

139-40 Hillside Ave | On-Site Daycare / Early Childhood Center Concept

A Community-Facing Amenity Supporting Mixed-Use / MIH Execution in the JNP Corridor

Positioning: Integrating a licensed daycare/early childhood center into the building creates a high-impact community benefit, strengthens MIH positioning, and supports a transit-oriented mixed-use program by serving local families, residents, and neighborhood employers.

Why a Daycare Center Works Here

- Neighborhood demand: Jamaica's housing growth and workforce density support consistent childcare utilization.
- MIH-friendly amenity: strengthens community narrative and supports approvals, financing, and lease-up.
- Transit access: convenient for parents commuting via the E/F corridor and bus routes along Hillside Ave.
- Stable tenancy: childcare provides consistent daytime traffic vs. more volatile retail categories.

Program Concept

Location: Ground floor (preferred) or 2nd floor with dedicated entrance

Size: ~5,000–10,000 SF (target range; final program dependent)

Capacity: Conceptual 60–120 children (age mix and code/licensing dependent)

Access: Secure entry, stroller parking, check-in vestibule

Outdoor: Rear-yard play area and/or rooftop/terrace play (protected)

Operations: Separate MEP zones, noise control, dedicated trash/service route

Compliance: NY State OCFS licensing pathway; ADA, egress, and safety requirements

Design & Delivery Considerations

- Dedicated drop-off/pick-up plan and curb management along Hillside Ave.
- Acoustics: isolate classrooms from loading and residential lobbies.
- Security: controlled access, camera coverage, and child-safe circulation.
- Ventilation and daylighting strategies consistent with classroom requirements.

Potential Operating Models

- Lease to an experienced childcare operator (long-term community anchor).
- Nonprofit partnership model aligned with affordability and community benefit goals.
- Employer-supported childcare partnerships with nearby institutions and businesses.
- Hybrid: childcare + after-school / family support programming.

FOR MORE INFORMATION

THE RIPOSTE CORP.

516-253-6508

TRC13940@GMAIL.COM