

**A. INTRODUCTION**

This chapter examines the Willets Point Development Plan’s potential effects on community facilities surrounding the Willets Point Development District. The 2001 *City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities, including schools, health care, day care, libraries, and fire and police protection services. 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 Plan will not directly displace existing community facilities, this chapter’s analyses focus on the potential for indirect effects. The following analyses examine the proposed Plan’s impact on schools, health care and day care facilities, and libraries. The *CEQR Technical Manual* recommends performing an assessment of police and fire protection services when a proposed project will directly displace those facilities. Since the proposed Plan would not displace police or fire facilities, these services are not assessed. However, a description of the police and fire facilities that serve the District is provided for informational purposes under “Existing Conditions,” below. The proposed Plan’s impact on private facilities and services, such as private schools, is also not assessed.

The *CEQR Technical Manual* provides thresholds that can help make an initial determination of whether a detailed analysis is necessary to determine potential impacts. A preliminary analysis was conducted to determine if the proposed Plan would exceed the established *CEQR Technical Manual* thresholds for these community facilities; detailed studies were prepared for public schools, libraries, and health care and day care facilities.

To determine the proposed Plan’s potential impacts on community services, this chapter’s detailed analyses describe existing conditions and compare conditions in the future without the proposed Plan with conditions in the future with the proposed Plan. In accordance with the approach outlined in Chapter 2, “Procedural and Analytical Framework,” this chapter analyzes the cumulative impact of both the Willets Point Development Plan and the anticipated development on Lot B. A quantitative assessment is provided for both the proposed Plan and the No Convention Center Scenario, as described in Chapter 2. The assessment finds that the proposed Plan for the Willets Point Development District would not result in significant adverse impacts on public schools, libraries, or health care facilities, but could result in a significant adverse impact on day care facilities. To mitigate the potential impact on day care facilities, the New York City Economic Development Corporation (NYCEDC) would require, as part of the developer’s agreement, that a future developer consult with the New York City Administration for Children’s Services (ACS) to determine the appropriate way to meet demand for day care services generated by development in the District.

## **B. PRINCIPAL CONCLUSIONS**

### *PUBLIC SCHOOLS*

The proposed Plan would be located within Zone 2 of Community School District 25 (CSD 25). The analysis of potential impacts considers elementary and middle schools within this Zone and the District as a whole, as well as within a one-mile radius surrounding the Willets Point Development District. The analysis of high schools considers the impact on the entire Borough of Queens. The assessment finds that neither the proposed Plan nor the No Convention Center Scenario would have a significant adverse impact on elementary, middle, or high schools within the one-mile study area or within Zone 2 of CSD 25 in the analysis year of 2017.

### *LIBRARIES*

The analysis considers the proposed Plan's impact on Flushing Library, the only library within a ¾-mile radius of the District. No significant adverse impacts are anticipated in the study area in 2017 as a result of the proposed Plan or the No Convention Center Scenario.

### *HEALTH CARE FACILITIES*

The analysis considers the proposed Plan's impacts on Flushing Hospital Medical Center and the New York Hospital Center of Queens. No significant adverse impacts on area hospitals are anticipated in the study area in 2017 as a result of the proposed Plan or the No Convention Center Scenario.

### *DAY CARE CENTERS*

The analysis considers the proposed Plan's impact on the nine public day care facilities within a one-mile radius of the District. The analysis finds that significant adverse impacts could occur in 2017 as a result of either the proposed Plan or the No Convention Center Scenario. To mitigate the potential impact on day care facilities, NYCEDC would require, as part of the developer's agreement, that a future developer consult with ACS to determine the appropriate way to meet demand for day care services generated by development in the District.

## **C. METHODOLOGY**

The analysis of community facilities has been conducted in accordance with *CEQR Technical Manual* guidelines. The *CEQR Technical Manual* recommends a community facilities screening analysis for any proposed project that adds 100 or more residential units. Since the residential component of the proposed Plan would exceed the *CEQR Technical Manual* threshold, an analysis of community facilities has been undertaken.

Detailed assessments are warranted if a proposed project may have an impact on the provision of public or publicly funded services available to the community. In general, size, income characteristics, and the age distribution of a new population are factors that could affect the delivery of services. Table 5-1 outlines the thresholds associated with each community facility. If a proposed project would exceed the threshold for a specific facility, a more detailed analysis would be warranted.

**Table 5-1  
Preliminary Screening Analysis Criteria**

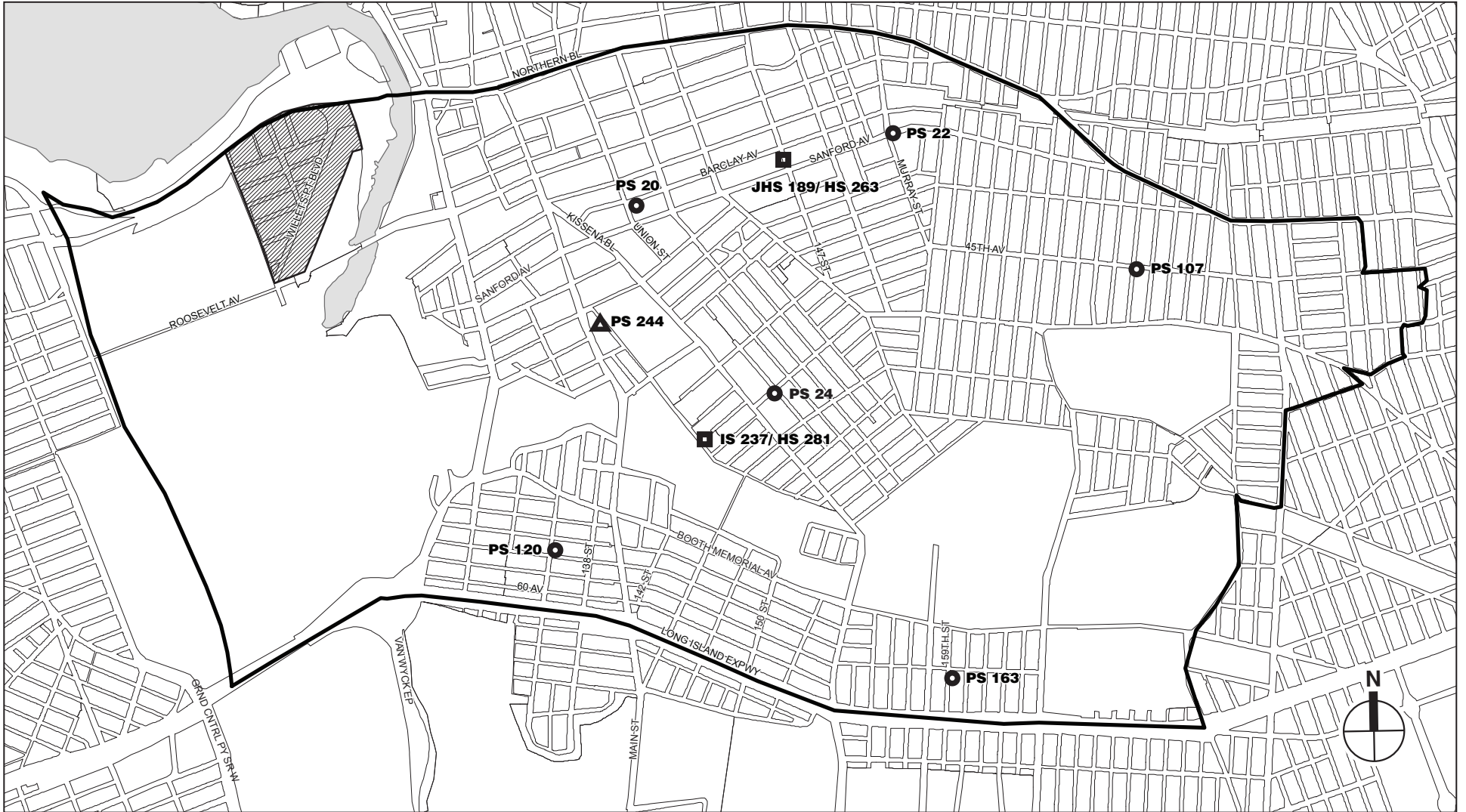
<b>Community Facility</b>	<b>Threshold For Detailed Analysis</b>
Public schools	More than 50 elementary/middle school or 150 high school students
Libraries	Greater than 5 percent increase in ratio of residential units to libraries in borough
Health care facilities (outpatients)	More than 600 low- to 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
<b>Sources:</b> 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 likely to be constructed and the student generation rates presented in Table 3C-2 of the *CEQR Technical Manual*, the proposed Plan would generate approximately 1,463 total students—approximately 858 elementary school students, 418 middle school students, and 187 high school students. The No Convention Center Scenario would generate approximately 1,557 total students—approximately 913 elementary school students, 445 middle school students, and 199 high school students. This number of students warrants a detailed analysis of the proposed Plan’s impacts on elementary, middle, and high schools.

The *CEQR Technical Manual* recommends that the study area for detailed analyses of elementary and intermediate schools relate to the individual facility’s catchment area. The study area for elementary and intermediate schools generally coincides with the community school district and region serving the District. As described above in “B. Principal Conclusions,” the Willets Point Development District is located within CSD 25 of Region 3. CSD 25 covers northeast Queens and the area 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 the neighborhoods of Flushing, College Point, Whitestone, Linden Hill, Pomonok, and Kew Gardens Hills (see Figure 5-1). The study area for elementary schools and intermediate schools coincides with Zone 2 of CSD 25. The study area for high schools is the entire borough of Queens.

This analysis includes an additional one-mile study area to account for the Willets Point Development District’s considerable distance from existing public school facilities within CSD 25. This study area corresponds to a one-mile radius surrounding the District, which includes portions of CSD 25 as well as CSD 24 and CSD 30. While these additional CSDs are located within the one-mile study area, they were not included in the analysis. The Department of Education’s policy is to assign children to elementary and intermediate schools within the CSD in which the children live. Given this policy, children who live within CSD 25 would attend elementary and intermediate schools within that CSD and would not attend school in CSD 24 or CSD 30. As such, the one-mile study area includes only the schools within CSD 25. Within CSD 25, the one-mile study area includes portions of Zone 1 and Zone 2. Zonal boundaries are not fixed boundaries, and it is conceivable that students from the Willets Point Development District



 Willets Point Development District  
 Community School District 25,  
Zone 2 Boundary

 Elementary School  
 Middle School  
 School Under Construction

0 2000 FEET  
SCALE

Figure 5-1  
School Locations

## **Willets Point Development Plan**

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could attend proximate elementary or intermediate schools within either Zone 1 or Zone 2, depending on utilization levels. Therefore, the one-mile study area includes elementary and intermediate schools from Zone 1 and Zone 2 of CSD 25.

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, which could require mitigation.

### **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 requires further analysis. In Queens, a project that adds 621 residential units passes this threshold. Both the proposed Plan and the No Convention Center Scenario would exceed this residential threshold. Therefore, additional analysis is necessary.

In accordance with the *CEQR Technical Manual*, the study area for the detailed library analysis includes all of the libraries that fall within  $\frac{3}{4}$  mile of the Willets Point Development District (see Figure 5-2). This distance generally corresponds to the distance one might travel to access library services. 2000 U.S. Census Bureau population and reverse-journey-to-work data were gathered for all census tracts with at least 50 percent of their area within the  $\frac{3}{4}$ -mile catchment area for the library.

### **HEALTH CARE FACILITIES**

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 which 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 Plan would introduce up to 1,100 low- to moderate-income housing units to the study area, while the No Convention Center Scenario would introduce up to 1,170 low- to moderate-income housing units;<sup>1</sup> therefore, additional analysis is necessary. Although the *CEQR Technical Manual* does not designate a specific study area for health care resources, all health care facilities within a one-mile radius of the District are mapped and included in the analysis.

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<sup>1</sup> It is currently anticipated that 20 percent of all housing units introduced in both development scenarios as part of the proposed Plan would be set aside for low- to moderate-income households.



- Willets Point Development District
- Study Area Boundary (3/4-Mile Perimeter)
- 1 Flushing Library
- 2 Mitchell-Linden Library

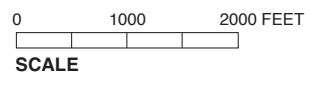


Figure 5-2  
**Library Location**

## DAY CARE CENTERS

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 should be performed. This threshold is based on the number of low- income and low- to moderate- income units within a proposed project. 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. The proposed Plan would include approximately 1,100 low- to moderate-income housing units, which would generate approximately 198 children under the age of 12 who could be eligible for publicly funded day care. The No Convention Center Scenario would include approximately 1,170 low- to moderate-income housing units, which would generate approximately 211 children under the age of 12 who could be eligible for publicly funded day care. Since each development scenario would pass the *CEQR Technical Manual* threshold, a detailed day care analysis was conducted.

The study area for a detailed analysis includes all publicly funded group day care facilities within one mile of the District. If the project would result in a potential demand for slots at these facilities 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 Plan, a significant adverse impact may result, which could require mitigation.

## POLICE AND FIRE SERVICES

The *CEQR Technical Manual* recommends detailed analyses of impacts on police and fire service only in cases of direct displacement. The proposed Plan would not directly displace either police or fire services; therefore, no further analysis is necessary.

## D. EXISTING CONDITIONS

### PUBLIC SCHOOLS

#### *ELEMENTARY SCHOOLS*

As shown in Figure 5-1, three elementary schools are located within the one-mile study area. These schools include P.S. 214 (Cadwallader Colden School) and P.S. 242 (Leonard Stavisky Early Childhood School) from Zone 1, and P.S. 20 (John Bowne School) from Zone 2. As shown in Table 5-2, the New York City Department of Education (DOE)'s 2005-2006<sup>2</sup> school year enrollment figures<sup>3</sup> indicate that these schools are cumulatively operating at 104 percent of capacity, with a shortfall of 87 seats.

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<sup>2</sup> Based on DOE's Utilization Profiles: Enrollment/Capacity/Utilization, 2005 - 2006, which is the most recently released data.

<sup>3</sup> DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2005 – 2006* breaks school levels into categories including elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. As requested by DCP, the CSD totals for the schools analysis includes elementary/intermediate (k-8) schools in the elementary category. Data for intermediate/high school facilities is included in the intermediate category.

**Willets Point Development Plan**

Six elementary schools are located in Zone 2 of CSD 25. These schools include P.S. 20 (John Bowne School), P.S. 22 (Thomas Jefferson School), P.S. 24 (Andrew Jackson School), P.S. 107 (Thomas Dooley School), P.S. 120, and P.S. 163 (Flushing Heights School). P.S. 20 is the only school from Zone 2 that is located within the one-mile study area; however, P.S. 120 is located just beyond the one-mile study area boundary.

As shown in Table 5-2, DOE’s 2005-2006<sup>4</sup> school year enrollment figures<sup>5</sup> indicate that schools within Zone 2 are cumulatively operating at 105 percent of capacity, with a shortfall of 261 seats. Total enrollment at the elementary schools throughout all of CSD 25 is 16,533 students, or 94 percent of capacity, with 1,035 available seats.

**Table 5-2**  
**Public Elementary and Intermediate Schools Serving the Proposed Plan Area**

School	Enrollment in Program	Program Capacity	Available Seats in Program	Program Utilization (Percent)
<b>Elementary Schools</b>				
<i>One-Mile Study Area</i>				
P.S. 20—John Bowne School**	1,368	1,306	-62	105%
P.S. 214—Cadwallader Colden School***	428	486	58	88%
P.S. 242—Leonard Stavisky Early Childhood School***	360	277	-83	130%
<b>One-Mile Study Area Total</b>	<b>2,156</b>	<b>2,069</b>	<b>-87</b>	<b>104%</b>
<i>CSD 25, Zone 2</i>				
P.S. 20—John Bowne School**	1,368	1,306	-62	105%
P.S. 22—Thomas Jefferson School	761	678	-83	112%
P.S. 24—Andrew Jackson School	691	638	-53	108%
P.S. 107—Thomas Dooley School	1,086	1,097	11	99%
P.S. 120	982	891	-91	110%
P.S. 163—Flushing Heights School	524	541	17	97%
<b>Zone 2 Total</b>	<b>5,412</b>	<b>5,151</b>	<b>-261</b>	<b>105%</b>
<b>CSD 25 Total</b>	<b>16,533</b>	<b>17,588</b>	<b>1,035</b>	<b>94%</b>
<b>Intermediate Schools</b>				
<i>One-Mile Study Area</i>				
M.S. 237—Rachel Carson School****	1,127	1,459	332	77%
<b>One-Mile Study Area Total</b>	<b>1,127</b>	<b>1,459</b>	<b>332</b>	<b>77%</b>
<i>CSD 25, Zone 2</i>				
M.S. 189—Daniel Carter Beard School*****	815	1,059	244	77%
M.S. 237—Rachel Carson School	1,127	1,459	332	77%
<b>Zone 2 Total</b>	<b>1,942</b>	<b>2,518</b>	<b>576</b>	<b>77%</b>
<b>CSD 25 Total</b>	<b>5,283</b>	<b>7,750</b>	<b>2,487</b>	<b>69%</b>
<b>Sources:</b>	NYC DOE, <i>Utilization Profiles: Enrollment/ Capacity/ Utilization, 2005- 2006</i> .			
<b>Notes:</b>	DOE’s <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2005 – 2006</i> breaks school levels into categories including elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. As requested by DCP, the CSD totals for the schools analysis includes elementary/intermediate (k-8) schools in the elementary category. Data for intermediate/high school facilities is included in the intermediate category.			
	* Program capacity is based on the Board of Education’s Target Capacity, which assumes 20 children per class for grades K through 3.			
	** P.S. 20—John Bowne School is located within both the one-mile study area and Zone 2 and is included in both analyses.			
	*** P.S. 214—Cadwallader Colden School, and P.S. 242—Leonard Stavisky Early Childhood School are both located on Zone 1 and are not included in the Zone 2 analysis.			
	**** M.S. 237 is located just beyond the one-mile study area perimeter. Due to its proximity to the boundary and the District, it was included in the one-study area analysis.			
	***** MS 189—Daniel Carter Beard School shares its building with Flushing International High School.			

<sup>4</sup> Based on DOE’s Utilization Profiles: Enrollment/Capacity/Utilization, 2005 - 2006, which is the most recently released data.

<sup>5</sup> DOE’s *Utilization Profiles: Enrollment/Capacity/Utilization, 2005 – 2006* breaks school levels into categories including elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. As requested by DCP, the CSD totals for the schools analysis includes elementary/intermediate (k-8) schools in the elementary category. Data for intermediate/high school facilities is included in the intermediate category.



*INTERMEDIATE/ MIDDLE SCHOOLS*

There are no intermediate schools located within the one-mile study area. M.S. 237 (Rachel Carson School) is located just beyond the one-mile study area boundary. Given the school’s proximity to the study area boundary, it was included in the analysis. M.S. 237 is currently operating below capacity with 1,127 enrolled students (77 percent capacity) and a surplus of 332 seats.

J.H.S 189 (Daniel Carter Beard) and M.S. 237 (Rachel Carson School) are the two middle schools located within Zone 2 of CSD 25. DOE 2005-2006 school year enrollment figures indicate that these two schools are operating at 77 percent of capacity, with a surplus of 576 seats. Total enrollment at the intermediate schools throughout CSD 25 is 5,283 students, or 69 percent of capacity, with a surplus of 2,487 seats.

*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 the borough or City, based on seating availability and admissions criteria. According to DOE’s latest admissions guidelines, students who wish to attend their zoned school must rank that particular school among their 12 choices on their applications, and would be given priority in admission. Thus, when students are not matched with schools they have ranked above their zoned school, they are automatically assigned to their zoned school. In cases where students are not accepted to one of their 12 choices and do not list their local zoned school as one of the choices, they are not automatically assigned to their zoned school, and would need to complete a new High School Choice Form.

Two public high schools (see Table 5-3) are located within Zone 2 of CSD 25: Flushing International High School (144-08 Barclay Avenue) and Flushing High School (35-01 Union Street).<sup>6</sup>

**Table 5-3  
Queens Public High Schools Serving the Study Area**

School	Enrollment in Program	Program Capacity	Available Seats in Program	Program Utilization (Percent)
H.S. 263—Flushing International High School	216	248	32	87
H.S. 460—Flushing High School	2,661	2,256	-405	118
<b>Study Area Totals</b>	<b>2,877</b>	<b>2,504</b>	<b>-373</b>	<b>115</b>
<b>Queens Totals</b>	<b>76,746</b>	<b>66,203</b>	<b>-10,543</b>	<b>116</b>

**Sources:** DOE, *Utilization Profiles: Enrollment/ Capacity/ Utilization, 2005- 2006.*

Flushing International High School serves recent immigrants to the United States who are new learners of English. The school aims to help each student learn to read, write, and communicate

<sup>6</sup> H.S. 281-East-West International High School (46-21 Colden Street) falls within the study area but was not included in the analysis because the school opened in July, 2006 and 2005-2006 DOE enrollment figures were not available for the facility. I.S. 281-East-West International High School is located in the same building as M.S. 237-Rachel Carson School.

## **Willets Point Development Plan**

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fluently in English while also providing opportunities to maintain their native languages. In the 2005-2006 academic year, the school had a utilization rate of 87 percent, with 32 available seats.

Flushing High School offers a college preparatory curriculum as well as the Thurgood Marshall Academy for Legal Studies, a certificate program for high school students. During the 2005-2006 academic year, Flushing High School had a utilization rate of 118 percent, with an enrollment of 2,661 students and a shortfall of 405 seats.

The two high schools in Zone 2 of CSD 25 had a combined capacity for 2,504 students, while the enrollment for the 2005-2006 school year was approximately 2,877 students. Thus, overall utilization with the study area was 115 percent, with a deficit of 373 seats. Throughout Queens, total high school capacity was 66,203 students, while the enrollment for the 2005-2006 school year was approximately 76,746 students, with an overall utilization of 116 percent and a shortage of 10,543 seats.

### **LIBRARIES**

The Queens Borough Public Library system serves all of Queens, including the Willets Point Development District. 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 six Adult Learning Centers. The library is the second largest public library in the U.S. in terms of size of circulation. Since 1994, the Library has circulated more books and other library materials than any other library system in the country.

Libraries 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.

According to *CEQR Technical Manual* guidelines, the 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. As such, the library service study area is defined as the  $\frac{3}{4}$ -mile radius around the District. All libraries located within this radius are included in the detailed assessment. The Flushing Library is the only branch library of the Queens Public Library system located within  $\frac{3}{4}$  mile of the District (see Table 5-4 and Figure 5-2). The Flushing Library is located to the east of the District, near downtown Flushing, at the intersection of Kissena Boulevard and Main Street. An individual library's catchment area corresponds to the  $\frac{3}{4}$ -mile radius surrounding that library.

The Flushing Library's catchment area includes approximately 79,326 residents (see Table 5-4). The library has 350,069 volumes, and in 2006 had a circulation of 2,604,096 volumes. Thus, the Flushing branch library contains approximately 4.4 volumes per resident—substantially higher than the borough-wide average of 3.1 volumes per resident. In addition to a wide selection of fiction and nonfiction books, periodicals, and audio-visual media, the Flushing Library has a job information center, an international language collection that includes 12 languages ranging from French to Urdu, and 60 computers for public Internet access. Users of the Flushing Library branch can request a volume from any of the other libraries in the Queens Public Library system through inter-library loan.

In addition, the Mitchell-Linden Library is located just beyond the study area boundary (see Figure 5-2). Residents in the northeastern portion of the study area would be likely to use this branch in addition to the services provided by the Flushing Library. The Mitchell-Linden Library includes 74,916 volumes and had a circulation of 402,741 volumes in 2006.

**Table 5-4  
Library Locations**

Map No <sup>1</sup>	Library	Location	Volumes <sup>2</sup>	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:** <sup>1</sup> Please refer to Figure 5-2 for library locations. Mitchell-Linden Library is located outside of the study area boundary.  
<sup>2</sup> Volumes held as of March 2007. Volumes include books, CDs, DVDs, and videotapes.

**Sources:** US Census Bureau 2000; Queens Public Library; AKRF, Inc.

**HEALTH CARE FACILITIES**

Health care facilities include public, proprietary, and non-profit facilities that accept public 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 which may rely heavily on nearby hospital emergency rooms and other public outpatient ambulatory services.

*HOSPITALS AND EMERGENCY ROOMS*

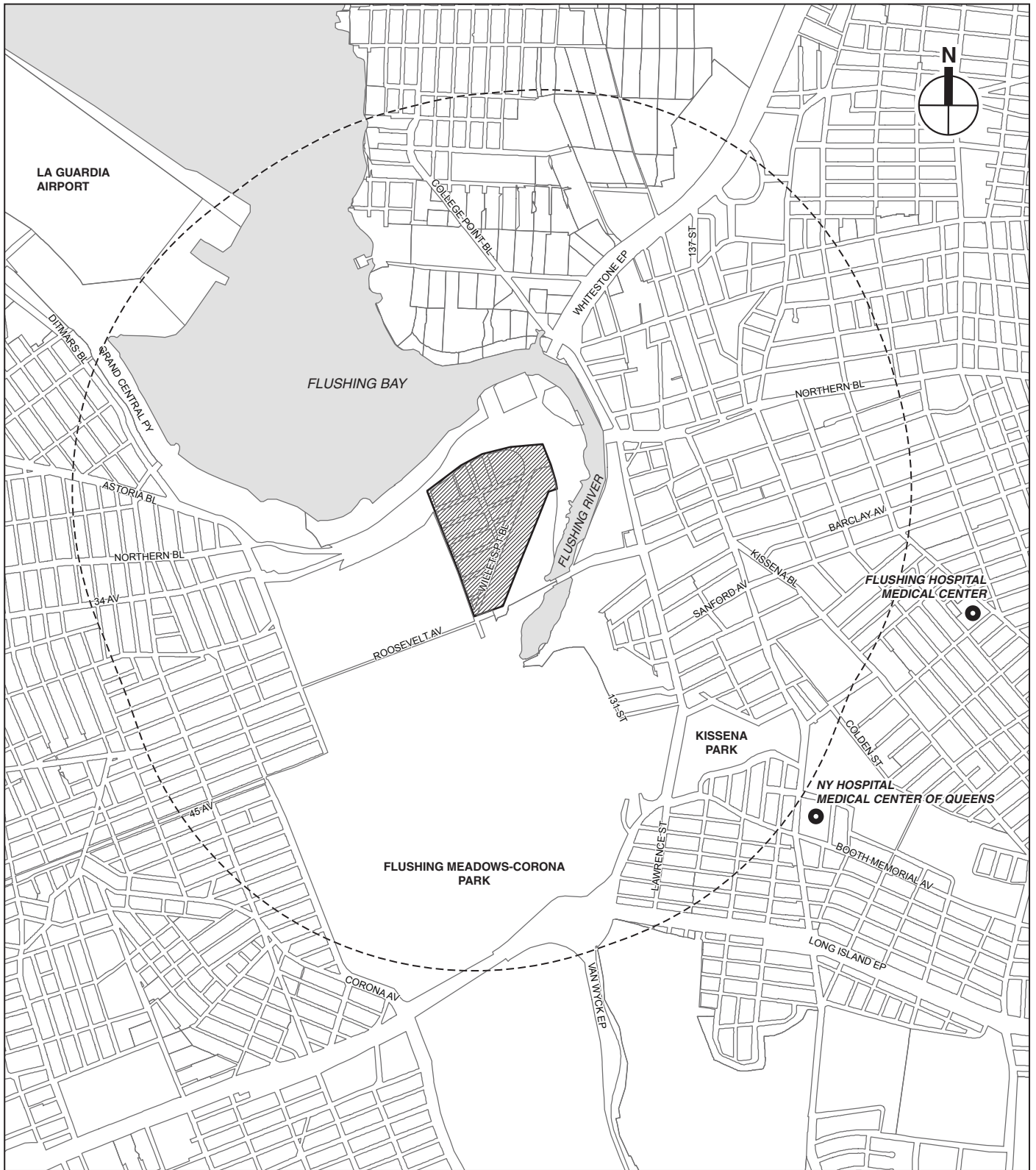
There are no hospitals within a one-mile radius of the District; however, the Flushing Hospital Medical Center and the New York Hospital Medical Center of Queens, both in Flushing, are located a few blocks from the one-mile study area boundary (see Table 5-5 and Figure 5-3). As the *CEQR Technical Manual* guidelines do not specify a specific study area boundary, the Flushing Hospital Medical Center and the New York Hospital Medical Center of Queens were included in the analysis due to their proximity to the District.

**Table 5-5  
Hospitals and Emergency Rooms within One Mile of the District**

Hospital	Address	Outpatient Department Visits (2005)	Emergency Room Visits (2005)	Beds
Flushing Hospital Medical Center	4500 Parsons Boulevard	64,568	39,717	293
New York Hospital Medical Center of Queens	56-45 Main Street	125,189	64,983	419
<b>Total</b>		<b>189,757</b>	<b>104,700</b>	<b>712</b>

**Sources:** United Hospital Fund Health Care Annual Update, 2005 Update.

The Flushing Hospital Medical Center is located at 4500 Parsons Boulevard. It provides a wide range of clinical services: According the United Hospital Fund 2005 Health Care Annual Update, Flushing Hospital Medical Center had 293 beds, 64,568 outpatient department visits and 39,717 emergency room visits. The hospital currently has no expansion plans. The New York Hospital Medical Center of Queens, located at 56-45 Main Street, had 419 beds, 125,189 outpatient visits, and 64,983 emergency room visits.






-  Willets Point Development District
-  Study Area Boundary (1-Mile Perimeter)
-  Hospital



Figure 5-3  
Hospitals

**Willets Point Development Plan**

*OTHER OUTPATIENT SERVICES*

Table 5-6 and Figure 5-4 show the inventory of the eight specific outpatient locations within the proposed Plan area and the surrounding one-mile study area (as inventoried in the *New York City Department of City Planning Selected Facilities and Program Sites in New York City, 2005 Edition*). These outpatient locations cover the entire area with a full range of ambulatory care facilities.

**Table 5-6**  
**Outpatient Health Care Facilities within One Mile Study Area**

Map No.	Facility Name	Address	Facility Type
1	Elmhurst Hospital Center & Tzu Chi Foundation	41-60 Main St.	New York City Health and Hospitals Corporation extension clinic
	St. Catherine's Family Health Center		Hospital affiliated health center
2	Flushing House Geriatric Clinic	38-20 Bowne St.	Health center
3	New York Hospital of Queens Family Health Center	35-11 Farrington St.	Hospital affiliated health center
4	Chinatown Action for Progress Primary Care Center	136-26 37th Ave	Health center
5	Elmcor Youth and Adult Activities- Drug Abuse Clinic	107-20 Northern Blvd	Non-medically supervised chemical dependency day service
6	Queens Child Guidance Center Flushing Clinic	41-25 Kissena Blvd	Mental health clinic
	Queens Child Guidance Center		Clinic/day treatment-Mental Retardation/Developmental Disabilities
<b>Notes:</b> Please refer to Figure 5-4 for location of outpatient facilities.			
<b>Sources:</b> New York City Department of City Planning, <i>Selected Facilities and Program Sites, 2005 Edition</i> .			

**DAY CARE CENTERS**

The New York City Administration for Children’s Services (ACS) provides subsidized 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 contract 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 aged two months through 12 years old are cared for either in group child care centers licensed by the Department of Health (DOH) 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.

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. 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. Financial eligibility is determined by a family’s gross income, with consideration of family size. To meet the social eligibility for publicly funded day care, a family must have an approved “reason for care,” such as involvement in a child welfare case or participation in a “welfare-to-work” program. In order 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.

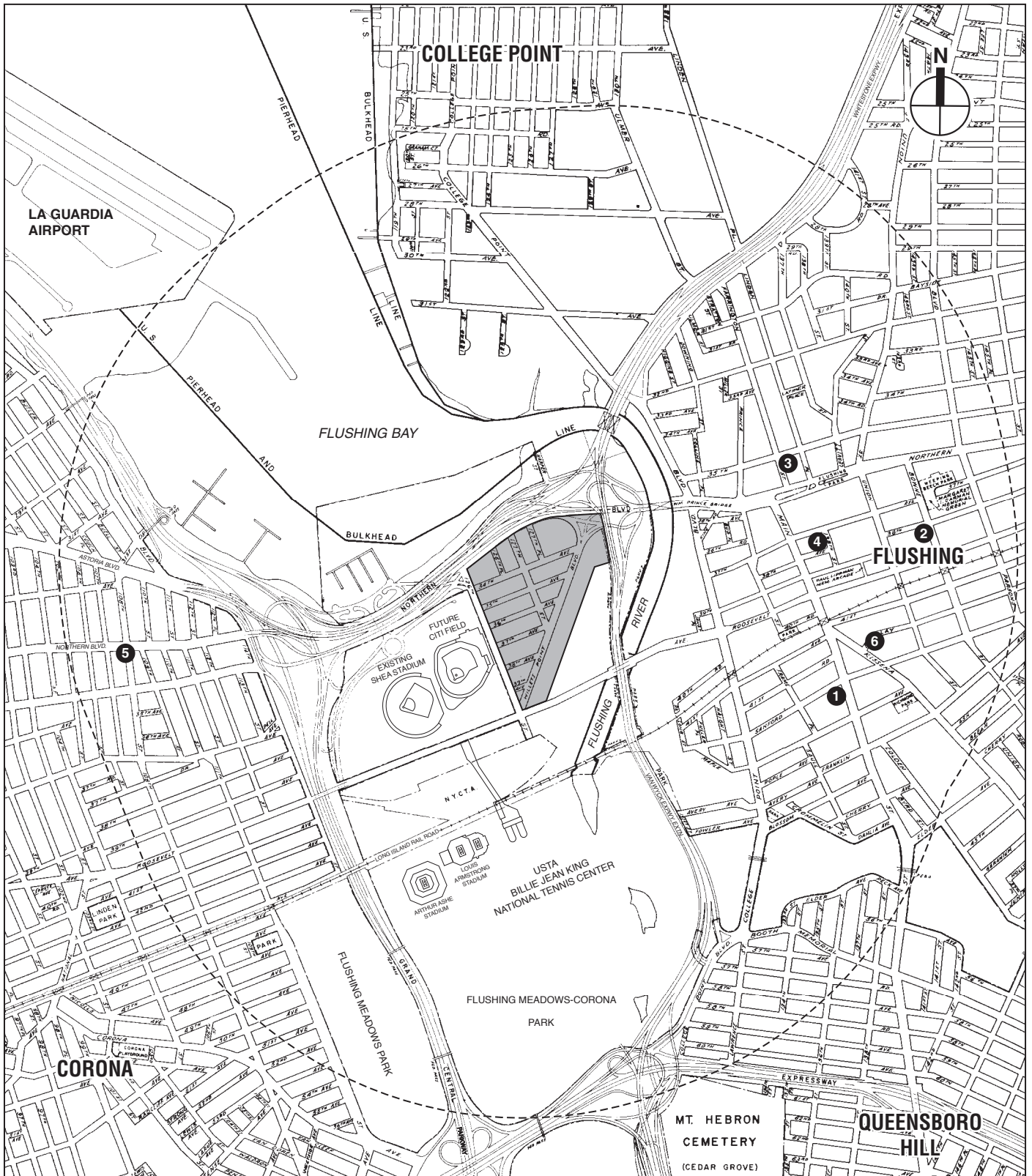


Figure 5-4  
Outpatient Health Services

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 a mile or so of the development parcels should be shown. Nevertheless, the center(s) closest to the Willets Point Development District are more likely to be subject to increased demand.

There are nine publicly funded day care facilities located within the one-mile study area, which operate at six different locations. These facilities are well utilized, with a total capacity of 552 and current enrollment of 606 (see Table 5-7 and Figure 5-5).

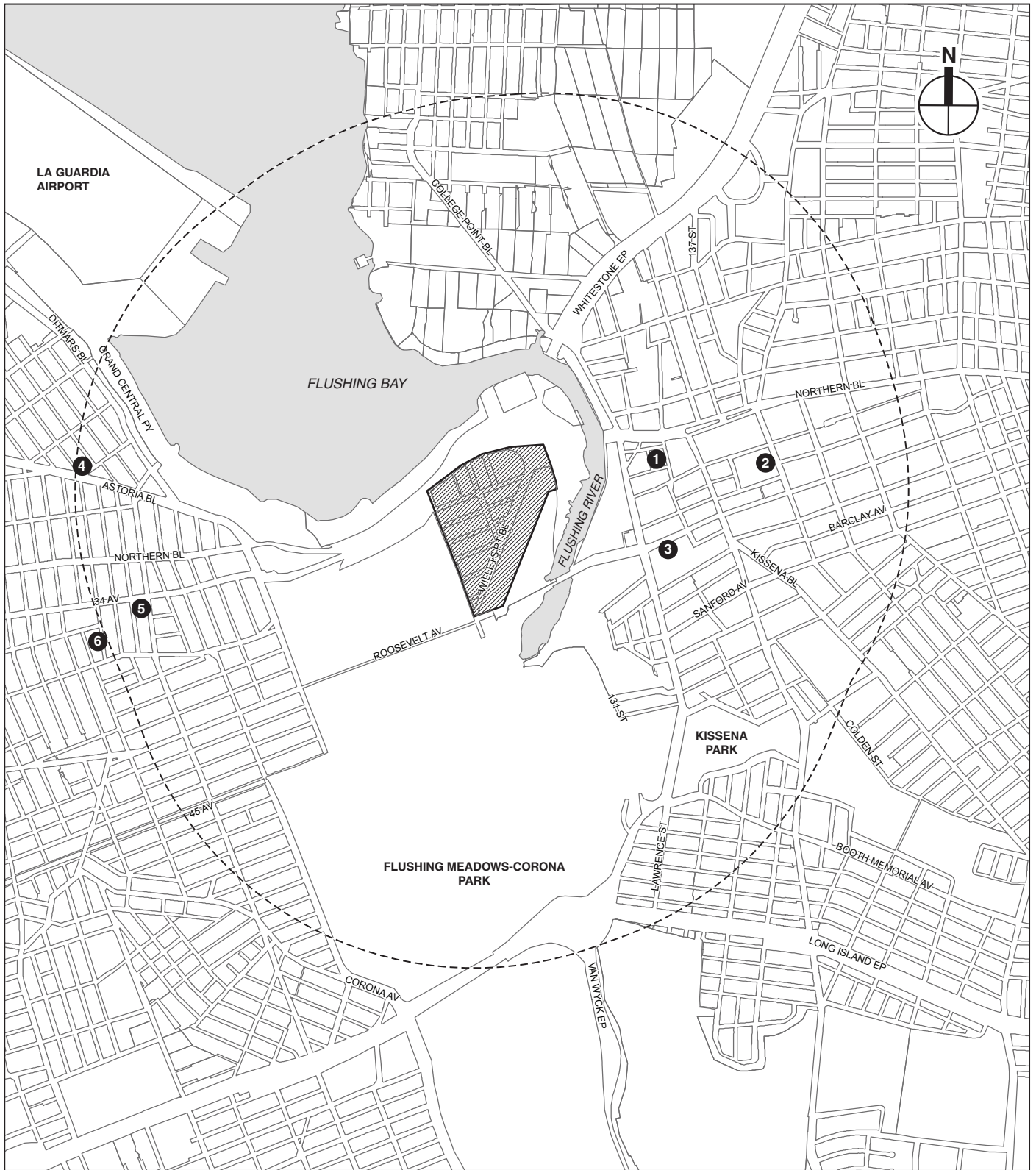
**Table 5-7  
Public Day Care Centers within One Mile of the District**


Map No. <sup>1</sup>	Name	Address	Capacity	Enrollment	Available Slots
1	Martin L. King Jr. Memorial Day Care	36-06 Prince Street	35	38	-3
2	Macedonia Child Development	37-22 Union Street	35	36	-1
3	Better Community Life Day Care Center # 2	133-16 Roosevelt Avenue	59	59	0
4	Jerome Hardeman Sr. Day Care Center	29-49 Gillmore Street	60	58	2
5	Therese Cervini Family Day Care	35-33 104th Street	46	57	-11
6	Better Community Life Day Care Center # 1	34-10 108th Street	80	76	4
6	Better Community Life Family Day Care	34-10 108th Street	47	71	-24
6	Malcolm X Day Care Center @ Better Community Life	34-10 108th Street	130	105	25
6	Malcolm X Family Day Care @ Better Community Life	34-10 108th Street	60	106	-46
<b>Total</b>			<b>552</b>	<b>606</b>	<b>-54</b>
<b>Notes:</b> <sup>1</sup> See Figure 5-6 for facility locations.					
<b>Sources:</b> Administration for Children's Services (ACS), June 30th, 2007.					

In addition to attending group day care centers, eligible children may also be cared for in the homes of family child care providers, also registered by DOH. Family child care providers are professionals who provide care for three to seven children in their residences. Group family child care providers are professionals who care for seven 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. According to ACS, these home-based facilities tend to absorb unmet demand at day care centers, and more host households are added to the system as demand increases. Finally, ACS vouchers are available for families to utilize private day care facilities.

**POLICE AND FIRE SERVICES**

Although 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 District.



-  Willets Point Development District
-  Study Area Boundary (1-Mile Perimeter)
-  Publicly Funded Day Care Center

0 2000 FEET  
SCALE

NOTE: See Table 5-7 for reference



*POLICE SERVICES*

As shown in Figure 5-6 and Table 5-8, the Willets Point Development District is served by the 110th Precinct of the New York City Police Department (NYPD). The 110th Precinct is located at 94-41 43rd Avenue in Elmhurst. The District is also close to the 109th Precinct, located at 37-05 Union Street in Flushing.

**Table 5-8  
Police Protection Facilities**

<b>Map No.</b>	<b>Police Facility</b>	<b>Address</b>	<b>Facility Type</b>
P1	109th Precinct	37-05 Union Street, Flushing	NYC Police Station
P2	110th Precinct	94-41 43rd Avenue, Elmhurst	NYC Police Station

**Sources:** Selected Facilities and Program Sites, 2005 Edition, NYC Dept. of City Planning.

*FIRE SERVICES*

Citywide, New York City Fire Department (FDNY) engine companies carry hoses; ladder companies provide search, rescue, and building ventilation functions; and rescue companies specifically respond to fires or emergencies in high-rise buildings. In addition, FDNY operates the City’s EMS system. As shown in Table 5-9 and in Figure 5-6, there are four fire stations that serve the study area.

**Table 5-9  
Fire Protection Facilities**

<b>Map No.</b>	<b>Fire Facility</b>	<b>Address</b>	<b>Facility Type</b>
F1	Engine 273 Ladder 129	40-18 Union Street	Fire House
F2	Engine 316	27-12 Kearney Street	Fire House
F3	Engine 289 Ladder 136	41-20 Murray Street	Fire House
F4	Engine 324 Satellite 4 Division	108-01 Horace Harding Expressway	Fire House

**Sources:** Selected Facilities and Program Sites, 2005 Edition, NYC Dept. of City Planning.

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.

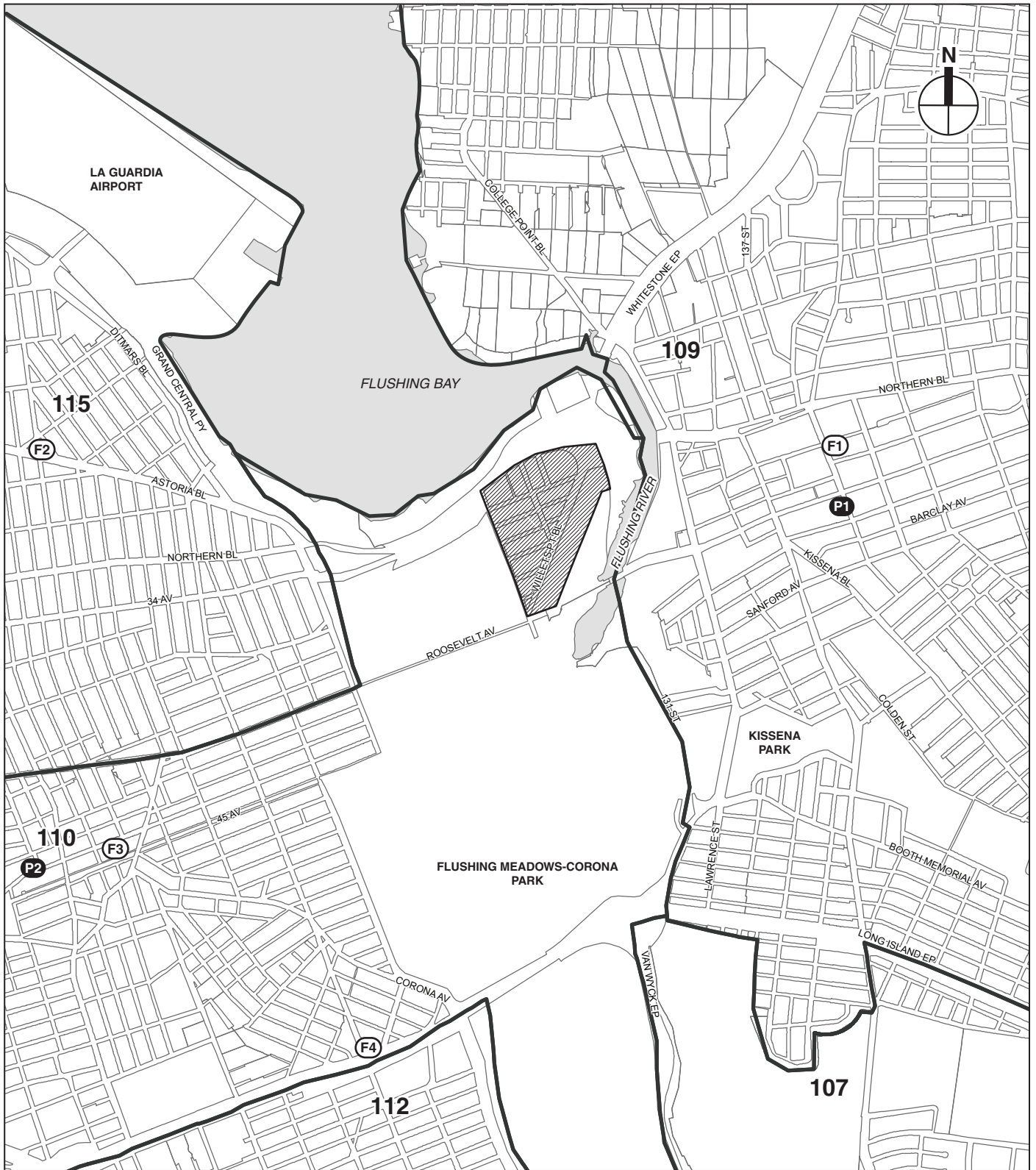
**E. THE FUTURE WITHOUT THE PROPOSED PLAN**





**PUBLIC SCHOOLS**

The future utilization rate for school facilities is calculated by adding the estimated enrollment from residential developments expected by 2017 to the enrollment projected by DOE in that school year, and then comparing that number with projected school capacity. DOE does not include charter school enrollment in its enrollment projections. DOE provided the latest available enrollment projections.<sup>7</sup> These enrollment projections do not explicitly account for

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<sup>7</sup> DOE school projections are calculated only for up to 10 years into the future from current enrollment figures. These enrollment figures reflect actual 2005 enrollment and projected enrollment from 2005 to 2015. To project to 2017, the last year (2015) for which projections were calculated were held constant to the 2017 projection.



-  Willets Point Development District
-  112 Police Precinct Number and Boundary
-  F1 Fire Protection Facility
-  P1 Police Protection Facility

0 2000 FEET  
SCALE

Figure 5-6  
Police and Fire Services

discrete new residential developments planned for the study area; therefore, the additional populations from the proposed new projects within the study area were also included to ensure a conservative prediction of future enrollment and utilization.

In the future without the proposed Plan, 36 new residential developments would be added in the one-mile study area boundary by 2017. In most cases, the projects that are planned or under construction are market-rate construction projects. However, because specific information on the mix of housing types is not available for some of the planned developments, for the purposes of this analysis, it is conservatively assumed that 20 percent of these planned residential units would be developed for low- to moderate-income households. Overall, approximately 2,306 market rate units and 610 affordable housing units are assumed to be generated within the one-mile study area by 2017 in the future without the proposed Plan.

In the future without the proposed Plan, 26 new residential developments would exist in Zone 2 of CSD 25 by 2017. As described above, the projects that are planned or under construction are market-rate construction projects. Although it is not known whether these developments would include affordable housing units, for the purposes of this analysis, it is conservatively assumed that 20 percent of these planned residential units would be developed for low- to moderate-income households. Overall, approximately 1,878 market rate units and 499 affordable housing units are assumed to be generated within Zone 2 of CSD 25 by 2017 in the future without the proposed Plan. The analysis of the future without the proposed Plan also includes the residential developments outside of Zone 2 but within CSD 25 that are proposed to exist by 2017. Table 5-10 summarizes the residential developments and the assumptions used in this analysis.

**Table 5-10  
Expected Residential Development: 2017 Future Without the Proposed Plan**

Project/Location	Total Housing Units	Market-Rate Units <sup>1</sup>	Low- to Moderate-Income Units <sup>1</sup>
<b>One-Mile Study Area</b>			
Sky View Parc/College Point Blvd and 40th Road <sup>2</sup>	1,200	960	240
Victoria Tower 41-60 Main Street <sup>2</sup>	178	142	36
Flushing Commons (Municipal Parking Lot 1) <sup>2</sup>	538	406	132 <sup>3</sup>
135-11 40th Road <sup>2</sup>	14	11	3
41-18 Haight Street <sup>2</sup>	6	5	1
132-73 Maple Avenue <sup>2</sup>	8	6	2
134-43 Maple Avenue <sup>2</sup>	23	18	5
143-51 Franklin Avenue <sup>2</sup>	1	1	0
132-14 59th Avenue <sup>2</sup>	2	2	0
132-25 59th Avenue <sup>2</sup>	2	2	0
56-71 136th Street <sup>2</sup>	2	2	0
135-02 Booth Memorial Avenue <sup>2</sup>	3	2	1
57-35 Lawrence Street <sup>2</sup>	4	3	1
132-25 Pople Avenue <sup>2</sup>	14	11	3
42-33 Main Street <sup>2</sup>	66	53	13
38-34 Parsons Boulevard <sup>2</sup>	40	32	8
42-11 Parsons Boulevard <sup>2</sup>	20	16	4
133-20 Avery Avenue <sup>2</sup>	26	21	5
133-53 37th Avenue <sup>2</sup>	47	38	9
41-55 College Point Boulevard <sup>2</sup>	50	40	10
140-22 Beech Avenue <sup>2</sup>	42	34	8
5-10 Summit Court <sup>2</sup>	18	14	4
143-21 38th Avenue <sup>2</sup>	25	20	5
132-27, 132-37, 132-45, 132-49, 132-61 41st Road <sup>3</sup>	43	34	9
137-07 Northern Boulevard <sup>3</sup>	38	30	8
31-18, 31-22 Union Street <sup>3</sup>	30	24	6
140-24 31st Drive <sup>3</sup>	20	16	4
31-33 Linden Place <sup>3</sup>	8	6	2
136-16 35th Avenue <sup>3</sup>	28	22	6

**Willets Point Development Plan**

**Table 5-10 (cont'd)**

**Expected Residential Development: 2017 Future Without the Proposed Plan**

Project/Location	Total Housing Units	Market-Rate Units <sup>1</sup>	Low- to Moderate-Income Units <sup>1</sup>
<b>One-Mile Study Area (cont'd)</b>			
138-06 35th Avenue <sup>3</sup>	9	7	2
32-18 Union Street <sup>3</sup>	8	6	2
137-04 31st Street <sup>3</sup>	3	2	1
31-27 137th Street <sup>3</sup>	9	7	2
31-38 137th Street <sup>3</sup>	16	13	3
RKO Keith/ Main Street and Northern Boulevard <sup>3</sup>	200	160	40
New Millennium 35th Avenue <sup>3</sup>	84	67	17
New Millennium Northern Boulevard <sup>3</sup>	91	73	18
<b>Total, One-Mile Study Area</b>	<b>2,916</b>	<b>2,306</b>	<b>610</b>
<b>CSD 25, Zone 2</b>			
<b>One-Mile Study Area</b>			
Sky View Parc/College Point Blvd and 40th Road	1,200	960	240
Victoria Tower 41-60 Main Street	178	142	36
Flushing Commons (Municipal Parking Lot 1)	538	406	132 <sup>4</sup>
135-11 40th Road	14	11	3
41-18 Haight Street	6	5	1
41-55 College Point Boulevard	50	40	10
132-27, 132-37, 132-45, 132-49, 132-61 41st Road	43	34	9
5-10 Summit Court	18	14	4
133-53 37th Avenue	47	38	9
132-73 Maple Avenue	8	6	2
134-43 Maple Avenue	23	18	5
143-21 38th Avenue	25	20	5
140-22 Beech Avenue	42	34	8
143-51 Franklin Avenue	1	1	0
143-22 Beech Avenue	2	2	0
42-33 Main Street	66	53	13
38-34 Parsons Boulevard	40	32	8
42-11 Parsons Boulevard	20	16	4
132-25 Pople Avenue	14	11	3
133-20 Avery Avenue	26	21	5
56-71 136th Street	2	2	0
135-02 Booth Memorial Avenue	3	2	1
57-35 Lawrence Street	4	3	1
132-14 59th Avenue	2	2	0
132-25 59th Avenue	2	2	0
136-20 59th Avenue	3	2	1
<b>Total, CSD 25, Zone 2</b>	<b>2,377</b>	<b>1,878</b>	<b>499</b>
<b>CSD 25<sup>5</sup></b>			
RKO Keith/ Main Street and Northern Boulevard	200	160	40
New Millennium 35th Avenue	84	67	17
New Millennium Northern Boulevard	91	73	18
137-07 Northern Boulevard	38	30	8
31-18, 31-22 Union Street	30	24	6
140-24 31st Drive	20	16	4
31-33 Linden Place	8	6	2
136-16 35th Avenue	28	22	6
138-06 35th Avenue	9	7	2
32-18 Union Street	8	6	2
137-04 31st Street	3	2	1
31-27 137th Street	9	7	2
31-38 137th Street	16	13	3
<b>Subtotal</b>	<b>544</b>	<b>435</b>	<b>109</b>
<b>Total, CSD 25</b>	<b>2,921</b>	<b>2,313</b>	<b>608</b>
<b>Notes:</b>			
1. In most cases, the projects that are planned or under construction in the study area are market-rate construction projects. This analysis conservatively assumes that 20 percent of all new housing units will be developed as low- to moderate-income households and the remaining 80 percent will be market rate housing.			
2. The one-mile study area includes developments located within Zone 2 as well as developments within CSD 25 but outside Zone 2. These developments are located within Zone 2.			
3. These developments are located within the one-study area and within CSD 25 but outside Zone 2.			
4. The number of market-rate and low-income units includes development projected to occur as a result of the Rezoning of Block 4978, Lots 25 and 46, as part of the Flushing Commons Mixed Use Development project (as provided by NYCEDC).			
5. These residential developments are sited within the land use study area and are proposed for areas within CSD 25 but outside of Zone 2.			

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. As shown in Tables 5-11 and 5-12, development expected in the future without the proposed Plan would add an estimated 456 elementary and 222 middle school students to the one-mile study area. The developments within Zone 2 of CSD 25 would add 372 elementary and 181 middle school students. The developments within CSD 25, but outside of Zone 2, would add approximately 85 elementary students and 41 middle school students.

**Table 5-11**  
**Projected New Housing Units and Estimated Number of Students**  
**Generated in Study Area: 2017 Future Without the Proposed Plan**

	New Housing Units	Elementary School Students <sup>1</sup>	Middle School Students	High School Students	Total Elementary and Middle School Students Generated
<b>One-Mile Study Area</b>					
Market-Rate	2,306	346	161	69	507
Low- to Moderate-Income	610	110	61	31	171
<b>Total, One-Mile Study Area</b>	<b>2,916</b>	<b>456</b>	<b>222</b>	<b>100</b>	<b>678</b>
<b>CSD 25, Zone 2</b>					
Market-Rate	1,878	282	131	56	413
Low- to Moderate-Income	500	90	50	25	140
<b>Total, CSD 25, Zone 2</b>	<b>2,377</b>	<b>372</b>	<b>181</b>	<b>81</b>	<b>553</b>
<b>CSD 25<sup>2</sup></b>					
Market-Rate	435	65	30	13	96
Low- to Moderate-Income	109	20	11	5	30
<b>Subtotal</b>	<b>544</b>	<b>85</b>	<b>41</b>	<b>18</b>	<b>126</b>
<b>Total, CSD 25</b>	<b>2,921</b>	<b>457</b>	<b>222</b>	<b>99</b>	<b>679</b>
<b>Notes:</b>					
1. Pupil generation rates based on Table 3C-2 of the <i>CEQR Technical Manual</i>					
2. These projects are within the land use study area but outside Zone 2.					
<b>Sources:</b> DOE <i>Enrollment Projections</i> ; DOE, <i>Utilization Profiles: Enrollment/ Capacity/ Utilization, 2005- 2006</i> .					

**Table 5-12**  
**Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization:**  
**2017 Future Without the Proposed Plan**

Zone/ District	Projected Enrollment in 2017	Students Generated by New Residential Development	Total Future Enrollment	Program Capacity	Available Seats in Program	Utilization (Percent)
<b>Elementary</b>						
Total, One-Mile Study Area	2,137	456	2,593	2,510	-83	103
Total, Zone 2 of CSD 25	5,364	372	5,736	5,592 <sup>1</sup>	-144	103
Total, CSD 25	16,385	457	16,842	18,029 <sup>1</sup>	1,187	93
<b>Intermediate</b>						
Total, One-Mile Study Area	842	222	1,064	1,459	395	73
Total, Zone 2 of CSD 25	1,450	181	1,631	2,518	887	65
Total, CSD 25	3,945	222	4,167	7,750	3,583	54
<b>Notes:</b> <sup>1</sup> Includes capacity of 441 seats for P.S. 244 which is under construction and scheduled to open in September 2008.						
<b>Sources:</b> DOE <i>Enrollment Projections</i> ; DOE, <i>Utilization Profiles: Enrollment/ Capacity/ Utilization, 2005- 2006</i> .						

## **Willets Point Development Plan**

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### *ELEMENTARY SCHOOLS*

The DOE projects that by 2017 elementary school enrollment in CSD 25 would decline to 16,385, a decrease of approximately 0.9 percent. Applying these projection rates to the elementary schools within the one-mile study area results in approximately 2,137 students enrolled in the three schools. This is a 19-student decrease from the current enrollment. The projected decrease indicates that 139 fewer public elementary students would be enrolled in Zone 2 by 2017 than are currently enrolled. As such, elementary school enrollment would be 5,364 in Zone 2.

As mentioned above, new residential developments would add approximately 456 new elementary students to the one-mile study area (see Table 5-10). With the additional students, enrollment is expected to be 2,593 students by 2017. However, DOE has also planned to increase capacity with the development of P.S. 244. The school is currently under construction and scheduled to open in the fall of 2008. The school will be located within the one-mile study area and will add 441 school seats. With the additional capacity from P.S. 244, it is anticipated that there would be a 83-seat deficit (103 percent utilization) in the future without the proposed Plan.

New residential development in Zone 2 of CSD 25 would add approximately 372 new elementary school students to the Zone. With the additional students, the total enrollment in all elementary schools within Zone 2 would be 5,736 by 2017. As described above, with the additional capacity from P.S. 244, it is anticipated that there would be a 144-seat deficit (103 percent utilization) in the future without the proposed Plan. New residential development within CSD 25 would add approximately 457 students. Therefore, total future enrollment in CSD 25 would increase to 16,842 students and there would be approximately 1,187 available seats (93 percent utilization).

Additionally, the DOE five-year year capital plan has budgeted for the addition of a 189-seat school in CSD 25 that would open in 2010. This school is not yet under construction and therefore was not included in the analysis. However, it is expected that the new school would also add to the small surplus of seats in the future without the proposed Plan.

### *MIDDLE/ INTERMEDIATE SCHOOLS*

According to DOE projections, it is expected that intermediate school enrollment within CSD 25 would decline by approximately 25 percent by 2017 to 3,945 intermediate students. Within the one-mile study area, intermediate school enrollment is projected to be 842 in 2017. New residential development within the one-mile study area would generate 222 new intermediate school students. M.S. 237 would operate below capacity (73 percent utilization), with a total intermediate school enrollment of 1,064 and a surplus of 395 seats. Within Zone 2 of CSD 25, intermediate school enrollment is projected to be 1,450 in 2017. New residential development in Zone 2 of CSD 25 would generate 181 new intermediate school students. As such, total intermediate school enrollment within Zone 2 would be 1,631. These schools would be operating well below capacity, with a surplus of 887 seats (65 percent utilization). Within the entire CSD 25, new residential development would generate approximately 222 new intermediate students. With the additional students, intermediate schools within CSD 25 would operate at 54 percent utilization, with a surplus of 3,583 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 would be able to choose from among the City’s high schools and are not likely to greatly affect utilization at neighborhood schools.

DOE projects high school enrollment within Queens to decline to approximately 61,989 students by 2017. Development expected in CSD 25 the future without the proposed Plan would introduce an additional 99 high school students. As shown in Table 5-13, these students would increase the total borough-wide high school enrollment within Queens to 62,088 students. Queens’ high schools would be expected to operate at 93 percent of capacity with a surplus of 4,712 seats.

**Table 5-13**  
**Projected Public High School Enrollment, Capacity, and Utilization:**  
**2017 Future Without the Proposed Plan**

	DOE Projected Enrollment in 2017 <sup>1</sup>	Students Generated Under No Action <sup>2</sup>	Total Projected Enrollment in 2017	Capacity <sup>3</sup>	Available Seats in Program	Utilization (Percent)
Queens Totals	61,989	99	62,088	66,800	4,712	93
<p><b>Notes:</b> 1. DOE Enrollment Projections (Projected 2006-2017). DOE enrollment projections include long-term absences. To estimate student enrollment for the high schools in the study area in 2017, the total number of students enrolled in those schools (DOE Enrollment/Capacity/Utilization Report) in 2005-2006 was divided by the total number of students enrolled in Queens high schools in 2005-2006. The resulting percentage of 3.6 was applied to the Queens projected enrollment in 2015 and was held constant to estimate total enrollment for the study area schools in 2017.</p> <p>2. The number of students generated by expected development is based on income ratios provided in Table 3C-2 of the <i>CEQR Technical Manual (2001)</i>.</p> <p>3. Capacity numbers: DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2005-2006</i> (High school capacity may include other programs [intermediate, special ed, and charters] housed in high school buildings.)</p>						

**LIBRARIES**

In the future without the proposed Plan, 26 new developments would add approximately 2,347 dwelling units to the library catchment area by 2017. Based on average household size of 2.64 in Community District 7, these developments would add approximately 6,196 new residents to the areas served by the Flushing Library. This represents an increase of approximately 7.8 percent over the existing population in the area. The Queens Public Library currently has no plans to expand service in the study area. Therefore, in the future without the proposed Plan, the Flushing Library branch would continue to have approximately 350,069 volumes, and the study area would continue to have approximately 4.1 volumes per resident in the future without the proposed Plan, compared with 4.4 volumes per resident in the existing condition.

Additionally, although not located within the study area, the Queens Public Library has plans to provide a library branch in the Queens Museum of Art in 2010, once the museum’s expansion is completed. Since the branch is outside of the study area, it was not included in the quantified analysis; however, the branch would provide additional library services for area residents near the District.

**HEALTH CARE FACILITIES**

The Flushing Hospital Medical Center does not have plans to expand their facilities by 2017. The New York Hospital Medical Center of Queens plans to construct a new wing with 80 additional medical/surgical beds. The expansion project will also consolidate many of the hospital’s diagnostic and invasive treatment programs, establish a new ambulatory surgery

## **Willets Point Development Plan**

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center, and provide for significant infrastructure improvements within the existing campus. Additionally, the hospital will increase the number of operating rooms from five to 10 and aggregate all of the cardiovascular services for heart patients onto one floor. With the additional beds, the hospital's capacity will increase to 499 beds, and the overall capacity within the study area will be 799 beds.

In most cases, the projects that are planned or under construction in the study area are market-rate construction projects. However, for the purpose of this analysis, it is conservatively assumed that 20 percent of the 3,482 planned or proposed housing units within the one-mile study area will be occupied by low- to moderate-income residents. Therefore, absent the proposed Plan, the low- to moderate-income population of the study area is expected to increase by 2,319 persons (696 new low- to moderate-income units multiplied by the average household size for the census tract where the Plan is located) as a result of the planned residential developments identified.

It is not expected that the increase in the study area population in the future without the proposed Plan would adversely affect the overall provision of health care services. Assuming the national average of roughly 390 annual emergency room visits per 1,000 low-income persons, the 2,319 new low- to moderate-income residents could add approximately 904 annual visits. This incremental change equals approximately 1 percent of annual visits under existing conditions, a small change that is below the *CEQR Technical Manual* guidelines for a significant adverse impact. Furthermore, New York Hospital Medical Center of Queens' expansion plans may help to alleviate demand in the study area.

### **DAY CARE CENTERS**

No new publicly funded day care centers are planned in the study area by 2017. Planned or proposed development projects in the area surrounding the District include 3,482 new housing units. Based on the conservative assumption that 20 percent of these new units would be occupied by low- to moderate-income residents, there would be 696 new low- to moderate-income housing units in the study area by 2017. As per *CEQR Technical Manual* methodology, this amount of development would generate approximately 125 children under the age of 12 who could be eligible for publicly funded day care. Currently, there is a 54-slot overutilization of publicly funded day care facilities within the study area. The additional 125 children would increase the total overutilization of these facilities from 54 to 179 in the future without the proposed project if all of these children attended such facilities.

In such circumstances, day care centers would operate at 132 percent of capacity, compared with 110 percent of capacity in existing conditions. This change in capacity between existing and No Build conditions represents a 20 percent increase in utilization of child care centers within the study area.

Many parents choose to take their children to other day care centers outside of the study area (e.g., closer to work). The full potential increment would also be somewhat reduced by the day care focus on children age five and under, even though children up to age 12 are eligible. The school-age children (pre-K to 6th grade) would be unlikely to utilize the day care slots available in these facilities, since they would be enrolled in public school. Any increased demand for slots could likely be met with family day care slots and vouchers for private day care centers.



**F. PROBABLE IMPACTS OF THE PROPOSED PLAN**

**PUBLIC SCHOOLS**

*PROPOSED PLAN*

The proposed Plan would introduce approximately 5,500 residential units to Zone 2 of CSD 25. It is currently anticipated that 20 percent of the 5,500 units, or 1,100 units, would be set aside for low- to moderate-income households. According to *CEQR Technical Manual* guidelines, lower income households have higher generation rates for school-aged children. Based on the projected public school pupil ratios from Table 3C-2 in the *CEQR Technical Manual*, the proposed Plan would generate approximately 858 elementary and 418 intermediate students within Zone 2 of CSD 25 by 2017 (see Table 5-14 and Table 5-15).

**Table 5-14  
Projected New Housing Units and Estimated Number of Students  
Generated in Study Area: 2017 Future With the Proposed Plan**

	<b>New Housing Units</b>	<b>Elementary School Students<sup>1</sup></b>	<b>Middle School Students</b>	<b>High School Students</b>	<b>Total Elementary and Middle School Students Generated</b>
Market-Rate	4,400	660	308	132	968
Low- to Moderate-Income	1,100	198	110	308	308
<b>Total units</b>	<b>5,500</b>	<b>858</b>	<b>418</b>	<b>187</b>	<b>1,276</b>
<b>Notes:</b>					
1. Pupil generation rates based on Table 3C-2 of the <i>CEQR Technical Manual</i>					

**Table 5-15  
Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization:  
2017 Future With the Proposed Plan**

<b>Zone/ District</b>	<b>Projected Enrollment in 2017</b>	<b>Students Generated by Proposed Plan</b>	<b>Total Projected Enrollment</b>	<b>Program Capacity</b>	<b>Available Seats in Program</b>	<b>Program Utilization</b>
<b>Elementary</b>						
Total, One-Mile Study Area	2,592	858	3,450	3,360 <sup>1</sup>	-90	103%
Total, Zone 2 of CSD 25	5,735	858	6,593	6,442 <sup>1</sup>	-151	102%
Total, CSD 25	16,841	858	17,699	18,879 <sup>1</sup>	1,180	94%
<b>Intermediate</b>						
Total, One-Mile Study Area	1,064	418	1,482	1,459	-23	102%
Total, Zone 2 of CSD 25	1,632	418	2,050	2,518	468	81%
Total, CSD 25	4,168	418	4,586	7,750	3,164	59%
<b>Notes:</b> 1. Includes capacity of 850 seats that would be added to the District as part of the proposed Plan. <i>DOE's Utilization Profiles: Enrollment/Capacity/Utilization, 2005 – 2006</i> breaks school levels into categories including elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. As requested by DCP, the schools analysis includes elementary/intermediate (K-8) schools in the elementary category.						
<b>Sources:</b> NYC DOE <i>Enrollment Projections</i> ; NYC DOE, <i>Utilization Profiles: Enrollment/ Capacity/ Utilization, 2005- 2006</i> .						

## Willets Point Development Plan

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### *Elementary Schools*

In the future with the proposed Plan, 2,592 students would be enrolled at the elementary schools within the one-mile study area. The proposed Plan would generate approximately 858 elementary students. Projected capacity in existing schools within the study area would be 2,510, without the proposed 850-seat school described in Chapter 1, "Project Description." With the additional students, total projected enrollment would be 3,450 students. Elementary schools would be operating at 137 percent capacity, with a shortfall of approximately 940 seats.

In the future with the proposed Plan, 5,735 students would be enrolled at elementary schools within Zone 2 of CSD 25. The proposed Plan would generate approximately 858 elementary students. Without the proposed 850-seat school, projected capacity in existing schools within Zone 2 would be 5,592. With the additional students, total projected enrollment in Zone 2 would be 6,593 students. As such, elementary schools would be operating at 117 percent capacity with a shortfall of approximately 1,001 seats.

The proposed Plan includes the development of a new public school (serving kindergarten through eighth grades) that would alleviate the potential elementary school seat shortfall created by the Plan. In the future with the proposed Plan, an approximately 850-seat school would be constructed to alleviate the elementary school shortfall.<sup>8</sup> With the inclusion of an approximately 850-seat school, elementary schools within the one-mile study area would have capacity for 3,360 students and operate at 103 percent, with a shortfall of 90 seats.

With the 850-seat school, Zone 2 would have capacity for 6,442 students. As such, in the future with the proposed Plan, elementary schools within Zone 2 would operate at 102 percent capacity with a shortfall of 151 seats. Elementary schools within CSD 25 as a whole would operate at 94 percent of capacity, with 1,180 available seats and a total enrollment of 17,699 elementary students.

The proposed Plan would introduce new students as well as additional capacity to accommodate the new students. Although elementary schools within the one-mile study area and Zone 2 of CSD 25 would operate at 103 and 102 percent capacity in the future with the proposed Plan, the utilization rate in each study area would not change from the future without the proposed Plan. The *CEQR Technical Manual* considers an increase in utilization rate above 5 percent as a significant adverse impact. Therefore, the proposed Plan would not result in any significant adverse impacts on public elementary schools within the one-mile study area, Zone 2, or within CSD 25.

### *Intermediate/Middle Schools*

The proposed Plan would introduce approximately 418 intermediate students in the one-mile study area and in Zone 2 of CSD 25. These new students would increase enrollment in the one-mile study area to 1,482 students and in Zone 2 to 2,050 students. Schools within the one-mile

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<sup>8</sup> DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2005 – 2006* breaks school levels into categories including elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. As requested by DCP, the schools analysis includes elementary/intermediate (K-8) schools in the elementary category. The proposed Plan includes plans for a K-8 school due to standard DOE policy, which is to provide schools with the functionality to serve both elementary and middle school students, giving DOE flexibility in assigning a future school program based on need. However, due to the projected shortfall in elementary seats, it is anticipated that the proposed school will be programmed to serve the elementary school shortfall generated by the proposed Plan.

study area would operate at 102 percent of capacity, with a deficit of 23 seats. Schools in Zone 2 of CSD 25 would operate at 81 percent of capacity with a surplus of 468 seats. Intermediate school enrollment within CSD 25 would increase to 4,586 by 2017 and would operate at 59 percent of capacity, with a surplus of 3,164 seats. Therefore, the middle schools within Zone 2 and throughout CSD 25 would operate below capacity, and increased enrollment attributable to the proposed Plan would not be expected to result in significant adverse impacts on public intermediate schools.

As described above, the *CEQR Technical Manual* considers an increase in utilization rate above 5 percent as a significant adverse impact. The utilization rate within the one-mile study area would increase by approximately 38 percent. While this increase could indicate a potential impact, the one-mile study area would have a shortfall of only 23 seats. This shortfall could be easily be accommodated by the significant surplus of school seats available in both Zone 2 and throughout CSD 25. Therefore, the proposed Plan would not result in any significant adverse impacts on public intermediate schools within the one-mile study area.

*High Schools*

Overall, high school enrollment throughout Queens is projected to decline between 2007 and 2017. In the future with the proposed Plan, high school enrollment throughout Queens would be 62,092 students. The proposed Plan is projected to generate an additional 187 high school students by 2017. With the additional 187 students, high schools borough-wide would operate at 93 percent capacity, with approximately 4,521 available seats. Thus, excess capacity exists in Queens high schools, and increased enrollment attributable to the proposed Plan is not expected to result in significant adverse impacts on high schools (see Table 5-16).

**Table 5-16  
Projected Public High School Enrollment, Capacity, and Utilization:  
2017 Future With the Proposed Plan**

	DOE Projected Enrollment in 2017 <sup>1</sup>	Students Generated Under No Action <sup>2</sup>	Total Projected Enrollment in 2017	Capacity <sup>3</sup>	Available Seats in Program	Utilization (Percent)
Queens Totals	62,092	187	62,279	66,800	4,521	93
<p><b>Notes:</b> 1. DOE Enrollment Projections (Projected 2006-2017). DOE enrollment projections include long-term absences. To estimate student enrollment for the high schools in the study area in 2017, the total number of students enrolled in those schools (DOE Enrollment/Capacity/Utilization Report) in 2005-2006 was divided by the total number of students enrolled in Queens high schools in 2005-2006. The resulting percentage of 3.6 was applied to the Queens projected enrollment in 2015 and was held constant to estimate total enrollment for the study area schools in 2017.</p> <p>2. Capacity numbers: DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2005-2006</i> (High school capacity may include other programs (intermediate, special ed, and charters) housed in high school buildings.)</p>						

*NO CONVENTION CENTER SCENARIO*

The No Convention Center Scenario would introduce approximately 5,850 residential units to Zone 2 of CSD 25. It is currently anticipated that 20 percent of these units would be set aside for low- to moderate-income households. Based on the projected public school pupil ratios from Table 3C-2 in the *CEQR Technical Manual*, the No Convention Center Scenario would add approximately 913 elementary and 445 intermediate students to the one-mile study area and Zone 2 of CSD 25 by 2017 (see Table 5-17 and Table 5-18).

Table 5-17

**Projected New Housing Units and Estimated Number of Students  
Generated in Study Area: 2017 Future With the No Convention Center Scenario**

	<b>New Housing Units</b>	<b>Elementary School Students<sup>1</sup></b>	<b>Middle School Students</b>	<b>High School Students</b>	<b>Total Elementary and Middle School Students</b>
Market-Rate	4,680	702	328	140	1030
Low- to Moderate-Income	1,170	211	117	59	328
<b>Total units</b>	<b>5,850</b>	<b>913</b>	<b>445</b>	<b>199</b>	<b>1,358</b>

**Notes:**  
1. Pupil generation rates based on Table 3C-2 of the *CEQR Technical Manual*

Table 5-18

**Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization:  
2017 Future With the No Convention Center Scenario**

<b>Zone/ District</b>	<b>Projected Enrollment in 2017</b>	<b>Students Generated by Proposed Plan</b>	<b>Total Projected Enrollment</b>	<b>Program Capacity</b>	<b>Available Seats in Program</b>	<b>Program Utilization</b>
<b>Elementary</b>						
Total, One-Mile Study Area	2,592	913	3,505	3,410 <sup>1</sup>	-95	103%
Total, Zone 2 of CSD 25	5,735	913	6,648	6,492 <sup>1</sup>	-156	102%
Total, CSD 25	16,841	913	17,754	18,929 <sup>1</sup>	1,175	94%
<b>Intermediate</b>						
Total, One-Mile Study Area	1,064	445	1,509	1,459	-50	103%
Total, Zone 2 of CSD 25	1,632	445	2,076	2,518	442	82%
Total, CSD 25	4,168	445	4,612	7,750	3,138	60%

**Notes:** 1. Includes capacity of 900 seats that would be added to the District as part of the proposed Plan. *DOE's Utilization Profiles: Enrollment/Capacity/Utilization, 2005 – 2006* breaks school levels into categories including elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. As requested by DCP, the schools analysis includes elementary/intermediate (k-8) schools in the elementary category.

**Sources:** DOE *Enrollment Projections*; DOE, *Utilization Profiles: Enrollment/ Capacity/ Utilization, 2005- 2006*.

*Elementary Schools*

With the No Convention Center Scenario, 2,592 students would be enrolled at elementary schools within the one-mile study area. Development associated with the No Convention Center would generate approximately 913 elementary school students. Projected capacity for the elementary schools within the one-mile study area would be 2,510 without the proposed 900-seat elementary school described in Chapter 1, "Project Description." The additional students would increase enrollment to 3,505 students, and schools would operate at 140 percent of capacity, with a shortfall of 995 seats.

In the No Convention Center Scenario, 5,735 students would be enrolled at elementary schools within Zone 2 of CSD 25. The No Convention Center Scenario would generate approximately

913 elementary students. Without the proposed 900-seat elementary school, projected capacity in existing schools within Zone 2 would be 5,592. With the additional students, total projected enrollment in Zone 2 would be 6,648 students. As such, elementary schools would be operating at 118 percent capacity with a shortfall of approximately 1,056 seats.

As with the proposed Plan, the No Convention Center Scenario would include a new K-8 public school that would alleviate the elementary school shortfall.<sup>9</sup> Under this development scenario, an approximately 900-seat school would be provided. The approximately 913 elementary school students that the No Convention Center Scenario would add would cause school enrollment within the one-mile study area to increase to 3,505 students, while enrollment within Zone 2 of CSD 25 would increase to 6,648 students. With the inclusion of the approximately 900-seat school within the District, elementary schools within the one-mile study area would have an operating capacity of 103 percent and the zone would have an operating capacity of 102 percent, with an 95 and 156 seat deficit, respectively. Elementary schools within CSD 25 as a whole would operate at 94 percent of capacity, with 1,175 available seats and a total enrollment of 17,754 elementary students.

The No Convention Center Scenario would introduce new students as well as additional capacity. Although elementary schools within the one-mile study area and Zone 2 of CSD 25 would operate at over 100 percent capacity in the future with the proposed Plan, the elementary school utilization rate for both study areas would not increase from the future without the proposed scenario conditions. The *CEQR Technical Manual* considers an increase in utilization rate above 5 percent as a significant adverse impact. The utilization rate within the one-mile study area would remain at approximately 102 percent and the utilization rate within Zone 2 would decrease to 102 percent. Finally, elementary schools within the entire CSD 25 would operate 94 percent capacity with 1,175 seats. Therefore, the proposed Plan would not result in any significant adverse impacts on public elementary schools within Zone 2 or within CSD 25.

#### *Intermediate/Middle Schools*

The No Convention Center Scenario would introduce approximately 445 intermediate students in the one-mile study area and in Zone 2 of CSD 25. The additional students would increase enrollment within the one-mile study area to 1,509 students. M.S, 237 would operate at 103 percent with a shortage of 50 seats.

With the additional students introduced by the No Convention Center Scenario, 2,076 intermediate school students would be enrolled in Zone 2 of CSD 25. Schools within Zone 2 of CSD 25 would operate at 82 percent of capacity with a surplus of 442 seats. Intermediate school enrollment within CSD 25 would increase to 4,618 by 2017 and would operate at 60 percent of capacity, with a surplus of 3,138 seats. Therefore, the middle schools within Zone 2 and throughout CSD 25 would operate below capacity, and increased enrollment attributable to the proposed Plan would not be expected to result in significant adverse impacts on public intermediate schools.

As described above, the *CEQR Technical Manual* considers an increase in utilization rate above 5 percent as a significant adverse impact. The utilization rate for intermediate schools within the

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<sup>9</sup> DOE's *Utilization Profiles: Enrollment/Capacity/Utilization, 2005 – 2006* breaks school levels into categories including elementary, elementary/intermediate, intermediate, intermediate/high school, and high school. As requested by DCP, the schools analysis includes elementary/intermediate (K-8) schools in the elementary category.

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one-mile study area would increase by approximately 41 percent. Although an increase of this magnitude could indicate the potential for an impact, intermediate schools within the one-mile study area would have a shortfall of only 50 seats. This shortfall could easily be accommodated by the significant surplus of school seats available in both Zone 2 and throughout CSD 25. Therefore, the No Convention Center Scenario would not result in any significant adverse impacts on public intermediate schools within the one-mile study area.

*High Schools*

The No Convention Center Scenario would generate approximately 199 high school students. These students would increase borough-wide high school enrollment to 62,291. Therefore, Queens high schools would operate at 93 percent capacity with a surplus of 4,509 seats (see Table 5-19).

**Table 5-19**

**Projected Public High School Enrollment, Capacity, and Utilization:  
2017 Future With the No Convention Center Scenario**

	<b>DOE Projected Enrollment in 2017<sup>1</sup></b>	<b>Students Generated Under No Action<sup>2</sup></b>	<b>Total Projected Enrollment in 2017</b>	<b>Capacity<sup>3</sup></b>	<b>Available Seats in Program</b>	<b>Utilization (Percent)</b>
Queens Totals	62,092	199	62,291	66,800	4,509	93
<p><b>Notes:</b> 1. DOE Enrollment Projections (Projected 2006-2017). DOE enrollment projections include long-term absences. To estimate student enrollment for the high schools in the study area in 2017, the total number of students enrolled in those schools (DOE Enrollment/Capacity/Utilization Report) in 2005-2006 was divided by the total number of students enrolled in Queens high schools in 2005-2006. The resulting percentage of 3.6 was applied to the Queens projected enrollment in 2015 and was held constant to estimate total enrollment for the study area schools in 2017.</p> <p>2. Capacity numbers: DOE, <i>Utilization Profiles: Enrollment/Capacity/Utilization, 2005-2006</i> (High school capacity may include other programs (intermediate, special ed, and charters) housed in high school buildings.)</p>						

**LIBRARIES**

*PROPOSED PLAN*

According to the *CEQR Technical Manual*, if a proposed project would increase 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 Plan would add approximately 14,795 additional residents to the Flushing Library catchment area, bringing the total population of the area to 94,121 residents. The additional population represents an increase of approximately 10 percent over the population in the future without the proposed Plan. Although the population increase would be greater than 5 percent, the change would not impair the delivery of library services within the study area. In the future with the proposed Plan, the volumes-to-resident ratio within the study area would be 3.7, which remains substantially higher than the present borough-wide volume-to-resident ratio of 3.1 volumes per resident. As discussed above under “Existing Conditions,” residents also have access to the nearby Mitchell-Linden Library branch, which is just outside the study area. If the Mitchell-Linden Library’s volumes are included in the analysis, the volume per resident ratio would be approximately 4.5 in the future with the proposed Plan. Additionally, the Queens Public Library has plans to provide a library branch in the Queens Museum of Art in 2010, once the museum’s expansion is completed. Willets Point Development District residents would have access to the entire Queens Library through the inter-library system loan and could have

volumes delivered directly to their nearest library branch. Therefore, the proposed Plan would not result in any significant adverse impacts on library services in the study area in 2017 as a result of the proposed Plan.

*NO CONVENTION CENTER SCENARIO*

By 2017, the No Convention Center Scenario would add approximately 15,737 additional residents to the Flushing Library catchment area, bringing the total population of the area to 95,063 residents. The additional population represents an increase of approximately 11 percent over the population in the future without the proposed Plan. Although the population increase would be greater than 5 percent, the change would not impair the delivery of library services within the study area. With the additional population, the volumes-to-resident ratio within the study area would be 3.7, which is higher than the present Queens borough-wide volume-to-resident ratio of 3.1 volumes per resident. As discussed above, residents also have access to the nearby Mitchell-Linden Library branch. With those additional volumes, the volume per resident ratio would be approximately 4.5 in the future with the proposed Plan. Additionally, the Queens Public Library has plans to provide a library branch in the Queens Museum of Art in 2010, once the museum's expansion is completed. Willets Point Development District residents would have access to the entire Queens Library through the inter-library system loan and could have volumes delivered directly to their nearest library branch. Therefore, the No Convention Center Scenario would not result in any significant adverse impacts on library services in the study area in 2017 as a result of the proposed Plan.

**HEALTH CARE FACILITIES**

*PROPOSED PLAN*

According to the *CEQR Technical Manual*, health service impacts can occur if a proposed project results in an increase of 5 percent or more in the demand for services compared to conditions in the future without the proposed project, or if a project results in a facility exceeding its capacity.

As described above under "Public Schools," the proposed Plan would introduce up to 5,500 residential units; 20 percent of these 5,500 units, or 1,100 units, would be low- to moderate-income housing units. These 1,100 housing units would introduce approximately 3,663 new low- to moderate-income residents to the District by 2017 (1,100 new low- to moderate-income units multiplied by the average household size for the census tract). Based on the national average of 390 annual emergency room visits per 1,000 low-income persons, the addition of approximately 3,663 low- to moderate-income residents could add an estimated 1,429 annual visits to study area emergency rooms. Given the thousands of such visits in the study area currently, the additional low- to moderate-income population would generate a minimal change in demand over the future without the proposed Plan (1.36 percent). This increase is less than the *CEQR Technical Manual's* threshold of 5 percent and would not result in a significant adverse impact on hospitals and emergency rooms.

*NO CONVENTION CENTER SCENARIO*

Assuming that 20 percent of the 5,850 residential units are developed as affordable housing, the No Convention Center Scenario would include up to 1,170 low- to moderate-income housing units, which would introduce approximately 3,896 new low- to moderate-income residents to the District by 2017 (1,170 new low- to moderate-income units multiplied by the average household size for the census tract). Based on the national average of 390 annual emergency room visits per

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1,000 low-income persons, the addition of approximately 3,896 low- to moderate-income residents could add an estimated 1,519 annual visits to the study area's emergency rooms. Given the thousands of such visits in the study area currently, the additional low- to moderate-income population would generate a minimal increase in demand over the future without the proposed Plan (1.45 percent). This increase is less than the *CEQR Technical Manual's* threshold of 5 percent and would not result in a significant adverse impact on hospitals and emergency rooms.

### **DAY CARE CENTERS**

#### *PROPOSED PLAN*

Using the rate for low- to moderate-income units in Table 3C-4 of the *CEQR Technical Manual*, the 1,100 low- to moderate-income units anticipated under this scenario could generate approximately 198 children up to the age of 12 eligible for publicly financed child care. According to the *CEQR Technical Manual*, a significant adverse impact could result if a proposed project results in: 1) a demand for slots greater than remaining capacity of day care centers, and 2) that demand constitutes an increase of 5 percent or more of the collective capacity of the day care centers serving the project area over the No Build conditions. The additional 198 children eligible for subsidized day care could increase the net shortage of child care slots from 179 to 377 if all eligible children generated by the proposed Plan attended publicly funded day care facilities in the study area, thereby potentially increasing the deficit in child care slots by over 100 percent. The potential additional demand of 198 day care slots could increase demand by up to 36 percent over the capacity of 552 publicly funded child care slots.

The proposed Plan could result in significant adverse impacts on publicly funded day care centers in the study area. The proposed Plan could result in an increase of more than 5 percent in a deficiency of day care slots over the No Build condition, which is the *CEQR Technical Manual* threshold for an adverse impact, as described above. Therefore, should this occur, the proposed Plan would require mitigation measures for this impact.

Possible mitigation measures include adding capacity to existing facilities or providing a new day care facility within or near the area surrounding the District. At this point, however, it is not possible to know exactly which type of mitigation would be most appropriate and when, because several factors may limit the number of children in need of publicly funded day care slots. Families in the one-mile study area could make use of alternatives to publicly funded day care facilities, such as homes licensed to provide family day care which families of eligible children could elect to use instead of a public day care center. In addition, parents of eligible children may use ACS vouchers to finance care at private day care centers either within the one-mile study area or could use facilities outside of study area. To mitigate the potential impact on day care facilities, NYCEDC would require, as part of the developer's agreement, that a future developer consult with ACS to determine the appropriate way to meet demand for day care services generated by development in the District.

#### *NO CONVENTION CENTER SCENARIO*

Using the rate for low- to moderate-income units in Table 3C-4 of the *CEQR Technical Manual*, the 1,170 low- to moderate-income units anticipated under the No Convention Center Scenario could generate approximately 211 children up to the age of 12 eligible for publicly financed child care. According to the *CEQR Technical Manual*, a significant adverse impact could result if a proposed project results in: 1) a demand for slots greater than remaining capacity of day care centers, and 2) that demand constitutes an increase of 5 percent or more of the collective capacity of the day care centers serving the project area over the No Build conditions. The



additional 211 children eligible for subsidized day care could increase the net shortage of child care slots from 179 to 390, thereby increasing the deficit in child care slots by over 100 percent. The additional demand for 211 day care slots could increase demand for day care slots by up to 38 percent over the capacity of 552 publicly funded child care slots.

The No Convention Center Scenario could result in significant adverse impacts on publicly funded day care centers in the study area. The No Convention Center Scenario could result in an increase of more than 5 percent in a deficiency of day care slots over the No Build condition, which is the *CEQR Technical Manual* threshold for an adverse impact, as described above.

Therefore, if such a shortfall occurred, the No Convention Center Scenario could require mitigation measures for this impact. As described above, possible mitigation measures include adding capacity to existing facilities or providing a new day care facility within or near the area surrounding District; however, it is not possible to know exactly which type of mitigation would be most appropriate and when, because several factors may limit the number of children in need of publicly funded day care slots. For example, families in the one-mile study area could make use of alternatives to publicly funded day care facilities, and parents of eligible children may use ACS vouchers to finance care at private day care centers either within the one-mile study area or could utilize facilities outside of study area. To mitigate the potential impact on day care facilities, NYCEDC would require, as part of the developer's agreement, that a future developer consult with ACS to determine the appropriate way to meet demand for day care services generated by development in the District. \*