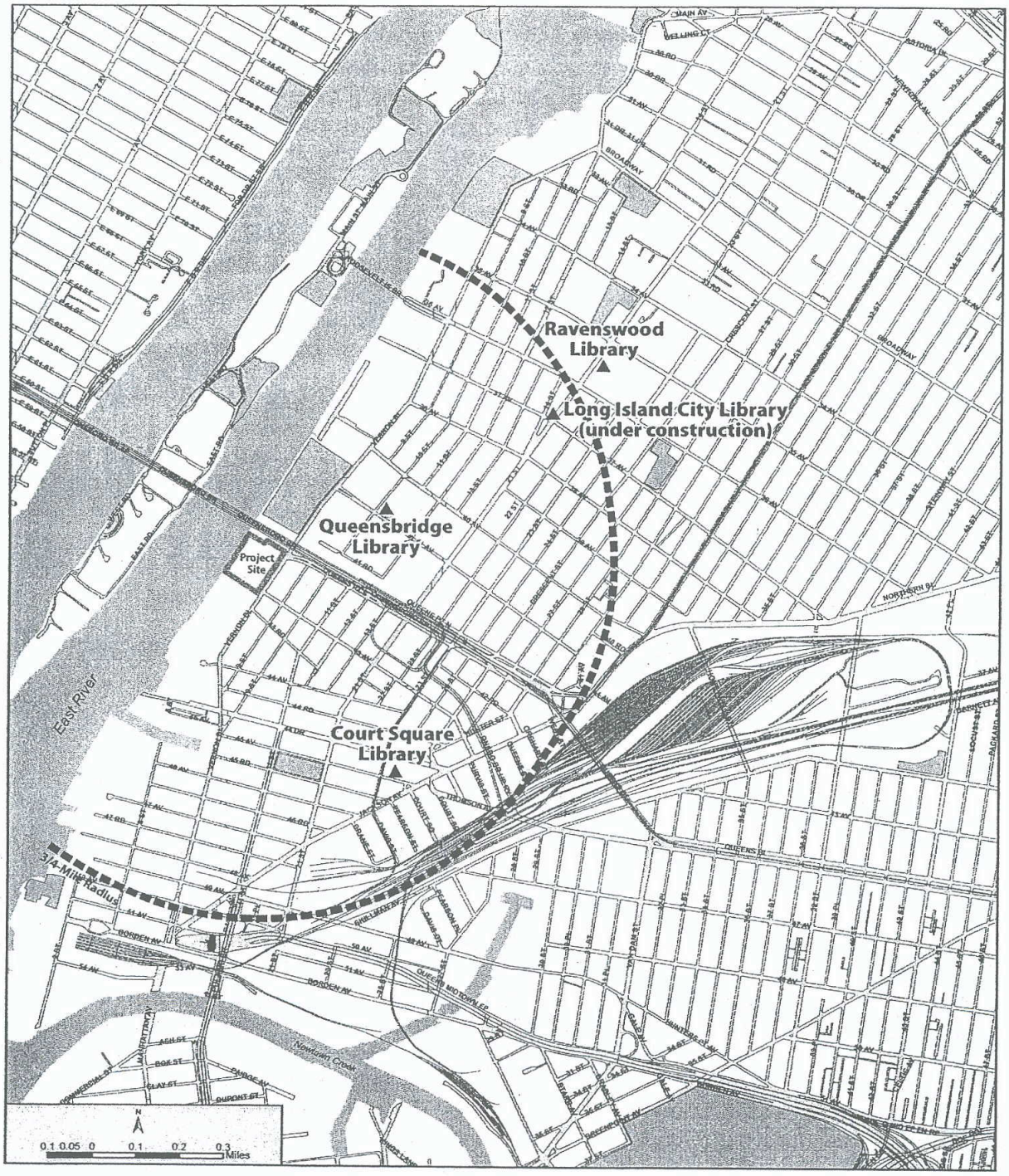


Figure 5-3: Libraries

5. Health Care Facilities

As defined by the *CEQR Technical Manual*, health care facilities include public, proprietary, and non-profit facilities that accept public funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. These facilities include hospitals, alcohol and substance abuse facilities, nursing homes, clinics, and other facilities providing outpatient health services (Figure 5-4).

The CEQR assessment focuses on emergency and outpatient services that could be affected by the introduction of a large low-income residential population that may rely heavily on nearby hospital emergency rooms and other public outpatient services. Because the Proposed Action, which will introduce market-rate housing to the area, is not anticipated to surpass the CEQR threshold of 600 moderate- to low-income units, a detailed assessment of health care facilities is not warranted.

6. Day Care Centers

According to the *CEQR Technical Manual,* projects that would introduce a substantial number of subsidized residential units are examined for potential impacts on the available capacities of group day care centers in the vicinity of the Project Site. Because the Proposed Action is not anticipated to surpass the CEQR threshold of 250 low- or moderate-income housing units, a detailed assessment of day care facilities is not warranted.

C. FUTURE CONDITIONS WITHOUT THE PROPOSED ACTION

1. Public Schools

The DOE's *Children First 2005–2009 Five-Year Capital Plan-2005 Amendment* (*Capital Plan*) was adopted in June 2005, allocating more than $13 billion for school improvements and construction projects throughout the City. Approximately $4.2 billion is aimed at producing over 66,000 new seats citywide over the next five years, including 97 new buildings, 57 of which will be Kindergarten–Grade 8 (PS/IS) schools. The *Capital Plan* proposes 26 new intermediate/high schools in districts where the 2009 projections indicate that there will be a shortfall of at least 1,500 high school seats. There will be nine new high schools in Queens with seat allocations ranging between 744 to 1,654 seats. Three elementary or elementary/intermediate schools are planned for CSD 30, with seat allocations between 441 and 630 seats, totaling 1,641 seats. These projects have not been sited yet. Funding for these proposed schools is expected to come from the State. In addition to the proposed schools in the *Capital Plan*, Queens West developers have committed to providing a new school facility as part of its generated project plan. The proposed K–5 school facility would be housed in a building planned for one of its development parcels; the proposed number of seats has not been published. According to the developer, construction of the building is expected to start in 2007 and be completed by 20090. The *Capital Plan* does not include an allocation for the build-out of this school facility although it is expected that the School Construction Authority (SCA) would be responsible for this.

In addition, the *Capital Plan* provides $4.6 billion aimed at restructuring and improving more than 400 schools and creating new Partnership and Charter Schools. Another $4.5 billion is provided for capital improvement projects, such as exterior and interior building upgrades, mandated programs and other necessary repairs.



Figure 5-4:
Health Care Facilities

The Future Without the Proposed Action utilization rate for school facilities is calculated by adding the estimated enrollment from known future proposed residential developments to the projected enrollment from the NYCDCP or DOE and then comparing that number to projected capacity.

As described in Chapter 2, "Land Use, Zoning, and Public Policy," a number of ongoing and anticipated projects will result in additional residential development in the Study Area by 2009 without the Proposed Action. Parcels of formerly industrially zoned land on the Hunters Point waterfront have been rezoned for and/or developed with residential uses. The River East development, located at 44th Avenue between Vernon Boulevard and the East River, will be completed by 2009. More extensive residential development is planned in the Queens West development, in which some 2,838,000 square feet of new residential development is expected by 2009.

In total, almost 4.2 million square feet of new residential development will be in place within the Study Area by 2009 without the Proposed Action. Assuming 1,000 square feet per dwelling unit, these developments would add approximately 4,148 new housing units. This would result in an increase in the student population in the Study Area of approximately 1,078 students (based on the Mod-High Pupil ratios in Table 3C-2 of the *CEQR Technical Manual*). This represents a significant increase in Study Area student population without the Proposed Action.

The NYCDCP and DOE's Division of School Facilities project changes in enrollment by school district up to 10 years into the future using cohort survival methodology based on number of births, actual enrollment, and grade-retention ratios. Some differences in methodology account for variations between the DOE and NYCDCP enrollment projections (see notes in Table 5-4). The *CEQR Technical Manual* suggests that both the NYCDCP's and DOE's enrollment projections could be considered in evaluating potential impacts, although the more conservative (higher) projections should be used for calculating numerical impacts. Enrollment projections were obtained from the NYCDCP and DOE, and the data were compared to determine which figures were more conservative in projecting future enrollment for CSD 30. In addition, the DOE and NYCDCP also provide projections of high school students, but on a Borough-wide basis rather than on a district or regional level. The NYCDCP's enrollment projections (actual 2003, projected 2004–2013), which were higher than the DOE's, were used for this analysis.

Elementary School enrollment in CSD 30 was 21,032 and is projected to decrease 13 percent to 18,292 in 2009. In addition, as mentioned prior, several residential projects are expected to be completed within the Project Area and educational facilities Study Area that would add 1,036 students to the schools in these areas. With a total of 705 additional elementary school students expected by 2009 (including NYCDCP projections and students generated by new residential development), the total enrollment in the elementary schools in the Study Area would be 2,479 (Table 5-4). This is expected to result in a surplus of 290 seats in the elementary schools nearest the Project Site (a 91 percent utilization rate). Elementary enrollment in school planning zone 3 would increase slightly (2 percent) with a utilization rate of 85 percent. District-wide the expected total enrollment (including NYCDCP projections and students generated by new residential development) is a total of 18,997 elementary school students, and schools would operate at 84 percent of capacity with a surplus of 3,607 seats (Table 5-4).

TABLE 5-4: FUTURE CONDITIONS WITHOUT THE PROPOSED ACTION: ESTIMATED PUBLIC SCHOOL ENROLLMENT, CAPACITY, AND UTILIZATION (2009)

	NYCDCP Projected Enrollment by 2009	Additional (No-Action) Students	Total Projected Enrollment by 2009	Capacity	Available Seats	Utilization (percent)
Elementary Schools						
TOTAL for Elementary Schools in Study Area	1,774	705	2,479	2,769	290	90%
TOTAL for Elementary Schools in School Planning Zone 3	4,020	705	4,711	5,572	861	85%
TOTAL for Elementary Schools in CSD 30	18,292	705	18,997	22,604	3,607	84%
Intermediate Schools						
TOTAL for Intermediate Schools in Study Area	1,055	373	1,422	1,439	17	99%
TOTAL for Intermediate Schools in School Planning Zone 3	1,951	373	2,320	2,588	268	90%
TOTAL for Intermediate Schools in CSD 30	7,237	373	7,610	7,205	-405	106%
TOTAL for all Buildings in CSD 30	25,529	1,078	26,608	29,809	3,201	89%

Notes:

1. To estimate student enrollment in 2009 for elementary and intermediate schools within the Study Area, the total number of students enrolled in those schools (DOE Utilization Profiles 2003–2004 enrollment) was divided by the total number of students enrolled in CSD 30 Schools (2003–2004 enrollment, elementary and intermediate handled separately).
2. The resulting percentages of 9.7 for elementary and 4.5 for intermediate schools were applied to the district's projected enrollment in 2009 to estimate total enrollment for the schools within the Study Area.
3. The resulting percentages of 21.9 for elementary and 26.9 for intermediate were applied to the districts projected enrollment in 2009 to estimate total enrollment for schools within the Planning Zone.
4. NYCDCP does not project Pre-K enrollment because Pre-K programs are discretionary. NYCDCP includes Charter Schools in its enrollment projections. In 2003-2004 there were two charter schools in CSD 30:The Renaissance Charter School (enrollment of 296 in grades K–8, total enrollment of 486, grades K–12) and Our World Neighborhood Charter School (enrollment of 501 in grades K–6).
5. Additional Students Generated calculated using the "Mod-High" Median Family Income Level as the projects identified would introduce market-rate units.

Intermediate School enrollment in CSD 30 was 7,273 and is projected to decrease slightly to 7,237 in 2009. With a total of 373 additional intermediate school students expected by 2009 (including NYCDCP projections and students generated by new residential development), the total enrollment in the intermediate schools in the Study Area would be 1,422 (Table 5-4). This is expected to result in a surplus of 17 seats in the intermediate school nearest the Project Site (a 99 percent utilization rate). Intermediate school enrollment in school planning zone 3 would increase by 13 percent with a utilization rate of 90 percent District-wide the expected total enrollment (including NYCDCP projections and students generated by new residential development) is a total of 7,610 intermediate school students, and schools would operate at 106 percent of capacity with a deficit of 405 seats (see Table 5-4).

Thus, the elementary and intermediate schools in the Study Area will likely remain under-utilized, even with the continued residential development along the waterfront south of the Project Site. CSD 30 will continue to operate at a deficit for intermediate schools, however it is possible for intermediate school students to apply and attend other schools outside of their CSD. The additional

construction and enhancements resulting from the *Capital Plan* would be expected to further ensure adequate capacity for elementary and middle school students in the area.

2. Libraries

The Department of Design and Construction (DDC) is constructing a new library for the QBPL, the Long Island City Library, at 21st Street and 37th Avenue. It would replace the Ravenswood and Queensbridge Branches which the QBPL have identified as being too small, and lacking in amenities. The new branch would be a total of 18,000 square feet on two levels, an increase of 14,000 square feet over the branches being replaced. Additionally, the branch will house 75,000 volumes, have 14 public internet terminals, a multi-media department, and an Adult Learning Center with eight public-access computers, a classroom for ESL instruction and a community meeting room that will seat 75 people (located on the buildings second floor) (Table 5-5). DDC has scheduled completion of the construction for Fall of 2006.

TABLE 5-5: FUTURE CONDITIONS WITHOUT THE PROPOSED ACTION: LIBRARY SERVICES WITHIN ¾ MILE OF THE PROJECT SITE

Library	Address	Catchment Area Population	Number of Volumes	Circulation (annual)
Court Square Branch	25-01 Jackson Avenue (in the Citibank building)	6,215	28,649	145,239
Long Island City Branch	21st Street and 32nd Avenue	66,910	75,000	300,000
	TOTAL for Study Area	**73,125**	**103,649**	**445,239**

Sources: The QBPL, Office of the Branch Libraries. The QBPL website. Population estimates derived from U.S. Census of Population and Housing, 2000. Circulation For Court Square: NYCDCP "Selected Facilities & Program Sites in New York City," 2003 Edition, Queens. Circulation for Long Island City Branch from QBPL, Office of the Branch Libraries estimates.

The QBPL also has planned an additional branch to be located on Center Boulevard at Queens West to better serve the far western portion of the area. As this is a planned library, and not committed in the QBPL 5 year capital plan, it is not included in the following analyses.

In total, almost 4.2 million square feet of new residential development will be in place within the Study Area by 2009 without the Proposed Action. Assuming 1,000 square feet per dwelling unit, these developments would add approximately 4,148 new housing units. This would result in an increase in the catchment area population for the libraries in the Study Area of approximately 11,000 people (based on 2.7 persons per dwelling unit as established in Chapter 3, "Socioeconomic Conditions). This represents a significant increase in Study Area population without the Proposed Action (Table 5-6).

TABLE 5-6: FUTURE CONDITIONS WITHOUT THE PROPOSED ACTION: ESTIMATE OF LIBRARY CATCHMENT AREA POPULATION (2009)

	Catchment Area Population	Projected Increase in Catchment Area Population in 2009	Projected Catchment Area Population in 2009	Percent Change
TOTAL for Study Area	73,125	10,741	83,866	15%

Sources: The QBPL, Office of the Branch Libraries. The QBPL website. Population estimates derived from U.S. Census of Population and Housing, 2000.

Note: Projected Increase in Catchment Area Population in 2009 is calculated as the product of the number of new dwelling units and a rate of 2.7 person per dwelling unit as noted in Chapter 3.

Thus, library services relative to population appear to be somewhat reduced in the Study Area under Future Conditions without the Proposed Action.

D. FUTURE CONDITIONS WITH THE PROPOSED ACTION

1. Public Schools

The Proposed Action would introduce approximately 1,000 market-rate residential units. Although studio apartments are possible types of housing provided by Silvercup West, and according to CEQR need not be assessed for potential impacts to schools, the Project Public School Pupil Ratio (Table 3C-2 of the *CEQR Technical Manual*) is applied to all 1,000 units. The Proposed Action is expected to generate 178 elementary school pupils, 94 middle school students, and 42 high school students.[3]

Elementary and middle school enrollment in CSD 30 would be 26,608 students in 2009 without the Proposed Action. The 272 students assumed to be living in Silvercup West, therefore, would represent a one percent increase in the district over Future Conditions without the Proposed Action (Table 5-7). The capacity of 290 elementary school seats available in the one-mile Study Area under Future Conditions without the Proposed Action comfortably exceeds the Project-generated demand for 178 elementary school seats (Table 5-7). Similarly, at the school planning zone level projected enrollment would be met by existing capacity.

Intermediate schools within the one-mile study area would be over capacity by 77 seats. However, the deficit of 77 seats for the Study Area would be offset by the excess capacity in the school planning zone level or "region" within CSD 30 in which it is located (see Table 5-7). At the School Planning Zone level, projected enrollment would be met by the existing capacity.

[3] These calculations are conservatively based on the "Projected Public School Pupil Ratios" provided in the *CEQR Technical Manual* for "Mod-High" Median Family Income (MFI) level, rather than the slightly lower ratios associated with the "High" MFI; it is assumed that the income level would not be "Low-Mod" or "Low" MFI since the Proposed Action would introduce market-rate units.

TABLE 5-7: FUTURE CONDITIONS WITH THE PROPOSED ACTION: ESTIMATED PUBLIC SCHOOL ENROLLMENT, CAPACITY, AND UTILIZATION (2009)

Elementary Schools	No-Action Projected Enrollment by 2009	Additional Students Generated by the Proposed Action	Total Projected Enrollment by 2009	Capacity	Available Seats	Utilization (percent)
TOTAL for Elementary Schools in Study Area	2,479	178	2,657	2,769	112	96%
TOTAL for Elementary Schools in School Planning Zone 3	4,711	178	4,889	5,572	683	88%
TOTAL for Elementary Schools in CSD 30	18,997	178	19,175	22,604	3,429	85%
Intermediate Schools						
TOTAL for Intermediate Schools in Study Area	1,422	94	1,516	1,439	-77	105%
TOTAL for Intermediate Schools in School Planning Zone 3	2,320	94	2,414	2,588	174	93%
TOTAL for Intermediate Schools in CSD 30	7,610	94	7,704	7,205	-499	107%
TOTAL for all Buildings in CSD 30	26,608	272	26,880	29,809	2,929	90%

Notes:
1. No-Action Projected Enrollment from Table 5-4.
2. Additional Students Generated calculated using the "Mod-High" Median Family Income Level as the proposed action would introduce market-rate units.

The Proposed Action would worsen the deficit of intermediate school seats in CSD 30 over the Future without the Proposed Action, with a 6.5 percent increase in deficiency of seats. The *CEQR Technical Manual, Section 410: Determination of Impact Significance* focuses on impacts for the study area or "region" within the school district and does not require mitigation for an impact at the school district level. It is important to note that the proposed school seats for CSD 30 in the *Capital Plan*, if implemented, as well as the nearby Queens West school could be expected to offset the projected intermediate school seat deficit at the school district level.

Based on the analysis, the Proposed Action is not expected to cause a significant adverse impact for CSD 30's School Planning Zone 3.

2. Libraries

The Proposed Action would introduce approximately 1,000 market-rate residential units, which would result in an increase in the catchment area population for the Libraries in the Study Area of approximately 3,000 people (based on 2.7 persons per dwelling unit as established in Chapter 3). This represents a minor increase of three percent in catchment area population.

According to the *CEQR Technical Manual*, potential impacts on libraries may result if a project introduces a large resident population (i.e., greater than a five percent increase in the housing units served, or 621 housing units per branch). Although the number of housing units will increase more than five percent, under the proposed action, catchment area population will increase by only 3 percent. Also, while the number of libraries within ¾ mile of the Project Site will have been

reduced prior to the Proposed Action, the service will have been improved with a new library providing a larger collection and superior services (Table 5-8).

TABLE 5-8: FUTURE CONDITIONS WITH THE PROPOSED ACTION: ESTIMATE OF LIBRARY CATCHMENT AREA POPULATION (2009)

	No-Action Catchment Area Population	Increase in Catchment Area Population due to the Proposed Action in 2009	Projected Catchment Area Population in 2009	Percent Change
TOTAL for Study Area	83,866	2,819	86,684	3%

Notes:
1. No-Action Catchment Area Population as per Table 5-6.
2. Projected Increase in Catchment Area Population in 2009 is calculated as the product of the number of new dwelling units and a rate of 2.7 person per dwelling unit as noted in Chapter 3.

The QBPL has also planned an additional branch to be located on Center Boulevard at Queens West to better serve the far western portion of the Study Area which should address the population increases in the No-Action and proposed action conditions.

Therefore, the Proposed Action would result in no significant adverse impact, and no further analysis is necessary.

E. VARIATIONS

Variation 2 would introduce the same number of residential units to the area as the Preferred Development Program and, therefore, would likewise result in no significant adverse impacts to public schools or libraries.

Variations 1 and 3 would each introduce 655 more residential units to the Study Area than the Preferred Development Program and require further analyses in terms of impacts to public schools and libraries.

1. Public Schools

Variations 1 and 3 of the Proposed Action would introduce approximately 1,655 market-rate residential units. Although studio apartments are possible types of housing provided by Silvercup West, and according to CEQR need not be assessed for potential impacts to schools, the Project Public School Pupil Ratio (Table 3C-2 of the *CEQR Technical Manual*) is applied to all 1,655 units. The Proposed Action, with variations, is expected to generate 289 elementary school pupils, 153 middle school students, and 68 high school students (Table 5-9).[4]

[4] These calculations are conservatively based on the "Projected Public School Pupil Ratios" provided in the *CEQR Technical Manual* for "Mod-High" Median Family Income (MFI) level, rather than the slightly lower ratios associated with the "High" MFI; it is assumed that the income level would not be "Low-Mod" or "Low" MFI since the Proposed Action would introduce market-rate units.

TABLE 5-9: VARIATION 1 OR 3: ESTIMATED PUBLIC SCHOOL ENROLLMENT, CAPACITY, AND UTILIZATION (2009)

Elementary Schools	No-Action Projected Enrollment by 2009	Additional Students Generated by the Proposed Action	Total Projected Enrollment by 2009	Capacity	Available Seats	Utilization (percent)
TOTAL for Elementary Schools in Study Area	2,479	289	2,768	2,769	1	100%
TOTAL for Elementary Schools in School Planning Zone 3	4,711	289	5,000	5,572	572	89%
TOTAL for Elementary Schools in CSD 30	18,997	289	19,286	22,604	3,318	85%
Intermediate Schools						
TOTAL for Intermediate Schools in Study Area	1,422	153	1,575	1,439	-136	109%
TOTAL for Intermediate Schools in School Planning Zone 3	2,320	153	2,433	2,588	115	96%
TOTAL for Intermediate Schools in CSD 30	7,610	153	7,763	7,205	-558	108%
TOTAL for all Buildings in CSD 30	26,608	442	27,050	29,809	2,759	91%

Notes:
1. No-Action Projected Enrollment from Table 5-4.
2. Additional Students Generated calculated using the "Mod-High" Median Family Income Level as the proposed action would introduce market-rate units.

Elementary and middle school enrollment in CSD 30 would be 26,608 students in 2009 without the Proposed Action. The 442 students assumed to be living in Silvercup West under either variation, therefore, would represent a two percent increase in the district over Future Conditions without the Proposed Action (see Table 5-9). The capacity of 290 elementary school seats available in the one-mile Study Area under Future Conditions without the Proposed Action just meets the Project variation-generated demand for 289 elementary school seats (Table 5-9). Similarly, at the school planning zone level projected enrollment would be met by existing capacity with a net utilization rate increase of 5 percent over Future Conditions without the Proposed Action.

Intermediate schools within the one-mile study area would be over capacity by 136 seats. However, the deficit of 136 seats for the Study Area would be adequately, if not completely offset, by the available capacity in the School Planning Zone or "region" in CSD 30 in which it is located (see Table 5-9). At the School Planning Zone level, projected enrollment would be adequately met by existing capacity.

Variations 1 and 3 would worsen the deficit of intermediate school seats in CSD 30 over the Future without the Proposed action, with a 10.6 percent increase in deficiency of available seats. The *CEQR Technical Manual, Section 410: Determination of Impact Significance* focuses on impacts for the study area or "region" within the school district and does not require mitigation for an impact at the school district level; it is important to note that the proposed school seats for CSD 30 in the *Capital Plan*, if implemented, as well as the nearby Queens West school could be expected to offset the projected intermediate school seat deficit at the school district level.

Based on the analysis, the variations are not expected to cause a significant adverse impact for CSD 30's School Planning Zone 3.

2. Libraries

The Variations would introduce approximately 1,655 market-rate residential units, which would result in an increase in the catchment area population for the libraries in the Study Area of approximately 4,600 people. (based on 2.7 persons per dwelling unit as established in Chapter 3). This represents an increase of five percent, in catchment area population (Table 5-10).

TABLE 5-10: VARIATION 1 OR 3: ESTIMATE OF LIBRARY CATCHMENT AREA POPULATION (2009)

	No-Action Catchment Area Population	Increase in Catchment Area Population due to the Proposed Action in 2009	Projected Catchment Area Population in 2009	Percent Change
TOTAL for Study Area	83,866	4,590	88,456	105%

Notes
1. No-Action Catchment Area Population as per Table 5-6.
2. Projected Increase in Catchment Area Population in 2009 is calculated as the product of the number of new dwelling units and a rate of 2.7 person per dwelling unit as noted in Chapter 3.

According to the *CEQR Technical Manual*, potential impacts on libraries may result if a project introduces a large resident population (i.e., greater than a five percent increase in the housing units served, or 621 housing units per branch). Although both the number of housing units and catchment area population will increase more than five percent, under the variations, the branch services will have been improved to a level that more than adequate to meet those needs.

As mentioned prior, the QBPL has also planned an additional branch to be located on Center Boulevard at Queens West to better serve the far western portion of the Study Area which should address the population increases in the No-Action and proposed action conditions.

Therefore, Variations 1 and 3 of the Proposed Action would result in no significant adverse impact, and no further analysis is necessary.