

A. INTRODUCTION

This chapter examines the Hunter’s Point South Rezoning and Related Actions’ (the proposed actions) potential effects on community facilities in and around Hunter’s Point and Long Island City, Queens. The analysis considers effects on community facilities as defined in the 2001 *City Environmental Quality Review (CEQR) Technical Manual*—public or publicly funded facilities, including schools, health care, day care, libraries, and fire and police protection services.

PRINCIPAL CONCLUSIONS

As described below, analyses of public schools, libraries, and day care centers were conducted. In addition, an assessment of existing police and fire protection services was completed. An analysis of health care facilities was not warranted because the project falls below the CEQR threshold for such an analysis, and no significant adverse impacts on such facilities are expected.

PUBLIC SCHOOLS

The project sites (Sites A and B) are located within Planning Zone 3 (Zone 3) of Community School District 30 (CSD 30). This analysis considers the proposed actions’ impact on elementary and intermediate schools within Zone 3, CSD 30, and a 1½-mile study area around the project sites, as well as on high schools within Queens. The assessment finds that the proposed actions would not have a significant adverse impact on intermediate schools within Zone 3 or CSD 30, or on high schools within the borough of Queens. The proposed actions would result in a significant adverse impact on elementary schools within the 1½-mile study area, Zone 3, and CSD 30, as well as on intermediate schools within the 1½-mile study area. However, the quantitative analysis does not account for new elementary and intermediate school seats that will be constructed in the future without the proposed actions (including seats that may be constructed within the 1½-mile study area) nor does it account for the school seats that would be provided under the proposed actions (a 1,600-seat intermediate/high-school would be provided).

LIBRARIES

The analysis considers the proposed actions’ impact on the Court Square Library, the only library within a ¾-mile radius of the project site, and on the new Queens West Branch to be constructed in the future without the proposed actions. The number of new residents added to library service areas by the proposed actions would increase the population served by the Court Square Library by 13 percent and would increase the population served by the new Queens West Branch by almost 40 percent. These increases are greater than the 5 percent change that, according to the *CEQR Technical Manual*, may represent a significant adverse impact on library services. However, this increase would not constitute a significant adverse impact because the Queens West Branch library has been planned specifically to meet the growing need for library

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services in Hunter's Point, including the demands that have been anticipated for many years resulting from the original Hunters Point Waterfront Development Project, which included development on Site A.

DAY CARE CENTERS

This analysis considers the proposed actions' effect on publicly funded day care facilities within approximately 1½ miles of the project sites in Queens. The analysis concludes that the low- to moderate-income units at Site B would house an estimated 59 children eligible for publicly funded daycare, but that the day care facilities in the vicinity will already be operating above capacity because of the many other development projects planned in the future independent of the proposed actions. If no new day care facilities are added in the study area to respond to this new demand, the 59 new children from the proposed actions would exacerbate the predicted shortage in day care slots and would constitute 26 percent of the collective capacity of day care centers serving the area. This increase would result in a potential significant adverse impact on day care capacity in the area. However, the quantitative analysis does not account for a 5,000-square-foot day care facility that may be built at Queens West in the future without the proposed actions. Although it will likely be privately-run, these slots could be used by the children of income-eligible households with New York City Administration for Children's Services (ACS) vouchers to finance care at private day care centers.

POLICE AND FIRE PROTECTION

The proposed actions would not result in direct effects on the physical operations of, or access to and from, a New York City Police Department (NYPD) precinct house. The proposed actions may necessitate the assignment of additional personnel, resources, and equipment to the study area. It is NYPD policy not to make adjustments in advance of planned or potential development. A commitment of resources would be based on demonstrated need and would not be made until a detailed development plan and operational statistics for the proposed project became available. NYPD response times are not expected to be significantly affected by the projected increases in traffic generated by the proposed actions. Therefore, the proposed actions would not result in significant adverse impacts to police protection services.

The proposed actions also would not result in any direct effects to Fire Department (FDNY) or Emergency Medical Services (EMS) facilities. Like the NYPD, FDNY does not allocate personnel based on proposed or potential development; in the future with the proposed actions, FDNY would evaluate the need for personnel and equipment and make necessary adjustments to adequately serve the area. FDNY response times are not expected to be significantly affected by the projected increases in traffic generated by the proposed actions. Therefore, the proposed actions would not result in significant adverse impacts to fire protection or emergency medical services.

B. PRELIMINARY SCREENING AND METHODOLOGY

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* guidelines. Effects on community facilities can be either direct or indirect. Direct effects may occur when a proposed project physically alters or displaces a community facility. Indirect effects may result from increases in population that place additional demands on community facility service delivery. Because the proposed actions would not directly displace any community facility, this chapter focuses on the potential for indirect effects.

To assess the potential for indirect effects, the *CEQR Technical Manual* recommends a community facilities screening analysis for any proposed project that adds 100 or more residential units. Since the proposed actions would result in the development of up to approximately 6,650 new residential units, the potential for indirect effects exists and an analysis of community facilities is warranted. For purposes of the community facility analyses, it is assumed that the 3,000 affordable units on Site A would be serve moderate- to high-income households as defined in the *CEQR Technical Manual*, and that the 330 affordable units on Site B would be for the low- to moderate-income level.¹

The *CEQR Technical Manual* provides thresholds that help make an initial determination of whether a detailed analysis is necessary to assess potential impacts. **Table 4-1** outlines the thresholds for a detailed analysis associated with each community facility. If the proposed actions exceed the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the proposed actions would exceed these established *CEQR Technical Manual* thresholds warranting further analysis.

**Table 4-1
Preliminary Screening Analysis Criteria**

Community Facility	Threshold For Detailed Analysis
Public schools	More than 50 elementary/middle school or 150 high school students
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough
Health care facilities (outpatients)	More than 600 low- to moderate-income units
Day care centers (publicly funded)	More than 50 eligible children based on number of low- to moderate-income units by borough
Fire protection	Direct effect only
Police protection	Direct effect only
Source: 2001 <i>CEQR Technical Manual</i> .	

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed project would generate more than 50 elementary/middle school and/or more than 150 high school students. Based on the number of residential units anticipated under the reasonable worst-case development scenario (RWCDS) and the student generation rates presented in Table 3C-2 of the *CEQR Technical Manual*, the proposed actions would generate approximately 1,839 total students—approximately 1,067 elementary school students, 535 middle school students, and 237 high school students. This number of students warrants a detailed analysis of the proposed actions’ effects on elementary, middle, and high schools. The methodology for this analysis, and the analysis itself, is provided in section C, “Public Schools.”

¹ As defined in Table 3C-2 of the *CEQR Technical Manual*, the moderate-to-high category includes households earning up to 133 percent of the Annual Section 8 Median Income (MFI), and the low-to-moderate category includes households earning up to 80 percent of the MFI.

LIBRARIES

Potential impacts on libraries may result from an increased user population. According to the *CEQR Technical Manual*, if a proposed project would increase by more than 5 percent the average number of residential units served by library branches in the borough in which it is located, the proposed project may cause significant impacts on library services and require further analysis. In Queens, a project that adds 621 residential units exceeds this threshold. With 6,650 units, the RWCDS exceeds this threshold, and a detailed analysis of libraries is warranted. The methodology for this analysis, and the analysis itself, is provided in section D, "Libraries."

DAY CARE FACILITIES

According to the *CEQR Technical Manual*, if a proposed project would add more than 50 eligible children to the study area's day care facilities, a detailed analysis of the proposed project's impact on publicly funded day care facilities is warranted. This threshold is based on the number of low-income and low- to moderate-income units within a proposed project. Following the methodology of the *CEQR Technical Manual*, the estimated number of new housing units that would yield 50 eligible children differs in each borough. In Queens, projects that would create 250 units of low-income housing or 278 units of low- to moderate-income housing surpass the threshold for a detailed analysis of day care centers. Since the RWCDS would result in up to approximately 330 low- to moderate-income housing units, which could house approximately 59 children under the age of 12 who are eligible for publicly funded day care, a detailed day care analysis was conducted (see section E, "Day Care Facilities").

HEALTH CARE FACILITIES (OUTPATIENT)

Health care facilities include public, proprietary, and nonprofit facilities that accept 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. Pursuant to *CEQR Technical Manual* guidelines, the health care assessment focuses on emergency and outpatient ambulatory services that could be affected by the introduction of a large low-income residential population that may rely heavily on nearby hospital emergency rooms and other public outpatient ambulatory services.

Potential significant adverse impacts on health care facilities could occur if a proposed project would cause health care facilities within the study area to exceed capacity, or if a proposed project would result in a population increase of 5 percent or more who would seek services at these facilities. According to the *CEQR Technical Manual*, if a proposed project would generate more than 600 low- to moderate-income units, there may be increased demand on local public health-care facilities, which may warrant further analysis. The proposed actions would introduce only 330 low- to moderate-income units and, therefore, do not meet this threshold. However, an analysis of health care facilities has been provided for informational purposes (see Section F, "Health Care Facilities").

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases where facilities would be directly displaced as a result of a proposed action. The proposed actions would not directly displace either police or fire services; therefore, no

further analysis is warranted. However, a discussion of police and fire services, as well as response times, is provided under section G, “Police and Fire Services,” below.

NEW RESIDENTIAL DEVELOPMENTS EXPECTED IN THE STUDY AREAS

Because the individual catchment areas for each service provider vary, several different study areas are used in the community facilities analyses. **Table 4-2** presents a list of the new residential developments expected to be complete by 2017. Information on whether these developments are expected to contain affordable units is also provided. Finally, this table details which study area the various projects are located within.

Table 4-2

New Residential Developments Expected in the Study Areas

Name	Residential Units	Affordability				Study Areas				
		Market-Rate	Moderate-High Income	Low-Moderate Income	Low-Income	1½-Mile ¹	Zone 3	CSD 30	Court Square Library	Queens West Library
Power House	190	190	0	0	0	Y	Y	Y	Y	Y
One Hunters Point	138	138	0	0	0	Y	Y	Y	Y	Y
Hunters View	73	73	0	0	0	Y	Y	Y	Y	Y
Fifth Street Lofts	78	78	0	0	0	Y	Y	Y	Y	Y
The Foundry	61	61	0	0	0	Y	Y	Y	Y	Y
Fusion LIC	24	24	0	0	0	Y	Y	Y	Y	N
50-15 Vernon Jackson	28	28	0	0	0	Y	Y	Y	Y	Y
View 59	39	39	0	0	0	Y	Y	Y	Y	N
Casa Vizcaya	24	24	0	0	0	Y	Y	Y	Y	Y
10-63 Jackson Avenue	74	74	0	0	0	Y	Y	Y	Y	Y
12-01 Jackson Avenue	37	37	0	0	0	Y	Y	Y	Y	Y
Badge Building	44	44	0	0	0	Y	Y	Y	Y	Y
Crescent Club	140	140	0	0	0	Y	Y	Y	Y	N
42-37 Crescent Street	16	16	0	0	0	Y	Y	Y	Y	N
42-59 Crescent Street	22	22	0	0	0	Y	Y	Y	Y	N
27-14 41st Ave	26	26	0	0	0	Y	Y	Y	Y	N
27-11 42nd Road	184	184	0	0	0	Y	Y	Y	Y	N
41-02 24th Street	42	42	0	0	0	Y	Y	Y	Y	N
41-34 25th Street	141	141	0	0	0	Y	Y	Y	Y	N
Queens Plaza North/24th (Venus)	292	292	0	0	0	Y	Y	Y	Y	N
Silvercup West	1,000	0	1,000 ²	0	0	Y	Y	Y	Y	N
River East	910	728	0	0	182	Y	Y	Y	Y	Y
Queens West 1	287	287	0	0	0	Y	Y	Y	Y	Y
Queens West 2	809	809	0	0	0	Y	Y	Y	Y	Y
Queens West 3	279	279	0	0	0	Y	Y	Y	Y	Y
Queens West 4	482	482	0	0	0	Y	Y	Y	Y	Y
Queens West 5	279	279	0	0	0	Y	Y	Y	Y	Y
Queens West 7	481	481	0	0	0	Y	Y	Y	Y	Y
Former stucco house	7	7	0	0	0	Y	Y	Y	Y	Y
Corrieri Building	14	14	0	0	0	Y	Y	Y	Y	Y
Arris Lofts	238	238	0	0	0	Y	N	Y	Y	N
10-50 Jackson Avenue	37	37	0	0	0	Y	N	Y	Y	Y
44-27 Purves Street	64	64	0	0	0	Y	N	Y	Y	N
45-56 Pearson Street	120	120	0	0	0	Y	N	Y	Y	N
Queens Plaza South	700	700	0	0	0	Y	N	Y	Y	N
26-26 Jackson Avenue	43	43	0	0	0	Y	N	Y	Y	N
10-59 50th Avenue	10	10	0	0	0	Y	N	Y	Y	Y
11-11 50th Avenue	120	120	0	0	0	Y	N	Y	Y	Y
CUNY Project ³	181	147	0	34	0	Y	Y	Y	Y	Y
Dutch Kills Rezoning ⁴	1,577	1,395	0	182	0	Y	Y	Y	Y	N
Totals										

Table 4-2 (cont'd)

New Residential Developments Expected in the Study Areas

Name	Residential Units	Affordability				Study Areas				
		Market-Rate	Moderate-High Income	Low-Moderate Income	Low-Income	1½-Mile ¹	Zone 3	CSD 30	Court Square Library	Queens West Library
Market-Rate Units	NA	NA	NA	NA	NA	7,453	6,376	7,913	7,482	4,427
Moderate-High Income Units	NA	NA	NA	NA	NA	1,000	1,000	1,000	1,000	0
Low-Moderate Units	NA	NA	NA	NA	NA	189	189	216	196	34
Low Income Units	NA	NA	NA	NA	NA	182	182	182	182	182
Total Units	9,311	7,913	1,000	216	182	8,824	7,747	9,311	8,860	4,643

Notes:

- ¹ The 1½-mile study area is used in the schools analysis, the day care analysis, and the healthcare facilities analysis.
- ² The 2006 *Silvercup West Final Environmental Impact Statement* states that the Silvercup West units are planned to be market-rate, but were treated as moderate- to high-income units in the community facilities analysis. Therefore, this analysis also analyzes them as moderate- to high-income units.
- ³ The CUNY Project is expected to include 169 residential units, 12 faculty housing units, and 220 dormitory rooms. It was assumed that 20 percent of the residential units would be affordable to low- to moderate-income households. The faculty housing units were included in the analyses as market-rate housing units. The population of the dormitory rooms was assumed to be 2 students per room and was included in the library analysis.
- ⁴ It was assumed that Dutch Kills Rezoning affordable units would be affordable to low- to moderate-households. Because Dutch Kills is an area-wide rezoning, development is expected to occur on a number of projected development sites throughout the Dutch Kills neighborhood. Therefore, not all sites are included in each study area. A different number of projected development sites, and thus projected units, fall within each study area:

1½-mile study area: 935 market-rate, 155 low- to moderate-income units
 Zone 3: 1,190 market-rate, 155 low- to moderate-income units
 CSD 30: 1,395 market-rate, 182 low- to moderate-income units
 Court Square Library: 964 market-rate, 162 low- to moderate-income units
 Queens West Library: 0 units

Sources: New York City Department of City Planning; AKRF, Inc.

C. PUBLIC SCHOOLS

METHODOLOGY

The *CEQR Technical Manual* recommends that the study area for detailed analyses of elementary and intermediate schools coincide with the planning zone of the Community School District serving the project site. In general, the planning zone is the catchment area for nearby elementary and intermediate schools, and these are the schools students from the project sites are most likely to attend. The project sites are located within Zone 3 of 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; La Guardia 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. Because the project sites are located in the southwest corner of the planning zone, far away from most of the schools in the zone, this assessment also uses a 1½-mile study area to analyze the schools most likely to serve the project sites. The study area for high schools is the entire borough of Queens, although existing conditions data are also presented for the high schools within the 1½-mile study area.

Following the methodology of the *CEQR Technical Manual*, the schools analysis considers the most recent capacity, enrollment, and utilization rates for elementary, middle/intermediate, and high schools in the study area. Future conditions are then predicted. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school study areas to the New York City Department of Education's (DOE) 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 2007 through 2016 are available on the School Construction Authority

(SCA) website.¹ These enrollment projections do not explicitly account for discrete new residential developments planned for the study area; therefore, the additional populations from the new projects expected to be complete within the study area were added to ensure a more conservative prediction of future enrollment and utilization.² See **Table 4-2** for the new residential developments expected to be completed within each school study area (the 1½-mile study area, Zone 3, and CSD 30). In addition, any new school projects anticipated are included, if construction has begun. School projects for which construction has not started are not included.

Public school students expected to reside at the project sites are then calculated and their effect on the capacity of local schools is evaluated. Pursuant to the *CEQR Technical Manual*, if a detailed analysis determines that a proposed project would increase a deficiency of available seats by 5 percent or more, a significant adverse impact may result.

EXISTING CONDITIONS

ELEMENTARY SCHOOLS

As shown in **Figure 4-1**, three elementary schools are located in the 1½-mile study area. These schools include P.S. 76 (William Hallett School), P.S. 78 (Robert F. Wagner School; this school also provides seats for pre-K), and P.S. 111 (Jacob Blackwell School). As shown in **Table 4-3**, these schools have an enrollment of 1,308 students, or 68 percent of capacity, with 604 available seats.

In addition to the three schools within the 1½-mile study area, four other elementary schools are located within Zone 3 of CSD 30. These schools are P.S. 17 (Henry Thoreau School), P.S. 112 (Dutch Kills School), P.S. 171 (Peter G. Van Alst School), and P.S. 234.

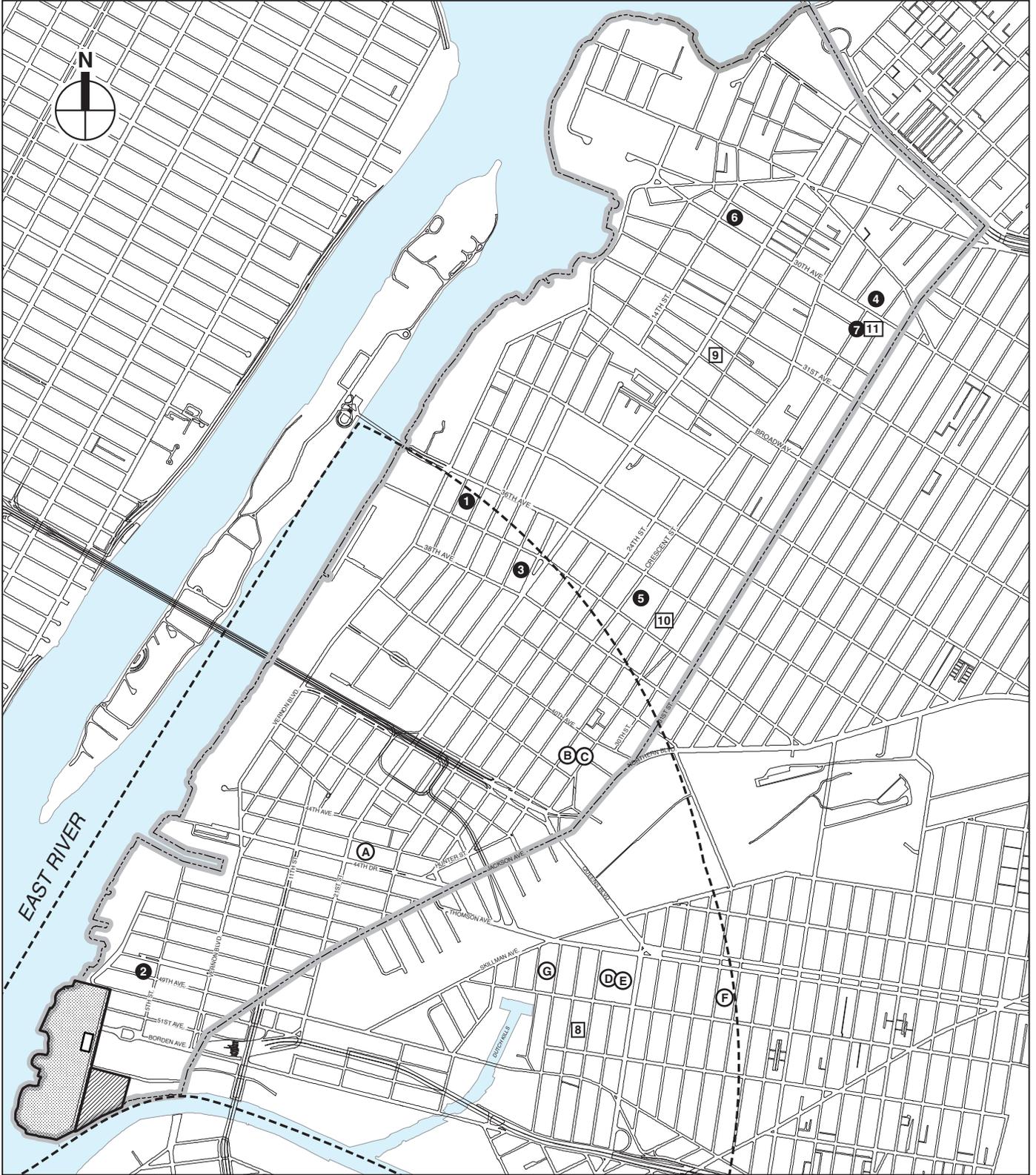
As shown in **Table 4-3**, DOE's 2006-2007 school year enrollment figures indicate that the seven elementary schools in Zone 3 are cumulatively operating at 84 percent of capacity, with a surplus of 771 seats. Total enrollment at the elementary schools throughout all of CSD 30 is 19,257 students, or 102 percent of capacity, with a deficit of 404 seats.

INTERMEDIATE/MIDDLE SCHOOLS

The 1½-mile study area contains two schools with intermediate programs: The Robert F. Wagner Jr. Institute for Arts and Technology (an I.S./H.S. school) and P.S. 111 (see **Figure 4-1**). Combined, the intermediate programs at these two schools are operating at 79 percent of capacity with 34 available seats (see **Table 4-3**). The Robert F. Wagner Jr. Institute for Arts and Technology is not in CSD 30. There are three other intermediate schools in Zone 3, CSD 30: I.S. 126 (Astoria Intermediate School), I.S. 204 (Oliver W. Holmes School), and I.S. 235 (Academy for New Americans). DOE 2006-2007 school year enrollment figures indicate that Zone 3, CSD 30 intermediate schools (I.S. 126, I.S. 204, I.S. 235, and the intermediate program at P.S. 111) are operating at 64 percent of capacity, with a surplus of 1,100 seats. Total enrollment at the intermediate schools throughout CSD 30 is 8,975 students, or 85 percent of capacity, with a surplus of 1,561 seats.

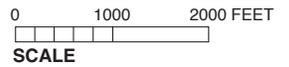
¹ www.schools.nyc.gov. Enrollment projections by Statistical Forecasting were used.

² DOE school projections are calculated only for up to 10 years into the future from current enrollment figures. These enrollment figures reflect actual 2006 enrollment and projected enrollment from 2007 to 2016. To project to 2017, the analysis year in this EIS, the last year for which projections were calculated (2016) was held constant to the 2017 projection.



-  Site A
-  Site B
-  Study Boundary (1 1/2-mile Perimeter)
-  Community School District 30, Zone 3

-  Elementary School
-  Middle or Intermediate School
-  High School



NOTE: See Table 4-2 for reference

Table 4-3
Public Elementary and Intermediate Schools Serving the Study Area

Map No. ¹	School	Enrollment	Capacity ³	Available Seats	Utilization
Elementary Schools					
1½-Mile Study Area					
1	P.S. 76 William Hallett School	684	914	230	75%
2	P.S. 78	252	265	13	95%
3	P.S. 111 Jacob Blackwell School – P.S. Program	372	733	361	51%
1½-Mile Study Area Total		1,308	1,912	604	68%
Remainder of CSD 30, Planning Zone 3					
4	P.S. 17 Henry David Thoreau School	728	890	162	82%
5	P.S. 112 Dutch Kills School	529	528	-1	100%
6	P.S. 171 Peter G. Van Alst School	747	828	81	90%
7	P.S. 234	697	622	-75	112%
CSD 30, Planning Zone 3 Total²		4,009	4,780	771	84%
CSD 30 Total		19,257	18,853	-404	102%
Intermediate Schools					
1½-Mile Study Area					
3	P.S. 111 Jacob Blackwell School – I.S. Program	26	16	-10	163%
8	Robert F. Wagner Jr. Institute For Arts and Technology – I.S. Program ⁴	102	146	44	70%
1½-Mile Study Area Total		128	162	34	79%
CSD 30, Planning Zone 3					
9	I.S. 126 Astoria Intermediate School	733	1,169	436	63%
10	I.S. 204 O. W. Holmes School	968	1,558	590	62%
11	I.S. 235 Academy For New Americans ⁵	195	279	84	70%
CSD 30, Planning Zone 3 Total		1,922	3,022	1,100	64%
CSD 30 Total		8,975	10,536	1,561	85%
Notes:					
¹ See Figure 4-1 for map reference numbers. ² The Planning Zone 3 total includes the elementary schools within the 1½-mile study area. ³ Capacity is the Target Capacity (assumes 20 children per class for grades K-3). ⁴ This school is not within CSD 30 and is not included in the totals for Zone 3. ⁵ I.S. 235 is located in the same building as P.S. 234. DOE's <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2006-2007</i> breaks school levels into the following categories: elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. Using information from SCA, DCP provided the enrollment and capacity breakdown at each level for elementary/intermediate schools and intermediate/high schools. Source: DOE, <i>Utilization Profiles: Enrollment/ Capacity/ Utilization, 2006-2007</i> .					

HIGH SCHOOLS

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

Eight public high schools are located within the 1½-mile study area: Information Technology High School, Academy of American Studies, Newcomers High School, Middle College High School, International High School at LaGuardia, Aviation High School, the Queens High School Complex, and the high school program of Robert F. Wagner Jr. Institute for Arts and Technology (see **Table 4-4** and **Figure 4-1**).

Table 4-4
Public High Schools Within 1 ½ Miles of the Project Sites

Map No.*	School	Enrollment	Capacity	Available Seats	Utilization
A	Information Technology HS	953	704	-249	135%
B	Academy Of American Studies	617	457	-160	135%
C	Newcomers High School	1,018	937	-81	109%
D	Middle College High School	481	322	-159	149%
E	International High School At LaGuardia	475	285	-190	167%
F	Aviation High School	1,959	1,754	-205	112%
G	Queens High School Complex ¹	1,064	1,491	427	71%
8	Robert F. Wagner Jr. Institute For Arts & Technology – H.S. Program	393	564	171	70%
1½-Mile Study Area Total		6,960	6,514	-446	107%
Queens Total		74,366	66,840	-7,526	111%
Note: * See Figure 4-1 for map reference numbers.					
¹ The Queens High School Complex includes the Academy for Finance and Enterprise, the High School of Applied Communication, and the Frank Sinatra School of the Arts.					
Source: DOE, <i>Utilization Profiles: Enrollment/ Capacity/ Utilization, 2006- 2007.</i>					

The eight high schools in the 1½-mile study area have a combined capacity of 6,514 seats, while the enrollment for the 2006-2007 school year was approximately 6,960 students. Thus, overall utilization with the study area was 107 percent, with a deficit of 446 seats. Throughout Queens, total high school capacity was 66,840 seats, while the enrollment for the 2006-2007 school year was approximately 74,366 students, with an overall utilization of 111 percent and a shortage of 7,526 seats.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the proposed actions, many new residential developments are expected to be developed in the study areas. As shown in **Table 4-2**, 32 new residential developments are expected in Zone 3 of CSD 30 by 2017, and 40 are expected in both CSD 30 as a whole and the 1½-mile study area. Most of the planned residential units are expected to be market-rate. By 2017 in the future without the proposed actions, Zone 3 will have approximately 6,376 additional market-rate units, 1,000 units affordable to moderate- to high-income households, 189 units affordable to low- to moderate-income households, and 182 units affordable to low income households. The 1½-mile study area will have approximately 7,453 additional market-rate units,

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1,000 units affordable to moderate- to high-income households, 189 units affordable to low- to moderate-income households, and 182 units affordable to low income households. CSD 30 will have 7,913 additional market rate units, 1,000 units affordable to moderate- to high-income households, 216 units for low- to moderate-income households, and 182 units for low income households.

Table 3C-2 of the *CEQR Technical Manual* summarizes pupil generation rates, based on the DOE’s analysis of income mix and location (by borough) for residential units. **Table 4-5** outlines the estimated number of new public school students in each study area as a result of development in the future without the proposed actions.

Table 4-5

Projected New Housing Units and Estimated Number of Students Introduced in the Study Area: 2017 Future Without the Proposed Actions

Income Level	New Housing Units ¹	Elementary School Students ²	Intermediate School Students ²	High School Students ²
1½-Mile Study Area				
Low Income	182	36	18	9
Low- to Moderate-Income	189	34	19	9
Moderate- to High-Income	1,000	170	90	40
Market-Rate	7,453	1,118	522	224
Total, 1½-Mile Study Area	8,824	1,358	649	282
Zone 3				
Low Income	182	36	18	9
Low- to Moderate-Income	189	34	19	9
Moderate- to High-Income	1,000	170	90	40
Market-Rate	6,376	956	446	191
Total, CSD 30, Planning Zone 3	7,747	1,196	573	249
CSD 30				
Low Income	182	36	18	9
Low- to Moderate-Income	216	39	22	10
Moderate- to High-Income	1,000	170	90	40
Market-Rate	7,913	1,187	554	237
Total, CSD 30	9,311	1,432	684	296
Notes:				
¹ See Table 4-2 for a list of developments in each study area.				
² Pupil generation rates based on Table 3C-2 of the <i>CEQR Technical Manual</i> .				
Sources: New York City Department of City Planning; AKRF, Inc.				

ELEMENTARY SCHOOLS

According to DOE’s projections for CSD 30, elementary school enrollment in the district will decline to 18,333 by 2017. To estimate future enrollment in the 1½-mile study area and Zone 3 in 2017, it is assumed that the current proportion of CSD 30 students enrolled in each study area will remain constant in the future. Currently, 7 percent of CSD 30’s elementary students attend a school in the 1½-mile study area (1,308 of 19,257 students, see **Table 4-3** above). Applying this proportion to the 2017 projection results in a total 1½-mile study area enrollment of approximately 1,245 students, 63 fewer by 2017 than are currently enrolled. Likewise, 21 percent of CSD 30’s elementary students attend a school in Zone 3 (4,009 of 19,257 students,

see **Table 4-3** above). Applying this proportion to the 2017 projection results in a total Zone 3 enrollment of 3,817 students, 192 fewer by 2017 than are currently enrolled.

While DOE projections anticipate a decline in elementary school enrollment in CSD 30, new residential development in the area will add approximately 1,358 students to the 1½-mile study area: 1,196 new students to Zone 3, and 1,432 to CSD 30 (see **Table 4-5**) and elementary schools will operate over capacity in the future without the proposed actions. Elementary schools within the 1½-mile study area are anticipated to have an enrollment of 2,603 students (136 percent utilization), Zone 3 is expected to have an enrollment of 5,013 students (105 percent utilization), and CSD 30 is expected to have an enrollment of 19,765 (105 percent utilization) in 2017 without the proposed actions (see **Table 4-6**).

Table 4-6
Estimated Public Elementary, Intermediate, and High School Enrollment, Capacity, and Utilization: 2017 Future Without the Proposed Actions

Study Area	Projected Enrollment in 2017	Students Generated by New Residential Development ⁴	Total Future Without Proposed Actions Enrollment	Capacity ³	Available Seats	Utilization
Elementary Schools						
1½-Mile Study Area	1,245 ¹	1,358	2,603	1,912	-691	136%
Zone 3 of CSD 30	3,817 ¹	1,196	5,013	4,780	-233	105%
CSD 30 Total	18,333 ²	1,432	19,765	18,853	-912	105%
Intermediate Schools						
1½-Mile Study Area	133 ¹	649	782	162	-620	483%
Zone 3 of CSD 30	1,569 ¹	573	2,142	3,022	880	71%
CSD 30 Total	7,328 ²	684	8,012	10,536	2,524	76%
High Schools						
Queens Total	59,435	296	59,731	70,302 ³	10,571	85%
Notes:						
¹ To estimate enrollment for the elementary and middle school study areas in 2017, the total number of students enrolled in those schools (DOE Enrollment/Capacity/Utilization Report) in 2006-2007 was divided by the total number of students enrolled in CSD 30 schools in 2006-2007. The resulting percentages were applied to the CSD 30 elementary and middle school projected enrollments in 2016 and were held constant to estimate total enrollment for the study area schools in 2017.						
² DOE school projections are calculated only for up to 10 years into the future from current enrollment figures; 2016 enrollment was held constant to project to 2017.						
³ The capacity number does not include schools budgeted in the DOE five-year capital plan but not yet under construction, nor does it include the school to be built pursuant to the Queens West General Project Plan at the Queens West site. Three high schools are currently under construction and will increase capacity by 2017. They are the High School at Metropolitan Avenue (forecast capacity: 998 seats), New Gateway High School (forecast capacity: 805 seats), and the Art and Leather Building High School (forecast capacity: 1,659 seats).						
⁴ Pupil generation rates based on Table 3C-2 of the <i>CEQR Technical Manual</i> .						
Sources: DOE <i>Enrollment Projections 2007-2016 by Statistical Forecasting</i> ; DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2006-2007</i> , DOE <i>Five-Year Capital Plan, Proposed 2008 Amendment</i> , February 2008.						

The DOE five-year year capital plan has budgeted for an additional 1,219 elementary/intermediate seats in CSD 30 by 2011; however, because none of these seats are under construction, they are not included in the analysis. Of these 1,219 seats, the SCA has proposed to locate 390 seats in an annex for I.S. 230 in Jackson Heights. The remainder of the seats is not yet sited and none are under construction; although a portion of these seats may be located within the K-8 school to be built pursuant to the Queens West General Project Plan (GPP) for Parcel 4 on the Queens West site, which is the 1½-mile study area and within Zone 3

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of CSD 30 (see Chapter 1, "Project Description," for a more detailed discussion of the GPP). It is expected that this school will have approximately 650 seats for elementary and intermediate level students.

MIDDLE/INTERMEDIATE SCHOOLS

According to DOE projections, it is expected that intermediate school enrollment in CSD 30 will decline to 7,328 by 2017; however, new residential development without the proposed actions will introduce 649 new intermediate school students to the 1½-mile study area and 573 new intermediate school students to Zone 3 of CSD 30 (see **Table 4-6**) resulting in the intermediate schools in the 1½-mile study area to have a substantial deficit of seats. Total intermediate school enrollment is expected to be 782 students within the 1½-mile study area and 2,142 students within Zone 3. The 1½-mile study area will have a 620 seat deficit (483 percent utilization), while Zone 3 will operate with 880 available seats (71 percent utilization). Within CSD 30 overall, new residential development will add approximately 684 new intermediate students and intermediate schools will operate at 76 percent utilization, with 2,524 available seats.

HIGH SCHOOLS

DOE does not provide projections of high school students on a local basis. Instead, projections are provided borough-wide. Additional high school students generated by demographic shifts and future development projects in the area will be able to choose from among the City's high schools and are not likely to affect utilization at neighborhood schools. Residential development in the area expected in the future without the proposed actions will introduce an additional 296 high school students by 2017. DOE projects that overall enrollment within the borough will decline by 2017. High school capacity will increase by 3,462 seats with the completion of three new high schools that are currently under construction.¹ In 2017, Queens high schools will operate at 85 percent of capacity, with total enrollment of 59,731 students and a surplus of 10,571 seats (see **Table 4-6**).

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

The RWCDS would introduce 6,650 residential units to Zone 3 of CSD 30. Of these units, 3,330 would be subsidized, affordable units: 330 would be affordable to low- to moderate-income households and 3,000 would be affordable to moderate- to high-income households as defined in the *CEQR Technical Manual*. The remaining 3,320 units would be market-rate units. Based on the projected public school pupil ratios from Table 3C-2 in the *CEQR Technical Manual*, the proposed actions would introduce approximately 1,067 elementary, 535 intermediate, and 237 high school students to Zone 3 of CSD 30 by 2017 (see **Table 4-7**). As part of the proposed actions, 180,000 gsf of space for a school would be provided. It is anticipated that this school would have approximately 1,600 seats and serve grades 6 through 12. However, this school has not yet been programmed and the distribution of the seats between the intermediate level and the high school level is unknown. Therefore, this school is not considered quantitatively in this schools analysis.

¹ DOE *Five-Year Capital Plan, Proposed 2008 Amendment*, February 2008, pg Q6. The three high schools that are currently under construction and will increase capacity are the High School at Metropolitan Avenue (forecast capacity: 998 seats), New Gateway High School (forecast capacity: 805 seats), and the Art and Leather Building High School (forecast capacity: 1,659 seats).

Table 4-7

**Estimated Number of Students
Introduced in the Study Area: 2017 Future With the Proposed Actions**

Income Level	Housing Units	Elementary School Students ¹	Middle School Students ¹	High School Students ¹
Low- to Moderate-Income	330	59	33	17
Moderate- to High-Income	3,000	510	270	120
Market-Rate	3,320	498	232	100
Total	6,650	1,067	535	237
Note: ¹ Pupil generation rates based on Table 3C-2 of the <i>CEQR Technical Manual</i> .				

ELEMENTARY SCHOOLS

The proposed actions would add approximately 1,067 elementary students to the school study areas. This increase would result in a total enrollment of 3,670 students (192 percent utilization) and a shortfall of 1,758 seats in the 1½-mile study area (see **Table 4-8**). In Zone 3, the proposed actions would result in an enrollment of 6,080 students (127 percent utilization) and a shortfall of 1,300 seats. The proposed actions would increase the school utilization rate by 41 percent and 21 percent within the 1½-mile study area and Zone 3, respectively. The proposed actions would exacerbate a deficiency of seats within the 1½-mile study area and would create a deficiency within Zone 3. Within CSD 30 as a whole, enrollment would increase to 18,853 students (110 percent utilization) and create a shortfall of 1,979 seats. According to the *CEQR Technical Manual*, if a proposed action causes an increase of 5 percent or more in a deficiency of available seats, a significant adverse impact may result; therefore, the proposed actions would result in a significant adverse impact on elementary schools within the 1½-mile study area, Zone 3, and CSD 30.¹ However, a total of 1,219 new elementary/middle school seats not accounted for in the quantitative analysis will be constructed in the future without the proposed actions. The K-8 school proposed on the Queens West site may be included in this total (see discussion above).

INTERMEDIATE/ MIDDLE SCHOOLS

The proposed actions would introduce approximately 535 intermediate students and increase intermediate school enrollment to 1,317 students and 2,677 students, respectively, in the 1½-mile study area and Zone 3 (see **Table 4-8**).

¹ As discussed above, the analysis presented in this chapter assumes that the 3,000 affordable units on Site A would be affordable to moderate- to high-income households as defined in the *CEQR Technical Manual*. If some portion of these 3,000 units were to be affordable to low- to moderate- income households as defined in the *CEQR Technical Manual*, the deficit of seats would be increased, but the impacts on elementary school enrollment would be substantially similar to the impacts anticipated with the proposed actions.

Table 4-8
Estimated Public Elementary, Intermediate, and
High School Enrollment, Capacity, and Utilization:
2017 Future With the Proposed Actions

Zone/ District	Future Without Proposed Actions Enrollment	Students Generated by Proposed Actions	Total Future With Proposed Actions Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
1½-Mile Study Area	2,603	1,067	3,670	1,912	-1,758	192%
Zone 3 of CSD 30	5,013	1,067	6,080	4,780	-1,300	127%
CSD 30 Total	19,765	1,067	20,832	18,853	-1,979	110%
Intermediate Schools						
1½-Mile Study Area	782	535	1,317	162	-1,155	813%
Zone 3 of CSD 30	2,142	535	2,677	3,022	345	89%
CSD 30 Total	8,012	535	8,547	10,536	1,989	81%
High Schools						
Queens Total	59,731	237	59,968	70,302	10,334	85%
Note: The proposed actions would include 180,000 gsf for a school, which is anticipated to have 1,600 seats and serve grades 6 through 12. Because this school has not yet been programmed, and the distribution of seats between the intermediate level and the high school level is not yet known, this school is not considered quantitatively in the future 2017 capacity.						
Sources: DOE <i>Enrollment Projections</i> ; DOE, <i>Utilization Profiles: Enrollment/Capacity/ Utilization, 2006-2007</i> .						

In addition, the proposed actions would create a new 1,600-seat intermediate/high school for grades 6 through 12. However, as discussed above, this school has not yet been programmed and the distribution of the seats between the intermediate level and the high school level is unknown. Therefore, this school is not considered quantitatively in this schools analysis. In the future with the proposed actions, intermediate schools within Zone 3 of CSD 30 would operate at 89 percent of capacity with a surplus of 345 seats, not including the proposed new school on Site A. However, intermediate schools within the 1½-mile study area would operate at 813 percent utilization with a shortfall of 1,155 seats. The proposed actions would increase the utilization rate in the 1½-mile study area by 68 percent. Therefore, increased enrollment attributable to the proposed actions would be expected to result in significant adverse impacts on public intermediate schools in the 1½-mile study area.¹

Intermediate school enrollment within CSD 30 overall would increase to 8,547 by 2017. Intermediate schools would operate at 81 percent utilization with a surplus of 1,989 seats, not including the proposed school on Site A. In the future with the proposed actions, intermediate schools within CSD 30 as a whole would operate with excess capacity, and, therefore, the

¹ Like with the analysis of elementary schools, if some portion of the 3,000 affordable units on Site A were to be affordable to low- to moderate- income households as defined in the *CEQR Technical Manual*, the deficit of seats would be increased in the 1½-mile study area, but the impacts on intermediate school enrollment would be substantially similar to the impacts anticipated with the proposed actions. No additional impacts would occur within Zone 3 of CSD 30 or within CSD 30 as a whole.

proposed actions would not result in a significant adverse impact on CSD 30 intermediate schools.

HIGH SCHOOLS

As shown in **Table 4-7**, the proposed actions would introduce approximately 237 high school students into the study area. Without including any new high school seats in the new school planned for Site A, Queens high schools would have an enrollment of 59,968 students and 10,334 available seats (85 percent utilization). As described in “Existing Conditions” above, DOE does not require high school students to attend a specific high school in their neighborhood; instead, they may attend any high school in the city depending on seating availability and admissions criteria. Further, the increase in the study area high school utilization rate would be less than one half of one percent, substantially lower than the 5 percent increase in utilization that, according to the *CEQR Technical Manual*, could be considered a significant adverse impact. Therefore, the implementation of the proposed actions would not result in significant adverse impacts on high schools.¹

D. LIBRARIES

METHODOLOGY

According to *CEQR Technical Manual* guidelines, catchment areas for library branches correspond to the distance that one might be expected to travel for such services, typically not more than $\frac{3}{4}$ mile. The *CEQR Technical Manual* states that if no library branch is located within a $\frac{3}{4}$ -mile radius of the project site, the study area should be extended until the nearest library branch is identified. While there are no library branches located within a $\frac{3}{4}$ -mile area of the project sites, the Court Square Library is located less than one block outside the $\frac{3}{4}$ -mile radius. Therefore, the study area for the analysis of libraries is the area within just over $\frac{3}{4}$ mile of the project sites, excluding the portions of Roosevelt Island, Manhattan, and Brooklyn that fall within this area.

To determine the population of the library service area, 2000 U.S. Census data were assembled for all census tracts that fall primarily within the $\frac{3}{4}$ -mile catchment area for the library. The residential population number was then adjusted to account for population growth since 2000. Specifically, population growth was estimated based on the most current available Real Property Assessment Data (RPAD) from the New York City Department of Finance. The resident population estimate was calculated by multiplying the number of residential units constructed since 2000 by an average household size of 1.95 persons. This number was added to the 2000 U.S. Census population figure to estimate 2007 population. Employment estimates were not updated and are based on 2000 Census figures.

To estimate the population expected in the library study areas in the future without the proposed actions, an average household size of 1.95 persons was applied to the number of new housing units expected. This new population was then added to the existing population to estimate the

¹ If some portion of the 3,000 affordable units on Site A were to be affordable to low- to moderate-income households as defined in the *CEQR Technical Manual*, there would be additional high school students introduced by the proposed actions. These additional students would not result in an impact on high school enrollment within Queens.

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population in the future without the proposed actions. See **Table 4-2**, above, for a list of all new residential developments expected within the study area of each library.

The population introduced by the RWCDS was estimated by multiplying the number of units by an average household size of 1.95 persons. This was then added to the population calculated for the future without the proposed actions. Pursuant to the *CEQR Technical Manual*, if a proposed action would increase the study area population by 5 percent or more, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

EXISTING CONDITIONS

The Queens Borough Public Library system 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 63 locations and 6 Adult Learning Centers. The library is the second largest public library in the U.S. in terms of size of collections. Since 1994, the Library has circulated more books and other library materials than any other library system in the country.

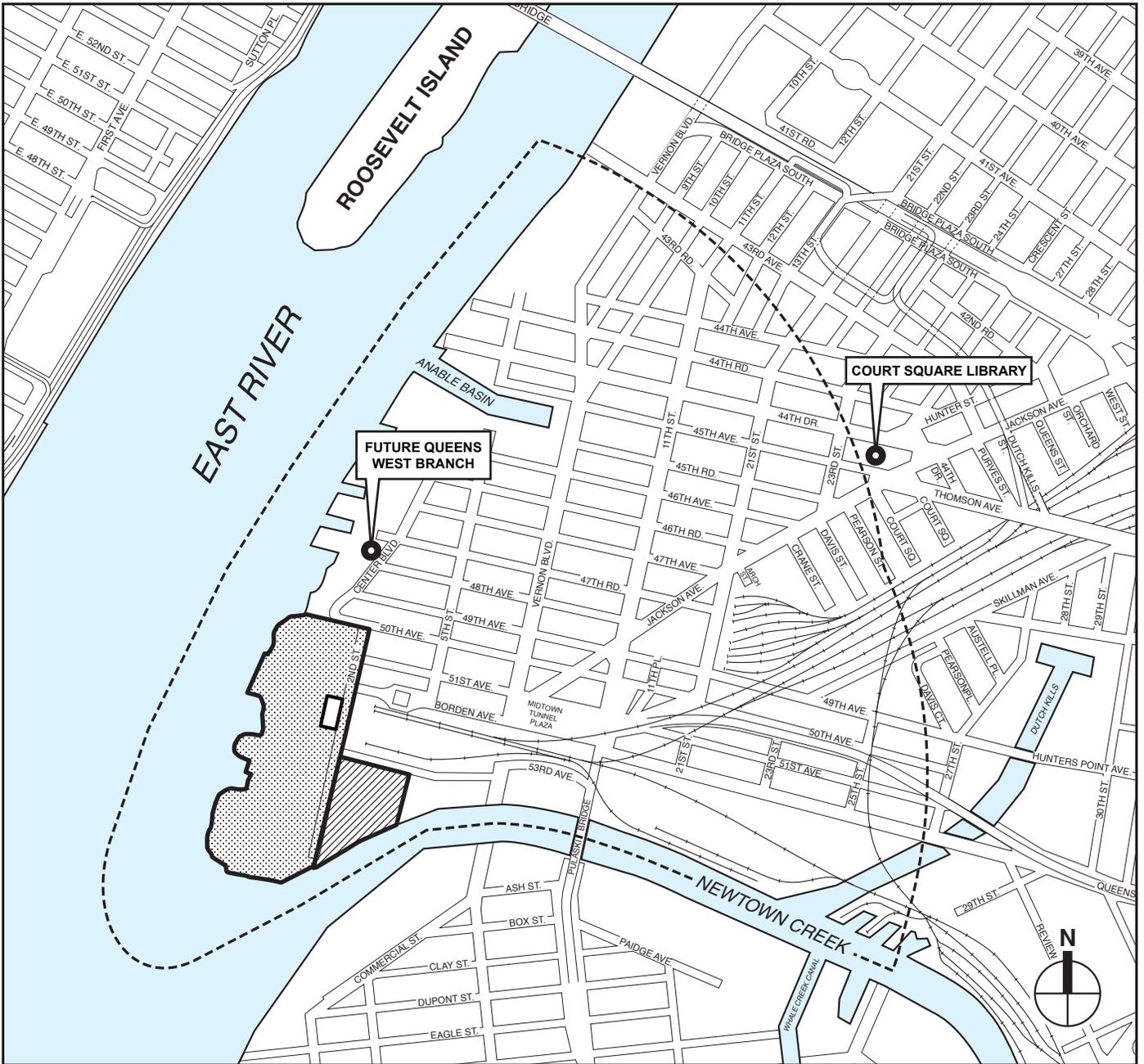
Libraries within the Queens Borough Public Library system provide free and open access to books, periodicals, electronic resources, and non-print materials. Reference, career services, Internet access, and educational, cultural and recreational programming for adults, young adults, and children are also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

As discussed above (see “Methodology”), the study area for the analysis of libraries extends just over ¾ mile from the project sites and includes the Court Square Library, which is located at the intersection of Court Square and 45th Avenue (see **Figure 4-2**).

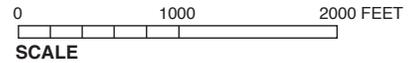
The Court Square Library’s catchment area includes approximately 82,759 residents and employees (see **Table 4-9**). The library has 27,148 holdings, including Hindi, Bengali, and Spanish language collections, a special large print collection, a multi-media center, and 10 workstations with internet access and Microsoft Office software. In addition, the Court Square Library offers after-school activities. Users of the Court Square Library can request a volume from any of the other libraries in the Queens Public Library system through inter-library loan.

**Table 4-9
Public Libraries Serving the Project Sites**

Library	Address	Holdings ¹	Existing Catchment Area Population ²
Court Square Library	25-01 Jackson Avenue	27,148	82,759
Queens Public Library Total		6,543,016	2,229,379
<p>Notes:</p> <p>¹ Holdings as of October 2007. Volumes include books, CDs, DVDs, and videotapes.</p> <p>² Catchment area population includes residents and employees within ¾ mile of the library branch; population is estimated for 2006 based on 2000 Census and estimates of residents of additional development through 2006.</p> <p>Sources: U.S. Census Bureau 2000; NYC Dept. of Finance Real Property Assessment Data (RPAD); Queens Public Library; AKRF, Inc.</p>			



-  Site A
-  Site B
-  3/4-Mile Perimeter in Queens
-  Library



THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the proposed actions, the Court Square Library will continue to serve the study area. In addition, pursuant to the GPP for the continued development of the Queens West site, an approximately 18,000-square-foot library branch (the Queens West Branch) will be developed on Parcel 8 at the northwest corner of 48th Avenue and Center Boulevard (see **Figure 4-2**). This new branch, which is scheduled to be complete in 2009, is planned to meet the growing needs of the Hunter's Point community for library services, including development anticipated on Site A.

Based on planned development projects within the Court Square Library catchment area, it is estimated that the catchment area will include an additional 18,464 residents and workers in the future without the proposed actions. This represents an increase of approximately 22 percent over the existing population in the area. In total, the Court Square Library will serve 101,223 residents. The Queens West Branch catchment area will be located entirely within the Court Square Library catchment area and will contain 32,497 residents and workers, all of whom will also be served by the Court Square Library.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

According to the *CEQR Technical Manual*, if a proposed project increases the study area population by 5 percent or more over the no action condition, and this increase would impair the delivery of library services in the study area, a significant impact could occur.

By 2017, the proposed actions would add approximately 12,968 additional residents to both the Court Square Library and the Queens West Branch catchment areas. With this additional population, the Court Square Library would serve 114,191 residents and workers and the Queens West Branch would serve 45,465 of those same residents and workers. (As described above, the entire population served by the Queens West Branch would also be served by the Court Square Library.)

The additional population resulting from the proposed actions would represent an increase of 13 percent over the catchment area population for the Court Square Library (which includes the Queens West Branch population) in the future without the proposed actions. Although the population increase would be greater than 5 percent, the change would not impair the delivery of library services within the study area. Residents of the proposed actions would also have access to the entire Queens Library through the inter-library loan system and could have volumes delivered directly to their nearest library branch. In addition, residents would also have access to libraries near their places of work.

The catchment area population for the Queens West Branch would increase by almost 40 percent. Although this is greater than the 5 percent increase that *CEQR* defines as the threshold for a significant adverse impact, this change would not impair the delivery of library services within the study area. The Queens West Branch is a new branch that is intended to serve the growing Hunter's Point neighborhood and has been planned specifically to meet the growing need for library services in Hunter's Point, including the demands that have been anticipated for many years resulting from the original Hunters Point Waterfront Development Project, which included development on Site A. Residents of the Queens West catchment area and the proposed actions would also be within $\frac{3}{4}$ mile of the Court Square Library, and, as described above, they would have access to the entire Queens Library through the inter-library loan system. Therefore,

there would not be a significant adverse impact on library services in the study area in 2017 as a result of the proposed actions.

E. DAY CARE FACILITIES

METHODOLOGY

The ACS provides subsidies for child care in center-based group day care, family child care, informal child care, and Head Start. ACS does not operate child care programs. Most children are served through ACS contracts with private and nonprofit organizations that operate child care programs throughout the City. Registered or licensed providers typically offer family child care in their homes. Informal child care is usually provided by a relative or neighbor for no more than two children. Children two months through 12 years old are 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. Head Start is a federally funded child care program that provides parents with part-time child care services. The CEQR analysis of day care facilities focuses on center-based group day care and Head Start programs. Family child care services and informal child care services are not analyzed quantitatively.

Publicly financed day care centers, under the auspices of the City's 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 day care centers is termed a "slot." These slots may be in group day care or Head Start centers, or they may be in the form of family day care in which 7 to 12 children are placed under the care of a licensed provider and an assistant in a home setting. Publicly financed day 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. Gross income must fall between 225 percent and 275 percent of national poverty thresholds depending on family size, and the family must have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program. To determine whether a family is eligible for subsidized child care, the parent must appear at an eligibility interview at an ACS child care office.

Since there are no locational requirements for enrollment in day care centers, and some parents or guardians choose a day 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. According to the *CEQR Technical Manual*, the locations of publicly funded group day care centers within approximately a mile of the project site should be shown, reflecting the fact that the centers closest to the project site are more likely to be subject to increased demand as a result of the project. For the proposed actions, because there are no publicly funded day care facilities located within 1 mile of the project sites, the study area for the day care analysis was expanded to include facilities within a 1½-mile area of the project sites. Current enrollment and capacity information for each day care facility within a 1½-mile area of the project sites was provided by ACS.

The day care enrollment in the future without the proposed actions was calculated by multiplying the number of new low-income and low- to moderate-income housing units expected in the 1½-mile study area by the multipliers provided in Table 3C-4 of the *CEQR*

Technical Manual (see **Table 4-2**). This estimate of new day care enrollment was then added to the existing day care enrollment.

The day care-eligible population introduced by the proposed actions was estimated using Table 3C-4 in the *CEQR Technical Manual*. This population was then added to the day care enrollment calculated in the future without the proposed actions. According to the *CEQR Technical Manual*, if a proposed project would result in a demand for slots greater than remaining capacity of day care centers, and if that demand constitutes an increase of 5 percent or more of the collective capacity of the day care centers serving the area of the proposed actions, a significant adverse impact may result.

EXISTING CONDITIONS

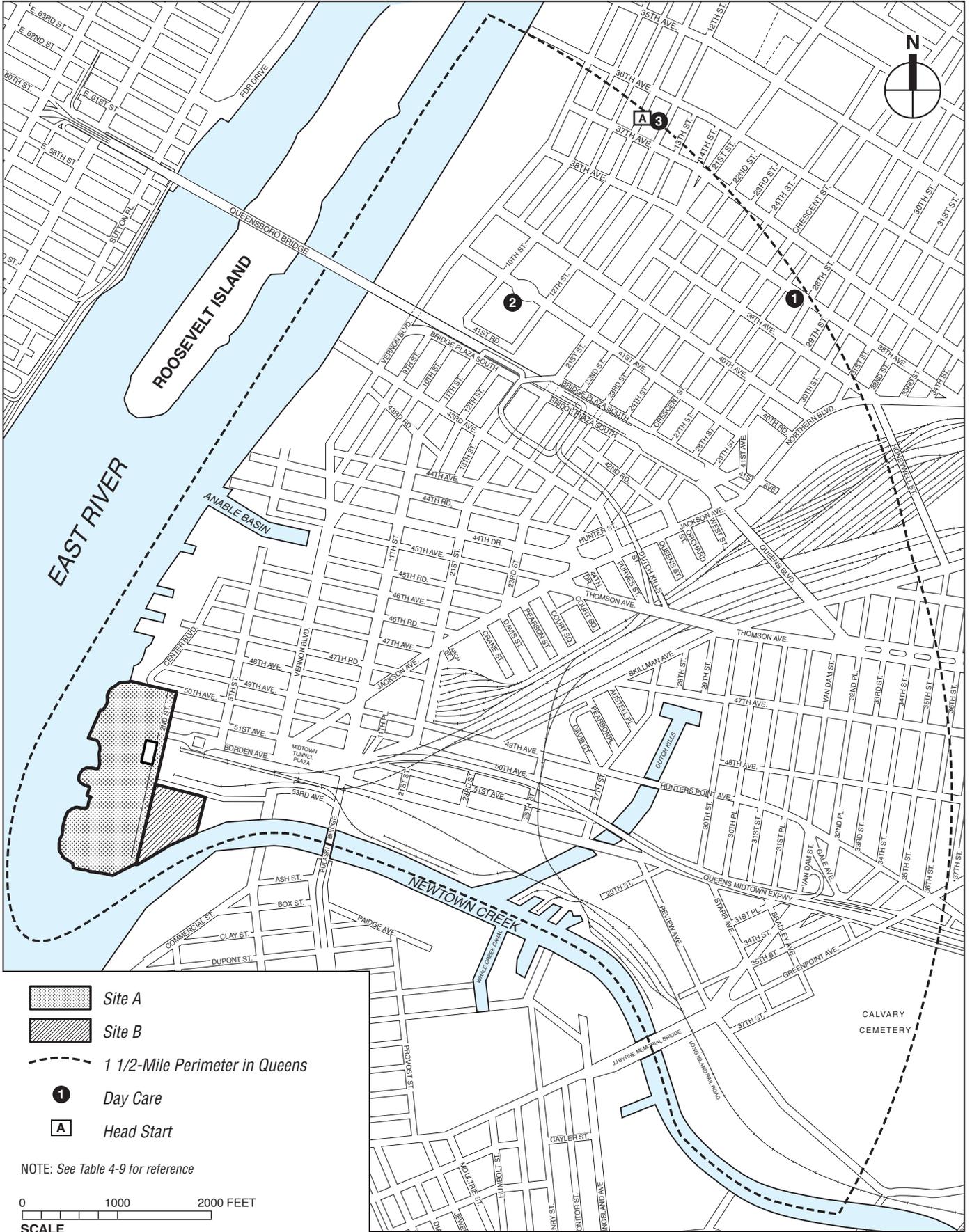
There are four publicly-funded child care and Head Start facilities within the study area, defined for the purposes of the day care facilities analysis as within a 1½-mile area of the project sites (see **Figure 4-3**). The child care facilities have a total capacity of 313 slots and have 38 available slots (88 percent utilization). There is only one Head Start facility, which has 30 slots and is operating at 100 percent capacity. **Table 4-10** shows the current capacity and enrollment for these facilities.

**Table 4-10
Publicly Funded Day Care Facilities Serving the Study Area**

Map No.	Name	Address	Enrollment	Capacity	Available Slots	Utilization
Child Care						
1	Queensbridge Day Care Center Inc.	38-11 27th Street	136	135	-1	101%
2	Police Athletic League Western Qns Nursery School	10-26 41st Avenue	81	95	14	85%
3	Joseph Di Marco Child Care Center	36-49 11th Street	58	83	25	70%
Child Care Total			275	313	38	88%
Head Start						
A	People's United Methodist Head Start	36-49 11th Street	30	30	0	100%
Head Start Total			30	30	0	100%
Child Care and Head Start Total			305	343	38	89%
Note: See Figure 4-3.						
Source: ACS, October 2007.						

THE FUTURE WITHOUT THE PROPOSED ACTIONS

Planned or proposed development projects in the day care study area (1½ miles from the project sites) will result in 8,823 new housing units in the future without the proposed actions (see **Table 4-2**). Approximately 7,452 units would be market rate, 1,000 units would be for moderate- to high-income households, 189 units would be for low- to moderate-income households, and 182 units would be affordable for low income households. As per *CEQR Technical Manual* methodology, market-rate and moderate- to high-income units are not expected to introduce day-care eligible children; only development for low- to moderate-income and low income households is expected to introduce children eligible for publicly-funded day care. Therefore, this amount of development would generate an estimated 70 children under the age of 12 who are eligible for publicly funded day care (0.20 day care-eligible children per unit of low-income housing and 0.18 day care-eligible children per unit of low- to moderate-income housing).



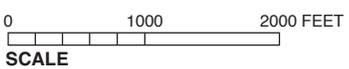
-  Site A
-  Site B

 1 1/2-Mile Perimeter in Queens

 Day Care

 Head Start

NOTE: See Table 4-9 for reference



Day Care and Head Start Facilities
Figure 4-3

Based on these assumptions, study area day care facilities would be over-capacity in the future without the proposed actions. As described above, there are currently 343 slots with 305 enrollees, leaving a surplus of 38 seats. When the estimated 70 eligible children introduced by planned development projects are added to this total, there would be a deficit of 32 slots in publicly funded child care and Head Start programs in the study area (109 percent utilization).

In the future without the proposed actions, a new 5,000 square foot day care facility may be built on the Queens West site near the project sites (on Queens West Parcel 3). Because this day care center is not yet under construction and will likely be privately-run, it was not included in the quantitative analysis. Nevertheless, it may provide additional day care slots in the study area. Although it will likely be privately-funded, these slots could be used by the children of income-eligible households with ACS vouchers to finance care at private day care centers.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

As described above, the proposed actions would introduce up to 330 low- to moderate-income households to Sites A and B by 2017. Using the generation rates provided in the *CEQR Technical Manual*, this would bring approximately 59 children under the age of 12 eligible for publicly funded day care. As noted above, day care facilities in the study area are expected to be operating above capacity in the future without the proposed actions. When the 59 children at the project sites who are eligible for publicly funded day care are introduced, the shortage of day care slots would increase to 91 slots. The *CEQR Technical Manual* guidelines indicate that a significant adverse impact may result when a proposed action would result in a demand for slots greater than the remaining capacity of day care centers and when that demand would constitute an increase of 5 percent or more of the collective capacity of the day care centers serving the study area. The addition of these children to day care enrollment would result in a predicted shortage of 91 slots and would constitute 26 percent of the collective capacity of day care facilities in the study area. This increase may result in a significant adverse impact.¹

However, 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 day care that families of eligible children could elect to use instead of public center day care. Parents of eligible children may use ACS vouchers to finance care at private day care centers in the study area, such as at the new 5,000 square foot day care facility that may be built on the Queens West site. Available data indicate that there are four existing private child care facilities with 264 slots within a 1½-mile radius of the project site.² The voucher system would spur the development of new private day care facilities to meet the need of eligible children that would result from the increase in low- to moderate-income housing units in the area in the future with the proposed actions.

¹ As discussed above, the analysis presented in this chapter assumes that the 3,000 affordable units on Site A would be affordable to moderate- to high-income households as defined in the *CEQR Technical Manual*. If some portion of the 3,000 affordable units on Site A were to be affordable to low- to moderate- income households as defined in the *CEQR Technical Manual*, the day-care eligible population introduced by the proposed actions would be greater. This additional population would result in a greater impact on day care facilities.

² *Selected Facilities and Program Sites in New York City*, 2005 Edition, New York City Department of City Planning.

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.

F. POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases of direct impacts on facilities. For informational purposes, this section provides a description of existing police and fire facilities that serve the project sites.

EXISTING CONDITIONS

POLICE SERVICES

As shown in **Figure 4-4** and **Table 4-11**, the project sites are served by the 108th Precinct of the New York Police Department (NYPD), which is located at 5-47 50th Avenue in Long Island City. (The project sites are also close to the 94th Precinct, located at 100 Meserole Avenue in Brooklyn.)

**Table 4-11
Police Facilities Serving the Project Sites**

Map No.	Police Facility	Address
P1	108th Precinct	5-47 50th Avenue
<p>Note: See Figure 4-4. Source: New York City Department of City Planning, <i>Selected Facilities and Program Sites, 2005 Edition</i>.</p>		

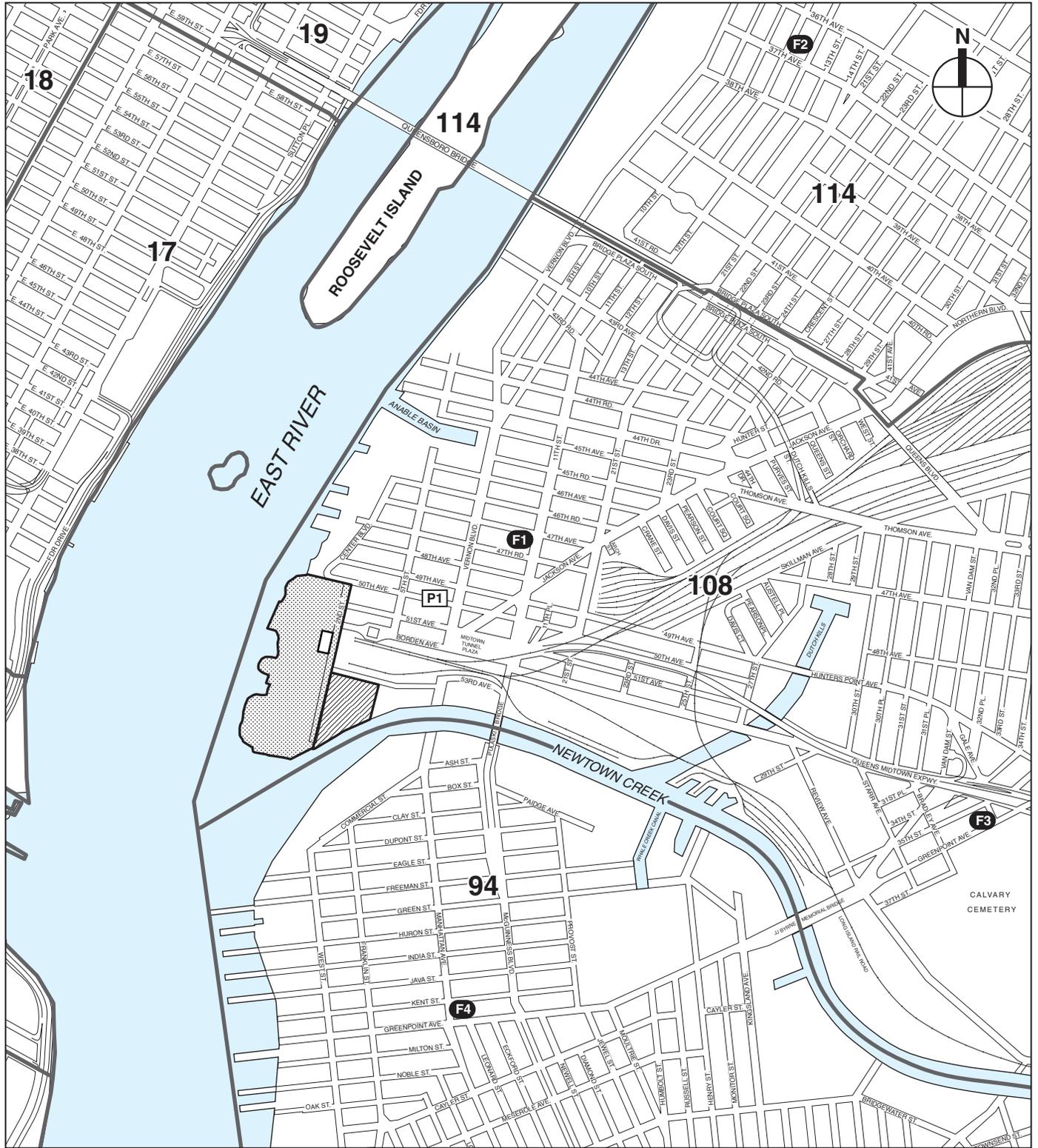
NYPD response times to crime-in-progress calls have declined citywide from 2006 to 2007. During this time, NYPD response time to critical incidents has decreased by 4 seconds to 4.2 minutes and response time to serious incidents has decreased by 24 seconds to 5.6 minutes.¹ In 2007 the 108th Precinct’s response times to critical incidents was 4.31 minutes, approximately 4.8 seconds more than the citywide average. Since 2003, the 108th Precinct’s average response time to critical incidents has fluctuated annually, but decreased as a whole by 95.4 seconds between 2003 and 2007.²

FIRE PROTECTION AND EMERGENCY SERVICES

Citywide, New York City Fire Department (FDNY) engine companies carry hoses; ladder companies provide search, rescue, and building ventilation functions; and rescue companies specifically respond to fires or emergencies in high-rise buildings. In addition, FDNY operates the City’s EMS system. As shown in **Table 4-12** and on **Figure 4-4**, there are four fire stations within a mile of the project sites.

¹ Mayor’s Management Report, Fiscal 2007, NYPD, p. 122.

² My Neighborhood Statistics web page at NYC.gov (<http://gis.nyc.gov/ops/mmr/address.jsp?app=MMR>).



	Site A		Police Precinct House
	Site B		Fire House
			Police Precinct Boundaries

0 1000 2000 FEET
SCALE

NOTE: See Tables 4-10 and 4-11 for reference

Table 4-12
Fire Facilities Serving the Project Sites

Map No.	Fire Facility	Address
F1	Engine 258 Ladder 115	10-40 47th Avenue, Queens
F2	Engine 260 Foam 81	11-15 37th Avenue, Queens
F3	Engine 259 Ladder 128 Battalion 45	33-51 Greenpoint Avenue, Queens
F4	Engine 238 Ladder 106	205 Greenpoint Avenue, Brooklyn
Note: See Figure 4-4. Source: New York City Department of City Planning, <i>Selected Facilities and Program Sites, 2005 Edition</i> .		

Units responding to a fire are not limited to ones closest to it. Normally, a total of three engine companies and two ladder companies respond to each call. Each FDNY squad is capable of operating as an engine, ladder, or rescue company, making them versatile for incident commanders. Each squad is also part of the FDNY HazMat Response Group and has a HazMat Tech Unit within each company. FDNY can call on units in other parts of the City as needed.

There are two types of ambulances in the city, 911 providers and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 service and operate on that system via contract with EMS. (Inter-facility transports are carried out by private contractors and do not participate in the 911 system.) All hospital-based ambulances that operate in the 911 system do so by contractual agreement with FDNY Bureau of EMS. All ambulances in the 911 system are dispatched by FDNY under the same computer-based system, regardless of hospital affiliation. The dispatch system divides the City into geographic areas, based loosely on NYPD precinct sectors, with a number of areas located within each precinct, and assigns the nearest unit to an emergency call based on its current location. All units are assigned a permanent cross-street location where they await a service call; units return to this location once service is complete. These locations are determined by FDNY based on historical call volumes by location and time of day.

Within Queens, from 2006 to 2007 the average FDNY response time to structural fires decreased by 3 seconds, to 4 minutes and 56 seconds.¹ The average citywide FDNY response time to structural fires decreased by 3 seconds, to 4 minutes and 29 seconds from 2006 to 2007.² From 2006 to 2007, medical response times also improved. The Citywide response time to life-threatening medical emergencies by fire units has improved by 6 seconds, to an average of 4 minutes and 24 seconds, and the Citywide response time to life-threatening medical emergencies by ambulance units has improved by 6 seconds to an average of 6 minutes and 36 seconds.³ These improvements are due at least in part to the City’s implementation of an automatic vehicle location (AVL) system in all ambulances and FDNY apparatus (all FDNY ambulances were outfitted with AVL by the end of 2006).

¹ Mayor’s Management Report, Fiscal 2007, FDNY, p. 125.

² Mayor’s Management Report, Fiscal 2007, FDNY, p. 125.

³ Mayor’s Management Report, Fiscal 2007, FDNY, p. 126.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

POLICE SERVICES

In the future without the proposed actions, NYPD will continue to adjust its allocation of personnel as the need arises. Increased allocations are considered when increased demand becomes apparent. It is NYPD policy not to make adjustments in advance of planned or potential development. Each year, the precinct may be assigned new recruits, but there are also losses due to transfers and promotions. The development expected in the future without the proposed actions may prompt the need for adjustments to the size and deployment of the police force. In addition, further adjustments could be made based on budgetary factors or other policy decisions made by 2017.

FIRE PROTECTION AND EMERGENCY SERVICES

FDNY does not allocate personnel based on proposed or potential development, but responds to demonstrated need. In the future without the proposed actions, FDNY will continue to evaluate the need for personnel and equipment in the study area and make necessary adjustments to adequately serve the area.

FDNY expects further reduction in ambulance response times with AVL as it provides real-time updates on unit locations which allows for more efficient dispatching.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

POLICE SERVICES

The proposed actions are not expected to result in significant adverse impacts to police protection services. The proposed actions would not affect the physical operations of, or access to and from, a precinct house. Access to the project sites would remain as it is today (no street closings).

As detailed in Chapter 16, "Traffic and Parking," the proposed actions would contribute to congested conditions at many locations within the study area and significant impacts would occur at a number of these intersections in the AM, midday, and PM peak hours. Nearly all of the locations that would be significantly impacted could be mitigated using traffic improvements, but four intersections could experience unmitigatable impacts. These locations are generally characterized by congestion even under existing conditions and they would be exacerbated under future conditions without the proposed actions. During the referenced peak hours, the bulk of the unmitigated impacted locations would experience minor increases in traffic volumes from project-generated traffic.

NYPD vehicles, when responding to emergencies, are not bound by standard traffic controls; they are capable of adjusting to congestion encountered en route to their destinations and are therefore less affected by traffic congestion. As described above, response times have fluctuated annually and overall have decreased, despite consistently congested traffic conditions over time at many locations in the study area. Therefore, incremental traffic volumes projected to occur with the proposed actions are not expected to significantly affect police response times.

The proposed actions may necessitate the assignment of additional personnel, resources, and equipment to the study area. Typically, a commitment of resources would be based on demonstrated need and would not be made until operational statistics for the proposed project

Hunter's Point South Rezoning and Related Actions DEIS

became available. Overall, the role of the Police Department in providing effective, efficient service is not expected to be significantly affected by the development resulting from the proposed actions.

FIRE PROTECTION AND EMERGENCY SERVICES

The proposed actions are not expected to result in significant adverse impacts to fire protection and emergency services. In the future with the proposed actions, FDNY would continue to evaluate the need for personnel and equipment and make necessary adjustments to adequately serve the area. All development would be constructed in accordance with applicable fire and safety codes.

Development of the proposed site plan for Hunter's Point South, including the new street network on Site A, has been conducted in coordination with FDNY. FDNY has been involved in review of proposed street widths, intersection geometries, and building locations to ensure that future development at Hunter's Point South would allow FDNY to operate safely and effectively in providing fire protection services.

FDNY response times are not expected to be significantly affected by the projected increases in traffic generated by the proposed actions. Access to and from the study area's fire stations will not be directly affected by the proposed actions. Access to Sites A and B would remain as it is today (no street closings).

As discussed above (see "Police Services"), the proposed actions would contribute to congested conditions at many locations within the study area. FDNY and emergency service vehicles can maneuver around and through congested areas because they are not bound by standard traffic controls. As described above, response times have decreased in Queens and Citywide, and are expected to decrease further despite the increasingly congested traffic conditions in many areas of the city. Service to surrounding areas would continue to be provided by FDNY facilities that have a broad geographic distribution. Therefore, incremental traffic volumes projected to occur with the proposed actions are not expected to significantly affect FDNY response times.

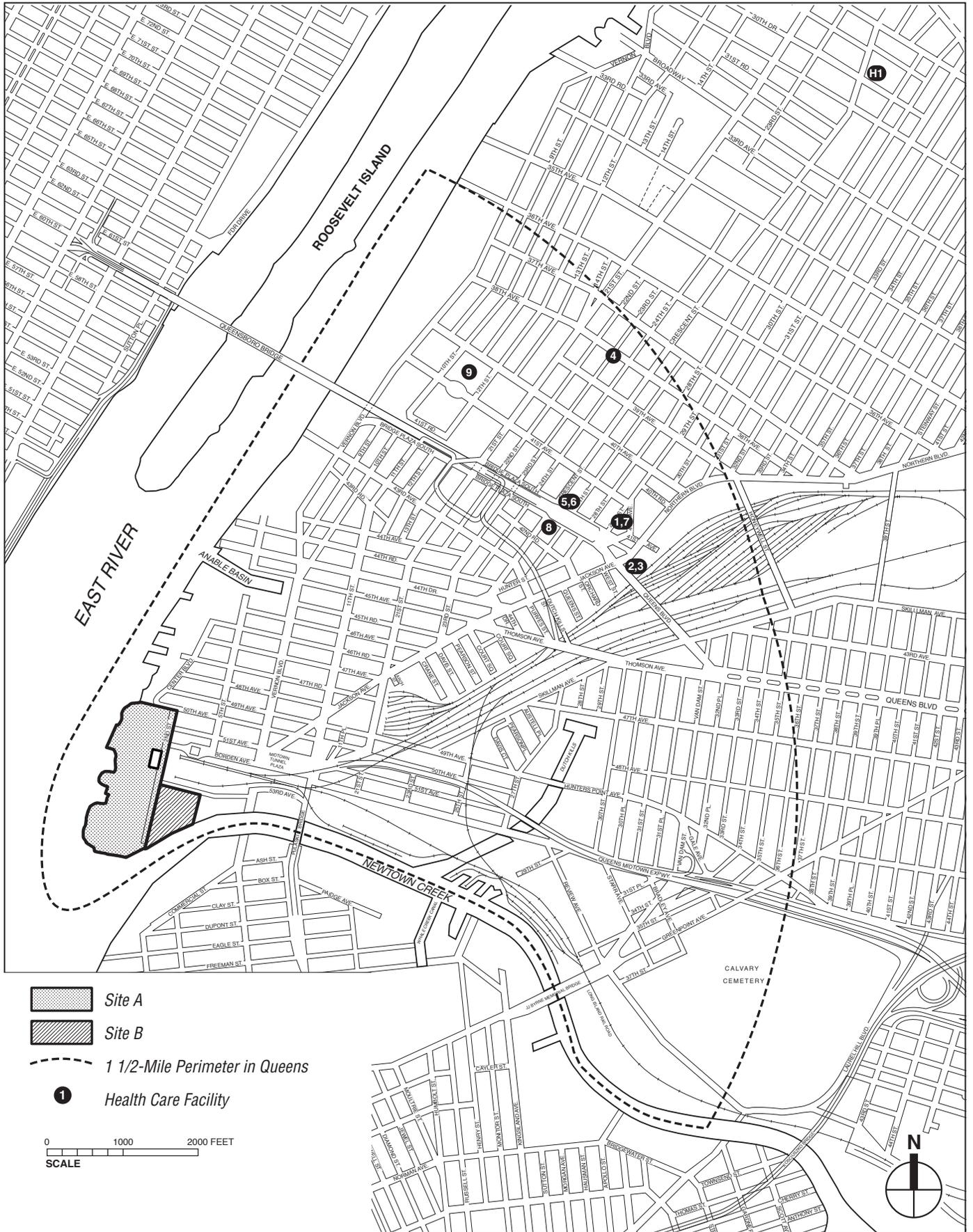
G. HEALTH CARE FACILITIES (OUTPATIENT)

EXISTING CONDITIONS

The *CEQR Technical Manual* recommends detailed analyses of impacts on health care facilities if a proposed project would generate more than 600 low- to moderate-income units. The proposed actions would introduce only 330 low- to moderate-income units; therefore, a detailed analysis is not warranted. For informational purposes, this section provides a description of existing outpatient health care facilities that serve the project sites. Typically, health care facilities "within a mile or so" of the project site are analyzed. However, there are no outpatient health care facilities located within 1 mile of the project sites in Queens, so the study area for the health care analysis was expanded to include facilities within a 1½-mile area around the project sites.

HOSPITALS AND EMERGENCY ROOMS

There are no hospitals within a 1½-mile radius of the project sites in Queens or Brooklyn. The nearest hospital is Mount Sinai Hospital of Queens, located approximately 2½ miles from the project sites (see **Figure 4-5**). As the *CEQR Technical Manual* guidelines do not specify a



specific study area boundary, Mount Sinai Hospital of Queens was included in the analysis due to its proximity to the project sites. There are hospitals within 1 mile of the project sites in Manhattan, including the Bellevue Hospital Center and NYU Medical Center, but these are not included in this analysis because they are unlikely to be utilized by residents of the proposed actions.

Mount Sinai Hospital of Queens is located at 25-10 30th Avenue. According to the United Hospital Fund 2005 Health Care Annual Update, Mount Sinai Hospital of Queens had 235 beds, 29,307 outpatient department visits, and 37,171 emergency room visits (see **Table 4-13**).

Table 4-13
Hospitals Serving the Study Area

Map No.	Hospital	Address	Outpatient Department Visits	Emergency Room Visits
H1	Mount Sinai Hospital of Queens	25-10 30th Avenue	29,307	37,171
Note: See Figure 4-5.				
Source: United Hospital Fund Health Care Annual Update, 2005 Update.				

OTHER OUTPATIENT SERVICES

Table 4-14 includes an inventory of the 9 outpatient locations that have been identified within the 1½-mile area surrounding the project sites (as inventoried in the DCP *Selected Facilities and Program Sites in New York City, 2005 Edition*). These outpatient health care resources—offering general medical care, alcohol and substance abuse services, mental health services, and mental retardation and developmental disabilities services—are located mainly northeast of the project sites (see **Figure 4-5**).

Table 4-14
Outpatient Facilities Serving the Study Area

Map No.	Facility Name	Address	Facility Type
1	Choices Women's Medical Center	29-28 41st Avenue	Free-Standing Health Center
2	Phoenix Programs/NY-D.F. Outpat/Parole	29-00 Northern Blvd	Non-Med Supervised Chemical Dependency Outpatient Service
3	Phoenix Program-D.F. Outpat/Correction	29-00 Northern Blvd	Non-Med Supervised Chemical Dependency Outpatient Service
4	Walk The Walk, Inc. - Alscm Clinic	25-09 38th Avenue	Med Supervised Chemical Dependency Outpatient Service
5	Steinway Child And Family Services MH Clinic	41-36 27th Street	Clinic Under 587
6	Steinway Child & Family Services Queensbridge Clinic	41-36 27th Street	Clinic Under 587
7	Choices Mental Health Clinic	29-28 41st Avenue	Clinic Under 587
8	Goodwill Industries Of Greater NY & Northern NJ	42-15 Crescent Street	Vocational/Social Training
9	Queensbridge Family Health Center	10-29 41st Avenue	Hospital Affiliated Health Center
Note: See Figure 4-5.			
Source: New York City Department of City Planning, <i>Selected Facilities and Program Sites, 2005 Edition</i> .			

THE FUTURE WITHOUT THE PROPOSED ACTIONS

It is expected that approximately 8,823 housing units would be developed in the 1½-mile study area in the future without the proposed actions (see **Table 4-2**). Approximately 7,452 units would be market rate, 1,000 units would be for moderate- to high-income households, 189 units would be for low- to moderate-income households, and 182 units would be for low income households. As per *CEQR Technical Manual* methodology, only low income and low- to moderate-income units are likely to introduce residents that may rely on emergency rooms and outpatient facilities for health care services. Based on the national average of 393 annual emergency room visits per 1,000 low-income residents, this development would result in approximately 284 emergency room visits per year within the 1½-mile study area.

In the future without the proposed actions, it is expected that emergency room services in the study area will improve. Mount Sinai Hospital of Queens currently has plans for an expansion that would include emergency facilities; however, these plans are in early stages and are not included quantitatively in the analysis.¹

PROBABLE IMPACTS OF THE PROPOSED ACTIONS

As described above, by 2017, the proposed actions would introduce an estimated 330 low- to moderate-income housing units to the study area, with a population of about 644 residents.² Based on the national average of 393 annual emergency room visits per 1,000 low-income residents, this would result in an increment of approximately 253 emergency room visits per year within the 1½-mile study area. This constitutes an increase of only 0.7 percent over the current number of visits and those expected in the future without the proposed actions.³ This is below the *CEQR Technical Manual* threshold of a 5 percent increase in demand for health care services and, therefore, would not represent a significant adverse impact with respect to health care services.

H. CONCLUSIONS

The proposed actions would bring a substantial new population to Sites A and B and therefore would increase the demand for community facilities and services, including public schools, libraries, day care centers, and police and fire protection. No significant adverse impacts are predicted on libraries or police or fire services. However, for schools and day care, a potential for significant adverse impact exists, indicating the possible need to provide additional services, as follows:

- **Public Schools:** The proposed actions would result in significant adverse impacts on elementary schools in the 1½-mile study area, Zone 3, and CSD 30 and on

¹ Letter from Caryn Schwab, Executive Director, The Mount Sinai Hospital of Queens, dated November 13, 2007.

² Based on an average household size of 1.95 persons.

³ As discussed above, the analysis presented in this chapter assumes that the 3,000 affordable units on Site A would be affordable to moderate- to high-income households as defined in the *CEQR Technical Manual*. If some portion of the 3,000 affordable units on Site A were to be affordable to low- to moderate- income households as defined in the *CEQR Technical Manual*, this population may result in a increased demand on local public health-care facilities.

middle/intermediate schools in the 1½-mile study area. The proposed actions would not result in a significant adverse impact on high schools. However, the quantitative analysis does not account for new elementary school seats that will be constructed in the future without the proposed actions (including within Zone 3) nor does it account for the school seats that would be provided under the proposed actions (a 1,600-seat intermediate/high-school would be provided).

- Day Care: The residents of low- to moderate-income units at the project sites would result in a new demand for 59 day care slots, but the day care facilities in the vicinity (which today operate with available capacity) will already be operating above capacity because of the many other development projects planned in the future independent of the proposed actions. If no new day care facilities are added in the study area to respond to this new demand, the 59 new children from the proposed actions would exacerbate the predicted shortage in day care slots and would constitute 26 percent of the collective capacity of day care centers serving the area. This increase may result in a significant adverse impact. However, the quantitative analysis does not account for the day-care slots in the planned day care facility at Queens West. Although these slots will likely be privately-run, they could be used by the children of income-eligible households with ACS vouchers to finance care at private day care centers. *