
CHAPTER 4: COMMUNITY FACILITIES AND SERVICES

A. INTRODUCTION

The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities including schools, hospitals, libraries, day care centers, and fire and police protection services. Under CEQR, the analysis focuses on an action's potential effect on the provision of services provided by those facilities that are public or publically funded and are available to the community. According to the *CEQR Technical Manual*, a proposed action may result in either direct or indirect impacts on community facilities and services depending on its nature. Direct impacts occur when a community facility or service is physically altered or displaced; indirect impacts may occur when a proposed action results in a population increase that would generate demands for services that may affect the delivery of such services.

This chapter examines the potential effects that may result from the proposed project on the capacity and provision of services by community facility type, either in or within close proximity to the rezoning area. The analysis does not act as a need assessment for new or additional services, which is a function normally carried out on a continuing basis by the providers of services. The analysis in this chapter follows the guidelines contained in Chapter 3C of the *CEQR Technical Manual*.

B. OVERVIEW

This chapter uses the reasonable worst-case development scenario (RWCDS) for both the future no build condition and future build condition (as discussed in Chapter 1, "Project Description") as the basis for assessing the impacts of the proposed project on community facilities. It is anticipated that the proposed project would result in a net increase of 1,555 residential units, 187 of which would be affordable. The analysis concludes that there would be no significant adverse impacts to community facilities as a result of the development allowed by the proposed actions.

C. METHODOLOGY

CEQR methodology requires an assessment in areas where a project may have an impact on the provision of public or publicly funded services available to the community. Analyses were conducted to identify the potential effect that the induced developments that may result from the proposed actions could have on community facilities and the provision of services to the surrounding community.

The *CEQR Technical Manual* provides thresholds that can be used to make an initial determination of whether a detailed study is necessary to determine potential impacts. Thresholds often vary by community facility type and by borough. Since the nature and dependency of each community facility type varies, CEQR identifies different geographic areas that should be considered for each analysis. In cases where such thresholds are exceeded, a detailed analysis of that community facility type is required. The geographic area from which each analysis extends beyond the rezoning area is referred to as the study area. The size of the study area varies depending on the community facility analysis being conducted, as described below.

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In general, size, income characteristics, and the age distribution of a new population are the main indicators that could affect the delivery of services. As there are no direct effects to community facilities resulting from the proposed project, this analysis focuses on the potential for indirect effects to occur. The methodology and thresholds applied for each community facility type, in accordance with *CEQR Technical Manual* guidelines, discussed below.

SCHOOLS

The analysis assesses the potential effects of the proposed action's RWCDs on schools located within an area approximately a ½ mile from the rezoning area's perimeter and the Community School District (CSD 30) in which it is located. Children residing within the rezoning area would most likely attend an elementary or intermediate school within a ½ mile of the rezoning area. However, students may also attend schools within their district but outside their immediate neighborhood. The study area for this analysis is therefore the area within approximately a ½ mile of the rezoning area (see Figure 4-1).

According to CEQR guidelines, only public schools operated, funded or chartered by the New York City Department of Education (DOE) are to be included in the analysis for potential impacts that may result from the proposed actions. Therefore, private and parochial schools within the study area are not included in this analysis.

Ratios from Table 3C-2 of the *CEQR Technical Manual* were employed to calculate the number of school-aged children that would be introduced to the study area and the school district for both the Future No-Build and Future Build conditions. The *CEQR Technical Manual* has established ratios of elementary and intermediate school-aged children that would be introduced to an area by income level and by borough for new housing units. Using these ratios the anticipated number of students is calculated. The number of students generated by new housing is then applied to projected school enrollment to determine if the introduction of school-aged children within the study area would overburden existing schools in the study area and/or the school district.

CEQR methodology requires detailed analysis of public elementary and middle schools if a proposed action would result in the addition of more than 50 elementary and middle school students and a high school analysis if the proposed action would introduce more than 150 high school students. In accordance with CEQR ratios, the proposed project would add approximately 239 elementary, 115 middle and 50 high school students.¹ A detailed analysis of public elementary and middle schools is warranted since the number of new students introduced to the study area would exceed the CEQR threshold of 50 additional students. Since the number of high school students introduced to the study area as a result of the proposed actions would not exceed CEQR thresholds, a detailed analysis is not required.

LIBRARIES

As defined in the *CEQR Technical Manual*, library branch catchment areas are usually the distance that one might be expected to travel for such services, typically not more than three-quarters of a mile. Therefore, in accordance with CEQR guidelines, an area approximately ¾ miles from the rezoning area's perimeter has been established as the study area for the library assessment (see Figure 4-2).

¹ In accordance with the *CEQR Technical Manual*, the number of school-aged children generated by the introduction of 187-affordable units have been estimated assuming low-moderate income ratios (see Table 3C-2 of the *CEQR Technical Manual*). All other housing has been categorized as high income for estimating the introduction of school-aged children.



Legend

- Rezone Boundary
- 1/2 Mile Buffer
- Police Facilities
- School Facilities

New York City
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Dutch Kills Redevelopment Plan

Police and School Facilities
within One-Half Mile of Rezoning Area

The Louis Berger Group, Inc.

Figure 4-1

0 1,350 2,700 Feet

1 inch equals 1,350 feet

Source: MapPluto, NYCDP.



Legend

-  Rezone Boundary
-  3/4 Mile Buffer
-  Library Facilities

New York City
Department of City Planning

Dutch Kills Redevelopment Plan
Library Facilities within Three-Fourths
Mile of Rezoning Area

The Louis Berger Group, Inc.

Figure 4-2

0 1,600 3,200 Feet

1 inch equals 1,600 feet

Source: MapPluto, NYC DP.

An increase in user population has the potential to impact library services. A noticeable change in service delivery would likely result if a project introduces a considerable number of new residents to an area. According to the *CEQR Technical Manual*, in Queens, an increase of more than five percent of housing units or 621 units requires a detailed analysis.

The proposed project would result in an incremental increase of approximately 1,555 new housing units by 2017. The introduction of 1,555 new housing units exceeds the CEQR threshold for Queens, and therefore an analysis of potential impacts to libraries is necessary.

A volumes-to-resident ratio is used to determine how the change in population as a result of the proposed action would affect the branch libraries' ability to adequately deliver library services within the study area. In order to calculate the volumes-to-residents ratio, the number of volumes (includes books, CDs, DVDs, and videotapes) in the libraries located within the study area is divided by the number of residents living in census tracts having 50.0 percent or more of their area within three-quarters of a mile of the rezoning area.

DAY CARE FACILITIES

Since there are no locational requirements for enrollment in day care centers, and some parents/guardians choose a day care center close to their employment rather than their residence, the service areas of these facilities can be quite large and not subject to strict delineation to identify a study area. According to the *CEQR Technical Manual*, the locations of publicly funded group day care centers within approximately one mile of the project site should be assessed since it is anticipated that the center(s) closest to the project site are more likely to be subject to increased demand. The study area for this analysis is therefore the area within approximately one mile of the rezoning area.

The Administration for Children's Services (ACS) provides subsidized childcare in four basic settings: center-based group day care, family childcare, informal childcare and Head Start. Group childcare is provided in a childcare center contracted by ACS, which is staffed by certified teachers. ACS does not directly operate childcare programs; however, most children are served through contracts with hundreds of private and non-profit organizations that operate childcare programs in communities across the city.

Family childcare is offered by a registered or licensed provider in his/her home. Informal childcare is usually provided by a relative or neighbor for no more than two children. Group childcare centers care for children aged two months through 12 years in centers that are licensed by the Department of Health or in the homes of childcare providers that are registered by the Department of Health. ACS also issues vouchers to eligible families that may be used by parents to purchase care from any legal childcare provider in the City. Head Start is a federally funded childcare program that provides parents with part-day child care services.

Publicly financed day care centers, under the auspices of the City's Division for Child Care and Head Start (CCHS) within the Administration for Children's Services, 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 between 7

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and 12 children are placed under the care of a licensed provider and an assistant in a home setting. Publicly financed day care services are available for income eligible children up to the age of 12.

In order for a family to receive subsidized childcare services, the family must meet specific financial and social eligibility criteria that are determined by federal, state, and local regulations. Gross income must fall between 225 percent and 275 percent of national poverty thresholds depending on family size, and the family must have an approved “reason for care,” such as involvement in a child welfare case or participation in a “welfare-to-work” program. In order to determine whether a family is eligible for subsidized childcare, the parent must appear at an eligibility interview at an ACS childcare office.

In accordance with CEQR guidelines, a detailed analysis of publicly funded day care centers is necessary when a proposed project would generate more than 50 children eligible for publicly funded day care. According to Table 3C-4 of the *CEQR Technical Manual*, in Queens this threshold would be exceeded with an addition of 250 low-income units or 278 low- to moderate-income units. The proposed project will result in 187 low-income units, and therefore a detailed assessment of publicly funded day care facilities is not required. While the proposed project would not exceed this threshold to warrant a detailed analysis, given the scale of the projected development, an overview of existing publicly funded day care facilities is provided (see Table 4-3).

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 are available to any member of the community. The types of facilities include hospitals, nursing homes, clinics and other facilities providing outpatient health services.

According to the *CEQR Technical Manual*, the CEQR assessment of health care 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 public outpatient ambulatory services should be examined. If an action would generate greater than 600 low- to moderate-income units, there may be increased demand on local public health care facilities that may warrant further analysis. While the RWCDs would generate 187 low-to moderate income housing units and does not trigger a CEQR analysis, given the scale of the projected development a general assessment of existing health care facilities within an approximate one mile radius is presented.

The *CEQR Technical Manual* indicates that project-induced impacts on inpatient hospital and nursing home services are unlikely because insured patients have access to such services citywide and, with substantial declines in the need for acute care hospital beds in New York City and the nation, the potential for over utilization of inpatient beds is rarely an issue. A detailed analysis of impacts on hospital and nursing home inpatient services is therefore limited to actions that would have a direct effect on the facility itself. As the proposed actions would not result in any direct effects on healthcare facilities, a detailed assessment of hospital and nursing home inpatient services is not warranted, however, an overview of existing health care facilities is provided. The study area extends one mile in all directions from the rezoning area’s perimeter.

POLICE AND FIRE PROTECTION

The *CEQR Technical Manual* requires a detailed analysis of police and fire protection and service delivery if proposed actions would directly affect the physical operations of police and fire stations. The

projected development under the RWCDS would not result in such direct effects, however, an overview of existing police and fire protection service station areas is provided. The study area extends a ½ mile from the rezoning area for police services and one mile from the rezoning area for fire protection services.

D. EXISTING CONDITIONS

SCHOOLS

ELEMENTARY SCHOOLS

The rezoning area is located in CSD 30. There are five elementary schools located within the study area, near the rezoning area (Figure 4-1). As illustrated in Table 4-1, in the 2006-2007 academic year the five elementary schools had a total capacity of 4,289 elementary seats (including the PS component of PS/IS schools), and an enrollment of 3,847 for a utilization of approximately 90.0 percent and a surplus of 442 seats. During the 2006-2007 academic year, total capacity for elementary schools (including the PS component of PS/IS schools) in CSD 30 as a whole was 18,853 seats. At this time, there were approximately 19,257 elementary school students were enrolled, for a district-wide utilization of approximately 102.0 percent with a shortfall of 404 seats.

INTERMEDIATE SCHOOLS

There is one intermediate school within the study area, I.S. 204 Oliver Wendell Holmes School, as well as some IS capacity in PS/IS schools (see Figure 4-1 and Table 4-1). As shown in Table 4-1, enrollment at I.S. 204 during the 2006-2007 academic year was 968. At this time, the school was operating at 62 percent capacity with a surplus of 590 seats. In addition, there were 180 IS seats in the PS/IS schools, with an enrollment of 169.

LIBRARIES

The Queens Borough Public Library system serves a population of approximately 2.2 million people. The Queens Library is a separate, non-profit organization, independent from both the New York and Brooklyn Public Library Systems, and falls under the auspices of a 23-member Board of Directors. The system consists of a Central Library, 61 community branch libraries, seven Adult Learning Centers, and two Family Literacy Centers. The system has been recognized as the nation's busiest library system for more than a decade and circulated 20.2 million items in 2007. Books and DVDs are offered in 70 languages. Other programs, fee and non-fee, supported by the Queens Borough Library System include Toddler Learning Centers, Children's Library Discovery Center, Family Literacy Program, BOOST (Best Out of School Time), Library Youth Empowerment Initiative, ESOL Instruction, and Second Chance Programs.

POPULATION SERVED

According to the *CEQR Technical Manual*, catchment areas for library branches are usually the distance that one might be expected to travel for such services, typically not more than three-quarters of a mile. Accordingly, the library service study area for this analysis is defined as the approximate ¾-mile radius surrounding the rezoning area. All libraries located within this radius are included in the assessment. Data from the 2000 Census and information supplied by the New York City Department of City Planning Division of Housing, Economic, and Infrastructure Planning were used to determine the population

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**Table 4-1
Public Elementary and Intermediate School Utilization, Capacity, and Enrollment Figures
2006-2007 Academic Year**

Map No.	Name	Address	Enrollment	Capacity	Seats Available	Utilization (Percent)	Grades Served
Elementary or PS component of PS/IS Schools (PS/IS schools are identified by an asterisk)							
1	P.S. 76 William Hallett School	36-36 10 Street	684	914	230	75	PK-5, Special Education
2	P.S. 111 Jacob Blackwell School*	37-25 13 Street	372	733	361	51	PK-7, Special Education
3	P.S. 112 Dutch Kills School	36-25 Crescent Street	529	528	-1	100	PK-5, Special Education
4	P.S. 150*	40-01 43 rd Avenue	970	895	-75	108	PK-6, Special Education
	P.S. 150 Annex*		133	90	-43	148	
5	P.S. 166 Henry Gradstein School	33-07 35 th Avenue	1,159	1,129	-30	103	PK-5, Special Education
Study Area Elementary Total (includes PS component of PS/IS schools)			3,847	4,289	442	90	
Intermediate Schools							
6	I.S. 204 Oliver Wendell Holmes School	28-00 37 th Avenue	968	1,558	590	62	6-8, Special Education
	IS components of PS 111 and PS 150		169	180	11	94	
Study Area Intermediate Total (includes IS component of PS/IS schools)			1,137	1,738	601	65	
CSD 30 Elementary Total (includes PS component of PS/IS schools)			19,257	18,853	-404	102	
CSD 30 Intermediate Total (includes IS component of PS/IS schools)			8,975	10,536	1,561	85	

Source: Enrollment and capacity for individual schools and CSD 30: DOE, Utilization Profiles: Enrollment/Capacity/Utilization, 2006-2007, target capacity. These figures include Pre-K enrollment in these buildings.

Note: Information on separate PS and IS components of PS/IS schools is provided by the School Construction Authority, and allows for determining the number of elementary and middle school seats in the district.

residing within the study area. All those Census tracts having all or 50.0 percent or more of their area within the study area are considered. At the time of the 2000 Census, the residential population in the study area was 104,043. Population estimates for 2007 indicate a slight increase of approximately 2,114 in the residential population, totaling 106,157.²

LIBRARY FACILITIES

The Queens Borough Public Library system offers free and open access to print, audio-visual, and electronic resources. General interest and specialized materials are available at community branch libraries in English and other languages based on community needs and each library offers free computer access. The study area is served by three branches of the Queens Borough Public Library: the Broadway

² U.S. Bureau of the Census, 2000 Census of Population and Housing. New York City Department of City Planning Division of Housing, Economic, and Infrastructure Planning, 2008.

Community Library; the Court Street Community Library; and the Long Island City Community Library (see Table 4-2 and Figure 4-2). Two additional branch facilities are no longer open to the general public but rather serve as Family Literacy Centers: the Ravenswood Community Library and the Queensbridge Community Library (Map Nos. 4 and 5).

**Table 4-2
Library Services in the Study Area**

Map No.	Name	Address	Volumes
1	Broadway Library	40-20 Broadway	130,208
2	Court Square Library	25-01 Jackson Avenue	27,148
3	Long Island City Library	37-44 21 st Street	42,870
Total Volumes – Study Area			200,226
TOTAL VOLUMES – QUEENS LIBRARY SYSTEM			6,543,016

Sources: Queens Borough Public Library, Office of Government and Community Affairs, February 2008.
 Note: "Volumes" includes books, CDs, DVDs and videotapes.

Court Square Library

The Court Square Library is located on the ground floor of the Citicorp Tower at 25-01 Jackson Avenue in Long Island City. The library was built by Citigroup as part of its 50-story office building and opened to the general public in October 1989. The branch has been leased to the Queens Borough Library System for 30 years at \$1.00 per year. The library is approximately 2,500 sf and approximately 80.0 percent of its visitors live in areas other than Queens. The library is open Monday through Saturday, and offers career/test preparation, 10 computer workstations and one library catalog computer. Special collections include Black Fiction, Home/Garden, Classics, and a Hindi Language Collection including DVDs and CDs. The library currently maintains 27,148 volumes.

Broadway Library

The first Broadway Branch Library opened in 1906 on 9th Avenue as the sixth branch of the Queens Borough Library System. Since its opening, high circulation has led the library to change locations several times over the years. Today the Broadway Library is located in a 3-story 15,800 sf building at 40-20 Broadway in Long Island City, where it has stood since April 1958. The library has approximately 130,208 volumes in 17 languages and offers special collections in a number of subject areas including but not limited to New Americans, Mind and Body, New Age, Black Experience, Graphic Novels, Classics, and Careers and Test Preparation. There are 15 computers available for general use: four computers each available for an hour; seven in the adult room available for half an hour; and four computers in the children's room, also available for half an hour. Special services at the library include teletypewriter.

Long Island City Library

The Long Island City library is located in the southwestern portion of the study area at 37-44 21st Street. The branch opened in June 2007 and currently maintains 42,870 volumes. A recent endowment from the Elmezzi Foundation will significantly increase the number of volumes within the next few months. It is

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not known at this time how many volumes will result from this endowment.³ The library also hosts an adult learning center that has an additional 2,200 volumes. The library maintains 18 computers for public access plus an additional 15 in-library laptops that provide core library services, software and databases for public use, and internet access.

Study Area Total

The volumes-to-resident ratio is the number of books per resident within a specified geographic area. The ratio is calculated by dividing the number of volumes by the number of residents. For this analysis, the sum of the number of volumes maintained at the Court Square, Long Island City, and Broadway Libraries was divided by the number of study area residents. Since the Long Island City facility opened in mid-2007, population estimates from 2007 have been employed to calculate the volumes-to-resident ratio. The study area population of 106,157 and total of 200,226 volumes translates for the three libraries into a 1.89 volumes-to-resident ratio. As demonstrated below, this is considerably lower than the volumes-to-resident ratio for Queens overall.

According to 2006 American Community Survey estimates provided by the U.S. Census Bureau, the Borough of Queens had an estimated 2,231,201 residents in 2006. At present, the Queens Borough Library System reports approximately 6,543,016 volumes, therefore the borough as a whole has a volumes-to-resident ratio of approximately 2.93 volumes per resident.

DAY CARE FACILITIES

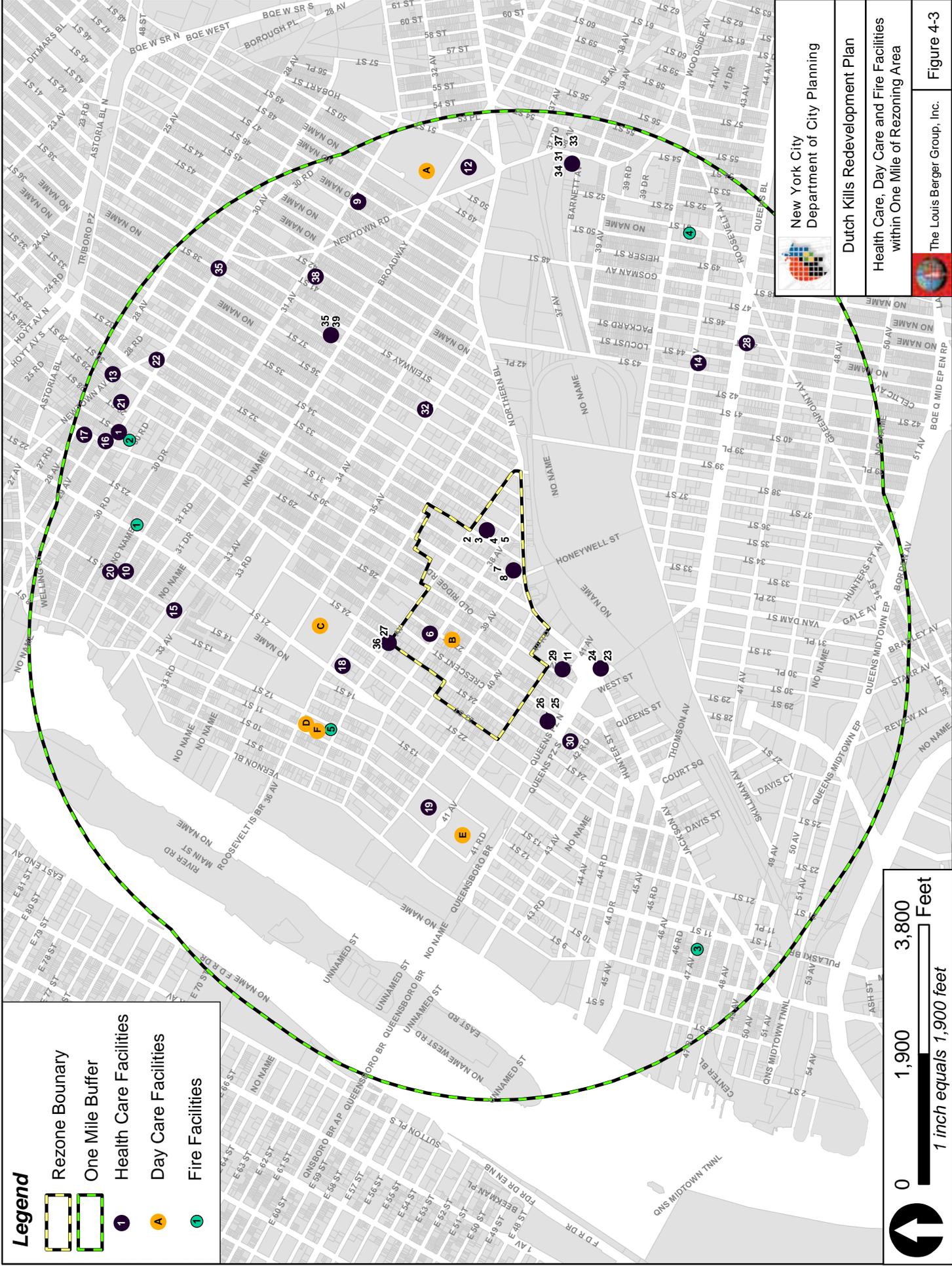
Figure 4-3 shows publicly funded day care facilities within an approximate one-mile radius of the rezoning area and Table 4-3 indicates the capacity and enrollment for each facility, as well as the length of waiting lists, where applicable. As shown in Table 4-3 and on Figure 4-3, there are five publicly funded or partially publicly funded day care facilities within an approximate one-mile radius of the rezoning area. These facilities have a total budgeted capacity of 520 slots with a total enrollment of 486. There is one head start facility with a total capacity of 20 and a total enrollment of 30.

**Table 4-3
Public Day Care and Head Start Facilities in the Study Area**

Map No.	Facility Name	Address	Enrollment	Capacity	Waiting List	In Rezoning Area
A	Woodside Children's Center	50-37 Broadway	56	59		
B	Queensbridge Day Care Center Inc.	38-11 27 th Street	126	140	5	X
C	Andrew Landi Day Care Center	21-20 35 th Avenue	57	59	2	
D	Joseph Di Marco Child Care Center	36-49 11 th Street	143	150		
E	Pal Western Queens Nursery School	10-26 41 st Avenue	74	92		
F	People's United Methodist Head Start	36-49 11 th Street	30	20		
			486	520	7	

Source: Selected Facilities and Program Sites. New York City Department of City Planning, 2007. New York City, Department of Health and Mental Hygiene, 2007.

³ Correspondence with Joanne King, Associate Director of Communications, Queens Library. December 14, 2007.



Legend

- Rezone Boundary
- One Mile Buffer
- Health Care Facilities
- Day Care Facilities
- Fire Facilities

New York City
Department of City Planning

Dutch Kills Redevelopment Plan

Health Care, Day Care and Fire Facilities
within One Mile of Rezoning Area

The Louis Berger Group, Inc.

Figure 4-3

0 1,900 3,800 Feet

1 inch equals 1,900 feet

Source: MapPluto, NYC DP.

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HEALTH CARE FACILITIES

Figure 4-3 shows public health care facilities within an approximate one-mile radius of the rezoning area. As demonstrated in Tables 4-4 and 4-5, there are a number of public health care facilities offering a variety of services in the study area.

Table 4-4
Outpatient Health Care Facilities within the Rezoning Area

Map No.	Facility Name	Address	Facility Type
2	Narco Freedom	37-18 34 th Street	Free-Standing Health Center
3	Narco Freedom-Bridge Plaza	37-18 34 th Street	Methadone Treatment Clinic
4	Narco Freedom, Inc.	37-18 34 th Street	Medically Supervised Outpatient Alcohol/Substance Abuse Hospital Affiliated Health Center
5	Narco Freedom, Inc.	37-18 34 th Street	Medically Supervised Outpatient Service Alcohol/Substance Abuse Free-Standing Health Center
6	Walk the Walk, Inc.	25-09 38 th Avenue	Medically Supervised Outpatient Service Alcohol/Substance Abuse Free-Standing Health Center
7	Association for the Help of Retarded Children	32-03 39 th Avenue	Day Training – Preschool Program
8	Association for the Help of Retarded Children	32-03 39 th Avenue	Day Treatment

Source: Selected Facilities and Program Sites. New York City Department of City Planning, 2005.

HOSPITALS AND EMERGENCY ROOMS

As shown in Figure 4-3, there is one hospital, including its emergency room in the one-mile study area. The hospital, Mount Sinai Hospital of Queens, is located within one mile of the study area at 25-10 30th Avenue (Map No. 1 on Figure 4-3). In 2005, the most recent year for which data is available, Mount Sinai Hospital of Queens had approximately 344 outpatient ambulatory visits and approximately 8,693 emergency room visits.⁴

OTHER OUTPATIENT SERVICES

Table 4-4 lists the outpatient services available in within the rezoning area, and Table 4-5 demonstrates similar services available within one mile of the rezoning area (as inventoried in the DCP Selected Facilities and Program Sites in New York City, 2005 Edition). These facilities offer a full range of ambulatory care services.

Table 4-5
Outpatient Health Care Facilities within 1 mile of the Rezoning Area

⁴ Source: New York State Department of Health, 2008. Retrieved February 22, 2008 from <http://www.health.state.ny.us/statistics/sparcs/ed/2005/table34b.htm> and http://hospitals.nyhealth.gov/browse_view.php?id=228&p=vol.

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Map No.	Facility Name	Address	Facility Type
9	Queens Surgical Community Center	46-04 31 st Avenue	Free-Standing Health Center
10	Queens Medical Centre at Astoria	12-26 31 st Avenue	NYC Health and Hospitals Corporation (NYCHHC) Network Child Health Clinic
11	Choices Women's Medical Center	29-28 41 st Avenue	Free-Standing Health Center
12	Queens Medical Center at Woodside	50-53 Newtown Road	NYCHHC Network Child Health Clinic
13	Newtown Dialysis Center Inc.	29-20 Newtown Avenue	Dialysis Center
14	Queens Medical Center at Sunnyside	43-12 43 rd Street	NYCHHC Network Extension Center
15	Long Island City High School	1430 Broadway	NYCHHC Network School Based Health Center
16	Family Healthcare Center	30-04 Crescent Street	Hospital Affiliated Health Center
17	Senior Healthcare Center	27-15 30 th Avenue	Hospital Affiliated Health Center
18	New York Presbyterian Hospital Family Health Center of West	36-11 21 st Street	Hospital Affiliated Health Center
19	Queensbridge Family Health Center	10-29 41 st Avenue	Hospital Affiliated Health Center
20	MIC-FP/MHRA	12-26 31 st Avenue	Free-Standing Health Center
21	Immediate Care Center	27-47 Crescent Street	Hospital Affiliated Health Center
22	Hanac, Inc.	31-14 30 th Avenue	Non-Medically Supervised Chemical Dependency Outpatient Service
23	Phoenix Programs/New York	29-00 Northern Boulevard	Non-Medically Supervised Chemical Dependency Outpatient Service, Parole
24	Phoenix Program	29-00 Northern Boulevard	Non-Medically Supervised Chemical Dependency Outpatient Service, Correction
25	Steinway Child and Family Services	41-36 27 th Street	Mental Health Clinic, Clinic Under 587
26	Steinway Child and Family Services	41-36 27 th Street	Queensbridge Clinic, Clinic Under 587
27	PSCH IPRT	23-15 37 th Avenue	Intensive Psychiatric Rehabilitation
28	Western Queens Consultation Center	44-04 Queens Boulevard	Clinic Under 587
29	Choices Mental Health Clinic	29-28 41 st Avenue	Clinic Under 587
30	Goodwill Industries of Greater NY & Northern NJ	42-15 Crescent Street	Vocational/Social Training
31	Association for the Help of Retarded Children	38-18 Woodside Avenue	Day Training – Preschool Program
32	Young Adult Institute	37-11 35 th Avenue	Day Training – Preschool Program
33	Association for the Help of Retarded Children	38-18 Woodside Ave	Day Training/Workshop
34	Association for the Help of Retarded Children	38-18 Woodside Avenue	Day Treatment
35	Queens Services for Autistic Citizens	30-10 38 th Street	Day Training – Preschool Program
36	Professional Service Center for the Handicapped	23-15 37 th Avenue	Day Training – Preschool Program
37	NYSARC, Inc., NYC Chapter	38-20 Woodside Avenue	Day Training/Workshop
38	MacKoll Eye Institute	31-27 41 st Street	Free-Standing Health Center
39	Creedmoor Psychiatric Clinic,	38-11 Broadway	Steinway Clinic, Clinic Under 587

Source: Selected Facilities and Program Sites. New York City Department of City Planning, 2005.

POLICE

Under the guidelines as set forth in the *CEQR Technical Manual*, a detailed analysis of police protection is only required if direct impacts to facilities would result from the proposed actions. Although the proposed project would not result in direct physical impacts to police facilities, a general overview of police protection and crime statistics for the study area has been provided for informational purposes.

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The police protection study area includes the rezoning area and an area with a ½-mile radius from the rezoning area boundary. There are no police facilities located within the rezoning area. The study area has four police-related facilities (Table 4-6 and Figure 4-1).

Table 4-6
Police Protection Facilities with ½ mile of the Rezoning Area

Map No.	Facility Name	Address	Facility Type
A	Emergency Medical Squad	38-13 Northern Boulevard	Police Station
B	Traffic Management Center	28-11 Queens Plaza North	Other NYPD Facility
C	Intersection Control Unit	3030 Thompson Avenue	Other NYPD Facility
D	Housing Police Service Area 3 (Ravenswood)	43-41 21 st Street	NYCHA Police Service Area

Source: Selected Facilities and Program Sites. New York City Department of City Planning, 2005.

The rezoning area is served by the 114th precinct of the New York Police Department (NYPD). The 114th precinct, located at 34-16 Astoria Boulevard, patrols the neighborhoods of Astoria, Woodside, Jackson Heights, and Long Island City, including the entire rezoning area. As of March 2008, the precinct has 214 uniformed officers. Reported crimes within the 114th Precinct patrolling area have fluctuated since 1998. While robbery, felony assaults, burglary, and grand larceny auto have all decreased considerably since 1998, murder, rape, and grand larceny either remained unchanged or increased during the same period (see Table 4-7). In fiscal year 2007, the average response time to all critical crimes in progress was 5.95 minutes, considerably higher than the citywide average of 4.23 minutes.

Table 4-7
Crime Statistics for the 114th Police Precinct, 1998-2006

Crime	114th Precinct			Percent Change 2001-2006
	1998	2001	2006	
Murder	8	5	8	60
Rape	33	33	41	24.2
Robbery	801	586	456	-22.1
Felony Assault	445	385	267	-30.6
Burglary	1,043	855	430	-49.7
Grand Larceny	783	744	889	19.4
Grand Larceny Auto	1,152	873	410	-53

Source: NYPD CompStat Unit, Police Department City of New York, 2007.

⁵ My Neighborhood Statistics, Police Precinct 114. New York City Mayor's Office of Operations, 2007. Retrieved November 30, 2007 from, <http://gis.nyc.gov/ops>

FIRE PROTECTION

Similar to CEQR guidelines for police protection, a detailed analysis of fire protection is only required if fire facilities are directly impacted by a proposed action. The proposed project would not result in direct physical impacts to fire facilities, however; a general overview of fire protection has been provided for the rezoning area and the surrounding area for informational purposes.

There are no fire department facilities located within the rezoning area. Engine Company 260/Foam 81, located at 11-15 37th Avenue (Map No. 5 on Figure 4-3), and an additional four fire protection company facilities are located within the study area (see Table 4-8).

In New York City, engine companies perform fire suppression, ladder companies perform search, rescue, and building ventilation, and rescue companies perform specialty heavy rescue, among other functions. Units are not limited to the geographic areas that they cover, they respond to emergencies from other parts of the city as needed. It is not uncommon for three engine companies and two ladder companies to respond to a call. The Fire Department of the City of New York (FDNY) is also responsible for the city's Emergency Medical Services; one such unit is located within one mile of the rezoning area. Each FDNY squad company is capable of operating as an engine, ladder, or rescue company. .

**Table 4-8
Additional Fire Protection Services within 1 mile of the Rezoning Area**

Map No.	Facility Name	Address	Facility Type
1	EMS Astoria Station 49	25-10 30 th Avenue	EMS (Emergency Medical Service)
2	Engine 262	30-89 21 st Street	Firehouse
3	Engine 258, Ladder 115	10-40 47 th Avenue	Firehouse
4	Engine 325, Ladder 163	41-24 51 st Street	Firehouse

Source: Selected Facilities and Program Sites. New York City Department of City Planning, 2005.

The 2006 FDNY Annual Report states that there were 11,346 uniformed firefighters and fire officers, 226 EMTs and Paramedics, 343 Fire Marshals and Inspectors, and 1,297 dispatchers, trades persons, and administrative and managerial employees. During this period, more than one million fire responses were recorded. The average response time for structural fires was 4.32 minutes, approximately one second less than the previous year. The average non-structural fire response time was 5.01 minutes, also one second less than the previous year.

E. FUTURE CONDITION WITHOUT THE PROPOSED ACTIONS

SCHOOLS

CSD 30 operates at approximately 102.0 percent capacity for its elementary schools. While the district overall currently has excess capacity for intermediate schools, there are still pockets of overcrowding in certain areas. The School Construction Authority (SCA) has proposed a 390-seat annex for IS 230 in Jackson Heights. The proposal is currently under review and, if approved by the City Council, will be funded in the 2005-2009 Capital Plan. In addition, a 630-seat PS/IS has been proposed for the Queens West development as part of its master plan. Funding for this proposed school has not yet been secured.

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Finally, an IS/HS has been proposed as part of the Hunter's Point South rezoning proposal, although no funding commitments for this proposal have been secured at the present time.

The future utilization rate for school facilities was calculated by adding the estimated enrollment generated by background residential developments within the study area and projected enrollment from New York City Department of Education (DOE), and then divided by the projected capacity. DOE does not include Charter School enrollment in its enrollment projections [there are two charter schools in CSD 30, Our World Neighborhood Charter School at 36-12 35th Avenue (K-8) and Renaissance Charter School at 35-59 81st Street (K-12)].

The latest available enrollment projections (Actual 2006, Projected 2007-2016) were obtained from DOE. These enrollment projections do not explicitly account for discrete new residential developments planned for the area; thus, the additional populations from the new projects planned within the study area were also included to more conservatively predict future enrollment and utilization.

The Dutch Kills area is experiencing a fair amount of redevelopment, part of which includes housing. The RWCDS described in Chapter 1, "Project Description", assumes certain developments would occur without the proposed actions, which is referred to as the Future Condition without the Proposed Actions (or "No Build Condition"). In the No Build Condition, it is expected that approximately 22 dwelling units would be developed within the rezoning area (see Table 1-2 in Chapter 1, "Project Description"). It is further expected that approximately 3,063 dwelling units will be constructed within one half mile from the rezoning area (see Table 2-2 in Land Use, Zoning and Public Policy, Chapter 2). Table 4-9 lists all the No Build projects included in student projections for school enrollment in the No Build Condition. For further description of expected residential development under the future no build condition see Chapter 1, "Project Description", and Chapter 2, "Land Use, Zoning, and Public Policy". All of these dwelling units will be constructed within the bounds of CSD 30.

To estimate the number of students that would be introduced to the study area in the future without the proposed project, the moderate- to high-income ratios of public school children per housing unit set forth in Table 3C-2 of the *CEQR Technical Manual* were used.

As shown in Table 4-10, development expected in the No Build Condition would introduce an estimated 463 elementary and 216 intermediate students to the study area.

ELEMENTARY AND INTERMEDIATE SCHOOLS

Enrollment projections prepared for the New York City School Construction Authority are through the 2015-2016 academic year. Estimates prepared for 2016 have been used as the base for which new students in the future without the proposed actions are added. Since enrollment projections are not provided for 2017, the 2016 projected enrollment is held constant for 2017. As shown in Table 4-11, in 2017, elementary schools in the ½ mile study area are expected to operate at approximately 86 percent of capacity. Enrollment projections estimate a decrease in students within CSD 30 by 2017 from existing enrollment numbers. The middle school seats in the ½-mile study area are anticipated to have a utilization rate of approximately 66 percent.

**Table 4-9
Background Development Sites within the Study Area**

Project	Address	Block/Lot	Residential (units)
Hunters View	48-15 11th Street	61/ 32	73
Arris Lofts	27-28 Thomson Avenue	82/ 1	238
Fusion LIC (42-51 Hunter Street)	42-51 Hunter Street	432/ 47	24
View 59 (25-15 Queens Plaza N)	25-15 Queens Plaza North	415/ 4	39
44-27 Purves Street	44-27 Purves Street	267/ 11	64
Queens Plaza South	42-16 West Street	264/ 1	700
Crescent Club	41-17-23 Crescent Street	415/ 11	140
42-37 Crescent Street	42-37 Crescent Street	430/ 8	16
42-59 Crescent Street	42-59 Crescent Street	430/ 38	22
27-11 42nd Road	27-11 42nd Road	422/ 31	184
26-26 Jackson Avenue	26-26 Jackson Avenue	267/ 19	43
41-02 24th Street	41-02 24th Street	415/ 26	42
41-34 25th Street	41-34 25th Street	414/ 41	141
Queens Plaza North/24th (Venus)	41-50 24th street	413/ 2	292
35-16 32 nd Street	35-16 32 nd Street	604/ 31	3
41-18 27 th Street	41-18 27 th Street	415/ 30	15
38-10 27 th Street	38-10 27 th Street	387/ 24	3
10-07 36 th Avenue	10-07 36 th Avenue	330/ 3	2
35-21 33 rd Street	35-21 33 rd Street	606/ 16	3
31-66 31 st Street	31-66 31 st Street	589/ 67	65
35-14 31 st Street	35-14 31 st Street	603/ 30	3
35-12 31 st Street	35-12 31 st Street	603/ 29	3
35-18 31 st Street	35-18 31 st Street	603/ 32	3
35-16 31 st Street	35-16 31 st Street	603/ 31	3
41-02 Vernon Boulevard	41-02 Vernon Boulevard	470/ 1	30
Astoria Studio Apts. Rezoning	34-32 35 th Street	642/ 36,42, 44	60
Rockrose Parking Lot	24-02 43rd Avenue		710
The Queens Plaza	41-28 27th Street	415/33	66
	27-03 43rd Avenue	432/25,26	50
TOTAL			3,063

Source: New York City Department of City Planning, 2008.

**Table 4-10
Projected New Housing Units and Estimated Number of Students Generated in the Study Area and CSD 30:
2017 Future Condition without the Proposed Actions**

	Housing Units	Number of Elementary Student	Number of Intermediate Students
Study Area	3,085	463	216
CSD 30 Totals	8,737	1,310	612

Sources: New York City Department of City Planning, 2008.

Note: CEQR Technical Manual, Table 3C-2. High income ratios were used.

Appendix K identifies those background development sites that have been included in CSD 30 totals.

**Table 4-11
Projected Public Elementary/Intermediate School Enrollment, Capacity, and Utilization
2017 Future without the Proposed Actions**

	Projected Enrollment in 2017	Students Generated by No Build	Future Without Proposed Action Projected Enrollment	Capacity	Available Seats in Program	Utilization (percent)
Elementary Schools						
Study Area	3,667	463	5,208	6,027	819	86
CSD 30	18,333	1,310	19,643	18,853	-790	104
Intermediate Schools						
Study Area	931	216	1,147	1,738	591	66
CSD 30	7,328	612	7,940	10,536	2,596	75

Source: Enrollment Projections 2007 to 2016 for the, New York City Public Schools. Prepared by Statistical Forecasting LLC for the New York City School Construction Authority, 2007. New York City Department of City Planning, 2008.
 Note: To estimate student enrollment for the elementary and intermediate schools in the study area in 2017, the total number of students enrolled in those schools (see Table 4-1) in 2006-2007 was divided by the total number of students enrolled in CSD 30 2006-2007 (elementary and intermediate school enrollments were handled separately). Elementary school students in the study area comprised approximately 20 percent of the CSD 30 elementary student population. Within middle schools, study area students comprised 12.7 percent of CSD 30 enrollment. These percentages were applied to the districts' projected enrollment in 2017 to estimate enrollment for the study area schools in 2017.
 ** Special Education (SE) and GED are excluded. Elementary consists of grades PK-5; Intermediate consists of Grades 6-8. CSD 30 enrollment projections do not include Charter school enrollments.

LIBRARIES

As described in Chapter 2, “Land Use, Zoning, and Public Policy”, the RWCDs anticipates that approximately 22 housing units would be introduced to the study area in the future without the proposed actions. Based on an average household size of 2.61 (see Chapter 3, “Socioeconomics”), this would add 57 people to the rezoning area. Additional residential development on parcels located within an area approximately ¾ mile from the rezoning area boundary would result in approximately 13,567 people, increasing the total population to 119,724. The three libraries located within the rezoning area have a combined total of 200,226 volumes. As such, the study area would have a volumes-to-resident ratio of 1.67. It is anticipated that this ratio would experience a slight increase with the expected addition of volumes at the Long Island City Library as the result of an endowment from the Elmezzi Foundation.

DAY CARE FACILITIES

In 2017 without the proposed actions, the No-Build developments includes approximately 8,155 housing units being introduced to the study area. It is anticipated that these units would be developed at the market rate. No significant adverse impacts to publicly funded day care facilities within one mile of the rezoning area would result in the future without the proposed actions.

The Child Care and Head Start Division within the Administration for Children’s Services regularly assesses need for publicly funded daycare resources.

HEALTH CARE FACILITIES

In the future no build condition, approximately 8,155 housing units would be introduced in the study area. It is not expected that these units would serve low-income populations. In addition to the already existing Queensbridge Houses, there are no known new residential developments serving low- to low-moderate income populations anticipated within one mile of the study area. It is not anticipated that new populations, either within the rezoning area or the study area, would place a demand on existing public, proprietary, and non-profit health care facilities. The New York City Department of Health and Office of Mental Health regularly examines its facilities and continuously makes adjustments as necessary.

POLICE

The NYPD independently reviews its staffing levels against a precinct's population, area coverage, crime levels, and other local factors when assessing its ability to serve the community or redeploy services. As such, the allocation of and changes in personnel is on as needed basis. It is not NYPD policy to make adjustments in advance of planned or potential development. Annually, each precinct could be assigned new personnel, although the potential also exists for losses due to transfers, promotions, or retirement. Adjustments in the size and deployment of the police force according to demand-based needs or other policy decisions could be made by 2017 without the development resulting from the proposed actions.

FIRE PROTECTION

Similar to NYPD, FDNY does not allocate resources based on proposed or projected demand, but continually evaluates the need for changes in personnel, apparatus, or locations of fire stations and makes any adjustments necessary. In 2017, FDNY will continue to evaluate the need for changes and adjustments of personnel, equipment and locations in order to provide adequate services.

F. FUTURE CONDITION WITH THE PROPOSED ACTIONS

SCHOOLS

The 1,555 new residential units that are expected to be developed as a result of the proposed actions would result in the addition of approximately 239 elementary and 115 middle school students area by 2017 (Table 4-12). In 2017, after the introduction of students generated by the RWCDS, the study area would have the capacity to accommodate an additional 1,056 students in both elementary and middle school facilities before all seats in the study area would be filled. It has been estimated that middle school seats would have a utilization rate of approximately 73 percent, with 476 available seats, while the elementary schools in the study area would have a utilization rate of approximately 90 percent with the capacity to accommodate an additional 580 students.

The number of elementary and middle school students introduced to the study area in the future with the development allowed by the proposed actions is not expected to burden existing resources. No significant adverse impacts to schools within a ½ mile of the rezoning area or CSD 30 would result from the additional student population generated by the proposed actions.

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Table 4-12
Projected New Housing Units and Estimated Number of Students Generated in the Study Area and CSD 30:
2017 Future with the Proposed Actions

	Housing Units	Number of Elementary Student	Number of Intermediate Students
Market-rate Units	1,368	205	96
Affordable Units	187	34	19
Totals	1,555	239	115

Sources: New York City Department of City Planning, 2008.

Note: *CEQR Technical Manual*, Table 3C-2. High income ratios were used for market-rate units; low-mod income ratios were used for affordable units.

Table 4-13
Projected Public Elementary/Intermediate School Enrollment, Capacity, and Utilization
2017 Future with the Proposed Action

	Projected Enrollment in 2017	Students Generated by Build Condition	Future With the Proposed Action Projected Enrollment	Capacity	Available Seats in Program	Utilization (percent)
Elementary Schools						
Study Area	5,208	239	5,447	6,027	580	90
CSD 30	19,643	239	19,882	18,853	-1,029	105
Intermediate Schools						
Study Area	1,147	115	1,262	1,738	476	73
CSD 30	7,940	115	8,055	10,536	2,481	76

LIBRARIES

As described in Chapter 2, “Land Use, Zoning, and Public Policy”, it is anticipated that the proposed actions would allow 1,555 new residential units to be added to the rezoning area by 2017. This would result in the addition of approximately 4,061 residents, assuming an average household size of 2.61 (see Chapter 3, Socioeconomics). The introduction of these new residents would increase the study area residential population to approximately 123,782. No changes to existing study area libraries would occur as a result of the proposed project. Therefore, in the future with the proposed actions, the study area would have approximately 1.62 volumes per resident.

CEQR Technical Manual guidelines state that a significant impact can occur if a proposed action would increase the study area population by 5.0 percent more than in the future without the proposed actions and if this increase in population would impair the delivery of libraries services within the study area. Under the RWCDS, the proposed actions would increase the study area population by approximately 3.4 percent, from 119,724 to 123,782. Since the additional development allowed by the proposed actions would increase the study area population by less than 5.0 percent, no significant adverse impacts to the delivery of library services would result from the proposed actions.

DAY CARE FACILITIES

The proposed actions would allow 1,555 new housing units to be developed in the rezoning area. Included in these units are 187 units affordable under the Inclusionary Housing program. This is significantly less than *CEQR Technical Manual* threshold in Queens of 250 low-income or 278 low-mod income housing units needed to place additional demand on existing facilities. The Child Care and Head Start Division within the Administration for Children's Services regularly assesses need for publicly funded daycare resources. However, the day care population resulting from the proposed actions would not be expected to place a need on CCHS to increase publicly funded day care capacity in the study area. There would be no significant adverse impacts resulting from the proposed action of publicly funded day care facilities.

HEALTH CARE FACILITIES

The proposed actions would create approximately 1,555 new housing units, 187 units of which would be affordable under the Inclusionary Housing program. CEQR guidelines state that if the action would generate greater than 600 low- to moderate-income units, there may be increased demand on local public health care facilities. As the proposed actions would generate low-income housing on a significantly smaller scale than the CEQR threshold, there would no negative impact to the delivery of services in publicly funded health care facilities in the study area expected.

POLICE

By 2017, the introduction of new residential populations resulting from the proposed actions has the potential to increase the demand for additional police protection. NYPD will continue its annual assessment to evaluate locational staffing needs. The assessment is based on a number of indicators, including demographic composition, calls for service, and crime statistics. The continual evaluation of personal and equipment would allow for necessary adjustments as new populations are introduced to the rezoning area. There would be no direct displacement of existing NYPD facilities by 2017 as a result of the proposed actions. Thus, no significant adverse impacts on NYPD operations would result from the proposed actions.

FIRE PROTECTION

By 2017, the introduction of new residential units resulting from the proposed actions has the potential to increase the demand for additional fire department services. FDNY will continue to evaluate locational staffing needs and service demands that would require an increase in local companies. There would be no direct displacement of existing FDNY facilities as a result of the proposed actions by 2017. No significant adverse impacts on FDNY operations would result from the proposed actions.

G. CONCLUSION

The community facilities analysis concludes that the areas in and around the rezoning area are well served by a variety of public services. Under the proposed actions, the introduction of new residential populations would increase the demand for services. However, since the existing demand on services is relatively low, the introduction of new populations would not negatively impair the ability of service providers to adequately deliver their services. Thus, as discussed below there would be no significant adverse impact on community facility services, as summarized below.

SCHOOLS

Most of the schools located within a ½ mile of the rezoning area are operating below capacity. Enrollment projections through 2017 estimate a decrease in the number of students enrolled in CSD 30 schools. This decrease would be greater than the number of elementary and intermediate aged school children generated by the proposed project. As such, the increase in enrollment that may result from the induced development of the proposed actions by 2017 would not exceed the capacity of these schools. No significant adverse impacts to schools within a ½ mile of the rezoning area would result from the proposed project.

LIBRARIES

By 2017, the incremental population increase under the RWCDs would increase the library services study area population by approximately 3.4 percent. In accordance with CEQR thresholds, since the proposed actions would increase the study area population by less than 5.0 percent, no negative impacts to the delivery of library services would result from the proposed actions. Thus, no significant adverse impact on library services would be expected from the proposed project.

DAY CARE FACILITIES

In accordance with CEQR guidelines, in Queens approximately 250 low-income housing units would need to be introduced to the study area to place additional demand on existing publicly funded day care facilities. Since the proposed actions would result in the addition of approximately 187 low-to-moderate income housing units, the proposed actions would not impair the ability to adequately deliver services and place a need on CCHS to increase publicly funded day care capacity in the study area. Thus, no significant adverse impact on day care facilities would be expected from the proposed project.

HEALTH CARE FACILITIES

According to the *CEQR Technical Manual*, the proposed actions would generate less than one-third of the necessary low- to moderate-income housing units to exceed the CEQR identified Queens threshold to place an additional demand on public health care facilities. As such, there would be no significant adverse impact to the delivery of services in publicly funded health care facilities in the study area.

POLICE AND FIRE PROTECTION

By 2017, the introduction of new residential units resulting from the proposed actions has the potential to increase the demand for additional police and fire protection services. NYPD and FDNY will continue to evaluate locational staffing needs and service demands to adequately deliver services to study area residents. There would be no direct displacement of existing NYPD or FDNY facilities as a result of the proposed actions by 2017. No significant adverse impacts on NYPD or FDNY operations would result from the proposed actions.