

A. INTRODUCTION

This chapter examines the proposed action's potential effect on services provided by public or publicly-funded community facilities, including schools, police and fire protection, health care, child care facilities, and libraries. Private facilities and services, such as private schools, are not assessed.

A preliminary analysis was initially conducted to determine if the proposed action would exceed the established thresholds in the 2001 *City Environmental Quality Review (CEQR) Technical Manual* for these community facilities and if more detailed analyses would therefore be warranted. Where detailed analyses are undertaken, the chapter describes existing conditions and examines and compares conditions in the future without the proposed action to conditions in the future with the proposed action to determine the proposed action's potential impacts.

B. PRINCIPAL CONCLUSIONS

Although the proposed action would introduce new residents to Downtown Flushing, the proposed action would not result in significant adverse impacts to community facilities and services.

The proposed action would introduce a total of approximately 762 housing units and 2,202 new residents (the proposed Flushing Commons project would create 620 market-rate dwelling units and the Macedonia Plaza project for the remainder of the rezoning area is projected to develop 142 affordable housing units), which would likely generate approximately 213 elementary students and 91 intermediate school students. The analysis concludes that in the future with the proposed action, elementary schools within Zone 2 and throughout CSD 25 would operate above capacity, but that the proposed action would not result in significant adverse elementary school impacts. Intermediate/middle schools within Zone 2 would also operate above capacity, but the proposed action would also not result in a significant adverse intermediate school impact. Even with this increased enrollment, the intermediate schools within Community School District (CSD) 25 as a whole would continue to operate below capacity. Therefore, no significant impacts on public schools would occur as a result of the proposed action.

The number of new residents added to library service areas by the proposed action would be a very small percentage (1.7 percent) of the total annual library users. Therefore, the proposed action would not cause a significant adverse impact on library resources.

The proposed Macedonia Plaza project would introduce 20 children under the age of 6 who would be eligible for publicly-funded child care. (The Flushing Commons project would not include affordable housing units, and thus would not generate any students eligible for public child care.) The Macedonia Plaza project would also include a new child care facility with a 59-slot capacity, which would be in addition to the existing Macedonia Child Development facility. This new facility would meet the demand generated by the project's affordable housing units, and its excess capacity could be utilized to address the predicted shortage in child care slots within the 1½-mile study area. Although child care facilities in the study area would continue to operate

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above capacity in the future with the proposed action, the proposed Macedonia Plaza project would decrease the predicted shortage in child care slots. Therefore, the proposed action would not result in a significant adverse impact on child care facilities.

According to the thresholds set forth in the *CEQR Technical Manual*, the proposed action would not have significant adverse impacts on hospitals or health care facilities. In addition, the proposed action would not affect the physical operations of, or access to and from, a fire station or police precinct house. Although the redevelopment of Municipal Lot 1 would entail the removal of some parking spaces currently being used by the New York Police Department (NYPD), replacement parking would be provided nearby via angled, on-street spaces on 37th Avenue between Union Street and 138th Street. Therefore, the proposed action would not have a significant adverse impact on police and fire services.

C. SCREENING LEVEL ASSESSMENT

The *CEQR Technical Manual* recommends a community facilities screening analysis for any action that would result in 100 or more residential units. Since the proposed action would result in the development of approximately 762 new residential units, an analysis of community facilities has been undertaken.

In accordance with the *CEQR Technical Manual*, a preliminary analysis was conducted to determine if the proposed action would exceed the established thresholds for community facilities and if more detailed analysis would therefore be necessary. As shown in Table 4-1, different types of community facilities have different thresholds.

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

Community Facility	Threshold
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 (outpatient)	More than 600 low- to moderate-income units
Child Care Facilities (publicly-funded)	More than 20 eligible children under the age of 6 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> ; updated CEQR methodology for child care analyses, 2009.	

According to the *CEQR Technical Manual*, a detailed analysis of an action’s potential impacts on public elementary and middle schools is recommended if the action would generate more than 50 elementary and middle school students. A detailed analysis of high schools is recommended if an action would generate 150 or more high school students.

The City recently revised the student generation rates in Table 3C-2 of the *CEQR Technical Manual*, which are used to analyze the number of school seats generated from the proposed action and the planned developments in the area. These new rates are effective as of November 2008¹. Whereas the previous generation rates differentiated between the affordability levels of the units, the new generation rates provide one ratio per borough at elementary, intermediate, and high school levels. For projects in Queens, the new student generation rates are 0.28 elementary school students per unit, 0.12 intermediate school students per unit, and 0.14 high school students per unit. Based on

¹ http://www.nyc.gov/html/oec/downloads/pdf/ceqr_man/Table_3_C_2.pdf

the 762 residential units anticipated under the proposed action and these new multipliers, the proposed action would generate a total of approximately 411 students—approximately 213 elementary students, 91 intermediate school students, and 107 high school students. This number of students warrants an analysis of elementary and middle schools. The proposed action would not exceed the high school threshold of 150 added students. The community facilities and services analysis therefore includes a detailed assessment of public elementary and middle schools.

The *CEQR Technical Manual* recommends a detailed analysis of an action's potential impacts on library services if the action would result in a 5 percent or greater increase in the ratio of residential units to libraries in the borough. In Queens, this threshold is met by the introduction of 621 residential units. Therefore, the approximately 762 total units that would result from the proposed action would exceed this threshold; for this reason, this community facilities and services analysis includes a detailed assessment of library services.

Based on the updated CEQR methodology¹ for child care analyses, if a proposed action would add more than 20 eligible children under the age of 6 to the study area, a detailed analysis of the proposed action's impact on publicly funded child care facilities is warranted. This threshold is based on the number of low-income and/or low- to moderate-income units that would be generated by a proposed action.

According to the updated CEQR child care multipliers, effective December 2009, projects in Queen that would create 139 units of low-income and/or low- to moderate-income housing exceed the threshold for a detailed analysis of child care centers. Although the Flushing Commons project would not include any affordable housing units, the approximately 142 low- to moderate-income housing units that would result from the Macedonia Plaza project would exceed this threshold, and therefore this community facilities and services analysis includes a detailed assessment of child care services.

The Flushing Commons project, which comprises the vast majority, but not all of the proposed rezoning area, would create only market-rate housing. It is assumed that the 142 dwelling units proposed as part of the Macedonia Plaza project for the remainder of the rezoning area would be low- to moderate-income units. This number of units is less than the threshold of 600 low- to moderate-income residential units that would necessitate a detailed assessment of outpatient health care facilities.

The *CEQR Technical Manual* recommends analyses of impacts to police and fire services only in cases of direct displacement. The proposed action would not directly displace any fire department facility. Therefore, a detailed assessment of these services is not warranted. The proposed action also would not directly displace any police department facility, but would result in the removal of parking spaces that are currently being used by NYPD. Since the replacement parking is located immediately adjacent to the existing parking, it would not affect the access to and from the police facilities. Therefore, consideration of this condition is warranted.

¹ Updated methodology and child care multipliers were obtained from the New York City Office of Environmental Coordination (OEC) (<http://www.nyc.gov/html/ceqr/ceqpub.html>, December 2009)

D. METHODOLOGY FOR DETAILED ANALYSIS

PUBLIC SCHOOLS

As described above, the proposed action would generate approximately 304 elementary and middle school students. This number of students warrants an analysis of elementary and middle schools. Given that the proposed action would generate only 107 high school students, which is less than the 150-high-school-student threshold, no further analysis of the impacts at the high school level is necessary. For that reason, the schools analysis below focuses on elementary and middle school levels only.

According to the *CEQR Technical Manual*, the study area for an analysis of educational facilities generally coincides with the zone within the Community School District (CSD) serving the site of the proposed action. The proposed rezoning area lies within the boundaries of CSD 25, which is bounded roughly by the East River to the north, 26th Avenue and Utopia Parkway to the east, Union Turnpike to the south, and the Grand Central Parkway and Flushing Bay to the west. CSD 25 includes Flushing, as well as College Point, Whitestone, Linden Hill, Pomonok, and Kew Gardens Hills. The proposed action lies entirely within Zone 2 of CSD 25. Therefore, the analysis assesses the potential effects of the proposed action on schools located in this zone.

According to the *CEQR Technical Manual*, if the detailed analysis finds that a proposed action would cause an increase of 5 percent or more in a deficiency of available seats in the affected schools (i.e., those within the study area), a significant adverse impact may result, warranting consideration of mitigation.

LIBRARIES

The *CEQR Technical Manual* recommends a detailed analysis of library services for actions that would introduce 621 or more new residential units to Queens. The proposed action would result in the construction of approximately 762 new residential units. According to the *CEQR Technical Manual*, neighborhood branch library service areas are based on the distance that residents would travel to use library services, typically not more than $\frac{3}{4}$ -mile (this is referred to as the library's "catchment area"). Therefore, all public libraries within a $\frac{3}{4}$ -mile radius of the proposed action are included in the library analysis. To determine the population of each library service area, 2000 U.S. Census data were assembled for all census tracts with at least 50 percent of their area within the $\frac{3}{4}$ -mile catchment area for each library.

According to the *CEQR Technical Manual*, if a proposed action would increase the study area population by 5 percent or more over no action levels, and this increase would impair the delivery of library services in the study area, a significant adverse impact would result, warranting consideration of mitigation.

CHILD CARE FACILITIES

As described above, a detailed analysis of a proposed project's impact on publicly-funded child care facilities is warranted if the project would add more than 20 eligible children under the age of 6 to the study area. This threshold is based on the number of low-income and low- to moderate-income units within a proposed project. Following the updated CEQR methodology for analyses of child care facilities, the estimated number of new housing units that would yield 20 eligible children under the age of 6 differs in each borough.

The City recently updated the child care multipliers used in CEQR analyses of child care facilities.¹ In Queens, the updated CEQR child care multipliers project 0.14 child care-eligible children under age 6 per low- or low-moderate income unit. According to these new rates, the Macedonia Plaza project would generate approximately 20 children under the age of 6 eligible for public child care, which is just at the threshold requiring a detailed analysis of child care facilities. (The Flushing Commons project would not include affordable housing units, and thus would not generate any students eligible for public child care.)

Publicly-funded child care for the children of income-eligible households in New York City is sponsored and financially supported by the Division of Child Care and Head Start (CCHS), within the New York City Administration for Children's Services (ACS), and Head Start, federally funded early childhood education and family support programs. ACS contracts with hundreds of private, non-profit organizations to provide Child Care and Head Start programs in communities across the City that are licensed by the New York City Department of Health and Mental Hygiene (DOHMH). ACS also issues a limited number of vouchers to eligible families who are not able to access care in subsidized child care facilities to provide financial assistance in accessing care from formal and informal providers in the City.

To receive subsidized child care services, a family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. Eligibility is determined by a child's age (0-13), and a family's gross income, with consideration of family size. In general, children in families that have incomes at or below 200 percent Federal Poverty Level (FPL) (depending on family size) are financially eligible, although in some cases, eligibility can go up to 275 percent FPL (per ACS guidelines). To meet the social eligibility for publicly-funded child care, a family must also have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to-work" program.

Publicly-funded center-based and family-based child care programs are contracted through community based organizations under the auspices of CCHS within ACS for the children of income-eligible households. Space for one child in such child care centers is termed a "slot." ACS funds center-based services for children under the age of five, and family based services for income-eligible children up to the age of 12. The name, location and enrollment information for publicly-funded child care centers in the study area are provided below (see Table 4-4).

Head Start is a national program that promotes school readiness by enhancing the social and cognitive development of children through the provision of educational, health, nutritional, social and other services. The program provides grants to local public and private non-profit and for-profit agencies to provide comprehensive child development services to economically disadvantaged children and families, with a special focus on helping preschoolers develop the early reading and math skills they need to be successful in school.

¹ The updated CEQR multipliers (posted on OEC's website December 2009) for estimating the number of children eligible for publicly funded child care replace the rates set forth in Table 3C-4 of the 2001 *CEQR Technical Manual* and the Fall 2008 update. The December 2009 update is based on American Community Survey 2005–2007 data; the multiplier includes an adjustment factor based on data from the Administration of Children's Services to account for the proportion of Group Child Care and Head Start slots relative to ACS' Child Care and Head Start total capacity (i.e., excludes Family Day Care Network and Voucher capacity from ACS' total capacity) since locational data for Network and Voucher slots is not readily available for study areas.

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In addition to attending group child care centers, eligible children may also be cared for in the homes of family child care providers, also licensed by DOHMH. Family child care providers are professionals who provide care for 3 to 7 children in their residences. Group family child care providers are professionals who care for 7 to 12 children, with the help of an assistant, in their homes. The majority of family and group family child care providers in New York City are registered with a child care network, which provides access to training and support services.

In addition to these child care facilities, other publicly-financed child care options are available to residents of the study area. As discussed above, given that there are no location requirements for enrollment in child care centers, some parents/guardians may choose a child care center closer to a location of employment than their place of residence. Parents/guardians who have an ACS voucher may access child care from private providers, in either a formal or informal setting, both within and outside the 1½-mile study area, potentially in neighborhoods close to parents' workplaces. The portability of ACS vouchers indicates that services beyond a 1½-mile study area can be used by eligible parents. However, as discussed in the *CEQR Technical Manual*, the centers closest to a project site are more likely to be subject to increased demand.

Following the updated CEQR methodology for child care analyses (effective December 2009), publicly-funded child care and Head Start facilities within 1½-miles of the project site are identified and examined; private child care facilities are not considered in the analysis. Impacts are identified if the proposed action would result in demand for slots in publicly-funded child care centers greater than available capacity, and the increase in demand generated by the proposed action would be 5 percent or more of the collective capacity of the child care centers serving the study area in the future without the proposed action.

E. EXISTING CONDITIONS

PUBLIC SCHOOLS

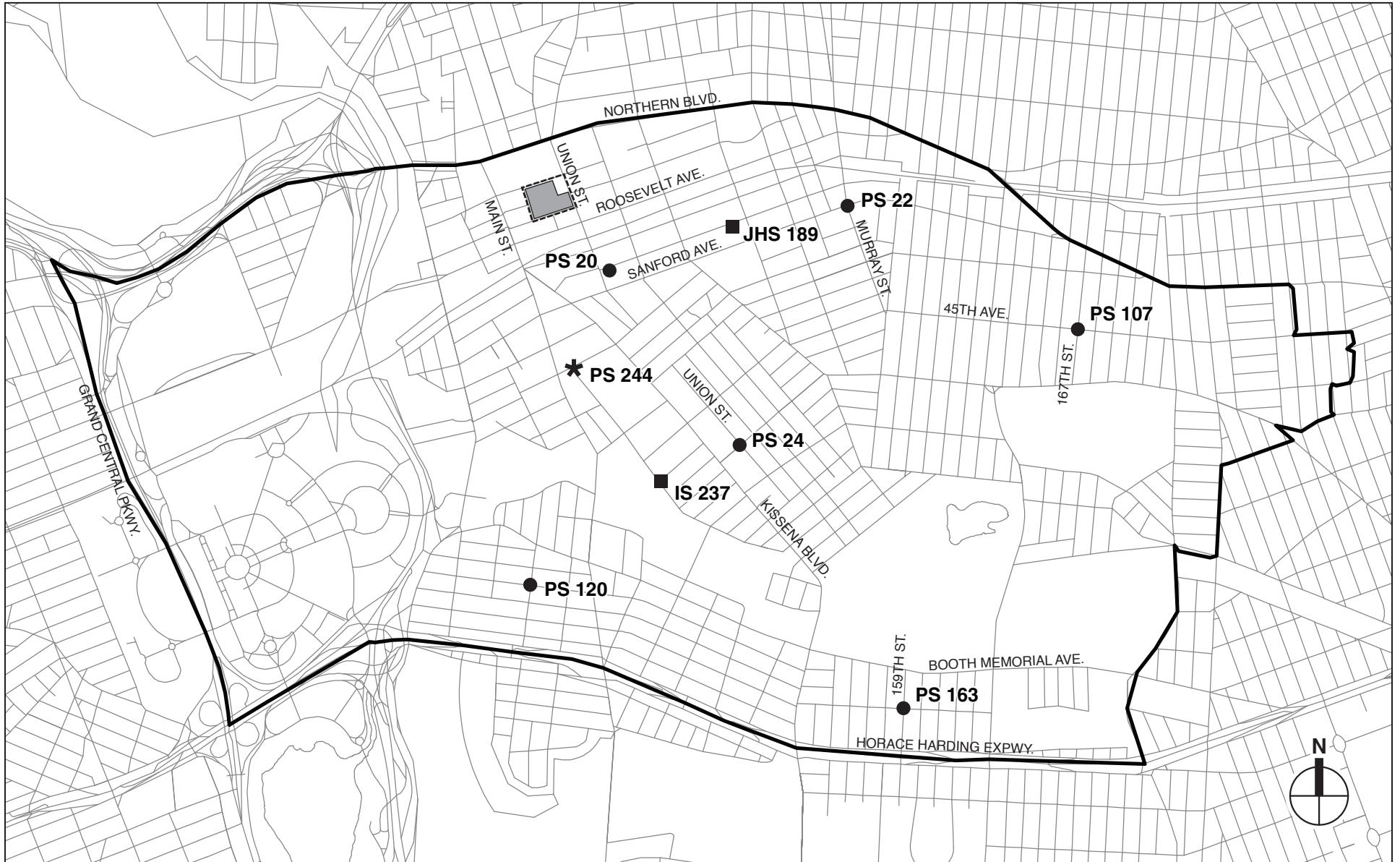
As described above, the public schools analysis assesses the potential effects of the proposed action on schools located in Zone 2 of CSD 25, which is bounded roughly by Northern Boulevard to the north; 196th Street, 47th Avenue, Utopia Parkway, and Fresh Meadow Parkway to the east; the Long Island Expressway to the south; and the Grand Central Parkway to the west (see Figure 4-1).

It should be noted that as population shifts within a school district over time, the New York City Department of Education (DOE) does adjust attendance zones within the district to improve the affected school or schools' composition and utilization.

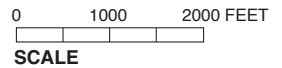
ELEMENTARY SCHOOLS

As shown in Table 4-2 and Figure 4-1, six elementary schools are located in Zone 2 of CSD 25. These include P.S. 20 (John Bowne School), P.S. 22 (Thomas Jefferson School), P.S. 24 (Andrew Jackson School), P.S. 107 (Thomas A. Dooley School), P.S. 120, and P.S. 163 (Flushing Heights School). Three schools—P.S. 22, P.S. 24, and P.S. 163—have transportable classroom units that provide additional school space.

According to the most recent enrollment and capacity figures available from DOE, which are for the 2007-2008 school year, these schools are collectively operating at 96.5 percent capacity, with a surplus of 172 seats. Total enrollment at the elementary schools throughout all of CSD 25 is 14,353 students, or 94.1 percent of capacity, with 906 available seats.



-  Project Site
-  Rezoning Area Boundary
-  Community School District 25, Zone 2 Boundary
-  Elementary School
-  Middle School
-  School Under Construction



INTERMEDIATE/MIDDLE SCHOOLS

As shown in Table 4-2 and Figure 4-1, two middle schools are located within Zone 2 of CSD 25. These include J.H.S. 189 (Daniel Carter Beard School) and I.S. 237. DOE enrollment and capacity statistics for the 2007-2008 school year show that these two schools are collectively operating at 88.3 percent capacity, with a surplus of 239 seats. Total enrollment at the intermediate schools throughout CSD 25 is 6,517 students, or 85.6 percent of capacity, with a surplus of 1,099 seats.

**Table 4-2
Public Elementary and Intermediate Schools Serving the Project Area**

School	Enrollment in Program	Program Capacity	Available seats in program	Program Utilization (Percent)
Elementary Schools				
CSD 25, Zone 2				
P.S. 20 - John Bowne School	1,280	1,308	28	97.9%
P.S. 22 - Thomas Jefferson School	620	657	37	94.4%
PS 22 Transportable	70	53	-17	132.1%
P.S. 24 - Andrew Jackson School	576	608	32	94.7%
PS 24 Transportable	93	72	-21	129.2%
P.S. 107 - Thomas A. Dooley School	886	902	16	98.2%
P.S. 120	788	833	45	94.6%
P.S. 163 - Flushing Heights School	417	469	52	88.9%
PS 163 Transportable	65	65	0	100.0%
Zone 2 Total	4,795	4,967	172	96.5%
CSD 25 Total	14,353	15,259	906	94.1%
Middle Schools				
CSD 25, Zone 2				
J.H.S. 189 - Daniel Carter Beard School	752	809	57	93.0%
I.S. 237	1,058	1,240	182	85.3%
Zone 2 Total	1,810	2,049	239	88.3%
CSD 25 Total	6,517	7,616	1,099	85.6%
Source: DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2007-2008</i> . PS/IS adjustments for CSD 25 Elementary and Middle School totals provided by DCP.				

LIBRARIES

There are two Queens Public Library branch libraries located within a ¾-mile radius of the proposed action. As Figure 4-2 shows, the Flushing Library is located about three blocks south of the rezoning area, at the intersection of Kissena Boulevard and Main Street, and the Mitchell-Linden Library is located about ½-mile north, on Union Street between 29th and 31st Roads.

The Flushing Library serves a catchment area of 79,326 residents, while the Mitchell-Linden Library serves a catchment area of 44,931 residents (see Table 4-3). Approximately 25 percent of the two branches' catchment areas overlap, and, therefore, they serve a combined population of 104,715 people. Together, these libraries held a combined total of 424,985 volumes as of March 2007 and had a combined circulation of 3,006,837 volumes in 2006. Users of either of these libraries are able to request a volume held at any of the Queens Public Library's other branches.

**Table 4-3
Library Services**

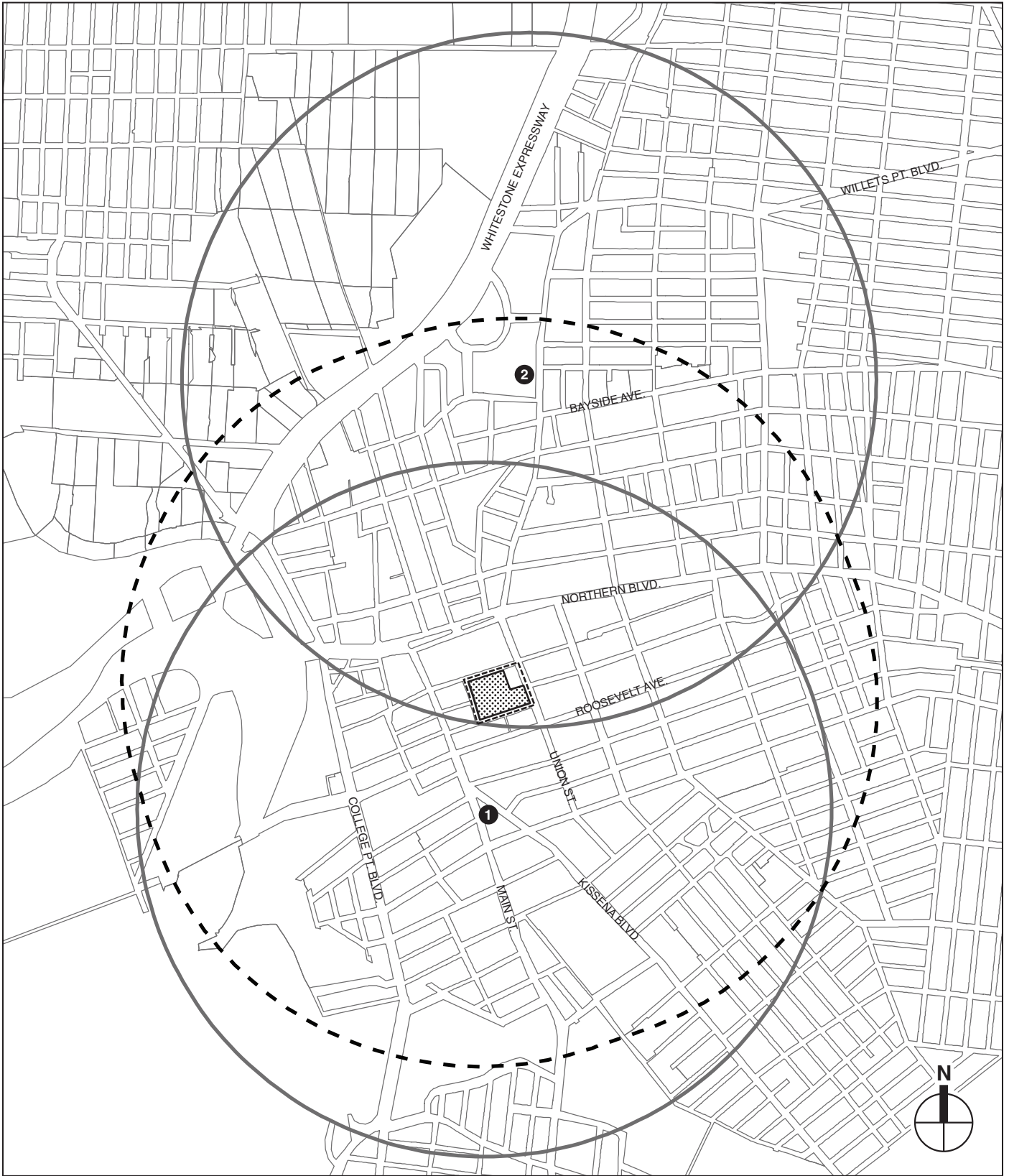
Map No. ¹	Library	Location	Volumes ²	2006 Circulation	Catchment Area Population
1	Flushing Library	41-17 Main Street	350,069	2,604,096	79,326
2	Mitchell-Linden Library	29-42 Union Street	74,916	402,741	44,931


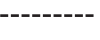
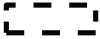


Notes:

¹ See Figure 4-2 for branch library locations.

² Volumes held as of March 2007. Volumes include CDs, DVDs, and videotapes in addition to books.

Sources: Queens Public Library (volume and circulation data); U.S. Census 2000 (catchment area population).



-  Project Site
-  Rezoning Area Boundary
-  3/4-Mile Study Area Boundary
-  Flushing Library
-  Mitchell-Linden Library
-  Library Catchment Areas

0 850 1700 FEET
SCALE

Flushing Commons

Both of these branch libraries offer a wide selection of fiction and nonfiction books, periodicals, and audio-visual media for individuals of all age groups. The Flushing Library also contains a job information center, international language collection in 12 languages, and 60 computers with Internet access for public use. The Mitchell-Linden Library has international language collections in four languages and nine computers with Internet access for public use.

CHILD CARE CENTERS

There are three publicly-funded child care facilities located within an approximately 1½-mile radius of the project site (see Figure 4-3). As shown in Table 4-4, current capacity of these facilities is 134 slots with an enrollment of 125, or a current utilization of 93 percent. As mentioned previously, additional capacity could likely be provided by private child care centers, but these facilities are not included in this analysis. There are no Head Start programs located within an approximately 1½-mile radius of the project site.

Table 4-4
Publicly-Funded Child Care Facilities in Study Area

Map No.	Name	Address	Capacity	Enrollment	Utilization
1	Martin L. King Jr. Memorial Day Care	36-06 Prince Street	35	37	106%
2	Macedonia Child Development	37-22 Union Street	40	40	100%
3	Better Community Life Day Care Center #2	133-16 Roosevelt Avenue	59	48	81%
Total			134	125	93%
Note:	See Figure 4-3 for public child care facilities.				
Source:	Administration for Children's Services, October 2009; Macedonia AME Church.				

POLICE DEPARTMENT FACILITIES

There are two NYPD facilities in proximity to the project site. These are the NYPD Queens North Task Unit, which is housed in the Flushing Armory on the block north of the project site (Block 4977, Lot 39), and the 109th Police Precinct, which is located directly across Union Street from the rezoning area (Block 5011, Lot 6). NYPD currently uses approximately 40 parking spaces on Municipal Lot 1.


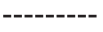


F. THE FUTURE WITHOUT THE PROPOSED ACTION

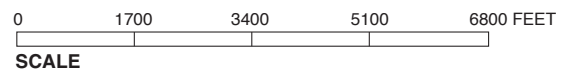
PUBLIC SCHOOLS

The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments to the projected enrollment from DCP or DOE and then comparing that number to projected capacity.

In the future without the proposed action, new residential development would occur in portions of the study area, as described in Chapter 2, "Land Use, Zoning, and Public Policy" (see Table 2-2). Within Zone 2 of CSD 25, 24 residential projects are anticipated to be completed by 2013. In addition, the City is currently contemplating an "Adjusted Plan" for the Willets Point project. While essentially the same as the "Proposed Plan" analyzed in the *Willets Point Development Final Generic Environmental Impact Statement (FGEIS)*, the Adjusted Plan includes a 2013 interim build-out phase as well as a 2017 final build-out phase. Because the 2013 interim build-out would be completed by the build year for the proposed action, the 2,100 additional residential units associated with it were incorporated into the future without the proposed action



-  Project Site
-  Rezoning Area Boundary
-  1 1/2-Mile Study Area Boundary
-  Publicly-Funded Child Care Facility



schools analyses. A total of 4,061 housing units are assumed to be provided within Zone 2 of CSD 25 by 2013 in the future without proposed action. These residential developments and the assumptions used in this analysis are summarized in Table 4-5.

Table 4-5
Expected Residential Development in CSD 25:
2013 Future Without the Proposed Action

Project/Location	Total Housing Units
CSD 25, Zone 2	
SkyView Parc/Queens Town Center/ College Point Blvd and 40th Road	750
Victoria Tower/ 41-60 Main Street	178
135-11 40th Road	14
41-18 Haight Street	6
41-55 College Point Boulevard	50
132-27, 132-37, 132-45, 132-49, 132-61 41st Road	43
5-10 Summit Court	18
133-53 37th Avenue	47
143-21 38th Avenue	25
140-22 Beech Avenue	42
143-51 Franklin Avenue	1
143-22 Beech Avenue	2
38-34 Parsons Boulevard	40
132-72 Maple Avenue	8
134-43 Maple Avenue	23
42-11 Parsons Boulevard	20
42-33 Main Street	66
132-25 Pople Avenue	14
133-20 Avery Avenue	26
36-31 Prince Street	6
132-29 Blossom Avenue	49
132-26 Avery Avenue	40
132-17 41st Avenue	18
River Park Place	475
Willetts Point (2013 Interim Build)	2,100
Total, CSD 25, Zone 2	4,061
CSD 25¹	
New Millennium 35th Avenue/ 134-03 35th Avenue	84
New Millennium Northern Boulevard/ 137-61 Northern Boulevard	91
31-18, 31-22 Union Street	30
140-24 31st Drive	20
31-33 Linden Place	8
137-07 Northern Boulevard	38
136-16 35th Avenue	28
138-06 35th Avenue	9
32-18 Union Street	8
137-04 31st Road	3
31-27 137th Street	9
31-38 137th Street	16
56-71 136th Street	2
135-02 Booth Memorial Avenue	3
57-35 Lawrence Street	5
132-14 59th Avenue	2
132-25 59th Avenue	2
136-20 59th Avenue	3
Total, CSD 25	4,422
Notes:	
¹ CSD 25 expected developments include all developments expected in CSD 25, Zone 2, plus those developments expected within the project's Land Use study area that fall within CSD 25 but outside of Zone 2.	

Flushing Commons

Table 4-6 shows the number of new public elementary and intermediate school students estimated at the new residential development identified in Table 4-5.

Table 4-6

Projected New Housing Units and Estimated Number of Students Generated in Study Area: 2013 Future Without the Proposed Action

	New Housing Units¹	Elementary School Students	Middle School Students	Total Elementary and Middle School Students Generated
Total, CSD 25, Zone 2	4,061	1,137	487	1,624
Total, CSD 25	4,422	1,238	531	1,769
Notes: ¹ Projected new housing units as shown in Table 4-4 and described in Chapter 2, "Land Use, Zoning, and Public Policy."				

DOE provides school enrollment projections for school years 2008 through 2017 on the School Construction Authority (SCA) website. Two sets of projections prepared by two different consultants are provided—one by the Grier Partnership and one by Statistical Forecasting, Inc. This analysis uses the projections prepared by the Grier Partnership because they project a higher enrollment in CSD 25, thus ensuring a more conservative analysis. These enrollment projections do not explicitly account for discrete new residential developments planned for the area; thus, the additional populations from the new projects planned within the CSD 25 boundary were also included to more conservatively predict future enrollment and utilization. In addition, program capacity figures were adjusted to account for the recently completed addition of 376 new elementary school seats in Zone 2 of CSD 25. The new school, P.S. 244, is located at 137-20 Franklin Avenue (see Figure 4-1).

As discussed below, elementary schools in Zone 2 and CSD 25 would operate above capacity in the 2013 analysis year. Middle schools in Zone 2 would also operate above capacity in the 2013 analysis year. On the other hand, middle schools throughout the district as a whole are expected to operate below capacity in the 2013 analysis years in the future without the proposed action (see Table 4-7).

Table 4-7

Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization: 2013 Future Without the Proposed Action

Zone/District	DCP/DOE Projected Enrollment in 2013	Students Generated by Estimated New Residential Development	Total Future Enrollment	Program Capacity	Available Seats in Program	Utilization (Percent)
Elementary						
Total, Zone 2 of CSD 25	4,846	1,137	5,983	5,153 ^{2,3}	-830	116.1%
Total, CSD 25 ¹	15,143	1,238	16,381	15,818 ^{2,3}	-563	103.5%
Middle						
Total, Zone 2 of CSD 25	1,753	487	2,240	2,049	-191	109.3%
Total, CSD 25 ¹	6,259	531	6,790	7,616	826	89.2%
Notes:						
1. "Students Generated by Estimated New Residential Development" includes only students generated by developments expected within the proposed action's land use study area.						
2. Includes capacity of 376 seats from P.S. 244, opened in September 2008.						
3. Does not include capacity of 190 seats from Transportable Classroom Units listed in the existing conditions.						
Sources: Totals for CSD 25 projected elementary school enrollment: DOE Enrollment Projections (Actual 2007, Projected 2008-2017); totals for CSD 25 projected middle school enrollment: DCP Enrollment Projections (Actual 2007, Projected 2008-2017). Projections for Zone 2 enrollment derived proportionally from CSD 25 figures. Program Capacity for CSD 25 and Zone 2 of CSD 25: DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2007-2008; plus 376-seat elementary school development (PS 244).						

The Adjusted Plan for the Willets Point project also includes the development of a 590-seat K-8 school in the 2013 interim build-out phase, which would be located in the base of one of the buildings. By the 2017 full build-out phase of the Willets Point project, the 590-seat school would be replaced by a larger 1,540-seat K-8 school or schools (approximately 230,000 sf), and the 590-seat school would be redeveloped with retail uses. This 590-seat interim school would provide additional elementary and middle school capacity by 2013 in Zone 2 and CSD 25, which could offset the shortfall of seats in the future without the proposed project.

ELEMENTARY SCHOOLS

DOE's projections for CSD 25 indicate that elementary school enrollment will increase through 2013. The projections show 790 more public elementary school students district wide (or an approximate 5 percent net increase) by 2013.

Applying these generation rates to the elementary schools in Zone 2 of CSD 25 results in a projection of 51 more public elementary school students by 2013 than are currently enrolled (see Tables 4-2 and 4-7). At the same time, residential development in the area may add 1,137 elementary school students to Zone 2 of CSD 25. The capacity of 190 seats that are currently provided in Transportable Classroom Units are conservatively not included as program capacity in 2013. If all of these students were to attend schools within Zone 2 (including the recently completed P.S. 244), the total enrollment in all elementary schools in this zone would be 5,983 in 2013, with a shortfall of 830 seats (116.1 percent utilization).

Within CSD 25 overall, elementary schools would have an enrollment of 16,381 students, or 103.5 percent utilization, with a shortfall of 563 seats.

INTERMEDIATE/MIDDLE SCHOOLS

DOE projections show a continuing trend of decreasing intermediate school enrollments through 2013. It is expected that CSD 25 will see a net overall decline of 4 percent in intermediate school enrollment during this period, or a decrease of 258 students.

It is estimated that residential development in Zone 2 of CSD 25 will generate 487 new intermediate school students. If all of these students were to attend schools within the zone, total intermediate school enrollment would be 2,240, with a deficit of 191 seats (109.3 percent utilization). There is expected to be available capacity at public intermediate schools throughout CSD 25 as a whole in 2013. Including an estimated 531 new students that will be generated by new residential development, intermediate schools would have an aggregate enrollment of 6,790 students with 826 available seats (89.2 percent utilization).

LIBRARIES

In the future without the proposed action, 36 new residential developments are expected to add approximately 2,305 dwelling units to the combined library catchment areas by 2013. Based on an average household size of 2.64 in Community District 7, these developments will add approximately 6,085 new residents to the areas served by the Flushing and Mitchell-Linden Libraries. This will represent an increase of approximately 5.81 percent over the existing population in this area. The Queens Public Library currently has no plans to expand service in the study area.

CHILD CARE CENTERS

In the future without the proposed action, the Willets Point 2013 interim build-out would introduce affordable residential units within 1½-miles of the project site. Based on the assumption of 35 percent affordable units within the Willets Point 2013 interim build-out, approximately 737 units are expected to be affordable for low- or low- to moderate-income households. Using the new generation rates discussed above, this additional amount of development will introduce an estimated 103 children under the age of 6 who are eligible for publicly-funded child care, increasing the total number of eligible children to 228. As a result, the study area would operate with a deficit of 94 slots (170 percent utilization). As stated in the *Willets Point Development FGEIS*, to mitigate the potential impact to child care centers, the New York City Economic Development Corporation (NYCEDC) would require, as part of the developer's agreement, that a future developer consult with the ACS to determine the appropriate way to meet demand for day care services generated by development in the Willets Point District. This commitment for the Willets Point project will address the deficit in child care facilities within the 1½-mile study area of the project site.

POLICE DEPARTMENT FACILITIES

Without the proposed action, the project site would continue to be occupied by Municipal Lot 1, and therefore no change would be anticipated to the availability of parking spaces for potential use by NYPD. The NYPD typically adjusts its allocation of personnel as the need arises. Staffing needs will continue to be evaluated and personnel will be assigned based on population growth, area coverage, crime levels, and other local factors. 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 retirements, transfers, and promotions. While no change is expected, adjustments to the size and deployment of the police force based on budgetary factors or other policy decisions may be made in the future without the Proposed Project.

G. PROBABLE IMPACTS OF THE PROPOSED ACTION

PUBLIC SCHOOLS

The proposed action would introduce approximately 762 housing units to Zone 2 of CSD 25; the proposed Flushing Commons project would create 620 market-rate dwelling units, and the Macedonia Plaza project for the remainder of the rezoning area is projected to develop 142 affordable housing units. The proposed action would introduce an estimated 213 elementary and 91 intermediate school students into this region of the school district by 2013 (see Table 4-8).

ELEMENTARY SCHOOLS

The approximately 213 elementary school students that would be introduced into Zone 2 of CSD 25 by the proposed action would cause total enrollment in the zone to rise to 6,196, with a shortfall of 1,043 seats (120.2 percent of capacity). Elementary schools in CSD 25 as a whole would operate at 104.9 percent of capacity in 2013, with a shortfall of 776 seats and a total enrollment of 16,594. As noted above, the Adjusted Plan for the Willets Point project includes the development of a 590-seat K-8 interim school by 2013. Although this school is not included quantitatively in the analysis, it would provide additional elementary school capacity in Zone 2 and CSD 25.

Table 4-8

Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization: 2013 Future With the Proposed Action

Zone/District	Projected Enrollment in 2013	Students Generated by Proposed Action	Total Future Enrollment	Program Capacity	Available Seats in Program	Utilization (Percent)
Elementary						
Total, Zone 2 of CSD 25	5,983	213	6,196	5,153 ¹	-1,043	120.2%
Total, CSD 25	16,381	213	16,594	15,818 ¹	-776	104.9%
Middle						
Total, Zone 2 of CSD 25	2,240	91	2,331	2,049	-282	113.8%
Total, CSD 25	6,790	91	6,881	7,616	735	90.3%
Notes:						
1. Does not include capacity of 190 seats from Transportable Classroom Units listed in the existing conditions.						
Sources: DOE Enrollment Projections (Actual 2004, Projected 2005-2014); DCP Enrollment Projections (Actual 2004, Projected 2005-2014); DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2007-2008.						

The *CEQR Technical Manual* considers an increase in utilization rate above 5 percent as a significant adverse impact. Between the future without the proposed action and the future with the proposed action, the utilization rate would increase from 116.1 to 120.2 percent, which is a 4.1 percent increase. Within CSD 25 as a whole, the utilization rate would increase from 103.5 to 104.9 percent, which is a 1.4 percent increase. Therefore, although the elementary schools within Zone 2 and throughout CSD 25 would operate above capacity, the proposed action would not meet the *CEQR Technical Manual's* threshold for a significant adverse impact.

Therefore, the increased elementary school enrollment attributable to the proposed action is not expected to result in significant adverse impacts to public elementary schools within Zone 2 or throughout CSD 25.

INTERMEDIATE/MIDDLE SCHOOLS

The proposed action would introduce approximately 91 intermediate/middle school students into Zone 2 of CSD 25 by 2013. Total intermediate/middle school enrollment in the zone would rise to 2,331, with a shortfall of 282 seats (113.8 percent of capacity). Intermediate/middle schools in CSD 25 as a whole would operate at 90.3 percent of capacity in 2013, with 735 available seats and a total enrollment of 6,881. As noted above, the Adjusted Plan for the Willets Point project includes the development of a 590-seat K-8 interim school by 2013. Although this school is not included quantitatively in the analysis, it would provide additional middle school capacity in Zone 2 and CSD 25.

Between the future without the proposed action and the future with the proposed action, the intermediate/middle school utilization rate would increase from 109.3 to 113.8 percent, which is a 4.5 percent increase. Therefore, although the middle schools within Zone 2 would operate above capacity, the proposed action would not meet the *CEQR Technical Manual's* threshold for a significant adverse impact. Furthermore, because middle schools throughout CSD 25 would operate at or below capacity, increased enrollment attributable to the proposed action is not expected to result in significant adverse impacts.

Therefore, the increase intermediate/middle school enrollment attributable to the proposed action would not result in a significant adverse impact to public intermediate/middle schools within Zone 2 or throughout CSD 25.

LIBRARIES

By 2013, the proposed action would add approximately 2,202 additional residents to the combined library catchment areas, bringing the total population of the area to 112,973 residents. This population would represent an increase of approximately 1.96 percent over the population in the future without the proposed action, which is below the CEQR threshold for a significant adverse impact. The number of new residents added to the combined library catchment areas by the proposed action would be a very small percentage of the total annual library users. Therefore, no significant adverse impact on library resources would occur as a result of the proposed action.

CHILD CARE CENTERS

The proposed Macedonia Plaza project would generate 142 low- to moderate-income housing units, which would introduce 20 children under the age of 6 that would be eligible for publicly-funded child care services. (As described above, the Flushing Commons project would not include affordable housing units, and thus would not generate any students eligible for public child care.) The Macedonia Plaza project would also include a new child care facility with a 59-slot capacity, which would be in addition to the existing Macedonia Child Development facility. The Macedonia AME Church intends to operate this new facility to serve low-income children and seek a range of funding sources (ACS, Head Start, other sources) to ensure their ability to do so. This new facility would meet the demand generated by the project’s affordable housing units, and its excess capacity could be utilized to address the predicted shortage in child care slots within the 1½-mile study area. Although the study area would continue to operate above capacity in the future with the proposed action, the proposed Macedonia Plaza project would decrease the predicted shortage in child care slots (see Table 4-9). Therefore, the proposed action would not result in a significant adverse impact on child care facilities.

Table 4-9

**Publicly-Funded Child Care Enrollment, Capacity, and Utilization
Future Without and With the Project**

Analysis	Enrollment	Capacity	Available Slots	Utilization
Future Without the Project	228	134	-94	170%
Future With the Project	248	193	-55	128%

POLICE DEPARTMENT FACILITIES

With the proposed action, the project site and rezoning area would be redeveloped and the parking spaces currently available at Municipal Lot 1 would be removed. However, replacement parking for NYPD would be provided directly across the street from the project site via angled, on-street spaces on 37th Avenue between Union Street and 138th Street. This replacement parking would be located in close proximity to both NYPD facilities in the surrounding area. Therefore, the relocation of NYPD parking would not result in a significant adverse impact to community facilities.

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