Chapter 4: Community Facilities and Services

A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Actions on community facilities and services, which are defined in the 2021 *City Environmental Quality Review (CEQR) Technical Manual* as public or publicly funded schools, early childhood programs, libraries, health care facilities, and fire and police protection services. *CEQR Technical Manual* 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 Proposed Actions.

As the Proposed Actions are expected to result in a net increase of approximately 14,699 dwelling units (DUs) (including up 4,867 units[1] that could be affordable to low- to moderate-income households, detailed assessments of public schools (elementary and intermediate), public libraries, and publicly funded early childhood programs have been prepared.

PRINCIPAL CONCLUSIONS

Detailed analyses of potential indirect impacts on public elementary and intermediate schools, public libraries, and publicly funded early childhood programs were conducted for the Proposed Actions. Based on the *CEQR Technical Manual* screening methodology, detailed analyses of outpatient health care facilities and police and fire protection services are not warranted, although they are discussed qualitatively.

POTENTIAL INDIRECT EFFECTS ON 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 3 of Community School District (CSD) 30.

Elementary Schools

Under the Proposed Actions, in Subdistrict 3/CSD 30, elementary school utilization would exceed 100 percent (143.8 percent) and the Proposed Actions would generate 100 or more students (1,300) past the 100 percent utilization rate. Therefore, the Proposed

[1] The number of affordable units would range between 20 and 30 percent of the total projected number of DUs in the future with the Proposed Actions. To ensure a conservative analysis of early childhood programs, the ~~Draft~~ Final Environmental Impact Statement (FEIS) conservatively assumes that 4,867 DUs (approximately 29 percent) would be affordable to households at or below 80 percent of Area Median Income.

Actions would result in a significant adverse impact onto elementary schools in Subdistrict 3/CSD 30. Potential measures to address the significant adverse impact are discussed in Chapter 22, “Mitigation.”

Intermediate Schools

In the With Action condition, intermediate school enrollment in Subdistrict 3/CSD 30 would increase by 401 students to 2,586 (93.5 percent utilization) with an estimated surplus of 179 seats. Intermediate school enrollment would not exceed 100 percent. Therefore, the Proposed Actions would not result in a significant adverse impact to intermediate schools.

High Schools

With the Proposed Actions, the total public high school enrollment for the borough of Queens would increase to 68,901 students and utilization (87.392.7 percent) would be below 100 percent. Additionally, the percentage increase in utilization above the No Action condition (2.82.9 percent) would be less than 5 percentage points. Therefore, the Proposed Actions would not result in a significant adverse impact to high schools.

POTENTIAL INDIRECT EFFECTS ON PUBLIC LIBRARIES

The population added by the Proposed Actions would represent an increase of 79.44 percent over the No Action condition population at the Hunters Point Branch of the Queens Public Library (QPL) and an increase of 11.56 percent at the Long Island City Branch of the QPL. The increase at these library branches 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 a new planned Court Square library branch near the Project Area and residents would have access to the entire QPL network through the inter-library loan system and could have volumes delivered directly to their nearest library branch, there would still 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.”

POTENTIAL INDIRECT EFFECTS ON EARLY CHILDHOOD PROGRAMS

In the With Action condition, early childhood programs in the study area would operate over capacity by approximately 67 slots (102.7 percent utilization) and exhibit an increase in the utilization rate of approximately 27.3 percentage points over the No Action condition. Therefore, the Proposed Actions would result in a significant adverse impact on publicly funded early childhood programs. Possible mitigation measures are discussed in Chapter 22, “Mitigation.”

HEALTH CARE FACILITIES

The Proposed Actions would not trigger detailed analyses of potential impacts on health care services because they would not create a sizeable new neighborhood where none existed before. Therefore, the Proposed Actions would not result in any significant adverse impacts on health care facilities. For informational purposes, a description of existing health care facilities serving the Project Area is provided below.

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire services only in cases where facilities would be directly displaced as a result of the Proposed Actions. Because the Proposed Actions would not result in direct effects on police and fire facilities, a detailed analysis is not warranted. Therefore, the Proposed Actions would not result in any significant adverse impacts on police and fire services. For informational purposes, a description of existing police and fire facilities that serve the Project Area is provided below.

B. PRELIMINARY SCREENING

The analysis of community facilities was 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 the New York City Department of Education (DOE). Community facilities and services are defined in the *CEQR Technical Manual* as public or publicly funded schools, early childhood programs, libraries, health care facilities, and fire and police protection services.

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 early childhood programs.

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 service facilities. 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 Facilities	Threshold for Detailed Analysis
Public Schools	More than 50 elementary/intermediate school or 150 high school students. In CSD 30, the minimum number of residential units that triggers a detailed elementary/intermediate school analysis is 432; and the minimum number of residential units that triggers a detailed high school analysis in Queens is 1,025.
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough. In Queens, the minimum number of residential units that triggers a detailed analysis is 633.
Health care facilities (outpatient)	Introduction of sizeable new neighborhood where none existed before.[1]
Early Childhood Programs (publicly funded)	More than 20 eligible children 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.
Police Protection	Introduction of sizeable new neighborhood where none existed before.

Source: 2021 *CEQR Technical Manual*.

The Proposed Actions would introduce new residential, retail, and community facility space throughout the Project Area. The Proposed Actions are expected to result in a net increase of approximately 14,699 DUs, of which up to 4,867 units are anticipated to be affordable to low- to moderate-income households. Based on the screening criteria in **Table 4-1**, detailed assessments of public schools (elementary, intermediate, and high school), public libraries, and public early childhood programs are warranted.

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, where none existed before. 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 Services**. The Project Area is served by both the 108th and 114th Precincts of the New York City Police Department (NYPD). The 108th Precinct station is located at 5-47 50th Avenue in Long Island City and the 114th Precinct station is located at 34-16 Astoria Boulevard in Astoria.
- **Fire Services**. 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:
  - Engine 258, Ladder Company 115 located at 10-47th Avene.
  - Engine 259, Battalion 45, Ladder Company 129 located at 33-51 Greenpoint Avenue.

- Engine 260 located at 11-15 37th Avenue.
- Engine 261, Ladder Company 116 located at 37-20 29th Street.

- **Health Care Facilities.** There are no hospitals within the 1-mile radius of the Project Area. The nearest hospital to the Project Area is Mount Sinai Queens, which is located approximately 1.25 miles from 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, including surgery, cancer treatment, cardiology, primary care, and an emergency department. In 2016, Mount Sinai Queens opened its new 140,000-square-foot (sf) Mount Sinai Queens Pavilion, featuring a state-of-the-art emergency department, advanced outpatient imaging, and operating rooms 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 on the Upper East Side of Manhattan and eight hospital campuses throughout New York City and Nassau County.

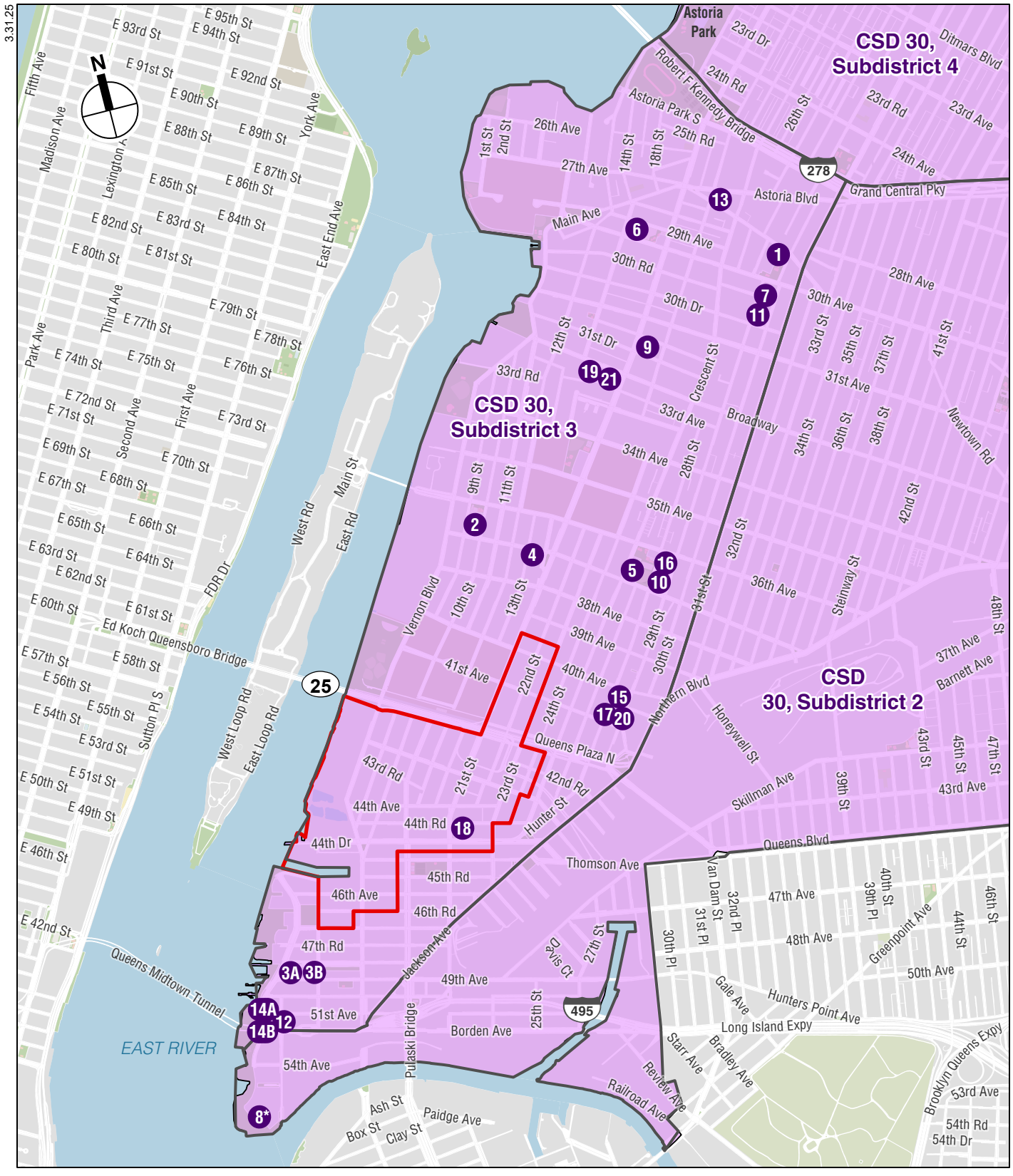
  In addition to Mount Sinai Queens, there are approximately 43 outpatient health care facilities located within the 1-mile study area of the Project Area, as inventoried in DCP's Selected Facilities and Program Sites in New York City. These health care facilities offer general medical care, mental health services, and treatment centers. Additionally, there is a cluster of hospitals across the Queensboro Bridge from the Project Area in Manhattan along York Avenue between East 65th and East 74th Streets including New York-Presbyterian/Weill Cornell Medical Center, Memorial Sloan Kettering Cancer Center, and Rockefeller University Hospital. New York-Presbyterian/Weill Cornell Medical Center has emergency departments and level one adult and level two pediatric trauma centers. Lenox Hill Hospital, located a few blocks northwest of this cluster at Lexington Avenue and East 77th Street, also has an emergency department.

C. POTENTIAL INDIRECT EFFECTS ON PUBLIC ELEMENTARY AND INTERMEDIATE SCHOOLS

METHODOLOGY

This analysis assesses the potential effects of the Proposed Actions on public schools serving the Project Area. As previously stated, the study area for the analysis of elementary and intermediate school is Subdistrict 3, CSD 30 (see **Figure 4-1**).

In accordance with the *CEQR Technical Manual*, the schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools in the Subdistrict study area and New York City School Construction Authority (SCA) projections of future enrollment. Specifically, the existing conditions analysis uses data provided in DOE's *Utilization Profiles: Enrollment/Capacity/Utilization,* 2023–2024 edition. Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA's Capital Planning Division on the number of new housing units 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 DOE's projected enrollment, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in



*P.S. 384 (#8) is located within CSD 30, Subdistrict 2, but it addresses seat needs of subdistrict 3.
*Schools #9, 11, and 17 appear in the blue book for Subdistrict 2, but are located geographically outside of the subdistrict boundaries.

Public Schools Serving the Study Area

its enrollment projections. DOE's enrollment projections for ~~years~~ 2023 through 2034, the most current data available, were provided by SCA. 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 Five-Year Capital Plan are included if construction has begun or if deemed appropriate to include in the analysis by the lead agency and SCA.

The effect of the new students introduced by the Proposed Actions on the capacity of schools within the study area 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:

Elementary/Intermediate Schools

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area or high schools in the borough study area equal to or greater than 100 percent in the With Action condition; and
2. 100 or more new students generated from the proposed development past the 100 percent utilization point.

High Schools

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area or high schools in the borough study area equal to or greater than 100 percent in the With Action condition; and
2. An increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action conditions

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Figure 4-1** and **Table 4-2**, 8 elementary schools serve Subdistrict 3/CSD 30, with a total enrollment of 3,876; they are currently operating at approximately 95 percent utilization with a surplus of 204 seats, according to DOE's 2023–2024 school year enrollment figures.

Table 4-2
Study Area Elementary Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
1	P.S. 17 – Q	28-37 29th Street	589	514	-75	115%
2	P.S. 76 – Q	36-36 10th Street	471	597	126	79%
3A	P.S. 78 – Q	46-08 5th Street	387	355	-31	109%
3B	P.S. 78 – Q	48-09 Center Boulevard	161	174	12	93%
4	P.S. 111 – Q	37-15 13th Street	372	393	21	95%
5	P.S. 112 – Q	25-05 37th Avenue	560	396	-164	141%
6	P.S. 171 – Q	14-14 29th Avenue	477	592	115	81%
7	P.S. 234 – Q	30-15 29th Street	444	452	8	98%
8	P.S. 384 – Q	1-35 57th Avenue	415	606	191	68%
CSD 30, Sub-district 3 Total			**3,876**	**4,080**	**204**	**95%**

Notes:
[1] See **Figure 4-1**.
Totals may not sum due to rounding.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2023–2024.

INTERMEDIATE SCHOOLS

As shown in **Figure 4-1** and **Table 4-3**, 10 intermediate schools serve Subdistrict 3/CSD 30, with a total enrollment of 1,932; they are currently operating at approximately 72 percent utilization with a surplus of 833 seats, according to DOE's 2023–2024 school year enrollment figures.

Table 4-3
Study Area Intermediate Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
3A	P.S. 78 – Q	46-08 5th Street	145	134	-12	109%
3B	P.S. 78 – Q	48-09 Center Boulevard	61	65	5	93%
4	P.S. 111 – Q	37-15 13 Street	131	139	8	95%
9	I.S. 126 – Q	31-51 21 Street	402	735	333	55%
10	I.S. 204 – Q	36-41 28 Street	414	785	371	53%
11	I.S. 235 – Q	30-15 29th Street	135	252	117	54%
12	Hunters Point Community Middle School	1-50 51st Avenue	392	421	29	93%
13	Young W. Leadership School Astoria	23-15 Newtown Avenue	252	234	-18	108%
CSD 30, Sub-district 3 Total			**1,932**	**2,765**	**833**	**72%**

Notes:
[1] See **Figure 4-1**.
Totals may not sum due to rounding.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2023–2024.

HIGH SCHOOLS

Throughout Queens, total high school enrollment for the 2023–2024 school year was approximately 76,015 students with an overall utilization of 102.3 percent and a deficit of 1,706 seats. For informational purposes, as shown in **Figure 4-1** and **Table 4-4**, there are nine high schools located in Subdistrict 3/CSD 30.

Table 4-4
Study Area High Schools

Map No.[1]	Name	Address	Enrollment	Capacity	Available Seats	Utilization
CSD 30, Sub-district 3						
14	Academy for Careers in TV and Film	1-50 51st Avenue	538	565	27	95%
15	Academy of American Studies	40-11 28th Street	1388	940	-448	148%
16	Energy Tech High School	36-41 28 Street	488	580	92	84%
17	Gotham Tech High School	28-01 41st Avenue	193	289	96	67%
18	High School for Information Technology	21-16 44th Road	843	771	-72	109%
19	Long island City High School	14-30 Broadway	1864	2139	275	87%
20	Newcomers High School	28-01 41st Avenue	1428	1103	-325	129%
21	School for Cooperative Technical Education	14-30 Broadway	7	29	22	24%
13	Young W. Leadership School Astoria	23-15 Newtown Avenue	320	298	-22	108%
CSD 30, Sub-district 3 Total			*7,069*	*6,714*	*-355*	*105.3%*
BOROUGH WIDE TOTAL			~~**76,015**~~ **5,410**	~~**74,309**~~ **42,909**	~~**-1,706**~~ **2,501**	~~**102.3%**~~ **103.3%**

Note: [1] See **Figure 4-1**.
Source: DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2023–2024.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

In the future without the Proposed Actions (the No Action condition), public school utilization and capacity would be affected by changes in enrollment (due primarily to changes in population) as well as changes in capacity. The latest SCA enrollment projections project elementary and intermediate enrollment through the 2033–2034 school year. These enrollment projections form the baseline projected enrollment in the No Action condition, shown in **Table 4-5** in the column titled "Projected Enrollment." The students introduced by other No Action projects are added to this baseline projected enrollment using the SCA No Action student numbers for each subdistrict (derived from SCA's "Projected New Housing Starts") and is shown in the column titled "Students Introduced by Residential Projects in the No Action condition" in **Table 4-5**.

The analysis incorporates a planned new 547-seat public elementary school (23-10 43rd Avenue) within Subdistrict 3/CSD 30 that has been 80 percent or more funded and has an estimated completion date prior to the 2035 analysis year.

ELEMENTARY SCHOOLS

As shown in **Table 4-5**, in the No Action condition elementary schools in Subdistrict 3/CSD 30 will operate above capacity at approximately 115.7 percent utilization and have an overall deficit of 724 seats, inclusive of the new elementary school that is planned for 23-10 43rd Avenue which would add 547 seats.

INTERMEDIATE SCHOOLS

As shown in **Table 4-5**, in the No Action condition intermediate schools in Subdistrict 3/CSD 30 will operate below capacity at 79 percent utilization and have a surplus of 580 seats.

Table 4-5
Projected Estimated Number of New Students Introduced by Development in the No Action Condition

Study Area	Projected Enrollment[1]	Students Introduced by Residential Projects in the No Action Condition[2]	Total Future Enrollment	Capacity[3]	Available Seats	Utilization
Elementary Schools						
Subdistrict 3/ CSD 30	3,065	2,286	5,351	4,627	-724	115.7%
Intermediate Schools						
Subdistrict 3/ CSD 30	1,480	705	2,185	2,765	580	79.0%
High Schools						
Queens	58,460	8,290	66,750	~~74,309~~ 78,948	~~7,559~~ 12,198	~~89.8%~~ 84.5%

Notes:
[1] Elementary and intermediate school enrollment in the Subdistrict study area in the 2033–2034 school year—the latest projection year available—was calculated using Enrollment Projections 2023–2034 New York City Public Schools by the Statistical Forecasting, LLC, and guidance from DCP.
[2] Students introduced by residential projects for the borough were obtained from the 2024 Housing Starts Projections issued by SCA.
[3] Capacity includes a planned 547-seat public elementary school at 23-10 43rd Avenue with more than 80% funding guaranteed~~,~~ and is expected to be completed before 2035, and 6,039 high school capacity projects in progress.
Sources:~~,~~ DOE 2025–2029 Proposed Five-Year Capital Plan, DOE Utilization Changes, November 2024. DOE *Utilization Profiles: Enrollment/Capacity/Utilization*, 2023–2024.

HIGH SCHOOLS

As shown in **Table 4-5**, in the No Action condition, high schools in Queens will operate with a surplus of 7,559 seats (89.8 percent utilization). As a result of multiple approved school openings, Queens high schools are expected to increase in capacity by the 2035 analysis year in the future without the Proposed Actions. A summary of the anticipated Queens high school capacity changes is provided in **Table 4-6**. As shown in **Table 4-6**, anticipated capacity changes in Queens high schools are expected to result in an increase of approximately 6,039 high school seats. As a result of these combined high school capacity changes, the 2040 No Action high school capacity is expected to increase to approximately 78,948 seats.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

In the future with the Proposed Actions (the With Action condition), the Proposed Actions would result in an increment of approximately 14,699 DUs over the No Action condition. As shown in **Table ~~4-6~~4-7** and based on the *CEQR Technical Manual* student generation rates, the Proposed Actions would generate up to approximately 1,300 elementary students and 401 intermediate students. The Proposed Actions would also introduce approximately 2,151 high school students to the borough of Queens.

Table 4-6
No Action Queens High School Capacity Changes

School Name	Capacity Change over 2023–2024 Capacity
CSD 24	
Elmhurst Educational Campus	50
CSD 27	
Far Rockaway H.S.	75
CSD 28	
John Bowne H.S. Annex	630
H.S. @ 13-20 124th Street	599
H.S. @ 165-18 Hillside Avenue	876
Forest Hills H.S. Annex	743
CSD 30	
H.S. @ 53-16 Northern Boulevard	3,066
Totals:	**6,039**
Source: SCA, 2024	

Table 4-~~6~~4-7
Projected Estimated Number of New Students Introduced by Development in the With Action Condition

Study Area	Proposed Incremental Housing Units	Students Introduced by the Proposed Action		
		Elementary	Intermediate	High School
Subdistrict 3/ CSD 30	14,699	1,300	401	2,151
Sources: 2024 Projected Public School Ratio (Housing Multipliers) Table, New York City School Construction Authority.				

As noted above, a significant adverse impact may occur if a project ~~would~~ resulted in both of the following conditions:

Elementary/Intermediate Schools

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area or high schools in the borough study area equal to or greater than 100 percent in the With Action condition; and
2. 100 or more new students generated from the proposed development past the 100 percent utilization point.

High Schools

1. A utilization rate of the elementary and/or intermediate schools in the sub-district study area or high schools in the borough study area equal to or greater than 100 percent in the With Action condition; and
2. An increase of 5 percentage points or more in the collective utilization rate between the No Action and With Action conditions

ELEMENTARY SCHOOLS

In the With Action condition, elementary school enrollment in Subdistrict 3/CSD 30 would increase by 1,300 students to 7,481 (143.8 percent utilization) with an estimated deficit

of 2,024 seats (see **Table 4-8~~4-7~~**). Elementary school utilization would exceed 100 percent and the Proposed Actions would generate 100 or more students past the 100 percent utilization rate. Therefore, the Proposed Actions would result in a significant adverse impact to elementary schools. Potential measures to address the significant adverse impact are discussed in Chapter 22, "Mitigation."

Table 4-~~7~~4-8
Estimated Public School Enrollment, Capacity, and Utilization: With Action Condition

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 3/ CSD 30	5,351	1,300	6,651	4,627	-2,024	143.8%	28.1%
Intermediate Schools							
Subdistrict 3/ CSD 30	2,185	401	2,586	2,765	179	93.5%	14.5%
High Schools							
Queens	66,750	2,151	68,901	~~74,309~~ 78,948	~~5,408~~ 10,048	~~92.7%~~ 87.3%	~~2.9%~~ 2.8%

Sources: DOE Enrollment Projections 2023-34 by Statistical Forecasting, LLC; DOE, *Utilization Profiles: Enrollment/Capacity/Utilization*, 2023-24.

INTERMEDIATE SCHOOLS

In the With Action condition, intermediate school enrollment in Subdistrict 3/CSD 30 would increase by 401 students to 2,586 (93.5 percent utilization) with an estimated surplus of 179 seats (see **Table 4-8~~4-7~~**). Intermediate school enrollment would not exceed 100 percent Therefore, the Proposed Actions would not result in a significant adverse impact to intermediate schools.

HIGH SCHOOLS

As shown in **Table 4-8~~4-7~~**, in the With Action condition, the total public high school enrollment for the borough of Queens would increase to 68,901 students. Utilization (~~92.7~~87.3 percent) would be below 100 percent and there would be a surplus of ~~5,408~~10,048 seats. Additionally, the percentage increase in utilization above the No Action condition (~~2.9~~2.8 percent) would be less than 5 percentage points under the Proposed Actions. Therefore, the Proposed Actions would not result in a significant adverse impact to high schools.

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 population(s) of the libraries available within an approximately ¾-mile radius around the Project Area.

To determine the existing population of each library's catchment area, 2020 U.S. Census data was assembled for all census tracts that fall primarily within ¾ mile of each library (see **Figure 4-2**). The catchment area population in the No Action condition was estimated by multiplying the number of new residential units in projects expected to be complete by the 2035 analysis year within each library's catchment area by 2.3 persons (the average household size for Queens Community Districts 1 and 2 according to 2020 U.S. Census data). The catchment area population in the With Action condition was estimated by adding the anticipated population that would result from the Proposed Actions.

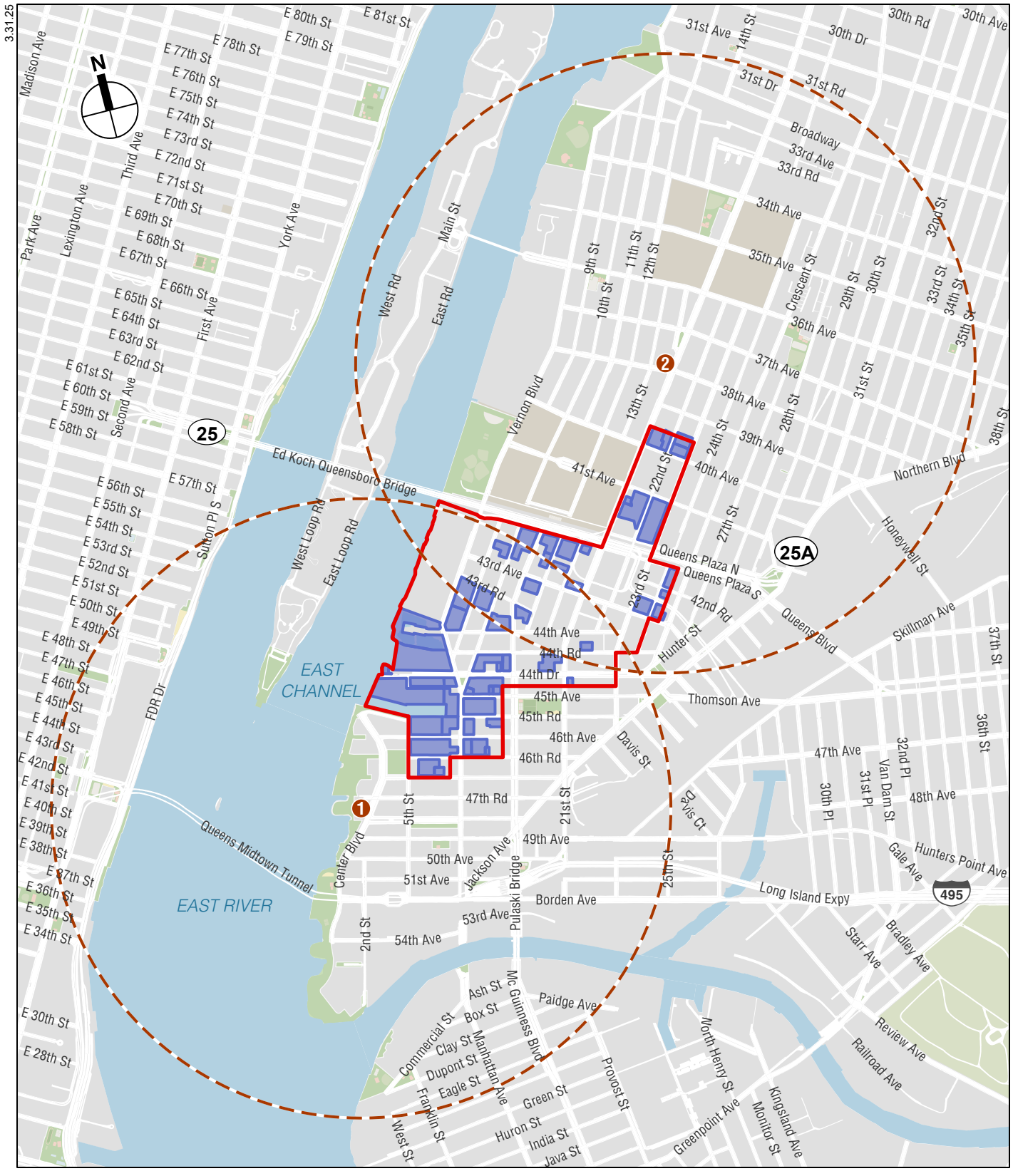
New population in the No Action and With Action conditions was added to the existing catchment area population. According to the *CEQR Technical Manual*, if a project would increase the libraries' catchment area population by 5 percent or more, and this increase would impair the delivery of library services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

EXISTING CONDITIONS

The Project Area is served by the QPL system, which serves all of Queens. The QPL is an autonomous library system, guided by a 19-member Board of Trustees appointed by the Mayor of the City of New York and the Queens Borough President. The system serves millions of residents from 66 locations, including branch libraries, a central library, seven adult learning centers, a technology center, two universal pre-kindergartens, and two teen centers. Libraries within the QPL system provide free and open access to books, periodicals, electronic resources (including mixed media entertainment; television, film, and music), and non-print materials as well as reference, career services, Internet access, and a robust events calendar of educational, cultural, and recreational programming for adults, young adults, and children. QPL is one of the largest and busiest public library systems in the United States, dedicated to serving the most ethnically and culturally diverse area in the country.[2]

Two QPL neighborhood libraries are located within ¾ mile of the Project Area. **Table 4-9 ~~4-8~~** provides the total catchment area population served by each library. It should be noted that residents can go to any QPL branch and order books from any of the other library branches. Each public library serving the study area is described in more detail below.

[2] QPL Overview, https://www.queenslibrary.org/about-us/queens-public-library-overview, accessed March 24, 2023.



Project Area

Projected Development Sites

Library Catchment Area

Public Library

Public Libraries Serving the Study Area

Table 4-~~8~~4-9
Public Libraries Serving the Study Area

Map No.[1]	Library Branch Name	Address	Holdings[2]	Catchment Area Population[3]	Holdings per Resident
1	Hunters Point	47-40 Center Boulevard	79,113	22,437	3.53
2	Long Island City	37-44 21st Street	30,996	54,494	0.57

Notes:
[1] See **Figure 4-2**.
[2] Holdings include books, CD-ROMS, DVDs, and videotapes.
[3] 2020 US Census data was assembled for all census tracts that fall primarily within ¾-mile of each library. Census Tract 19.03 is in both study area library catchment areas and its population was distributed evenly between the two libraires.
Sources: QPL; 2020 US Census; NYC Department of City Planning Selected Facilities and Program Sites.

The Hunters Point Branch, located at 47-40 Center Boulevard, opened in 2019 as part of the Queens West development. The library features adult, teen, and children's areas, laptops, interest access, a meeting room for programs and community events, and an environmental education center. The Hunters Point Branch serves a catchment area population of 22,437 with approximately 79,113 holdings, resulting in a ratio of 3.36 holdings per person as shown in **Table 4-~~9~~4-~~8~~**.

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 54,494 with approximately 30,996 holdings, resulting in a ratio of 0.57 holdings per person.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

In the future without the Proposed Actions (the No Action condition), the existing libraries will continue to serve the Project Area. No changes to the holdings of the facilities are expected for the purpose of this analysis. The catchment area population of each library will increase as a result of new development projects completed by 2035. In instances where the developments are located within more than one library catchment area, the residents were conservatively assigned to both libraires (see **Table 4-10~~4~~-~~9~~**). In the No Action condition, the Hunters Point location's catchment area would gain 10,953 new residents, decreasing its holdings-per-resident ratio to 2.37 (from 3.53 in existing conditions). The Long Island City location's catchment area would gain 8,524 new residents decreasing its holding-per-resident ratio to 0.49 (from 0.57 in existing conditions).

Table 4-10~~4-9~~
Catchment Area Population: No Action Condition

Map No.[1]	Library Branch Name	Existing Catchment Area Population[2]	New Residents[3]	New Catchment Area Population	Holdings per Resident
1	Hunters Point	22,437	10,953	33,390	2.37
2	Long Island City	54,494	8,524	63,018	0.49

Notes:
[1] See **Figure 4-2.**
[2] 2020 US Census data was assembled for all census tracts that fall primarily within ¾-mile of each library.
[3] Based on an average household size of 2.3 persons (the average household size for Queens Community Districts 1 and 2 according to 2020 U.S. Census data). Future No Build developments located within more than one library catchment area have been assigned to both libraries.
Sources: NYPL; 2020 US Census; NYC Department of City Planning Selected Facilities and Program Sites; AKRF, Inc.

A new Court Square branch of the QPL system is planned to be within the 5PointzLIC residential complex at 22-44 Jackson Avenue. A Court Square library branch had previously existed but was closed in 2020. The new library facility will be approximately 4,500 sf and has been planned to accommodate the growing population in the area[3]. Since the number of holdings for this planned new library is not yet known, it has not been included in the quantitative library analysis; however, it is expected that this library, which will be located within the Project Area will serve the existing and future population in the Project Area.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

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 condition, this increase may impair the delivery of library services in the study area, and a significant adverse impact could occur. As noted above, the Proposed Actions would result in an increment of approximately 14,699 DUs over the No Action Condition. Using an average household size of 2.3 persons (the average household size for Queens Community District 1 and 2 according to 2020 U.S. Census data), the Proposed Actions would result in an increment of approximately 33,808 residents over the No Action condition. The additional population was distributed between the two library locations based on which catchment area each projected development site is located in (see **Table 4-11~~4-10~~**). For both library branches, the catchment area population increases attributable to the population generated by the Proposed Actions are would be well above the 5 percent threshold (79.44 percent for Hunters Point and 11.56 percent for Long Island City), which could represent a noticeable change in delivery of library services and would be considered a significant adverse impact on library services according to the *CEQR Technical Manual*.

[3] Queens Public Library And 5pointzlic Developer Reach Tentative Deal For A New Court Square Branch | Queens Public Library

Table 4-11~~4-10~~
Catchment Area Population: With Action Condition

Map No.[1]	Library Branch Name	Catchment Area Population—No Action Condition	Projected Development Sites in Library Catchment Area[2, 3]	Population Increase due to the Proposed Actions[2]	Catchment Area Population with the Proposed Actions	Population Increase	Holdings per Resident
1	Hunters Point	33,390	1, 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 20, 21, 22, 25, 26, 27, 28, 54, 63, 64, 65, 66, 67, 68, 69, 70, 71	26,524	59,913	79.44%	1.32
2	Long Island City	63,018	17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 30, 54	7,284	70,302	11.56%	0.44

Notes:
[1] Based on an average household size of 2.3 persons (the average household size for Queens Community District 1 and 2 according to 2020 U.S. Census data).
[2] Projected development sites that would have no residential component (Sites 29, 31, 32, 38, 39, 40, 42, 43, 45, 46, 49, 50, 51, 52, 57, 59, 61, and 62) were excluded.
[3] The residential population generated by projected development sites that are in both library catchment areas was distributed evenly to each library.
Sources: NYPL; 2020 US Census; AKRF, Inc.

The anticipated opening of the new Court Square branch would reduce the demand of generated by Proposed Actions on the existing libraries. The branch will be located just outside of the Project Area, in an area that is pedestrian friendly and transit accessible. The library was specifically planned with the population added to Long Island City due to the Proposed Actions. Even though this planned new library is not included in the quantitative libraires analysis, it can be expected that many of the added residents would choose to use the Court Square branch instead of the two existing branches, which would help ameliorate the demand that would otherwise be added to the study area libraires by the Proposed Action.

Additionally, residents in the study area would have access to the entire QPL system through the interlibrary loan system and could have volumes delivered directly to their nearest library branch. Residents would also have access to libraries near their place of work. Furthermore, it is anticipated the trend toward increased electronic research, the SimplyE mobile application, and the interlibrary loan system would make space for increased patron capacity and programs to serve population growth. However, due to the substantial population increase to study area libraries generated by the Proposed Action, there would be a significant adverse impact on library services in the study area as a result of the Proposed Actions for both the Hunters Point and Long Island City branches. Potential measures to address the significant adverse impact are discussed in Chapter 22, “Mitigation.”

E. POTENTIAL INDIRECT EFFECTS ON EARLY CHILDHOOD PROGRAMS

METHODOLOGY

Publicly financed early childhood programs are under the auspices of DOE’s Early Childhood Education Services division. Early childhood programs comprise EarlyLearn NYC (Child Care and Head Start programs), 3-K, and Pre-K for All. While 3-K and Pre-K programs are free for all three- and four-year-old children in New York City, there are

eligibility requirements for children to enroll in EarlyLearn Child Care and Early Head Start programs. Publicly financed child care services are available for income-eligible children up to the age of 13. In order for a family to receive subsidized child care services, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. 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. The New York City Administration for Children's Services (ACS) has also noted that 60 percent of the population utilizing subsidized child care services are in receipt of cash assistance and have incomes below 100 percent FPL. The family must also 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 130 percent or less of 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 units 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 housing units expected to be subsidized and targeted for incomes of 80 percent AMI or below should be used as a proxy for eligibility for publicly funded child care services.

Children in publicly financed child care are served through enrollment in contracted EarlyLearn NYC programs or by vouchers for private and nonprofit organizations that operate child care programs throughout the City. Additionally, 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 between the ages of six weeks and 13 years can be cared for either in group early childhood programs licensed by the Department of Health or in the 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 early childhood programs focuses on services for children under age six, as older eligible children are expected to be in school for most of the day. Publicly financed early childhood programs, which provide care for children of income-eligible households, are under the auspices of the Division of Early Childhood Education within DOE, after a recent contract transfer from ACS. Space for one child in such early childhood programs is termed a "slot." These slots may be in group child care or Head Start centers, or they may be in the form of family-based child care in which up to 16 children are placed under the care of a licensed provider and an assistant in a home setting.

Because 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 are not subject to strict delineation in order to identify a study area. According to the current methodology for child care analyses in the *CEQR Technical Manual*, in general the locations of publicly funded group early childhood programs within 1.5 miles of a project site should be shown, reflecting the fact that the centers closest to a given site are more

likely to be subject to increased demand. Current enrollment data for the early childhood programs closest to the Project Area were gathered from DOE, the most recent update of the enrollment data.

The child care enrollment in the No Action condition was estimated by multiplying the number of new affordable housing units expected in the study area by the CEQR multipliers for estimating the number of children under age six eligible for publicly funded child care services. Because the study area includes portions of Queens, Brooklyn, and Manhattan, each boroughs' multiplier was applied to the number of units projected in the borough. The multipliers for Queens, Brooklyn, and Manhattan are 0.14, 0.178, and 0.115 respectively.

The child care-eligible population introduced by the Proposed Actions was also estimated using the *CEQR Technical Manual* child care multipliers. The population of public child care-eligible children under age six was then added to the child care enrollment calculated in the No Action condition. According to the *CEQR Technical Manual*, if an action would result in a demand for slots greater than remaining capacity of early childhood programs, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the early childhood programs serving the respective study area, a significant adverse impact may result.

EXISTING CONDITIONS

There are 63 publicly funded early childhood programs within the study area (see **Figure 4-3**). The group child care and Head Start facilities have a total capacity of 1,645 slots and have a surplus of 854 available slots (66 percent utilization). **Table 4-12~~4-11~~** shows the current capacity and enrollment for these facilities. Family-based early childhood programs and informal care arrangements provide additional slots in the study area, but these slots are not included in the quantitative analysis.

Table ~~4-11~~4-12
Publicly Funded Early Childhood Programs Serving the Study Area

Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate[1]
1	Bellevue Day Care Center, Inc.	462 First Avenue	4	5	1	80%
2	Sco Family o~~O~~f Services Long Island City Early Education Center At 38-11 27 St	38-11 27 Street	17	33	16	52%
3	Imagine Early Learning Center at Vets Kids	423 East 23 Street	10	15	5	66%
4	Bruno Day Care At 344 E 28th St	344 East 28 Street	3	5	2	66%
5	P.S. 116 Mary Lindley Murray	210 East 33 Street	47	71	24	66%
6	Vanderbilt YMCA	224 East 47 Street	18	27	9	66%
7	Bright Horizons at East 46th	127 East 46 Street	12	18	6	66%
8	The River School	425 East 35 Street	71	108	37	66%
9	Lenox Hill Neighborhood House	331 East 70 Street	71	108	37	66%
10	P.S. 158 Bayard Taylor	1458 York Avenue	56	85	29	66%
11	P.S. 183 Robert L. Stevenson	419 East 66 Street	36	55	19	66%
12	P.S. 059 Beekman Hill International	231-249 East 56 Street	18	27	9	66%
13	Cassidy's Place	419 East 86 Street	9	14	5	66%
14	Manhattan Schoolhouse LLC	1616 First Avenue	32	48	16	66%
15	Msh 1538 LLC	1538 2 Avenue	18	27	9	66%
16	Roosevelt Island Day Nursery, Inc.	4 River Road	42	64	22	66%
17	P.S./I.S. 217 Roosevelt Island	645 Main Street	36	55	19	66%

Table 4-114-12
Publicly Funded Early Childhood Programs Serving the Study Area

Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate[1]
18	Morningside Dual Language Playcare	888 Lexington Avenue	12	18	6	66%
19	P.S. 290 Manhattan New School	311 East 82 Street	47	71	24	66%
20	Lolly's Early Childhood Center, Inc.	5-44 47 Avenue	15	23	8	66%
21	Long Island City YMCA	32-23 Queens Boulevard	33	50	17	66%
22	Bunny Hill LIC	47-28 11 Street	33	50	17	66%
23	Rainbow-Long Island City	1-55 Borden Avenue	18	27	9	66%
24	KLECC-Long Island City	2-03 Borden Avenue	29	44	15	66%
25	Ny Preschool - Court Square	44-16 23 Street	16	24	8	66%
26	Brighter Babies	2-17 51 Avenue	18	27	9	66%
27	Bright Horizons a~~A~~t Long Island City	42-09 28 Street	16	24	8	66%
28	Playhouse Nyc, Inc	29-22 Northern Boulevard	18	27	9	66%
29	Little Ones	50-13 5 Street	12	18	6	66%
30	Bright Start Child Learning Center	21-30 44 Drive	19	29	10	66%
31	TLE~~le~~ At Queens-Long Island City, LLC	2728 Thomson Avenue	14	21	7	66%
32	Crescent Seedlings At 3735 Crescent St	3735 Crescent Street	0	0	0	66%
33	P.S. 384	1-35 57 Avenue	18	27	9	66%
34	Kid Krazy	25-19 27 Street	16	24	8	66%
35	Hellenic Orthodox Community o~~O~~f Astoria St. Demetrios	30-11 30 Drive	32	48	16	66%
36	Discovery Lane LLC	27-17 27 Street	12	18	6	66%
37	The Day School of Astoria	25-44 Crescent Street	18	27	9	66%
38	Academy Of Hellenic Paideia	25-50 Crescent Street	11	17	6	66%
39	Alphabet City Child Care Center	26-27 2 Street	13	20	7	66%
40	Diki's Daycare Center Inc	30-81 Steinway Street	15	23	8	66%
41	P.S. 070	30-45 42 Street	82	124	42	66%
42	Little Friends School Sunnyside	43-42 47 Street	50	76	26	66%
43	Holy Land Ecc Inc	45-08 Skillman Avenue	14	21	7	66%
44	The Q Studiolab-46th St	43-12 46 Street	38	58	20	66%
45	Sunnyside Community Services	43-31 39 Street	18	27	9	66%
46	The Q Studiolab-42nd St	41-20 Queens Boulevard	18	27	9	66%
47	P.S. 199 Maurice A. Fitzgerald	39-20 48 Avenue	18	27	9	66%
48	P.S. 150 Queens	40-01 43 Avenue	37	56	19	66%
49	All Childrens Child Care Center o~~O~~f Queens Inc.	35-01 24 Street	15	23	8	66%
50	Queensview Nursery School a~~A~~nd Kindergarten	2136 33 Road	15	23	8	66%
51	Adventureland Child Care Center Inc.	32-04 31 Avenue	14	21	7	66%
52	The Learning Experience	31-57 31 Street	20	30	10	66%
53	Maria Tabares Daycare At 3633 32nd St	3633 32 Street	3	5	2	66%
54	P.S. 076 William Hallet	36-36 10 Street	44	67	23	66%
55	P.S. 111 Jacob Blackwell	37-15 13 Street	30	45	15	66%
56	P.S. 112 Dutch Kills	25-05 37 Avenue	62	94	32	66%
57	P.S. 166 Henry Gradstein	33-09 35 Avenue	35	53	18	66%
58	P.S. 234	30-15 29 Street	36	55	19	66%
59	Little Ones	4-74 48 Avenue	15	23	8	66%
60	Building Blocks Day Care Ii, LLC	44 Kent Street	1	2	1	66%
61	P.S. 031 Samuel F. Dupont	75 Meserole Avenue	82	124	42	66%

Table ~~4-11~~4-12
Publicly Funded Early Childhood Programs Serving the Study Area

Map No.[1]	Contractor Name	Address	Enrollment	Capacity	Available Slots	Utilization Rate[1]
62	P.S. 034 Oliver H. Perry	131 Norman Avenue	49	74	25	66%
63	High Five Early Childhood Center Inc.	50-11 Queens Boulevard	14	21	7	66%
Total			**1,645**	**2,499**	**854**	**66%**

Notes:
See **Figure 4-3**.
[e] Where data was not available, a study area average of 66 percent utilization was used.
Source: DOE Division of Early Childhood Education, February 2025.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

Planned or proposed development projects in the child care study area (1.5 miles from the Project Area), including but not limited to No Action development associated with the projected development sites, will introduce approximately 1,552 new affordable housing units. Of these units, 456 will be in Queens, 784 in Brooklyn, and 312 in Manhattan. Based on the CEQR generation rates for the projection of children eligible for publicly funded day care multipliers, this amount of development will introduce approximately 240 new children under the age of six who will be eligible for publicly funded child care programs. Based on these assumptions, the number of available slots will decrease.

As described above, there is currently a surplus of 854 available slots and utilization is at 66 percent. As shown in **Table ~~4-13~~4-12**, when the estimated 240 children under age six introduced by planned development projects are added to this total, early childhood programs in the study area will operate with a surplus of 614 slots (75.4 percent utilization) by the 2035 analysis year.

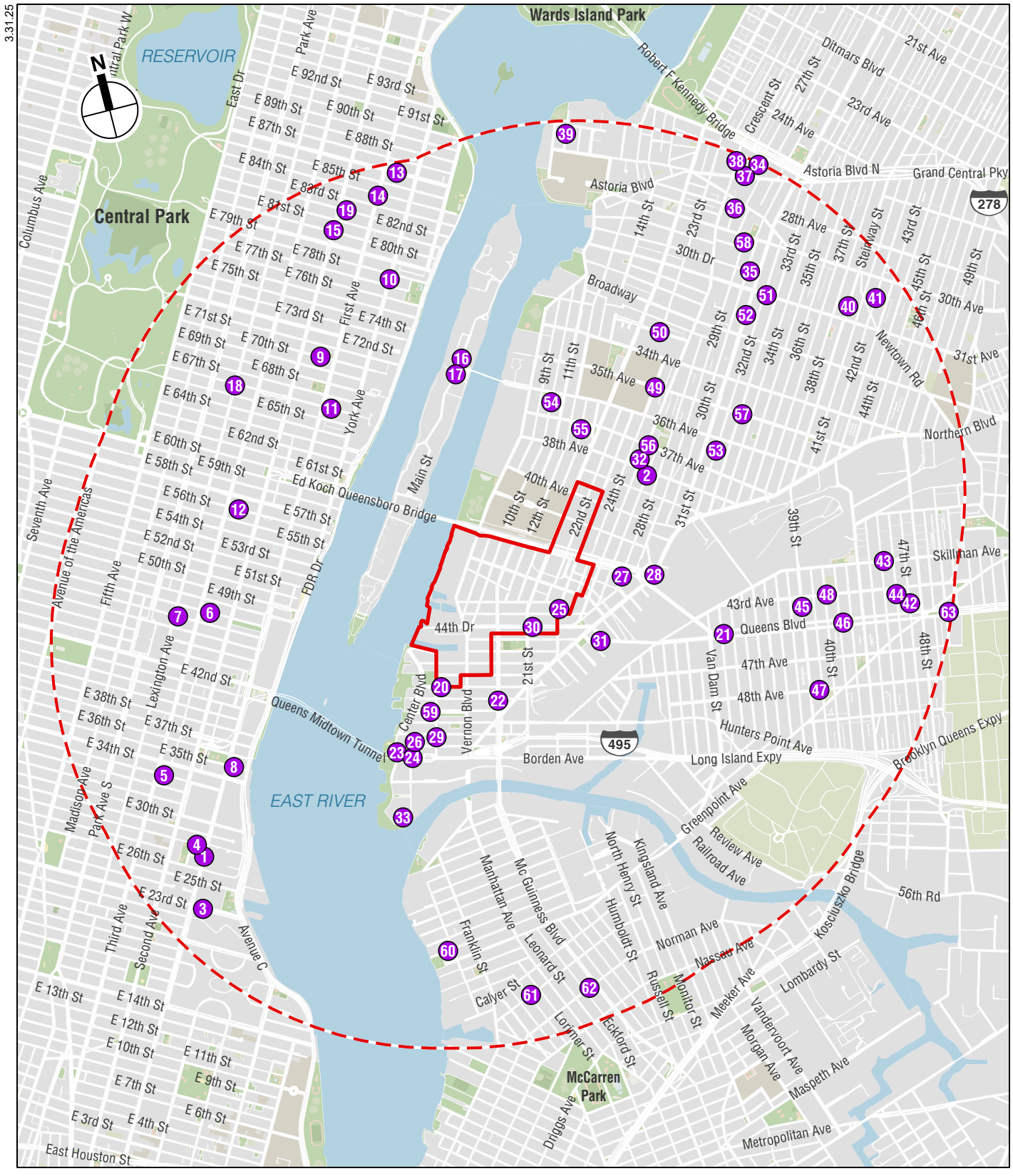
Table ~~4-13~~4-12
Estimated Public Child Care Facility Enrollment, Capacity, and Utilization

	Enrollment	Capacity	Available Slots	Utilization Rate
No Action Condition	1,885	2,499	614	75.4%
With Action Condition	2,566	2,499	-67	102.7%
Increment	681	0	-681	27.3%

Note: Affordable units reflect units between extremely low income to moderate income (80 percent AMI or below). If income rate was not able to be determined, all units were considered affordable.
Sources: DOE Division of Early Childhood Education, February 2025; HPD Affordable Housing Production by Building; AKRF, Inc.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

The Proposed Actions are estimated to introduce an increment of up to approximately 4,867 affordable housing units. In order to ensure a reasonably conservative analysis, it is assumed that all of these units would meet the financial and social eligibility criteria for publicly funded child care, even though—according to the *CEQR Technical Manual*—children from households earning above 80 percent AMI would not be eligible for publicly funded child care services. Based on the *CEQR Technical Manual* child care multipliers, this development would result in approximately 681 children under the age of six who would be eligible for publicly funded child care programs.



Childcare Facilities

LONG ISLAND CITY NEIGHBORHOOD PLAN

Figure 4-3

With the addition of these children, early childhood programs in the study area would operate at 102.7 percent utilization with a deficit of 67 slots (see **Table 4-12~~4-11~~**). Total enrollment in the study area would increase to 2,566 children, compared with a capacity of 2,499 slots, which represents an increase in the utilization rate of approximately 27.3 percentage points over the No Action condition.

As noted above, the *CEQR Technical Manual* guidelines indicate that a demand for slots greater than the remaining capacity of early childhood programs and an increase in demand of 5 percentage points of the study area capacity could result in a significant adverse impact. In the With Action condition, early childhood programs in the study area would operate over capacity by approximately 67 slots and exhibit an increase in the utilization rate of 27.3 percentage points as compared with the No Action condition. As the change in utilization is above the 5-percentage point threshold, the Proposed Actions would result in a significant adverse impact on early childhood programs. Potential measures to address the significant adverse impact are discussed in Chapter 22, "Mitigation."

Additionally, several factors may reduce the number of children in need of publicly funded early childhood slots in early childhood programs. Families in the study area could make use of alternatives to publicly funded early childhood programs. There are slots at homes licensed to provide family-based child care that families of eligible children could elect to use instead of public center child care. As noted above, these facilities provide additional slots in the study area but are not included in the quantitative analysis. Parents of eligible children are also not restricted to enrolling their children in early childhood programs in a specific geographical area and could use public early childhood programs outside of the study area. ✷