

NOTICE OF FILING

NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of all or portions of Block 5145, Lot 90 and any other nearby sites for the construction of a new, approximately 696-seat primary school in Queens.

The proposed site is located at 137-31 45th Avenue on the western side of 45th Avenue, between Colden Street and Kissena Boulevard in the Flushing neighborhood of Queens. The site is currently vacant land. The proposed site to be acquired by the New York City School Construction Authority, on behalf of the New York City Department of Education, is an approximately 69,757 square foot (1.6 acre) lot.

The site plan and supplemental materials summarizing the proposed action are available at:

New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101
Attention: Kelly Murphy, Director Real Estate Services

Website: <http://www.nycsca.org/Community/New-School-Sites>

Comments on the proposed action are to be submitted to the New York City School Construction Authority at the above address or by email to sites@nycsca.org and will be accepted until April 6, 2023.

For publication in the AM New York Metro and City Record on February 20, 2023.

ALTERNATE SITE ANALYSIS
NEW, APPROXIMATELY 696-SEAT PRIMARY SCHOOL FACILITY
137-31 45TH AVENUE
ALL OR PORTIONS OF BLOCK 5145, LOT 90

The following locations have also been reviewed for a primary school:

1. **35-21 College Point Boulevard, Block 4966, Lot(s) 11 & 28.** This is an approximately 20,098 square foot lot with frontages on College Point Boulevard, Northern Boulevard, King Road and 36th Avenue in the Flushing Neighborhood. This site was deemed infeasible due to site conditions and design and construction concerns.
2. **134-47 Maple Avenue, Block 5121, Lot 45.** This approximately 19,168 square foot site is located on the northern side of Maple Avenue in the Flushing Neighborhood. This site was deemed infeasible due to site encumbrances that would limit full development of the site to accommodate a full program primary school.
3. **147-54 Ash Avenue, Block 5378, Lot 26.** This approximately 13,750 square foot site is located on the northeast corner of 149th Street and Ash Avenue in the East Flushing neighborhood. This site was deemed infeasible due to its small lot size.
4. **3506-3514 Parsons Boulevard, Block 5002, Lot 57.** This is an approximately 31,250 square foot site located on the northeast corner of Parsons Boulevard and 35th Avenue in the Flushing neighborhood. Multiple parties were pursuing this site and the SCA was unsuccessful in acquiring the site.

PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 25

Year	Projected Student Population (Pre-K through Fifth grade)
2022-23	18,433
2023-24	17,863
2024-25	17,607
2025-26	17,498
2026-27	17,531
2027-28	17,412

Source: Enrollment Projections 2021 to 2030, New York City Public Schools. Statistical Forecasting LLC, February 2022

The School Construction Authority utilizes professional services from a well-established demographic consultant. Additionally, the SCA utilizes the data provided by the Department of City Planning, Buildings Department and the Department of Housing Preservation & Development to estimate the number of students that would be generated by projected housing development.

By 2027 (which is the year when student occupancy of the proposed school facility is anticipated to commence), the community school district is projected to have 17,412 primary school students enrolled in Pre-Kindergarten through Fifth grade, taking into account both the demographic projection and estimated housing growth. This number suggests a potential increase of up to 1,498 students from the current enrollment of all existing Community District No. 25 primary schools which would, in the future without the proposed school, be anticipated to experience a target utilization rate of 111.22%. Should the proposed primary school facility be constructed, the overall target utilization rate would be reduced to 106.32%.

**PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 25
SCHOOLS IN QUEENS COMMUNITY DISTRICT NO. 07**

Community District No. 07 contains 20 (twenty) primary schools within Community School District No. 25. In the 2022-23 school year, these schools served a total enrollment of 18,433 students. Assuming the projected enrollment changes referenced above are proportionally reflected in these schools, the projected utilization of these schools are expected to be consistent with the trend seen in the projected overall utilization for all primary schools in Community School District No. 25 and that the proposed school facility would reduce the overutilization of the existing school facilities.



SCA School Construction Authority

Subcommittee on Landmarks, Public
Sittings, and Dispositions Meeting
12/5/23

Proposed New Primary School
137-31 45th Avenue,
Queens, NY 11355

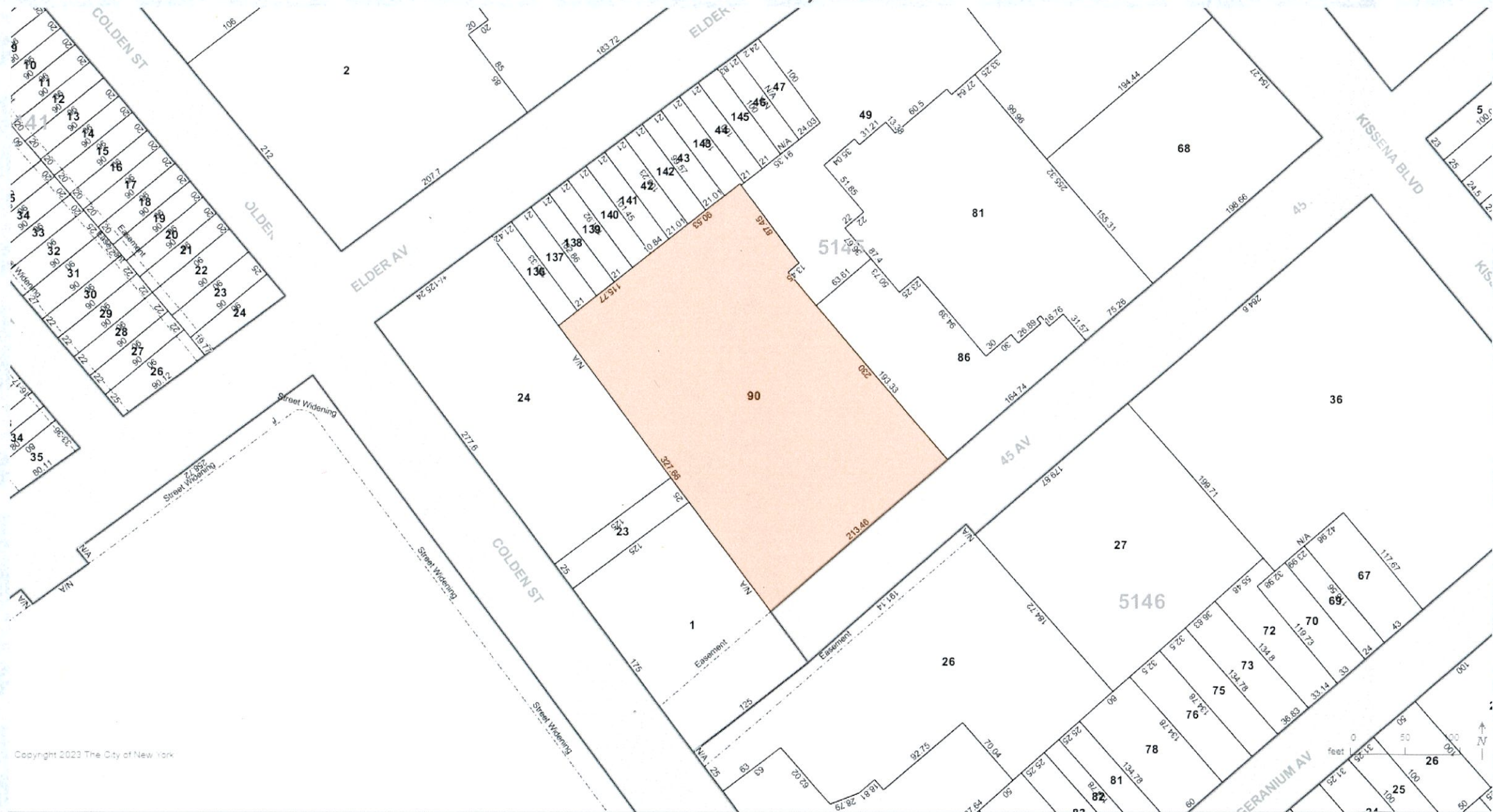
If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

The School Construction Authority's (SCA) mission is to design and construct safe, attractive and environmentally sound public schools for children throughout the many communities of New York City. We are dedicated to building and modernizing schools in a responsible, cost-effective manner while achieving the highest standards of excellence in safety, quality and integrity.

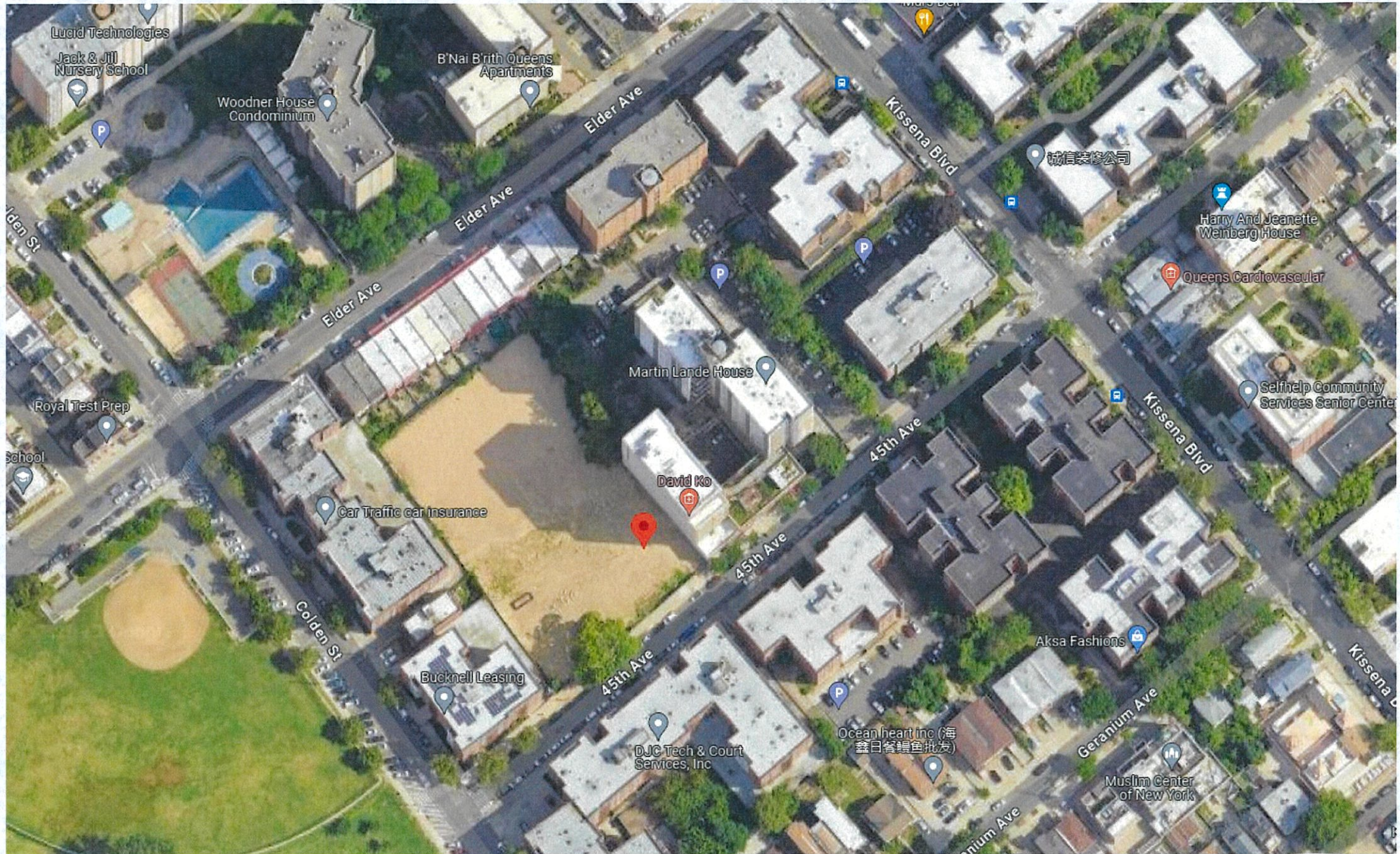
Location Map of Proposed New Primary School at 137-31 45th Avenue, Queens



157-31 45TH AVENUE Block 5145, Lot 90



Aerial View of the Site





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Photos of the Site



Street view looking West on 45th Avenue.

Photos of the Site



Another view facing East on 45th Avenue with surrounding apartment buildings.



View facing West on 45th Avenue with surrounding apartment buildings.

Photos of the Site



View facing northwest from the southeast along 45th Avenue.



View of the project site facing Southwest

Project Facts:

- The proposed site is a rectangular shaped lot bounded by Elder Avenue to the north, 45th Avenue to the south, Kissena Boulevard to the east, and Colden Street to the West in the Flushing neighborhood of Queens .
- The proposed site is served by four bus lines: Q17, Q25, Q27 & Q34.
- The proposed new Primary School will provide approximately 696 new school seats.
- The program of design for the proposed new school includes 36 classrooms for grades pre-kindergarten to grade five, a kitchen/cafeteria, a medical suite, an administrative suite, a gymnasium, a science resource room, an exercise room, a library, a project room, an art room, two special education rooms, a music room, a guidance room, two resource rooms. It also includes the creation of an approximately 29,800-sf at-grade play yard on the northern portion of the project site.
- The proposed new Primary School is anticipated to have student occupancy in September 2027.



Thank You!

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NYC School Construction Authority

