Chapter 4 : Community Facilities and Services

I. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Actions on community facilities and services. According to the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, a community facilities assessment should be conducted if a project would directly or indirectly affect existing community facilities, including publicly supported day care, libraries, public schools, health care facilities, and fire and police protection services. A project can affect community services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already over-utilized, or if a project is large enough to create a demand that could not be met by the existing facility.

As described in Chapter 1, "Project Description," the Applicant is seeking a set of Proposed Actions in the form of discretionary approvals to include zoning map and text amendments, a large-scale general development (LSGD) special permit, a City Map Amendment to re-establish a portion of Beach 52nd Street south of Rockaway Beach Boulevard to reconnect with Rockaway Freeway, and public funding and/or financing from various City and New York State agencies and/or programs related to affordable housing development on the Project Site. The Project Site is situated in Queens Community District 14 (CD 14). The Proposed Actions would facilitate the Proposed Project to consist of an approximately 2,371,000 gross square feet (gsf) development on the Project Site, comprised of 11 buildings with approximately 2,200 residential dwelling units (DUs), of which 1,927 DUs are intended to be affordable for households with incomes up to 80% of the Area Median Income (AMI), of which 201 units would be set aside for Affordable Independent Residences for Seniors (AIRS) senior housing DUs, and 273 DUs are intended to be income-restricted for moderate income households.[1] In addition to the residential DUs, the Proposed Project would include approximately 72,000 gsf of retail space, approximately 77,000 gsf of community facility space, approximately 24,000 square feet (sf) of publicly-accessible open space, and approximately 973 accessory parking spaces.

While the Proposed Project would not physically displace or alter an existing community facility, it would introduce a substantial new residential population to the Project Site, resulting in increased demand for community facilities and services. Therefore, an assessment was conducted to determine whether the Proposed Project would result in any significant adverse impacts to community facilities.

II. PRINCIPAL CONCLUSIONS

Based on a preliminary screening, the Proposed Project warrants analysis for indirect effects to elementary, intermediate, and high schools; libraries; and publicly funded child care centers.

Based on a detailed analysis, the Proposed Project would not result in any significant adverse impacts on public high schools and libraries. The Proposed Project would result in significant adverse impacts on public elementary and intermediate schools as well as publicly funded child care centers, warranting consideration of mitigation, as discussed in Chapter 20, "Mitigation Measures."

Estimates of future public school enrollment are based on New York City School Construction Authority (SCA) enrollment projections and data obtained from SCA 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

[1] Affordable DUs are intended to be affordable to households at or below 80% of AMI. Moderate income DUs would be income-restricted to households above 80% of AMI to not exceed 130% of AMI.

school facilities shows overutilization at the public elementary and high school grade levels, without the introduction of students generated by the Proposed Project. A substantial portion of the new housing units would be introduced to Sub-district 1 of Community School District (CSD) 27 in Queens due to a large number of planned or ongoing development projects, not including the Proposed Project, resulting in overutilization of public schools.

Indirect effects on Public Schools

The Proposed Project is located within Sub-district 1 of CSD 27 in Queens. In the future with the Proposed Actions (the "With-Action" condition), the Proposed Project would result in the incremental development of 1,632 DUs on the Project Site compared to the future without the Proposed Actions (the "No-Action condition"). Of these, 201 DUs are intended to be set aside for AIRS senior housing, which would not generate school-age children. Therefore, the public school analysis assesses the impacts associated with the incremental increase of 1,431 non-senior DUs. Based on student generation rates according to borough and CSD as defined by the SCA, the Proposed Project would result in approximately 444 public elementary school students, 200 public intermediate students, and 186 public high school students.

Elementary Schools

Based on a detailed analysis of public elementary schools CSD 27, Sub-district 1 would operate at overcapacity for public elementary schools with a shortfall of 1,991 seats in the With-Action condition. The share of the shortage attributable to the Proposed Project would be 7.85%, due to an increase in the collective utilization rate of 127.36% in the No-Action condition to a collective utilization rate of 135.21% in the With-Action condition.

Since the collective utilization rate for public elementary schools in the With-Action condition would be greater than 100% and the collective utilization rate would be equal to or greater than 5% from the No-Action condition, the Proposed Project would result in a significant adverse impact on elementary schools and require consideration of mitigation, as discussed in Chapter 20, "Mitigation Measures."

Intermediate Schools

Based on a detailed analysis of public intermediate schools, CSD 27, Sub-district 1 would operate at overcapacity for public intermediate schools with a shortfall of 46 seats in the With-Action condition. The share of the shortage attributable to the Proposed Project would be 6.93%, due to an increase in the collective utilization rate of 94.65% in the No-Action condition to a collective utilization rate of 101.58% in the With-Action condition.

Since the collective utilization rate for public intermediate schools in the With-Action condition would be greater than 100% and the collective utilization rate would be equal to or greater than 5% from the No-Action condition, the Proposed Project would result in a significant adverse impact on intermediate schools and require consideration of mitigation, as discussed in Chapter 20, "Mitigation Measures."

High Schools

Based on a detailed analysis of public high schools, high schools in Queens would be at overcapacity with a shortfall of 12,799 seats in the With-Action condition. The share of the shortage attributable to the Proposed Project would be 0.26%, due to an increase in the collective utilization rate of 117.75% in the No-Action condition to a collective utilization rate of 118.01% in the With-Action condition. Since the collective utilization rate would not increase by equal to or greater than 5% from the No-Action condition, the Proposed Project would not result in a significant adverse impact on high schools.

Indirect effects on Libraries

As stated in the *CEQR Technical Manual*, a significant adverse impact would occur if a project would increase the population of the library catchment area by 5% or more, and this increase would impair the delivery of library services in the study area. Although the Arverne Library catchment area population would increase by approximately 18% with the incremental development of 1,632 DUs from the Proposed Project, this increase would not be expected to impair the delivery of library services due to access to nearby libraries and the Queens Borough Public Library (QBPL) inter-library loan system. Therefore, the Proposed Project would not result in a significant adverse impact on libraries.

Indirect effects on Child Care Centers

In the With-Action condition, the Proposed Project would result in the incremental development of 1,927 DUs intended to be affordable for households with incomes up to 80% of AMI compared to the No-Action condition. Of the 1,927 DUs, 201 DUs are intended to be set aside for AIRS senior housing, which would not generate children eligible for publicly funded child care and Head Start centers. Therefore, the analysis of publicly funded group child care and Head Start Centers was based on the incremental increase of 1,726 non-senior, affordable DUs. Based on the multipliers for estimating the number of children eligible for publicly funded child care and Head Start centers according to borough defined by the New York City (NYC) Administration for Children's Services (ACS), the Proposed Project is anticipated to generate the need for approximately 242 child care slots.

Based on a detailed analysis, child care/Head Start centers in the study area would be at overcapacity with a shortfall of 353 seats in the With-Action condition. The size of the shortage attributable to the Proposed Project would be 46.5%, due to an increase in the collective utilization rate of 121.35% in the No-Action condition to a collective utilization rate of 167.82% in the With-Action condition. Since the collective utilization rate for child care/Head Start centers would be greater than 100% and the collective utilization rate would increase more than 5% from the No-Action condition, the Proposed Project would result in a significant adverse impact on publicly funded child care and Head Start Centers, and require consideration of mitigation, as discussed in Chapter 20, "Mitigation Measures."

III. PRELIMINARY SCREENING

The purpose of the preliminary screening is to determine whether a community facilities assessment is required. In conformance with *CEQR Technical Manual* guidelines, a community facilities assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. A direct effect occurs if a project would physically alter a community facility either by displacement or other physical change and would affect the delivery of that service. An indirect effect occurs if new population that would use existing services is added to an area such that it may affect service delivery. Detailed community facilities analyses are most commonly associated with residential projects since the increased demand for community services strongly correlates with the introduction of new residents to an area.

Framework for Analysis

In the With-Action condition, the Proposed Project would generate an incremental increase of 1,632 DUs to the Project Site compared to the No-Action condition, of which 201 DUs would be set aside as AIRS senior housing. The total incremental increase of 1,632 DUs is consequently used as the basis of the assessments of impacts on the libraries, police/fire service and health care facilities.

For the purpose of the public schools and child care analysis, it is assumed that the 201 DUs set aside for AIRS senior housing would not contribute towards the generation of school-age children or children eligible for publicly funded day care and are consequently excluded from these community facility analyses. As

such, an incremental increase of 1,431 non-senior DUs to the Project Site is used as the basis for the public school analysis.

As described in Chapter 1, "Project Description," because the No-Action condition assumes all market-rate units, the number of DUs used as the basis for the publicly funded child care analysis is calculated as the total number of non-senior DUs affordable at up to 80% of AMI provided by the Proposed Project. There would be a total of 1,927 DUs affordable at up to 80% of AMI provided by the Proposed Project, of which 1,726 would be non-senior DUs. As such, an incremental increase of 1,726 non-senior DUs affordable at up to 80% of AMI on the Project Site is used as the basis for the publicly funded child care analysis.

Direct Effects

The Proposed Project would not directly displace a community facility, nor place a physical barrier to service delivery. Therefore, an analysis of direct effects is not warranted.

Indirect Effects

Thresholds presented in **Table 4-1: Community Facilities Thresholds for Detailed Analyses in Queens** in the *CEQR Technical Manual* are applied to make an initial determination of whether detailed studies are necessary to determine potential indirect impacts on community facilities.

Based on a review of the Proposed Project and *CEQR* assessment criteria described below, community facilities and services relevant to the Proposed Project would be those associated with public elementary, intermediate, and high schools, libraries, and publicly funded child care. The community facilities analysis is, therefore, limited to consideration of indirect effects on these facilities and services.

Public Schools

The number of students that would be generated by a proposed project are estimated by "Projected Public School Ratios" (i.e., the number of elementary, intermediate, and high school students that would be generated by each residential unit). New Projected Public-School Ratios data was recently released by the SCA in support of the NYC Department of Education (DOE)/SCA FY2020-2024 Capital Plan Proposed November 2018. The new Projected Public-School Ratios were based on the 2012-2016 American Community Survey – Public Use Microdata Sample available on the at SCA website under Capital Plan Reports & Data. Multipliers for Primary and Intermediate Schools have consequently been refined to reflect how many pupils are generated by new housing at the school district level; multipliers for High Schools have been maintained at the borough level. As a result, the thresholds used to determine whether public school analyses are warranted have changed. As shown in **Table 4-1: Community Facilities Threshold for Detailed Analysis in Queens,** for elementary and intermediate schools in CSD 27 in Queens, an analysis is warranted if a proposed project is anticipated to introduce more than 111 incremental residential units. For high schools in Queens, an analysis is warranted if a project is anticipated to introduce more than 1,172 incremental residential units. The 2014 *CEQR Technical Manual* has not been updated to reflect these new thresholds. However, to provide a reasonable and accurate environmental assessment, DCP as lead agency, in consultation with the Mayor's Office of Environmental Coordination (MOEC), has determined that the 2012-2016 American Community Survey – Public Use Microdata Sample data should be used as the basis for determining the need for a public schools CEQR analysis.

The Proposed Project, as stated by the Applicant, would introduce 201 units intended for seniors. These units would not generate pupils and therefore are excluded from the analysis increment used to determine the potential impacts on public schools. In light of the newly Projected Public-School Ratios, the 1,431 incremental residential units would exceed thresholds that trigger the need for public elementary, intermediate, and high school analyses. Therefore, the Proposed Project warrants an analysis of indirect effects on public school capacity related to elementary, intermediate and high schools.

Libraries

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manua*l, a proposed action in Queens that generates a 5% 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. Consistent with the thresholds presented in *CEQR Technical Manual* as shown in **Table 4-1: Community Facilities Thresholds for Detailed Analysis**, the Proposed Project warrants a detailed analysis of the potential impact of the Proposed Project on libraries.

Publicly Funded Group Child Care and Head Start Centers

Based on the approximately 1,657 non-senior DUs affordable at up to 80% of AMI that could be generated by the Proposed Project and the generation rates for Queens in the *CEQR Technical Manual*, it is estimated that 242 eligible children would be generated by the Proposed Project. In conformance to guidance in the *CEQR Technical Manual*, this projected number of eligible children warrants a detailed analysis of the potential impact of the Proposed Project on publicly funded group child care and Head Start Centers.

Publicly funded child care centers are overseen by the ACS Division of Child Care and Head Start to provide care for children of income-eligible households that are under six years old. 3-K for All programs are included in the assessment of potential impacts on child care centers. The 3-K for All program is administered by the DOE to bring free, full-day, high quality education to three-year-old children in NYC communities. There are 12 CSDs which offer the program for the 2019-2020 school year. In February 2018, it was announced that the 3-K for All program will expand citywide by the 2021-22 school year.[2] DOE offers families the opportunity to select from three different 3-K program settings: elementary schools that offer 3-K programs, Pre-K centers run by DOE staff for grades before kindergarten, or NYC Early Education Centers which act as community-based organizations under contract with DOE or ACS to provide free 3-K. NYC Early Education Centers may have income or other eligibility requirements for some or all seats through EarlyLearn; free or low-cost child care or educational programs for six-week-old to four-year-old children. All families residing in NYC are eligible to apply for 3-K programs, while families living in CSDs that offer 3-K programs will be given priority for enrollment.

According to the latest DOE *NYC 3-K Admissions Guide* released for 2019, the 3-K for All program will expand to include CSD 27 in Fall 2019.

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 action 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 the Project Site is in a developed and populated area in the Far Rockaways. Consequently, a detailed analysis of indirect effects on health care facilities is not warranted.

Following the closure of Peninsula Hospital in 2012, residents in the Far Rockaway area utilize health care facilities in nearby neighborhoods for health services. Recent capital improvements to health care facilities also aim to serve the expressed needs of the community. Recent investments in health care offerings

[2] Mayor de Blasio Speeds up 3-K For All Rollout and Announces 4 New Districts, February 2, 2018; https://www1.nyc.gov/office-of-the-mayor/news/078-18/mayor-de-blasio-speeds-up-3-k-all-rollout-announces-4-new-districts#/0

include improvements to the Joseph P. Addabbo Family Health Center, the Rockaway Medical Arts Complex, and the reopening of St. John's Episcopal Hospital Wound Care Center.

The Joseph P. Addabbo Family Health Center opened in 2005 and broke ground on its new 22,000-sf expansion project in Arverne in April 2018. The expansion is expected to be completed by 2019 and will double the existing space utilized by the health center to increase patient capacity and enhance delivery of services. The three-story facility will provide medical, mental health, and physical therapy services to patients. Additionally, primary care services will be offered, as well as a diversified range of health care offerings to include obstetrics, dental services, internal medicine, and social work services for the community.[3] The expansion of services is intended to provide medical care to the underserved Arverne community. The project garnered funding from the Borough President's office to counteract recent health care facility closures , in the Rockaways, such as the former Peninsula Hospital Site.[4]

The Rockaway Medical Arts Complex was forced to close its facility following damage caused by Hurricane Sandy. The approximately $30 million renovation project would reintroduce health care services to include an ambulatory surgical center, physical therapy, pharmacy, and lab diagnostics center.[5] Additionally, the medical complex will house a 20,000-sf multi-specialty ambulatory surgical center to provide outpatient surgical services in ophthalmology, urology, obstetrician-gynecologist, and orthopedics. Operating and procedure rooms will be made available to patients, as accredited through the Accreditation Association for Ambulatory Healthcare. Furthermore, South Nassau Communities Hospital will operate a primary care and specialty care medical office equipped with an imaging center. The site was formerly occupied by a Key Foods supermarket which was demolished in 2016, and construction for the new health care facility began February 2017. The project is substantially complete.[6]

St. John's Episcopal Hospital serves Far Rockaway and the Five Town communities to provide services that range from adult medical surgical services, pediatrics, obstetrics and psychiatric services.[7] The St. John's Episcopal Hospital Primary Care Pediatric, Pediatric Specialties and Internal Medicine office opened in September 2015. Recognized as the primary hospital on the peninsula, the facility offers patients access to primary care services and is intended to reduce emergency room visits for greater diversity of care.[8] In July 2017, the hospital announced plans for renovations and expansion of services funded by their recently approved recently approved New York State Department of Health Capital Restructuring Financing Program Grant for $10.15 million.[9] In January 2018, the hospital introduced its new Wound Care Center to further expand services for the community.[10]

This qualitative assessment of the health care facilities in the Rockaway peninsula documents recent and substantive reinvestment in the community to address the recognized need for health care services.

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[3] Joseph P. Addabbo Family Health Center Expansion Breaks Ground, April 2018; https://www.healthcaredesignmagazine.com/news/joseph-p-addabbo-family-health-center-expansion-breaks-ground/

[4] Addabbo medical center in Arverne to be expanded, updated July 2018; https://www.timesledger.com/stories/2016/47/addabbomed_2016_11_18_q.html

[5] Rockaways Medical Art Complex, Community Healthcare Associates, LLC (CHA); http://www.cha-properties.com/projects_details_Rockaways.php

[6] Beach 105th St. Med Complex Nearing Completion, September 2017, http://rockawaytimes.com/index.php/columns/2919-beach-105th-st-med-complex-nearing-completion

[7] Sources: Episcopal Health Services Inc. (EHS) website (ehs.org)

[8] St. John's Episcopal Hospital celebrates pediatric care, November 2016; http://www.liherald.com/stories/St-Johns-Episcopal-Hospital-celebrates-pediatric-care,85945

[9] St. John's Episcopal Hospital Announced Plans to Renovate and Expand, July 2017; https://www.ehs.org/about/news/2017/st-johns-episcopal-hospital-announced-plans-renovate-and-exp

[10] St. John's Hosts Wound Care Ribbon Cutting, January 2018, https://www.ehs.org/about/news/2018/st-johns-hosts-wound-care-center-ribbon-cutting

Police and Fire Services

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service in cases where a proposed action would affect the physical operations of, or direct access to and from, a precinct house or fire station, or where a proposed action 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.

Table 4-1: Community Facilities Thresholds for Detailed Analyses in Queens

Community Facility Type	Thresholds for Detailed Analyses*	Detailed Analysis Required
Public Schools (Queens CSD 27)	*Elementary/Intermediate Schools* 111 or more DUs OR Direct Effect	Yes
	High Schools 1,172 or more DUs OR Direct Effect	Yes
Group Child Care and Head Start Centers (Publicly Funded)	20 or more eligible children under age 6 based on number of low or low/moderate income DUs OR Direct Effect	Yes
Libraries	More than 5% increase in ratio of DUs to library branches OR Direct Effect	Yes
Police/Fire Services and Health Care Facilities	Introduction of Sizeable New Neighborhood (e.g. Hunters' Point South) OR Direct Effect	No

***Sources**: CEQR Technical Manual; DCP CEQR App, 2012-2016 American Community Survey – Public Use Microdata Sample data*

IV. DETAILED ASSESSMENT – Public Schools

Analysis Approach

Study Area

In conformance to the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school district's "sub-district" in which the project is located. The Proposed Project is in Sub-district 1 of CSD 27 (see **Figure 4-1: Public Schools School District 27, Sub-district 1**). High school students routinely travel outside their neighborhoods for school; therefore, the *CEQR Technical Manual* provides for environmental review regarding high school students on a boroughwide basis.

Sub-district 1 is the southernmost sub-district in CSD 27 and contains ten public elementary schools in 11 buildings and eight intermediate schools in seven buildings. The zoned elementary and intermediate school for the Project Site is P.S. 105 The Bay School" (Q105), located at 420 Beach 51st Street, which serves grades 1-8, as well as pre-kindergarten and special education. There is no zoned high school for the Project Site as high schools participate in the Citywide High School Choice program.

Methodology

In conformance with 2014 *CEQR Technical Manual* guidance, the public school 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 SCA projections of future enrollment. Specifically, the existing conditions analysis uses data provide in the DOE "Utilization Profiles: Enrollment, Capacity, and Utilization Report 2017-2018." New Projected Public-School Ratios data was recently released by the SCA in support of the NYC DOE/SCA FY2020-2024 Capital Plan Proposed November 2018. It utilizes the 2012-2016 American Community Survey – Public Use Microdata Sample available on the at SCA website under Capital Plan Reports & Data. According to this data, multipliers for Primary and Intermediate Schools have been

refined to reflect how many pupils are generated by new housing at the school district level (multipliers for High Schools have been maintained at the borough level). The 2014 *CEQR Technical Manual* has not been updated to reflect these new thresholds. However, to provide a reasonable and accurate environmental assessment, DCP as lead agency, in consultation with MOEC, has determined that the 2012-2016 American Community Survey – Public Use Microdata Sample data should be used as the basis for determining the need for a public schools CEQR analysis.

Future conditions are then predicted based on SCA enrollment projections and data obtained from SCA 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 projections. DOE's enrollment projections for years 2018 through 2027, the most recent data currently available, is posted on the SCA website. The latest available enrollment projections to 2027 have been used in this analysis to project student enrollment to 2034. These enrollment projections are based on broad demographic trends and do not explicitly account for discrete new residential development projects expected to be completed within the study area. Therefore, the estimated student population from other new development projects expected to be completed within the study area have been obtained from the SCA 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, or if deemed appropriate to include in the analysis by the lead agency and the SCA.

According to guidance in the *CEQR Technical Manual*, a significant adverse impact on public schools may occur if a proposed action would result in both of the following conditions:

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

Existing Conditions

Elementary Schools

As shown in **Table 4-2: Public School Enrollment, Capacity, and Utilization for Existing Conditions, School District 27, Sub-District 1,** the sub-district has a total of 11 elementary schools that have an existing total enrollment of 4,960 students, a surplus of 694 seats, and a utilization rate of 87.73%.

Intermediate Schools

As shown in **Table 4-2,** the sub-district has a total of 10 intermediate schools that have an existing total enrollment of 1,989 students, a surplus of 903 seats, and a utilization rate of 68.78%.

High Schools

High school students may attend any of the schools within any borough of the city, based on seating availability and admissions criteria.

Throughout Queens, total high school enrollment for the 2017-2018 school year was approximately 77,516 students, with a deficit of 9,544 seats and a utilization rate of 114.04%. There are three high schools located within CSD 27, Sub-district 1, which are listed for informational purposes in **Table 4-2.**



Source: NYC DOE's "Utilization Profiles: Enrollment, Capacity and Utilization Report 2017-2018"

- Project Site
- School District 27
- Sub-District 1

- Primary Schools
- Intermediate Schools
- Primary School/ Intermediate School Mixed Building
- Intermediate School/ High School Mixed Building

PUBLIC SCHOOLS SCHOOL DISTRICT 27 SUB-DISTRICT 1

Figure 4-1

Table 4-2: Public School Enrollment, Capacity, and Utilization for Existing Conditions, School District 27, Sub-District 1

Org. ID	School Name	Address	Grades	Enrollment	Target Capacity	Available Seats	Utilization
Elementary Schools							
Q042	P.S. 42 - Q	488 Beach 66 Street	PK-8*	482	660	178	73%
Q043	P.S. 43 - Q	160 Beach 29Th Street	PK-8*	626	717	91	87%
Q043	P.S. 43 - Q	12 Marvin Street	PK-8*	52	83	31	63%
Q104	P.S. 104 - Q	26-01 Mott Avenue	PK-5	689	633	-56	109%
Q105	P.S. 105 - Q	420 Beach 51 Street	PK-8*	580	520	-60	112%
Q106	P.S. 106 - Q (Plus TCU Enrollment)	180 Beach 35 Street	PK-5	211	157	-54	134%
Q183	P.S. 183 - Q	2-45 Beach 79 Street	PK-8*	359	510	151	70%
Q197	P.S. 197 - Q	825 Hicksville Road	PK-5	498	582	84	86%
Q253	P.S. 253 - Q	1307 Central Avenue	PK-5	562	510	-52	110%
Q333	P.S. 333 - Q	3-65 Beach 56 Street	PK-8*	347	744	397	47%
Q362	P.S. 362 - Q	535 Briar Place	PK-5	554	538	-16	103%
			Study Area Total	**4,960**	**5,654**	**694**	**87.73%**
Intermediate Schools							
Q042	P.S. 42 - Q	488 Beach 66 Street	PK-8**	176	241	65	73%
Q043	P.S. 43 - Q	160 Beach 29Th Street	PK-8**	206	236	30	87%
Q043	P.S. 43 - Q	12 Marvin Street	PK-8**	17	27	10	63%
Q053	I.S. 53 - Q	10-45 Nameoke Street	4-6	267	651	384	41%
Q105	P.S. 105 - Q	420 Beach 51 Street	PK-8**	235	210	-25	112%
Q183	P.S. 183 - Q	2-45 Beach 79 Street	PK-8**	166	236	70	70%
Q282	M.S. 282 - Q	8-21 Bay 25 Street	4-6	264	339	75	78%
Q309	Acad. Of Medical Technology - Q	8-21 Bay 25 Street	6-12**	218	235	17	93%
Q319	I.S. 319 - Q	10-45 Nameoke Street	4-6	359	543	184	66%
Q333	P.S. 333 - Q	3-65 Beach 56 Street	PK-8**	81	174	93	47%
			Study Area Total	**1,989**	**2,892**	**903**	**68.78%**
High Schools							
Q260	Frederick Douglass Academy Vi Hs-Q	8-21 Bay 25 Street	9-12	349	504	155	69%
Q302	Qns Hs For Inf. Research & Tech.-Q	8-21 Bay 25 Street	9-12	443	362	-81	122%
Q309	Acad. Of Medical Technology - Q	8-21 Bay 25 Street	6-12***	421	453	32	93%
			Study Area Total	**1,213**	**1,319**	**106**	**91.94%**

Source: NYC DOE's "Enrollment, Capacity and Utilization Report 2017-2018" DCP
Notes:

*Enrollment and capacity data for only P.S.

**Enrollment and capacity data for only IS

***Enrollment and capacity data for only HS

Charter, citywide gifted & talented, D75 special education, and D79 alternative high school equivalency schools are not included in analysis.

The Future without the Proposed Actions (No-Action Condition)

Enrollment Projections

In conformance with guidance in the *CEQR Technical Manual*, the assessment of No-Action conditions uses SCA enrollment projections. SCA provides future enrollment projections by district for up to 10 years. As per guidance by DCP, the latest available enrollment projections to 2027 have been used in this analysis to project student enrollment to 2034 (see **Table 4-3: SCA Enrollment Projections, 2034**). SCA projects that elementary enrollment would decrease by 0.42% in CSD 27, Sub-district 1. Intermediate enrollment in the sub-district is expected to decrease 12.54% and high school enrollment in Queens is expected to increase 1.34%.

Table 4-3: SCA Enrollment Projections, 2034*

	Elementary	Intermediate	High School
2034 Projected CSD 27 Enrollment**	22,604	9,751	N/A
Percentage Provided for Sub-District 1	21.85%	17.84%	N/A
2034 Projected Enrollment for CSD 27 Sub-district 1***	**4,939**	**1,740**	N/A
2034 Projected Queens Enrollment	N/A	N/A	**78,555**

Notes: *2027-28 data used to substitute for 2034 projections
Sources: **Statistical Forecasting, "Enrollment Projections for the NYC Public Schools 2017-18 to 2027-28 by Statistical Forecasting"

*** 2024 SCA Enrollment % by Zone, Department of City Planning

SCA enrollment projections focus on the natural growth of the city's student population (through births and grade retention) and do not account for future residential developments planned for the sub-district study areas (No-Action projects). Therefore, future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school study areas (as provided by the SCA Capital Planning Division) to SCA's projected enrollment, and then comparing that number with projected school capacity (see **Table 4-4: Additional No-Action Enrollment, 2034**).

Table 4-4: Additional No-Action Enrollment, 2034

No-Action Enrollment	Elementary	Intermediate	High School
SCA Projection for Sub-district 1 of CSD 27*[1]	589	242	N/A
SCA Projection for Borough of Queens*[2]	N/A	N/A	4,408
Projection for Urban Renewal Areas (URAs) and Far Rockaway (3,409 of total 4,828 DUs, assumed to not be included in SCA Projections)**	1,497	676	628
Projection for Project Site (568 DUs)	176	80	74
Total	**2,262**	**998**	**5,109**

Notes: * No-action residential development enrollment projections total 1,150 P.S., 496 IS, and 4,643 HS students. SCA enrollment projections reduced by DUs already considered in SCA Pipeline which includes students generated from the Proposed Project and No-Action development sites;
**Total 4,828 No-Action development site DUs include 497 DUs in Edgemere URA, 1,200 DUs in Arverne URA, and 3,131 DUs in Downtown Far Rockaway Redevelopment Project
Sources: [1]Housing by SD Nov 2018, SCA [2]DCP CEQR App

Capacity Changes

In the No-Action condition, it is expected that high school capacity in Queens would increase by 3,079 seats by 2034. The SCA Five-year Capital Plan Report released in February 2019 has identified funding for 3,079 high school seats. Additional need is identified as well; however, funding has not been established and, therefore, these additional seats are not included in No-Action condition projections. Based on the SCA Capital Plan Report and DOE utilization changes, there would be no increase in capacity for both elementary and intermediate public schools in Sub-district 1.

Analysis

Elementary Schools

As shown in **Table 4-5: School Enrollment, Capacity, and Utilization for No-Action Condition, 2034**, elementary schools in CSD 27, Sub-district 1 would operate at overcapacity in the 2034 No-Action condition. The sub-district would operate with a 127.36% utilization rate and a deficit of 1,547 seats.

Intermediate Schools

As shown in **Table 4-5,** intermediate schools in CSD 27, Sub-district 1 would operate within capacity in the 2034 No-Action condition. The sub-district would operate with a 94.65% utilization rate and a surplus of 155 seats.

High Schools

As shown in **Table 4-5**, high schools in Queens would continue to be at overcapacity in the 2034 No-Action condition, even with the additional funded seats projected in the Five-Year Capital Plan. The borough would operate with a 117.75% utilization rate and a deficit of 12,613 seats.

Table 4-5: School Enrollment, Capacity, and Utilization for No-Action Condition, 2034

	SCA Projected Enrollment 2034	Additional No-Action Enrollment	Total No-Action Enrollment	No-Action Capacity	Available Seats	Utilization
Elementary Schools						
CSD 27, Sub-district 1	*4,939*	*2,262*	*7,201*	*5,654*	*-1,547*	*127.36%*
Intermediate Schools						
CSD 27, Sub-district 1	*1,740*	*998*	*2,737*	*2,892*	*155*	*94.65%*
High Schools						
Queens	*78,555*	*5,109*	*83,664*	*71,051*	*-12,613*	*117.75%*

The Future with the Proposed Actions (With-Action Condition)

Enrollment Projections

As described in Chapter 1, "Project Description," the Proposed Project is anticipated to result in the incremental development of 1,431 non-senior DUs. Based on the CEQR generation rates, the Proposed Project would introduce approximately 444 public elementary school students, 200 public intermediate school students, and 186 public high school students (see **Table 4-6: Public School Threshold Calculations**).

Table 4-6: Public School Threshold Calculations

	Net Increase in DUs from Proposed Project	Multiplier (Students/Unit in Queens*)	Additional Students from Proposed Project	Threshold for Detailed Analysis
Elementary/ Intermediate School Students	1,431	0.31	444	50 (combined)
	1,431	0.14	200	
High School Students	1,432	0.13	186	150

***Source:** * SCA "Projected Public School Ratio", released November 2018*

Capacity Changes

The Proposed Project is not anticipated to provide additional capacity on the Project Site for public schools.

Analysis

Elementary Schools

As shown in **Table 4-7: School Enrollment, Capacity, and Utilization for With-Action Condition, 2034**, elementary schools in CSD 27, Sub-district 1 would continue to operate with a shortfall of seats in the 2034 With-Action condition. The sub-district would operate with a 135.21% utilization rate and a deficit of 1,991 seats. The collective utilization rate in the With-Action condition would increase 7.85% from the No-Action condition utilization rate of 127.36%.

Since the collective utilization rate for public elementary schools in the With-Action condition would be greater than 100% and the collective utilization rate would increase more than 5% from the No-Action condition, the Proposed Project would result in a significant adverse impact on elementary schools.

Intermediate Schools

As shown in **Table 4-7,** intermediate schools in CSD 27, Sub-district 1 would continue to operate with a shortfall of seats in the 2034 With-Action condition. The sub-district would operate with a 101.58% utilization rate and a deficit of 46 seats. The collective utilization rate in the With-Action condition would increase 6.93% from the No-Action condition utilization rate of 94.65%.

Since the collective utilization rate for public elementary schools in the With-Action condition would be greater than 100% and the collective utilization rate would increase more than 5% from the No-Action condition, the Proposed Project would result in a significant adverse impact on intermediate schools.

High Schools

As shown in **Table 4-7**, high schools in Queens would be at overcapacity in the 2034 With-Action condition. The borough would operate at with a 118.01% utilization rate and a deficit of 12,799 seats.

The Proposed Project would result in an increase in the utilization rate of approximately 0.26% from the No-Action condition utilization rate of 117.75%. As this is less than the 5% increase threshold, the Proposed Project would not result in a significant adverse impact on high schools.

Table 4-7: School Enrollment, Capacity, and Utilization for With-Action Condition, 2034

	No-Action Enrollment 2034	Students Introduced by Proposed Project	Total With-Action Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
CSD 27, Sub-district 1	*7,201*	*444*	*7,644*	*5,654*	*-1,991*	*135.21%*
Intermediate Schools						
CSD 27, Sub-district 1	*2,737*	*200*	*2,938*	*2,892*	*-46*	*101.58%*
High Schools						
Queens	*83,850*	*186*	*83,850*	*71,051*	*-12,799*	*118.01%*

Should the With-Action condition not include the 201 AIRS senior units, thereby increasing the number of non-senior DUs from 1,999 to 2,200 DUs, the incremental 1,632 non-senior DUs would generate approximately 506 public elementary students, 228 public intermediate students, and 212 public high school students.

In such a scenario, the change in utilization for public elementary schools would increase between the No-Action and With-Action conditions from 7.85% to 8.95%, increasing the deficit of seats from 1,991 seats to 2,053 seats. The change in utilization for public intermediate schools would increase between the No-Action and With-Action conditions from 6.93% to 7.90%, increasing the deficit of seats from 46 seats to 74 seats. The change in utilization for public high schools would increase between the No-Action and With-Action conditions from 0.26% to 0.30%, increasing the deficit of seats from 12,799 seats to 12,825 seats.

V. DETAILED ASSESSMENT – Libraries

Analysis Approach

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 0.75-mile (the library's "catchment area"). This libraries analysis compares the population that would be generated by the Proposed Project with the catchment area population of libraries available within an approximately 0.75-mile area around the Project Site.

The 2016 American Community Survey Five-year estimates were assembled for all census tracts that fall primarily within 0.75-miles of each library to determine the existing population of each library's catchment area. The catchment area population in the No-Action condition was estimated by multiplying the number of new residential units in projects located within the 0.75-mile catchment area that are expected to be complete by 2034 by an average household size of 2.76 persons (the average household size for the

Hammels-Arverne-Edgemere Neighborhood Tabulation Area) according to the 2010-2014 American Community Service Five-year estimates. The catchment area population in the With-Action condition was estimated by adding the anticipated population that would result from the Proposed Project to the catchment area population estimate in the No-Action condition.

The new population in the No-Action condition and With-Action condition was added to the existing catchment area population. According to guidance in the *CEQR Technical Manual*, if an action would increase the libraries' catchment area population by 5% 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 Site is served by the Queens Library (QL) system, also known as the QBPL, which includes 66 neighborhood branches and houses approximately 7.8 million holdings.

Only one QBPL location (see **Figure 4-2: Public Libraries Serving the Proposed Project**) is located within the 0.75-mile catchment area for the Project Site. The Queens Library at Arverne is located directly adjacent to the Project Site to the west of Beach 53rd Street (312 Beach 54 Street). **Table 4-8: Public Libraries Serving the Proposed Project** below provides the number of holdings and total catchment area population served by the library. Residents can visit and order books from any QBPL branch, including the QBPL for Teens, a New York Public Library branch, or order books form any of the other library branches.

Table 4-8: Public Libraries Serving the Proposed Project

Library Name	Address	Holdings	Catchment Area Population	Holdings-per-Resident
Arverne	312 Beach 54th Street	63,436[1]	18,466[2]	3.44

Notes: [1] Holdings include books, CD-ROMs, DVDs, and videotapes
[2] 2012-2016 American Community Survey Five-year Estimates for census tracts primarily within the library's 0.75-mile catchment area (Census Tracts 964, 972.02, 972.03, and 972.04)

Sources: QBPL (2013); 2012-2016 American Community Survey Five-year Estimates; DCP Selected Facilities and Program Sites.

The Arverne Library was originally located at Beach 75th Street and Rockaway Beach Blvd, from 1915 to 1921. It moved to 488 Beach 66th Street in 1922 and was there until 1935. Between 1951 and 1964, it was located at 339 Beach 54th Street, until it moved to its current location at 312 Beach 54th Street in 1964. The library has 18 public computers, one early literacy station, free internet access, printers and restrooms. The branch library serves a catchment area population of 18,466, with approximately 63,436 holdings, resulting in a ratio of 3.44 holdings-per-resident.

No-Action Condition

In the No-Action condition, the existing library would continue to serve the study area. The catchment area population would increase due to the as-of-right (AOR) development on the Project Site and development in the Arverne and Edgemere Urban Renewal Areas (URAs), which would be completed by the 2034 analysis year. The number of holdings is assumed to remain the same as in existing conditions, since no new library development is planned within the Proposed Project's catchment area. As shown in **Table 4-9: No-Action Condition Catchment Area Population**, planned No-Action developments would introduce approximately 6,602 new residents to the catchment area, increasing its population to 25,068. Assuming no increase in holdings in the No-Action condition, the holdings-per-resident ratio for the Arverne Library catchment area would decrease from 3.44 to 2.57.

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

Library Name	Existing Catchment Area Population	New Residents[1]	New Catchment Area Population	New Holdings Total	Holdings-per-Resident
Arverne	18,466	6,260	24,726	63,436	2.57

Note: [1] This number was calculated by multiplying the number of DUs introduced by No-Action developments (1,700 DUs) and the number of DUs estimated on the Project Site (568 DUs) by the Average Household Size (2.76) for the Hammels-Arverne-Edgemere Neighborhood Tabulation Area, 2010-2014 American Community Survey Five-year estimates.

Sources: QBPL (2013); 2012-2016 American Community Survey Five-year Estimates; NYC Department of City Planning Selected Facilities and Program Sites.

With-Action Condition

According to guidance in the *CEQR Technical Manual*, if a project increases the catchment area population by 5% or more as compared to 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 shown in **Table 4-10: With-Action Condition Catchment Area Population**, based on the average household size of 2.76 for the Hammels-Arverne-Edgemere Neighborhood Tabulation Area, by the 2034 analysis year, the Proposed Project would result in an incremental increase of approximately 4,504 new residents (approximately an 18% increase). With the Proposed Project, the holdings-per-resident ratio for the Arverne Library catchment area would decrease from 2.57 to 2.18.

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

Library Name	Catchment Area Population, No-Action condition	New Residents from Proposed Project[1]	New Catchment Area Population, With-Action condition	Population Increase	Holdings-per-Resident
Arverne	24,726	4,504	29,230	18%	2.18

Note: [1] This number was calculated by multiplying the number of incremental DUs generated by the Proposed Project (1,632 DUs) by the Average Household Size (2.76) for the Hammels-Arverne-Edgemere Neighborhood Tabulation Area, 2010-2014 American Community Survey Five-year estimates.

Sources: QBPL (2013); 2012-2016 American Community Survey Five-year Estimates; NYC Department of City Planning Selected Facilities and Program Sites.

For the Arverne Library, the catchment area population increases attributable to the Proposed Project is above the 5% threshold cited in the *CEQR Technical Manual*. Therefore, the Proposed Project would potentially result in a noticeable change in the delivery of library services. However, although the Arverne Library catchment area population would increase by approximately 18%, this increase would not be expected to impair the delivery of library services due to access to nearby libraries and the QBPL inter-library loan system. Residents would have access to the entire Queens Library through the inter-library loan system and could have volumes delivered directly to their nearest library branch. Residents would also have the option to utilize other nearby library branches such as the Far Rockaway Library Branch approximately two miles to the west and the Peninsula Library Branch two miles away to the east on the Project Site. In addition, the Queens Teen Library is located one block south of the Far Rockaway Library. Therefore, a significant adverse impact on libraries is not anticipated.



Source: NYCDCP Facilities Database, May 2017

Project Site

Study Area
(0.75-Mile Radius)

Queens Library at Arverne

PUBLIC LIBRARIES

Figure 4-2

VI. DETAILED ASSESSMENT – Publicly Funded Group Child Care and Head Start Centers

Existing Conditions

Study Area

In conformance with the *CEQR Technical Manual*, the study area for the analysis of publicly funded group child care and Head Start Centers has been identified as an area approximately 1.5 miles from the boundary of the Project Site. The 1.5-mile buffer from the Project Site in located entirely within Queens CD 14 (See **Figure 4-3: Child Care and Head Start Centers within 1.5 miles of Project Site**).

According to the latest DOE *NYC 3-K Admissions Guide* released for 2019, the 3-K for All program will expand to include CSD 27 starting Fall 2019. As shown in **Table 4-11: 3-K for All programs within 1.5 miles of Project Site,** there are twelve 3-K for All program centers located within the 1.5-mile radius from the Project Site housed in district elementary schools, Pre-K centers, and NYC Early Education Centers. According to DOE, the twelve identified 3-K programs have a total capacity of 351 slots. No information is currently available from DOE on the projected enrollment in the twelve 3-K programs within the 1.5-mile radius of the Project Site for the 2019-20 school year. Consequently, utilization levels of the 3-K for All program cannot be included in the analysis of publicly funded group child care and Head Start Centers.

Table 4-11: 3-K for All programs within 1.5 miles of Project Site

Program Name	Program Code	Program Address	Distance from Project Site (mi.)
P.S. 105 The Bay School	27Q105	420 Beach 51 Street	0.13
Bethel Mission Station Church/Bethel Mission Loving Day Care Center	27QBJH	338 Beach 56 Street	0.16
Blanche Community Progress DCC #2	27QAVC	4402 Beach Channel Drive	0.37
Lucille Rose DCC	27QARC	148 Beach 59 Street	0.37
Community and Family Head Start	27QAVD	4105 Beach Channel Drive	0.52
P.S./M.S. 042 R. Vernam	27Q042	488 Beach 66 Street	0.65
Battalion Christian Academy	27QANZ	454 Beach 67 Street	0.7
Sheldon R. Weaver CCC	27QAZI	72-05 Beach Channel Drive	0.95
P.S. 43	27Q043	160 Beach 29 Street	1.12
Tammy Drive Proposal	27QBGA	27-32 Tammy Drive	1.18
P.S. 183 Dr. Richard R. Green	27Q183	2-45 Beach 79 Street	1.25
Wave Prepatory Elementary School	27Q362	535 Briar Place	1.32

***Source**: NYC 3-K Finder for School Year 2019-20, Retrieved from https://maps.nyc.gov/3k*

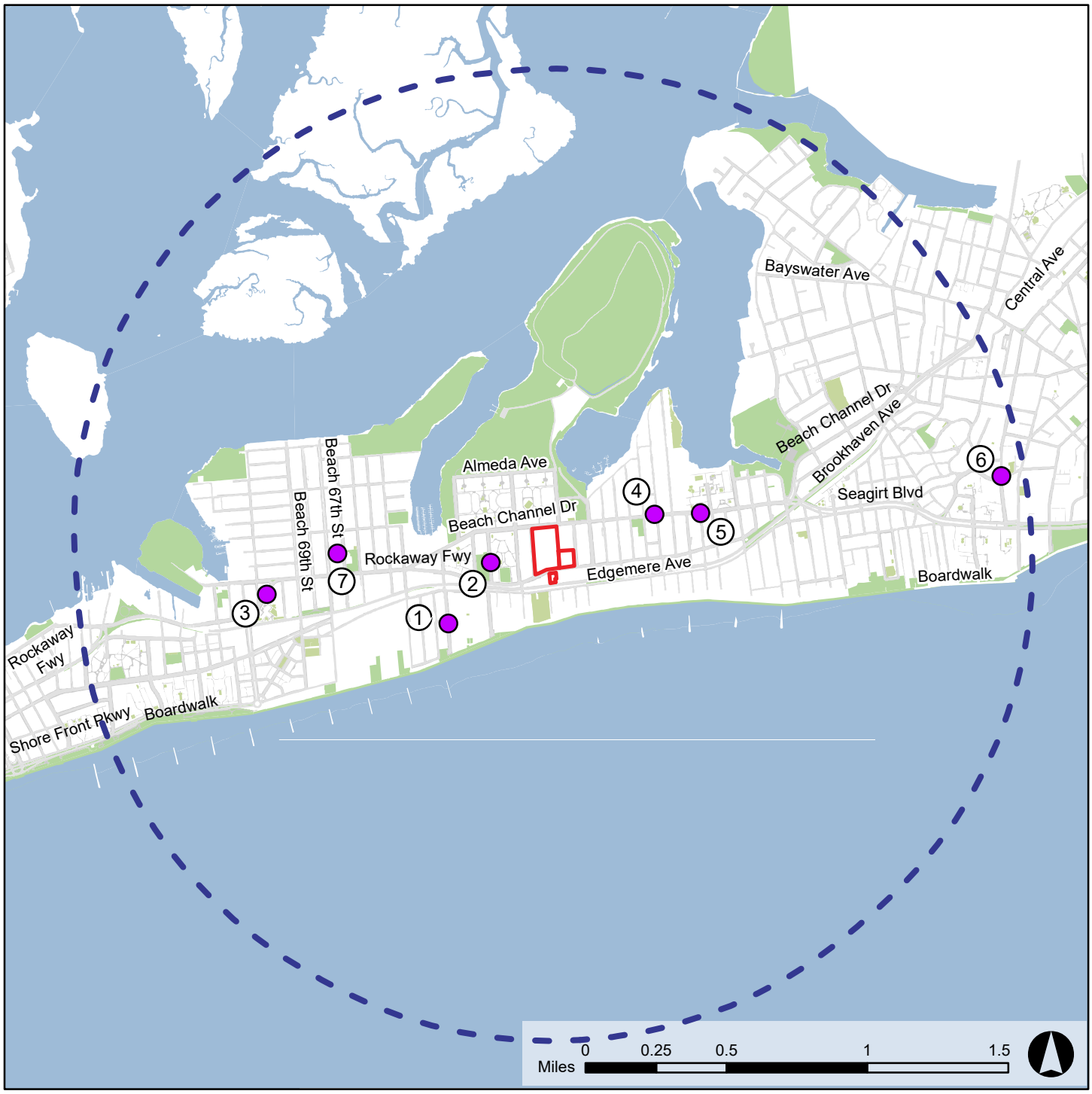
Publicly Funded Group Child Case and Head Start Centers in the Study Area

There are seven publicly funded group day care and Head Start centers within the 1.5-mile study area. These facilities have a total capacity of 520 slots (**Table 4-12: Child Care and Head Start Centers within 1.5 miles of Project Site**).

Table 4-12: Child Care and Head Start Centers within 1.5 miles of Project Site

Map Key	Program Name	Program Address	Budget capacity	Enrollment	Available Slots	% Capacity
1	Lucille Rose Day Care Center	148 Beach 59 Street	60	56	4	93.3%
2	Bethel Mission Loving Day Care	338 Beach 56 Street	35	28	7	80.0%
3	Sheldon R Weaver DCC 2	71-15 Beach Channel Drive	47	43	4	91.5%
4	Blanche Comm #2	44-02 Beach Channel Drive	145	144	1	99.3%
5	Community and Family HS	41-05 Beach Channel Drive	120	110	10	91.7%
6	Ralph Hirschkorn CCC	310 Beach 20th Street	95	86	9	90.5%
7	Battalion Christian Academy	454 Beach 67 Street	18	10	8	55.6%
		Total, Child Care and Head Start	**520**	**477**	**43**	**91.7%**

Source: ACS June 2018; NYC DOE 3-K Finder



Source: NYC Administration for Childen's Services, June 2018; NYC DOE 3-K Finder

Project Site

1.5-Mile Radius

Public Child Care and Head Start Centers

(1) Keyed to Table 4-11

PUBLIC CHILD CARE AND HEAD START CENTERS

Figure 4-3

Peninsula Hospital Site Redevelopment

No-Action Condition

Enrollment and Capacity Changes

Within the 1.5-mile child care study area, the only No-Action development projects are those with the Edgemere and Arverne Renewal Areas. As described in detail in Chapter 1, "Project Description," by 2034, it is anticipated that 500 DUs, all of which would be affordable at up to 80% AMI, would be developed in the Edgemere URA and 1,200 DUs, half of which would be affordable at up to 80% AMI, would be developed in the Arverne URA. These No-Action development projects would introduce a combined 1,100 DUs affordable at up to 80% AMI to the surrounding area. The total of 1,100 DUs affordable at up to 80% AMI would generate approximately 154 additional children eligible for publicly funded child care and Head Start, based on the multiplier of 0.14 children per household provided for Queens in Table 6-1b of the *CEQR Technical Manual*.

The Project Site would be developed with an AOR mixed-use development providing 568 DUs, none of which would be affordable at up to 80% AMI and generate additional children eligible for publicly funded child care or Head Start. The study area would have a utilization rate of 121.35% and a shortage of 111 slots (**Table 4-13: Public Child Care Capacity and Utilization, No-Action Condition, 2034**).

Table 4-13: Public Child Care Capacity and Utilization No-Action Condition, 2034

Existing Capacity	520
Capacity Generated by No-Action Projects	0
2034 No-Action Capacity	**520**
Existing Enrollment	477
Enrollment Generated by No-Action Projects	154
2034 No-Action Enrollment	**631**
Available Slots	-111
2034 No-Action Utilization	**121.35%**

With-Action Condition

The Proposed Project would generate an incremental increase of 1,726 non-senior DUs affordable at up to 80% AMI compared to the No-Action condition. This would generate approximately 242 children eligible for publicly funded child care or Head Start programs, based on the multiplier of 0.14 children per household provided for Queens in Table 6-1b of the *CEQR Technical Manual*.

With the addition of the children generated by the Proposed Project, the total number of eligible children for publicly funded child care and Head Start within 1.5 miles of the Project Site would be 873 children. The capacity of publicly funded child care and Head Start centers in the study area is not expected to increase from the No-Action condition. Consequently, in the With-Action condition, the study area would have a utilization rate of 167.82% and a deficit of 353 slots.

The collective utilization rate would increase 46.5% between the No-Action and With-Action conditions (**Table 4-14 Public Child Care and Utilization With-Action Condition, 2034**). As such, a significant adverse impact on publicly funded child care and Head Start Centers would occur in the With-Action condition, requiring consideration of mitigation, as discussed in Chapter 20, "Mitigation."

Table 4-14: Public Child Care Capacity and Utilization With-Action Condition, 2034

2034 No-Action Capacity	520
Capacity Generated by With-Action Project	0
2034 With-Action Capacity	**520**
2034 No-Action Enrollment	631
Enrollment Generated by With-Action Project	242
2034 With-Action Enrollment	**873**
Available Slots	-353
2034 With-Action Utilization	**167.82%**

Should the With-Action condition not include the 201 senior units, the incremental non-senior DUs affordable at up to 80% of AMI introduced to the study area would increase from 1,726 DUs to 1,927 DUs. In such a scenario, the incremental 1,927 non-senior affordable DUs would increase the number of children eligible for publicly funded child care or Head Start programs from approximately 242 children to 270 children. The change in utilization rate for publicly financed child care services between the No-Action and With-Action conditions would increase from 46.5% to 51.9%, increasing the deficit from 353 slots to 381 slots.

Should all 2,200 DUs introduced by the Proposed Project be considered as affordable for consideration in the analysis of publicly funded group child care and Head Start Centers, the increment of 2,200 non-senior DUs would generate approximately 308 children. In such a scenario, the change in utilization rate between the No-Action and With-Action conditions would increase to 59.2%, increasing the deficit to 419 slots.

VII. CONCLUSION

Based on a detailed analysis of community facilities and services, the Proposed Project would not result in significant adverse impacts on public high schools and libraries. The Proposed Project would result in significant adverse impacts on public elementary and intermediate schools, and publicly funded child care centers.