Chapter 5: Community Facilities

A. INTRODUCTION

This chapter examines the potential effect of the proposed project on services provided by public or publicly funded community facilities. The proposed project would facilitate the development of approximately 2,644 housing units (including 2,161 market-rate and 483 affordable housing units), as well as retail, publicly accessible open space, and parking uses. The proposed development would result in additional demand on community facilities serving the project site. A preliminary analysis was initially conducted to determine if the proposed project would exceed the established thresholds in the 2012 *City Environmental Quality Review (CEQR) Technical Manual* for detailed analyses of community facilities. Where detailed analyses are required, this section describes existing conditions and examines and compares conditions in the future without the proposed project (the No Build condition) with conditions in the future with the proposed project (the Build condition) to determine potential impacts on community facilities and services.

As discussed in more detail below, the No Build condition for each of the analyses includes the No Build projects listed in Table 2-1 in Chapter 2, "Analytical Framework," within the applicable study areas (see Figure 2-1 in Chapter 2, "Analytical Framework"), with one exception—the proposed Astoria Cove project is not included in the No Build condition for the public schools analysis. The Astoria Cove project is likely to result in a significant adverse impact on public schools that would require mitigation, which may include the creation of additional school capacity to accommodate most of the demand created by the Astoria Cove project; therefore, this demand has not been accounted for in this schools analysis.

PRINCIPAL CONCLUSIONS

Based on a preliminary screening, the proposed project warrants analysis for indirect effects to elementary, intermediate, and high schools; libraries; and child care centers. The analysis finds that the proposed project would result in significant adverse impacts to public elementary schools and public child care facilities.

INDIRECT EFFECTS ON PUBLIC SCHOOLS

The analysis of indirect effects on public schools concludes that the proposed project would result in a significant adverse impact on public elementary schools. The proposed project would not result in any significant adverse impacts to public intermediate or high schools.

The project site is located in Sub-district 3 of Community School District (CSD) 30. By 2022, it is anticipated that the proposed project would result in the development of up to 2,644 residential units on the building site, including 240 units in Building 8, which would be developed pursuant to a future request for proposals (RFP) by the New York City Housing Authority (NYCHA). Based on the public school student generation rates provided in the *CEQR*

Technical Manual, the proposed project would introduce 740 public elementary students, 317 public intermediate school students, and 370 high school students to the study area. Of these, approximately 67 elementary students, 29 intermediate students, and 34 high school students would be introduced by the development of Building 8.

Elementary Schools

As discussed below, study area elementary schools would operate with a deficit of seats in the future without the proposed project, and would continue to do so in the future with the proposed project. Within Sub-district 3, elementary schools would operate with a shortage of seats in 2022, and the proposed project would result in an increase of more than 5 percentage points in the collective utilization rate over the No Build condition. Therefore, the proposed project would result in a significant adverse impact on elementary schools in the study area. Potential measures to mitigate the elementary school impact are described in Chapter 22, "Mitigation."

Intermediate Schools

With regard to intermediate schools, Sub-district 3 intermediate schools would operate with surplus capacity at the intermediate school level in the future with the proposed project. Therefore, the proposed project would not result in any significant adverse impacts on intermediate schools.

High Schools

With regard to high schools, the proposed project would result in less than a 1 percentage point increase in the collective utilization rate for high schools in the borough compared to conditions in the future without the proposed project. Therefore, the proposed project would not result in significant adverse impacts on high schools.

INDIRECT EFFECTS ON LIBRARIES

The study area for the analysis of public libraries includes the Astoria Library, which is located at the intersection of Astoria Boulevard and 14th Street. The population of the Astoria Library catchment area would increase by approximately 10 percent as a result of the proposed project. However, this increase would not be expected to impair the delivery of library services, as residents of the Astoria Library catchment area and the proposed project would have access to the entire Queens Public Library system through the inter-library loan system and could have volumes delivered directly to their nearest library branch and residents would also have access to libraries near their place of work. There are also three other Queens Library branches located approximately one mile from the project site and their catchment areas overlap with the Astoria Library catchment area. Although these libraries are not accounted for in the quantitative analysis, they serve large portions of the study area population, and thus there are more library resources for study area residents than reflected in this analysis. In addition, planned renovations along with a trend toward increased electronic research and inter-library loans are expected to free up stack space, providing for increased capacity and programs to serve the future population. Therefore, the proposed project would not result in any significant adverse impacts to public libraries. In a letter dated March 19, 2013, the Queens Public Library concurred with the conclusion that the proposed project would not result in a significant adverse impact to public libraries (see **Appendix G**).

INDIRECT EFFECTS ON CHILD CARE CENTERS

As discussed below, the proposed project would result in a significant adverse impact to publicly funded child care facilities. Child care facilities in the study area would operate with a shortfall of seats both in the future without and the future with the proposed project. The proposed project would introduce approximately 483 low- to moderate-income units by 2022. Based on the most recent child care multipliers in the *CEQR Technical Manual*, this development would generate approximately 68 children under the age of six who would be eligible for publicly funded child care programs. With the addition of these children, there would be a deficit of 154 slots in the study area by 2022 (134 percent utilization), and the proposed project would result in an increase in the utilization rate of 15 percentage points over conditions in the future without the proposed project.

Several factors may limit the number of children in need of publicly funded child care slots in New York City Administration for Children's Services (ACS)-contracted day care facilities, including the potential for future residents to make use of family-based child care facilities and private child care facilities. Nevertheless, following *CEQR Technical Manual* methodology, the proposed project would result in a significant adverse impact to publicly funded child care facilities. Potential measures to mitigate child care impacts are described in Chapter 22, "Mitigation."

It should be noted that this analysis conservatively accounts for the potential child care-eligible children (approximately 48 children in 2022) that would be generated by the proposed Astoria Cove project, which requires discretionary actions and is subject to its own environmental review and approval, without accounting for any potential measures that may be needed to mitigate impacts to publicly funded child care centers that may be identified as part of the Astoria Cove project's environmental review. If these mitigation measures were proposed and accounted for in this analysis, the shortfall of slots would be smaller. As more information becomes available about the proposed Astoria Cove project's potential impacts and mitigation measures, it will be incorporated into this environmental review as appropriate.

B. PRELIMINARY SCREENING

This analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* guidelines and the latest data and guidance from agencies such as the New York City Department of Education (DOE), New York Public Library (NYPL), and the New York City Department of City Planning (DCP).

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

DIRECT EFFECTS

The proposed project would not displace or otherwise directly affect any public schools, libraries, child care centers, health care facilities, or police and fire protection services facilities. Therefore an analysis of direct effects is not warranted.

INDIRECT EFFECTS

The *CEQR Technical Manual* provides thresholds for guidance in making an initial determination of whether a detailed analysis is necessary to determine potential impacts. **Table 5-1** lists those *CEQR Technical Manual* thresholds for each community facility analysis. If a proposal exceeds the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the proposed project would exceed established *CEQR Technical Manual* thresholds warranting further analysis. Based on that screening, a detailed analysis is provided for: public elementary, intermediate, and high schools; child care facilities; and libraries.

Table 5-1
Preliminary Screening Analysis Criteria

Community Facility	Threshold For Detailed Analysis
Public schools	More than 50 elementary/intermediate school or 150 high school students
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough
Health care facilities (outpatient)	Introduction of sizeable new neighborhood where none existed before[1]
Child care centers (publicly funded)	More than 20 eligible children based on number of low- and low/moderate-income units by borough
Fire protection	Introduction of sizeable new neighborhood where none existed before[1]
Police protection	Introduction of sizeable new neighborhood where none existed before[1]

Notes: [1] The *CEQR Technical Manual* cites the Hunter's Point South project as an example of a project that would introduce a sizeable new neighborhood where none existed before. The Hunter's Point South project would introduce approximately 6,650 new residential units to the Hunter's Point South waterfront in Long Island City, Queens.
Source: *CEQR Technical Manual.*

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed project would generate more than 50 elementary/intermediate school students and/or more than 150 high school students. Based on the development of up to 2,644 residential units and the student generation rates provided by the *CEQR Technical Manual* (0.28 elementary, 0.12 intermediate, and 0.14 high school students per housing unit in Queens), the proposed project would generate approximately 1,427 students—740 elementary, 317 intermediate, and 370 high school students. This number of students warrants a detailed analysis of the proposed project's potential effects on elementary, intermediate, and high schools.

LIBRARIES

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manual*, a proposed project in Queens that generates a 5 percent increase in the average number of residential units served per branch (622 residential units in Queens) may

cause a significant impact on library services and require further analysis. With up to 2,644 units, the proposed project exceeds this threshold, and a detailed analysis of libraries is warranted.

CHILD CARE CENTERS

According to the *CEQR Technical Manual*, if a proposed project would add more than 20 children eligible for child care to the study area's child care facilities, a detailed analysis of its impact on publicly funded child care facilities is warranted. This threshold is based on the number of low-income and low/moderate-income units introduced by a proposed project.[1] In Queens, projects introducing 139 or more low- to moderate-income units would introduce 20 or more children eligible for child care services. Because the proposed project is anticipated to introduce approximately 483 low-income and low/moderate-income housing units through New York City's Inclusionary Housing program, a detailed child care analysis is warranted.

HEALTH CARE FACILITIES

Health care facilities include public, proprietary, and nonprofit facilities that accept government funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Examples of these types of facilities include hospitals, nursing homes, clinics, and other facilities providing outpatient health services.

According to the *CEQR Technical Manual*, if a proposed project would create a sizeable new neighborhood where none existed before, there may be increased demand on local public health care facilities, which may warrant further analysis of the potential for indirect impacts on outpatient health care facilities. The proposed project would not result in the creation of a sizeable new neighborhood where none existed before, as it is located within the Astoria neighborhood of Queens adjacent to the NYCHA Astoria Houses Campus. Therefore a detailed analysis of indirect effects on health care facilities is not warranted.

Although an analysis of health care facilities is not warranted under CEQR, it should be noted that medical facilities, including doctors' offices or walk-in urgent care facilities, could be accommodated in the proposed project's ground-floor retail space if there is interest from the operators of such facilities.

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service in cases where a proposed project would affect the physical operations of, or direct access to and from, a precinct house or fire station, or where a proposed project would create a sizeable new neighborhood where none existed before. The proposed project would not result in these direct effects on either police or fire services, nor would it create a sizeable new neighborhood where none existed before; therefore, no further analysis is warranted.

[1] Low-income and low/moderate-income are the affordability levels used in the *CEQR Technical Manual*. They are intended to approximate the financial eligibility criteria established by the Administration for Children's Services, which generally corresponds to 200 percent Federal Poverty Level or 80 percent of area median income.

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

METHODOLOGY

This analysis assesses the potential effects of the proposed project on public elementary, intermediate, and high schools serving the project site.

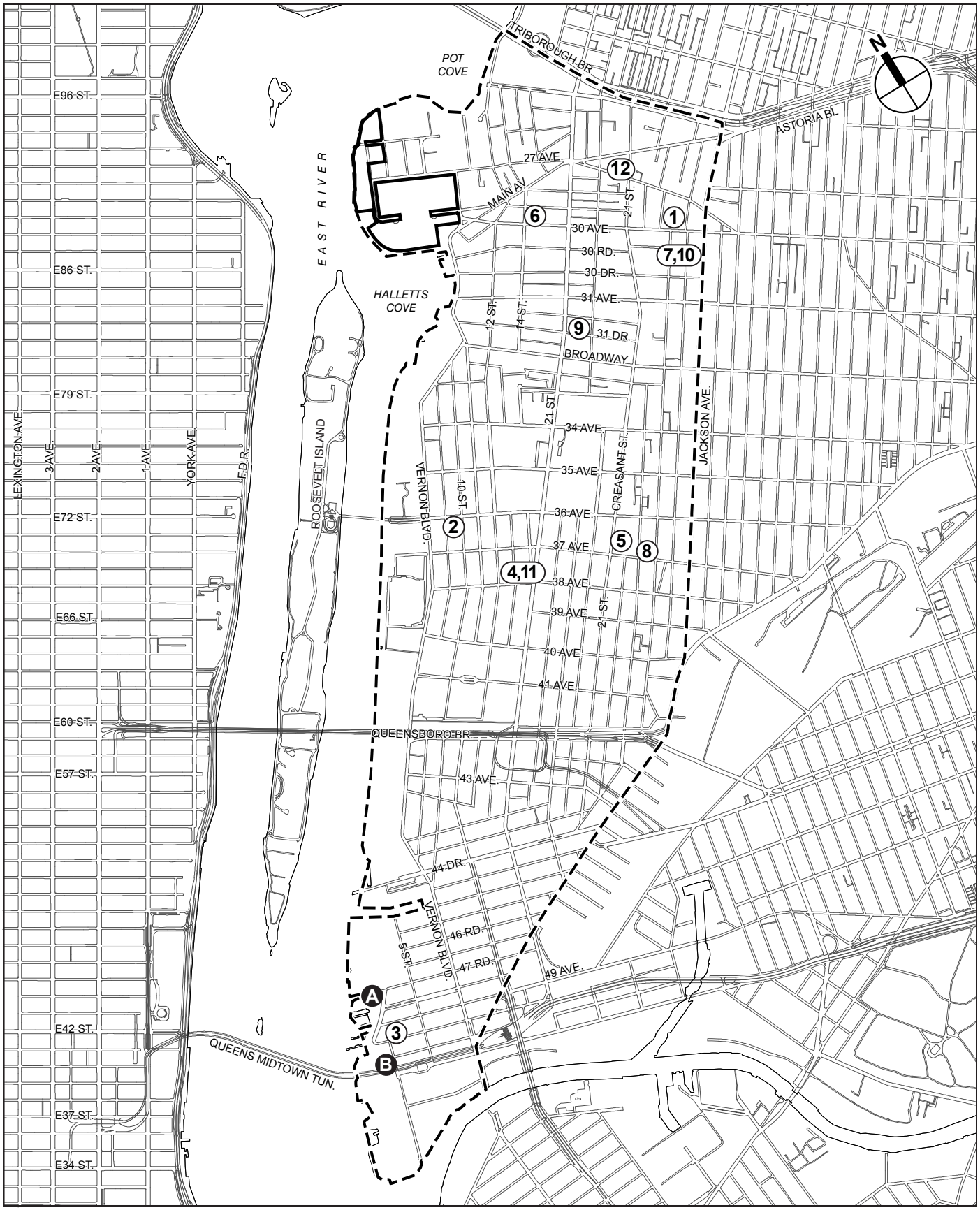
The project site is located within CSD 30. CSD 30 covers northwest Queens and the area bounded roughly by the East River to the west; the Long Island Sound to the north; LaGuardia Airport and Grand Central Parkway to the east; and Newtown Creek, Queens Boulevard, and Roosevelt Avenue to the south. CSD 30 includes the neighborhoods of Long Island City, Astoria, Sunnyside Gardens, Jackson Heights, and East Elmhurst. Following methodologies in the *CEQR Technical Manual*, the primary study area for the analysis of elementary and intermediate schools should be the school districts' "sub-district" ("regions" or "school planning zones") in which the project is located. The project site is located in Sub-district 3 of CSD 30 (see **Figure 5-1**). High school students routinely travel outside their neighborhoods for school; therefore, the *CEQR Technical Manual* provides for environmental review on a borough-wide basis.

As required by CEQR, this schools analysis uses the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and intermediate schools in the sub-district study area and the School Construction Authority (SCA) projections of future enrollment. Specifically, the existing conditions analysis uses data provided in the DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2011-2012* edition. Future conditions are then predicted based on SCA enrollment projections provided by the Grier Partnership and data obtained from SCA's Capital Planning Division on the number of new housing units and students expected at the sub-district and borough levels. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments 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 its enrollment projections. DOE's enrollment projections for years 2009 through 2018, the most recent data currently available, are posted on the SCA website.[1] The latest available enrollment projections to 2018 have been used in this analysis as the projection of student enrollment in 2022. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential developments planned for the study area. Therefore, the estimated student population from the other new development projects expected to be completed within the study area have 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, any new school projects identified in the DOE Five-Year Capital Plan are included if construction has begun.

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

[1] Schools.nyc.gov. Enrollment projections by the Grier Partnership were used.

11.14.12



Project Site Boundary

Subdistrict 3 of CSD 30

① *Public Schools*

Ⓐ *Future Public School*

0 1000 2000 FEET

SCALE

Public Elementary and Intermediate Schools Serving the Project Site

Figure 5-1

HALLETTS POINT

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, that is equal to or greater than 100 percent in the Build condition; and
2. An increase of five percentage points or more in the collective utilization rate between the No Build and Build conditions.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

Table 5-2 shows total elementary school enrollment at the schools in Sub-district 3 of CSD 30 is 3,521 students, or 79 percent of capacity, with 928 available seats. As indicated in the table, Sub-district 3 includes the following elementary schools: P.S. 17 (Henry David Thoreau), P.S. 76 (William Hallett), P.S. 78, P.S. 111 (Jacob Blackwell, which also includes an intermediate school program), P.S. 112 (Dutch Kills), P.S. 171 (Peter G. Van Alst), and P.S. 234.

Table 5-2
Existing Conditions:
Public Elementary School Enrollment, Capacity, and Utilization

Map No.[1]	School Name	Enrollment	Capacity[2]	Available Seats in Program	Program Utilization[3]
1	P.S. 17 Henry David Thoreau	561	776	215	72%
2	P.S. 76 William Hallett	587	913	326	64%
3	P.S. 78	265	310	45	85%
4	P.S. 111 Jacob Blackwell (P.S. Component)	330	438	108	75%
5	P.S. 112 Dutch Kills	503	516	13	97%
6	P.S. 171 Peter G Van Alst[4]	593	854	261	69%
7	P.S. 234	682	642	-40	106%
CSD 30 Sub-district 3 Total		**3,521**	**4,449**	**928**	**79%**

Notes:
1. See Figure 5-1 for map reference numbers.
2. Capacity is the Target Capacity (assumes 20 children per class for grades K–3 and 28 children per class for grades 4–5.).
3. Utilization rate equals school enrollment divided by capacity.
4. Indicates elementary school program nearest project site.
DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2010–2011* breaks school levels into the following categories: elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. The enrollment and capacity breakdown at each level for elementary/intermediate schools and intermediate/high schools was calculated using information from the SCA. Elementary schools serve grades Pre-K through 5 and intermediate schools serve grades 6 through 8.
Sources: SCA, Enrollment, Capacity and Utilization Report 2011–2012, Community School District Edition - Queens, available online at [http://www.nycsca.org/Community/CapitalPlanManagementReportsData/Enrollment/2010-2011-BB_CS_Q.pdf]; DCP, October 26, 2012.

INTERMEDIATE SCHOOLS

Table 5-3 shows total enrollment in the intermediate school programs in Sub-district 3 of CSD 30 is 1,806 students, or 66 percent of capacity, with a surplus of 929 seats. The study area includes the following schools with intermediate programs: I.S. 204 (Oliver W. Holmes), I.S. 126 (Albert Shanker School for Visual and Performing Arts), I.S. 235 (Academy for New Americans), P.S. 111 (Jacob Blackwell, which also has an elementary school program), and Young Women's Leadership School (also with a high school program).

HIGH SCHOOLS

In accordance with the *CEQR Technical Manual*, the study area for a high schools analysis is the entire borough in which the project is located. As shown in **Table 5-4**, the high school programs in Queens have a total enrollment of 84,225 high school students, with a deficit of 7,701 seats and are operating over capacity at 110 percent.

Table 5-3
Existing Conditions:
Public Intermediate School Enrollment, Capacity, and Utilization

Map No.[1]	School Name	Enrollment	Capacity[2]	Available Seats in Program	Program Utilization[3]
8	I.S. 204 Oliver W. Holmes	739	1,047	308	71%
9	I.S. 126 Albert Shanker School for Visual And Performing Arts	550	980	430	56%
10	I.S. 235 Academy For New Americans	152	266	114	57%
11	P.S. 111 Jacob Blackwell (I.S. Component)	107	142	35	75%
12	Young Women's Leadership School (I.S. Component)[4]	258	300	42	86%
CSD 30 Sub-district 3 Total		**1,806**	**2,735**	**929**	**66%**

Notes:
1. See Figure 5-1 for map reference numbers.
2. Capacity is the Target Capacity (assumes 28 children per class for grades 6–8.).
3. Utilization rate equals school enrollment divided by capacity.
4. Indicates intermediate school program nearest project site.
DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2010–2011* breaks school levels into the following categories: elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. The enrollment and capacity breakdown at each level for elementary/intermediate schools and intermediate/high schools was calculated using information from SCA. Elementary schools serve grades Pre-K through 5 and intermediate schools serve grades 6 through 8.
Sources: SCA, Enrollment, Capacity and Utilization Report 2011–2012, Community School District Edition - Queens, available online at [http://www.nycsca.org/Community/CapitalPlanManagementReportsData/Enrollment/2010-2011-BB_CS_Q.pdf]; DCP, October 26, 2012.

Table 5-4
Existing Conditions:
High School Enrollment, Capacity, and Utilization

Study Area	Enrollment	Capacity[1]	Available Seats in Program	Program Utilization[2]
Queens Borough Total	84,225	76,524	-7,701	110%

Notes:
1. Capacity is the Target Capacity (assumes 30 children per class for grades 9–12).
2. Utilization rate equals school enrollment divided by capacity.
Sources: SCA, Enrollment, Capacity and Utilization Report 2011–2012, Community School District Edition—Queens, available online at [http://www.nycsca.org/Community/CapitalPlanManagementReportsData/Enrollment/2010-2011-BB_CS_Q.pdf]; DCP.

THE FUTURE WITHOUT THE PROPOSED PROJECT

ENROLLMENT PROJECTIONS

SCA provides future enrollment projections by district for up to 10 years, which are based on research undertaken by the Grier Partnership, the firm that prepares enrollment projections for New York City as a consultant to SCA. Projections for 2018, the latest year for which projected enrollment data is available were assumed to remain the same to 2022. For the elementary and middle school analysis, the projected primary and intermediate school program enrollments for CSD 30 Sub-district 3 were calculated by applying percentages from SCA for calculating sub-

district enrollment to the projected enrollments for the school district as a whole. For the high schools analysis, the projected enrollments for Queens as a whole were utilized.

These enrollment projections focus on the natural growth of the city's student population and other population increases that do not necessarily account for new residential developments planned for the area (No Build projects); therefore, the number of additional students expected within the sub-district in the future without the proposed project (obtained from SCA) was also included in the total projected elementary and intermediate schools enrollment in the future without the proposed project to more conservatively predict future enrollment and utilization. To conservatively estimate future no build high school enrollment, enrollment estimates for projected housing starts in CSD 30 (from SCA's *Projected New Housing Starts as Used in 2009–2018 Enrollment Projection*) using CEQR rates were added to the enrollment projections.

It should be noted that the projected enrollment in the future without the proposed project does not account for the potential student population that would be generated by the proposed Astoria Cove project nearby, which requires discretionary actions and is subject to its own environmental review and approval. Given the number of residential units expected to be introduced by the proposed Astoria Cove project, it is likely that a significant adverse impact on public schools would be identified as part of its ongoing environmental review. Such an impact would require mitigation, which may include the creation of additional school capacity. It is assumed that this mitigation would accommodate most of the demand created by the Astoria Cove project; therefore, this demand has not been accounted for in this schools analysis. As more information becomes available about the Astoria Cove project's potential impacts and mitigation measures, it will be incorporated into this environmental review as appropriate.

Table 5-4 includes the total projected elementary, intermediate, and high school enrollments in the study area, including the estimated number of new public school students generated as a result of development in the study area in the future without the proposed project from SCA, as well as enrollment projections factoring in projected enrollment changes for CSD 30 (for the analysis of elementary and intermediate schools) and for Queens (for the high schools analysis).

PROJECTED SCHOOL CAPACITY

There are two public school projects expected to be completed in the future without the proposed project within the study area. The new Q312 building at 46-08 5th Street (Map ID A on **Figure 5-1**) is anticipated to have a target capacity of 578 seats.[1] Based on the projected enrollment of 354–404 students once P.S. 78 relocates there[2], it is assumed for this analysis that the new school will include 354 elementary seats and 224 intermediate seats.

DOE is relocating P.S. 78 to the new Q312 building in September 2013 and implementing a "grade expansion." P.S. 78 currently serves kindergarten through fifth grade (and offers a pre-kindergarten program). With the grade expansion, it will serve kindergarten through eighth grade, and continue to offer a pre-kindergarten program. The facility currently occupied by P.S. 78 will be available for use in September 2013. DOE will engage the community to determine

[1] DOE's *Educational Impact Statement for the Proposed Re-Siting and Grade Expansion of P.S. 78* (December 3, 2010) and DOE's *FY 2010–2014 Five-Year Capital Plan Proposed 2010 Amendment* (April 2011).

[2] DOE's *Educational Impact Statement for the Proposed Re-Siting and Grade Expansion of P.S. 78* (December 3, 2010).

the best way to use the vacated facility to meet the community's needs. This analysis assumes that in the future without the proposed project, the existing capacity at P.S. 78 would be reserved for elementary level seats.

Also, a new middle/high school (I.S./H.S. 404) is under construction and scheduled for student occupancy in September 2013 for Hunters Point South on 51st Avenue (Map ID B on Figure 5-1). The school has a target capacity of 1,071 seats.[1] Based on information available from DOE, this new school is anticipated to add approximately 456 intermediate seats and 615 high school seats to the study area in the future without the proposed project.[1]

The DOE's Division of Portfolio Planning, which develops new school programs, does place new school programs in underutilized school buildings. At the present time, there are no specific plans to place new school programs in the underutilized school buildings, but it is possible that DOE could do so in the future. This would affect the availability of those underutilized seats in the future.

ANALYSIS

Elementary Schools

Accounting for additional students from new residential development anticipated in CSD 30 Sub-district 3 in the future without the proposed project, and factoring in the projected CSD 30 enrollment changes, elementary school enrollment in the schools located within the study area will total 5,740 students, or 120 percent capacity with a deficit of 937 seats (see **Table 5-5**).

Table 5-5
The Future Without the Proposed Project:
Projected Enrollment in Public Schools

Analysis Area	2022 Projected Enrollment[1]	Students from New Residential Development	Total Projected Enrollment	Capacity[4]	Available Seats in Program	Program Utilization
Elementary Schools						
CSD 30 Sub-district 3	3,977	1,763[2]	5,740	4,803	-937	120%
Intermediate Schools						
CSD 30 Sub-district 3	1,699	531[2]	2,230	3,415	1,185	65%
High Schools						
Queens Borough	72,053	4,310[3]	76,363	77,997	1,634	98%

Notes/Sources:
1. Enrollment projections based on The Grier Partnership, *Enrollment Projections 2009 to 2018 New York City Public Schools*, September 2009; Projections for 2018, the latest year for which projected enrollment data is available, were assumed to remain the same to 2022. Projected enrollment for the sub-district was developed proportionally from the CSD projections.
2. Based on the number of additional students expected within the sub-district in the future without the proposed project (obtained from SCA).
3. Based on enrollment estimates for projected housing starts in CSD 24-30 (from SCA's *Projected New Housing Starts as Used in 2009–2018 Enrollment Projection*).
4. Capacity for CSD 30 Sub-district 3 includes 354 additional elementary and 759 intermediate seats as discussed in "Projected School Capacity" above. High school capacity for Queens includes 1,473 high school seats in construction or completed in Queens according to the FY 2010-2014 Capital Plan, which includes projected high school capacity in IS/HS 404.

[1] DOE's *Educational Impact Statement: The Proposed Re-Siting and Co-location of Academy for Careers in Television and Film High School (30Q301) to New Building Q404 with New School 30Q291 and 75QTBD Beginning in 2013-2014* (February 1, 2013).

Intermediate Schools

Intermediate school enrollment is expected to increase to 2,230 students within CSD 30's Sub-district 3, with intermediate school programs operating at 65 percent of capacity with 1,185 available seats.

High Schools

High school enrollment is expected to decrease to 72,053 students within Queens, with high school programs operating at 98 percent of capacity with 1,634 available seats.

PROBABLE IMPACTS OF THE PROPOSED PROJECT

The proposed project would result in the construction of up to 2,644 incremental residential units compared with the No Build condition. As described in Chapter 1, "Project Description," this includes development proposed by the Applicant for Buildings 1 through 7 and a proposal by NYCHA to dispose of the site for Building 8 for development pursuant to a future RFP. Building 8 includes 240 of the total 2,644 residential units in the proposed project.

Based on the public school student generation rates provided in the *CEQR Technical Manual*, the proposed project would introduce 740 public elementary students and 317 public intermediate school students to the study area (see **Table 5-6**). The proposed project would also introduce 370 public high school students. Of these, approximately 67 elementary students, 29 intermediate students, and 34 high school students would be introduced by the construction of Building 8.

Table 5-6
The Future With the Proposed Project:
Estimated Number of Students Introduced by the Proposed Project

Total New Housing Units	Multiplier for Elementary Level Per Unit[1]	Elementary Students	Multiplier for Intermediate Level Per Unit[1]	Intermediate Students	Multiplier for High School Level Per Unit[1]	High School Students
2,644	0.28	740	0.12	317	0.14	370

Note:
1. Based on student generation rates in Table 6-1a in the *CEQR Technical Manual*.

ELEMENTARY SCHOOLS

In 2022, the proposed project would introduce 740 elementary students to the schools study area (see **Table 5-7**). As noted above, study area elementary schools would operate with a deficit of seats in the future without the proposed project, and would continue to do so in the future with the proposed project. The new students would result in a total enrollment of 6,480 elementary students (135 percent utilization) and a deficit of 1,677 seats in the study area. This represents an approximately 15 percentage point increase in the collective utilization rate for elementary schools in CSD 30's Sub-district 3 compared to conditions in the future without the proposed project.

As noted above, a significant adverse impact may occur if a proposed project would result in both of the following conditions: (1) a utilization rate of the elementary schools in the sub-district study area that is equal to or greater than 100 percent in the future without the proposed

project; and (2) an increase of five percentage points or more in the collective utilization rate between the future without the proposed project and future with the proposed project conditions.

Table 5-7
The Future With the Proposed Project:
Projected Enrollment in Study Area Public Schools

Analysis Area	2022 Total Projected Enrollment in No Build[1]	Students Generated by Project[2]	Total Projected Enrollment	Capacity	Available Seats in Program	Program Utilization
Elementary Schools						
CSD 30 Sub-district 3	5,740	740	6,480	4,803	-1,677	135%
Intermediate Schools						
CSD 30 Sub-district 3	2,230	317	2,547	3,415	868	75%
High Schools						
Queens Borough	76,363	370	76,733	77,997	1,264	98%

Notes/Sources:
1. Projected enrollment for the study area in the future without the proposed project was developed proportionally from the CSD projections and includes new students generated by anticipated No Build development (from SCA). See Table 5-5.
2. See Table 5-6.

In the future with the proposed project, elementary schools would have a utilization rate greater than 105 percent, and the proposed development would result in an increase of more than 5 percentage points in the collective utilization rate.

Based on the analysis presented above the proposed project would result in a significant adverse impact on elementary schools in the study area. Potential measures to mitigate elementary school impacts are described in Chapter 22, "Mitigation."

INTERMEDIATE SCHOOLS

The proposed project would introduce 317 intermediate students to the study area, increasing CSD 30's Sub-district 3 intermediate school enrollment to 2,547 with a utilization rate of 75 percent and 868 available seats. This represents an approximately 10 percentage point increase in the collective utilization rate for intermediate schools in CSD 30's Sub-district 3 compared to conditions in the future without the proposed project. Because study area intermediate schools would operate below capacity, the proposed project would not result in any significant adverse impacts to intermediate schools.

HIGH SCHOOLS

As noted above, Queens high schools operate with a deficit of seats in existing conditions and would operate below capacity in both the future without and the future with the proposed project. The proposed project would introduce 370 public high school students to the study area, increasing Queens high school enrollment to 76,733 with a utilization rate of approximately 98 percent with 1,264 available seats. The proposed project would result in less than a 1 percentage point increase in the collective utilization rate for high schools in the borough compared to conditions in the future without the proposed project. Therefore, the proposed project would not result in significant adverse impacts on high schools.

D. INDIRECT EFFECTS ON LIBRARIES

METHODOLOGY

According to the *CEQR Technical Manual*, neighborhood library branches serve areas based on the distance that residents would travel to use library services, which is typically not more than ¾-mile (referred to as the library's catchment area). Therefore, the study area for the analysis of libraries is the area within ¾ mile of the project site, excluding the portions of Roosevelt Island and Manhattan that fall within this area. This libraries analysis compares the population generated by the proposed project with the catchment area population of libraries available within an approximately ¾ mile area around the project site.

To determine the population of each library catchment area, 2010 U.S. Census data were assembled for all census tracts that fall primarily within the ¾-mile catchment area for each library. The analysis also considers future population and, finally, assesses the potential effects of the proposed project. To estimate the population expected in the future without the proposed project, an average household size of 2.34 persons was applied to the number of new housing units expected to be built by other development projects.[1] This population was then added to the existing population to project the future 2022 population.

The population introduced by the proposed project was estimated by multiplying the number of housing units by an average household size of 2.34 persons. The estimated population generated by the proposed project was then added to the population calculated in the future without the proposed project. Pursuant to the *CEQR Technical Manual*, if a proposed project would increase a library's catchment area population by 5 percent or more, this increase could impair the delivery of library services in the study area, and a significant adverse impact could occur.

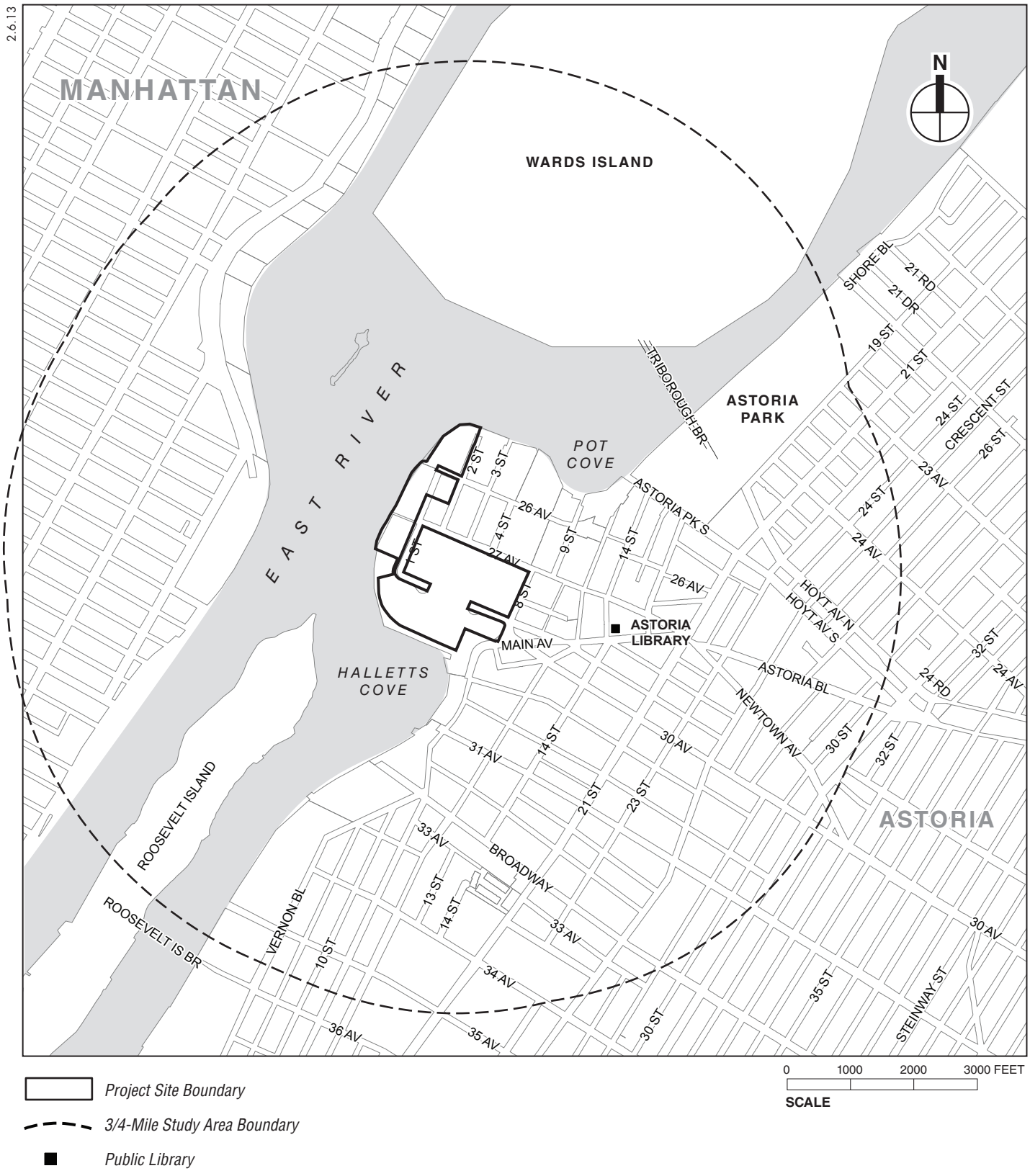
EXISTING CONDITIONS

The study area is served by the Queens Library system, which serves all of Queens. The Queens Library 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 a population of 2.2 million from 62 locations plus 7 Adult Learning Centers and 2 Family Literacy Centers. The library is one of the largest public libraries in the U.S. in terms of size of collections. Since 1994, the library has circulated among the highest numbers of books and other library materials of any other library system in the country.

Libraries within the Queens Public Library system provide free and open access to books, periodicals, electronic resources, and non-print materials. Reference, career services, Internet access, and educational, cultural and recreational programming for adults, young adults, and children are also provided.

As discussed above, the study area for the analysis of libraries extends ¾ mile from the project site. This study area includes the Astoria Library, which is located at the intersection of Astoria Boulevard and 14th Street (see **Figure 5-2**). Several other Queens Library branches are located within 2,000 feet of the study area boundary including Steinway Library to the east on 31st Street (near Ditmars Boulevard), Broadway Library to the southeast on Broadway (near

[1] Average household size for Queens Community District 1 based on 2010 Census data, from DCP's Community District Profiles (December 2011).



HALLETTS POINT

Public Library Serving the Project Site
Figure 5-2

Steinway Street), and Long Island City Library to the south on 21st Street (near 38th Avenue). Although these libraries are not accounted for in the quantitative analysis, they serve large portions of the study area population, and thus there are substantially more library resources for study area residents than reflected in this analysis.

The Astoria Library's ¾-mile catchment area includes approximately 53,542 residents (see **Table 5-8**). The library has 57,572 holdings, including Arabic, French, Greek, Hindi, Spanish, and Urdu language collections; special collections on citizenship and graphic novels; and seven computer workstations with Internet access and Microsoft Office software. Users of the Astoria Library can request a volume from any of the other libraries in the Queens Public Library system through inter-library loan. The study area has a holdings-to-resident ratio of 1.08 to 1.

Table 5-8
Library Services

Map No.[1]	Branch Library Name	Address	Holdings[2]	Circulation	Catchment Area Population[3]
1	Astoria Library	14-01 Astoria Blvd	57,572	101,225	53,542

Notes:
1. See Figure 5-2 for branch library locations.
2. Holdings include books, CD-ROMs, DVDs, and videotapes.
3. 2010 population from 2010 U.S. Census for census tracts primarily within the library's ¾-mile catchment area (Census Tracts 45, 63, 65.01, 69, 71, 73, 75, 77, 79, 81, 83, 87, 91, 95, 97, 99, and 125).

Sources:
DCP's *Selected Facilities and Program Sites* Release 2011.2; U.S. Census 2010 (catchment area population); Queens Library, August 2012.

THE FUTURE WITHOUT THE PROPOSED PROJECT

As of April 2012, the Queens Library was approximately two-thirds through a multi-million dollar plan to renovate all of its 62 libraries, including the Astoria Library. The renovations are anticipated to free up space formerly used for back-office operations and transform them into expanded community space. Volumes are also being moved to storage, reflecting a shift towards increased internet usage and e-readers. New automated self check-in and checkout kiosks and additional programs (e.g., job services, literacy classes) are part of the overall plan.[1]

In the future without the proposed project, the Astoria Library will continue to serve the study area. The catchment area population of the library will increase as a result of development projects completed in the future without the proposed project.

It is expected that future development will result in a total of 2,476 new dwelling units and 80 supportive housing beds within the Astoria Library catchment area by 2022.[2] Future development in the study area includes 1,135 units at the proposed Astoria Cove project, which is assumed to be partially complete by 2022. This is a proposal that requires discretionary land

[1] Maloney, Jennifer, Libraries Rethink Their Role in City, The Wall Street Journal, April 9, 2012, last accessed on February 5, 2013 at http://online.wsj.com/article/SB10001424052702303815404577331910499479218.html#articleTabs%3Darticle

[2] The library catchment area includes Census Tracts 45, 63, 65.01, 69, 71, 73, 75, 77, 79, 81, 83, 87, 91, 95, 97, 99, and 125. Refer to Table 2-1 and Figure 2-1 in Chapter 2, "Analytical Framework," for a list and depiction of the No Build projects in the library catchment area: No Build Projects 3-26, 29, 31, 36-37, 40-47, 49-56, 58, and 65.

use approvals; however, because it is located in close proximity to the project site, the portion that is assumed to be completed by the 2022 Build year has been incorporated into the future without the proposed project in accordance with CEQR guidance. These housing units, combined with the addition of 80 community facility beds, will introduce approximately 5,874 new residents to the library catchment area (based on an average household size of 2.34 persons), increasing the catchment area population by approximately 11 percent to 59,416 residents.

The library would have a ratio of approximately 0.97 holdings per resident, compared with 1.08 in the existing condition.

PROBABLE IMPACTS OF THE PROPOSED PROJECT

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

By 2022, the proposed project would add approximately 6,187 additional residents to the Astoria Library catchment area. With this additional population, the Astoria Library would serve 65,603 residents. This would be approximately a 10 percent increase over the population in the future without the proposed project.

With the proposed project, the Astoria Library would have a ratio of approximately 0.88 holdings per resident, compared to 0.97 in the future without the proposed project.

Although the Astoria Library catchment area population would increase by approximately 10 percent, the increase would not be expected to impair the delivery of library services. Residents of the Astoria Library catchment area and the proposed project would have access to the entire Queens Public Library system through the inter-library loan system and could have volumes delivered directly to their nearest library branch. There are also three other Queens Library branches located approximately one mile from the project site and their catchment areas overlap with the Astoria Library catchment area. Therefore, as noted above, there are more library resources available to study area residents than are reflected in this quantitative analysis. Residents would also have access to libraries near their place of work. In addition, the planned renovations along with the trend toward increased electronic research and inter-library loans are expected to free up stack space, providing for increased capacity and programs to serve the future population.

For these reasons, the proposed project would not result in a significant adverse impact on library services. In a letter dated March 19, 2013, the Queens Library concurred with the conclusion that the proposed project would not result in a significant adverse impact to public libraries (see **Appendix G**).

E. CHILD CARE CENTERS

METHODOLOGY

The ACS provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start. Publicly financed child care services are available for income-eligible children up to the age of 12. 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 Federal Poverty Level (FPL), depending on family size, are financially eligible, although in some cases eligibility can go up to 275 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 federal poverty level.

Most children are served through contract with private and nonprofit organizations that operate child care programs throughout the city. Registered or licensed providers can offer family-based child care in their homes. Informal child care can be provided by a relative or neighbor for no more than two children. Children aged two months through 12 years old can be cared for either in group child care centers licensed by the Department of Health or in homes of registered child care providers. ACS also issues vouchers to eligible families, which may be used by parents to pay for child care from any legal child care provider in the City.

Publicly financed child care centers, under the auspices of the New York City Division for Child Care and Head Start (CCHS) within ACS, provide care for the children of income-eligible households. Space for one child in such child care centers 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 7 to 12 children are placed under the care of a licensed provider and an assistant in a home setting.

Since there are no locational requirements for enrollment in child care facilities, and some parents or guardians choose a child care center close to their employment rather than their residence, the service areas of these facilities can be quite large and not subject to strict delineation to identify a study area. However, according to CEQR methodology for child care analyses, the locations of publicly funded group child care facilities within 1½ miles or so of the project site should be shown, reflecting the fact that the facilities closest to the project site are more likely to be subject to increased demand. Therefore, the study area for the analysis of child care centers is the area within 1 ½ miles of the project site, excluding the portions of Roosevelt Island and Manhattan that fall within this area. Current enrollment data for the child care and Head Start facilities closest to the project site were gathered from ACS.

The child care enrollment in the future without the proposed project was estimated by multiplying the number of new low- and moderate-income (i.e., affordable) housing units expected in the 1½-mile study area by the CEQR multipliers for estimating the number of children under age 6 eligible for publicly funded child care services. For Queens, the multiplier estimates 0.14 public child-care-eligible children under age 6 per low- and moderate-income housing unit.[1]

The child care-eligible population introduced by the proposed project 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 Build condition. According to the *CEQR Technical Manual*, if an action would result in a demand for slots greater than remaining capacity of child care facilities, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the child care facilities serving the respective study area, a significant adverse impact may result.

[1] See Table 6-1b of the 2012 *CEQR Technical Manual.*

EXISTING CONDITIONS

There are six publicly-funded group child care and Head Start centers within the 1½-mile study area (see **Figure 5-3**). The group child care centers have a total capacity of 326 slots and have 13 available slots (96 percent utilization). The two Head Start facilities have a total capacity of 120 slots and are operating at 103 percent capacity with a deficit of 4 slots. Overall, the group child care and Head Start centers have a combined capacity of 446 slots and an enrollment of 437 children, resulting in 9 available slots (98 percent utilization). **Table 5-9** shows the current capacity and enrollment for these facilities.

Table 5-9
Publicly Funded Group Child Care and Head Start Centers Serving the Study Area

Map No.[1]	Name	Address	Enrollment	Capacity	Available Slots	Utilization (Percent)
Group Child Care Facilities						
1	Hallet Cove Child Development Center	2-08 Astoria Blvd	50	55	5	91
2	Andrew Landi Child Care Center	21-20 35th Ave	53	54	1	98
3	PAL Western Queens Early Learning Center	10-26 41st Ave	60	67	7	90
4	Joseph Di Marco Child Care Center	36-49 11th St	150	150	0	100
		Group Child Care Subtotal	**313**	**326**	**13**	**96**
Head Start Facilities						
5	St. Margaret Mary Head Start	9-16 27th Ave	90	90	0	100
6	People's United Methodist Head Start	36-49 11th St	34	30	-4	113
		Head Start Subtotal	**124**	**120**	**-4**	**103**
		Grand Total	**437**	**446**	**9**	**98**

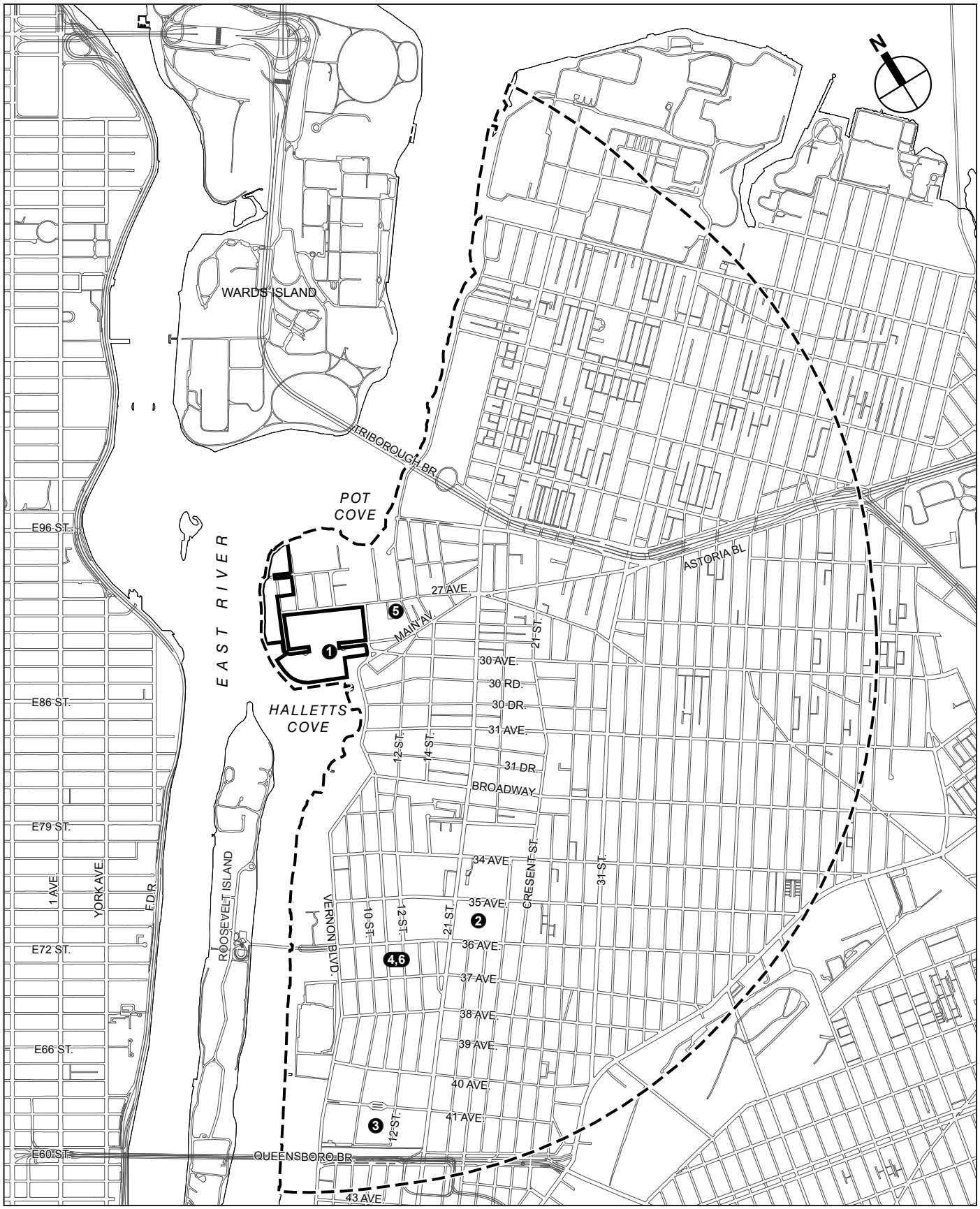
Notes: [1] See Figure 5-3.
Sources: ACS, April 2012.

THE FUTURE WITHOUT THE PROPOSED PROJECT

Planned or proposed development projects in the child care study area (1½ miles from the project site) will introduce approximately 678 new housing units affordable to low- to moderate-income households (refer to Table 2-1 and Figure 2-1 in Chapter 2, "Analytical Framework," for a list and depiction of the No Build projects in the 1½-mile study area). This includes approximately 340 affordable housing units that would be constructed as part of the proposed Astoria Cove development, which is assumed to be partially complete by 2022. This is a proposal that requires discretionary land use approvals; however, because it is located in close proximity to the project site, the portion that is assumed to be completed by the 2022 Build year has been incorporated into the future without the proposed project in accordance with CEQR guidance.

Based on the CEQR multipliers for estimating the number of children eligible for publicly funded child care, this amount of development would introduce approximately 95 new children under the age of 6 who would be eligible for publicly funded child care programs.

Based on these assumptions, if no new day care facilities open in the future without the proposed project, publicly funded day care facilities in the future without the proposed project would operate above capacity. As described above, there are currently 446 slots with 437 enrollees, leaving a surplus of 9 seats. When the estimated 95 eligible children under age 6 introduced by



Publicly Funded Child Care Facilities Serving the Project Site

Figure 5-3

planned development projects are added to this total, there would be 532 enrollees and a deficit of 86 slots in publicly funded child care programs in the study area (119 percent utilization).

PROBABLE IMPACTS OF THE PROPOSED PROJECT

In 2022, the completion of the proposed project would introduce 2,644 residential units, of which 483 units would be affordable to low- to moderate-income households. Based on the CEQR multiplier for children under 6 years old per unit in Queens (0.14), this would generate approximately 68 children under the age of 6 who would be eligible for publicly funded child care programs. As noted above, only the children under age 6 would be likely to affect the utilization of child care and Head Start facilities in the study area.

Assuming that all of these children are placed in group child care, rather than family-based child care or private child care, the addition of these children would increase group care enrollment to 600 children, and capacity would remain at 446 slots (see **Table 5-10**). This would result in a shortage of 154 slots. As in the future without the proposed project, child care facilities would operate with a shortfall of slots in the future with the proposed project. The child care demand generated by the proposed project (68 slots) would represent an increase of approximately 15 percentage points in the collective utilization rate of group child care and Head Start facilities in the study area.

Table 5-10
Demand for Publicly Funded Group Child Care and Head Start Centers—Existing Conditions, Future Without the Proposed Project, Future With the Proposed Project

Analysis Period	Enrollment	Capacity	Available Slots	Utilization
Existing Conditions	437	446	9	98%
Future Without the Proposed Project	532	446	-86	119%
Future With the Proposed Project	600	446	-154	134%

Sources: ACS, April 2012; AKRF, Inc.

The *CEQR Technical Manual* guidelines indicate that if a proposed project results in an increase of 5 percent or more in the collective utilization rate of the group child care/Head Start centers, and a utilization rate that is greater than 100 percent, could result in a significant adverse impact.

Several factors may limit the number of children in need of publicly funded child care slots in ACS-contracted day care facilities. Families in the study area could make use of alternatives to publicly funded day care facilities. There are slots at homes licensed to provide family child care that families of eligible children could elect to use instead of public center day care. Nearby family programs that provide care from private homes are organized through the Queensbridge Day Care Center at 38-11 27th Street (capacity of 69 slots, enrollment of 60 children) and Joseph DiMarco Family Day Care at 36-49 11th Street (capacity of 58 slots, enrollment of 51 children). Parents of eligible children may also use ACS vouchers to finance care at private child care centers in the study area. The voucher system could spur the development of new private day care facilities to meet the need of eligible children that would result from the increase in low-income and low- to moderate-income housing units in the area in the future with the proposed project. As noted above, these facilities provide additional slots in the study area but are not included in the quantitative analysis. Lastly, parents of eligible children are not restricted to enrolling their children in day care facilities in a specific geographical area. They could use

the ACS voucher system to make use of public and private day care providers beyond the 1½-mile study area.

As noted above, this analysis conservatively accounts for the potential child care-eligible children (approximately 48) that would be generated by the proposed Astoria Cove project, which requires discretionary actions and is subject to its own environmental review and approval, without accounting for any potential measures that may be needed to mitigate impacts to publicly funded child care centers that may be identified as part of the Astoria Cove project's environmental review. If these mitigation measures were proposed and accounted for in this analysis, the shortfall of slots would be smaller. As more information becomes available about the proposed Astoria Cove project's potential impacts and mitigation measures, it will be incorporated into this environmental review for the proposed project as appropriate.

Nevertheless, following CEQR Technical Manual methodology, the increase in the collective utilization rate of group child care facilities in the study area would exceed 5 percent and the facilities would be operating well over 100 percent, indicating a potential for a significant adverse impact. Therefore, the proposed project would result in a significant adverse impact to publicly funded child care facilities. Potential measures to mitigate child care impacts are described in Chapter 22, "Mitigation." ✷