

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 Block 635, Lot 1, and any other property in the immediate vicinity which may be necessary for the proposed project, located in the Borough of Staten Island, for the construction of a new, approximately 700-seat primary/intermediate school in Community School District No. 31.

The site is an entire block, located on the northerly side of Waverly Place, the westerly side Wiederer Place, the southerly side of Osgood Avenue and the easterly side of Targee Street. It is privately owned and contains a three-story warehouse building. 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

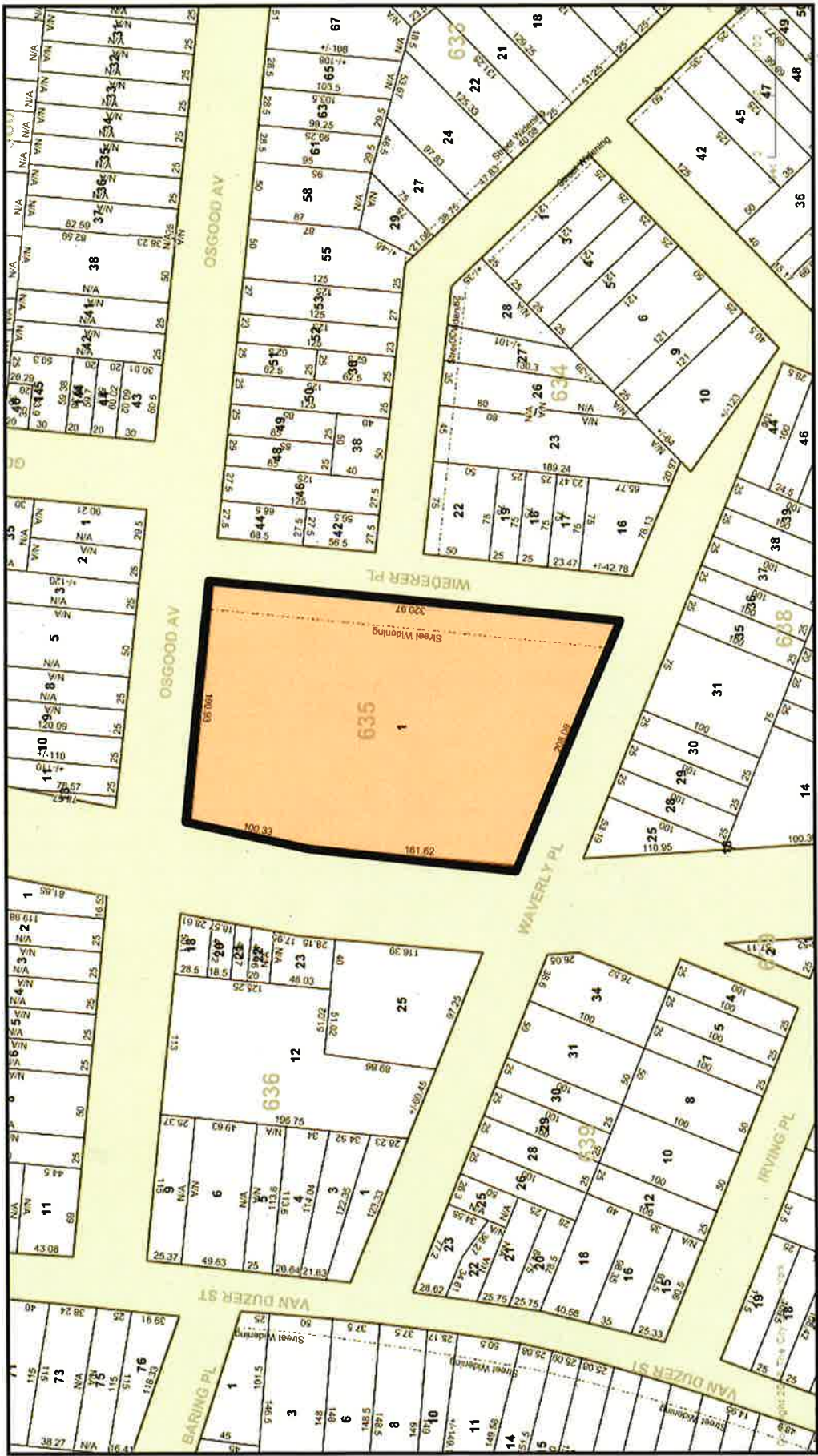
Attention: Ross J. Holden

Comments on the proposed actions 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 December 26, 2016.

For publication in the Staten Island Advance and New York Post (5 Borough Edition) on Friday, November 11, 2016



SITE PLAN FOR A NEW, APPROXIMATELY 700-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY
Staten Island Block 635, Lot 1
Community School District No. 31



ALTERNATE SITES ANALYSES

New, Approximately 700-Seat Primary/Intermediate School

**357 Targee Street
Block 635, Lot 1**

Community School District No. 31, Staten Island

The following locations were also considered as potential sites for a school in Community School District No. 31. The Department of Education's Five-Year Capital Plan for Fiscal Years 2015-2019 (as adopted in June, 2016) allocates funding for the creation of 1,736 additional seats in Community School District No. 31.

- 1. 101-129 Castleton Avenue, Block 110, Lot 1:** This former hospital site is comprised of an entire block. It has been the subject of multiple competing claims over ownership in excess of thirteen years, and is the subject of continuing litigation over unpaid tax liens among other things, complicating title. We will continue to monitor the litigation and potential for school development on the site once the litigation has concluded.
- 2. 1625 Forest Avenue, Block 1065, Lot 7:** This site consists of a former Verizon office building. The Department of Education has entered into a lease for the majority of the building and the adjoining grounds, and they have been renovated for school use; the premises are currently occupied by a pre-kindergarten program (started in 2015) and the Port Richmond School for Visionary Learning, which began phasing in grades starting in September, 2016.
- 3. 24 Shelly Avenue, Block 2629, Lots 1 & 20:** This approximately 162,000 square foot property is irregularly shaped and is bounded by three street fronts, Shelly Avenue, Victory Boulevard and Wild Avenue. The site is predominantly vacant land and contains the former St. Anthony of Padua rectory building. The potential acquisition of this property for school construction is under discussion with the Archdiocese of New York.
- 4. 75 Meredith Avenue, Block 2780, Lots 40, 60 & 110, Block 2784, Lots 4 & 29:** This approximately 669,000 square foot site is bounded by three street fronts, located on the block bounded by Meredith Avenue, Victory Boulevard, Latimer Avenue and Wakefield Avenue. The site is predominantly vacant. Various studies were conducted and determined that site contains extensive wetlands which affect its potential development. Therefore, the site was dropped from consideration.

PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO. 31

Year	Projected Student Population (Pre-K to Grade 5)
2014-2015	31,628
2015-2016	31,506
2016-2017	31,234
2017-2018	30,863
2018-2019	30,547
2019-2020	30,281
2020-2021	30,135
2021-2022	30,099

Source: ** Enrollment Projections 2015 to 2024, New York City Public Schools. Statistical Forecasting LLC, May 2015

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

By 2021 (which is the year in which student occupancy of the proposed school facility is anticipated to commence), the Community School District No. 31 is projected to have 30,603 students enrolled in pre-kindergarten through fifth grade, taking into account both the demographic projections and housing growth. This number suggests a potential increase of up to 651 students compared to the current enrollment of existing primary schools in the Community School District No.31, and would, in the future without the proposed school, be anticipated to result in a target utilization rate of 103% of those facilities. Should the proposed, approximately 700-seat primary school facility be constructed, the overall target utilization rate would be reduced to 102%.

**PROJECTED STUDENT POPULATION FOR COMMUNITY SCHOOL DISTRICT NO.31
SCHOOLS IN STATEN ISLAND COMMUNITY DISTRICT NO. 1**

Staten Island Community School District No.31 contains twenty (20) primary within Community District No.1. In the 2015-2016 school year, those schools served a total enrollment of 12,020 primary school students. Assuming the projected enrollment changes in Community School District No.31 discussed as above are proportionally reflected in the Staten Island Community District No.1 subset of schools, the projected utilization of those schools are expected to be consistent with the trend seen in the projected overall utilization for Community School District No.31. The proposed school facility would reduce the overutilization of existing school facilities in Community District No.1.