Chapter 22 : Growth-Inducing Aspects of the Proposed Project

This chapter provides an assessment of the potential growth-inducing aspects of the Proposed Project. According to guidance in the 2014 *City Environmental Quality Review* (*CEQR) Technical Manual*, the term "growth-inducing aspects" generally refers to the "secondary" impacts of a proposed project that trigger further development in areas outside the project site that would otherwise not have such development without the proposed project. Guidance in the *CEQR Technical Manual* indicates that an assessment of the growth-inducing aspects of a proposed project is generally appropriate when a project would:

- Add substantial new land uses, new residents, or new employment and could potentially induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses); or
- Greatly expand infrastructure capacity (e.g., sewers, central water supply).

As described in Chapter 1, "Project Description," the Applicant is seeking a set of Proposed Actions in the form of discretionary approvals to include zoning map and text amendments, a large-scale general development special permit, a City Map Amendment to re-establish a portion of Beach 52nd Street south of Rockaway Beach Boulevard to reconnect with Rockaway Freeway, and public funding and/or financing from various City and New York State agencies and/or programs related to affordable housing development on the Project Site. The Project Site is situated in Queens Community District 14. The Proposed Actions would facilitate the Proposed Project to consist of an approximately 2,371,000 gross square feet (gsf) development on the Project Site, comprised of 11 buildings with approximately 2,200 income-restricted dwelling units (DUs), of which 1,927 DUs would be income-restricted up to 80% of the Area Median Income (AMI), to include approximately 201 DUs set aside for Affordable Independent Residences for Seniors senior housing, with the remaining 273 DUs restricted to income levels not exceeding 130% of AMI. In addition to the residential DUs, the Proposed Project would include approximately 72,000 gsf of retail space, including a fitness center and a supermarket; approximately 77,000 gsf of community facility space, approximately 24,000 square feet of publicly-accessible open space, and approximately 973 accessory parking spaces.

The Proposed Actions are site-specific. While the Proposed Actions would result in more intensive land uses on the Project Site than currently exist, the Proposed Project would not trigger further development that would generate secondary impacts. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the Proposed Actions would not generate land uses that would be incompatible with existing zoning and land uses. The Proposed Actions would not result in development that conflicts with adopted public policies. As described in Chapter 3, "Socioeconomic Conditions," the Proposed Project would not introduce a new trend that is not already observable in or near the study area.

While the Proposed Project would require infrastructural improvements related to the sewer infrastructure, a significant expansion of infrastructure capacity would not be required. Local economic development engendered by the Proposed Project would not induce additional notable growth outside the Project Site. Overall, the Proposed Project would not induce any growth beyond that identified and analyzed in this EIS.