CHAPTER 24: GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTIONS

According to New York State's Environmental Quality Review Act (SEQRA), the assessment of impacts must focus on the growth-inducing aspects of a proposed project, which generally refer to "secondary" impacts of a proposed project that trigger further development. The *CEQR Technical* Manual states that an analysis of the growth-inducing aspects of a proposed action is appropriate for proposals that (i) add substantial new land use, new residents, or new employment that could induce additional development of a similar kind or of support uses (*e.g.,* stores to serve new residential uses); and/or (ii) introduce or greatly expand infrastructure capacity (*e.g.,* sewers, central water supply) that might also induce growth. This chapter analyzes whether the Proposed Actions could trigger additional development in areas outside of the Project Area that would be substantially different from existing land uses.

As described in Chapter 1, "Project Description," the Proposed Actions would facilitate the implementations of the recommendations of the Bay Street Corridor Neighborhood Planning Initiative to create opportunities for housing, including permanent affordable housing, mixed-use development, and improved public spaces and infrastructure.

Under the Reasonable Worst Case Development Scenario (RWCDS), by the 2030 Build Year, the Proposed Actions are anticipated to result in an incremental increase over the No-Action Condition of approximately 2,557 dwelling units; 275,348 square feet (sf) of commercial uses, including retail, office, and restaurant space; and 46,799 sf of community facility space on the 30 Projected Development Sites. The environmental impacts of this growth are discussed in Chapters 2 through 20 of this Draft Environmental Impact Statement (DEIS).

Although the Proposed Actions would likely result in more intensive land uses within Project Area, and the projected increase in residential population is likely to increase the demand for neighborhood services, including community facilities and local retail. This increased demand would facilitate the growth of local commercial and retail corridors in the rezoning area. The Proposed Actions take this potential growth into account as part of the RWCDS under the commercial, retail, and community facility assumptions.

Moreover, the Propose Actions could facilitate additional city and state economic growth, led by the employment and fiscal impacts of construction and operational activities on the Projected Development Sites. However, this secondary growth is anticipated to occur incrementally throughout the region and is not anticipated to result in significant adverse impacts to any particular area or site.

The Proposed Actions would result in more intensive land uses within the Project Area than currently permitted. However, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. As stated in Chapter 3, "Socioeconomic Conditions," the Proposed Actions would not introduce a new economic activity that would alter existing economic patterns in the study area. The study area already has a well-established residential market and a critical mass of non-residential uses, including retail, industrial, and community facility uses; therefore, the Proposed Actions would not create the critical mass of uses or populations that would induce additional development outside the rezoning area. Moreover,

the Proposed Actions do not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in additional indirect development. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.